

MEMORANDUM

DATE: April 17, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0193-A – Appeal Period Expired

The appeal period for the above-referenced case expired on April 16, 2018. 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 VARIANCE

(201 S. Patapsco Avenue)
12th Election District
7th Council District
Good Luck Homes, LLC
Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0193-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Good Luck Homes, LLC, legal owner of the subject property (“Petitioner”). The Petition seeks variance relief from § 400 of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to permit an existing garage with a side setback as close as 0 ft. in lieu of the required 2.5 ft., and to allow a rear setback of 7.5 ft. to the center of the alleyway in lieu of the minimum required 15 ft. A site plan was marked as Petitioner’s Exhibit 1.

Architect Adam Carballo appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Bureau of Development Plans Review (DPR).

The site is approximately 6,000 sq. ft. in size and zoned DR 5.5. The property is improved with a single-family dwelling constructed in 1889 and a detached garage. Petitioner is in the process of renovating the dwelling and garage, and discovered when applying for permits the garage had deficient setbacks.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate

ORDER RECEIVED FOR FILING

Date

By

3/16/18
sln

- variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioner must contend with long-existing (and lawfully nonconforming) site conditions which render the property unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be required to raze or relocate the garage. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 16th day of **March, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §400 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit an existing garage with a side setback as close as 0 ft. in lieu of the required 2.5 ft., and to allow a rear setback of 7.5 ft. to the center of the alleyway in lieu of the minimum required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its 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. Petitioner must submit to the Office of Administrative Hearings within 30 days of the date hereof a redlined site plan showing the 6" sanitary sewer at the rear of the property, as noted in the ZAC comment submitted by the Bureau of DPR dated February 12, 2018.

ORDER RECEIVED FOR FILING

Date 3/16/18

By sln

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 3/16/18

By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 801 S. Patuxent Ave which is presently zoned DR 5.5
 Deed References: 39244 / 00215 10 Digit Tax Account # 121 2059907
 Property Owner(s) Printed Name(s) Good Luck Homes, LLC

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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

1. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

3. X a Variance from Section(s) To permit an existing garage with a side setback as close as 0 feet in lieu of the required 2 1/2 feet, and to allow a rear setback of 7 1/2 feet to the center of the alleyway in lieu of the minimum required 15 feet.
 of the zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

Legal Owner(s) Affirmation: I/we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Good Luck Homes LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Adam Carballo Carballo Architecture

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2018-0193-A Filing Date 1/24/18

Do Not Schedule Dates: _____

Reviewer gh



**Carballo
Architecture**

Zoning Property Description for 201 S. Patapsco Avenue. Baltimore, MD. 21222-4213

Beginning at a point on the north side of Patapsco Avenue which is 25 feet wide at a distance of 30 feet of the centerline of the nearest improved intersecting street Willow Spring Road which is 25 feet wide.

Being Lot #187, #188, Block N/A, Section N/A in the subdivision of Saint Helena as recorded in Baltimore County Plat Book #1, Folio #80 containing 6,000 square feet. Located in the 12th Election District and 7th Council District.

**Adam Carballo, Architect
Carballo Architecture, LLC
1816 Aliceanna Street
Baltimore, MD 21231
adam@carballoarch.com
443-745-1100**

2018-0193-A

c. 2017 Carballo Architecture, LLC



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

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5464979

Sold To:

Good Luck Homes, LLC - CU00640243
110 W 39th St
Baltimore, MD 21210-3107

Bill To:

Good Luck Homes, LLC - CU00640243
110 W 39th St
Baltimore, MD 21210-3107

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

Feb 22, 2018

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2018-0193-A
201 S. Patapsco Avenue
Corner of Patapsco Avenue and Willow Spring Road
12th Election District - 7th Councilmanic District
Legal Owner(s) Good Luck Homes

Variance to permit an existing garage with a side setback as close as 0 ft. in lieu of the required 2.5 ft., and to allow a rear setback of 7.5 ft. to the centerline of the alleyway in lieu of the minimum required 15 ft.

Hearing: Thursday, March 15, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

2-152 February 22 5464979

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising



CERTIFICATE OF POSTING

February 22, 2018

Re:
Zoning Case No. 2018-0193-A
Legal Owner: Good Luck Homes
Hearing date: March 15, 2018

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **201 S. Patapsco Avenue**.

The sign was posted on **February 22, 2018**.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. E. Doak", with a stylized flourish at the end.

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2018-0193-A

201 S. Patapsco Avenue

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD
21204**

DATE & TIME: Thursday March 15, 2018 10:00 AM

**VARIANCE TO PERMIT AN EXISTING GARAGE WITH A SIDE
SETBACK AS CLOSE AS 0 FEET IN LIEU OF THE REQUIRED
2.5 FEET AND TO ALLOW A REAR SETBACK OF 7.5 FEET TO
THE CENTERLINE OF THE ALLEYWAY IN LIEU OF THE
MINIMUM REQUIRED 15 FEET.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE**





KEVIN KAMENETZ
County Executive

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

February 14, 2018

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0193-A

201 S. Patapsco Avenue
Corner of Patapsco Avenue and Willow Spring Road
12th Election District – 7th Councilmanic District
Legal Owners: Good Luck Homes

Variance to permit an existing garage with a side setback as close as 0 ft. in lieu of the required 2.5 ft., and to allow a rear setback of 7.5 ft. to the centerline of the alleyway in lieu of the minimum required 15 ft.

