

M E M O R A N D U M

DATE: May 24, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0231-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 23, 2016. 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 ADMIN. VARIANCE *
(6331 Craigmont Road)
1st Election District *
1st Council District *
Leon B. Jones *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0231-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 owner of the property, Leon B. Jones ("Petitioner"). The Petitioner is requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations, to permit an accessory structure (garage) to be located in the portion of the rear yard closest to the side street in lieu of being placed in the third portion of the rear yard farthest from both streets and to allow a height of 20 ft. 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 Petitioner's 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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 3, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 4-21-16

By low

The Petitioner has 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 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 Petitioner.

Although the Department of Planning did not make any recommendations related to the proposed garage's 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 21st day of **April, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 and of the Baltimore County Zoning Regulations, to permit an accessory structure (garage) to be located in the portion of the rear yard closest to the side street in lieu of being placed in the third portion of the rear yard farthest from both streets and to allow a height of 20 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

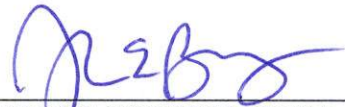
Date 4-21-16

By (signature)

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 his 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.
2. The Petitioner 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 4-21-16

By bw



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 6331 Craigmont Road Catonsville, MD 21228 Currently zoned _____
Deed Reference 0021275 039 10 Digit Tax Account # 0106571846
Owner(s) Printed Name(s) Leon B. Jones

(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. X **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.1 & 400.3 → To permit an accessory structure (garage) to be located in the portion of the rear yard closest to the side street in lieu of being placed in the 1/3 portion of the rear yard furthest from both streets, and to allow a height of 20 feet in lieu of the maximum allowed 15 feet.

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

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to 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):

Leon B. Jones

Name #1 – Type or Print

Name #2 – Type or Print

Leon B. Jones

Signature #1

Signature #2

6331 Craigmont Rd, Catonsville, MD

Mailing Address

City

State

21228

Zip Code

(410) 913-0148

Telephone #

leonjonesb31@gmail.com

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Paul Stambach NV

Name – Type or Print

Signature

Mailing Address

City

State

12730 Bunker Hill RD Union Bridge MD

Zip Code

Telephone #

Email Address stambachp@gmail.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 2016-0231-8 Filing Date 3/25/16 Estimated Posting Date 4/3/16 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: 6331 Craigmont Road Catonsville, Maryland 21228
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)**

A garage is needed for storing personal vehicles such as a
truck, car and a racing car. Also, need a garage to store
riding lawn mower, snow blower, tools and equipment.

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

Leon B. Jones
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Leon B. Jones
Name- Print or Type

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 17th day of March, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Leon B. Jones

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

2/16/2018
My Commission Expires

PROPERTY DESCRIPTION

6331 CRAIGMONT ROAD

2016-0231-A

BEING KNOWN AND DESIGNATED as Lot No. 16, Block H, as shown on a Plat entitled, "REVISED PLAT, LOTS 13 TO 16, BLOCK H, SECTION 4A, WESTVIEW PARK", which Plat is recorded among the Land Records of Baltimore County in Plat Book GLB No. 25, folio 8.

BEING the same property which by Deed dated September 28, 2000 and recorded October 3, 2000 in Book 14731, Page 55, among the Land Records of Baltimore County, Maryland which was granted and conveyed by Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C., acting by and through the Federal Housing Commissioner, unto the Grantors herein.

13,530 #

ELECTION DISTRICT = 1

COUNCILMANIC DISTRICT = 1

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2016-0431-A

TO PERMIT AN ACCESSORY STRUCTURE
(GARAGE) TO BE LOCATED IN THE PART OF THE
REAR YARD CLOSEST TO THE SIDE STREET IN
LIEU OF BEING PLACED IN THE 1/3 PORTION OF
THE REAR YARD FARTHEST FROM BOTH STREETS.
AND TO ALLOW A HEIGHT OF 20 FEET IN LIEU OF
THE MAXIMUM ALLOWED HEIGHT OF 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

04/18/16

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.

PROPERTY DESCRIPTION

6331 CRAIGMONT ROAD

2016-0231-A

BEING KNOWN AND DESIGNATED as Lot No. 16, Block H, as shown on a Plat entitled, "REVISED PLAT, LOTS 13 TO 16, BLOCK H, SECTION 4A, WESTVIEW PARK", which Plat is recorded among the Land Records of Baltimore County in Plat Book GLB No. 25, folio 8.

BEING the same property which by Deed dated September 28, 2000 and recorded October 3, 2000 in Book 14731, Page 55, among the Land Records of Baltimore County, Maryland which was granted and conveyed by Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C., acting by and through the Federal Housing Commissioner, unto the Grantors herein.

