

IN RE: PETITION FOR ADMIN. VARIANCE *
(14350 Cuba Road)
8th Election District *
3rd Council District *
Matthew and Elizabeth Waskiewicz *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0103-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Matthew and Elizabeth Waskiewicz ("Petitioners"). The Petitioners are requesting Variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing garage to remain partially in the side yard in lieu of the required rear yard placement. 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 submitted by any of the county reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 1, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Based upon the information available, there is no evidence in 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 and photographs submitted provide sufficient facts that comply with the requirements of Section 307.1

ORDER RECEIVED FOR FILING

Date 11-18-15

By PW

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 18th day of **November, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing garage to remain partially in the side yard in lieu of the required rear yard placement, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

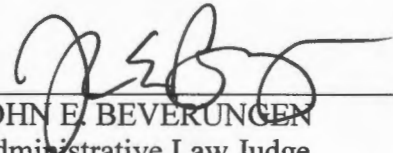
1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this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

ORDER RECEIVED FOR FILING

Date 11-18-15

By [Signature]

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 11-18-15

By [Signature]



KEVIN KAMENETZ
County Executive

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

November 18, 2015

Matthew and Elizabeth Waskiewicz
14350 Cuba Road
Cockeysville, Maryland 21030

RE: Petition for Administrative Variance
Case No. 2016-0103-A
Property: 14350 Cuba Road

Dear Mr. and Mrs. Waskiewicz:

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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Bernadette Moskunus, Site Rite Surveying, Inc., 200 E. Joppa Rd., Room 101,
Towson, MD 21286



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 14350 Cuba Road Currently zoned RC2
 Deed Reference 33326 / 220 10 Digit Tax Account # 2500008769
 Owner(s) Printed Name(s) Matthew and Elizabeth Waskiewicz

(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/plot attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.1 → To permit an existing garage to remain partially in the side yard in lieu of the required rear yard placement.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

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):

Matthew Waskiewicz Elizabeth Waskiewicz
 Name #1 - Type or Print Name #2 - Type or Print
Matthew Waskiewicz Elizabeth Waskiewicz
 Signature #1 Signature #2
14350 Cuba Rd Cockeysville MD
 Mailing Address City State
21030 443 386 6500 matthew.waskiewicz@gmail.com
 Zip Code Telephone # Email Address

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

Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code BY Telephone # Email Address

Representative to be contacted:

Bernadette Moskunas - Site Rite Surveying Inc.
 Name - Type or Print
Bernadette Moskunas
 Signature
200 E. Joppa Road Room 101 Towson, MD
 Mailing Address City State
21286 410 828 9060 siteriteinc@aol.com
 Zip Code Telephone # Email Address

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 2016-0103-A Filing Date 10/23/2015 Estimated Posting Date 11/1/15 Reviewer JS

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: 14350 Cuba Rd Cockeysville MD 21030
Print or Type Address of property City State 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)

This variance is needed to secure our Use and Occupancy for the existing garage. We applied for and were issued building permits for the existing dwelling and garage (B838782 and B838783 respectively). We were granted our U & O for the dwelling and have been residing in such for a year. At the time the permits were filed, the living area above the rear patio was not taken into consideration; therefore the garage should have been located further back. However, because of the garage design and required 20 foot foundation setback for the Septic Reserve Area, this would have proven difficult. Given the size of the adjoining lots and the significant distance between dwellings, we do not feel that there is an adverse affect on our neighbors.

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

Matthew Waskiewicz
Signature of Owner (Affiant)
Matthew Waskiewicz
Name- Print or Type

✓ Elizabeth Waskiewicz
Signature of Owner (Affiant)
Elizabeth Waskiewicz
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 HARFORD ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 9TH day of OCTOBER, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: MATTHEW WASKIEWICZ AND ELIZABETH WASKIEWICZ

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

AS WITNESS my hand and Notaries Seal

Edward M. Curran, III
NOTARY PUBLIC
Harford County, Maryland
My Commission Expires 6/1/2019

Edward M. Curran, III
Notary Public
June 1, 2019
My Commission Expires

Zoning Property Description for #14350 Cuba Road

Beginning at a point on the southwest side of Cuba Road which is 60 feet wide at the distance of 1091 feet north of the centerline of Miller Road which is 60 feet wide.

Thence the following courses and distances:

- **South 85 degrees 08 minutes 14 seconds West, 132.00 feet**
- **South 04 degrees 51 minutes 46 seconds East, 72.00 feet**
- **South 34 degrees 39 minutes 06 seconds West, 150.23 feet**
- **South 04 degrees 04 minutes 55 seconds East, 130.72 feet**
- **South 83 degrees 20 minutes 24 seconds West, 161.16 feet**
- **North 04 degrees 07 minutes 49 seconds West, 168.01 feet**
- **South 86 degrees 07 minutes 52 seconds West, 21.59 feet**
- **North 42 degrees 39 minutes 28 seconds West, 222.57 feet**
- **North 85 degrees 08 minutes 14 seconds East, 527.65 feet**
- **And South 47 degrees 51 minutes 38 seconds East, 27.35 feet back to the point of beginning as recorded in Deed Liber 33326, folio 210, containing 2.0078 acres more or less.**

Located in the 8th Election District, 3rd Council District.

Also known as Lot 2 in the minor subdivision of "Cuba Fields II", minor subdivision no. 06-057-M, as maintained by the Development Management Division of the Department of Permits, Approvals and Inspections.

**Michael V. Moskunas
Professional Land Surveyor
Reg. No. 21175
Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410)828-9060**



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

No. **132514**

Date: **10/23/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DEN
 0.27/2015 10.27 2015 10:54:11 1
 RE 5001 WALKIN LRG LDR
 CREDIT # 100000 10.23.2015
 5 520 100000 VERIFICATION
 10.13.2015
 Page 1 of 1
 10.23.15 10:00:00 AM
 10.23.15 CG
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6190				\$75.00

Total: **\$75.00**

Rec From: **WALKIN LRG LDR**

For: **CASH N= 2011A 0103-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2016-0103-A
Property Address: 14350 Cuba Road
Property Description: _____
Legal Owners (Petitioners): Matthew and Elizabeth Waskiewicz
Contract Purchaser/Lessee: n/a

PLEASE FORWARD ADVERTISING BILL TO:

Name: Matthew Waskiewicz
Company/Firm (if applicable): n/a
Address: 14350 Cuba Road
Cockeysville, MD 21030
Telephone Number: 443 386 6330

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0103 -A Address 14350 CUBA ROAD
Contact Person: JASON SEIDENMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/23/15 Posting Date: 11/1/15 Closing Date: 11/16/15

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- 0103 -A Address 14350 CUBA RD.
Petitioner's Name WASKIEWSKI Telephone 410-386-6550
Posting Date: 11/1/15 Closing Date: 11/16/15
Wording for Sign: TO PERMIT AN EXISTING GARAGE TO BE PERMITTED PARTIALLY
IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD PLACEMENT

Revised 7/21/15

CERTIFICATE OF POSTING

CASE NO: 2016-0103-A

PETITIONER/DEVELOPER

SITE RITE SURVEYING INC

DATE OF HEARING/CLOSING:

11/16/15

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

ATTENTION:

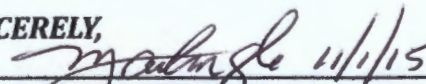
LADIES AND GENTLEMEN:

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

14350 CUBA ROAD

THIS SIGN(S) WERE POSTED ON November 1, 2015
(MONTH, DAY, YEAR)

SINCERELY,

 11/1/15
SIGNATURE OF SIGN POSTER AND DATE:

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



mgmgle 11/1/15

MEMORANDUM

DATE: December 21, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0103-A- Appeal Period Expired

The appeal period for the above-referenced case expired on December 18, 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

IN RE: PETITION FOR SPECIAL HEARING
W/S of Cuba Road, 700' N of
Miller Road
(244 Cuba Road)
8th Election District
3rd Council District

Brett Austin
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 06-174-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Brett Austin. The Petitioner requests a special hearing to approve access to the local street (Cuba Road) through the existing right-of-way, which is 40 feet wide and approximately 650 feet long, in lieu of the required in-fee strip, pursuant to Section 32-4-409(c) of the Baltimore County Code, for a proposed 2 lot minor subdivision. The subject property and requested relief are more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing and testifying on behalf of the Petitioner was Deborah Dopkin, Petitioner's attorney, Bernadette Moskunas with Site Rite Surveying, Inc., the consultants who prepared the site plan for this property, and Brian McComas, site developer. Appearing as interested Citizens/Protestants were John Schwatka, Patricia Fowler, Steven Mrozinski, Paul Schlitz, and David Schwatka.

Testimony and evidence offered disclosed that the subject property is a landlocked parcel situated at the end of a panhandle driveway located on the west side of Cuba Road, between Worthington Heights Parkway and Miller Road in northern Baltimore County. The property contains a gross area of 4.8 acres, more or less, zoned RC2 and is presently unimproved. The property's only access to a County right of way (Cuba Road) is a 650-foot use in common right-of-way/driveway. This 40-foot easement also provides access to two other dwellings and

before the development plan is submitted. There is no disagreement between the Petitioner and Protestants that the subject use in common driveway is established and currently in use. Additionally, there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency. I am therefore of the opinion, after consideration of the testimony and evidence presented, that the requested relief can be granted with appropriate conditions that will address the majority, if not all, of the citizen's concerns.

