IN RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
(1431 A Providence Road)		
9th Election District	*	OF ADMINISTRATIVE
3rd Council District		
Ingrid West	*	HEARINGS FOR
Legal Owner		
Petitioner	*	BALTIMORE COUNTY
	*	**CASE NO. 2015-0254-A**

* * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owner of the subject property. The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §1B01.2.3.C.1 to permit a new single family dwelling with a side yard setback of 10 ft. in lieu of the required 15 ft. and a total of side yards of 35 ft. in lieu of the permitted 40 ft. The subject property and requested relief is more fully depicted on the site plan marked as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the request was Ingrid West. The petition was advertised and posted as required by the B.C.Z.R. There were no substantive Zoning Advisory Committee (ZAC) comments received. There were no Protestants or interested citizens in attendance.

The subject property (unimproved) is approximately .464 acres and is zoned DR 2. Petitioner purchased the lot two months ago, and designed a single family dwelling to be constructed on the property. It was later determined that the lot was in fact smaller than as represented on the plat filed with the County. Petitioner seeks variance relief for side yard setbacks so she can construct the new home as designed.

ORDER RECEIVED FOR FILING

Date 7/14/15

By SLA

To obtain variance relief requires a showing that:

(1) The property is unique; and
(2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioner has met this test. The property is of irregular dimensions and shares a driveway with several other homes. As such it is unique. If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given she would be unable to construct the proposed dwelling. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of community and/or Baltimore County opposition.

THEREFORE, IT IS ORDERED, this **14th** day of July, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §1B01.2.3.C.1 to permit a new single family dwelling with a side yard setback of 10 ft. in lieu of the required 15 ft. and a total of side yards of 35 ft. in lieu of the permitted 40 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING
Date 7/14/15
By Slh

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 4/14/15

By sln

PETITION FOR ZONING HEARING(S)

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 1431 A Providence Rd, Towson, MD **which is presently zoned** DR2

Deed References: 28165/50 10 Digit Tax Account # 0904201485

Property Owner(s) Printed Name(s) Ingrid West

(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

2.____ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3.X a **Variance from**

Sections: **1B01.2.3.C.1**

To permit a new single family dwelling with a side yard setback of 10 feet in lieu of the required 15 feet and a total of side yards of 35 feet in lieu of the permitted 40 feet.

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)** Additional To be presented at Hearing

Practical difficulty – This lot was sold to me with a 65'x35' Building envelope per plat filed w/ County. My house was designed for this envelope. True size of lot is 5 feet smaller.

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

Legal Owners (Petitioners):

Ingrid West

Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature # 2

1629 Providence Rd Towson MD

Mailing Address City State

21286 410-340-8617 ingrid.west.748@gmail.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

James Edmunds

Name – Type or Print

Signature

4507 Meadowcliff Rd. Glen Arm MD

Mailing Address City State

21057 410-977-1582 JLEDM@COMCAST.NET

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

Date 7/14/15

By

CASE NUMBER 2015-0254-A **Filing Date** 5/15/2015 **Do Not Schedule Dates:** _____ **Reviewer**

REV. 10/4/11

2015-0254-A

WILSON DEEGAN AND ASSOCIATES, INC.

1219 BALDWIN MILL ROAD
JARRETTSVILLE, MARYLAND 21084
Phone: 410-692-0099
Fax: 410-692-0041

File # 15029
May 6, 2015

0.464 Acre Parcel of Land, located Providence Road, Ninth Election District, Baltimore County, Maryland CD=3

BEGINNING FOR THE SAME at an iron pin heretofore set at the beginning of the North 40° 44' 35" East 200.64 foot line of the outline of lot 2 as shown on a plat entitled **"A Subdivision of Deinlein Subdivision and Lot 13, Property of Mrs. August Breidenstein"** and recorded among the Plat records of Baltimore County in Plat Book Liber S.M. 65 folio 37, said pin being also at the southerly most corner of lot 14 as shown on a plat Entitled **"Property of Mrs. August Breidenstein"** and recorded among the aforesaid Plat Records in Plat Book Liber C.W.B., Jr. 12 folio 40, running thence and binding on the outline of the aforesaid lot 2 and also on the southwesterly outline of the aforesaid lot 14 with the bearings herein being referred to the bearings as shown on the aforesaid plat recorded in Liber S.M. 65 folio 37:

1. **North 49° 15' 25" West 186.91 feet** to an iron pin heretofore set, and continuing this same direction:

2. **North 49° 15' 25" West 14.95 feet** to the existing right of way line of Providence Road, running thence and binding on said right of way line as now surveyed:

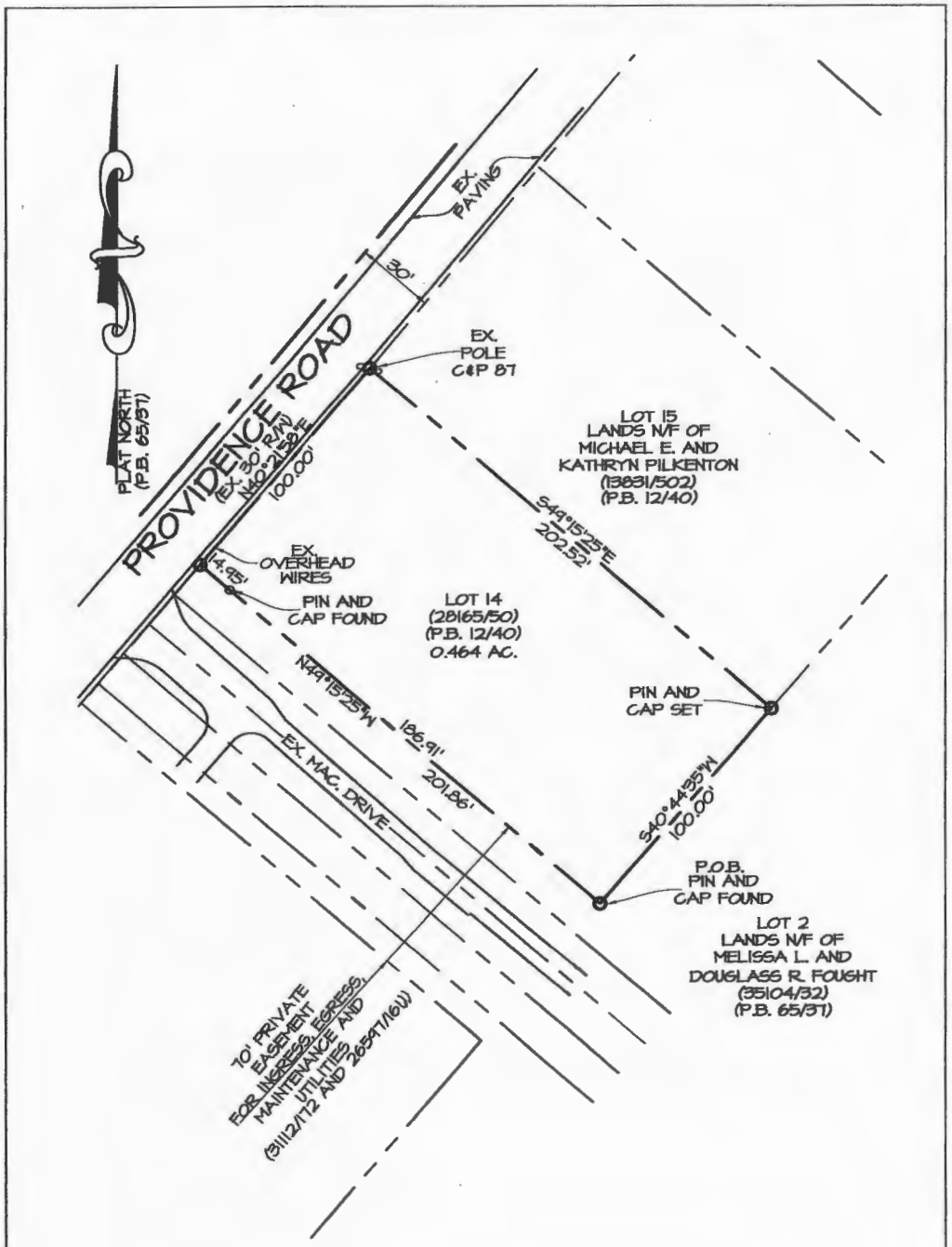
3. **North 40° 21' 58" East 100.00 feet** to a utility pole marked C&P 87, running thence and binding on the northeasterly outline of the aforesaid lot 14:

4. **South 49° 15' 25" East 202.52 feet** to intersect the aforesaid North 40° 44' 35" East 200.64 foot line of the outline of lot 2, running thence and binding on the remainder of said line and binding also on the southeasterly outline of lot 14 as now surveyed:

5. **South 40°44' 35" West 100.00** to the beginning hereof, containing 0.464 acres of land, more or less, as surveyed by Wilson Deegan & Associates, Inc. in May 2014.

BEING THE SAME AND ALL as that parcel of land conveyed by and described in a deed from Virginia R. Onorato, Judith L. Tosti and Charlene L. Fountain, tenants in common, to Michael J. Giannerini, Jr. and Roxanne L. Giannerini, husband and wife, dated 21 May 2009 and recorded among the Land Records of Baltimore County in Liber S.M. 28165 folio 050.

STATE OF MARYLAND
JAMES E. CATRO
No. 17
PROPERTY LINE SURVEYOR



2015-0254-A

DATE:	5/6/2015	**Wilson Deegan & Associates, Inc.**	BOUNDARY PLAT
SCALE:	1" = 50'	SURVEYORS * ENGINEERS	LANDS OF MICHAEL J. AND ROXANNE L. GIANNERINI
JOB NUMBER:	15029	1219 Baldwin Mill Road	#1431A PROVIDENCE ROAD
DRAWN BY:	WSTIFLER	Jarrettsville, Maryland 21084	NINTH ELECTION DISTRICT
		PHONE:(410) 642-0099/FAX:(410) 642-0041	BALTIMORE COUNTY, MARYLAND

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

No. 123677

Date: 5/15/2015

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

Total: 75.00

Rec From: Ingrid West

For: 1431 A Providence Rd.

2015-0754-A

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

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
5/15/2015	5/15/2015	09:28:09	5

RIG WS05 WALKIN RBOS LRB
RECEIPT # 795527 5/15/2015 OFLN
Dept 5 328 ZONING VERIFICATION
CK NO. 123677
Recpt Tot $75.00
$75.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

THE BALTIMORE SUN MEDIA GROUP

501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3371637

Sold To:
Ingrid West - CU00452104
1629 Providence Rd
Towson,MD 21286-1527

Bill To:
Ingrid West - CU00452104
1629 Providence Rd
Towson,MD 21286-1527

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jun 23, 2015

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

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: # 2015-0254-A
1431 A Providence Road
SE/s Providence Road, 132 ft. NE of Ellendale Drive
9th Election District - 3rd Councilmanic District
Legal Owner(s) Ingrid West

Variance: to permit a new single family with a side yard setback of 10 ft. in lieu of the required 15 ft. and a total of side yards of 35 ft. in lieu of the permitted 40 ft.

Hearing: Monday, July 13, 2015 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 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.

JT 6/841 June 23 3371637

CERTIFICATE OF POSTING

RE: Case No. 2015-0254-A

Petitioner: Ingrid West

Hearing / Closing Date: 7/13/15

Baltimore County Department of

Permits and Development Management

Room 111, County Office Building

111 W. Chesapeake Ave.

Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s) were posted conspicuously on the property located at

1431 A Providence Road

on 6/23/15

Sincerely,

6/23/15

Richard E. Hoffman

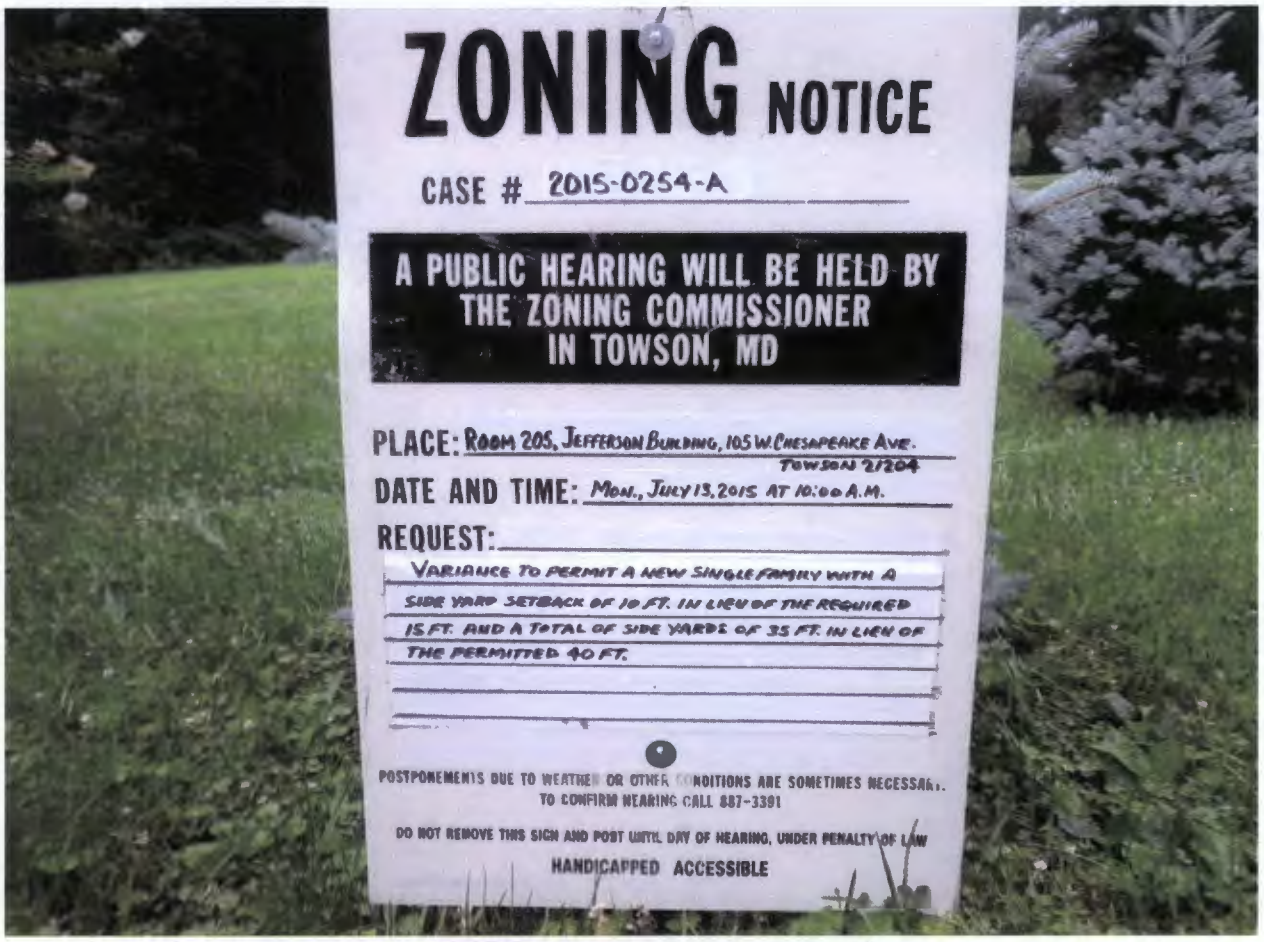
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No. 2015-0254-A



1431 A Providence Road

(Posted 6/23/15)

6/23/15

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

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/neighboring 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: 2015- 0254- A

Petitioner: Ingrid West

Address or Location: 1431A Providence Rd, Towson, MD 21286

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ingrid West

Address: 1629 Providence Rd
Towson, MD 21286

Telephone Number: 410-340- 8617

KEVIN KAMENETZ
County Executive

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

May 29, 2015

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: 2015-0254-A
1431 A Providence Road
SE/s Providence Road, 132 ft. NE of Ellendale Drive
9th Election District – 3rd Councilmanic District
Legal Owners: Ingrid West

Variance to permit a new single family with a side yard setback of 10 ft. in lieu of the required 15 ft. and a total of side yards of 35 ft. in lieu of the permitted 40 ft.

Hearing: Monday, July 13, 2015 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Ingrid West, 1629 Providence Road, Towson 21286
James Edmunds, 4507 Meadowcliff Road, Glen Arm 21057

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 23, 2015.**
(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, June 23, 2015 Issue - Jeffersonian

Please forward billing to:
Ingrid West
1629 Providence Road
Towson, MD 21286

410-340-8617

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: 2015-0254-A
1431 A Providence Road
SE/s Providence Road, 132 ft. NE of Ellendale Drive
9th Election District – 3rd Councilmanic District
Legal Owners: Ingrid West

Variance to permit a new single family with a side yard setback of 10 ft. in lieu of the required 15 ft. and a total of side yards of 35 ft. in lieu of the permitted 40 ft.

Hearing: Monday, July 13, 2015 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.

RE: PETITION FOR VARIANCE 1431A Providence Road; SE/S Providence Road; 132' NE of c/line of Ellendale Drive 9th Election & 3rd Councilmanic Districts Legal Owner(s): Ingrid West Petitioner(s)	* * * * *	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2015-254-A

* * * * * * * * * * * * *

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.

