

IN RE: PETITION FOR ADMIN. VARIANCE *
(6 Westcroft Court)
8th Election District *
3rd Council District *
Robert M. and Patricia A. Rubino *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0090-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Robert M. and Patricia A. Rubino ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit a proposed accessory building (detached garage) in the rear of the dwelling with a height of 23 ft. 3 in. in lieu of the maximum allowed 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as 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 received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 18, 2015, 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 (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 11-5-15

By [Signature]

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of 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.

Although the Department of Planning did not make any recommendations related to the accessory structure (detached garage) height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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, this 5th day of **November, 2015** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed accessory building (detached garage) in the rear of the dwelling with a height of 23 ft. 3 in. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.

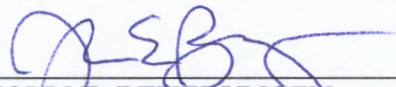
ORDER RECEIVED FOR FILING

Date 11-5-15

By (signature)

2. The Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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:dlw

ORDER RECEIVED FOR FILING

Date 11-5-15

By DLW



KEVIN KAMENETZ
County Executive

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

November 5, 2015

Robert M. Rubino
Patricia A. Rubino
6 Westcroft Court
Hunt Valley, Maryland 21030

RE: Petition for Administrative Variance
Case No. 2016-0090-A
Property: 6 Westcroft Court

Dear Mr. and Mrs. Rubino:

Enclosed please find a copy of the Order 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.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: David A. Wilson, Esq., 401 Washington Avenue, Suite 200, Towson, MD 21204
James L. Wilson, 11810 Meylston Drive, Lutherville, MD 21093

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 Hearings for Baltimore County for the property located at:

Address **6 Westcroft Court Huntvalley, MD 21030**

Currently zoned RC 7

Deed Reference 08254/ 00545

10 Digit Tax Account # 2100004302

Owner(s) Printed Name(s) Robert M. Rubino and Patricia A. Rubino

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE from** Section 400.3 of BCZR to permit a proposed accessory building (detached garage) in the rear yard of the dwelling with a height of 23'3" in lieu of the maximum allowed 15 feet.
- 2 **ADMINISTRATIVE SPECIAL HEARING**

of the Baltimore County Code, to the development law of Baltimore County.

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

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Robert Rubino

Patricia Rubino

Name #1 - Type or Print Name #2 - Type or Print /

Robert Rubino Patricia A Rubino
Signature #1 Signature #2

6Westcroft Court Huntvalley, MD 21030

Mailing Address / City State / Zip Code

Telephone # 410-472-2889

Email Address rrubino10@comcast.net

Representative to be contacted:

James L. Wilson

ORDER RECEIVED FOR FILING
11-5-15
Date

Attorney for Owner(s)/Petitioner(s):

David A. Wilson

Name - Type or Print

Signature

David A. Wilson
401 Washington Ave, Ste 200

Mailing Address /

City 1

State

Zip Code

Email Address

Name - Type or Print

Signature

James L. Wilson
11810 Meylston Drive, Lutherville, MD

21093

Telephone #410-977-6125

wbi1@comcast.net

Telephone # 410-938-8666 daw@williams-santoni-law.com

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0090-A

Filing Date 10/09/15

Estimated Posting Date 10/18/15
- 11/02/15

Reviewer AT

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 6 Westcroft Court
Print or Type Address of property

Huntvalley MD.
City State

21030
Zip Code

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

I built a detached two- car garage with attic trusses for storage above. I submitted plans with elevations and walked out same day with my permit. I failed to understand or realize that there was a height restriction and unfortunately have structure substantially completed 90%. The total height is 21'-3", measured from highest peak to garage entrance. The residence is on a secluded Street and the detached garage sits below neighbors' homes and is nestled into a sloped bank. Property which is 3.44 acres has 100 year flood plain behind it and vast farmland behind that. (If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Robert M. Rubino
Signature of Owner (Affiant)

Robert M. Rubino
Name- Print or Type

Patricia A. Rubino
Signature of Owner (Affiant)

Patricia A. Rubino
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 5th day of October, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s). **AS**

WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

James L. Pearson
4-16-19

REV. 5/8/2014

2016-0090-A

ZONING PROPERTY DESCRIPTION FOR 6 Westcroft Court

Beginning at a point on the north side of Westcroft Court which is 50 feet wide at the distance of 948.18 feet north of the centerline of the nearest improved intersecting street, Western Run Road which is 40 feet wide.