Therefore, after due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. I find that the proposed access is appropriate in this instance, given the fact that the subject RC-2 parcel cannot be subdivided further and the subject access to it has existed in its present location for many years. However, I do agree with the citizen's concerns regarding future maintenance of the driveway, potential runoff and the concerns about the spring that Mr. Schwatka has identified as being on the property. I will address the items that I have jurisdiction over at the end of this Order in the conditions of approval. I remind all parties, that the minor subdivision review process for the subject two lots remains, which requires the various County Agencies involved in the development review process to determine that the proposed minor subdivision meets all County requirements and regulations. This includes, but is not limited to, the issues raised by the community concerning the spring, runoff and grading. My granting of the relief requested herein does not guarantee that the minor subdivision will be approved.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of December, 2005 that the Petition for Special Hearing to approve access to the local street (Cuba Road) through the existing right-of-way, which is approximately 650 feet long, in lieu of the required in-fee strip, pursuant to Section 32-4-409(c) of the Baltimore County Code, for the proposed 2 lots, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:





Private Driveway
From Cuba Road



Private driveway

#14410A



#14350

Front

Private driveway view just passed
the subject property





#1410A

#14350

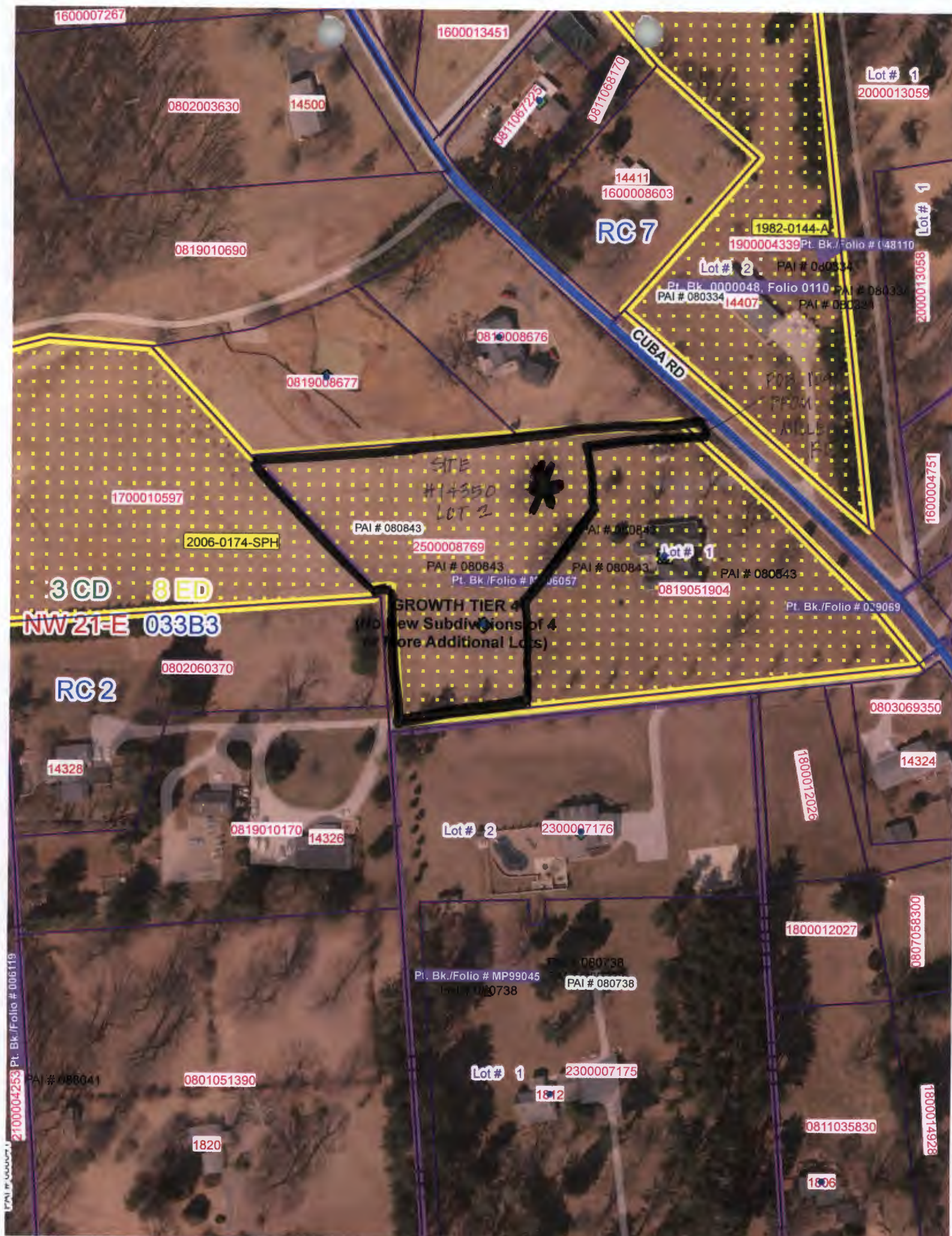
Gar.

#14350

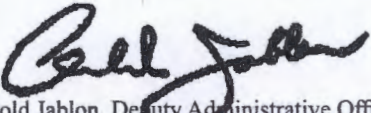
garage

#14400

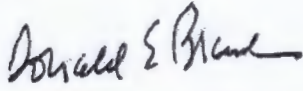




BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS


Arnold Jablon, Deputy Administrative Officer
& Director




Donald E Brand, Building Engineer

BUILDING PERMIT

PERMIT #: B838782 CONTROL #: NR DIST: 08 PREC: 01
DATE ISSUED: 04/04/2014 TAX ACCOUNT #: 2500008769 CLASS: 04

PLANS: CONST 02 PLOT 9 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 14350 CUBA RD
SUBDIVISION: 1104 FT N MILLER RD

OWNERS INFORMATION

NAME: WASKIEWIEZ, MATTHEW AND ELIZABETH
ADDR: 1104 N. MULLEN RD.

TENANT: SPRINKLR SYSTEM REQ'D
CONTR: BATTAGLIA HOMES, LLC
ENGR:
SELLR:
WORK:

CONSTRUCT SFD W/UNFINISHED BSMT, 4 BEDROOMS,
FIREPLACES-O/S PROJ NOT TO EXC 4X10, REAR
COV'D PATIO, COV'D FRONT PORCH.
60'9"X53'8"X38'11"=3584SF

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD
EXISTING USE: VACANT

TYPE OF IMPRV: NEW BUILDING CONTRUCTION

USE: ONE FAMILY

FOUNDATION: CONCRETE

BASEMENT: FULL

SEWAGE: PRIV. PROPOSED

WATER: PRIV. EXISTS

LOT SIZE AND SETBACKS

SIZE: 2.008AC

FRONT STREET:

SIDE STREET:

FRONT SETB: 100'

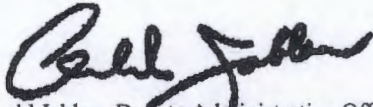
SIDE SETB: 36'/70'

SIDE STR SETB:

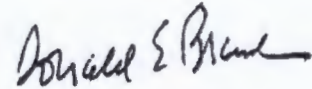
REAR SETB: 208'

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS



Arnold Jablon, Deputy Administrative Officer
& Director



Donald E Brand, Building Engineer

BUILDING PERMIT

PERMIT #: B838783 CONTROL #: MR DIST: 08 PREC: 01
DATE ISSUED: 04/07/2014 TAX ACCOUNT #: CLASS: 04

PLANS: CONST 00 PLOT 4 R PLAT 0 DATA 0 ELEC YES PLUM NO
LOCATION: 14350 CUBA RD
SUBDIVISION: 1104 FT N MILLER RD

OWNERS INFORMATION

NAME: WASKIEWIEZ, MATTHEW AND ELIZABETH
ADDR: 1104 N. MULLEN RD.

TENANT:

CONTR: BATTAGLIA HOMES, LLC

ENGR:

SELLR:

WORK: CONSTRUCT DETACHED GARAGE ON REAR OF
PROPERTY. 24'X32'X15'MX=696SF (IRREG)
REFER TO B838782 FOR NR.