13,530 #

ELECTION DISTRICT = 1

COUNCILMANIC DISTRICT = 1

CERTIFICATE OF POSTING

Date: 4-3-2016

RE: Case Number: 2016-0231-A

Petitioner/Developer: Leon Jones

Date of Hearing/Closing: 4-18-16

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 6331 Craymont Rd

The signs(s) were posted on 4-3-16
(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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0231 -A Address 6331 CRAIGMONT RD.
Contact Person: JASON SEIGSMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/25/16 Posting Date: 4/3/16 Closing Date: 4/18/16

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 0231 -A Address 6331 CRAIGMONT RD.
Petitioner's Name JONES Telephone 410-913-0148
Posting Date: 4/3/16 Closing Date: 4/18/16
Wording for Sign: TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED
IN THE PORTION OF THE REAR YARD CLOSEST TO THE SIDE STREET IN LIEU OF BEING PLACED
IN 1/3 PORTION OF REAR YARD FURTHEST FROM BOTH STREETS, AND TO ALLOW A HEIGHT
OF 20 FEET IN LIEU OF MAXIMUM ALLOWED HEIGHT OF 15 FEET.

Revised 7/21/15

**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: 2016-0231-A
Property Address: 6331 CRAWMONT RD
Property Description: _____
Legal Owners (Petitioners): LEON JONES
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: LEON JONES
Company/Firm (if applicable): _____
Address: 6331 CRAWMONT RD
CATONSVILLE, MD 21228
Telephone Number: 410-913-0148

Revised 5/20/2014

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

No. **134722**

Date: **3/25/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 3/20/2016 3/25/2016 10:09:15 2

MS MS02 WALKIN JEW JEE
 RECEIPT # 951323 3/25/2016 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 134722

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
601	806	0000		6150				75.00

Receipt Tot 75.00
 4.00 CK 40.00 CA
 35.00 CB

Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **JONES**

For: **2016-0231-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

MAR 29 2016



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: March 29, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0231-A
Address 6331 Craigmont Road
(Jones Property)

Zoning Advisory Committee Meeting of April 4, 2016.

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

Reviewer: Steve Ford

Date: 03-29-2016



KEVIN KAMENETZ
County Executive

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

April 19, 2016

Leon B Jones
6331 Craigmont Road
Catonsville MD 21228

RE: Case Number: 2016-0231 A, Address: 6331 Craigmont Road

Dear Mr. Jones:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 25, 2016. 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Paul Stambach, 12730 Bunker Hill Road, Union Bridge MD 21791

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



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

Date: 3/28/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0231-A

*Administrative Variance
Leon B. Jones
6331 Craigmont Road.*

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,

A handwritten signature in black ink, appearing to read "Richard A. Zeller".

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

DWP/RAZ

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>3-29</u>	DEPS (if not received, date e-mail sent _____)	<u>Uc</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-28</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	Date: <u>4-3-16</u> by <u>Pison</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

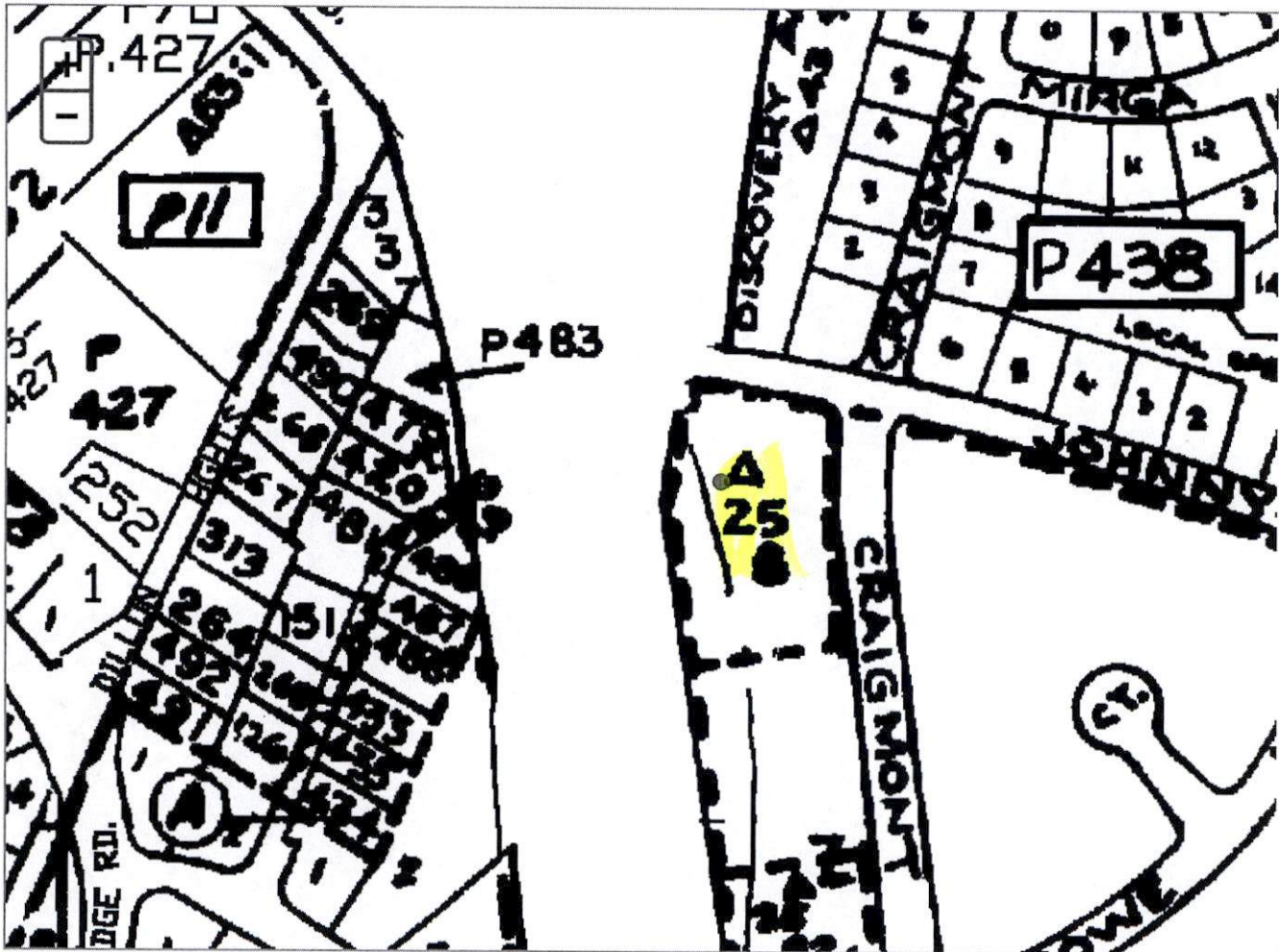
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0106571840			
Owner Information					
Owner Name:		JONES LEON B		Use: RESIDENTIAL	
Mailing Address:		6331 CRAIGMONT RD BALTIMORE MD 21228-1237		Principal Residence: YES Deed Reference: /21275/ 00039	
Location & Structure Information					
Premises Address:		6331 CRAIGMONT RD BALTIMORE 21228-1237		Legal Description: 6331 CRAIGMONT RD WESTVIEW PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0095	0013	0186		0000	4A
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	Assessment
H	16	2016		0025/0008	
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1959	1,925 SF		13,530 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	SIDING	2 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2016		07/01/2015	
				As of	
				07/01/2016	
Land:	66,300	Value	66,300		
Improvements	127,100	Value	160,700		
Total:	193,400	Value	227,000	193,400	204,600
Preferential Land:	0				0
Transfer Information					
Seller: JONES LEON B		Date: 01/13/2005		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /21275/ 00039		Deed2:	
Seller: SECRETARY OF HOUSING AND		Date: 10/03/2000		Price: \$93,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /14731/ 00055		Deed2:	
Seller: HENSON CLAYTON M,JR		Date: 07/28/2000		Price: \$110,000	
Type: ARMS LENGTH IMPROVED		Deed1: /14605/ 00513		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 12/31/2012					