Hearing: Thursday, March 15, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Good Luck Homes, 110 W. 39th Street, Baltimore 21210
Adam Carballo, 1816 Aliceanna Street, Baltimore 21231

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, FEBRUARY 23, 2018.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



KEVIN KAMENETZ
County Executive

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

February 14, 2018

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TO: PATUXENT PUBLISHING COMPANY
Thursday, February 22, 2018 Issue - Jeffersonian

Please forward billing to:
Good Luck Homes, LLC
110 W. 39th Street
Baltimore, MD 21210

443-904-5566

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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Hearing: Thursday, March 15, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE
201 S. Patapsco Avenue; Corner of Patapsco
Avenue and Willow Spring Road
12th Election & 7th Councilmanic Districts
Legal Owner(s): Good Luck Homes LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2018-193-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

FEB 05 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of February, 2018, a copy of the foregoing Entry of Appearance was mailed to Adam Carballo, Carbello Architecture, 1816 Aliceanna Street, Baltimore, Maryland 21231, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 twenty (20) 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: 2018-0193-A

Property Address: 201 S. Patapsco Ave

Property Description: _____

Legal Owners (Petitioners): Good Luck Homes, LLC

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Good Luck Homes, LLC

Parampreet Singh

Company/Firm (if applicable): _____

Address: 110 W 39th St

Baltimore, MD 21210

Telephone Number: 443.964.5566

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

NO 161191

Date: 1/24/18

PAID RECEIPT

BUSINESS: ACTUAL TIME: 1/25/2018 1/24/2018 09:36:09 1
REG US01: WALKIN LJR
RECEIPT # 772352 1/24/2018 OFLN
Dept: 5 528 ZONING VERIFICATION
CR NO: 161191

Recpt Tot: \$75.00
\$75.00 CK \$1.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	900	0000		6150				75.00

Total: 75.00

Rec From: Adam Corballeo

For: 201 S Datapsc0 Ave

2018 0193 A

DISTRIBUTION

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

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

March 7, 2018

Good Luck Homes LLC
110 W 39th Street
Baltimore MD 21210

RE: Case Number: 2018-0193 A, Address: 201 S Patapsco Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 24, 2018. 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "R" and a trailing "J".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Adam Carballo, Carballo Architecture, 1816 Aliceanna Street, Baltimore MD 21231

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 2/5/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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. 2018-0193-A

*(Variance)
Good Luck Homes
2018. Patapsco Avenue*

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,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

3-15

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-193



INFORMATION:

Property Address: 201 S. Patapsco Avenue
Petitioner: Good Luck Homes, LLC
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit an existing garage with a side setback as close as zero feet in lieu of the required 2 ½ feet, and to allow a rear setback of 7 ½ feet to the center of the alleyway in lieu of the minimum required 15 feet.

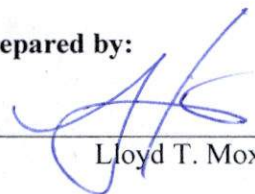
A site visit was conducted on February 15, 2018.

The Department has no objection to granting the petitioned zoning relief.

The Department recommends that the petitioners demonstrate to the satisfaction of the Administrative Law Judge that the structure can be reconstructed and maintained without trespass.

For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Josephine Selvakumar
Adam Carballo, Carballo Architecture
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 9, 2018
Item No. 2018-0193-A

DATE: February 12, 2018

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

Developer to show and label on the site plan, the existing 6" sanitary sewer that runs along the rear of 201 Patapsco Avenue.

* * * * *

VKD: cen
cc: file

3-15

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: February 8, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0193-A
Address 201 S. Patapsco Avenue
(Good Luck Homes Property)

Zoning Advisory Committee Meeting of **February 9, 2018.**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/27/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-193

INFORMATION:

Property Address: 201 S. Patapsco Avenue
Petitioner: Good Luck Homes, LLC
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit an existing garage with a side setback as close as zero feet in lieu of the required 2 ½ feet, and to allow a rear setback of 7 ½ feet to the center of the alleyway in lieu of the minimum required 15 feet.

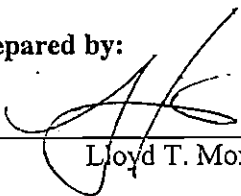
A site visit was conducted on February 15, 2018.

The Department has no objection to granting the petitioned zoning relief.

The Department recommends that the petitioners demonstrate to the satisfaction of the Administrative Law Judge that the structure can be reconstructed and maintained without trespass.

For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Josephine Selvakumar
Adam Carballo, Carballo Architecture
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: February 8, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0193-A
Address 201 S. Patapsco Avenue
(Good Luck Homes Property)

Zoning Advisory Committee Meeting of **February 9, 2018.**

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

Reviewer: Steve Ford

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment2/12DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)Comment2/8DEPS
(if not received, date e-mail sent _____)No Comment

FIRE DEPARTMENT

2/27PLANNING
(if not received, date e-mail sent _____)no Objection2/5

STATE HIGHWAY ADMINISTRATION

no Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 2/22/18SIGN POSTING Date: 2/22/18 by DOCKPEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 12 Account Number - 1212059907			
Owner Information					
Owner Name:		GOOD LUCK HOMES LLC		Use:	RESIDENTIAL
Mailing Address:		110 W 39TH ST BALTIMORE MD 21210-		Principal Residence:	NO
				Deed Reference:	/39244/ 00215
Location & Structure Information					
Premises Address:		201 PATAPSCO AVE BALTIMORE 21222-4213		Legal Description:	LT 187,188 201 PATAPSCO AVE SAINT HELENA
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0103	0015	0450		0000	187
				Assessment Year:	Plat No:
				2018	0001/0080
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area		Property Land Area	County Use
1889	1,722 SF			6,000 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	FRAME	1 full	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2018	07/01/2017	07/01/2018
Land:		42,000	42,000		
Improvements		60,900	80,100		
Total:		102,900	122,100	102,900	109,300
Preferential Land:		0			0
Transfer Information					
Seller: BYRD OLUROPO O		Date: 08/02/2017		Price: \$40,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /39244/ 00215		Deed2:	
Seller: BROADWATER TRENT M		Date: 08/02/2017		Price: \$20,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /39244/ 00211		Deed2:	
Seller: LOIACONO ANTHONY		Date: 11/21/1994		Price: \$26,500	
Type: NON-ARMS LENGTH OTHER		Deed1: /10839/ 00438		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class				
		07/01/2017		07/01/2018	
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: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

