

M E M O R A N D U M

DATE: April 16, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0232-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 15, 2019. 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(66 Riverside Road)
15th Election District *
7th Council District *
Justin Shaffer *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0232-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 subject property, Justin Shaffer (“Petitioner”). The Petitioner is requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed two-story detached garage in the rear yard of the dwelling with a height of 23 feet, 9 inches in lieu of the maximum allowed 15 feet. 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 February 24, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

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Date 3/15/19

By Sen

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 BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 15th day of **March, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed two-story detached garage in the rear yard of the dwelling with a height of 23 feet, 9 inches in lieu of the maximum allowed 15 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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

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Date

3/15/19

By

Sen



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 66 Riverside Rd, Essex, MD 21221 Currently zoned DR 5.5
 Deed Reference 36757, 00001 10 Digit Tax Account # 1522350410
 Owner(s) Printed Name(s) Justin Shaffer

(SELECT THE HEARING(S) BY MARKING ☒ 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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.3 of BCZR to permit a proposed 2-storey detached garage onto the rear yard of the dwelling with a height of 23 feet 9 inches in lieu of the maximum allowed 15 feet.

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

- ☐ **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):

Justin Shaffer /
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] /
 Signature #1 Signature #2
66 Riverside Rd Essex MD
 Mailing Address City State
21221 / 410-404-3069 / JustinShaffer@comcast.net
 Zip Code Telephone # 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:

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

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3/15/19
Ben

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 2019-0232-A Filing Date 2/11/19 Estimated Posting Date 2/24/19 Reviewer AT
- 3/11/19 Rev 5/5/2016

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: 66 Riverside Rd Evere MD 21221
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)

Due to the request variance from requirement of 15 feet height
to 23 feet and 9 inches

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

Signature of Owner (Affiant)

Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of Feb, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ed Barger

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

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: 66 Riverside Rd Ettex MD 21221
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)

Due to the request variance from requirement of 15 feet height
to 23 feet and 2 inches

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

Signature of Owner (Affiant)

Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of Feb, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ed Bargeran

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires



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 66 Riverside Rd, Essex, MD 21221 Currently zoned DR 5.5
Deed Reference 36757 11 0000 1 10 Digit Tax Account # 1522350410
Owner(s) Printed Name(s) Justin Shaffer

(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:

- X **ADMINISTRATIVE VARIANCE** from Section(s) 400.3 of BCZR to permit a proposed 2-storey detached garage onto the rear yard of the dwelling with height of 23 feet 9 inches in lieu of the maximum allowed 15 feet.

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

- 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):

Justin Shaffer /
Name #1 – Type or Print Name #2 – Type or Print
[Signature] /
Signature #1 Signature #2
66 Riverside Rd Essex MD
Mailing Address City State
21221 410-404-3069 Justin Shaffer@
Zip Code Telephone # Email Address concast.net

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

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

Representative to be contacted:

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

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3/15/19
[Signature]

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 2019-0232-A Filing Date 2/11/19 Estimated Posting Date 2/24/19 Reviewer AT
-3/11/19 Rev 5/5/2016

Zoning Property Description for 66 Riverside Road, Essex, Maryland 21221

Beginning at a point on the South East side of Riverside Road which is 50 feet wide at a distance of 755 feet East of the centerline of the nearest improved intersecting street Terrace Road which is 50 feet wide.

Being Lot # 22, Block G in the subdivision of 1 as recorded in Baltimore County Plat Book # 12, Folio # 119, containing 8,925 of total square feet. Located in the 15 Election District and 7 Council District.

2019-0232-A

1920-1921

CERTIFICATE OF POSTING

Date: 2-24-19

RE: Case Number: 2019-0232-A

Petitioner/Developer: Shaffer

Date of Hearing/Closing: 3-11-19

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 66 Riverside Road

The signs(s) were posted on 2-24-19
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

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

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

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2019-0232-A

TO PERMIT A PROPOSED 2-STORY ACCESSORY
BUILDING (DETACHED GARAGE) ONTO THE REAR YARD
OF AN EXISTING DWELLING WITH A HEIGHT OF 23
FEET 9 INCHES IN LIEU OF THE MAXIMUM ALLOWED
15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 3/11/19

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
21204 (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL

HANDICAPPED ACCESSIBLE

ZONING NOTICE

#1

ADMINISTRATIVE VARIANCE

CASE # 2019-0232-A

TO PERMIT A PROPOSED 2-STORY AC-
CESSORY BUILDING (DETACHED GARAGE) ONTO THE
REARYARD OF AN EXISTING DWELLING WITH A HEIGHT OF
23 FEET, 9 INCHES IN LIEU OF THE MAXIMUM ALLOWED
15 FEET