BLDG. CODE:

RESIDENTIAL CATEGORY:

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD (B838782) DETACHED GARAGE
EXISTING USE: VACANT

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION

USE: GARAGE

FOUNDATION:

SEWAGE: PRIV. PROPOSED

BASEMENT:

WATER: PRIV. EXISTS

LOT SIZE AND SETBACKS

SIZE: 2.008AC

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: 123'/7'

SIDE STR SETB:

REAR SETB: 178'

THIS PERMIT EXPIRES
ONE YEAR FROM
DATE OF ISSUE

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>11-4</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>11-6</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-2</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING <u>History</u>	(Case No. <u>2006-0174-SPH - accept to Cuba Rd.</u>)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>11-1-15</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

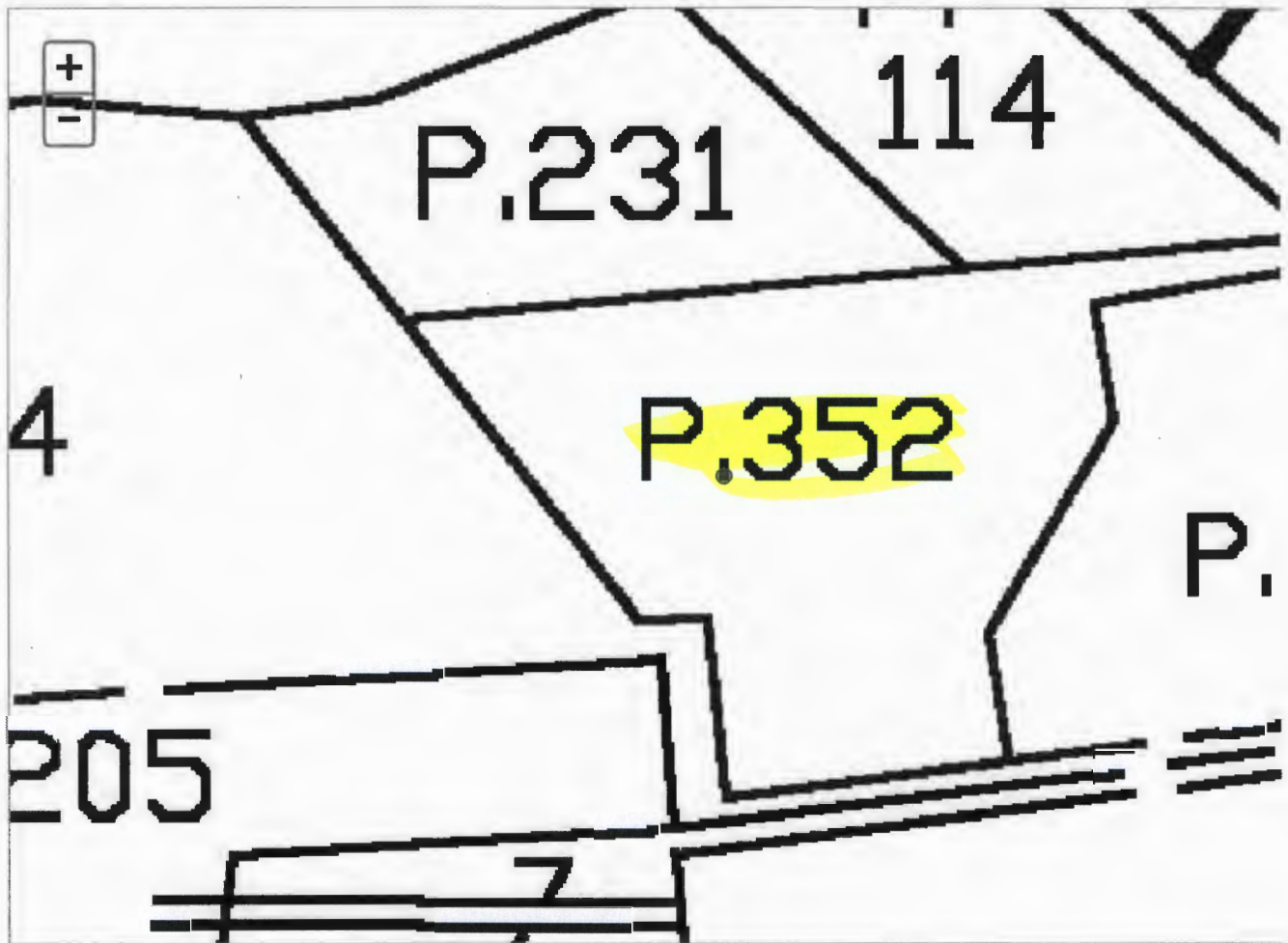
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 08 Account Number - 2500008769			
Owner Information					
Owner Name:		WASKIEWICZ MATTHEW WASKIEWICZ ELIZABETH		Use:	RESIDENTIAL
Mailing Address:		14350 CUBA RD COCKEYSVILLE MD 21030-		Principal Residence:	YES
				Deed Reference:	/33326/ 00220
Location & Structure Information					
Premises Address:		14350 CUBA RD COCKEYSVILLE 21030-		Legal Description:	2.0078 AC MINOR SUB WSR CUBA RD 1104 FT N MILLER RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0033	0022	0352		0000	2014
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
2013	3,278 SF		2.0078 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	FRAME	3 full/ 1 half	1 Detached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of 01/01/2014		As of 07/01/2015 As of 07/01/2016	
Land:	199,500	262,000			
Improvements	367,000	316,600			
Total:	566,500	578,600		574,567	578,600
Preferential Land:	0				0
Transfer Information					
Seller: AUSTIN BRETT		Date: 03/20/2013		Price: \$265,500	
Type: ARMS LENGTH VACANT		Deed1: /33326/ 00220		Deed2:	
Seller: AUSTIN BRETT		Date: 12/06/2011		Price: \$295,000	
Type: ARMS LENGTH VACANT		Deed1: /31465/ 00237		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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 06/23/2015					

Baltimore County

[New Search \(http://sdat.dat.maryland.gov/RealProperty\)](http://sdat.dat.maryland.gov/RealProperty)District: **08** Account Number: **2500008769**

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.

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

Inter-Office Correspondence

RECEIVED

NOV 06 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: November 5, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0103-A
Address 14350 Cuba Road
(Waskiewicz Property)

Zoning Advisory Committee Meeting of November 2, 2015.

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

Reviewer: Steve Ford

Date: 11-05-2015



KEVIN KAMENETZ
County Executive

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

November 17, 2015

Matthew & Elizabeth Waskiewiez
14350 Cuba Road
Cockeysville MD 21030

RE: Case Number: 2016-0103 A, Address: 14350 Cuba Road

Dear Mr. & Ms. Waskiewiez :

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 23, 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
Bernadette Moskunus, 200 E. Joppa Road, Room 101, Towson MD 21286

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



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

Date: 11-2-15

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

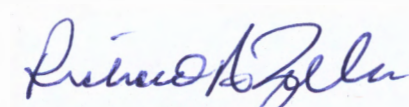
RE: Baltimore County
Item No. 2016-0103-A
Administrative Variance
Matthew & Elizabeth Waskiewicz
14350 Cuba Road.

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. 2016-0103-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: November 4, 2015

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

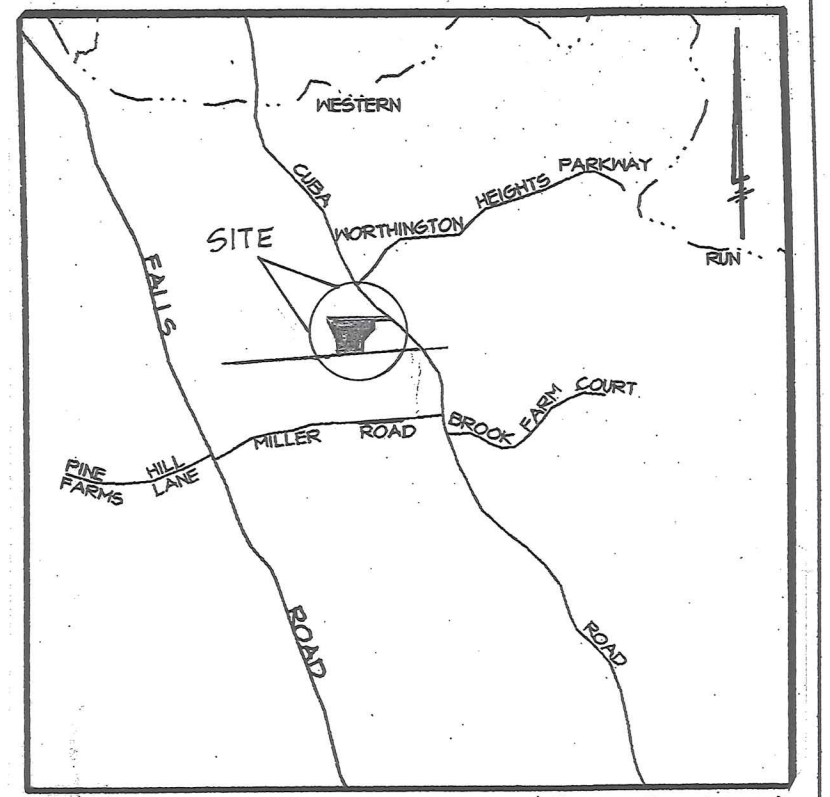
SUBJECT: Zoning Advisory Committee Meeting
For November 2, 2015
Item No. 2016-0103, 0104, 0105 and 0108