2018-0193-A

Application Number

OWNER Good Luck Homes LLC

ADDRESS ~~110 W 39 ST, BAYTOWN, MD - 21210~~ 201 PATAPSCO AVE
21222

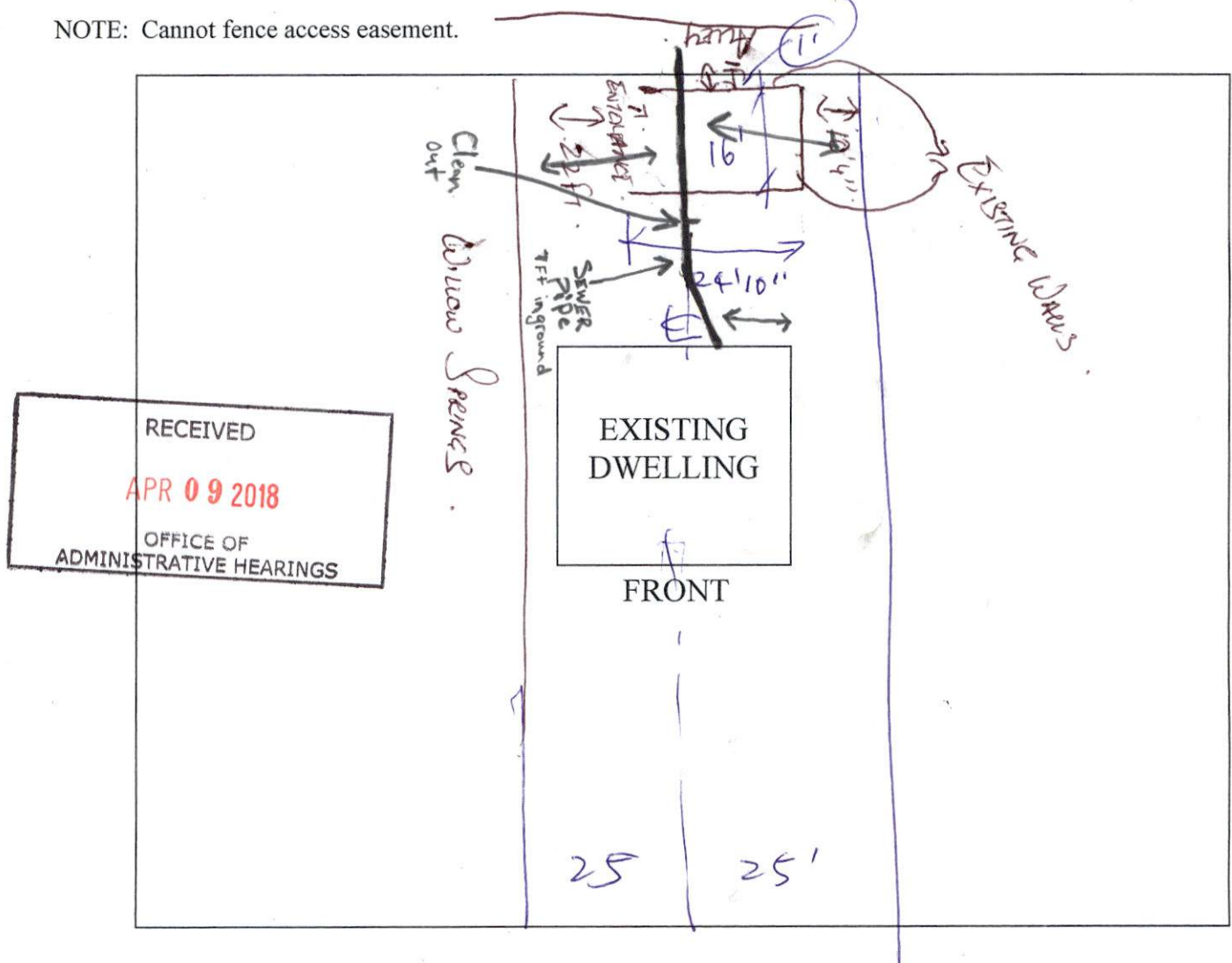
PLEASE SHOW BELOW:

PLEASE SHOW BELOW:

- Property line dimensions and easements;
- Existing buildings;
- Existing well/septic; (show distance to nearest structure)
- Road names and location of alleys;
- If your property is in a tidal or riverine flood area, indicate elevation of lowest floor of proposed work.
- The proposed work and the setback distances to the proposed work.

Front Setback ~~22'7"~~ NC Left Setback 22'
 RIGHT Rear Setback 10'4" REAR Right Setback 1F7

NOTE: Cannot fence access easement.



ROAD NAME



3/15
10AM

Case No.: 2018-0193-A-201 S. Patapsco Ave.

Exhibit Sheet

3-16-18
sen

Petitioner/Developer

192
4-17-18

Protestants

No. 1	Plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

"	"	"	"	"	"	"	125'
122	123	124	125	126	127	128	
y							
"	"	"	"	"	"	"	90° 25'

40'

"	"	"	"	"	"	"	25'
182	183	184	185	186	187	188	
"	"	"	"	"	"	"	12'
							10'
							120'
239	240	241	242	243	244	245	
"	"	"	"	"	"	"	90° 25'