Baltimore County

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

District: 01 Account Number: 0106571840



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>).







MiTek USA, Inc.

16023 Swingley Ridge Rd
Chesterfield, MO 63017
314-434-1200

Re: B504135
Stock Trusses

Professional Certification. I hereby certify that The truss drawing(s) referenced below have been prepared by MiTek USA, Inc. under my direct supervision based on the parameters provided by Superior Trusses, LLC. and that I am a duly licensed professional engineer under the laws of the state of Maryland.

My license renewal date for the state of Maryland is July 20, 2017.

Pages or sheets covered by this seal: I25852185 thru I25852188

Lumber design values are in accordance with ANSI/TPI 1 section 6.3
These truss designs rely on lumber values established by others.

I certify that this document was
prepared or approved by me, and I am
a licensed professional engineer under
the laws of the State of Maryland.
Lic. No. 26187, Expiration Date: 7/20/17.



January 29, 2016

Garcia, Juan

IMPORTANT NOTE: The seal on these truss component designs is a certification that the engineer named is licensed in the jurisdictions(s) identified and that the designs comply with ANSI/TPI 1. These designs are based upon parameters shown (e.g., loads, supports, dimensions, shapes and design codes), which were given to MiTek. Any project specific information included is for MiTek's customer's file reference purpose only, and was not taken into account in the preparation of these designs. MiTek has not independently verified the applicability of the design parameters or the designs for any particular building. Before use, the building designer should verify applicability of the design parameters and properly incorporate these designs into the overall building design per ANSI/TPI 1, Chapter 2.

Job	Truss	Truss Type	Qty	Ply	Stock Trusses	
B504135	T30	FINK	1	1		I25852188
Superior Trusses, Ephrata, PA 17522						Job Reference (optional)

7.530 s Jul 11 2014 MiTek Industries, Inc. Fri Jan 29 10:11:11 2016 Page 1
ID:XCCL3vaYmFV1meprn6GhTt9ygYS-iEai2ESCg_QLZkpV7kYBmP9ClJqP_XcfHQ6UYzzqX7U

0-10-8 7-10-0 15-0-0 22-2-0 30-0-0 30-10-8
0-10-8 7-10-0 7-2-0 7-2-0 7-10-0 0-10-8