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

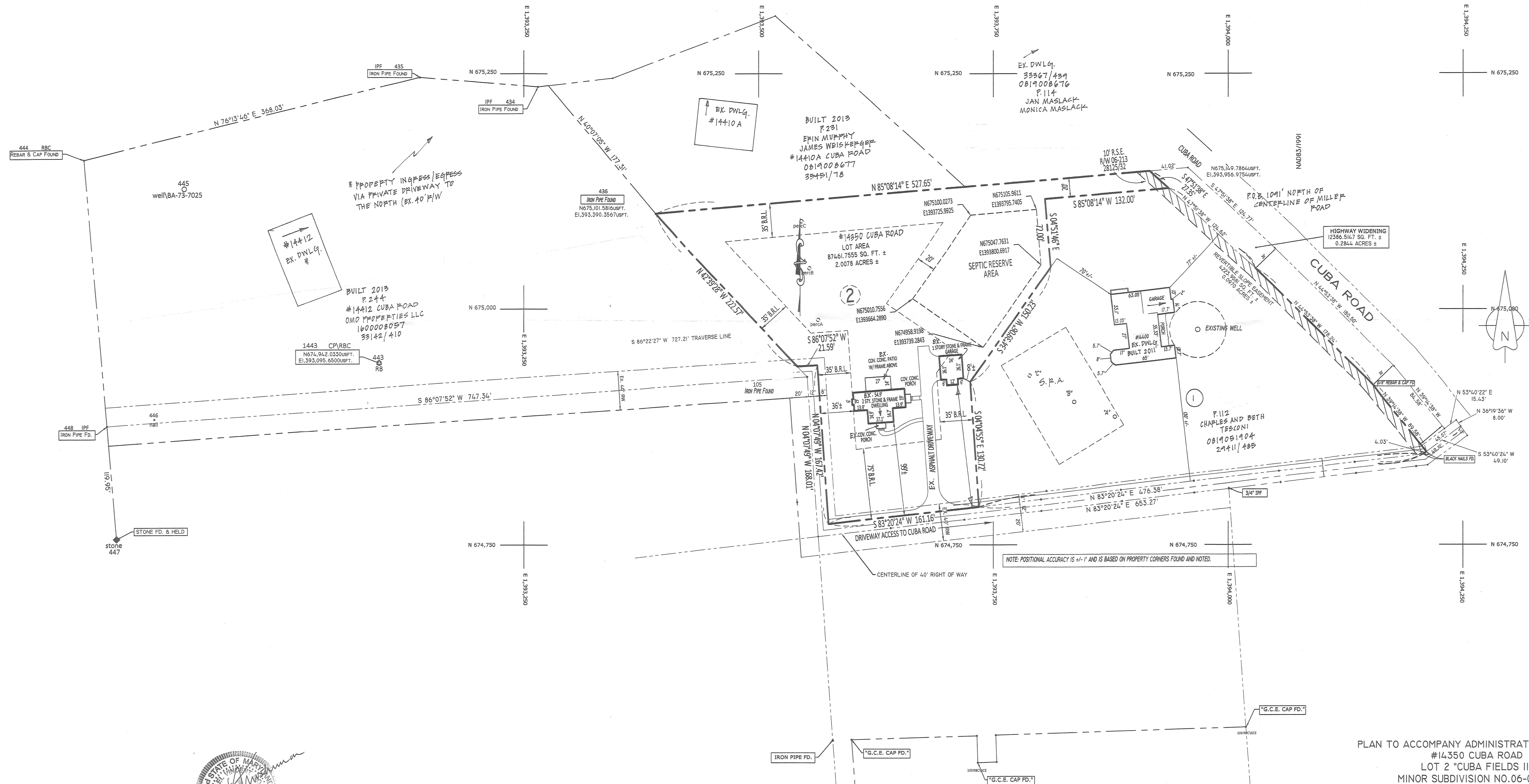
DAK
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC11022015.doc

- General Notes:
1. Existing Zoning: RC2 (033B3)
 2. Lot Area: 2.0078 acres/87,461.7555 sq. ft. +/-
 3. Existing Use: Single Family Dwelling with detached garage
 4. Proposed Use: Single Family Dwelling with detached garage
 5. This property is serviced by private well and septic
 6. This property is not located in the CBCA, 100 Year Flood Plain or Historic District
 7. Community Panel No. 2400100115F "X"
 8. This property is part of an approved Minor Subdivision Plan
 9. There is no prior zoning history



Vicinity Map 1" = 2000'



NOTE: POSITIONAL ACCURACY IS +/- 1' AND IS BASED ON PROPERTY CORNERS FOUND AND NOTED.

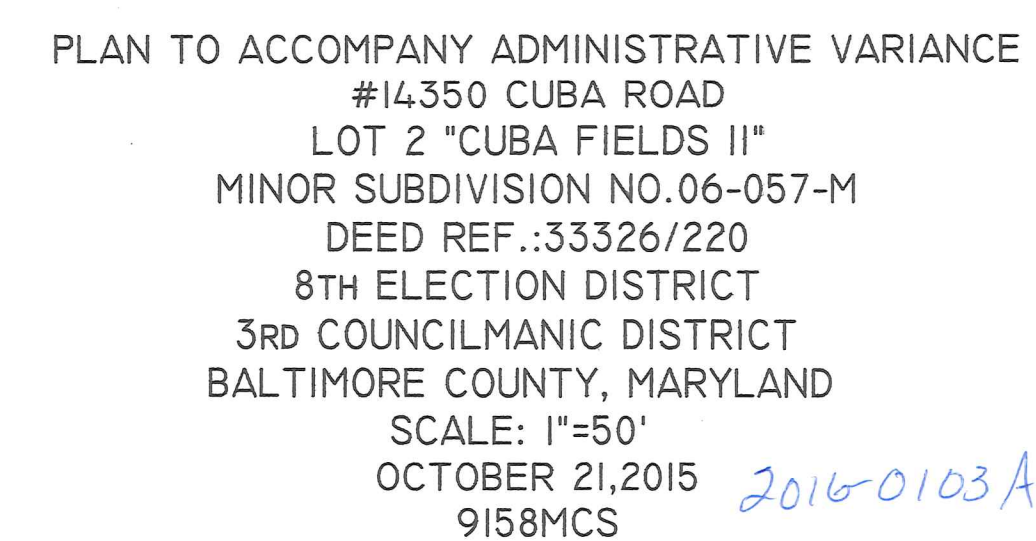
PLAN TO ACCOMPANY ADMINISTRATIVE VARIANCE
 #14350 CUBA ROAD
 LOT 2 "CUBA FIELDS II"
 MINOR SUBDIVISION NO.06-057-M
 DEED REF.:33326/220
 8TH ELECTION DISTRICT
 3RD COUNCILMANIC DISTRICT
 BALTIMORE COUNTY, MARYLAND
 SCALE: 1"=50'
 OCTOBER 21,2015
 9158MCS

Owner:
 Matthew and Elizabeth Waskiewski
 14350 Cuba Road
 Cockeysville, MD 21030
 443-386-6330
 Tax Map: 33 Grid: 22 Parcel: 352
 Tax Account No. 2500008769



-

Vicinity Map 1" = 2000'