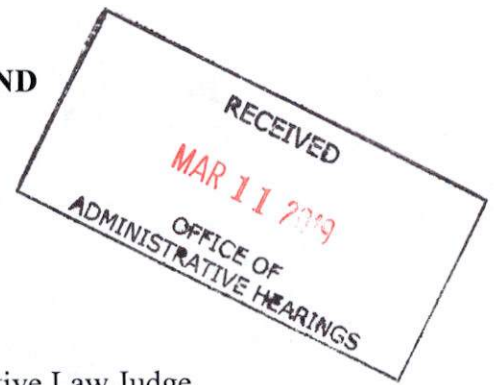
PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 3/11/19

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

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: March 11, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0232-A
Address 66 Riverside Road
(Shaffer Property)

Zoning Advisory Committee Meeting of **February 25, 2019.**

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

Reviewer: Steve Ford

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2019- 0232 - AAddress 66 Riverside RoadContact Person: Aaron Tsui
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 02/11/2019Posting Date: 02/24/19Closing Date: 03/11/19

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 2019- 0232 -A Address: 66 Riverside RoadPetitioner's Name: Justin Shaffer Telephone : 410-404-3069Posting Date: 02/24/2019Closing Date: 03/11/2019

Wording for Sign: To permit a proposed 2-storey accessory building (detached garage) onto the rear yard of an existing dwelling with a height of 23 feet 9 inches in lieu of the maximum allowed 15 feet.

BALTIMORE COUNTY, MARY ID
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **180719**

Date:

2/11/19

PAID RECEIPT

BUSINESS ACTUAL TIME 168

2/11/2019 2/11/2019 10149105 2

REC NO: 180719 JEE

>>RECEIPT # 082172 2/11/2019 OFLN

Dept. 5 328 ZONING VERIFICATION

180719

Recpt Tot: \$ 75.00

75.00 CK .00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
0001	846	0000		6150				\$75

Total:

\$75

Rec From:

For:

66 RIVERSIDE RD

2019-0232-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

March 12, 2019

Justin Shaffer
66 Riverside Road
Essex MD 21221

RE: Case Number: 2019-0232-A, 66 Riverside Road

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 February 11, 2019. 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, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

Date: 2/25/19

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. 2018-0232-A

Administrative Variance
Austin Shaffer
66 Riverside 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,



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

WW/RAZ

Official Record of Color Sections

Please select colors from our color chart and write them in. (Some items may not apply to your building.)

- Panel (Soffitt)
- _____ (Fascia)
- _____ (Roof Corner Trim)
- Black (Roof Color)
- _____ (Siding Color)
- Clay (O.H. Door Trim)
- _____ (Corner Trim)
- _____ (Base Angle Trim)
- _____ (Wainscot)
- _____ Z-trim - Same as wainscot?
- _____ (Track Cover)
- _____ (Slider Side Rails)
- _____ Sliding Doors
- _____ Garage Door
- _____ Glass/Inserts
- _____ Which Row?
- _____ Soffitt
- _____ Long / Short Panels?
- _____ Gutters
- _____ Downspouts
- _____ Windows (White or Grey)
- _____ Siding Color

Cupola:

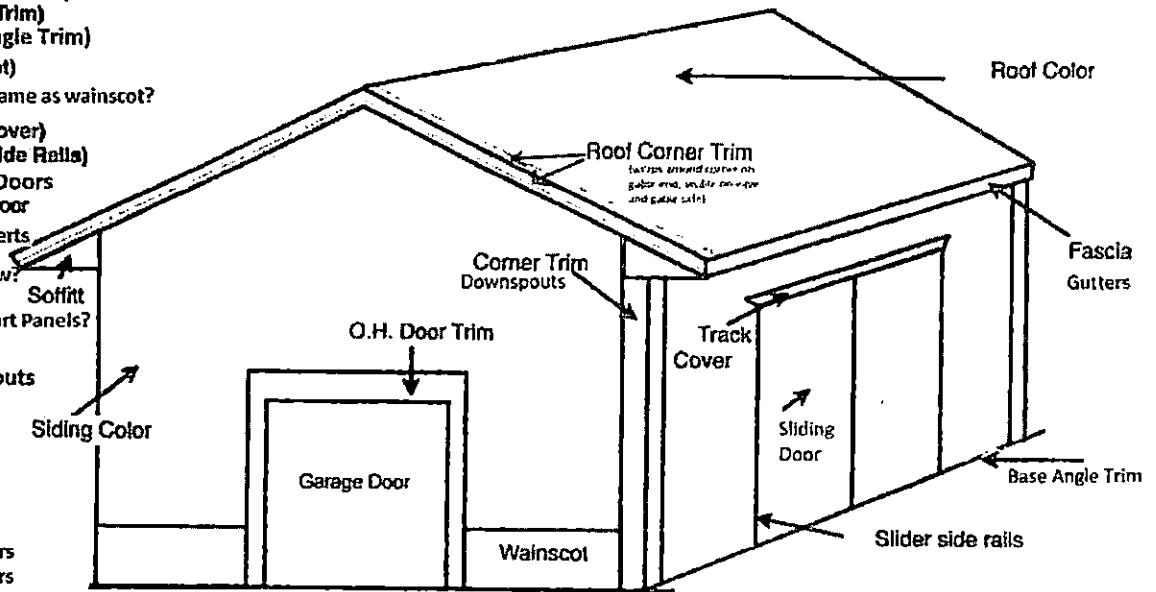


- _____ Base
- _____ Roof
- _____ Louvers
- _____ Corners
- _____ Weather-vane

Miscellaneous:



LANCASTER
POLE BUILDINGS



SAMPLE BUILDING FOR COLORS ONLY.