Scale = 1:54.1

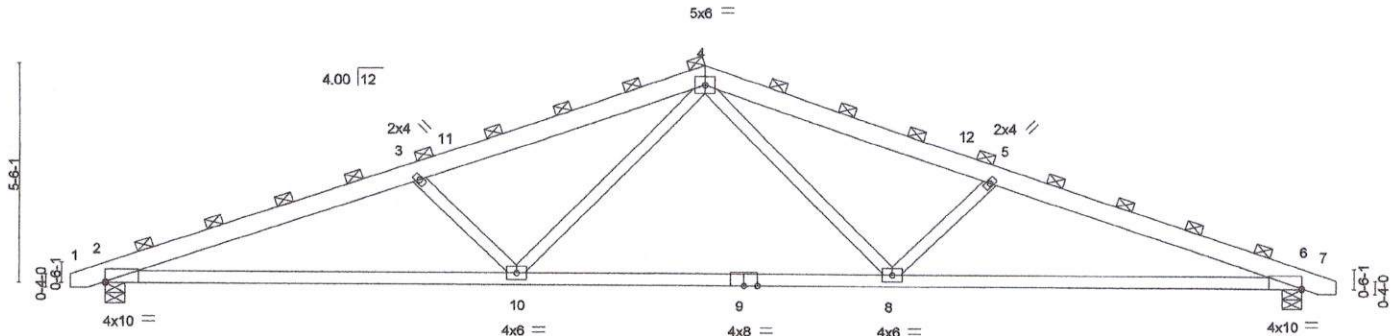


Plate Offsets (X,Y) - [2:0-0-0,0-0-4], [6:0-0-0,0-0-4]
10-3-4 10-3-4 19-8-12 9-5-8 30-0-0 10-3-4

LOADING (psf)	SPACING-	CSI.	DEFL.	in (loc)	l/defl	L/d	PLATES	GRIP
TCLL 30.0	4-0-0	TC 1.00	Vert(LL)	-0.43	2-10	>827	MT20	197/144
(Roof Snow=30.0)	Plates Increase 1.15	BC 0.90	Vert(TL)	-0.81	2-10	>437		
TCDL 5.0	Lumber Increase 1.15	WB 0.38	Horz(TL)	0.19	6	n/a		
BCLL 0.0	Rep Stress Incr NO	(Matrix)	Wind(LL)	0.17	8-10	>999		
BCDL 5.0	Code IBC2009/TPI2007						Weight: 136 lb	FT = 0%

LUMBER-

TOP CHORD 2x6 SP No.1
BOT CHORD 2x4 SPF 2100F 1.8E
WEBS 2x4 SPF No.2

BRACING-

TOP CHORD 2-0-0 oc purlins
(Switched from sheeted: Spacing > 2-8-0).
BOT CHORD Rigid ceiling directly applied or 7-9-4 oc bracing.

REACTIONS. (lb/size) 2=2486/0-6-0, 6=2486/0-6-0
Max Horz 2=130(LC 7)
Max Uplift 2=547(LC 9), 6=547(LC 9)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD 2-3=5541/1166, 3-4=4762/1019, 4-5=4762/1019, 5-6=5541/1166
BOT CHORD 2-10=1005/5108, 8-10=562/3444, 6-8=1005/5108
WEBS 3-10=1313/407, 4-10=232/1556, 4-8=232/1556, 5-8=1313/407

NOTES-

- 1) Wind: ASCE 7-05; 90mph; TCDL=3.0psf; BCDL=3.0psf; h=15ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; enclosed; MWFRS (all heights); cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
- 2) TCLL: ASCE 7-05; Pf=30.0 psf (flat roof snow); Category II; Exp C; Fully Exp.; Ct=1.2
- 3) Unbalanced snow loads have been considered for this design.
- 4) This truss has been designed for greater of min roof live load of 20.0 psf or 1.00 times flat roof load of 30.0 psf on overhangs non-concurrent with other live loads.
- 5) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- 6) The solid section of the plate is required to be placed over the splice line at joint(s) 9.
- 7) Plate(s) at joint(s) 2, 4, 10, 3, 8, 5 and 6 checked for a plus or minus 2 degree rotation about its center.
- 8) Plate(s) at joint(s) 9 checked for a plus or minus 4 degree rotation about its center.
- 9) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 10) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 547 lb uplift at joint 2 and 547 lb uplift at joint 6.
- 11) "Semi-rigid pitchbreaks including heels" Member end fixity model was used in the analysis and design of this truss.
- 12) See Standard Industry Piggyback Truss Connection Detail for Connection to base truss as applicable, or consult qualified building designer.
- 13) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.

I certify that this document was prepared or approved by me, and I am a licensed professional engineer under the laws of the State of Maryland.
Lic. No. 26187, Expiration Date: 7/29/17.