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

RECEIVED
MAY 22 2015

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of May, 2015, a copy of the foregoing Entry of Appearance was mailed to James Edmunds, 4507 Meadowcliff Road, Glen Arm, Maryland 21057, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MEMORANDUM

DATE: August 17, 2015

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2015-0254-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 13, 2015. 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

CASE NO. 2015-0254-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
5/29/15	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	no Obj
6/10/15	PLANNING (if not received, date e-mail sent _____)	_____
5/20/15	STATE HIGHWAY ADMINISTRATION	no Obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

~~PRIOR ZONING (Case No. _____)~~

NEWSPAPER ADVERTISEMENT Date: 6/23/15

SIGN POSTING Date: 6/23/15 by Hoffman

PEOPLE'S COUNSEL APPEARANCE Yes ☑ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Baltimore County

New Search (http://sdat.resiusa.org/RealProperty)

District: **09** Account Number: **0904201485**

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 Wait. Loading... Please Wait.

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KEVIN KAMENETZ
County Executive

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

July 9, 2015

Ingrid West
1629 Providence Road
Towson MD 21286

RE: Case Number: 2015-0254 A, Address: 1431 A Providence Road

Dear Mr. Donley:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 15, 2015. This letter is not an approval, but only a **NOTIFICATION.**

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
James Edmunds, 4507 Meadowcliff Road, Glen Arm MD 21057

Larry Hogan, *Governor*
Boyd Rutherford, *Lt. Governor*

SHA
State Highway Administration
Maryland Department of Transportation

Pete K. Rahn, *Secretary*

Date: 5/20/15

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

RE: Baltimore County
Item No 2015-0254-A
Variance
Ingrid West
1431 A Providence 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. 2015-0254-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

Richard A. Zeller

for Brian Romanowski, Chief
Access Management Division

BR/raz

7-13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 10, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED
JUN 12 2015
OFFICE OF ADMINISTRATIVE HEARINGS

SUBJECT: 1431A Providence Road

INFORMATION:

Item Number: 15-254

Petitioner: Ingrid West

Zoning: DR 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to permit a new single family dwelling with a side yard setback of 10 feet in lieu of the required 15 feet and a total of side yards of 35 feet in lieu of the required 40 feet. The Department of Planning has no objection to the granting of the petitioned relief.

For further information concerning the matters stated herein, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Division Chief: Kathy Schlabach
AVA/KS
C: Wallace S. Lippincott, Jr.

s:\planning\dev rev\zac\zacs 2015\15-254.docx

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 29, 2015

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 25, 2015
Item No. 2015-0248, 0249, 0252, 0253, 0254 and 0255

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\ZAC05252015.doc

RECEIVED
JUN 15 2015
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 10, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1431A Providence Road

INFORMATION:

Item Number: 15-254

Petitioner: Ingrid West

Zoning: DR 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to permit a new single family dwelling with a side yard setback of 10 feet in lieu of the required 15 feet and a total of side yards of 35 feet in lieu of the required 40 feet. The Department of Planning has no objection to the granting of the petitioned relief.

For further information concerning the matters stated herein, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Division Chief: Kathy Schlabach
AVA/KS
C: Wallace S. Lippincott, Jr.

s:\planning\dev rev\zac\zacs 2015\15-254.docx

← Driveway

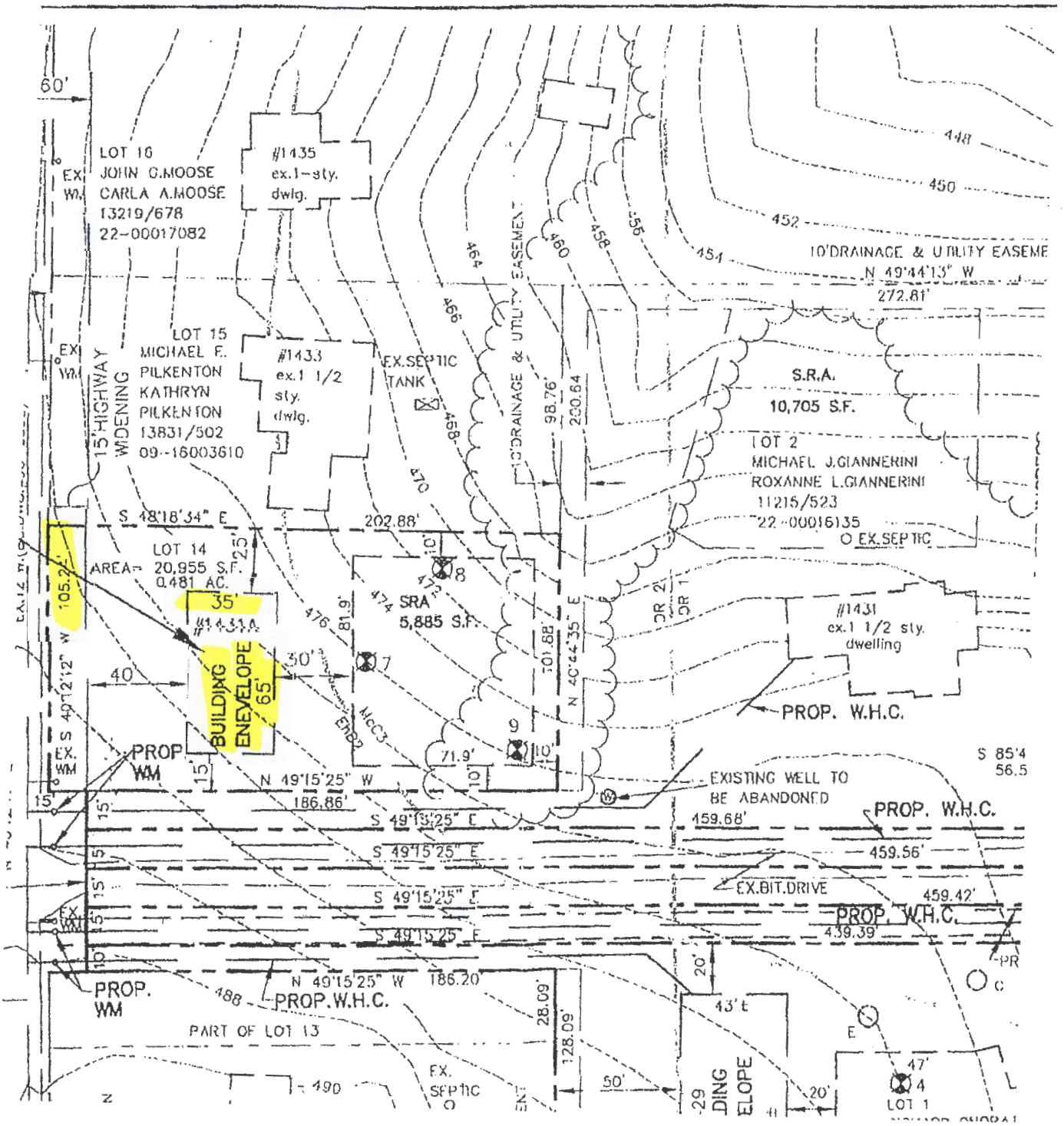
← my property line

← set back

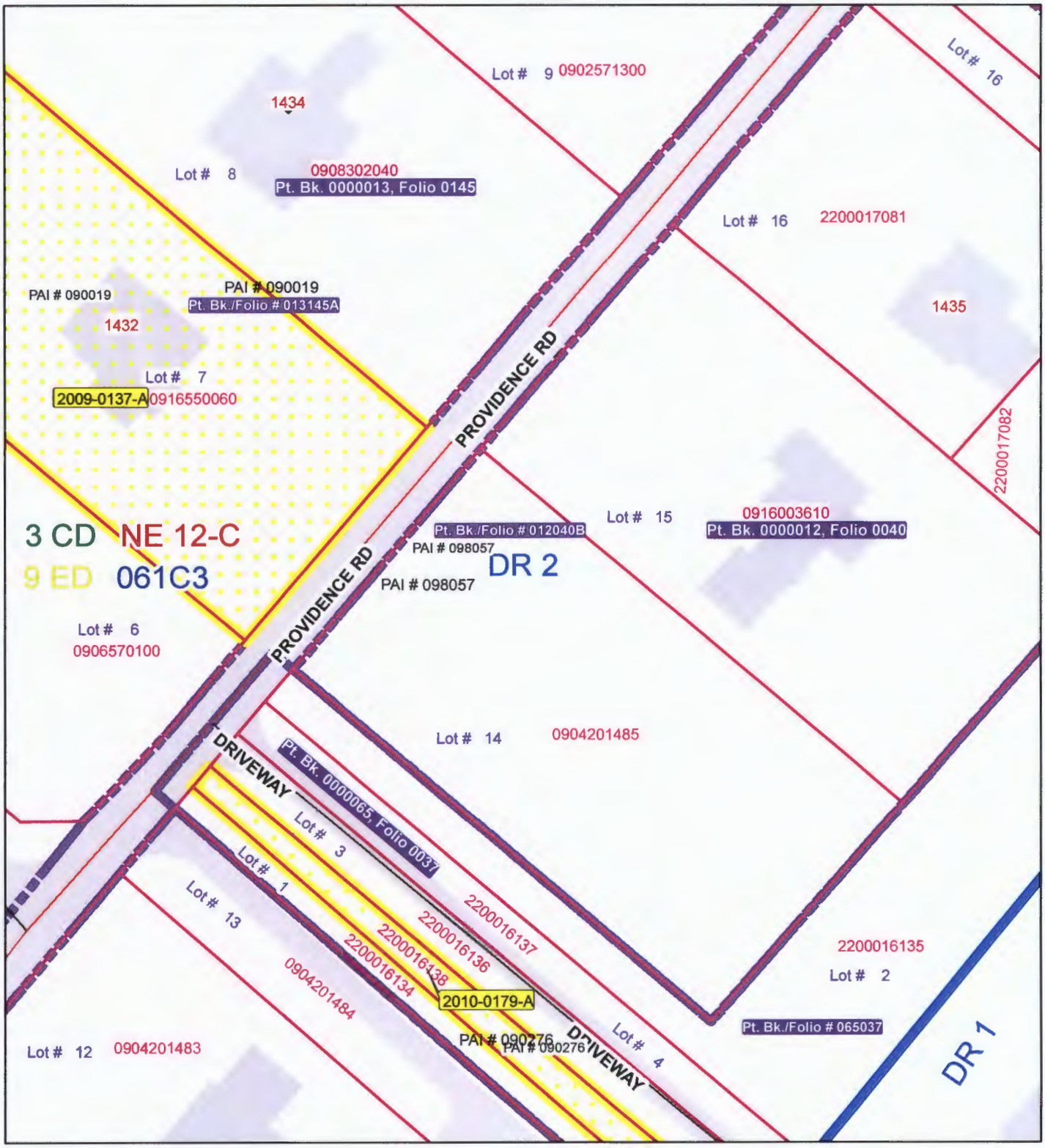
Case# 205-0254-A

Case# 2015-0254-A

2015-0254-A


LOT 16
JOHN G.MOOSE
CARLA A.MOOSE
13219/678
22-00017082
#1435
ex.1-sty.
dwlg.
LOT 15
MICHAEL E.
PILKENTON
KATHRYN
PILKENTON
13831/502
09-16003610
#1433
ex.1 1/2
sty.
dwlg.
EX.SEPTIC
TANK
15'HIGHWAY
WIDENING
10'DRAINAGE & UTILITY EASEME
N 49°44'13" W
272.81'
S.R.A.
10,705 S.F.
LOT 2
MICHAEL J.GIANNERINI
ROXANNE L.GIANNERINI
11215/523
22-00016135
EX.SEPTIC
S 48°18'34" E
202.88'
LOT 14
AREA= 20,955 S.F.
0.481 AC.
SRA
5,885 S.F.
#1431
ex.1 1/2 sty.
dwelling
PROP. W.H.C.
BUILDING
ENVELOPE
65'
PROP
WM
N 49°15'25" W
186.86'
EXISTING WELL TO
BE ABANDONED
S 49°15'25" E
459.68'
459.56'
EX.BIT.DRIVE
459.42'
439.39'
PROP. W.H.C.
PROP.
WM
N 49°15'25" W 186.20'
PROP.W.H.C.
PART OF LOT 13
EX.
SEPTIC
LOT 1

1431-A Providence Road 2015-0254-A



Publication Date: 5/15/2015

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

N W E S

0 12.5 25 50 75 100 Feet

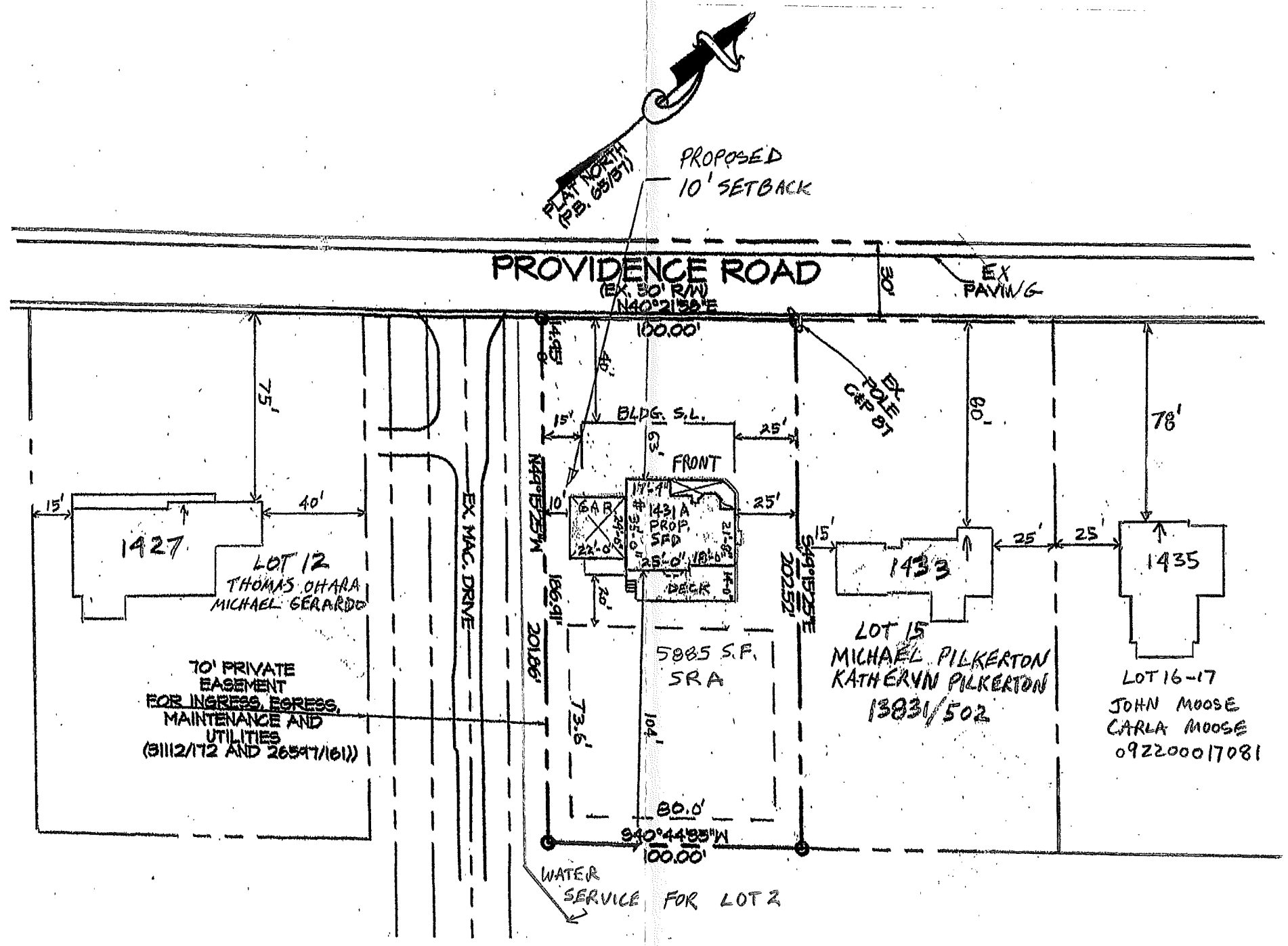
1 inch = 50 feet

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

ADDRESS 1431A PROVIDENCE ROAD OWNER(S) NAME(S) INGRID WEST

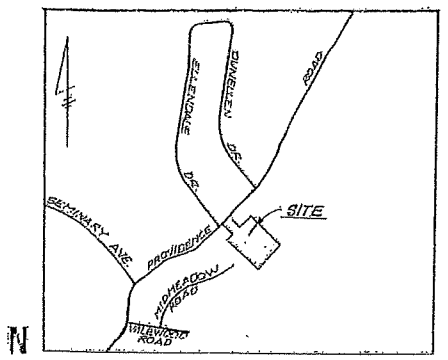
SUBDIVISION NAME MRS AUGUST BREIDENSTEIN LOT # 14 BLOCK # ____ SECTION # ____

PLAT BOOK # 12 FOLIO # 40 10 DIGIT TAX # 0904201485 DEED REF. # 28165 / 50



PLAN DRAWN BY JIM EDMUNDS DATE 5/13/15 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 061C3