Being Lot 16 in the subdivision of Plat 2 Lambourne Downs as recorded in Baltimore County Plat Book #58, Folio #54, containing 3.4484 acres. Located in the 8TH Election District and 3RD Council District.

2016-0090-A

**CASHIER'S
VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0090 -A Address 6 Westcroft Court

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

Filing Date: 10/9/15 Posting Date: 10/18/15 Closing Date: 11/02/15

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 2016- 0090 -A Address 6 Westcroft Court

Petitioner's Name Robert Rubino Telephone 410-472-2889

Posting Date: 10/18/15 Closing Date: 11/02/15

Wording for Sign: To Permit an accessory building (detached garage) in the rear yard of the dwelling with a height of 21'3" in lieu of the maximum allowed 15 feet.

Revised 7/21/15

CERTIFICATE OF POSTING

Date: 10-18-15

RE: Case Number: 2016-0090-A

Petitioner/Developer: Robert Rubino

Date of Hearing/Closing: 11-2-15

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6 Westcroft Ct

The signs(s) were posted on 10-18-15
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2016-0090-A

TO PERMIT AN ACCESSORY BUILDING
(DETACHED GARAGE) IN THE REAR YARD
OF THE DWELLING WITH A HEIGHT OF
21' 3" IN LIEU OF THE MAXIMUM
ALLOWED 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 11/2/15

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

M E M O R A N D U M

DATE: December 8, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0090-A- Appeal Period Expired

The appeal period for the above-referenced case expired on December 7, 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10-22</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>EX</u>
<u>10-23</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-21</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING <u>15 2015</u>	Date: <u>10-18-15</u> by <u>Person</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 08 Account Number - 2100004302			
Owner Information					
Owner Name:	RUBINO ROBERT M RUBINO PATRICIA A		Use:	RESIDENTIAL	
Mailing Address:	6 WESTCROFT CT HUNT VALLEY MD 21030-1100		Principal Residence:	YES	
			Deed Reference:	/08254/ 00545	
Location & Structure Information					
Premises Address:		6 WESTCROFT CT HUNT VALLEY 21030-1100		Legal Description:	3.4484 AC LAMBOURNE DOWNS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0033	0024	0285		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	2
	16	2014		0058/0054	
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1997	4,348 SF		3.4400 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	BRICK	4 full/ 1 half	1 Attached
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		373,200	373,200		
Improvements		475,600	513,500		
Total:		848,800	886,700	874,067	886,700
Preferential Land:		0			0
Transfer Information					
Seller:		LAMBOURNE DOWNS PARTNERSHIP		Date:	08/22/1989
Type:		ARMS LENGTH IMPROVED		Price:	\$146,000
				Deed1:	/08254/ 00545
				Deed2:	
Seller:				Date:	
Type:				Deed1:	
				Price:	
				Deed2:	
Seller:				Date:	
Type:				Deed1:	
				Price:	
				Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2015	07/01/2016
County:	000			0.00	
State:	000			0.00	
Municipal:	000			0.00 0.00	0.00 0.00
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 06/23/2008					

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

MAP 34-P.290

296

294

22

21

20

19

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

P.150

P.285

MAP 33-P.285

LAMBOURNE DOWNS ROAD

LAMBOURNE DOWNS

P.141

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>).

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

OCT 23 2015



OFFICE OF ADMINISTRATIVE HEARINGS

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 23, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0090-A
Address 6 Westcroft Court
(Rubino Property)

Zoning Advisory Committee Meeting of October 19, 2015.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 10-23-2015



KEVIN KAMENETZ
County Executive

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

November 3, 2015

James L Wilson
11810 Meylston Drive
Lutherville MD 21093

RE: Case Number: 2016-0090 A, Address: 6 Westcroft Court

Dear Mr. Wilson:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 9, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David A Wilson, Esquire, 401 Washington Avenue, Suite 200, Towson MD 21204

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



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 10/21/15

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

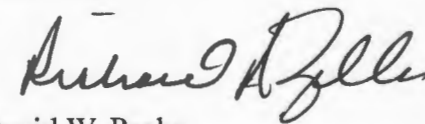
RE: Baltimore County
Item No. 2016-0090-A
Administrative Variance
Robert & Patricia Robbins
6 Westcroft Court.