Customer Approval:

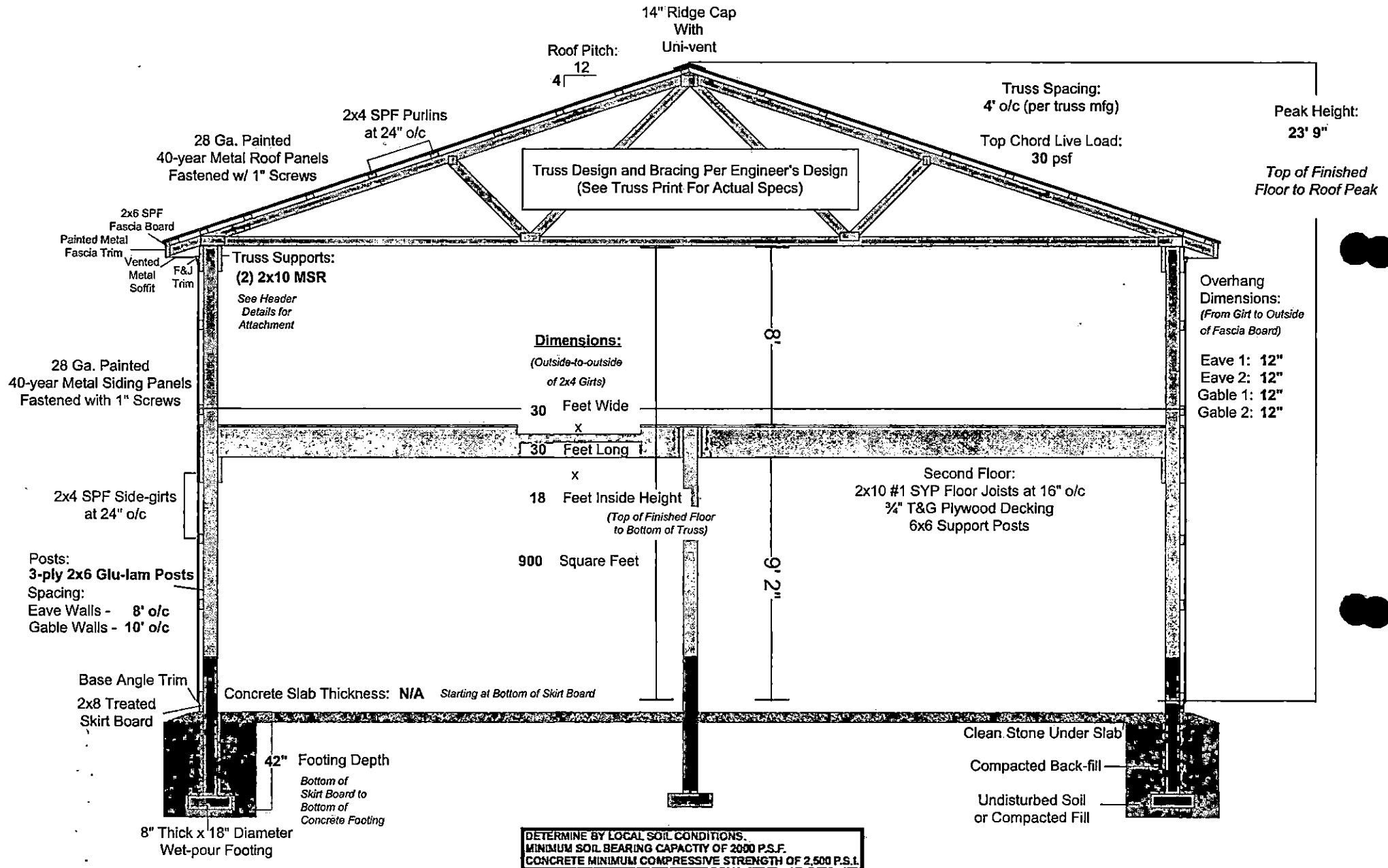
Print Name: Justin Shaffer

Signature: _____

Date: Nov 20 2018

2019-0232-A

Pole Building Cross Section (Not To Scale)