SITE ZONED DR2

ELECTION DISTRICT 9

COUNCIL DISTRICT 3

LOT AREA ACREAGE .464

OR SQUARE FEET ____

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ____

SEWER IS:

PUBLIC ____ PRIVATE X

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

____

____

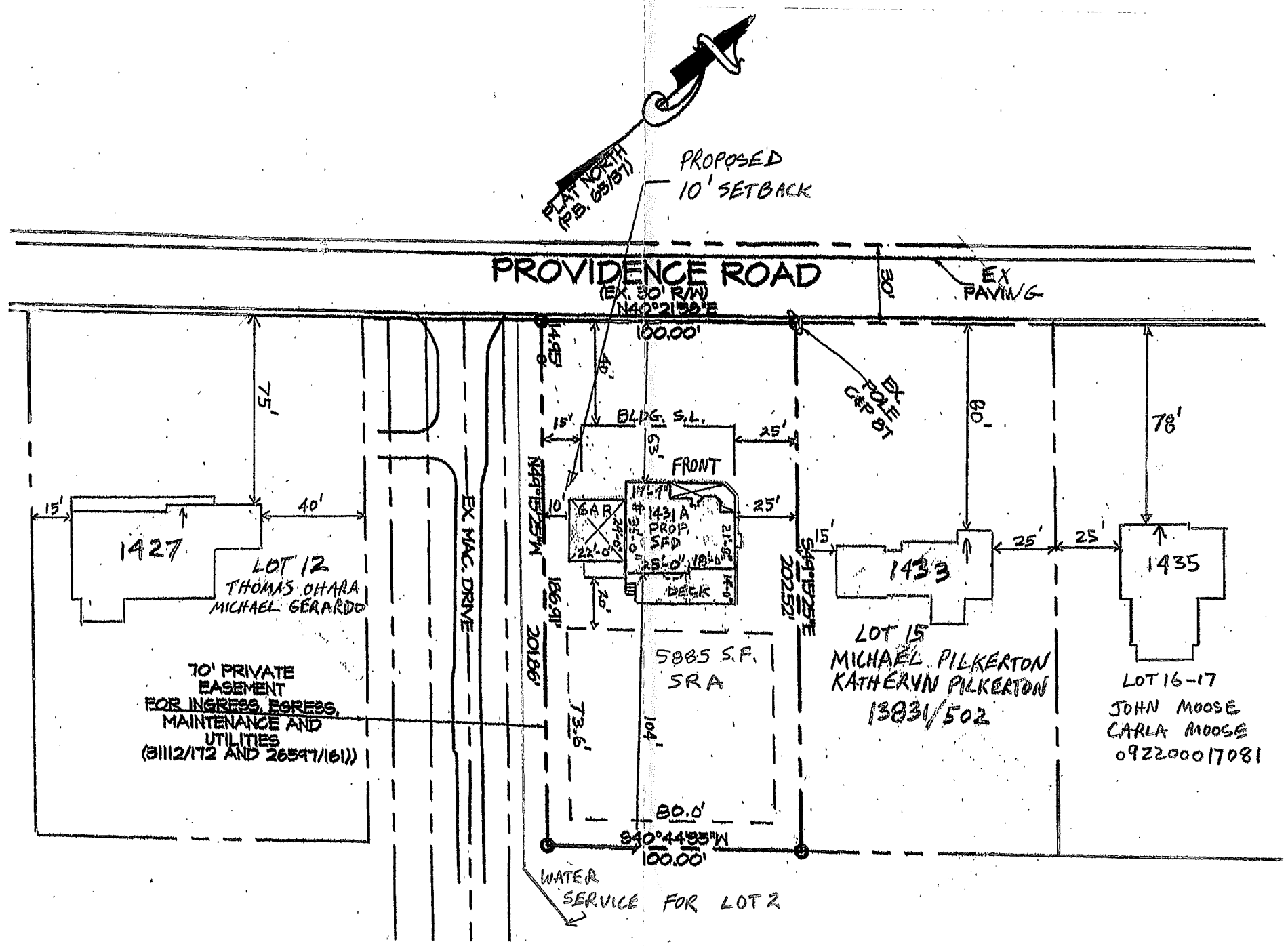
____

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

ADDRESS 1431A PROVIDENCE ROAD OWNER(S) NAME(S) INGRID WEST

SUBDIVISION NAME MRS AUGUST BREIDENSTEIN LOT # 14 BLOCK # ____ SECTION # ____

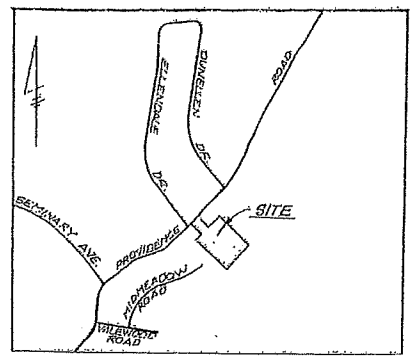
PLAT BOOK # 12 FOLIO # 40 10 DIGIT TAX # 0904201485 DEED REF. # 28165 / 50



PLAN DRAWN BY JIM EDMUNDS DATE 5/13/15 SCALE: 1 INCH = 50 FEET

2015-0254-A

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 061C3

SITE ZONED DR2

ELECTION DISTRICT 9

COUNCIL DISTRICT 3

LOT AREA ACREAGE .464

OR SQUARE FEET ____

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ____

SEWER IS:

PUBLIC ____ PRIVATE X

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

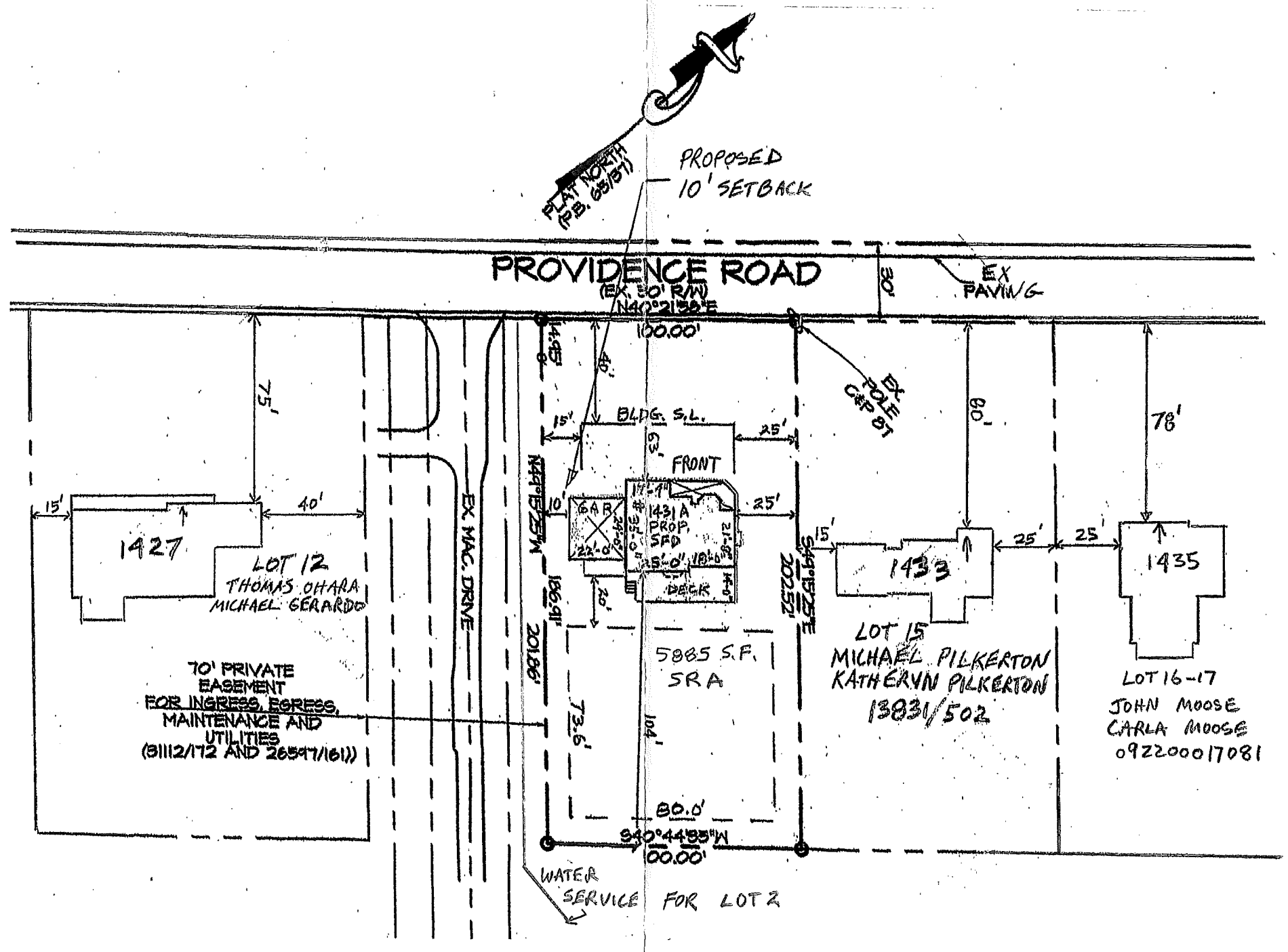
VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

ADDRESS 1431A PROVIDENCE ROAD OWNER(S) NAME(S) INGRID WEST

SUBDIVISION NAME MRS AUGUST BREIDENSTEIN LOT # 14 BLOCK # ____ SECTION # ____

PLAT BOOK # 12 FOLIO # 40 10 DIGIT TAX # 0904201485 DEED REF. # 28165 / 50

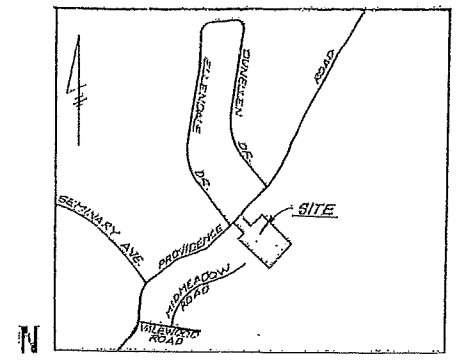


PLAN DRAWN BY JIM EDMUNDS DATE 5/13/15 SCALE: 1 INCH = 50 FEET

2015-0254-A

Petitioner's Ex. 1

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 061C3

SITE ZONED DR2

ELECTION DISTRICT 9

COUNCIL DISTRICT 3

LOT AREA ACREAGE .464

OR SQUARE FEET ____

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ____

SEWER IS:

PUBLIC ____ PRIVATE X

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2015-0254-A

LEGEND:

CS-WSP CONTINUOUS SHEATHING- WOOD STRUCTURAL PANEL (-LENGTH)

CS-PF CONTINUOUS SHEATHED PORTAL FRAME

CS-G CONTINUOS SHEATHING- GARAGE DOOR OPENING

GB GYPSUM 2 SIDED

(B) TIE DOWN DEVICE (-LBS)

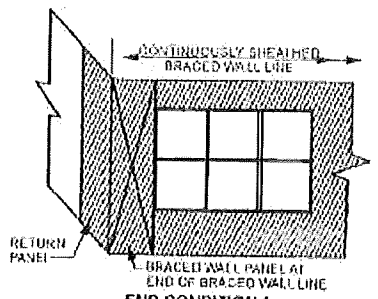
WALL BRACING DESIGN INFO:

LOCATION: BALTIMORE COUNTY, MARYLAND
SEISMIC CATEGORY: B
WIND SPEED: 90 MPH

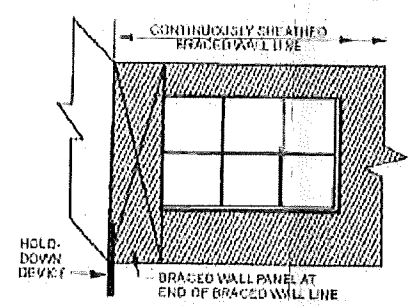
METHOD 9 (WOOD SHEATHING)/ CONTINUOUS SHEATHING
METHOD 5 (GYPSUM BOARD)

*THESE DRAWINGS ARE LIMITED TO IRC WALL BRACING REQUIREMENTS ONLY.

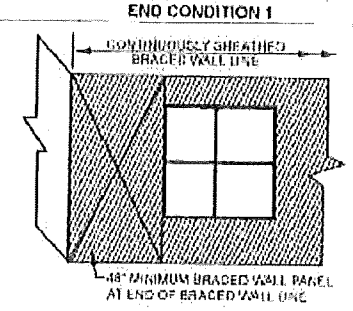
R602.10.4 CONTINUOUS SHEATHING. BRACED WALL LINES WITH CONTINUOUS SHEATHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS SECTION. ALL BRACED WALL LINES ALONG EXTERIOR WALLS ON THE SAME STORY SHALL BE CONTINUOUSLY SHEATHED.



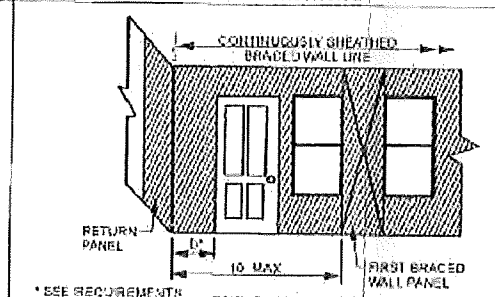
END CONDITION 1



END CONDITION 2

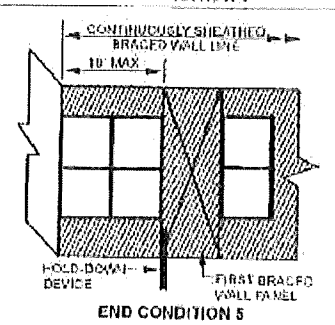


END CONDITION 3



* SEE REQUIREMENTS

END CONDITION 4



END CONDITION 5

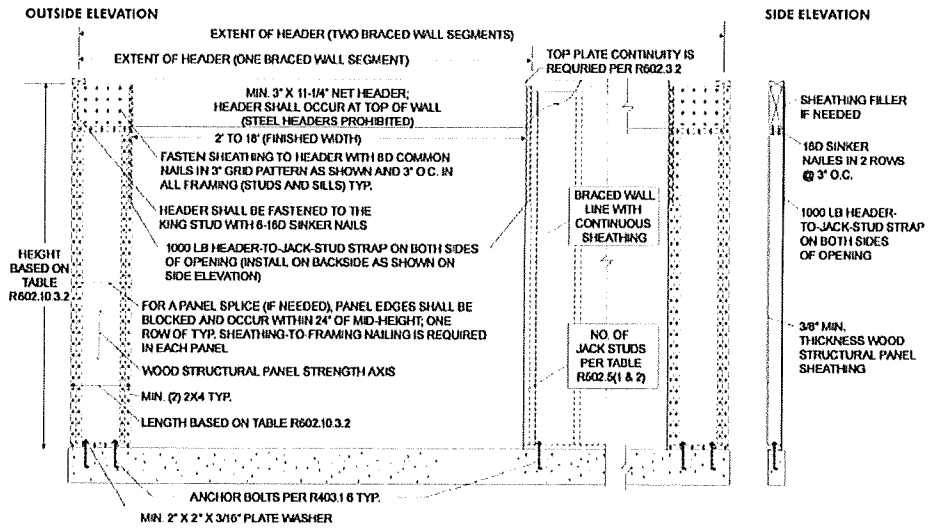
REQUIREMENTS

Return panel: 24" for braced wall lines sheathed with wood structural panels
32" for braced wall lines sheathed with structural fiberboard

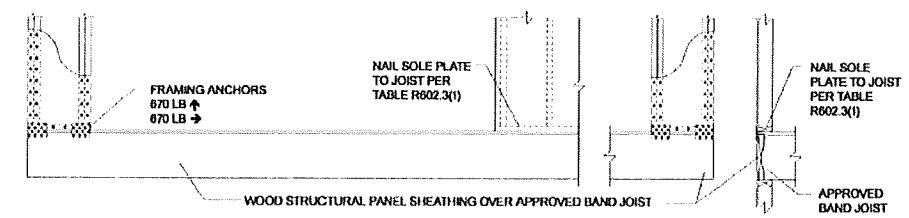
Distance D: 24" for braced wall lines sheathed with wood structural panels
32" for braced wall lines sheathed with structural fiberboard

Hold-down device: 800 lbs capacity fastened to the edge of the braced wall panel closest to the corner and to the foundation or floor framing below