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. 2016-0090-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,


David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 22, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For October 19, 2015
Item No. 2016-0088, 0089, 0090 and 0094

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

DAK
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC10122015.doc



Front of #6 Westcroft Ct taken from
Street -

2016-0090-A



VIEW FROM REAR DECK ON A 6 Westcroft Ct home
Backyard view

. 2016-0090-A



Close up of side of Garage



View of side of garage from
#6 Rear deck

2016-0090-A



TAKEN FROM FRONT LAWN
OF #6 CLOSE TO HOME.

* Notice 12/12 pitch on roof
entire home

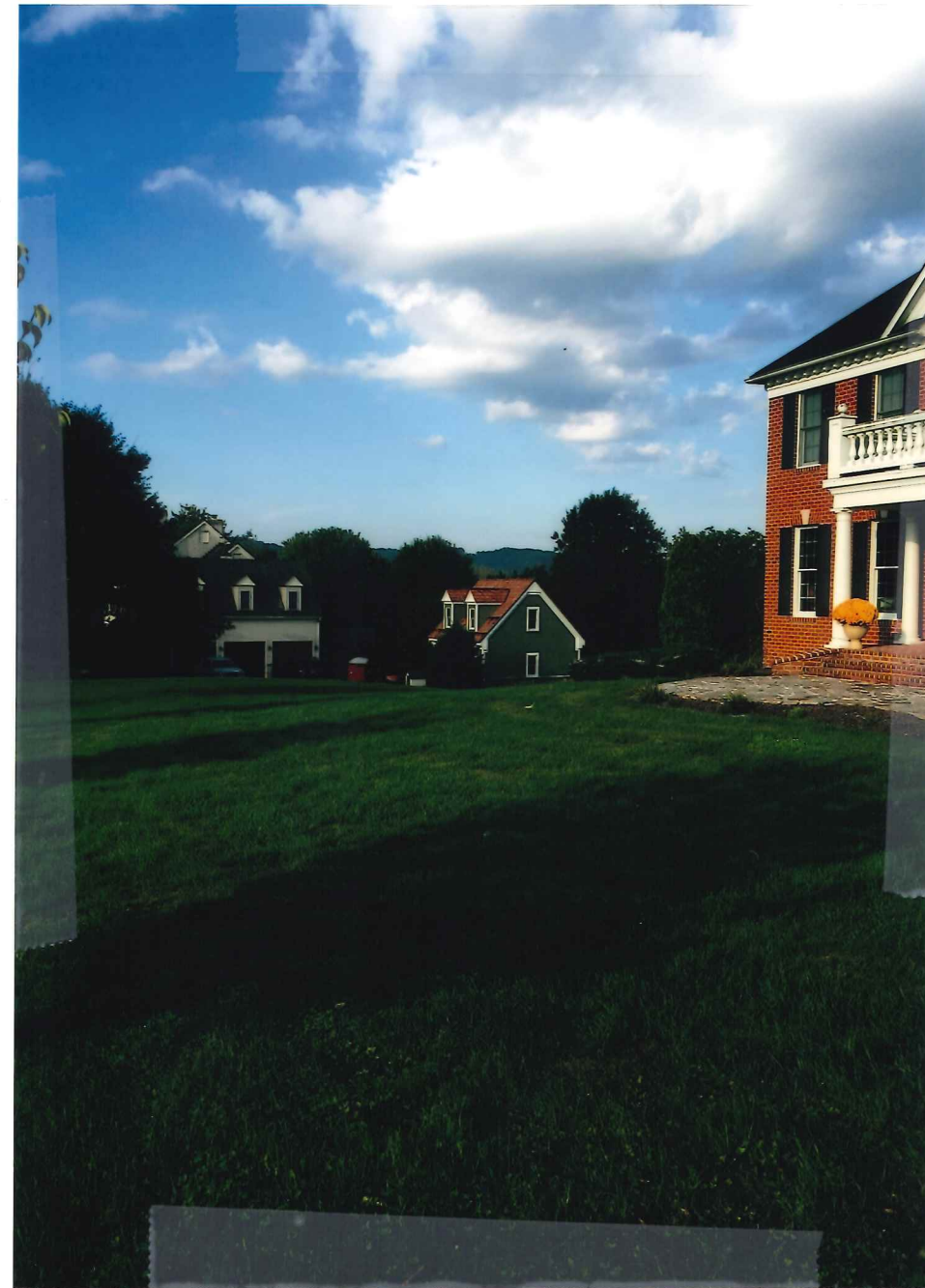
TAKEN FROM STREET IN
FRONT OF #6 Westcroft Ct