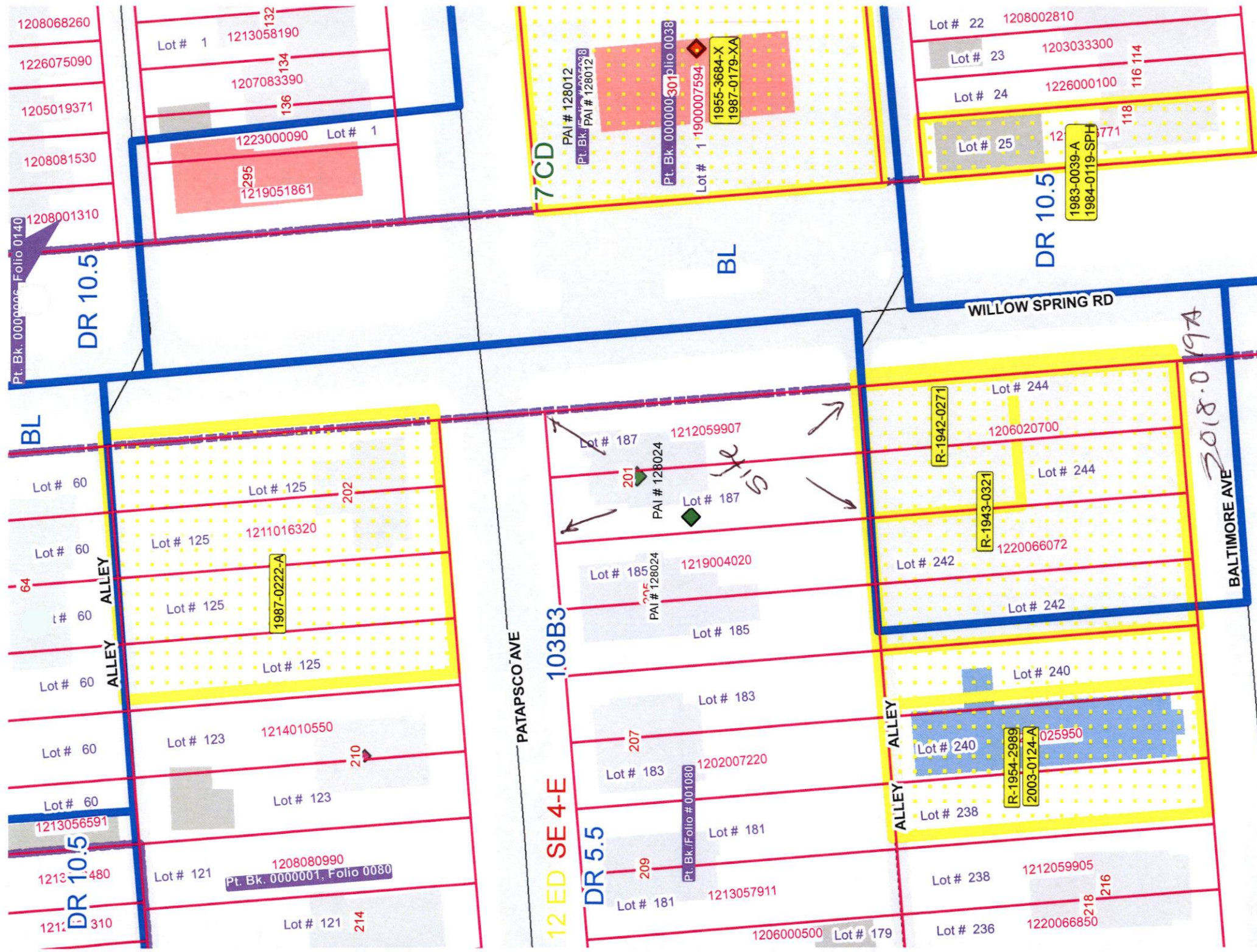
N 0° 13' E

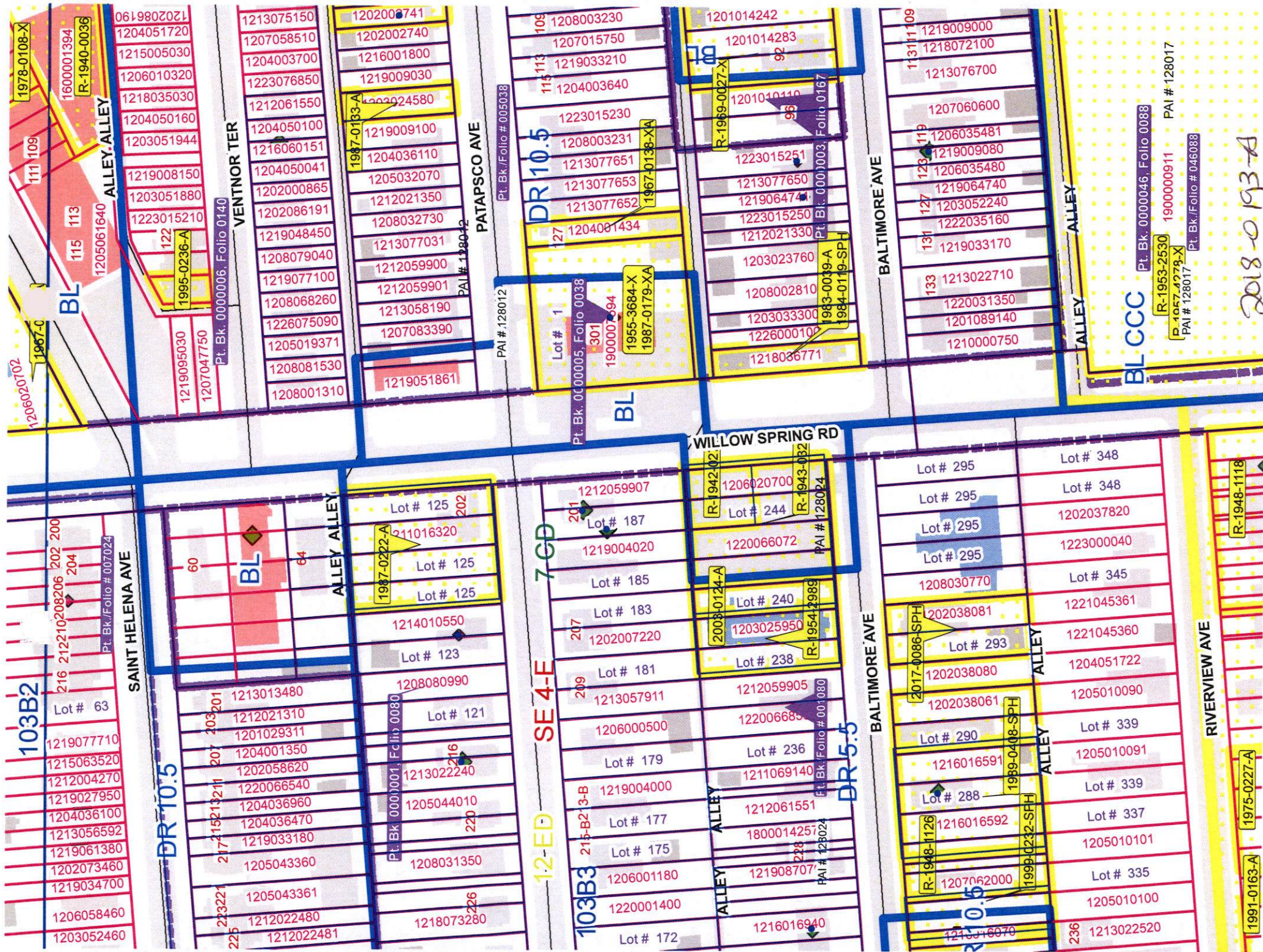
40'