site rite
SURVEYING, INC.
200 E. JOPPA ROAD RM. 101
TOWSON, MARYLAND 21286
PHONE: 410-828-9060
FAX: 410-828-9066

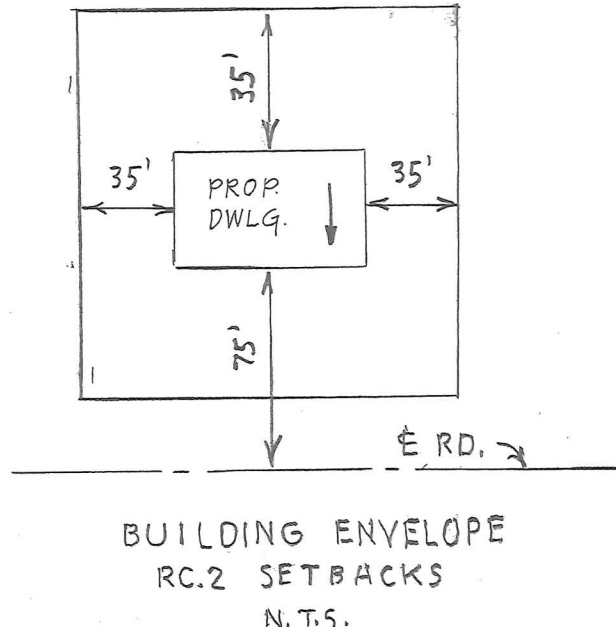


Part. Exh. 1

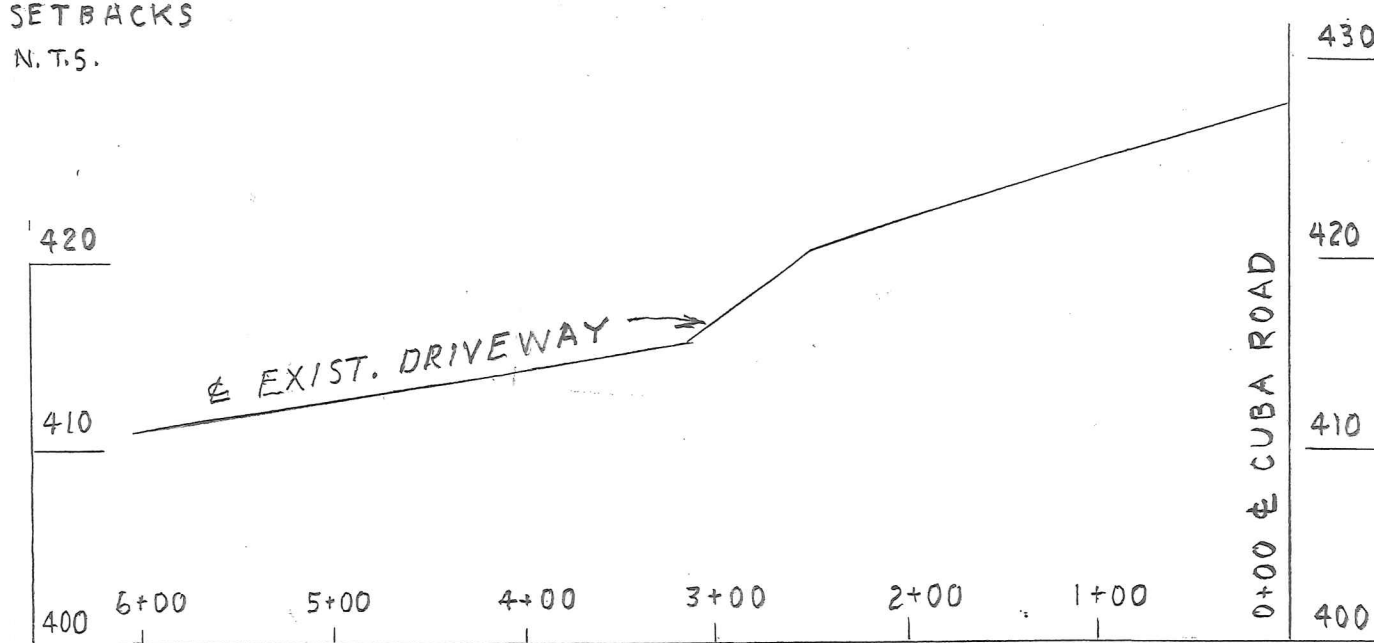
GENERAL NOTES

- EXISTING ZONE: RC2/RC7
- LOT SIZE: GROSS AREA: 4.622 AC. ±
- NET AREA: 4.341 AC. ±
- NUMBER OF LOTS ALLOWED: 2
- NUMBER OF LOTS PROPOSED: 2
- 200' SCALE MAP REFERENCE: 03383
- CENSUS TRACT: 4082
- COUNCILMANIC DISTRICT: 3
- REGIONAL PLANNING DISTRICT: 304
- SCHOOL DISTRICT: SPARKS ELEMENTARY; HERFORD MIDDLE AND HIGH SCHOOLS
- WATERSHED: 12
- SUB-SEWERSHED: 61
- CHESAPEAKE BAY CRITICAL AREA: NO
- ZONING HISTORY: NONE
- SOIL TYPES: B/E; M/C2; G/C2
- MAP REFERENCE: 17
- THERE ARE NO UNDERGROUND STORAGE TANKS ON THIS PROPERTY. THERE IS AN EXISTING WELL AND SEPTIC SYSTEM AND A PROPOSED WELL AND SEPTIC AREA FOR DEVELOPMENT OF THE PROPERTY. EXISTING WELLS AND SEPTIC AREAS WITHIN 200 FEET OF THIS PROPERTY ARE AS SHOWN.
- EXISTING USE OF PROPERTY: EXISTING DWELLING HAS BEEN RAZED
- PROPOSED USE OF PROPERTY: 2 SINGLE FAMILY DWELLINGS
- DRAINAGE AREA TO SITE IS 15 AC. ± LESS THAN 30 AC. ± REQUIRED FOR FLOOD PLAIN STUDY.

- THERE ARE NO STREAMS, WETLANDS, BODIES OF WATER, SPRINGS OR SEEPS ON OR WITHIN 200' OF THIS SITE.
- ALL RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING BODY OF WATER, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
- AS MUCH AS POSSIBLE, IMPERVIOUS AREAS SHOULD BE CONVEYED AS SHEET FLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING OR CAUSING EROSION.
- HOUSE DOWNSPOUTS SHOULD BE DISCHARGED ONTO PVIOUS AREAS WHERE FEASIBLE.
- THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT BY THIS OWNERSHIP SINCE DECEMBER 19, 1972. THE DEVELOPER'S ENGINEER CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY, AS SHOWN ON THE PLAN, HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFFSITE DWELLINGS.
- ADDITIONAL SUBDIVISION ON THESE PARCELS AND/OR LOTS WILL REQUIRE SWM CONTROLS FOR THIS SITE AND THE ADDITIONAL SUBDIVISION.
- THE AREAS BETWEEN THE SITE LINE AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTION.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN AREA
- COMMUNITY PANEL NO. 2400101258 ZONE: "C"
- STORMWATER MANAGEMENT REGULATIONS ADDRESSED AS A VARIANCE FROM REQUIREMENTS. APPROVED, A FEE PAID INTO THE CAPITAL WATERWAY FUND. PAID #6105, APPROVED 4/23/09
- FOREST CONSERVATION REGULATIONS WILL BE ADDRESSED AS A VARIANCE AND A REQUEST TO PAY A FEE INTO AN APPROVED RETENTION BANK. APPROVED SEPT. 30, 2008. PAID #10,289.08 INTO RETENTION BANK.
- THIS PROPERTY IS WITHIN THE WESTERN RUN-BELFAST NATIONAL HISTORIC DISTRICT.
- THE PANHANDLE SHALL BE PAVED WITHIN ONE YEAR OF THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT AND PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT OF THE LAST LOT TO BE SERVED, WHICHEVER COMES FIRST. (THE PANHANDLE DRIVEWAY IS EXISTING)
- THE MAXIMUM HEIGHT OF PROPOSED DWELLINGS IS 35 FEET.
- ALL DRIVEWAYS WILL COMPLY WITH SECTION 409.4 (BCZR). ALL PARKING AND MANEUVERING AREAS WILL BE MAINTAINED PAVING.
- THE DEVELOPER MUST PROVIDE NECESSARY DRAINAGE FACILITIES (temporary or permanent) TO PREVENT CREATING ANY NUISANCES OR DAMAGES TO ADJACENT PROPERTIES, ESPECIALLY BY THE CONCENTRATION OF SURFACE WATERS. CORRECTION OF ANY PROBLEM WHICH MAY RESULT DUE TO IMPROPER GRADING OR IMPROPER INSTALLATION OF DRAINAGE FACILITIES WILL BE THE FULL RESPONSIBILITY OF THE DEVELOPER.
- PER-WORDING FOUND IN THE TITLE DEED, THE DEVELOPER HAS THE RIGHT TO BURDEN THE EXISTING 40' RIGHT OF WAY.
- ACCESS TO LOT 2 IS VIA THE EXISTING 40' RIGHT OF WAY.
- PROPOSED BUILDING PLANS TO BE REVIEWED BY THE BALTIMORE COUNTY OFFICE OF PLANNING AT THE TIME OF BUILDING PERMIT APPLICATION.
- THE HOUSE TYPE MUST BE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD IN SIZE, HEIGHT, MATERIALS AND STYLE.



BUILDING ENVELOPE
RC2 SETBACKS
N.T.S.



PANHANDLE PROFILE

SCALE: 1"=100' HOR.
1"=10' VERT.

Agricultural Note

ANY DWELLING MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

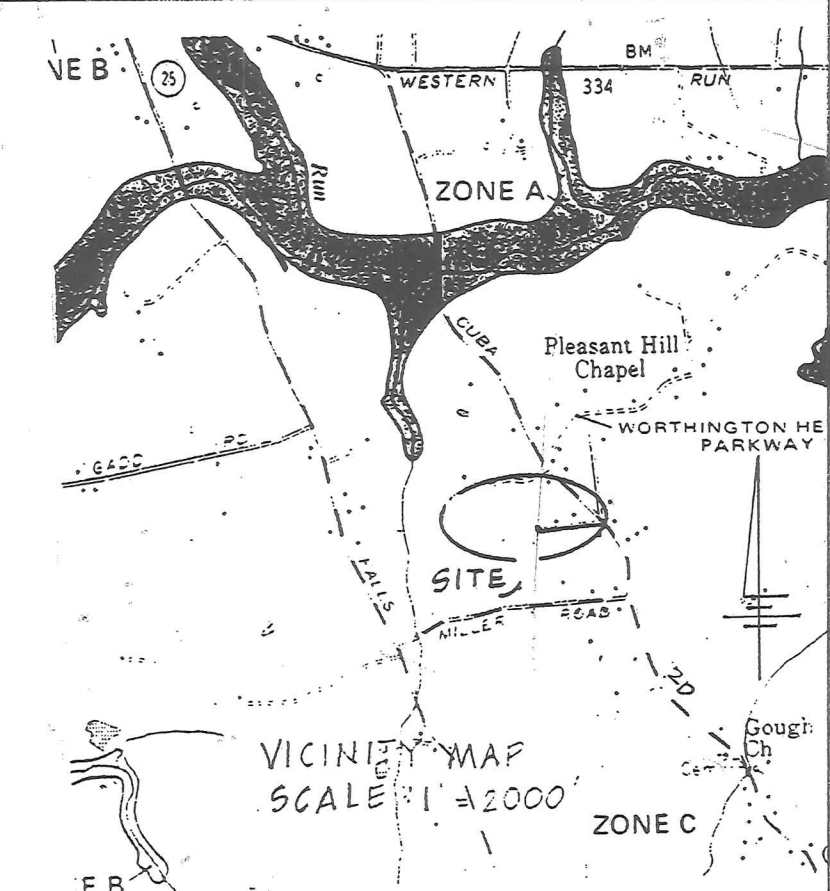
NOTE: "ENVELOPES OR TYPICAL DWELLINGS AS SHOWN DICTATE A SPECIFIC LOCATION AND ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS AND POLICIES. SHOULD THE LOCATION OR ORIENTATION CHANGE OR CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE LOCATION OR ORIENTATION MUST BE CHANGED TO ALLEVIATE THE CONFLICT."