2016-0090-A



#8
Westcroft Ct.
Front of
Home

Neighbors front lawn side
of their home. Looking toward
#6



Take from neighbors front lawn
from right side of home
Looking toward #6 2016-0090-A

0805063001

1120

Pt. Bk. 0000058, Folio 0055

2100004307

Lot # 21

Pt. Bk./Folio # 058055

Lot # 15

2100004301

Lot # 14

2100004300

8

3 CD

Lot # 16

2100004302

033C3

RC 7

8 ED

NW 21-D

#6
GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

PAI # 080513

PAI # 080513

PAI # 080513

PAI # 080513

Pt. Bk./Folio # 058054

4

2100004303

Pt. Bk. 0000058, Folio 0054

Lot # 17

7

Lot # 12

2100004298

Lot # 13

2002-0572-A 2100004299

9

DRIVEWAY
DRIVEWAY

Lot # 11

2100004297

5

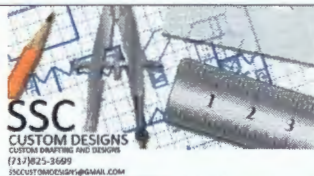
2016-0090-A



SSC
CUSTOM DESIGNS
 CUSTOM DRAFTING AND DESIGNS
 (717)825-3699
 SSCCUSTOMDESIGNS@GMAIL.COM

SHEET LIST

SHEET NUMBER	SHEET NAME
A 1.0	TITLE PAGE
A 1.1	BLOCK + FRAMING PLAN
A 1.2	DETAILS
A 1.3	ELEVATIONS
A 1.4	RENDERINGS STONE OPT. 1
A 1.6	RENDERINGS STONE OPT. 2



RUBINO

GARAGE

No.	Description	Date

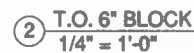
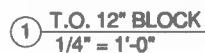
TITLE PAGE

Project number 014
 Date 6-30-2015
 Drawn by SKYLER CLOSE
 Checked by SSC

A 1.0

Scale

2016-0090-A



GARAGE

No.	Description	Date

BLOCK + FRAMING PLAN

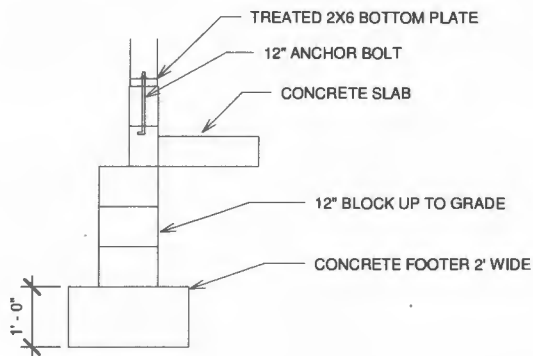
Project number	014
Date	6-30-2015
Drawn by	SKYLER CLOSE
Checked by	SSC

A 1.1

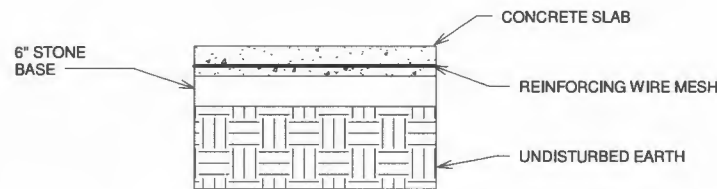
Scale 1/4" = 1'-0"