"	"	"	"	"	"	"	25'
293	294	295	296	297	298	299	

Stone

2018-01936





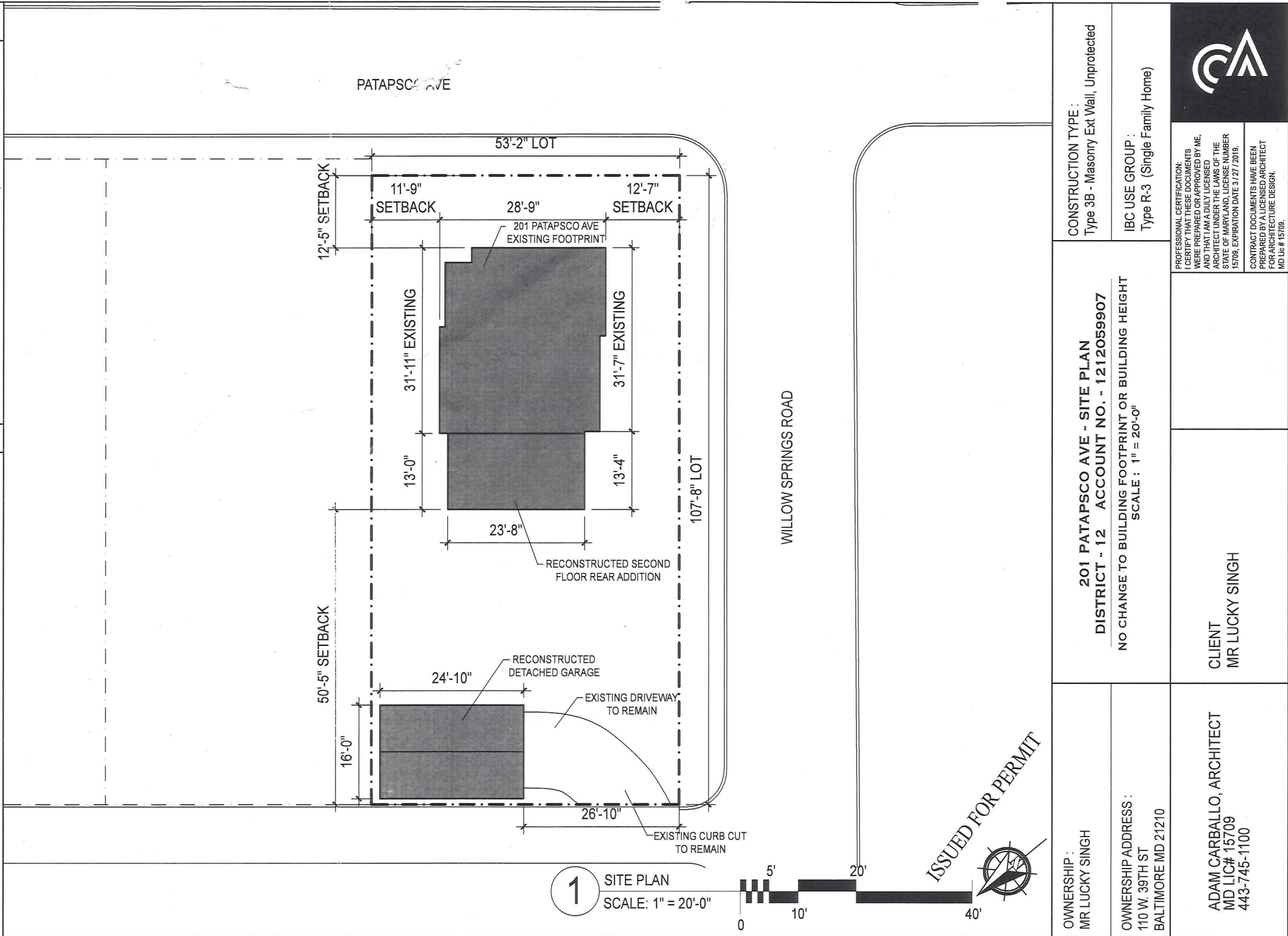
2015 IECC CODE COMPLIANCE

R301.1 R401.2	CUMATE ZONE 4A COMPLIANCE METHOD: MANDATORY AND PRESCRIPTIVE PROVISIONS	R402.4.4	ROOMS CONTAINING FUEL-BURNING APPLIANCES WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM ISOLATED FROM INSIDE THE THERMAL ENVELOPE. EXCEPTIONS: 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONT TO THE OUTSIDE. 2. FIREPLACES AND STOVES COMPLYING WITH SECTION R402.4.2 AND SECTION R1006 OF THE IRC.
R402.1.1	VAPOR RETARDER: WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH VAPOR RETARDER REQ'S OF SECTION R702.7 OF THE IRC, 2015 Ed.	R402.4.5	RECESSED LIGHTING: RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE LIMIT AIR LEAKAGE.
R402.1.2	ATTIC INSULATION = R-49 RAISED HEEL TRUSSES = R-38	R403.1.1	PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM AS PER 2015 IECC SECTION 403.1.1.
R402.1.2	WOOD FRAME WALL: R-20 OR R-13 PLUS R5 CONT INSUL	R403.1.2	WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED THE THERMOSTAT SHALL PREVENT THE SUPPLEMENTARY HEAT FROM COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD.
R402.1.2	BASEMENT WALL INSULATION: R-13 / R-10 FOIL FACED CONT. UNINTERRUPTED BATTS FULL HEIGHT CRAWL SPACE WALL INSUL: R-13/R-10 FOIL FACED CONT. BATTS FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERT OR HORT AN ADDITIONAL 2'-0"	R403.2.1	MECHANICAL DUCT INSUL. SUPPLY & RETURN DUCTS IN ATTIC = R-4 MIN. R-6 WHEN LESS THAN 3 INCHES SUPPLY AND RETURN DUCTS OUTSIDE OF CONDITIONED SPACES R-8 MIN. ALL OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE = R-6 MIN.
R402.1.2	FLOOR INSULATION OVER UNCONDITIONED SPACE = R-19 BATT INSUL	R403.2.2	DUCTS LOCATED UNDER CONCRETE SLABS = R-6 MIN.
R402.1.2	WINDOW U-VALUE / SHGC .35 (U-VALUE) .40 (SHGC)	R403.2.3	DUCT SEALING ALL DUCT, AIR HANDLERS, FILTER BOXES WILL BE SEALED.
R402.2.10	R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORT / VERT.	R403.2.4	JOINTS AND SEAMS WILL COMPLY WITH SECTION M1901.4.1 OR THE IRC. A DUCT TIGHTNESS TEST (DUCT BLASTER - DUCT TOTAL LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONSTRUCTION TEST OR A ROUGH IN TEST. DUCT TIGHTNESS TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN CONDITIONED SPACE.
R402.2.4	ATTIC ACCESS: ATTIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-49	R403.6	MECHANICAL VENTILATION OUTDOOR (MAKE UP AND EXHAUST), AIR DUCTS TO BE PROVIDED WITH AUTOMATIC OR GRAVITY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R402.4	BUILDING THERMAL ENVELOPE (AIR LEAKAGE), EXTERIOR WALLS AND PENETRATIONS WILL BE SEALED PER THIS SECTION OF THE 2015 IECC WITH CAULK, GASKETS, WEATHER STRIPPING OR AN AIR BARRIER OF SUITABLE MATERIAL. SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW SEALING FOR DIFFERENTIAL EXPANSION AND CONTRACTION.	R403.6.1	WHOLE HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICIENCY TO COMPLY WITH TABLE R403.6.1
R402.4.1.2	BUILDING ENVELOPE TIGHTNESS TEST: BUILDING ENVELOPE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 or ASTM E 1827 WITH (BLOWER DOOR) AT A PRESSURE OF 0.2 INCHES w.g. (50 PASCALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING INSPECTOR.	R403.7	EQUIPMENT SIZING SHALL COMPLY WITH R403.7
R402.4.2	FIREPLACES: NEW WOOD BURNING FIREPLACES WILL HAVE TIGHT-FITTING FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR, FIREPLACE DOORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL127 (FACTORY BUILT FIREPLACE) AND UL907 (MASONRY FIREPLACE).	R404.1	LIGHTING EQUIPMENT A MINIMUM OF 75% OF ALL LAMPS (LIGHTS) MUST BE HIGH-EFFICIENCY LAMPS. THIS CONTRACTOR ALSO RESPONSIBLE FOR GENERATING A CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL OR WITHIN 6 FEET OF THE ELEC PANEL AND BE READILY VISIBLE.