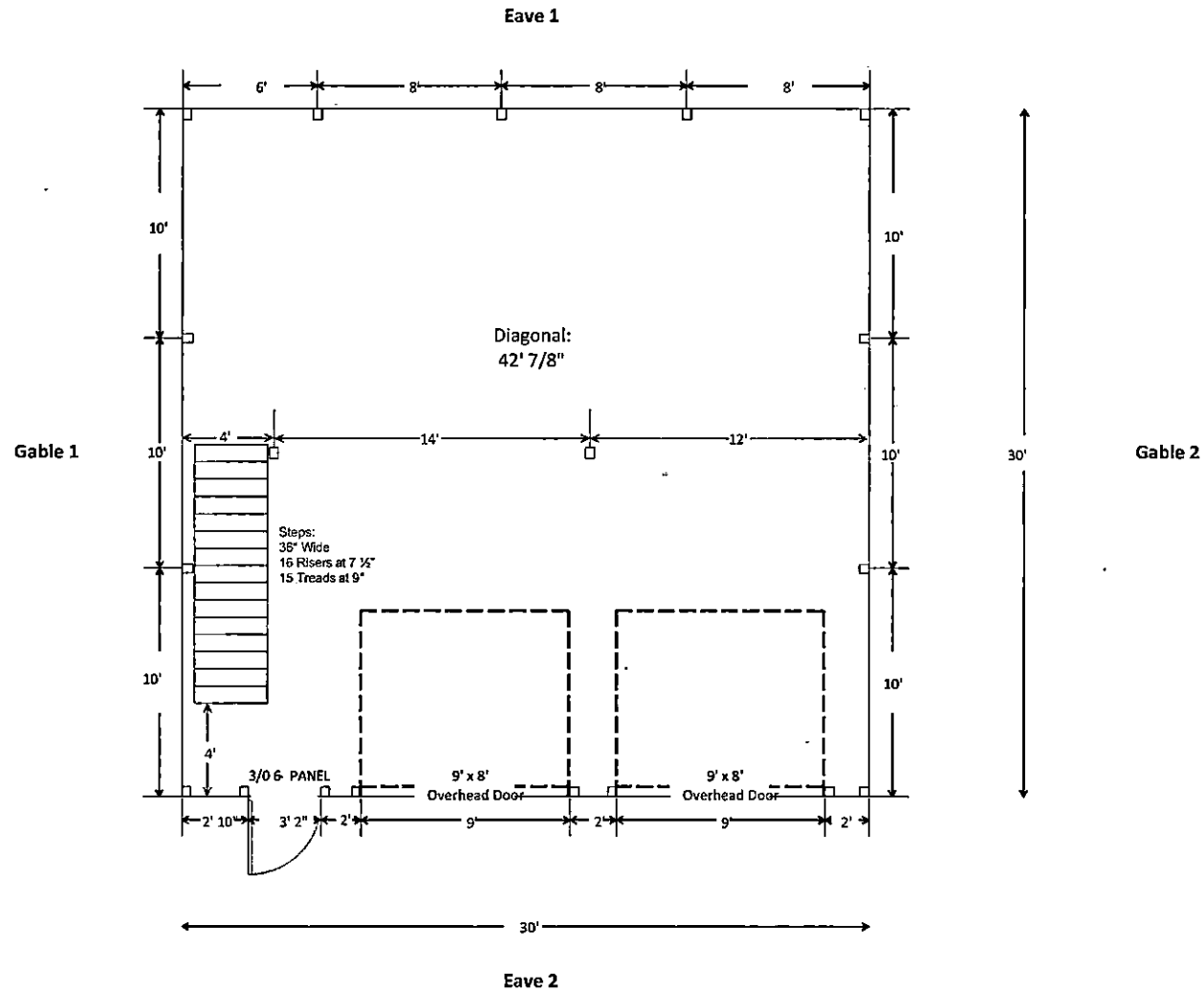


Justin Shaffer
66 Riverside Road
Essex MD 21221

2019-0232-A

Floor Plan / Post Layout

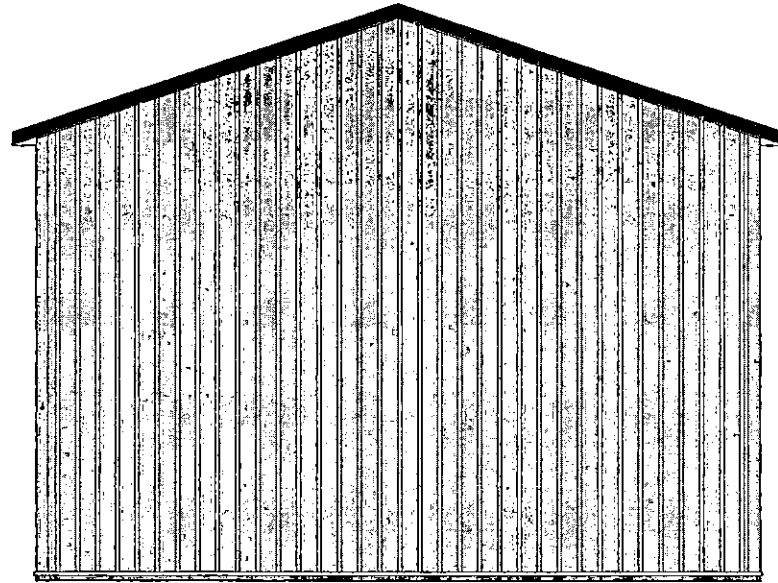
Dimensions:
 30' wide x 30' long x
 18' total inside height
 Above finished floor
 (1st floor height: 9' 2"
 2nd floor height: 8')