6/30/2015 1:56:18 PM

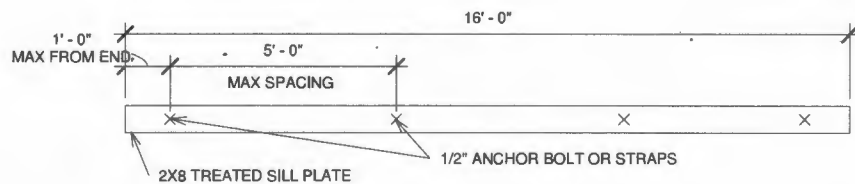
2016-0090-A



① **STONE LEDGE DETAIL**
1/2" = 1'-0"



⑤ **CONCRETE SLAB DETAIL**
1/2" = 1'-0"



② **SILL PLATE DETAIL**
3/8" = 1'-0"

DESIGN LOADS:

ROOF:

TOP CORD LIVE 30
TOP CORD DEAD 10
BOTTOM CORD DEAD 10

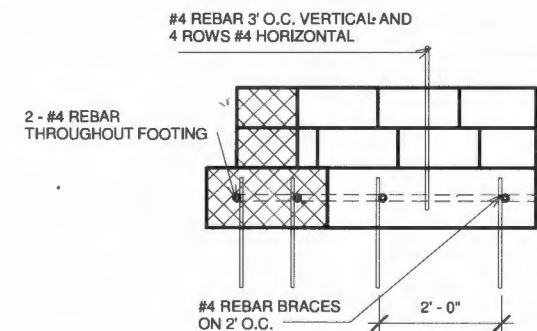
FLOOR LOADS:

LIVE LOAD 40
DEAD LOAD 10

SPRINKLER LOADS:

250 PLF (PER LINEAR FOOT)

④ **DESIGN LOADS**
1 1/2" = 1'-0"



③ **FOOTER DETAIL**
1/2" = 1'-0"