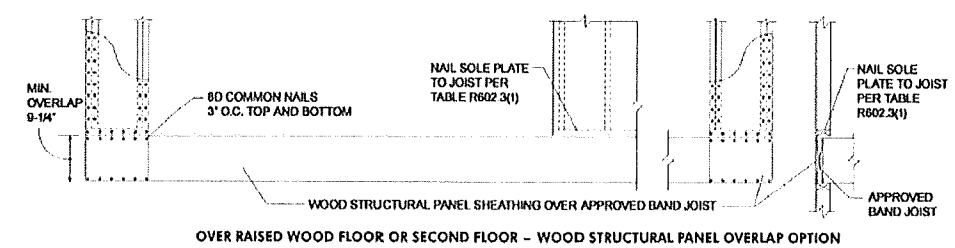
CORNER CONDITIONS
NOT TO SCALE



CS-PF OVER CONCRETE OR MASONRY FOUNDATION
NOT TO SCALE

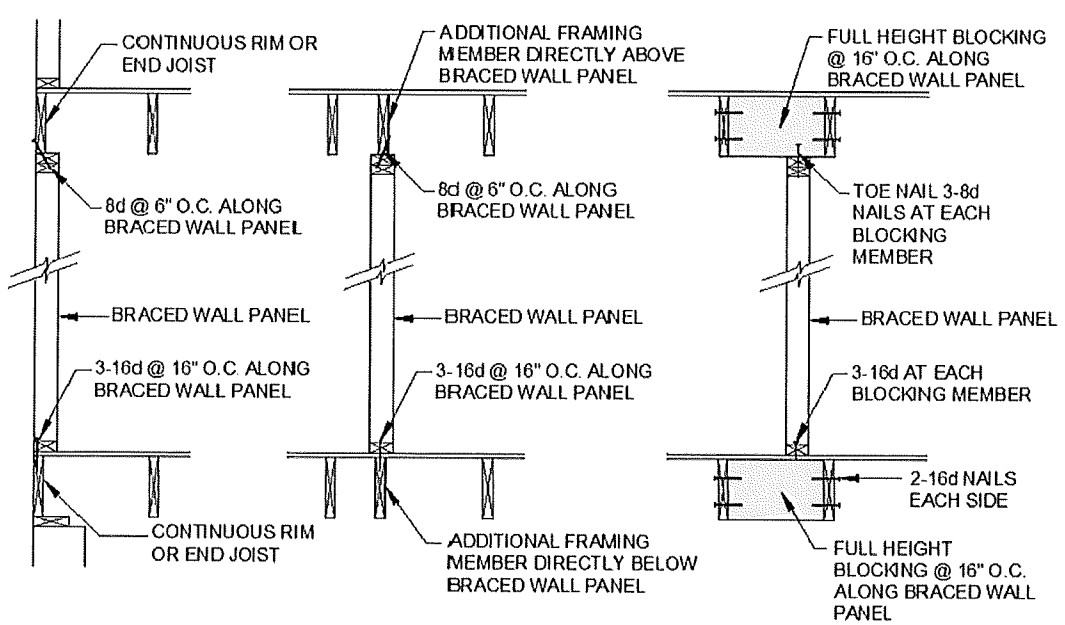


OVER RAISED WOOD FLOOR OR SECOND FLOOR – FRAMING ANCHOR OPTION

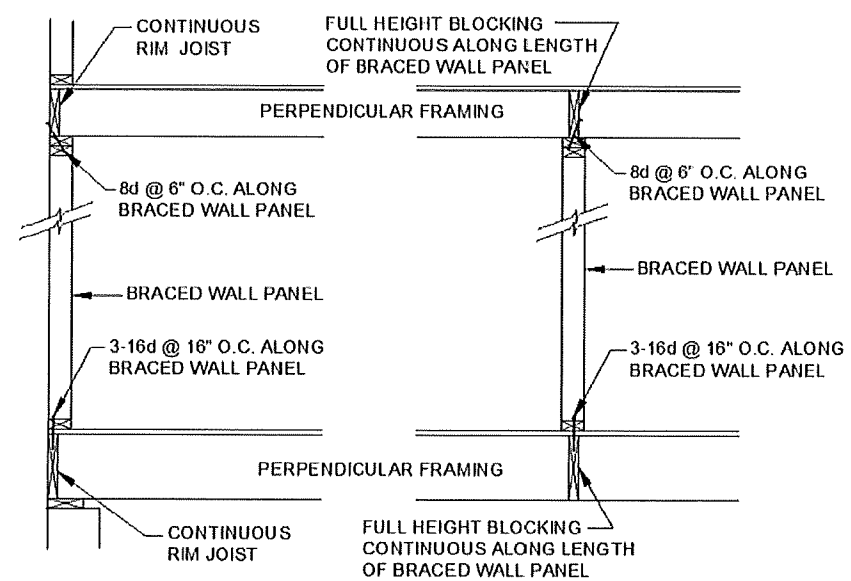


OVER RAISED WOOD FLOOR OR SECOND FLOOR – WOOD STRUCTURAL PANEL OVERLAP OPTION

CS-PF OVER WOOD FLOOR
NOT TO SCALE



PARALLEL CONNECTIONS
NOT TO SCALE



PERPENDICULAR CONNECTIONS
NOT TO SCALE

THE WEST RESIDENCE

BALTIMORE COUNTY, MD

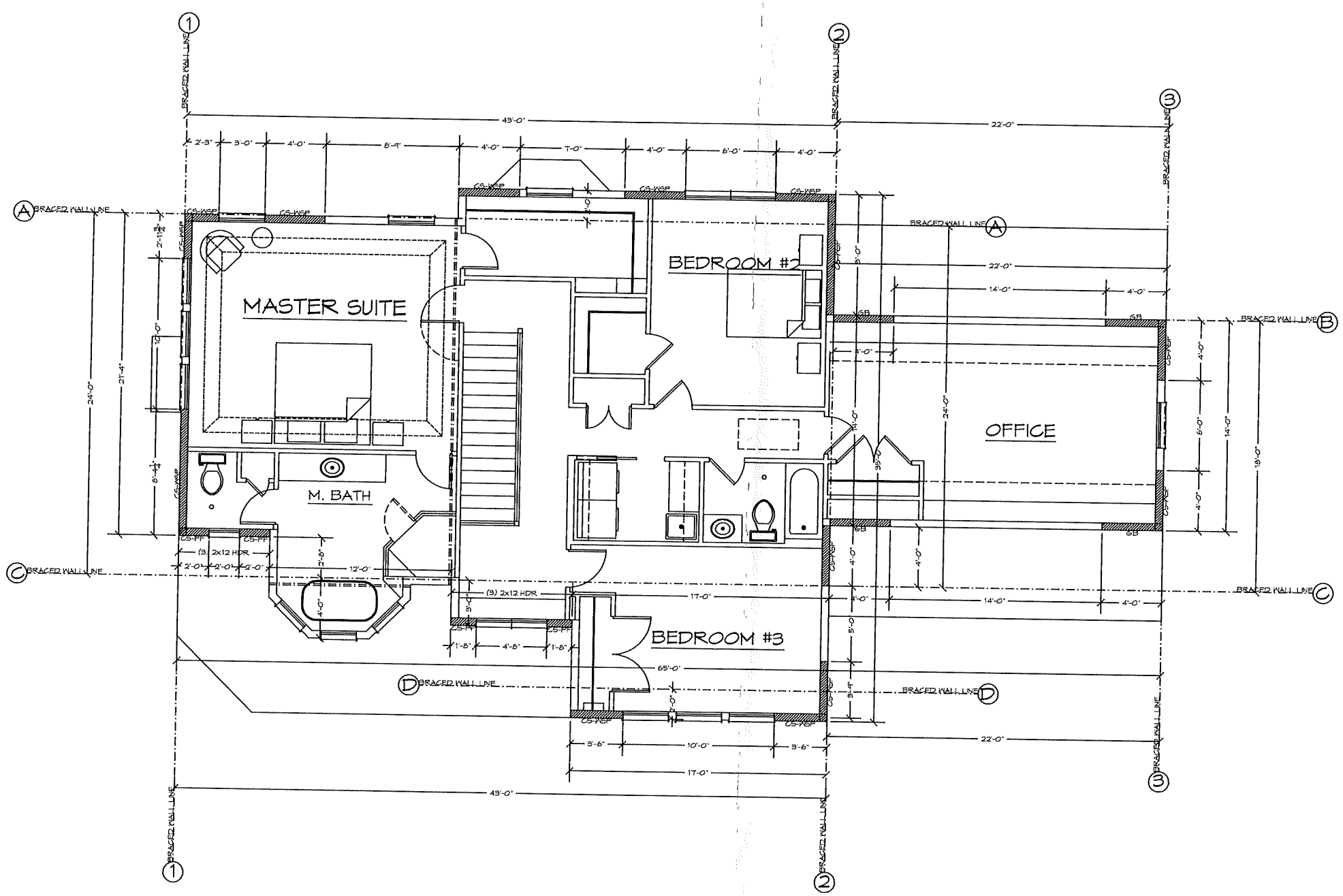
REVISED 4/24/2015
REVISED 4/28/2015
REVISED 3/30/2015
REVISED 3/27/2015
REVISED 3/25/2015
REVISED 3/17/2015

FILE: NORED WEST RESIDENCE

SCALE: 1/4" = 1'-0"
DATE: 3/2015
SHEET NO.: 10

GBL CUSTOM HOME DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

2015-0254-A



SECOND FLOOR- WALL BRACING LAYOUT

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

THE WEST RESIDENCE

BALTIMORE COUNTY, MD

REVISED 4/29/2015
REVISED 4/28/2015
REVISED 3/30/2015
REVISED 3/21/2015
REVISED 3/25/2015
REVISED 3/17/2015

FILE: INGRID WEST RESIDENCE

SCALE: 1/4" = 1'-0"
DATE: 3/2015
SHEET NO: 9

GBL CUSTOM HOME DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

Case # 2015-0254-A

FRONT ELEVATION

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

REAR ELEVATION

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

THE WEST RESIDENCE

BALTIMORE COUNTY, MD

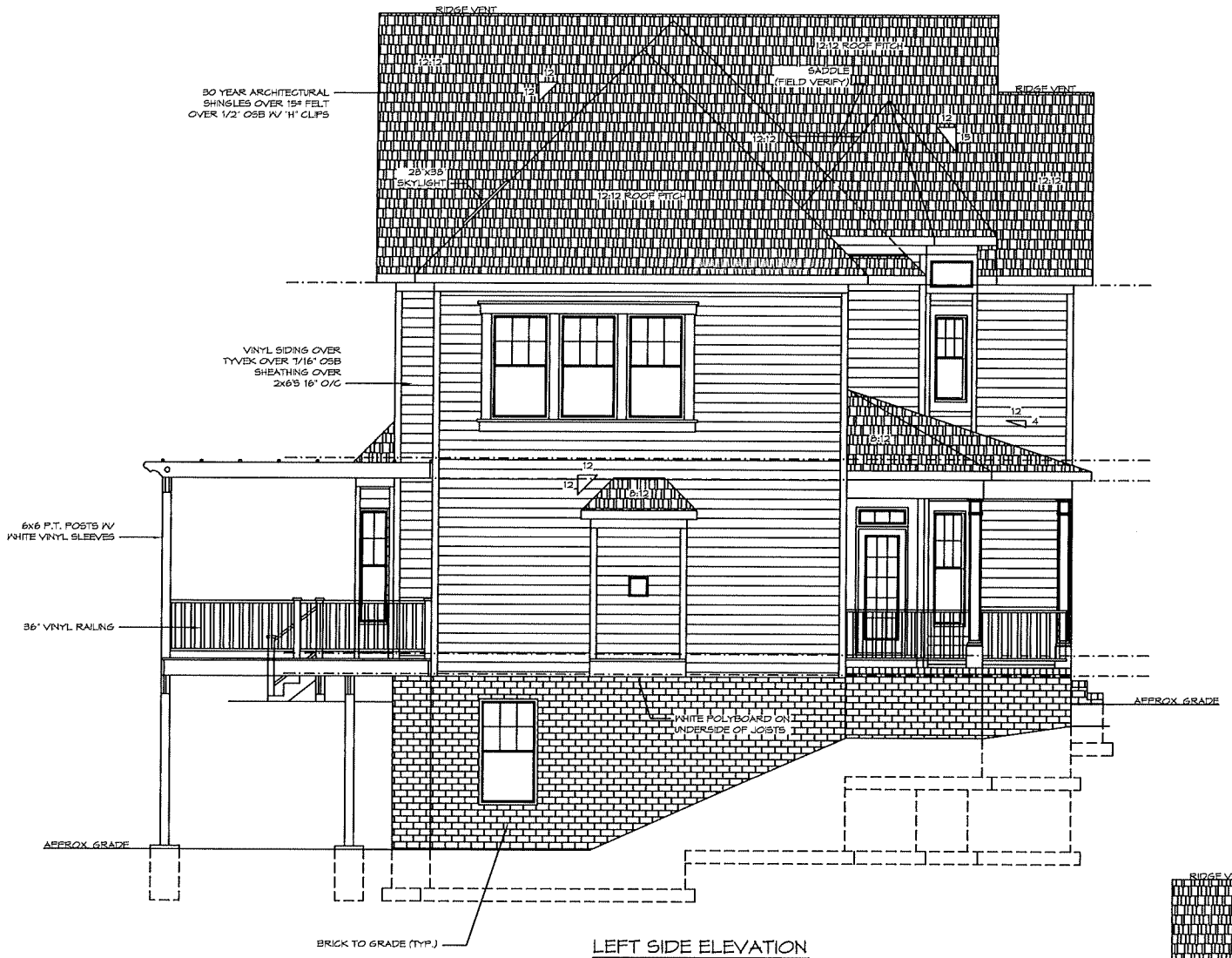
REVISED 4/24/2015
REVISED 4/28/2015
REVISED 3/30/2015
REVISED 3/21/2015
REVISED 3/25/2015
REVISED 3/11/2015

FILE: INGRID WEST RESIDENCE

SCALE: 1/4" = 1'-0"
DATE: 3/2015
SHEET NO.: 1

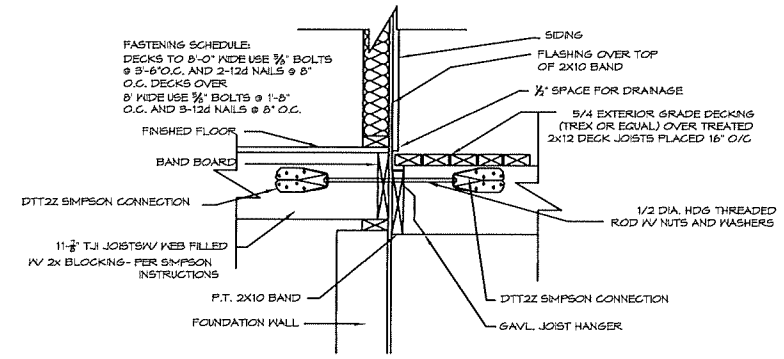
GBL CUSTOM HOME DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

2015-0254-A



LEFT SIDE ELEVATION

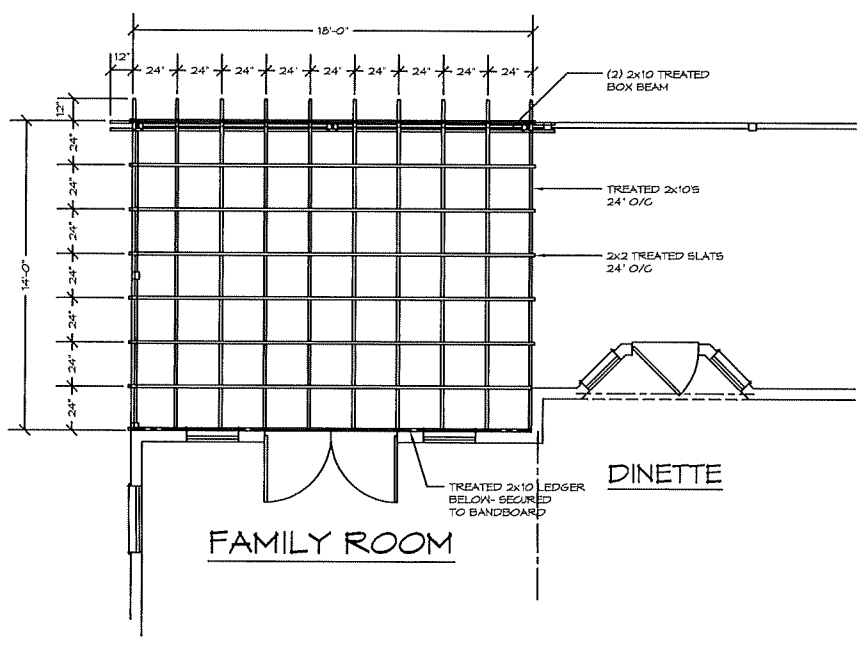
SCALE: 1/4"=1'-0"