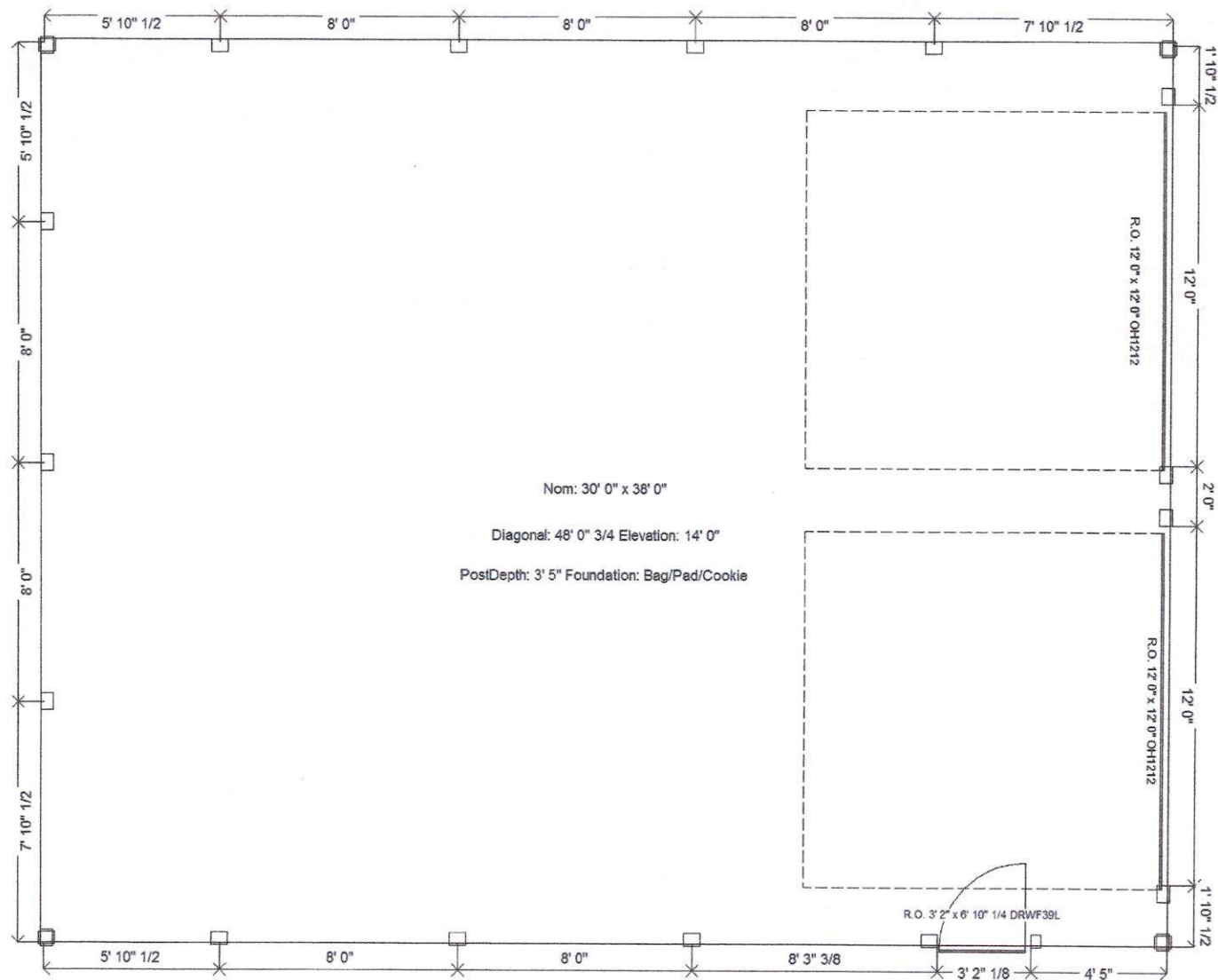
January 29, 2016

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MH-7473 rev. 10/03/2015 BEFORE USE.

Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see ANSI/TPI1 Quality Criteria, DSB-89 and BCSI Building Component Safety Information available from Truss Plate Institute, 218 N. Lee Street, Suite 312, Alexandria, VA 22314.