REVISED	DATE
PER 1ST REVIEW COMMENTS	8/2/06
PER CO. COMMENTS	9/27/08
ZONING	6/24/08
GMM, ZONING, EIR, SWM	8/25/08
SWM	7/19/09
LAND ACQ.	7/20/09
LAND ACQ.	12/2/10

OWNER: BRETT AUSTIN
200 WARREN AVE.
BALTIMORE, MD. 21230
(443) 253-8620

PER DPR COMMENTS 11-12-08

DISCLAIMER NOTE FOR PRIVATE RIGHTS-OF-WAY
BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAT TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT-OF-WAY FOR THE PURPOSE OF INGRESS, EGRESS, REGRESS, OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID PRIVATE RIGHT-OF-WAY FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, AND MAINTAINING UTILITIES SUCH AS, BUT NOT LIMITED TO, WATER, SEWER, ELECTRICAL, TELEPHONE, OR CABLE TELEVISION.



VICINITY MAP
SCALE: 1"=2000'

TYPE OF CONVEYANCE	NO.	TOTAL AREA * (Acre)
Highway Widening	06-213	0.284
Reversible Slope Easement	06-213	0.097

PDM #08-843

MINOR SUBDIVISION
"CUBA FIELDS II"
TAX MAP: 33 GRID: 21 PARCEL: 112
TAX ACCOUNT NO. 0819051904
DEED REF.: 22755/325
ELECTION DISTRICT NO. 8
COUNCILMANIC DISTRICT NO. 3
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50'
APRIL 10, 2006
9158

DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA * (Acre)
Highway Widening	06-213	0.284
Reversible Slope Easement	06-213	0.097

BALTIMORE COUNTY MINOR SUBDIVISION

PROJECT NO.: 06-057-M

DEVELOPMENT REGULATIONS

Exempt from Article 32, Title 4, Subtitle 2, BCC
Panhandle exempt from Sections 32-4-211 through 32-4-217 AND
Sections 32-4-226 and 32-4-227, BCC

LACQ CLEARANCE

Inst: *[Signature]* Date: 3/5/10

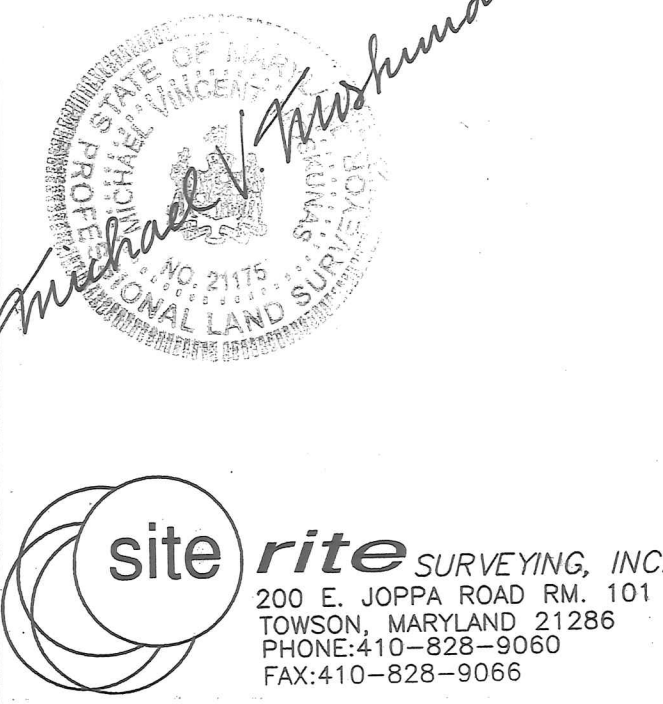
PDM CERTIFICATION

Approved _____ Disapproved _____

By: *[Signature]* Date: 03/09/2010

APPROVED DEPRM

By: *[Signature]* Date: 3/29/10



- CHART**
RC.2 ZONE REGULATIONS
- No such lot having a gross area between two and 100 acres may be subdivided into more than two lots (total).
 - Lot size. A lot having an area less than one acre may not be created.
 - Setback Requirements: No principal structure or dwelling (whether or not it is a principal structure) in an RC.2 Zone may be situated within 75 feet of the center line of any street or within 35 feet of any lot line other than a street line.
 - Principal dwellings per lot. No more than one principal dwelling is permitted on any lot.

I, HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE MINOR SUBDIVISION COMMENTS DATED JULY 26, 2006 AND HAVE PREPARED WITH DUE DILIGENCE THIS MINOR SUBDIVISION PLAN.

THE ARCHITECT CERTIFIES TO THE BEST OF HIS KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN ON THE DRAWINGS IS CORRECT. HOWEVER, THIS DOCUMENT CANNOT BE RELIED UPON FOR LEGAL OR FINANCIAL PURPOSES. THE ARCHITECT'S RESPONSIBILITIES ARE LIMITED TO ARCHITECTURAL, DOCUMENTATION AND SERVICE AND AIA AGREEMENTS. THE SOLE PURPOSE OF THESE DRAWINGS IS TO DESCRIBE DESIGN CONCEPTS AND TO OBTAIN NECESSARY PERMITS FOR THE CONSTRUCTION OF A BUILDING PERMIT. IN NO WAY ARE THEY MEANT TO REPRESENT ANY OTHER TYPE OF CONTRACT DOCUMENT. THE ARCHITECT'S OWNER ACCEPTS THE FULL RESPONSIBILITY FOR THE DESIGN AND THE DRAWINGS BEFORE THE PROJECT STARTED. HERE, THE CONTRACTOR ASSUMES THE RESPONSIBILITY FOR THE DESIGN AND THE DRAWINGS IN COMPLIANCE WITH ALL STRUCTURAL AND CODE REQUIREMENTS. THEY PERTAIN TO CONSTRUCTION BASED ON THE INFORMATION SHOWN ON THE DRAWINGS. THE ARCHITECT'S RESPONSIBILITIES ARE SHOWN ON THE DRAWINGS, NECESSARY FOR A COMPLETE, SOUND CONSTRUCTION SHALL BE DESIGNED AND SPECIFIED BY A LICENSED ARCHITECT.

14350 Cuba Road
Cockeysville, Maryland 21030

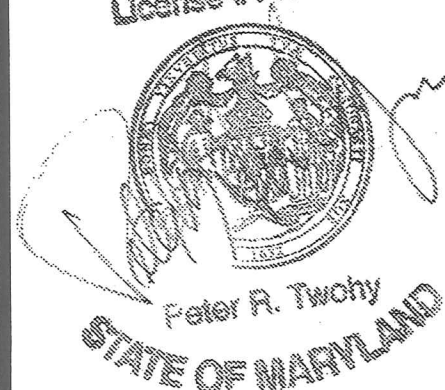
10.Dec.2013
1303

	//	
MARK	DATE	DESCRIPTION

PROJECT NO:
MODEL FILE:
DRAWN BY:
CHK'D BY:
COPYRIGHT

SHEET TITLE

ARCH-EXT
#14338



01

IECC 2012 - ZONE 4A

14350 Cuba Road

STREET ADDRESS

PERMIT #

THIS COMPLETED CERTIFICATE, OR ITS EQUIVALENT, MUST BE PERMANENTLY POSTED ON OR IN THE ELECTRICAL PANEL. PER IECC 2012 SECTION 401.3.

WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. AN AREA-WEIGHTED AVERAGE OF FENESTRATION PRODUCTS SHALL BE PERMITTED TO SATISFY THE U-FACTOR REQUIREMENTS.

PERMITTED TO SATISFY THE FOLLOWING REQUIREMENTS.			
COMPONENT	MINIMUM (Prescriptive) R-VALUE REQUIRED	R-VALUE PROVIDED	COMMENTS
CEILING/ROOF	49 ¹	49	
WALLS	20 or 13 ²	21	
BASEMENT WALLS	10/13 ⁴	13	
SLAB	10 at 2 ft	NA	
CRAWL SPACE: WALL	10/13 ²	NA	
FLOOR OVER UNCONDITIONED SPACE	19	NA	
SUPPLY DUCTS IN ATTIC	8 ¹	8	ALL OTHER DUCTS R-6 ¹

² THE FIRST VALUE APPLIES TO CONTINUOUS INSULATION; THE SECOND TO FRAMING CAVITY INSULATION.
³ EXCEPTION: DUCTS OR PORTIONS LOCATED COMPLETELY INSIDE BUILDING THERMAL ENVELOPE.