APPLICABLE CODES

Accessibility COMAR 05.02.02, ADAAG & FFHAG State Adoption Effective 01-01-2012	Life-Safety NFPA1 & 101/2012 ER 20-13 Effective 4-8-2014
Commercial Building ICC International Building Code/2015 ER 4-15 AMII Effective 08-03-2015	COMAR NFPA101/2012 State Adoption Fire Prevention Code Effective 01-01-2013
MBRC Maryland Building Rehabilitation Code State Adoption Effective 04-01-2013	Plumbing & Gas WSSC Plumbing Code NA Effective 02-01-2011
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COMAR NFPA 72/2010 State Adoption Fire Prevention Code Effective 01-01-2013	COMAR NFPA13R/ 2010 COMAR NFPA 13/2010 State Adoption Fire Prevention Code Effective 01-01-2013

201 PATAPSCO AVE-
DUNDALK, MD 21222
SINGLE FAMILY HOME - INTERIOR RENOVATION



LOCATION MAP	LEGEND	ZONING HEARING INFORMATION	DRAWING LIST
		201 PATAPSCO AVENUE ZONING HEARING PLAN FOR VARIANCE OWNER : GOOD UCK HOMES, LLC. SUBDIVISION : SAINT HELENA LOT # : 187, 188 BLOCK # : N/A SECTION # : N/A PLAT BOOK # : 1 FOLIO # : 80 TAX ACCOUNT : 1212059907 DEED REF. : 39244 / 00215 ZONING : DR5.5 ELECTION DISTRICT : 12 COUNCIL DISTRICT : 7 LOT AREA : 6,000 SF HISTORIC : NO IN CBCA : NO IN FLOOD PLAIN : NO WATER IS : PUBLIC SEWER IS : PUBLIC PRIOR HEARING : N/A	0000-G=G1 TITLE SHEET & SITE PLAN 0001-AD=AD1 BASEMENT DEMOLITION PLAN 0002-AD=AD2 FIRST FLOOR DEMOLITION PLAN 0003-AD=AD3 SECOND FLOOR DEMOLITION PLAN 0004-AD=AD4 FIRST FLOOR FRAMING PLAN 0005-S=S1 FIRST FLOOR FRAMING PLAN 0006-S=S2 SECOND FLOOR FRAMING PLAN 0007-S=S3 ROOF FRAMING PLAN 0008-S=S4 WALL BRACING 0009-A=A1 BASEMENT CONSTRUCTION PLAN 0010-A=A2 FIRST FLOOR CONSTRUCTION PLAN 0011-A=A3 SECOND FLOOR CONSTRUCTION PLAN 0012-A=A4 ROOF PLAN 0013-A=A5 BUILDING SECTION 0014-A=A6 ELEVATION 0015-A=A7 ELEVATION 0016-A=A7 ELEVATION 0017-S=S5 GARAGE FOUNDATION AND ROOF FRAMING PLAN 0018-S=S6 GARAGE WALL BRACING 0019-A=A8 GARAGE FLOOR PLAN AND ROOF PLAN 0020-A=A9 GARAGE ELEVATIONS 0021-A=A11 GARAGE SECTION AND DETAILS