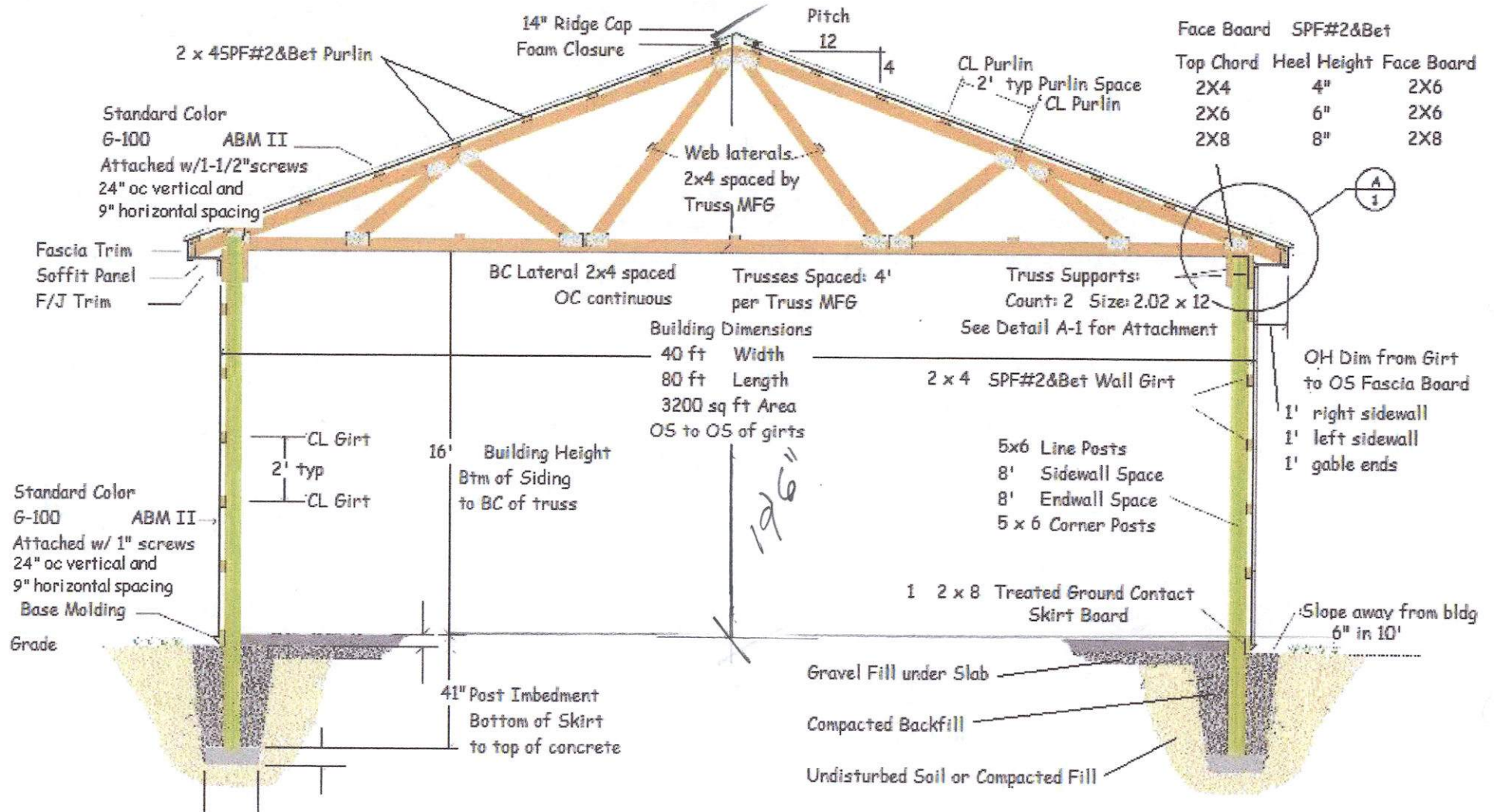
16023 Swingle Ridge Rd
Chesterfield, MO 63017