RUBINO

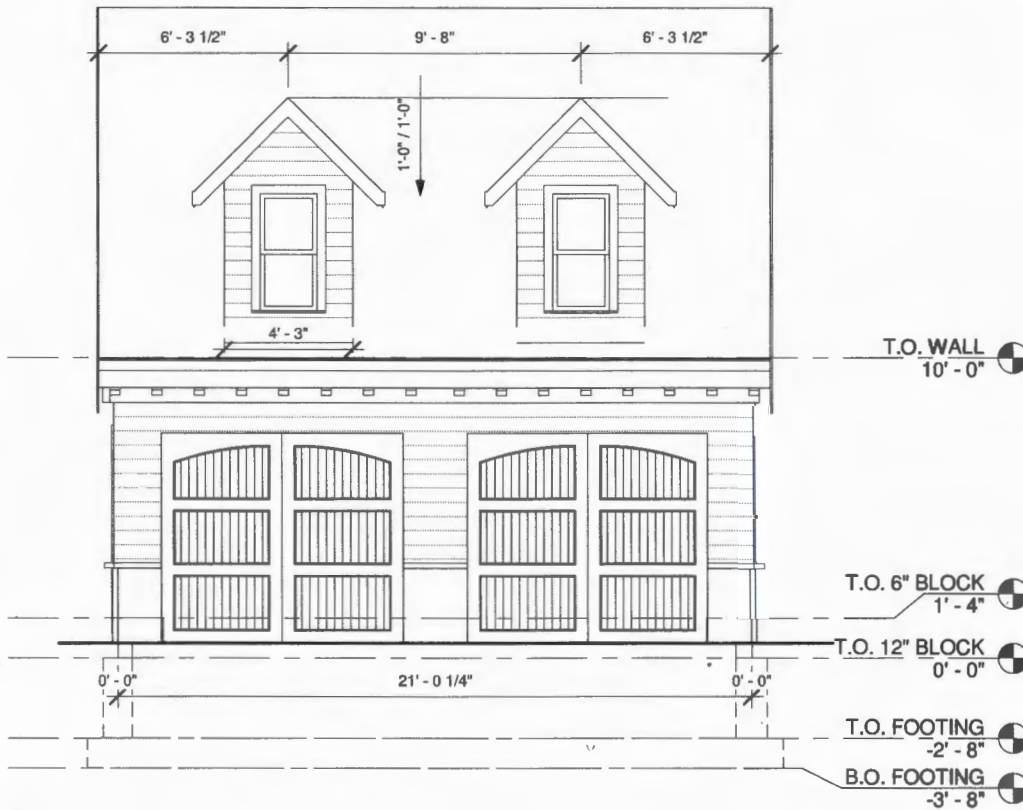
GARAGE

No.	Description	Date

DETAILS

Project number	014	A 1.2
Date	6-30-2015	
Drawn by	Author	
Checked by	Checker	
Scale As indicated		

2016-0090-A



① South
1/4" = 1'-0"



② West
1/4" = 1'-0"



RUBINO

GARAGE

No.	Description	Date

ELEVATIONS

Project number	014
Date	6-30-2015
Drawn by	SKYLER CLOSE
Checked by	SSC

A 1.3

Scale 1/4" = 1'-0"

2016-0090-A



RUBINO

GARAGE

No.	Description	Date

RENDERINGS STONE OPT. 1

Project number 014
 Date 6-30-2015
 Drawn by SKYLER CLOSE
 Checked by SSC

A 1.4

Scale 12" = 1'-0"