0000-G=G1
TITLE SHEET & SITE PLAN
201 PATAPSCO AVE.
JOB # 17-201
SEPTEMBER 2017

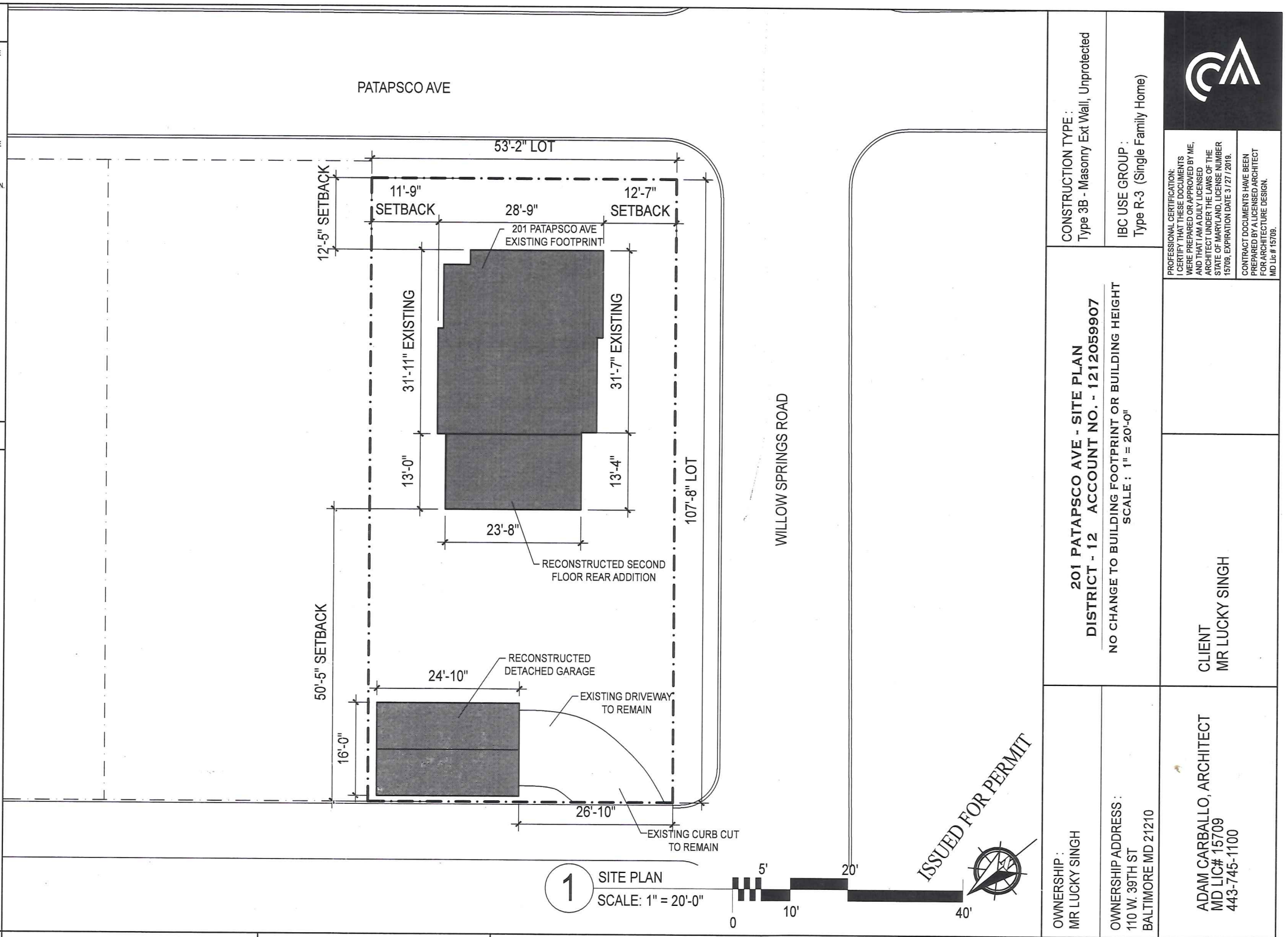
EX. 1
2018-0193-A

2015 IECC CODE COMPLIANCE

R301.1	CLIMATE ZONE 4A	R402.4.4	ROOMS CONTAINING FUEL-BURNING APPLIANCES WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM ISOLATED FROM INSIDE THE THERMAL ENVELOPE. EXCEPTIONS: 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONT TO THE OUTSIDE. 2. FIREPLACES AND STOVES COMPLYING WITH SECTION R402.4.2 AND SECTION R1006 OF THE IRC. RECESSED LIGHTING, RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE LIMIT AIR LEAKAGE
R401.2	COMPLIANCE METHOD: MANDATORY AND PRESCRIPTIVE PROVISIONS	R402.4.5	FIREPLACES AND STOVES COMPLYING WITH SECTION R402.4.2 AND SECTION R1006 OF THE IRC. RECESSED LIGHTING, RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE LIMIT AIR LEAKAGE
R402.1.1	VAPOR RETARDER: WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH VAPOR RETARDER REQ'S OF SECTION R702.7 OF THE IRC, 2015 Ed.	R403.1.1	THERMOSTAT - ALL DWELLING UNITS WILL HAVE AT LEAST ONE (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM AS PER 2015 IECC SECTION 403.1.1.
R402.1.2	ATTIC INSULATION = R-49	R403.1.2	WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED THE THERMOSTAT SHALL PREVENT THE SUPPLEMENTARY HEAT FROM COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD.
R402.1.2	RAISED HEEL TRUSSES = R-38	R403.2.1	MECHANICAL DUCT INSUL SUPPLY & RETURN DUCTS IN ATTIC = R-8 MIN, R-6 WHEN LESS THAN 3 INCHES SUPPLY AND RETURN DUCTS OUTSIDE OF CONDITIONED SPACES R-8 MIN. ALL OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE = R-6 MIN.
R402.1.2	WOOD FRAME WALL: R-20 OR R-13 PLUS R5 CONT INSUL	R403.3.2	DUCT SEALING ALL DUCT, AIR HANDLERS, FILTER BOXES WILL BE SEALED. JOINTS AND SEAMS WILL COMPLY WITH SECTION M1601.4.1 OR THE IRC. A DUCT TIGHTNESS TEST (DUCT BLASTER - DUCT TOTAL LEAKAGE TEST) WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONSTRUCTION TEST OR A ROUGH IN TEST. DUCT TIGHTNESS TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN CONDITIONED SPACE.
R402.1.2	BASEMENT WALL INSULATION: R-13 / R-10 FOIL FACED CONT. UNINTERRUPTED BATTS FULL HEIGHT	R403.6	MECHANICAL VENTILATION OUTDOOR, (MAKE UP AND EXHAUST), AIR DUCTS TO BE PROVIDED WITH AUTOMATIC OR GRAVITY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R402.1.2	CRAWL SPACE WALL INSUL: R-13/R-10 FOIL FACED CONT. BATTS FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERT OR HORT AN ADDITIONAL 2'-0"	R403.6.1	WHOLE HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICIENCY TO COMPLY WITH TABLE R403.6.1
R402.1.2	FLOOR INSULATION OVER UNCONDITIONED SPACE = R-19 BATT INSUL	R403.7	EQUIPMENT SIZING SHALL COMPLY WITH R403.7
R402.2.10	WINDOW U-VALUE / SHGC .35 (U-VALUE) .40 (SHGC)	R404.1	LIGHTING EQUIPMENT A MINIMUM OF 75% OF ALL LAMPS (LIGHTS) MUST BE HIGH-EFFICIENCY LAMPS. THIS CONTRACTOR ALSO RESPONSIBLE FOR GENERATING A CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL OR WITHIN 6 FEET OF THE ELEC PANEL AND BE READILY VISIBLE.
R402.2.4	SLAB ON GRADE FLOORS LESS THAN 12" BELOW GRADE: R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORT / VERT		
R402.4	ATTIC ACCESS: SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-49		
R402.4.1.2	BUILDING THERMAL ENVELOPE (AIR LEAKAGE) EXTERIOR WALLS AND PENETRATIONS WILL BE SEALED PER THIS SECTION OF THE 2015 IECC WITH CAULK, GASKETS, WEATHER STRIPPING OR AN AIR BARRIER OF SUITABLE MATERIAL. SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW SEALING FOR DIFFERENTIAL EXPANSION AND CONTRACTION. BUILDING ENVELOPE TIGHTNESS TEST: BUILDING ENVELOPE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 or ASTM E 1827 WITH (BLOWER DOOR) AT A PRESSURE OF 0.2 INCHES w.g. (50 PASCALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING INSPECTOR. FIREPLACES: NEW WOOD BURNING FIREPLACES WILL HAVE TIGHT-FITTING FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR. FIREPLACE DOORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL127 (FACTORY BUILT FIREPLACE) AND UL597 (MASONRY FIREPLACE).		