Justin Shaffer
 66 Riverside Road
 Essex MD 21221

2019-0232A

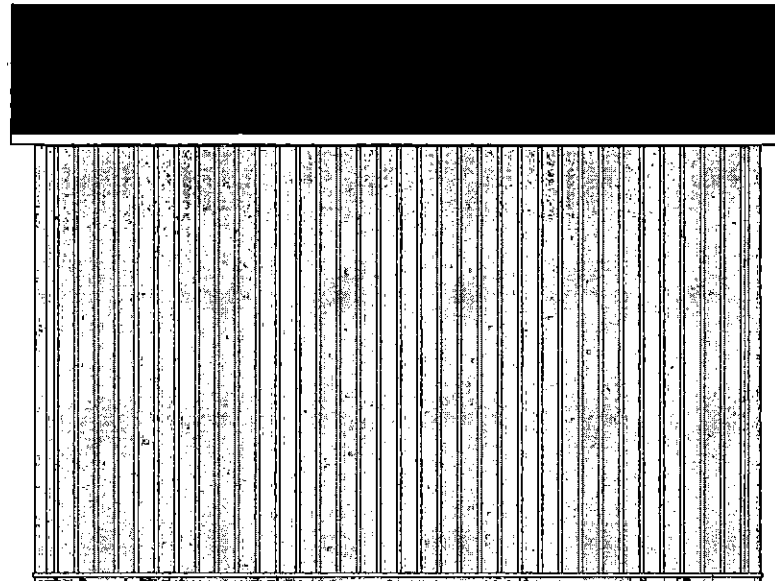
Gable 1



Justin Shaffer
66 Riverside Road
Essex MD 21221

2019-0232-A

Eave 1

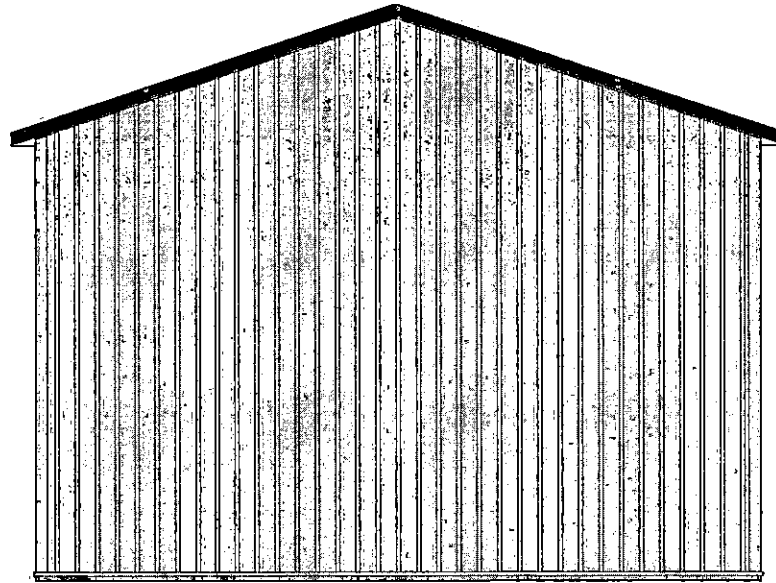


Justin Shaffer
66 Riverside Road
Essex MD 21221

2019-0232-A

7-880-9105

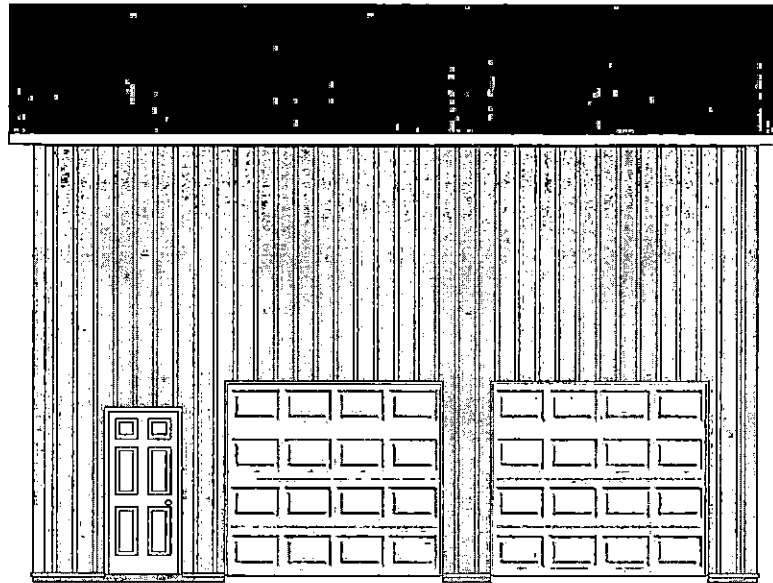
Gable 2



Justin Shaffer
66 Riverside Road
Essex MD 21221

2019-0232-A

Eave 2



Justin Shaffer
66 Riverside Road
Essex MD 21221

2019-0232-A

A
1

TRUSS SUPPORT CONNECTION DETAILS

Attaching Trusses at Post

Engineered wooden roof truss
attached to post or truss block
w/ (8) 12D nails

Truss tied to support with the Simpson
H2.5 hurricane ties fastened per mfg
specifications

Truss Supports

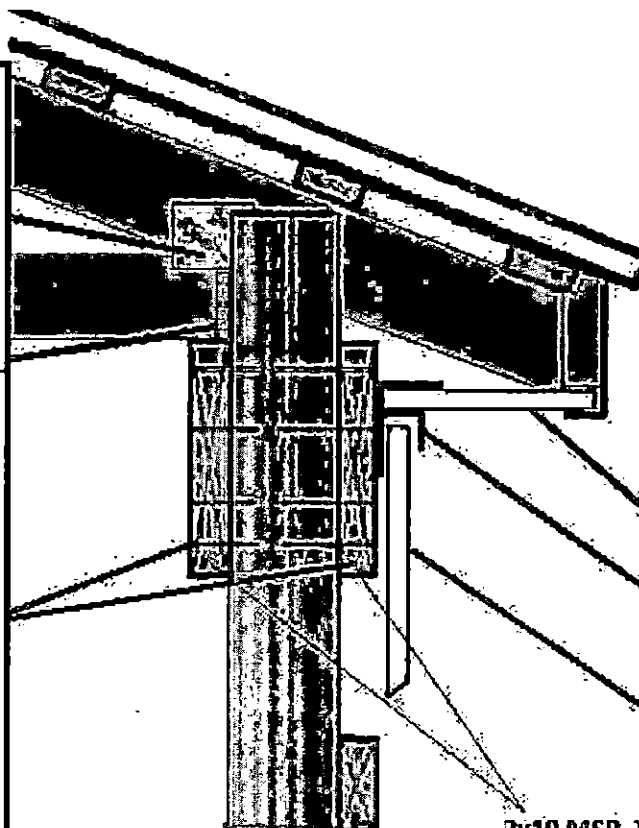
8 ft span on eaves: Double 2x10 MSR

9 ft span on eaves: Double 2x10 MSR

(2) Truss supports (1) attached to each side
of post.
If additional supports are required, optional
locations are as follows:

- a) notched into post along side of
main support
- b) stacked under main support and
attached per schedule

All Supports are MSR



Install soffit panel into F/J trim
Nail into fascia board

Install F/J Trim to Girder
with roofing nails

Install wall panels, attach to
girts with 1" screws

2x10 MSR Truss Supports

Truss Connection at Post

Attaching Trusses at Truss Block

Engineered wooden roof truss
attached to post or truss block
w/ (8) 12D nails

Truss tied to support with Simpson
H2.5 hurricane ties fastened per mfg
specifications



2019-0232-A



84
010
910
5250
5250
A

Job	Truss	Truss Type	Qty	Ply	212403	I21444763
B311085	T3D	FINK	120	1		

Superior Trusses, Ephrata, PA 17522

Job Reference (optional)

7:250 a Aug 25 2014 MITek Industries, Inc. Tue Nov 12 14:57:17 2013 Page 1
ID:XCCL3vaYmVimepn6GhTBysYS-WYY1uYjucTISVeg5TQpZISPy_1377HukanybyJuTG

0-10-8 7-10-7 16-0-0 22-1-9 30-0-0 30-10-3
0-10-8 7-10-7 7-1-9 7-1-9 7-10-7 0-10-8

