



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 2423 Stone Mill Road which is presently zoned DR1
 Deed References: #1 10 Digit Tax Account # 1800007964
 Property Owner(s) Printed Name(s) Joan S. Young

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ a Variance from Section(s) V.B.6.b (CMDP) To approve a rear addition with a setback of 8' in lieu of the required 15' setback and to amend the Fourth Amended Partial Development Plan, Plat Two, Section Or -land, Lot #19 only

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):

Joan S. Young

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

Joan S. Young

Signature #1 Signature #2

3908 N. Charles Baltimore, MD

Mailing Address City State

21218 (443) 286-4129 joanieertagallery.com

Zip Code Telephone # Email Address

Representative to be contacted:

Joseph Brandt

Name - Type or Print

Joseph Brandt

Signature

505 Walker Ave, Balt, MD

Mailing Address City State

21212 (443) 685-4504 joseph.brandt@gmail.com

Zip Code Telephone # Email Address

CASE NUMBER 2019-0421-A Filing Date 8/9/19

Do Not Schedule Dates:

Reviewer CF

**ZONING PROPERTY DESCRIPTION FOR
2423 Stone Mill Road, Pikesville, MD 21208**

Starting at a point on the north side of Old Court Road which is 50 feet wide at a distance of 1,315 feet of the centerline of the the nearest improved intersecting street Stone Mill Road which is 50 feet wide.

page 1

Ms. Joan Young
2423 Stone Mill Road
Pikesville, MD 21208

August 7, 2019

W. Carl Richards Jr., Chief
Zoning Review Office
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

RE: 2423 Stone Mill Road, Pikesville, MD 21208

I am petitioning for a variance to the rear setback requirements for the above referenced property. The property is uniquely shaped and improved with a 40-year-old structure that was built with a small breakfast room that directly abuts the required rear yard setback line. This room is quite small in relationship to the house and creates a practical difficulty in that it is preventing our full enjoyment of our home.

We are requesting a variance to allow for a small 5' addition which would encroach on the setback without having any negative impact on the surrounding neighbors. The rear yard abuts a large H.O.A. property that provides for a significant amount of open area. Based on the layout of the existing structure and the proximity to the H.O.A. open space, the proposed addition will not be visible by any neighbors. My adjoining neighbor has approved the addition with a signed authorization.

Respectfully,



Joan Young

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
2423 Stone Mill Road; N/S of Old Court Road, *
1315' from Stone Mill Road * OF ADMINISTRATIVE
3rd Election & 2nd Councilmanic Districts *
Legal Owner(s): Joan S. Young * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2019-421-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

RECEIVED

AUG 23 2019

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of August, 2019, a copy of the foregoing Entry of Appearance was mailed to Joseph Brandli, 505 Walker Avenue, Baltimore, Maryland 21212, 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/neighbor 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: 2019-0421-A

Property Address: 2423 Stone Mill Rd

Property Description: _____

Legal Owners (Petitioners): Joan S. Young

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Joan S. Young

Company/Firm (if applicable): _____

Address: 3908 N. Charles St.
Baltimore, MD 21218

Telephone Number: (443) 286-4129

Date: 8/21/19

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

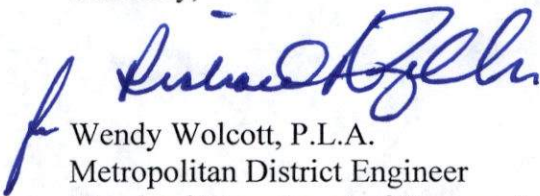
Dear Ms. Lewis:

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. 2019-0421-A

Variance
Joan S. Young
2423 Stone Mill 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

Kristen L Lewis

From: Joanie Young <joanie@rfagallery.com>
Sent: Thursday, September 26, 2019 2:39 PM
To: Kristen L Lewis
Subject: Re: Hearing withdrawal

CAUTION: This message from joanie@rfagallery.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Dear Kristen,
We have decided not to proceed with the variance hearing.
Sincerely,
Joanie Young

Sent from my iPhone

On Sep 26, 2019, at 10:37 AM, Kristen L Lewis <klewis@baltimorecountymd.gov> wrote:

Per our conversation, please reply with confirmation of your request to withdraw your petition request for 2019-0421-A. Thanks,

Kristen Lewis
PAI – Zoning Review
410-887-3391



CONNECT WITH BALTIMORE COUNTY



10-3-19

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 7/31/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-376



INFORMATION:

Property Address: 11761 Belair Road
Petitioner: Kingsville Plaza Limited Partnership
Zoning: BM-CR
Requested Action: Special Hearing, Variances

The Department of Planning has reviewed the petition for zoning relief as listed on the attachment filed in support of the petition.