APPLICABLE CODES

Accessibility COMAR 05.02.02, ADAAG & FFHAG State Adoption Effective 01-01-2012	Life-Safety NFPA1 & 101/2012 ER 20-13 Effective 4-8-2014
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COMAR NFPA 72/2010 State Adoption Fire Prevention Code Effective 01-01-2013	COMAR NFPA13R/ 2010 COMAR NFPA 13/2010 State Adoption Fire Prevention Code Effective 01-01-2013



CONSTRUCTION TYPE :
Type 3B - Masonry Ext Wall, Unprotected

IBC USE GROUP :
Type R-3 (Single Family Home)

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND, LICENSE NUMBER
15709, EXPIRATION DATE 3/17/2019.
CONTRACT DOCUMENTS HAVE BEEN
PREPARED BY A LICENSED ARCHITECT
FOR ARCHITECTURE DESIGN.
MD Lic # 15709.

201 PATAPSCO AVE - SITE PLAN
DISTRICT - 12 ACCOUNT NO. - 1212059907
NO CHANGE TO BUILDING FOOTPRINT OR BUILDING HEIGHT
SCALE : 1" = 20'-0"

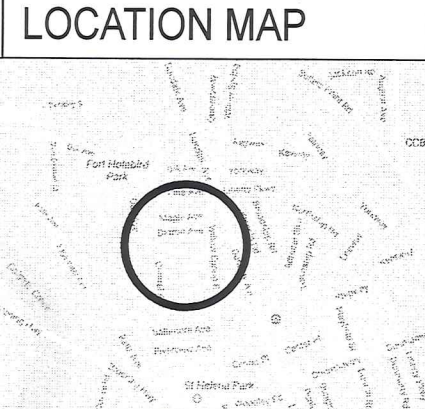
CLIENT
MR LUCKY SINGH

OWNERSHIP :
MR LUCKY SINGH

OWNERSHIP ADDRESS :
110 W. 39TH ST
BALTIMORE MD 21210

ADAM CARBALLO, ARCHITECT
MD LIC# 15709
443-745-1100

201 PATAPSCO AVE-
DUNDALK, MD 21222
SINGLE FAMILY HOME - INTERIOR RENOVATION



LEGEND	
	NOT IN SCOPE
	EXISTING EXTERIOR PARTITION
	NEW PARTITION

ZONING HEARING INFORMATION	
201 PATAPSCO AVENUE ZONING HEARING PLAN FOR VARIANCE OWNER : GOOD UCK HOMES, LLC. SUBDIVISION : SAINT HELENA LOT # : 187, 188 BLOCK # : N/A SECTION # : N/A PLAT BOOK # : 1 FOLIO # : 80 TAX ACCOUNT : 1212059907 DEED REF : 39244 / 00215 ZONING : DR5.5	ELECTION DISTRICT : 12 COUNCIL DISTRICT : 7 LOT AREA : 6,000 SF HISTORIC : NO IN CBCA : NO IN FLOOD PLAIN : NO WATER IS : PUBLIC SEWER IS : PUBLIC PRIOR HEARING : N/A

DRAWING LIST
0000-G=G1 TITLE SHEET & SITE PLAN
0001-AD=AD1 BASEMENT DEMOLITION PLAN 0002-AD=AD2 FIRST FLOOR DEMOLITION PLAN 0003-AD=AD3 SECOND FLOOR DEMOLITION PLAN 0004-AD=AD4 FIRST FLOOR FRAMING PLAN
0005-S=S1 FIRST FLOOR FRAMING PLAN 0006-S=S2 SECOND FLOOR FRAMING PLAN 0007-S=S3 ROOF FRAMING PLAN 0008-S=S4 WALL BRACING
0009-A=A1 BASEMENT CONSTRUCTION PLAN 0010-A=A2 FIRST FLOOR CONSTRUCTION PLAN 0011-A=A3 SECOND FLOOR CONSTRUCTION PLAN 0012-A=A4 ROOF PLAN 0013-A=A5 BUILDING SECTION 0014-A=A6 ELEVATION 0015-A=A7 ELEVATION 0016-A=A7 ELEVATION
0017-S=S5 GARAGE FOUNDATION AND ROOF FRAMING PLAN 0018-S=S6 GARAGE WALL BRACING 0019-A=A8 GARAGE FLOOR PLAN AND ROOF PLAN 0020-A=A9 GARAGE ELEVATIONS 0021-A=A11 GARAGE SECTION AND DETAILS

0000-G=G1
TITLE SHEET & SITE PLAN
201 PATAPSCO AVE.
JOB # 17-201
SEPTEMBER 2017

2018-0193-A