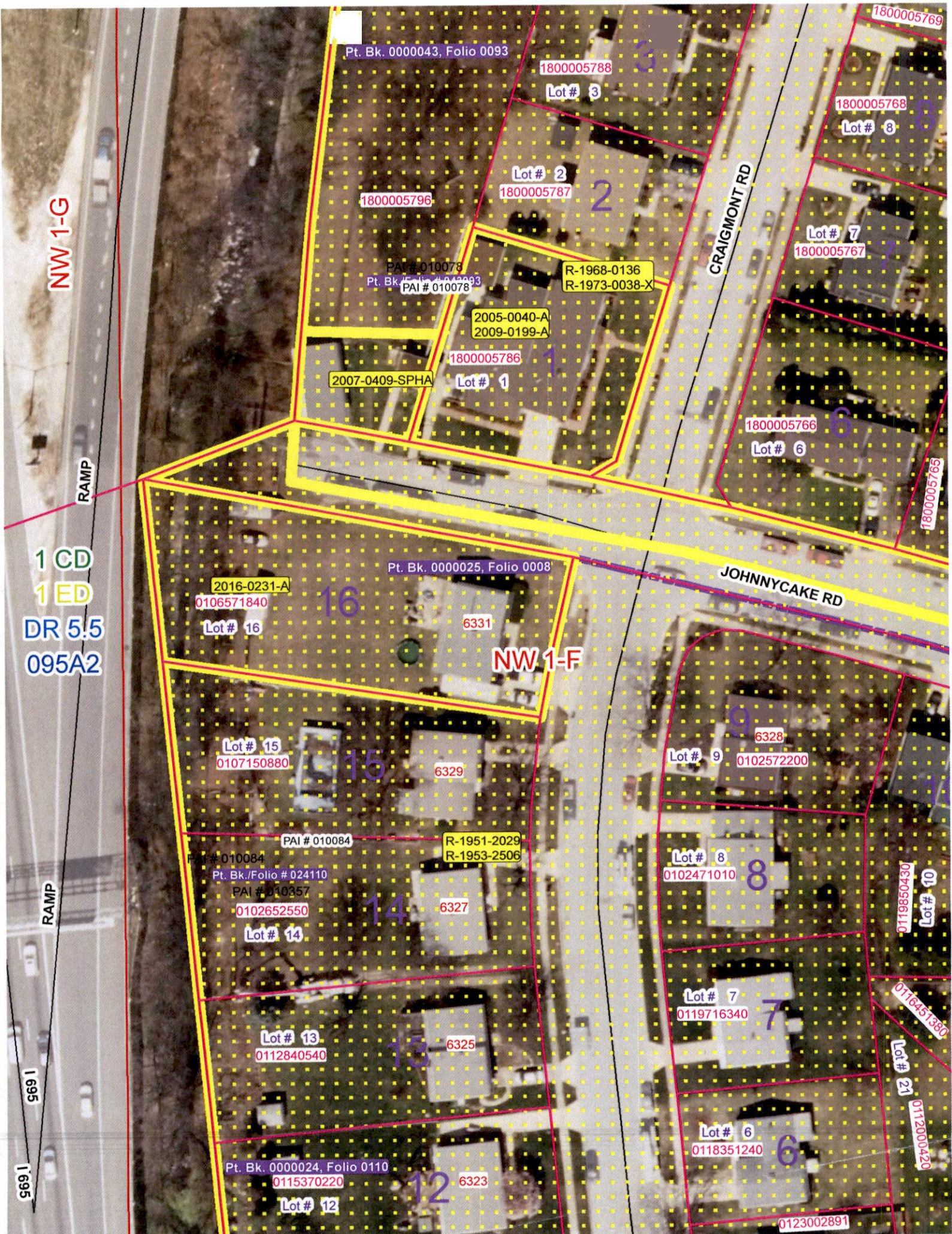


A. B. MARTIN
ROOFING SUPPLY, LLC
Roofing & Siding Hardware • Lumber
82 Garden Spot Road Ephrata, PA 17822 717-446-6885
35 Ridge Road Newville, PA 17341 717-776-8951

Date: 3/14/2016
30x36r14nw.bct2
AB Martin
Ephrata, PA 17822
800-373-5263
by PlanExpert Message®

BUILDING CROSS SECTION





NW 1-G

1 CD
1 ED
DR 5.5
095A2

RAMP

RAMP

1' 669
1' 669

Pt. Bk. 0000043, Folio 0093

1800005788

Lot # 3

Lot # 2
1800005787

1800005796

PAI # 010078
Pt. Bk. 0000043, Folio 0093
PAI # 010078

R-1968-0136
R-1973-0038-X

2005-0040-A
2009-0199-A

1800005786

2007-0409-SPHA

Lot # 1

CRAIGMONT RD

1800005768

Lot # 8

Lot # 7
1800005767

1800005766

Lot # 6

1800005765

Pt. Bk. 0000025, Folio 0008

2016-0231-A

0106571840

Lot # 16

6331

NW 1-F

JOHNNYCAKE RD

Lot # 15
0107150880

6329

PAI # 010084

R-1951-2029
R-1953-2506

PAI # 010084
Pt. Bk./Folio # 024110

PAI # 010357

0102652550

Lot # 14

6327

Lot # 13
0112840540

6325

Pt. Bk. 0000024, Folio 0110
0115370220

Lot # 12

6323

Lot # 8
0102471010

6328

Lot # 7

0119716340

Lot # 6
0118351240

0123002891

0119850430

Lot # 10

0116451380

Lot # 21

0112000420

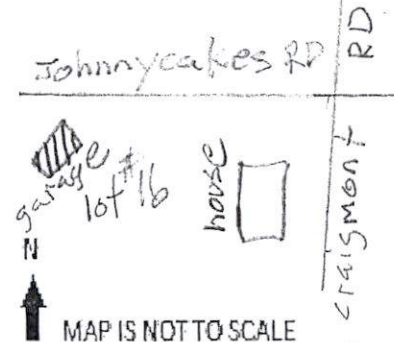
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)