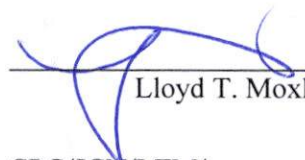
A site visit was conducted on June 16, 2018. The subject site is within The Greater Kingsville Area Community Plan which was made part of the Baltimore County Master Plan on July 1, 1996. Said community plan indicates "The need for existing businesses to improve and expand requires a creative approach (Page 29). The plan further supports the use of the CR district overlay.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

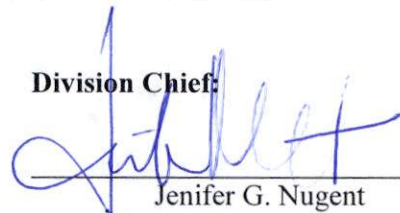
- The proposed sign shall only be externally illuminated by ground mounted sources.
- Text on the proposed four wall mounted signs shall be limited to a height of 24".
- The installation of two deciduous trees of at least 30' height at maturity along the property frontage between the road and the parking lot.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Jenifer G. Nugent

CPG/JGN/LTM/

c: Wally Lippincott

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
John B. Gontrum, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

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JUN 1 1960
OFFICE OF
ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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JUL - 5 2019

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: July 5, 2019

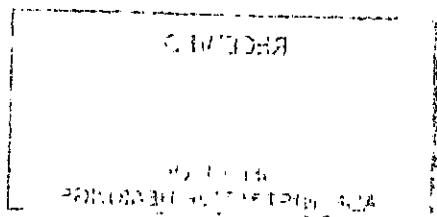
SUBJECT: DEPS Comment for Zoning Item # 2019-0376-SPHA
Address 11775 Belair Road
(Kingsville Plaza Limited
Partnership Property)

Zoning Advisory Committee Meeting of **June 24, 2019,a**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management will need to review any proposed building permits for change of occupancy, etc. – since this site is served by well and septic.

Reviewer: Dan Esser



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: August 7, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0398-XA
Address 422-H Eastern Avenue
(Stavinos Property)

Zoning Advisory Committee Meeting of **August 2, 2019.**

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: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

FROM: C. Pete Gutwald 
Director, Department of Planning

DATE: 8/28/2019

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 19-398



INFORMATION:

Property Address: 422H Eastern Avenue
Petitioner: Diana Stavrinou
Zoning: BL, CCC
Requested Action: Special Exception, Variance

The Department of Planning has reviewed the petition for special exception to use the property for a state-licensed medical clinic and the petition for variance relief as described on the attachment submitted in support of the petition.

No information was provided as to the type of clinic being proposed.

A site visit was conducted on August 21, 2019. The subject property is located within the Essex Design Review Panel (DRP) area, Essex Sustainable Community and Essex Commercial Revitalization District (CRD).

The Department objects to granting the petitioned zoning relief.

A stated Master Plan 2020 policy for the CRDs is to "*Retain and attract quality retail, office, service, residential, entertainment, and institutional uses that create well balanced and economically vital mixed use*" (MP 2020 pge.139). To that end, the County has been working with the local chamber, civic council and task force to focus on revitalizing this part of downtown Essex.

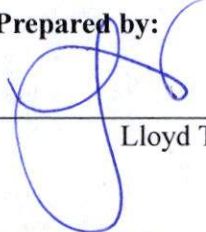
The Department acknowledges that the special exception use will have adverse impacts. In making its recommendations, the Department must consider those inherent adverse impacts within the context of the immediate community and whether they are amplified at this location as opposed to other locations where it could be similarly considered. The fact that the petition seeks relief through multiple variances in order to establish the use at this site, most especially the request to be 10' in lieu of the required 750' from a residentially zoned property line, serves to intensify the adverse impacts within the Essex community. Proposing this use in such close proximity to Essex Elementary School and this commercially vibrant section of Eastern Boulevard exacerbates the unfavorable situation and undermines the County's Master Plan efforts to a point where it would be detrimental to the general welfare of the locality involved, being contrary to the intentions of BCZR § 502.1.A.