DECK TO HOUSE CONNECTION DETAIL

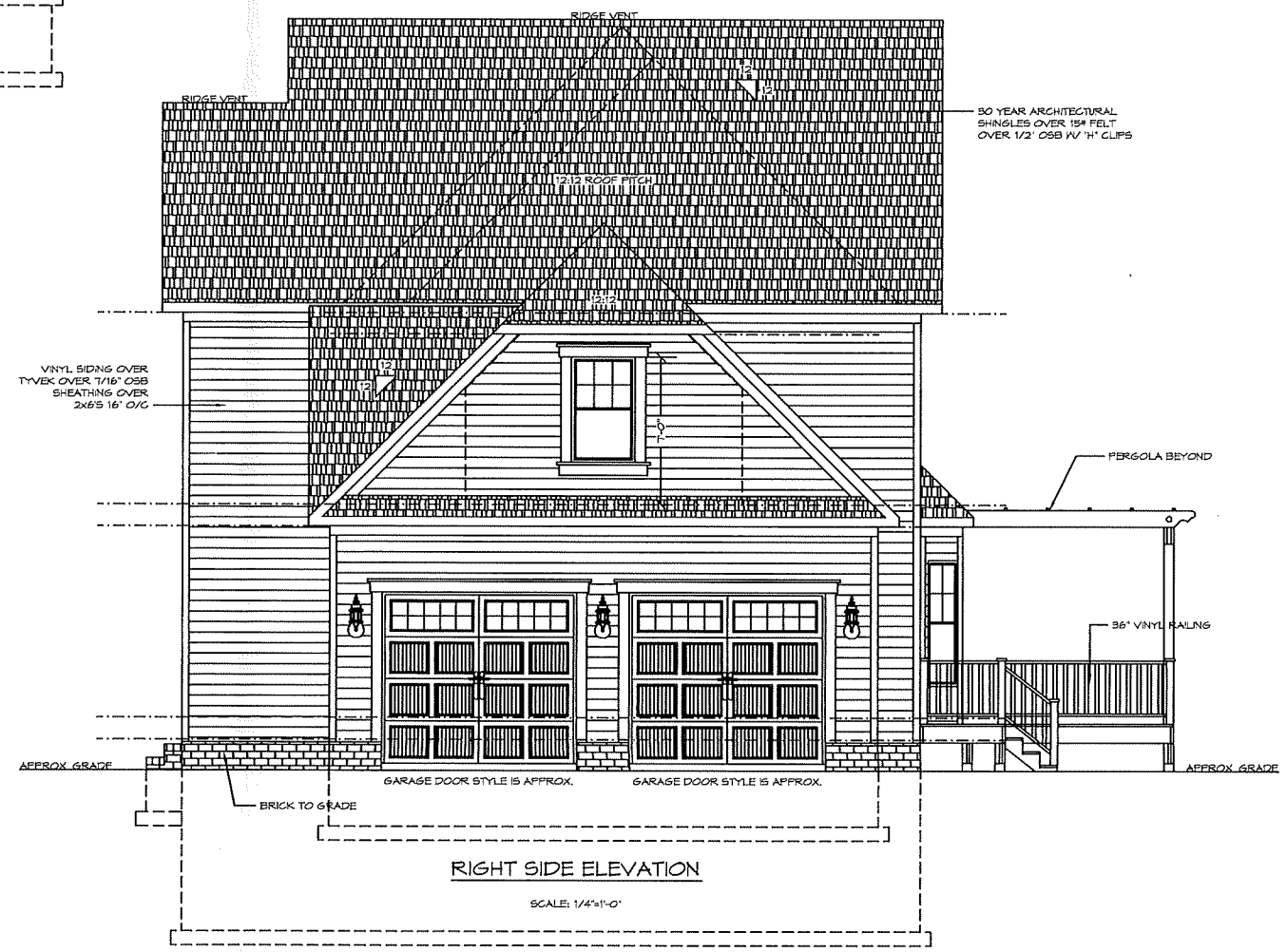
SCALE: 1"=1'-0"

PROVIDE AND INSTALL SIMPSON HANGERS AND CONNECTORS PER MANUF INSTRUCTIONS.



PERGOLA FLOOR PLAN

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



RIGHT SIDE ELEVATION

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

THE WEST RESIDENCE

BALTIMORE COUNTY, MD

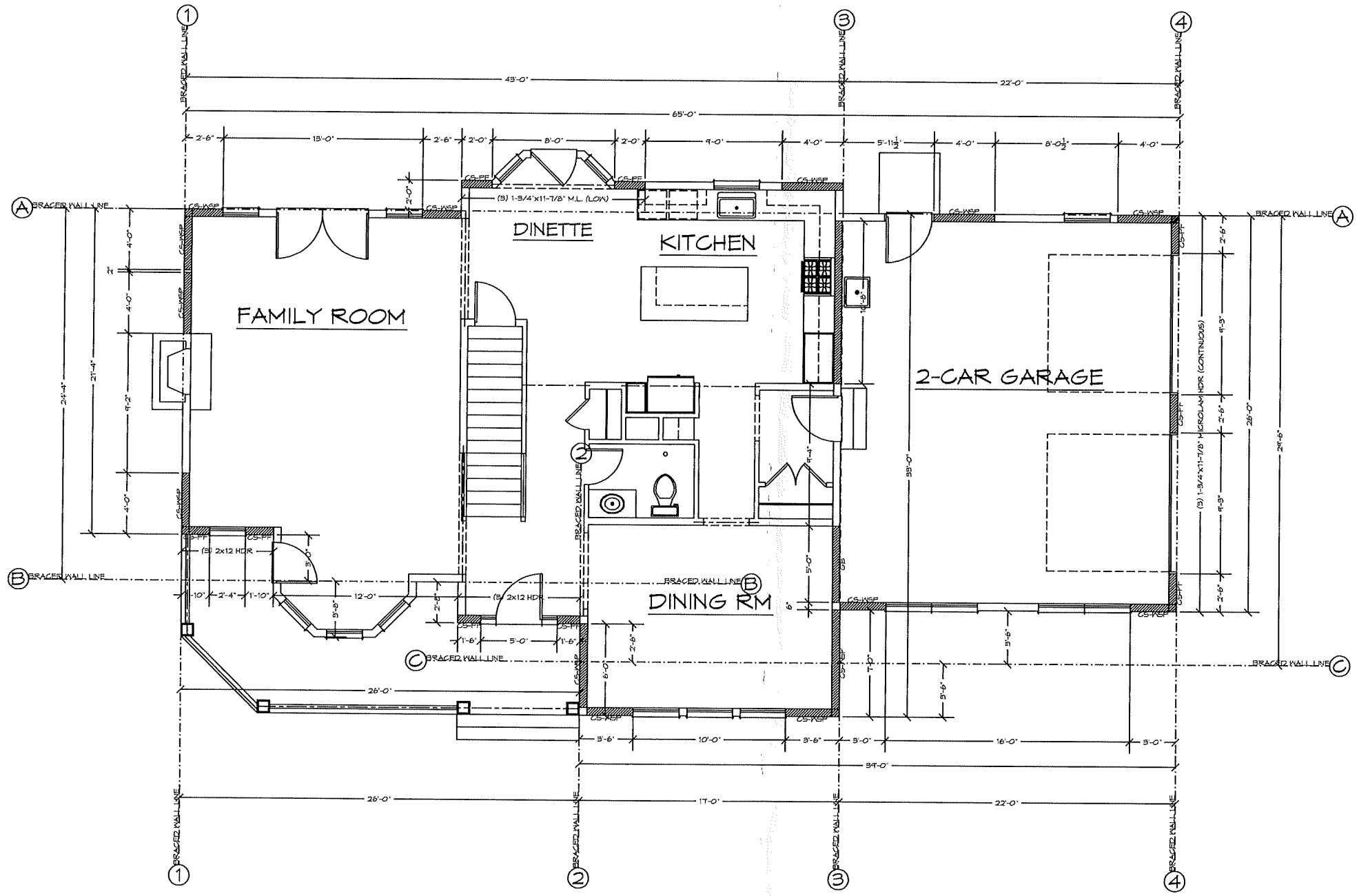
REVISED 4/29/2015
REVISED 4/28/2015
REVISED 3/30/2015
REVISED 3/21/2015
REVISED 3/25/2015
REVISED 3/17/2015

FILE: NGRID WEST RESIDENCE

SCALE: 1/4" = 1'-0"
DATE: 3/2015
SHEET NO.: 2

GBL CUSTOM HOME DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

2015-0254-A



FIRST FLOOR- WALL BRACING LAYOUT

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

@ FIRST FLOOR CEILING HEIGHT

THE WEST RESIDENCE

BALTIMORE COUNTY, MD

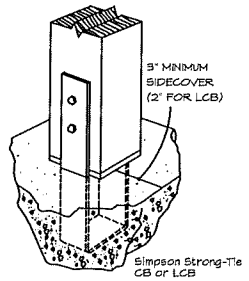
REVISED 4/29/2015
REVISED 4/28/2015
REVISED 3/30/2015
REVISED 3/27/2015
REVISED 3/25/2015
REVISED 3/17/2015

FILE: NGRID WEST RESIDENCE

SCALE: 1/4" = 1'-0"
DATE: 3/2015
SHEET NO.: 6

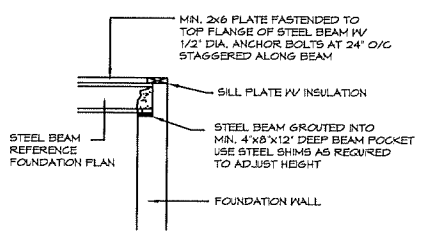
GBL CUSTOM HOME DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

2015-0254-A



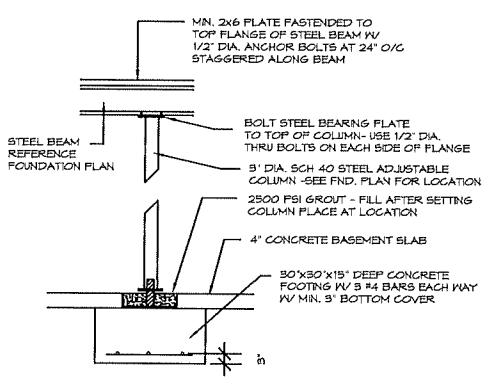
POST TO FOOTER CONNECTION DETAIL

NOT TO SCALE



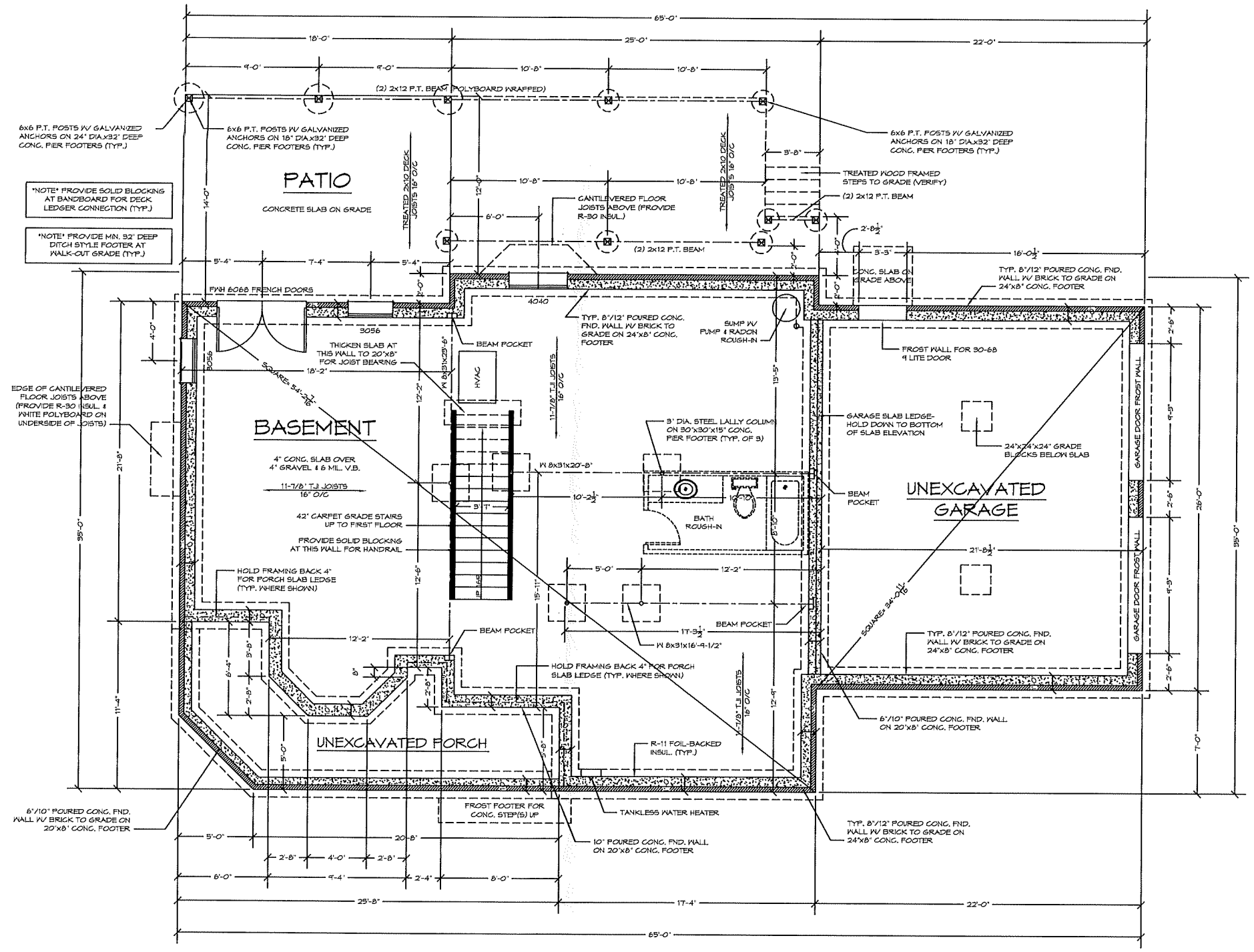
BEAM POCKET DETAIL

SCALE: 1/2" = 1'-0"



LALLY COLUMN DETAIL

SCALE: 1/2" = 1'-0"



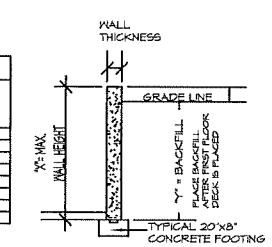
FOUNDATION PLAN

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

*NOTE: LOCATIONS OF ALL UTILITIES SHOWN ARE STRICTLY APPROXIMATE- FIELD VERIFY.

TABLE R404.1.1(5) PER IRC 2006
CONCRETE FOUNDATION WALLS

MAXIMUM WALL HEIGHT = "X" (FEET)	MAXIMUM UNBALANCED BACKFILL HEIGHT = "Y" (FEET)	MINIMUM VERTICAL REINFORCEMENT SIZE & SPACING. SOIL CLASS & DESIGN LATERAL SOIL (PSF PER FOOT OF DEPTH) GM, GC, SM, SM-SC, & ML. 45 MIN. WALL THICKNESS = 7" (INCHES)			
		5.5	7.5	9.5	11.5
9	4	PC	PC	PC	PC
	5	#4@35"	PC	PC	PC
	6	#6@45"	PC	PC	PC
	7	#6@34"	#5@57"	PC	PC
	8	#6@33"	#6@38"	#5@57"	PC
	9	#6@26"	#7@41"	#6@41"	PC



FOUNDATION WALL DESIGN DATA

NOT TO SCALE

THE WEST RESIDENCE

BALTIMORE COUNTY, MD

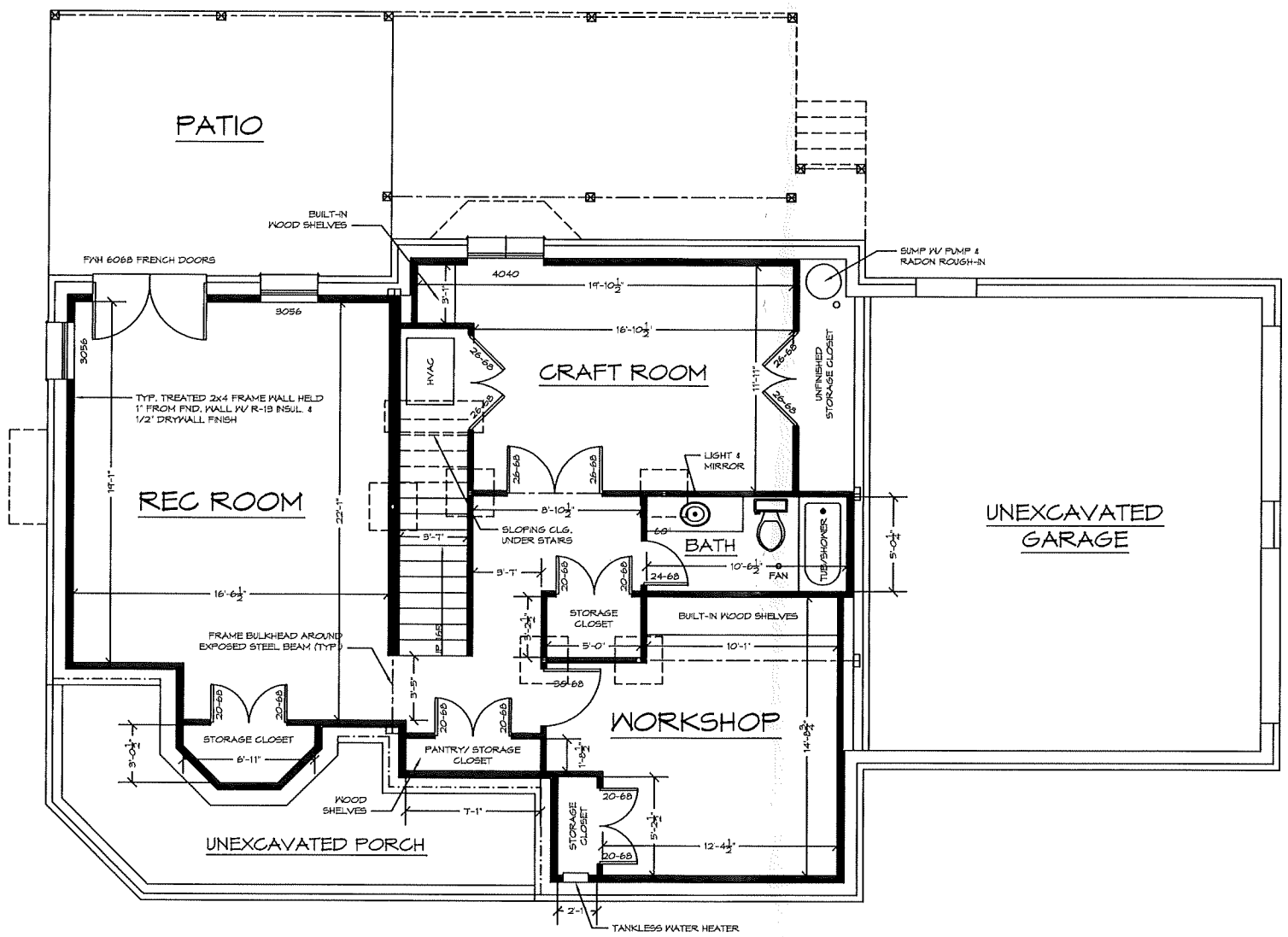
REVISED 4/29/2015
REVISED 4/28/2015
REVISED 9/30/2015
REVISED 9/21/2015
REVISED 9/25/2015
REVISED 9/17/2015