COMPONENT	MAXIMUM U-FACTOR PERMITTED	U-FACTOR PROVIDED	COMMENTS
FENESTRATION	0.35	0.35	
SKYLIGHTS	0.55	NA	
GLAZED FENESTRATION SHGC:	0.40	0.4	

MECHANICAL	TYPE & SIZE	HEATING EFFICIENCY	COOLING EFFICIENCY
HVAC UNIT #1			
HVAC UNIT #2			
WATER HEATER #1			
WATER HEATER #2			

R402.4.1.2 BUILDING ENVELOPE AIR LEAKAGE NOT TO EXCEED 3 AIR CHANGES PER HOUR	☐ PASS
R403.2.2 DUCT TESTED AIR LEAKAGE NOT TO EXCEED 4 CFM PER 100 SQUARE FEET	☐ PASS

MECHANICAL CONTRACTOR SIGNATURE DATE License Number

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND COMPLETE

BUILDING CONTRACTOR SIGNATURE DATE License Number

PDM PR10s

Rev 7/12

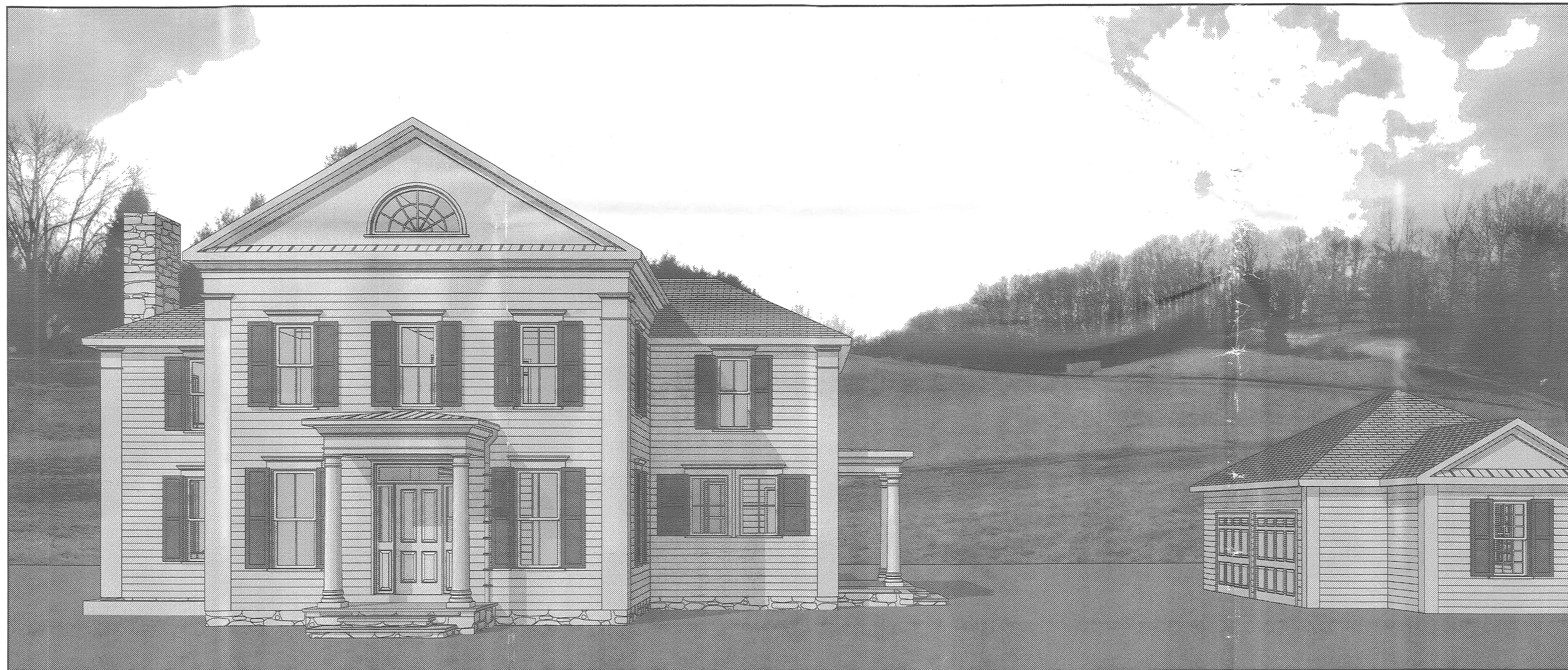
2012 INTERNATIONAL ENERGY CONSERVATION CODE

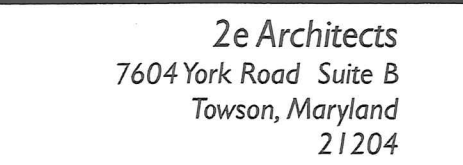
COMPONENT	PRESCRIPTIVE/DESIGN REFERENCE	PROPOSED DESIGN
SUNROOM GLASS WITH THERMAL ISOLATION	MAX U FACTOR 0.45 SECTION R402.3.5	NA
AIR LEAKAGES (MANDATORY)	ALL CRACKS AND PENETRATIONS SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED COMPLYING SECTION R402.4 OF IECC 2012	yes
FIRE PLACES(WOOD) SECTION R402.4.2 & TABLE R402.4.1.1	SHALL HAVE GASKETED DOORS, TIGHT FITTING FLUE DAMPERS AND OUTSIDE COMBUSTION AIR	yes
WATER HEATER	MINIMUM EFFICIENCY ESTABLISHED BY NAECA	yes
POOL HEATERS	COMPLY WITH SECTION R403.9 OF IECC 2012.	NA
THERMOSTATS	AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. SECTION R403.1 OF IECC 2012.	yes
PROGRAMMABLE THERMOSTAT	WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE PROGRAMMABLE THERMOSTAT IN COMPLIANCE WITH SECTION R403.1.1 SHALL BE PROVIDED PER DWELLING UNIT.	yes
HEAT PUMP WITH SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SECTION R403.1.2 DUCT SEALING	THERMOSTAT SHALL PREVENT SUPPLEMENTARY HEAT FROM COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD. ALL DUCTS, AIR HANDLERS, FILTER BOXES SHALL BE SEALED.	YES yes
DUCT TIGHTNESS NON-CONDITION SPACES	SHALL BE VERIFIED BY EITHER POST CONSTRUCTION TEST OR ROUGH-IN-TEST. SECTION R403.2.	yes
AIR SEALING INSULATION TEST – BUILDING THERMAL ENVELOPE	AIR LEAKAGE TEST REQUIRED NOT TO EXCEED 3 AIR CHANGES PER HOUR. SECTION R402.4.1.2	yes
RECESSED LIGHTING	SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITION AND NON-CONDITION SPACES.	yes
LIGHTING EQUIPMENT SECTION R404.1	A MINIMUM OF 75% LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL HAVE HIGH EFFICACY LAMPS.	yes
EAVE BAFFLE SECTION R402.2.3	MUST MAINTAIN OPENING EQUAL OR GREATER THEN SIZE OF VENT.	yes

IECC: INTERNATIONAL ENERGY CONSERVATION CODE – 2012 EDITION
NAECA: NATIONAL APPLIANCE ENERGY CONSERVATION CODE

PA1 PR10w

Rev 7/13





CONSULTANTS

THE ARCHITECT CERTIFIES TO THE BEST OF ITS KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN ON THE DRAWINGS IS CORRECT. THE ARCHITECT DOES NOT WARRANT THAT THE DRAWINGS OR ANY OTHER PROTECTIONS NORMALLY ASSOCIATED WITH FULL ARCHITECTURAL DOCUMENTATION AND SERVICE AND AIA AGREEMENTS, INCLUDING THE PURPOSE OF THE DRAWINGS, WILL BE SUFFICIENT TO PREVENT AND PROVIDE THE MINIMUM INFORMATION REQUIRED TO OBTAIN A BUILDING PERMIT. IN NO WAY ARE THEY MEANT TO REPRESENT ANY DESIGN OR CONSTRUCTION OF THE BUILDING. THE ARCHITECT OR OWNER ACCEPTS FULL RESPONSIBILITY FOR THE USE OF THESE DRAWINGS BEYOND THE PURPOSE STATED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE COMPLIANCE WITH ALL STRUCTURAL AND CODE REQUIREMENTS AS APPLICABLE TO THE PROJECT. THE ARCHITECT DOES NOT WARRANT HERE. ANY ADDITIONAL STRUCTURAL INFORMATION OR DETAILS NOT SHOWN ON THE DRAWINGS, NECESSARY FOR A COMPLETE, SOUND CONSTRUCTION SHALL BE OBTAINED FROM A LICENSED STRUCTURAL ENGINEER BEFORE INSTALLATION.