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OFFICE OF
ADMINISTRATIVE HEARINGS

Date: 8/28/2019
Subject: ZAC # 19-398
Page 2

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

Prepared by:

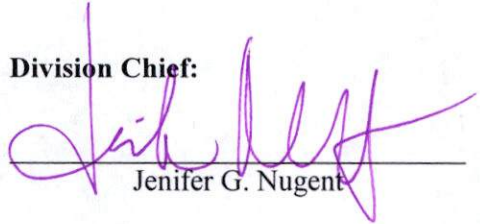


Lloyd T. Moxley

CPG/JGN/LTM/

c: Krystle Patchak
J. Neil Lanzi
Office of the Administrative Hearings
People's Counsel for Baltimore County

Division Chief:



Jenifer G. Nugent

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals
MS

DATE: 09/09/19

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 15, 2019
Item No. 2019-0421-A, 0422-A, 0423-SPH, 0424-A, 0425-A, 0426-A,
0427-A, 0428-SPH & 0429-A

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

* * * * *

VKD: cen
cc: file



WITHDRAWN BY
PETITIONER
9/25/19

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 9/27/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-421

INFORMATION:

Property Address: 2423 Stone Mill Road
Petitioner: Joan S. Young
Zoning: DR 1
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to determine whether or not the administrative law judge should permit a rear addition with a setback of 8 feet in lieu of the required 15 feet and to amend the Fourth Amended Partial Development Plan, Plat Two, Section One, Rockland Lot #19 only.

A site visit was conducted on August 28, 2019.

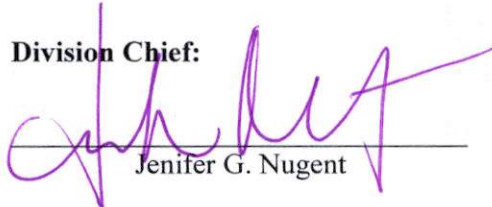
The Department of Planning has no objections to granting the requested relief.

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

Prepared by:


Jessie Bialek

Division Chief:


Jenifer G. Nugent

CPG/JGN/JAB/

c: Bill Skibinski
Joseph Brandli
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: August 21, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0421-A
Address 2423 Stone Mill Road
(Young Property)

Zoning Advisory Committee Meeting of **August 15, 2019**.

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

Reviewer: Steve Ford

CONFIDENTIAL
NOV 19 1964
U.S. DEPT. OF JUSTICE

Part III: Professionals Involved in the Project

Architect: _____ (Print)

Phone number: (work) _____ (cell) _____

Landscaper: _____ (Print)

Phone number: (work) _____ (cell) _____

General Contractor: _____ (Print)

Phone number: (work) _____ (cell) _____

Part IV:

I hereby certify that the information I have provided is accurate to the best of my knowledge. I further certify that, once approved, I shall construct the proposed improvements(s) according to the approved plans, schedule and specifications. All materials for the project will be delivered and kept on my property, and it is my responsibility to restore the area to its original condition once the project is complete. Permission is hereby granted to the Board of Directors and/or Architectural Committee of the Rockland Homeowners Association, to enter my property as necessary to review the proposed project.

It is further my responsibility to inform the Architectural Committee when the project is complete so that the project may be inspected. I, as well, give my permission for this inspection and for the committee to enter my property to accomplish this inspection.

Property Owner(s) Signature: _____

Date: 5-16-19

Part V: Review by Adjacent Neighbors:

I approve / disapprove (circle one) the project as submitted

Andrea Kraus
Printed Name

Andrea Kraus
Signature

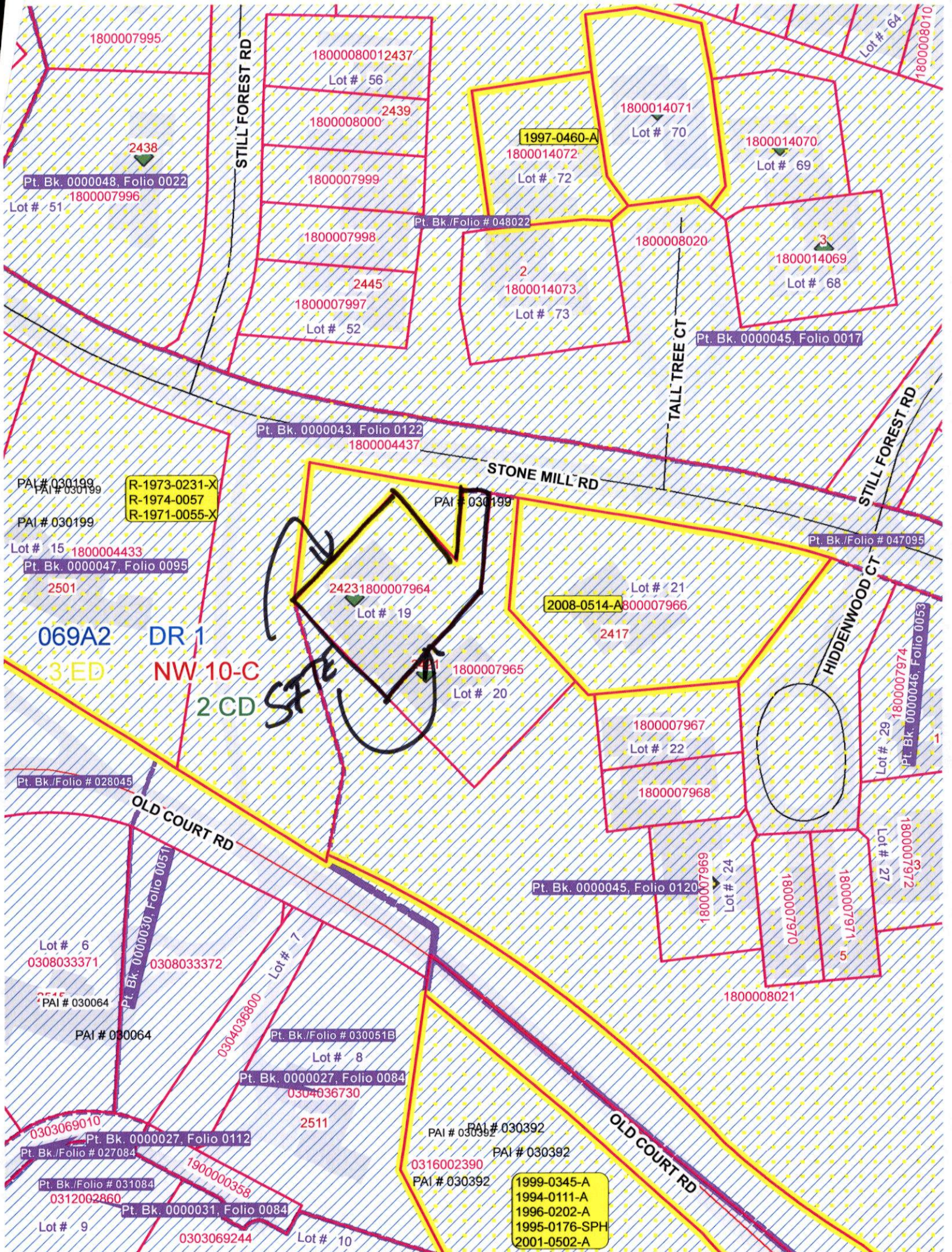
2421 Stone Mill Rd
Street Number and Name