ADDRESS 6331 Craigmont RD OWNER(S) NAME(S) Leon Jones

SUBDIVISION NAME Westview Park LOT# 16 BLOCK# H SECTION# 4A

PLAT BOOK# 25 FOLIO# 8 10 DIGIT TAX# 0106571840 DEED REF.# 21275139

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 095A2

SITE ZONED DR 5.5

ELECTION DISTRICT 1E

COUNCIL DISTRICT 1CL

LOT AREA ACREAGE 13530 ϕ

OR SQUARE FEET _____

HISTORIC? no

IN CBCA? NO

IN FLOOD PLAIN? no

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? YE

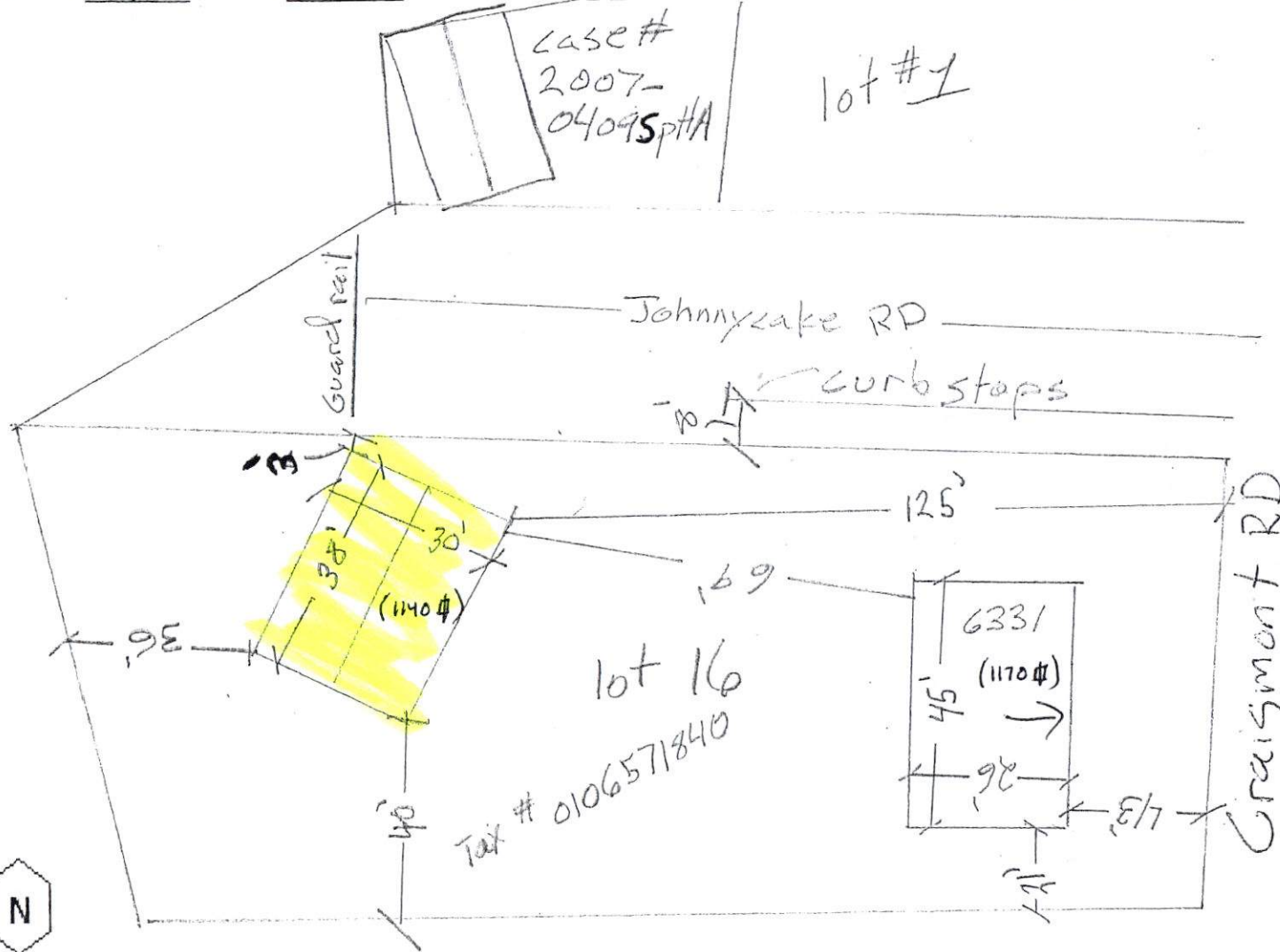
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW
1951-2029 + 1953-2506

(DEVELOPMENT PLAN

HEARINGS)

VIOLATION CASE INFO:



PLAN DRAWN BY Paul Stambach DATE 3-21-16 SCALE: 1 INCH = 30' FEET

2016-0231-A

Ret. Enr. 1

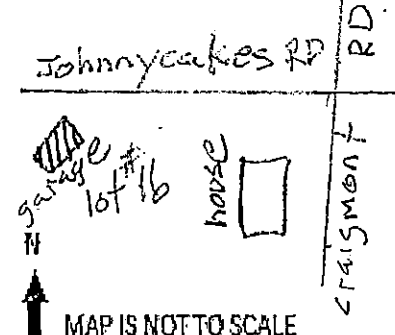
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 6331 Craigmont RD OWNER(S) NAME(S) Leon Jones

SUBDIVISION NAME Westview park LOT # 16 BLOCK # 14 SECTION # 4A

PLAT BOOK # 25 FOLIO # 8 10 DIGIT TAX # 0106571840 DEED REF. # 21275139 ---

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 095A2

SITE ZONED DR 5.5

ELECTION DISTRICT 1ED

COUNCIL DISTRICT 1CD

LOT AREA ACREAGE 13530 μ

OR SQUARE FEET _____

HISTORIC? no

IN CBCA? NO

IN FLOOD PLAIN? no

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1951-2029 + 1953-2506

(DEVELOPMENT PLAN

HEARINGS)

VIOLATION CASE INFO:



PLAN DRAWN BY Paul Stambach DATE 3-21-16 SCALE: 1 INCH = 30' FEET

2016-0231-A

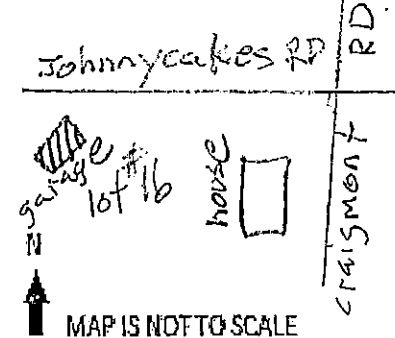
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 6331 Craigmont RD OWNER(S) NAME(S) Leon Jones

SUBDIVISION NAME Westview park LOT # 16 BLOCK # H SECTION # 4A

PLAT BOOK # 25 FOLIO # 8 10 DIGIT TAX # 0106571840 DEED REF. # 21275139 ---

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 095A2

SITE ZONED DR 5.5

ELECTION DISTRICT 01ED

COUNCIL DISTRICT 1CD

LOT AREA ACREAGE 13530 ϕ

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1951-2029 + 1953-2506

(DEVELOPMENT PLAN

HIGHLIGHTS)

VIOLATION CASE INFO:



PLAN DRAWN BY Paul Stambach DATE 3-21-16 SCALE: 1 INCH = 30' FEET

2016-0231-A