FILE: INGRED WEST RESIDENCE

SCALE: 1/4" = 1'-0"
DATE: 3/2015
SHEET NO.: 3

GBL CUSTOM HOME DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

2015-0254-A



OPTIONAL FINISHED BASEMENT PLAN

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

THE WEST RESIDENCE

BALTIMORE COUNTY, MD

REVISED 4/24/2015
REVISED 4/28/2015
REVISED 3/30/2015
REVISED 3/21/2015
REVISED 3/23/2015
REVISED 3/11/2015

FILE: INGRID WEST RESIDENCE

SCALE: 1/4" = 1'-0"
DATE: 3/2015
SHEET NO.: 4

GBL CUSTOM HOME DESIGN INC.
PO BOX 237 PINKSBURG, MD 21048
PHONE #10-833-8320

2015-0254-A

GENERAL STRUCTURAL NOTES

1. GENERAL

A. ALL CONSTRUCTION SHALL CONFORM WITH THE PROVISIONS OF THE 2012 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.

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

2. FOUNDATIONS

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

3. CAST IN PLACE CONCRETE

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

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

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

C. SLABS ON GROUND SHALL BE 4" THICK CONCRETE REINFORCED WITH 6"X6" W1.4XW1.4 WWF OVER 6 MIL POLYETHYLENE VAPOR BARRIER AND 4" WASHED GRAVEL UNLESS OTHERWISE NOTED.

4. MASONRY

A. ALL MASONRY CONSTRUCTION AND MATERIALS USED THEREIN (CONCRETE MASONRY, CLAY MASONRY, MORTAR, GROUT AND STEEL REINFORCEMENT) SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530-13/ASCE 5-13/TMS 402-13) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1-13/ASCE 6-13/TMS 602-13) IN ALL RESPECTS.

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

C. ALL MORTAR SHALL CONFORM TO THE REQUIREMENTS FOR PROPORTIONS, MIXING, STRENGTH AND APPLICATION FOR PORTLAND CEMENT/LIME TYPE "S" MORTAR AS DESCRIBED IN ACI 530-13.

D. ALL GROUT FILL IN MASONRY WALLS SHALL CONFORM TO ASTM C 476. SLUMP RANGE 8-11". PLACE GROUT IN 5'-0" MAXIMUM FOUR HEIGHTS AND CONSOLIDATE BY MECHANICAL VIBRATION.

E. PROVIDE 8" DEPTH OF 100 % SOLID MASONRY BELOW ALL JOIST OR SLAB BEARING LINES. PROVIDE 16" HIGH X 16" LONG 100 % SOLID MASONRY BELOW ALL LINTELS AND BEAMS UNLESS NOTED OTHERWISE.

F. ALL MASONRY WALLS SHALL BE REINFORCED WITH NO. 9 GAGE TRUSS TYPE GALVANIZED DUR-O-WALL SPACED VERTICALLY AT 16" O.C. U.N.O. LAP ALL DUR-O-WALL 6" MINIMUM. PROVIDE CORNER AND TEE PIECES AT ALL INTERSECTIONS.

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

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

ALL ANGLES SHALL HAVE THEIR SHORT LEG OUTSTANDING AND 6" MINIMUM BEARING.

5. STRUCTURAL STEEL

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

B. ALL WELDED CONNECTIONS SHALL BE DONE WITH E70XX ELECTRODES. SHOP AND FIELD WELDS SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE FOR BUILDINGS AWS D1.1. WELDS SHALL DEVELOP THE FULL STRENGTH OF MATERIALS BEING WELDED UNLESS OTHERWISE NOTED.

6. WOOD

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

B. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI 1) AND COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (HIB-91) AS PUBLISHED BY THE TRUSS PLATE INSTITUTE AND IN ACCORDANCE WITH THE 1991 EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.

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

D. ALL LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb=2600psi, Fv=285psi, E=1,900,000psi, Fc=2510psi(PARALLEL), Fc=750psi(PERPENDICULAR).

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

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

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

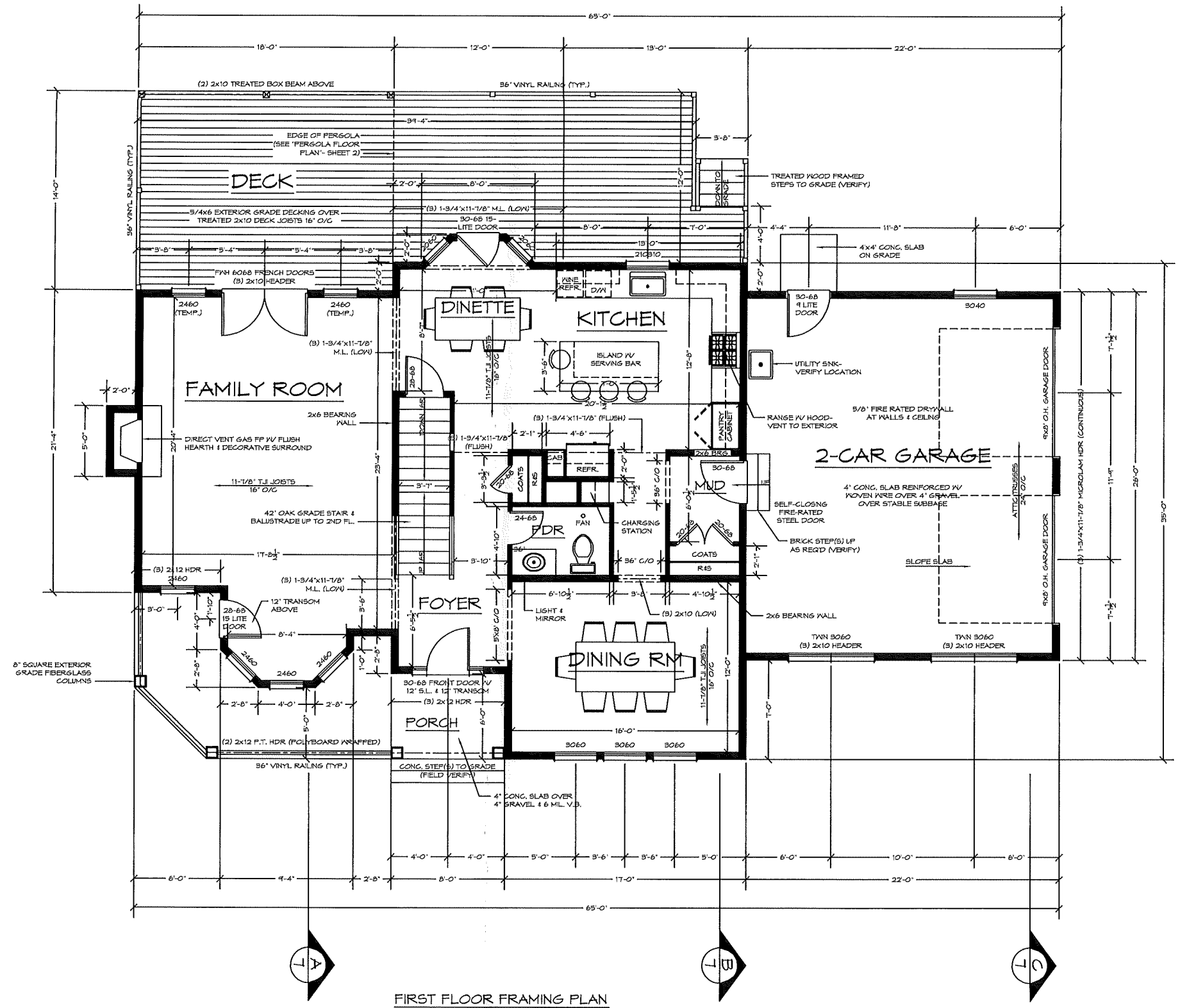
H. PROVIDE BRIDGING SPACED AT 48" O.C. IN FIRST TWO JOIST, RAFTER OR TRUSS SPACES WHEN FRAMING IS PARALLEL TO EXTERIOR WALL. NAIL SHEATHING (FLOOR, CEILING OR ROOF) TO BRIDGING AND NAIL BRIDGING TO EXTERIOR WALL PLATE. PROVIDE ONE ROW OF BRIDGING BETWEEN ALL FLOOR AND ROOF JOISTS FOR EACH 8'-0" OF SPAN.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

I. PROVIDE THE FOLLOWING JAMB STUDS AT ALL BEARING WALL OPENINGS UNLESS NOTED OTHERWISE:
0-3' OPENING 1 JACK STUD, 1 KING STUD
3'-1" - 6'-0" OPENING 2 JACK STUDS, 1 KING STUD
6'-1" - 9'-0" OPENING 2 JACK STUDS, 2 KING STUDS

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

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

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



FIRST FLOOR FRAMING PLAN

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

9' FIRST FLOOR CEILING HEIGHT

FIRST FLOOR= 1285 SQ. FT. (CONDITIONED)

WINDOW SIZES SHOWN ARE ANDERSEN 200 SERIES WHERE AVAILABLE.

SQUARE FOOTAGE:

FIRST FLOOR:	1285 SQ. FT.
SECOND FLOOR:	1493 SQ. FT.
TOTAL:	2778 SQ. FT.

THE WESTEST RESIDENCE

BALTIMORE COUNTY, MD

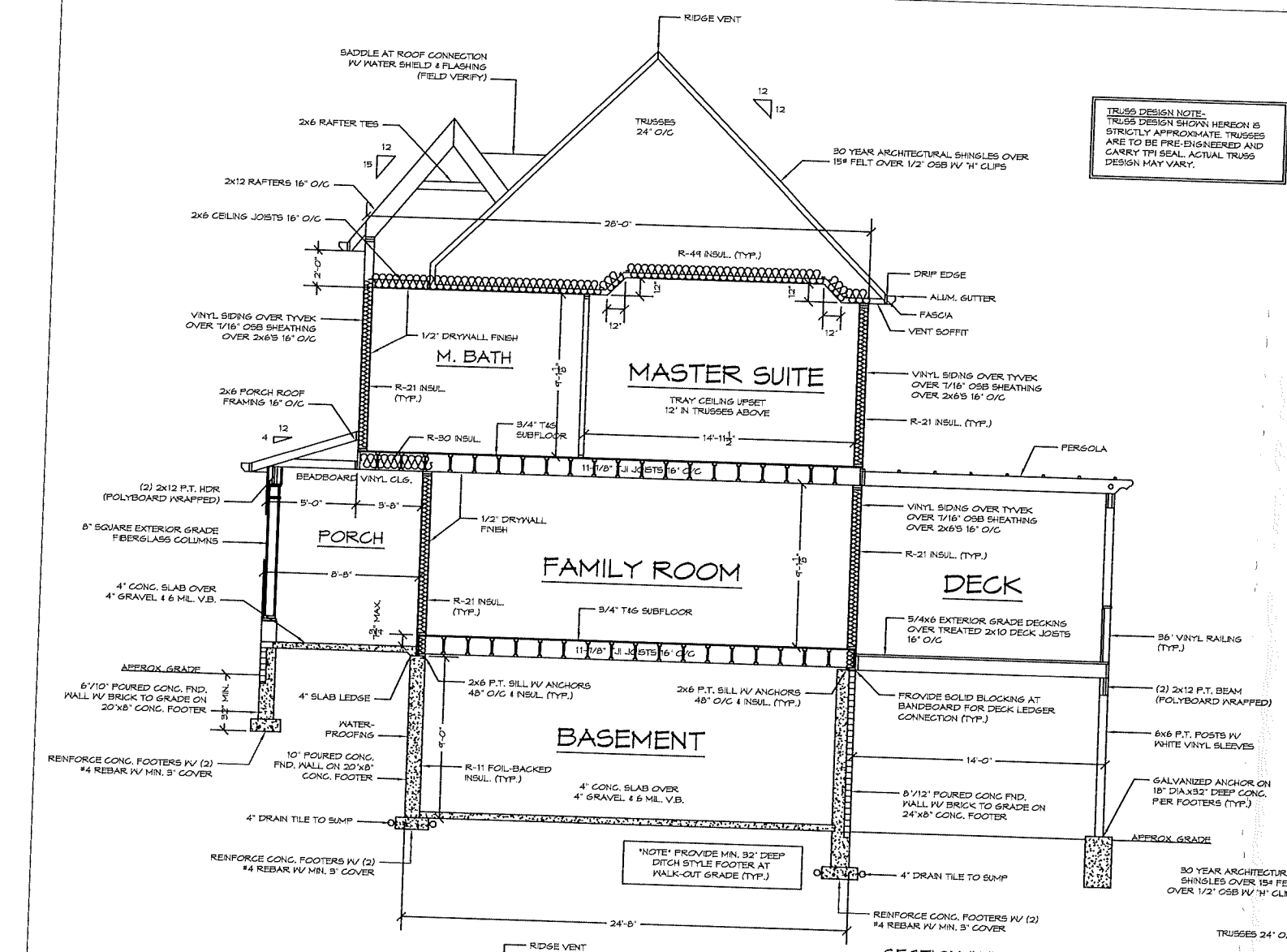
REVISED 4/24/2015
REVISED 4/28/2015
REVISED 9/30/2015
REVISED 9/21/2015
REVISED 9/25/2015
REVISED 9/17/2015

FILE: NORD WEST RESIDENCE

SCALE: 1/4" = 1'-0"
DATE: 3/2015
SHEET NO.: 5

GBL CUSTOM HOME DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

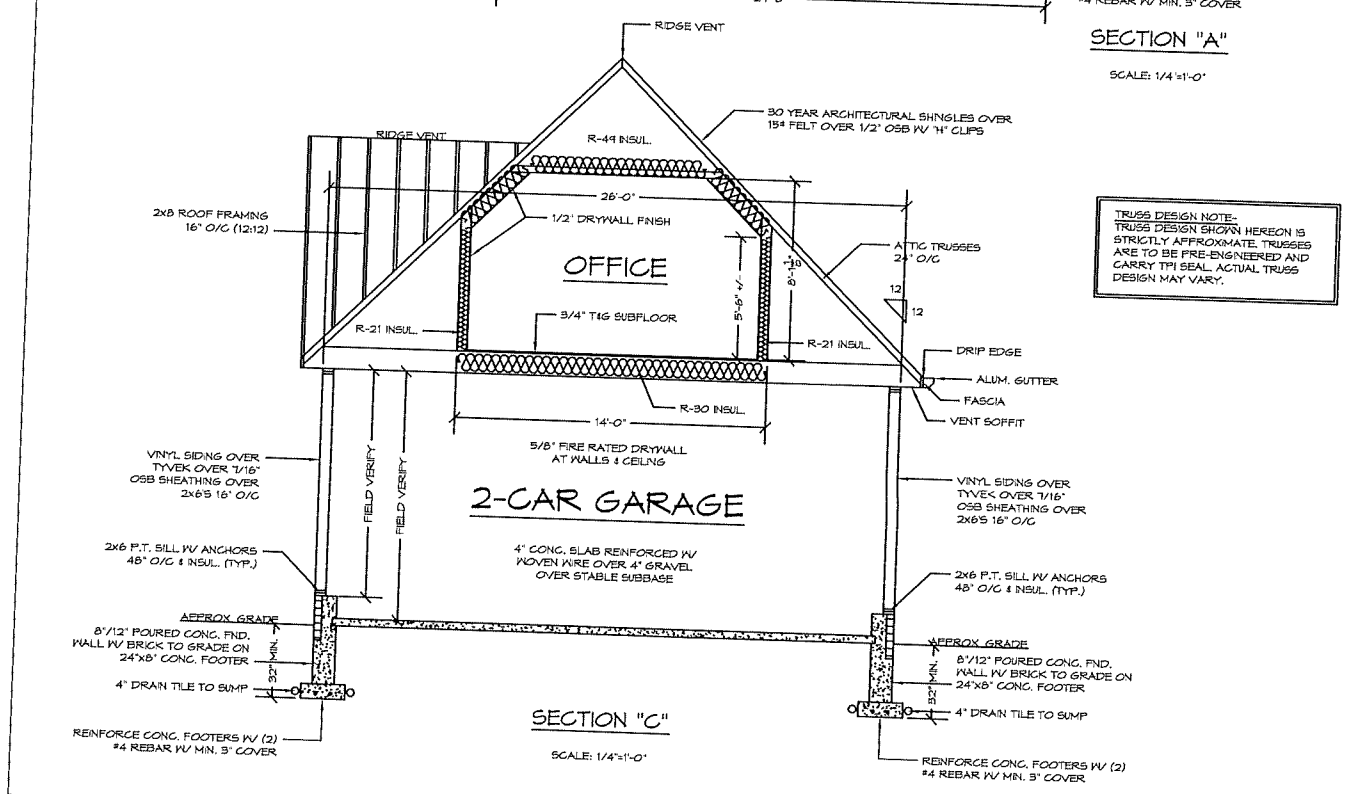
2015-0254-A



SECTION "A"

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

TRUSS DESIGN NOTE-
TRUSS DESIGN SHOWN HEREON IS STRICTLY APPROXIMATE. TRUSSES ARE TO BE PRE-ENGINEERED AND CARRY TPI SEAL. ACTUAL TRUSS DESIGN MAY VARY.