14350 Cuba Road
Cockeysville, Maryland 21030

10.Dec.2013
1303

	//	
MARK	DATE	DESCRIPTION

SHEET TITLE


Peter R. Twohy
STATE OF MARYLAND

SHEET 2

OF 10

THE ARCHITECT CERTIFIES TO THE BEST OF ITS KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN ON THE DRAWINGS IS CORRECT AND THAT THE ARCHITECT CANNOT BE RELIED UPON FOR LEGAL OR TECHNICAL ADVICE OR FOR THE CORRECTNESS OF ANY OTHER PROTECTIONS IN THE DRAWINGS. THE ARCHITECT'S ARCHITECTURAL DOCUMENTATION AND SERVICE AND AIA AGREEMENTS SHALL BE SOLELY RELIED UPON BY THE CLIENT TO DESCRIBE DESIGN INTENT AND PROVIDE THE MINIMUM INFORMATION REQUIRED FOR THE BUILDING PERMIT. IN NO WAY ARE THEY MEANT TO REPRESENT ANY OTHER INFORMATION. THE ARCHITECT SHALL NOT BE THE OWNER ACCEPTS FULL RESPONSIBILITY FOR THE USE OF THESE DRAWINGS BEYOND THE PURPOSE STATED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION FOR COMPLIANCE WITH ALL STRUCTURAL AND CODE REQUIREMENTS AS WELL AS PERMIT TO CONSTRUCTION BASED ON THE INFORMATION SHOWN HEREIN. ANY ALTERATIONS TO THE DRAWINGS MUST BE SHOWN ON THE DRAWINGS NECESSARY FOR A COMPLETE, SOUND CONSTRUCTION SHALL BE SPECIFIED BY A LICENSED STRUCTURAL ENGINEER BEFORE INSTALLATION.

Beth and Matt
Waskiewicz
Residence

14350 Cuba Road
Cockeysville, Maryland 21030

PERMIT
SET

10.Dec.2013
1303

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MARK	DATE	DESCRIPTION

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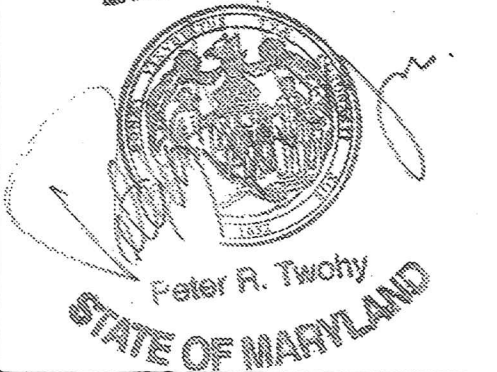
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SHEET TITLE

Architect First Floor Plan

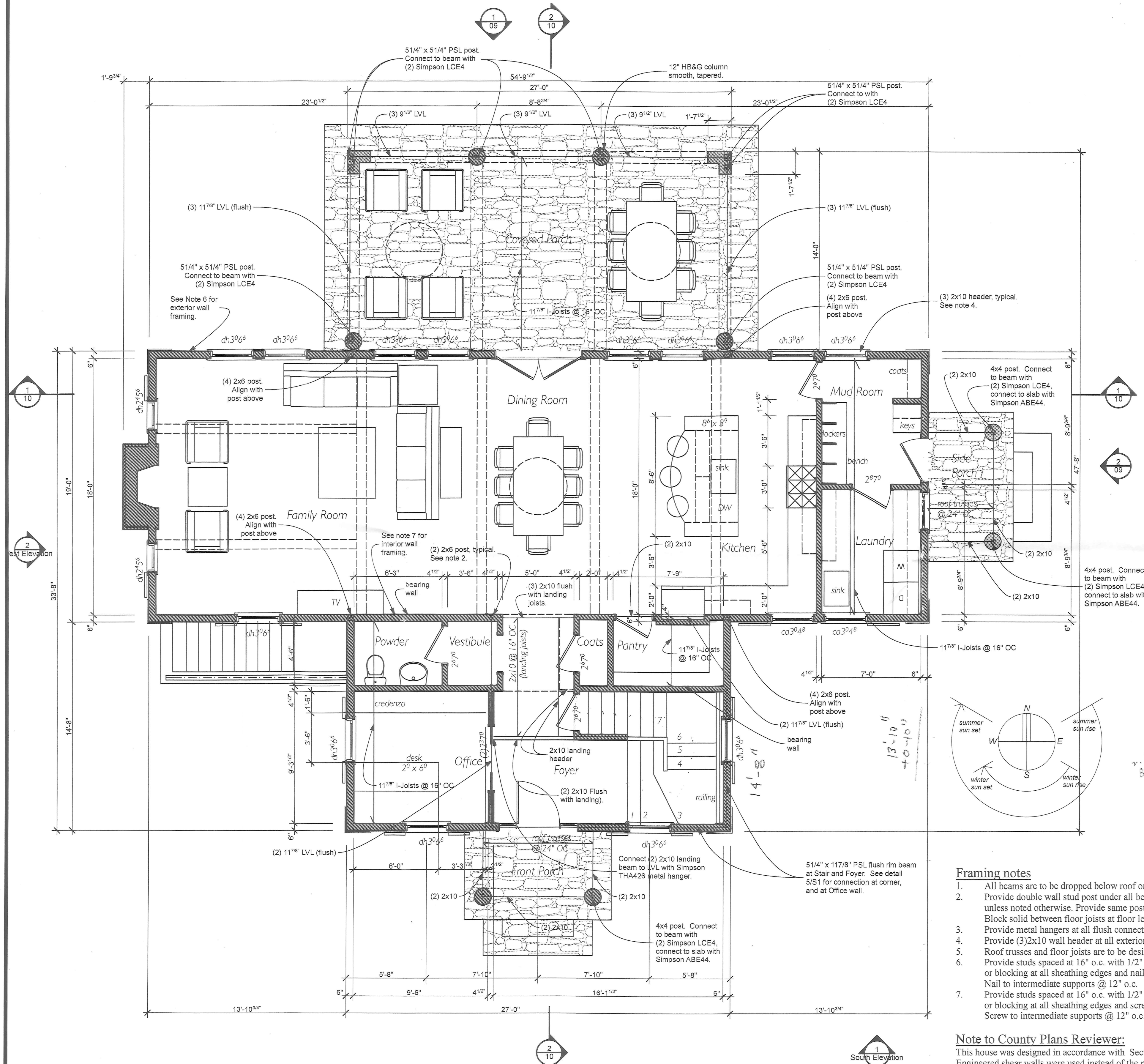
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SHEET 4

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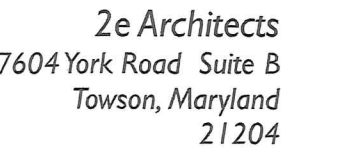
1 **First Floor Plan** (with Second Floor framing) 1,437 square feet
SCALE: 1/4" = 1'-0"

Framing notes

1. All beams are to be dropped below roof or floor framing unless noted flush. Beams are to bear the full depth of posts.
2. Provide double wall stud post under all beams, headers, trimmers, multiple joists and girder trusses bearing on stud walls unless noted otherwise. Provide same post in stud walls below under all joists to provide solid support to foundation. Block solid between floor joists at floor levels. See general structural notes for jamb studs at bearing wall openings.
3. Provide metal hangers at all flush connections. Connect all roof trusses to supporting walls and beams with metal hurricane anchors.
4. Provide (3)2x10 wall header at all exterior stud wall openings unless noted.
5. Roof trusses and floor joists are to be designed by the supplier. Submit design drawings to the engineer to review prior to fabrication.
6. Provide studs spaced at 16" o.c. with 1/2" OSB continuous sheathing on outside face of all exterior stud walls. Provide framing members or blocking at all sheathing edges and nail sheathing to walls studs, blocking and wall plates with 8d nails @ 4" o.c. at all sheathing edges. Nail to intermediate supports @ 12" o.c.
7. Provide studs spaced at 16" o.c. with 1/2" gypsum board continuous sheathing on each face of all interior stud walls. Provide framing members or blocking at all sheathing edges and screw sheathing to walls studs, blocking and wall plates with #6 x 1-1/4" screws @ 6" o.c. at all sheathing edges. Screw to intermediate supports @ 12" o.c. See detail 7/51 for connection of wall to roof trusses.

Note to County Plans Reviewer:

This house was designed in accordance with Section R301.1.3 of the IRC code which allows engineered design in lieu of the prescriptive design method. Engineered shear walls were used instead of the prescriptive wall bracing specified in Section R602.10.



CONSULTANTS

Beth and Matt
Waskiewicz
Residence

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Second Floor Plan



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- Note to County Plans Reviewer:

Note to County Plans Reviewer:
This house was designed in accordance with Section R301.1.3 of the IRC code which allows engineered design in lieu of the prescriptive design method. Engineered shear walls were used instead of the prescriptive wall bracing specified in Section R602.10.

1 **Second Floor Plan** (with Attic & Roof framing) 1,649 square feet
SCALE: 1/4" = 1'-0"