6/30/2015 1:56:20 PM

2016-0090-A



RUBINO

GARAGE

No.	Description	Date

RENDERINGS STONE OPT. 2

Project number 014
Date 6-30-2015
Drawn by SKYLER CLOSE
Checked by SSC

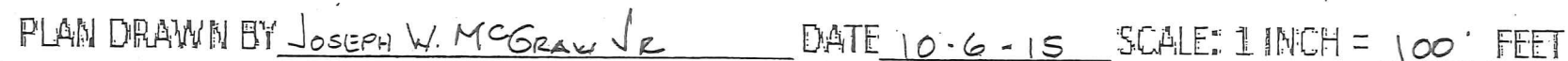
A 1.6

Scale

6/30/2015 1:58:21 PM

2016-0090-A

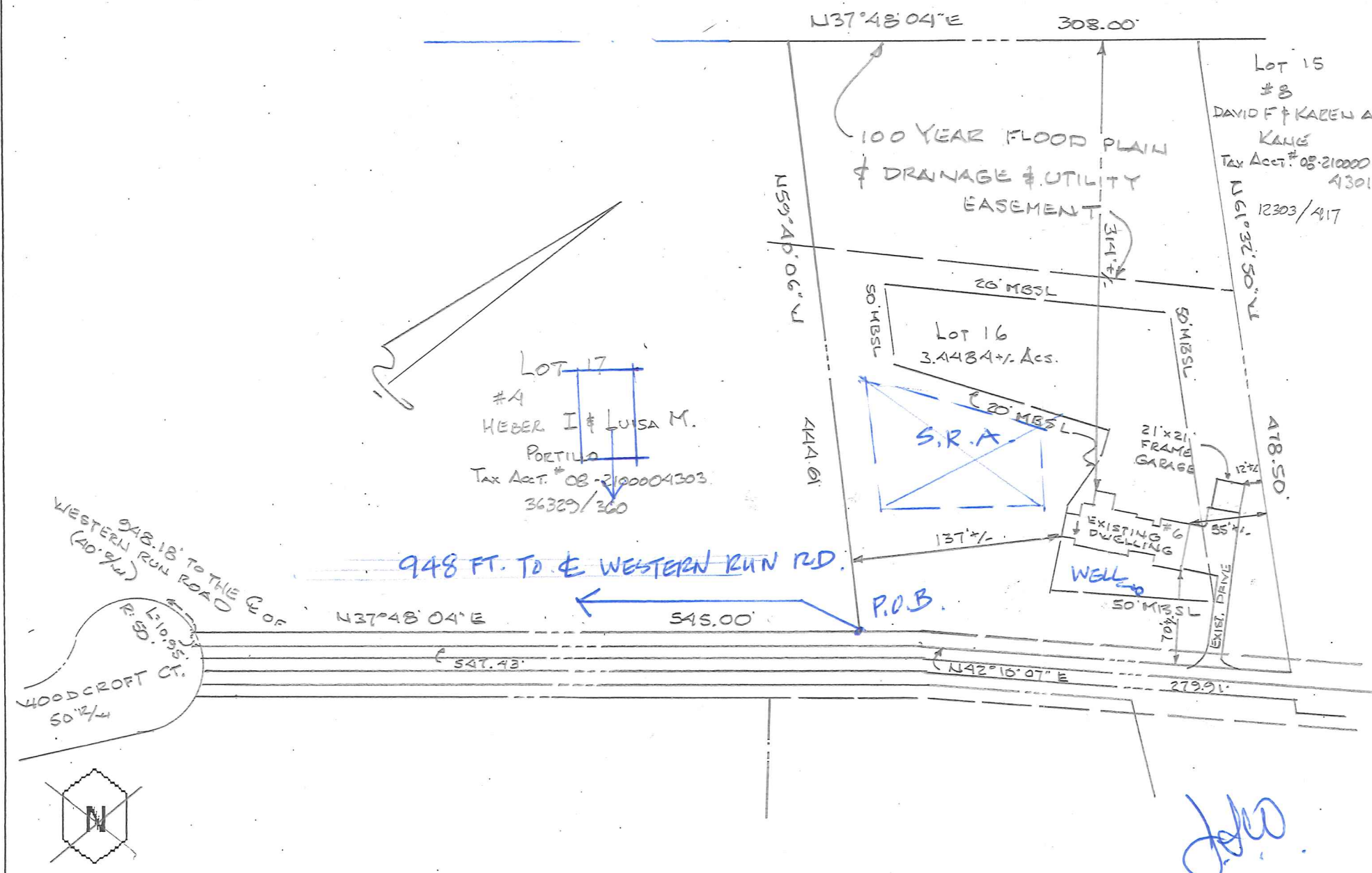
PLAT BOOK # 58 FOLIO # 54 10 DIGIT TAX # 2100004302 DEED REF. # 8254 / 545



NC

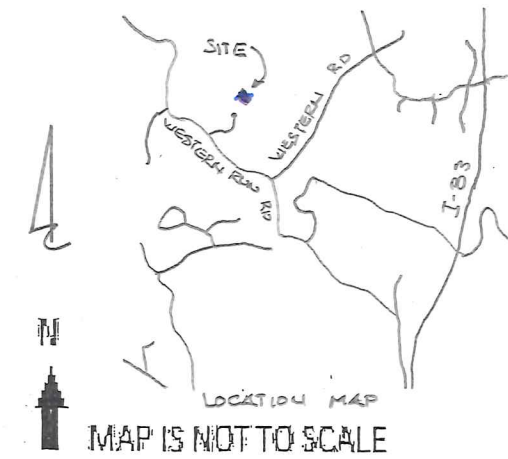
2016-0090-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS # C WESTCROFT COURT OWNER(S) NAME(S) ROBERT M. & PATRICIA A. RUBINO
 SUBDIVISION NAME PLAT 2 LAMBOURNE DOWNS LOT # 16 BLOCK # _____ SECTION # _____
 PLAT BOOK # 58 FOLIO # 54 10 DIGIT TAX # 2100004302 DEED REF. # 8254 / 545



PLAN DRAWN BY JOSEPH W. MCGRAW JR DATE 10-6-15 SCALE: 1 INCH = 100 FEET

SITE VICINITY MAP



ZONING MAP# 033C3
 SITE ZONED RC-7
 ELECTION DISTRICT 8
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 3.4484
 OR SQUARE FEET _____
 HISTORIC? N/A
 IN CBCA? N/A
 IN FLOOD PLAIN? N/A
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? N/A
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
NO

VIOLATION CASE INFO:

NO
Pet. Exh. 1

2016-0090-A