SECTION "C"

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

TRUSS DESIGN NOTE-
TRUSS DESIGN SHOWN HEREON IS STRICTLY APPROXIMATE. TRUSSES ARE TO BE PRE-ENGINEERED AND CARRY TPI SEAL. ACTUAL TRUSS DESIGN MAY VARY.

2012 IECC CODE COMPLIANCE

R301.1 CLIMATE ZONE 4

R401.2 COMPLIANCE METHOD:
MANDATORY AND PRESCRIPTIVE PROVISIONS

R402.1.1 ATTIC INSULATION: R-49 RAISED HEEL TRUSSES: R-38

R402.1.1 WOOD FRAME WALL:
R-20 OR R13+R5 CONTINUOUS INSULATION

R402.1.1 BASEMENT WALL INSULATION:
R-13/R-10 FOIL FACED CONTINUOUS, UNINTERRUPTED BATTS FULL HEIGHT.

R402.1.1 CRAWL SPACE WALL INSULATION:
R-13/R-10 FOIL FACED CONTINUOUS BATTS FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2'-0".

R402.1.1 FLOOR INSULATION OVER UNCONDITIONED SPACE:
R-19 BATT INSULATION

R402.1.1 WINDOW U-VALUE / SHGC
.35 (U-VALUE)
.40 (SHGC)

R402.2.8 SLAB ON GRADE FLOORS LESS THAN 12" BELOW GRADE:
R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORIZONTALLY OR 2'-0" VERTICALLY.

R402.2.4 ATTIC ACCESS:
ATTIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-49.

R402.4 BUILDING THERMAL ENVELOPE (AIR LEAKAGE):
EXTERIOR WALLS AND PENETRATIONS WILL BE SEALED PER THIS SECTION OF THE 2012 IECC WITH CAULK, GASKETS, WEATHERSTRIPPING OR AN AIR BARRIER OF SUITABLE MATERIAL.

R402.4.1 BUILDING ENVELOPE TIGHTNESS TEST:
BUILDING ENVELOPE TIGHTNESS AND INSULATION INSTALLATION MUST MEET THE INSPECTION CRITERIA LISTED IN TABLE 402.4.1.2. A "BLOWER DOOR AIR INFILTRATION TEST" SHALL BE PERFORMED IN ALL UNITS. SEE ALSO SECTION R303.4 OF THE 2012 IRC.

R402.4.2 FIREPLACES:
ALL WOOD BURNING MASONRY FIREPLACES WILL HAVE TIGHT-FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR. FIREPLACES SHALL HAVE GASKETED DOORS.

R402.4.4 RECESSED LIGHTING:
RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE.

R403.1.1 THERMOSTAT:
ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM PER 2012 IECC SECTION 403.1.

WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED THE THERMOSTAT SHALL PREVENT THE SUPPLEMENTARY HEAT FROM COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD.

R403.2.1 MECHANICAL DUCT INSULATION:
SUPPLY DUCTS IN ATTIC R-8 MINIMUM
SUPPLY DUCTS OUTSIDE OF CONDITIONED SPACES R-8 MINIMUM
ALL OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE R-6 MINIMUM. DUCTS LOCATED UNDER CONCRETE SLABS MUST BE R-6 MINIMUM.

R403.2.2 DUCT SEALING:
ALL DUCTS, AIR HANDLERS, FILTER BOXES WILL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH SECTION M1601.4.1 OF THE IRC.

A DUCT TIGHTNESS TEST ("DUCT BLASTER" DUCT TOTAL LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONSTRUCTION TEST OR A ROUGH-IN TEST. DUCT TIGHTNESS IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.

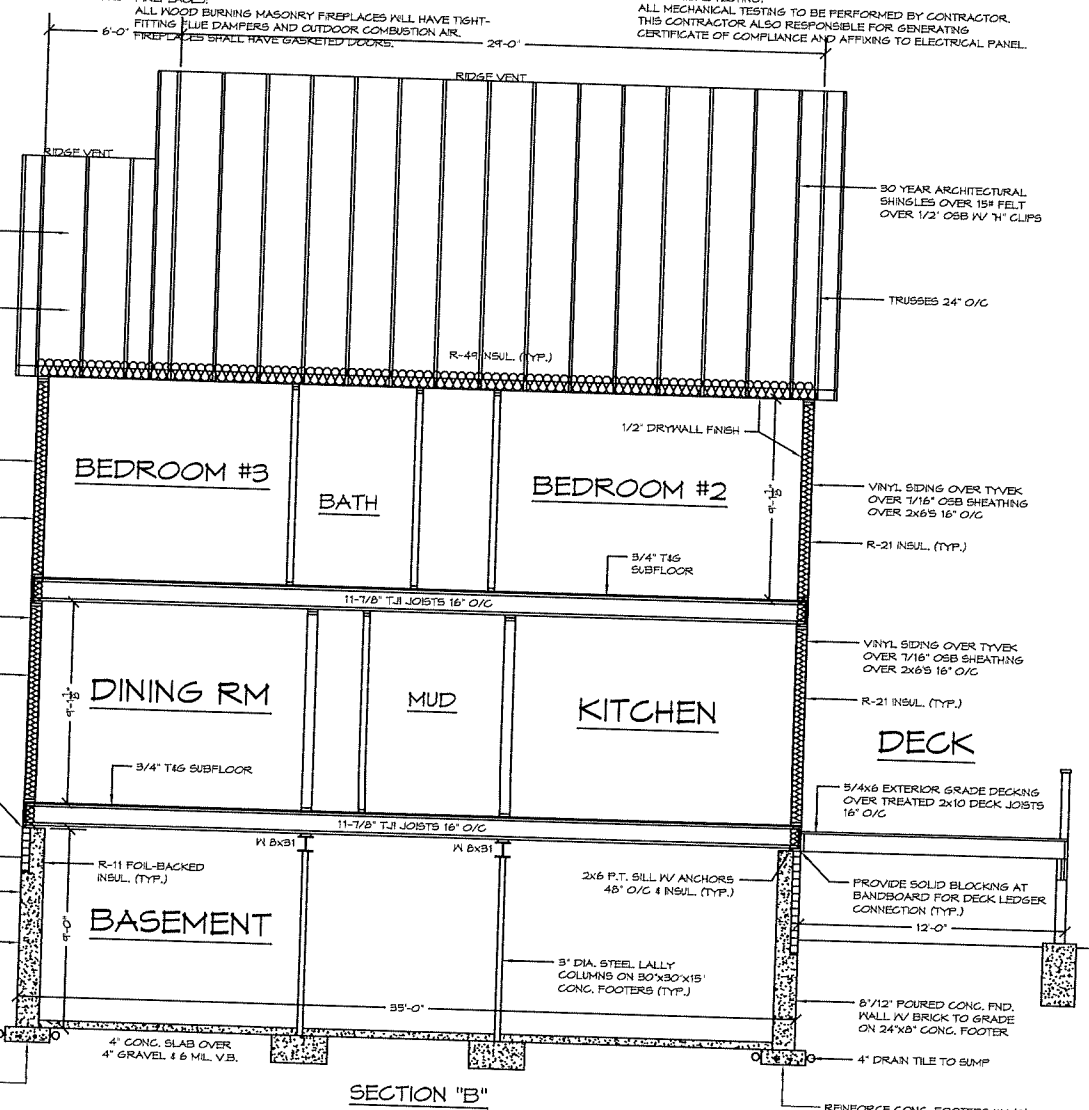
R403.5 MECHANICAL VENTILATION:
OUTDOOR (MAKE-UP) AIR WILL BE BROUGHT INTO THE HOME THRU A DUCT WITH AN AUTOMATIC OR GRAVITY DAMPER.

R403.6 EQUIPMENT SIZING SHALL COMPLY WITH R403.6.

R404.1 LIGHTING EQUIPMENT:
A MINIMUM OF 75% OF ALL LAMPS (LIGHTS) MUST BE HIGH-EFFICACY LAMPS.

WATER HEATER:
MINIMUM EFFICIENCY ESTABLISHED BY NAECA

MECHANICAL TESTING:
ALL MECHANICAL TESTING TO BE PERFORMED BY CONTRACTOR. THIS CONTRACTOR ALSO RESPONSIBLE FOR GENERATING CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL.



SECTION "B"

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

THE WEST RESIDENCE

BALTIMORE COUNTY, MD

REVISED 4/29/2015
REVISED 4/28/2015
REVISED 3/30/2015
REVISED 3/21/2015
REVISED 3/25/2015
REVISED 3/17/2015

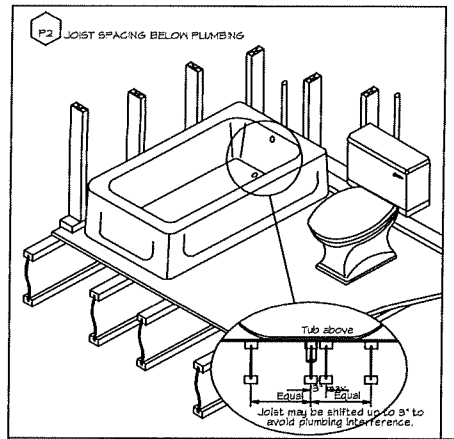
FILE: INGRID WEST RESIDENCE

SCALE: 1/4" = 1'-0"
DATE: 3/2015
SHEET NO.: 7

GBL CUSTOM HOME DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

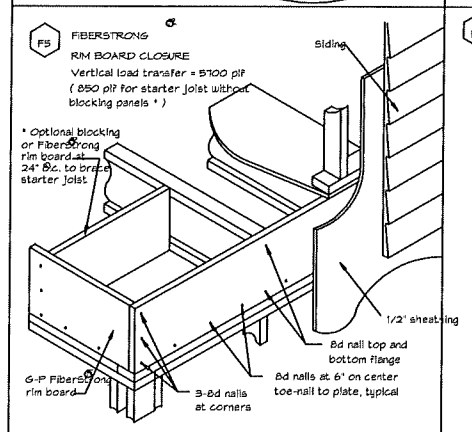
2015-0254-A

F2 JOIST SPACING BELOW PLUMBING



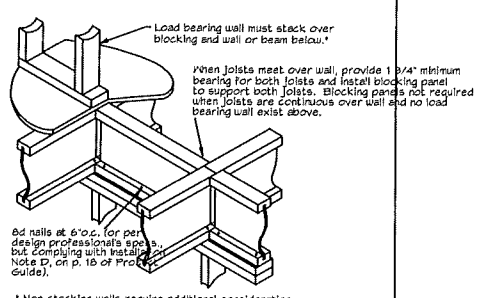
F5 FIBERSTRONG RIM BOARD CLOSURE

Vertical load transfer = 5700 plf
(850 plf for starter joist without blocking panels *)



F4 BLOCKING PANEL, INTERIOR

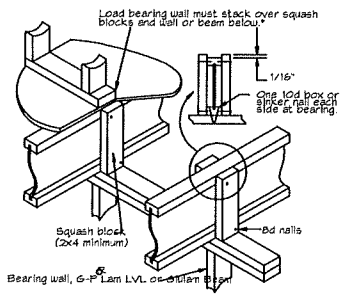
Vertical load transfer = 2000 plf max. along bearing wall
Required on interior walls :
- for lateral support when joists meet over wall, or
- for vertical load transfer when load bearing wall stacks directly over wall or beam below.



* Non-stacking walls require additional consideration.

F10 SQUASH BLOCKS AT INTERIOR BEARING

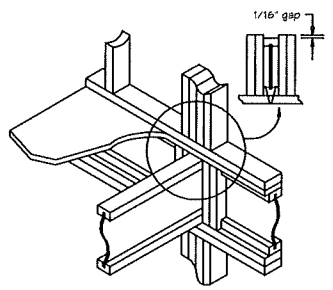
Vertical load transfer = 2000 plf max along load bearing wall.



* Non-stacking walls require additional consideration.

Check local building code for appropriate details in areas of high lateral load.

F19 SQUASH BLOCKS AT CONCENTRATED LOADS



Solid block all posts from above to bearing below with equal number of squash blocks

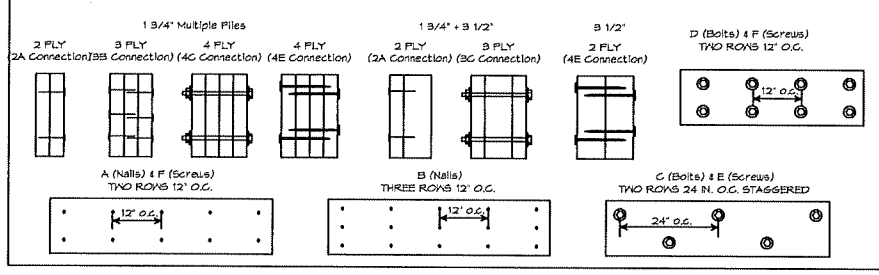
LVL FASTENING SCHEDULE

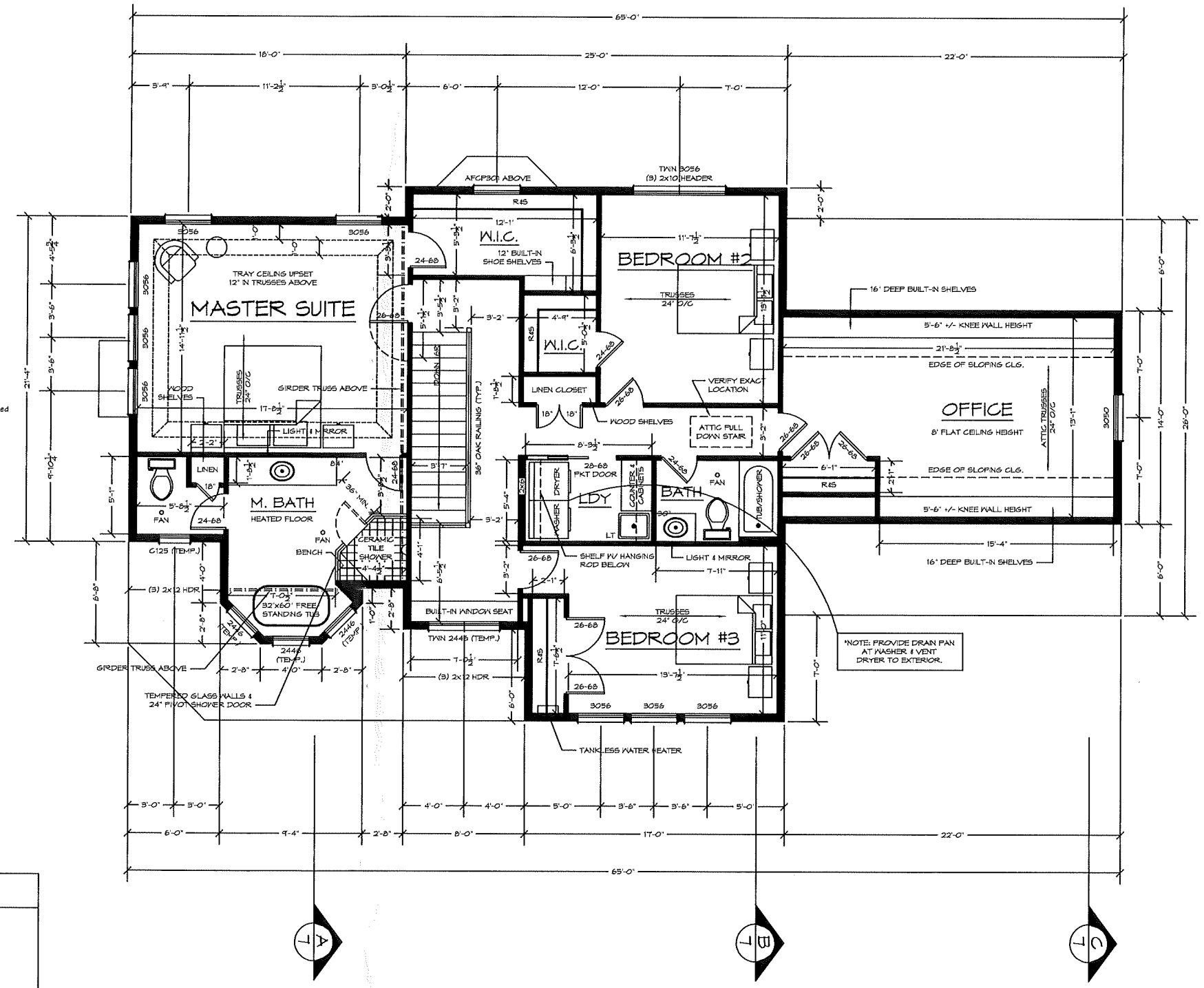
Maximum Uniform Load Applied to Either or Both Outside Pieces (Pounds per lineal foot)