Scale = 1:53.3

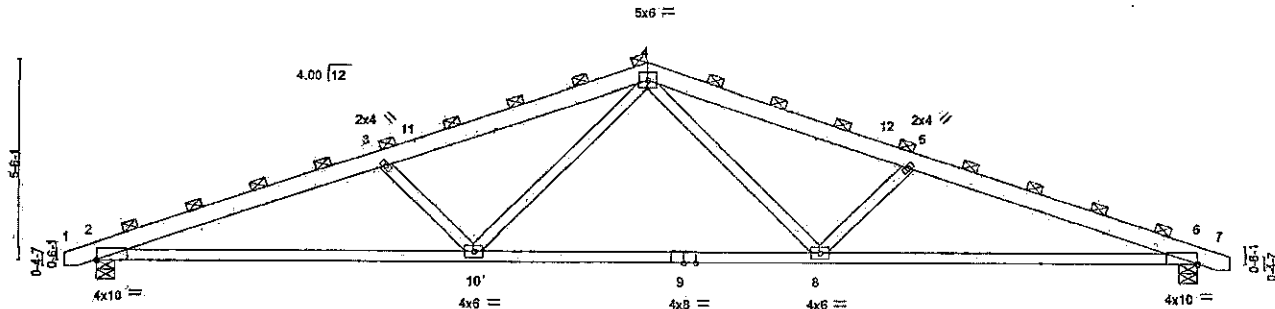


Plate Offsets (X,Y): [2:0-0-0,0-0-4], [8:0-0-0,0-0-4]		10-3-4 10-3-4		19-8-12 9-5-8		30-0-0 10-3-4	
LOADING (psf)	SPACING	CSI	DEFL	in (loc)	I/defl	L/d	PLATES
TCCL 30.0	4-0-0	TC 1.00	Vert(LL) -0.43	6-8	>827	240	MT20
(Roof Snow=30.0)	Plates Increase 1.15	BC 0.90	Vert(TL) -0.81	8-8	>436	180	GRIP
TCCL 5.0	Lumber Increase 1.15	WB 0.52	Horz(TL) 0.19	6	n/a	n/a	197/144
BCCL 0.0	Rep Stress Incr NO	(Matrix)	Wind(LL) 0.30	8-10	>999	360	
BCCL 5.0	Code IBC2009/TP12007						Weight: 138 lb
							FT = 0%

LUMBER

TOP CHORD 2 X 6 SP No.1
BOT CHORD 2 X 4 SPF 2100F 1.8E
WEBS 2 X 4 SPF No.2

REACTIONS (lb/size) 2=2494/0-6-0 (min. 0-3-3), 6=2494/0-6-0 (min. 0-3-3)
Max Horz 2=223(LC 8)
Max Uplift 2=1264(LC 9), 6=1264(LC 9)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-5532/2665, 3-11=-4763/2336, 4-11=-4586/2361, 4-12=-4586/2361, 5-12=-4763/2336,
5-6=-5532/2665
BOT CHORD 2-10=-2354/5099, 9-10=-1380/3441, 8-9=-1380/3441, 6-8=-2354/5099
WEBS 3-10=-1309/789, 4-10=-613/1564, 4-8=-613/1564, 5-8=-1309/789

NOTES

- 1) Wind: ASCE 7-05; 120mph; TCCL=3.0psf; BCCL=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) TCCL: 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) Plates checked for a plus or minus 2 degree rotation about its center.
- 7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) except (it=lb) 2=1264, 6=1264.
- 9) "Semi-rigid pitchbreaks including heels" Member end fixity model was used in the analysis and design of this truss.
- 10) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.

LOAD CASE(S) Standard



November 12, 2013

MITek Industries, Inc. Design valid for use only with MITek connectors. This design is based only upon parameters shown, and is for an individual building component. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the architect. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult ANSI/TPI1 Quality Criteria, D58-89 and BCS Building Component Safety Information, available from Truss Plate Institute, 781 N. Lee Street, Suite 312, Alexandria, VA 22314.	MITek 14515 N. Outer Forty, Suite #300 Chesterfield, MO 63017
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2019-0232-A

CASE NO. 2019- 0232-AC 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>3-11</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2-25</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 (1 st)	Date: <u>2-24-19</u> by <u>Pilson</u>	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 15 Account Number - 1522350410			
Owner Information					
Owner Name:		SHAFFER JUSTIN		Use: RESIDENTIAL YES	
Mailing Address:		66 RIVERSIDE RD BALTIMORE MD 21221-7042		Deed Reference: /36757/ 00001	
Location & Structure Information					
Premises Address:		66 RIVERSIDE RD BALTIMORE 21221-7042		Legal Description: EASTERN TERRACE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0097	0007	0144		0000	G
Assessment Year:			Block:	Lot:	
2018			22		
Plat No:		2			
Plat Ref:		0012/ 0119			
Special Tax Areas:		Town: NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1943		1,176 SF		8,925 SF	
Property Land Area		County Use			
8,925 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	SIDING	1 full	
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2018		07/01/2018	
				As of	
				07/01/2019	
Land:	54,700	54,700			
Improvements	61,300	70,000			
Total:	116,000	124,700	118,900		121,800
Preferential Land:	0				0
Transfer Information					
Seller: SHELTON THELMA O		Date: 10/13/2015		Price: \$75,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /36757/ 00001		Deed2:	
Seller: VIPPERMAN MOLLIE C		Date: 11/02/1978		Price: \$30,000	
Type: ARMS LENGTH IMPROVED		Deed1: /05954/ 00636		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2018	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 06/09/2017					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

ZAC AGENDA

(AV) 3-11-19

Case Number: 2019-0232-A

Reviewer: Aaron Tsui

Existing Use: **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Justin Shafter

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 66 RIVERSIDE RD

Location: SES of Riverside Road, 755 FT E of centerline Terrace Road.

Existing Zoning: DR 5.5

Area: 8,925 SF

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed 2-story detached garage onto the rear yard of the dwelling with height of 23 feet 9 inches in lieu of the maximum allowed 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2019-0233-A

Reviewer: Jeffrey Perlow

Existing Use: **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Kristine & Russell Moore

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 6300 PINEHURST RD

Location: NW/S of Pinehurst Road, 180' NE of Gittings Ave

Existing Zoning: DR 3.5

Area: 6000

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed accessory building (garage) with a height of 17 1/2 feet in lieu of the maximum required 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

66 Riverside
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PRIVATE
PROPERTY
NO TRESPASSING

2019-0232-1A

4-2230-7108

3019-0232-A

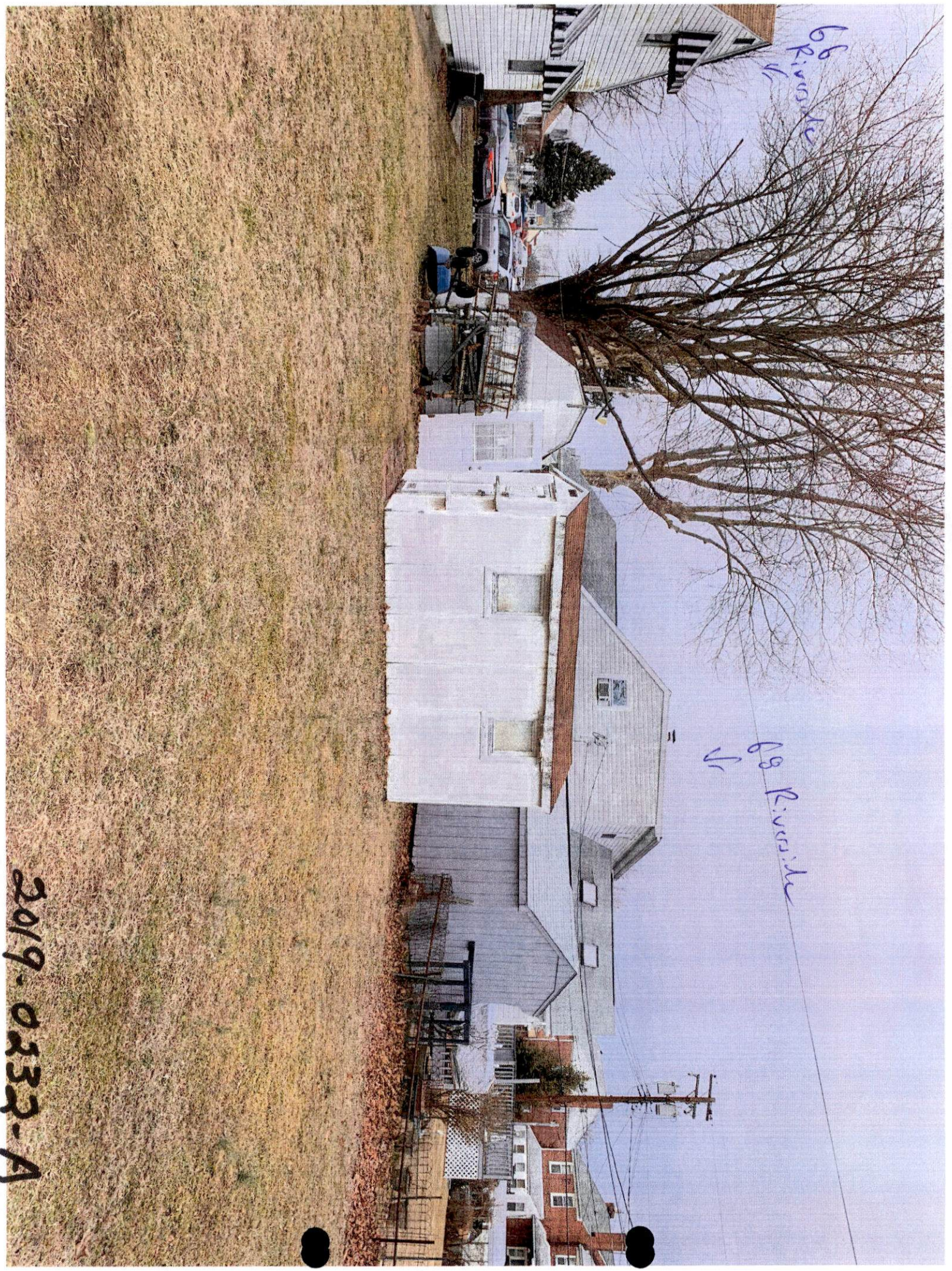


↑
64 Riverside

1530-10

66 Riverside

69 Riverside



2019-0232-A

68 Riverside
↓

2019-0232-A



68 Riverside
↓

66



2019-0232-A