Pieces in Member	16d NAILS		1/2" BOLTS		SCREWS (Note 9)	
	A	B	C	D	E	F
	2 ROWS 12" o.c.	3 ROWS 12" o.c.	2 ROWS 2" o.c. stag.	2 ROWS 12" o.c.	2 ROWS 24" o.c.	2 ROWS 12" o.c.
2	505	760	505	1015	500	995
3	330	570	380	760	375	745
4	Not Permitted		340	675	330	665

NOTES:

1. Confirm adequacy of the beam (depth and number of pieces) for carrying the designated load.
2. Stress level for nail and bolt values is 100%, increases of 15% for snow loaded or 25% for non-snow loaded roof conditions are permitted.
3. Top and bottom row of connectors should be 2" from edge.
4. Bolt holes are to be the same diameter as the bolt. Every bolt must extend through the full thickness of the member. Use washers under head and nut.
5. For three-piece member, specified nailing is from the each side.
6. To minimize rotation, four-piece members should only be used when loads are applied to both sides, or completely across the top of the member.
7. Four-piece members must be bolted or attached with 6" screws from both sides.
8. Floor joists must be attached with approved metal hangers.
9. Screws are USP KS series or Simpson Strong-Tie SDS installed per manufacturer instructions.
10. Screws for 3-ply and 4-ply members must be from both sides of beam.





SECOND FLOOR FRAMING PLAN

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

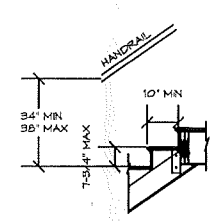
9' SECOND FLOOR CEILING HEIGHT (EXCEPT WHERE NOTED.)

SECOND FLOOR= 1493 SQ. FT. (CONDITIONED)

WINDOW SIZES SHOWN ARE ANDERSEN 200 SERIES WHERE AVAILABLE.

R613.2 WINDOW SILLS
ALL WINDOWS WHERE THE OPERABLE OPENING IS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING SHALL BE A MIN. OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIA. SPHERE CANNOT PASS.

EXCEPTIONS:
1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4"DIA. SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2006 OR F 2090



TYPICAL STAIR SECTION

NOT TO SCALE

NOTE: ALL STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IRC 2012 SECTION R314

THE WEST RESIDENCE

BALTIMORE COUNTY, MD

REVISED 4/29/2015
REVISED 4/28/2015
REVISED 3/30/2015
REVISED 3/27/2015
REVISED 3/25/2015
REVISED 3/17/2015

FILE: NORD WEST RESIDENCE

SCALE: 1/4" = 1'-0"
DATE: 3/2015
SHEET NO.: 6

GBL CUSTOM HOME DESIGN INC.
PO BOX 237 PIKESVILLE, MD 21048
PHONE 410-833-8320

RECORD PLAT NOTES

Highways and highway widenings, slope easements, drainage and utility easements, access easements, forest buffer areas in fee or easement, Greenway areas in fee or easement, and stormwater management areas, no matter how entitled, shown hereon are reserved unto the owner and, except for those indicated as private, are hereby offered for dedication to Baltimore County, Maryland. The owner, his personal representatives, and assigns will convey said areas by deed, to Baltimore County, Maryland, at no cost.

This plat may expire in accordance with the provisions of the Baltimore County Code, Section 26-216

The recording of this plat does not guarantee the installation of streets or utilities by Baltimore County.

The information shown hereon may be superseded by a subsequent or amended plat.

Additional information concerning this plat may be obtained from the Baltimore County Office of Planning and Zoning and the Department of Public Works.

The recording of this plat does not constitute or imply acceptance by the county of any street, easement, park, open space or other public area shown on the plat.

The owner/developer will comply with the best management practices adopted by the Baltimore County Department of Environmental Protection and Resource Management.

There shall be no clearing, grading, construction or disturbance of vegetation in the forest buffer except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.

Except as otherwise indicated, all building restriction lines shown hereon have been placed as the result of an interpretation only of currently applicable regulations and policies of the Baltimore County Office of Planning and Zoning. Exceptions to these restrictions may apply.

All requirements of the Maryland State Dept. of the Environment and Baltimore County Dept. of Environmental Protection and Resource Management pertaining to private sewage systems must be complied with prior to approval of building application.

Trash collection, snow removal, and road maintenance are to be provided to the junction of the panhandle and street rights-of-way.

Soil percolation tests will be valid for a period of five years from the date the record plat is signed by the Director, Department of Environmental Protection and Resource Management. At the expiration of this period, new tests may be required.

This site is located in the Hampton Sewershed.

Total area of lots = 5.2742 Ac.

Total area of Plat = 5.2776 Ac.

Highway Widening Area = 0.00344 Ac.

Area of Ingress, Egress & Utility Parcel = 0.2206 Ac. (PARCEL 'A

Public domestic water supply will be utilized.

This Plat is a Resubdivision of the DEINLEIN SUBDIVISION recorded in Plat Book 40, Folio 143 Jan. 25, 1977, and Lot 13 of Plat of Mrs. August Breidenstein, Recorded in Plat Book 12, Folio 40, December 30, 1939 and revises lots 3 & 4 by deleting future Mid Meadow Road per Executive Order Dated August 27, 1991.

DENSITY CALCULATIONS

D.R. 1 = 4.6187 Acres
D.R. 2 = 0.6555 Acres
TOTAL 5.2742 Acres

NUMBER OF UNITS

ALLOWED:

4.62 Acres x 1 Unit/Acre = 4.6 Units
0.66 Acres x 2 Units/Acre = 1.3 Units
Total 5.9 Units

PROPOSED: 4 Units

The approval of this plat is based upon a reasonable expectation that the water service which is planned for the development will be available when needed. However, building permits may not be issued until the planned water facility is completed and determined to be adequate to serve the proposed development.

Streets and/or roads shown hereon and mention thereof in deeds are for the purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

DEED REFERENCES

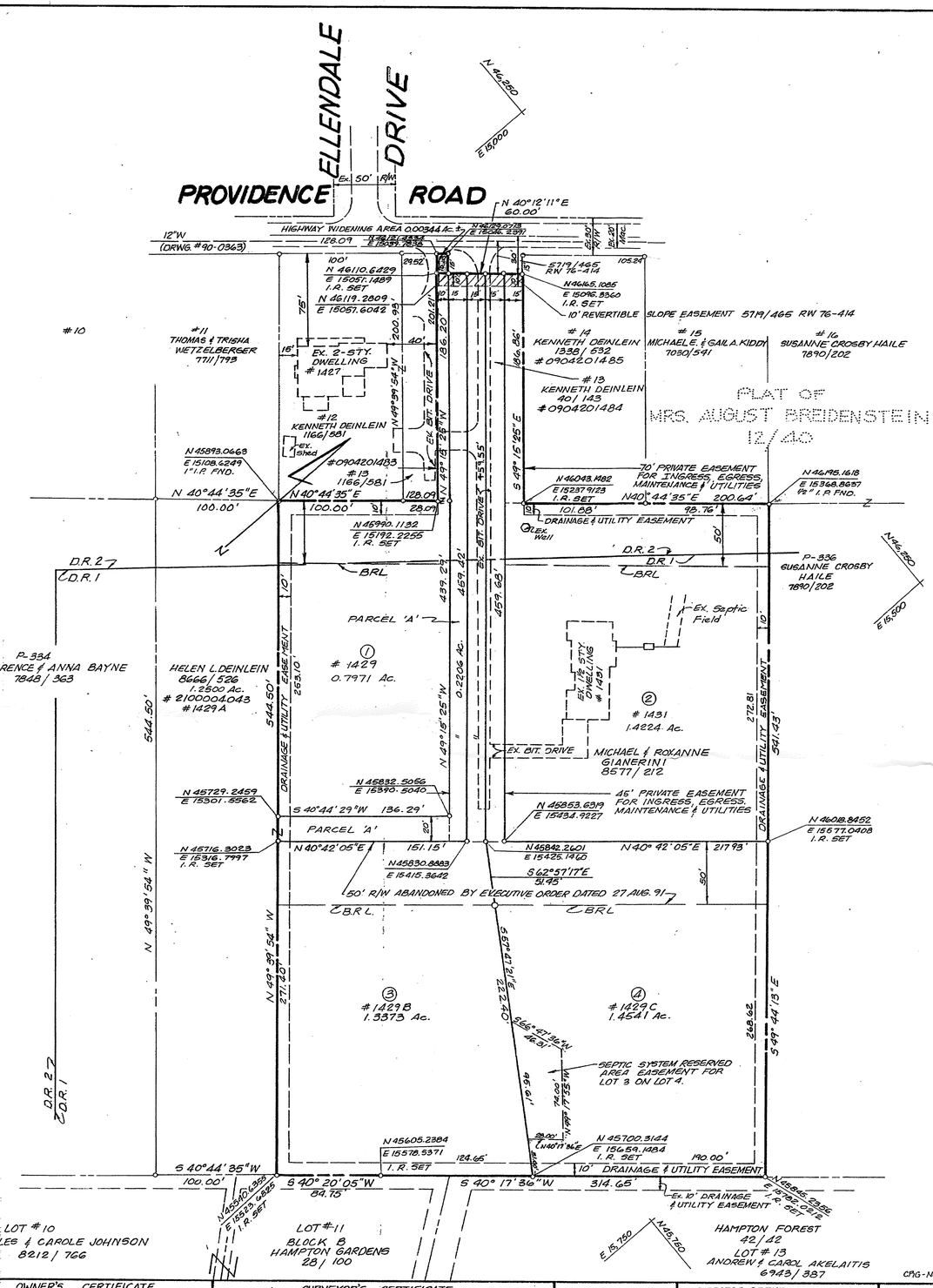
LOT # 13 1166/581
LOT # 1 1166/581
LOT # 2 8577/212
LOT # 3 1166/581
LOT # 4 1166/581

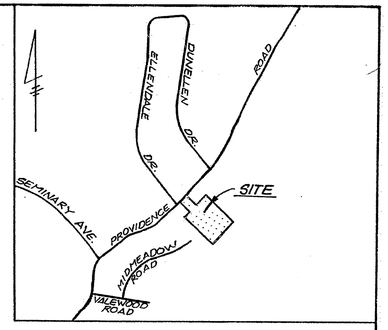
TAX ACCOUNT NUMBERS

LOT # 13 # 0904201484
LOT # 1 # 2200005164
LOT # 2 # 2200005165
LOT # 3 # 2200005166
LOT # 4 # 2200005167

STORM WATER MANAGEMENT

PRIOR TO THE ISSUANCE OF BUILDING OR GRADING PERMITS, STORM WATER MANAGEMENT MUST BE ADDRESSED.





VICINITY MAP
SCALE: 1" = 1000'

REASONS FOR RESUBDIVION

1. TO REVISE & READDRESS LOTS 3 & 4.
2. TO CREATE PARCEL 'A'.

12/31/92

E PLAT 1815.00 15.00
SM CLERK 15.00
92241.00 CHG 003 11:51:07

OWNER

KENNETH DEINLEIN AND HELEN DEINLEIN
1427 PROVIDENCE ROAD
TOWSON, MARYLAND 21204
Tel. 410-825-2462

Filed for record
S.M. 65 FOLIO 37
Date DEC 31 1992
Test:
Clerk

2015-0254-A

PLAN

SCALE: 1"=50'

CRG-NOT APPLICABLE

NOTE: COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

#10274	#10276
N 45,816.71	N 46,588.64
E 14,770.96	E 15,426.50

William N. Bafitis, P.E.
410-391-2336
Bafitis & Associates, Inc.
Civil Engineers / Land Planners / Surveyors
1249 Engleberth Rd. Baltimore, Md. 21222

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE THE REQUIREMENTS OF SUBSECTION(C) OF SECT. 3-108 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

MICHAEL GIANERINI 8/9/92
ROXANNE GIANERINI 8/9/92
HELEN L. DEINLEIN
KENNETH DEINLEIN TITLE DATE 8/11/92

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION(C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARY INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

M.S. DALLAS RLS 10912 1/3/92
NAME REGISTRATION NO. DATE

STATE OF MARYLAND M.S. DALLAS No. 10912 PROFESSIONAL LAND SURVEYOR

DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT 12/31/92
DIRECTOR DATE

APPROVED FOR THE DEPARTMENT OF PUBLIC WORKS AND THE OFFICE OF PLANNING AND ZONING
10/15/92
DIRECTOR OF PUBLIC WORKS DATE

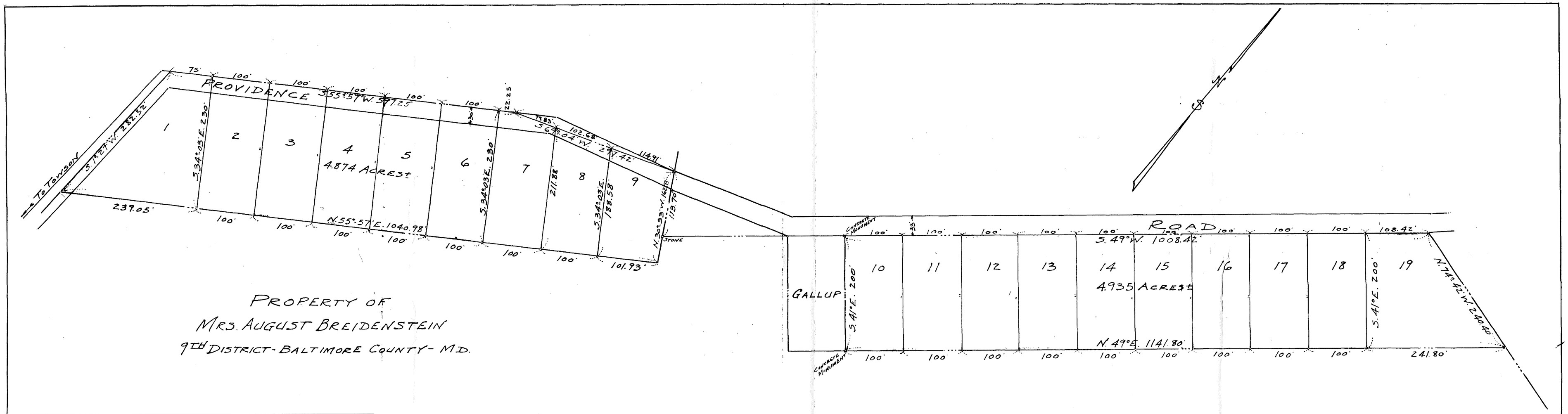
P.W.A. COMPLETED N/A
FINAL PLAT CHECKED
PLANNING
ENGINEERING Rub 10/8/92
HOUSE NUMBERS Lutz 10-5-92
LAND ACQUISITION
COMPUTED BY: M.S.D.
CHECKED BY: M.S.D.
DRAWN BY: DEB/AL

A RESUBDIVISION OF
DEINLEIN SUBDIVISION
AND LOT 13, PROPERTY OF MRS. AUGUST BREIDENSTEIN
9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

OWNER
KENNETH DEINLEIN

MAY 14, 1992

MSA SSU 1236-8266 65-37



PROPERTY OF
MRS. AUGUST BREIDENSTEIN
9TH DISTRICT - BALTIMORE COUNTY - MD.

SCALE = 100 FEET TO ONE INCH.
FRED H. DOLLENBERG
SURVEYOR & CIVIL ENGR.
DUNCAN BUILDING - TOWSON, MD.
NOV. 20, 1939.

NOTE:- LOT LAYOUT ADDED TO PLAT NOV. 23, 1939.