I approve / disapprove (circle one) the project as submitted

Printed Name

Signature

Street Number and Name



1800007995

18000080012437

Lot # 56

2439
1800008000

1800007999

1800007998

2445

1800007997

Lot # 52

Pt. Bk./Folio # 048022

1997-0460-A

1800014072

Lot # 72

1800014071

Lot # 70

1800014070

Lot # 69

1800014069

Lot # 68

Pt. Bk. 0000045, Folio 0017

Pt. Bk. 0000043, Folio 0122

1800004437

PAI # 030199

PAI # 030199

PAI # 030199

Lot # 15 1800004433

Pt. Bk. 0000047, Folio 0095

2501

R-1973-0231-X
R-1974-0057
R-1971-0055-X

PAI # 030199

24231800007964

Lot # 19

STONE MILL RD

Lot # 21

2008-0514-A

1800007966

2417

1800007965

Lot # 20

1800007967

Lot # 22

1800007968

Pt. Bk. 0000045, Folio 0120

1800007969

Lot # 24

1800007970

1800007971

Lot # 27

1800007974

Lot # 29

1800007972

Lot # 27

Pt. Bk./Folio # 028045

OLD COURT RD

Lot # 6

0308033371

PAI # 030064

PAI # 030064

Pt. Bk./Folio # 030051B

Lot # 8

Pt. Bk. 0000027, Folio 0084

0304036730

2511

PAI # 030392

0316002390

PAI # 030392

PAI # 030392

1999-0345-A
1994-0111-A
1996-0202-A
1995-0176-SPH
2001-0502-A

Pt. Bk./Folio # 031084

0312002860

Pt. Bk. 0000031, Folio 0084

Lot # 9

0303069244

Lot # 10

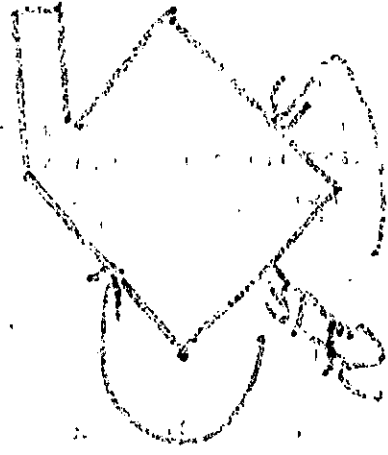
11/11/15

1. The first part of the paper is a list of the names of the people who were present at the meeting.

2. The second part of the paper is a list of the names of the people who were present at the meeting.

3. The third part of the paper is a list of the names of the people who were present at the meeting.

4. The fourth part of the paper is a list of the names of the people who were present at the meeting.



5. The fifth part of the paper is a list of the names of the people who were present at the meeting.

6. The sixth part of the paper is a list of the names of the people who were present at the meeting.

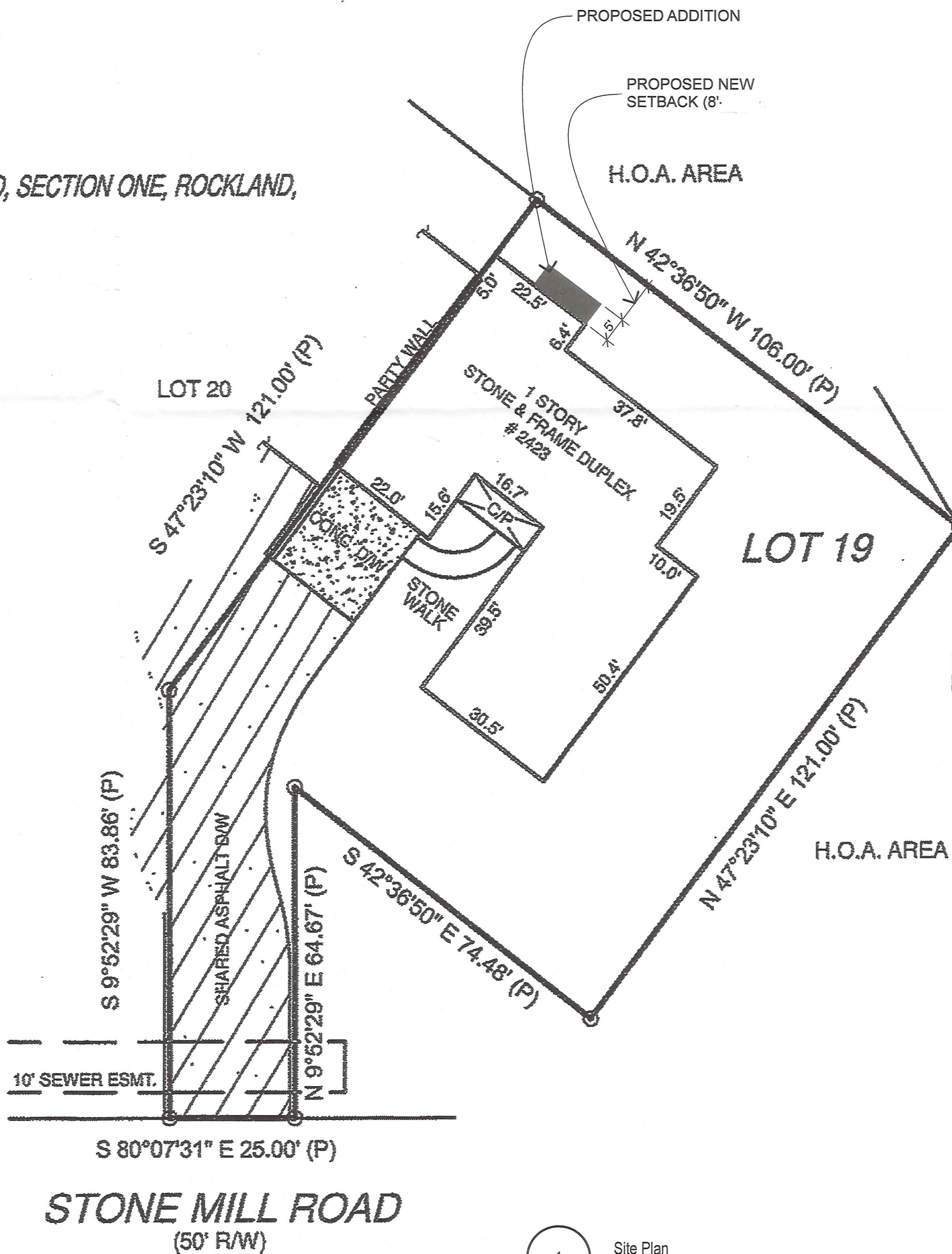
7. The seventh part of the paper is a list of the names of the people who were present at the meeting.

8. The eighth part of the paper is a list of the names of the people who were present at the meeting.

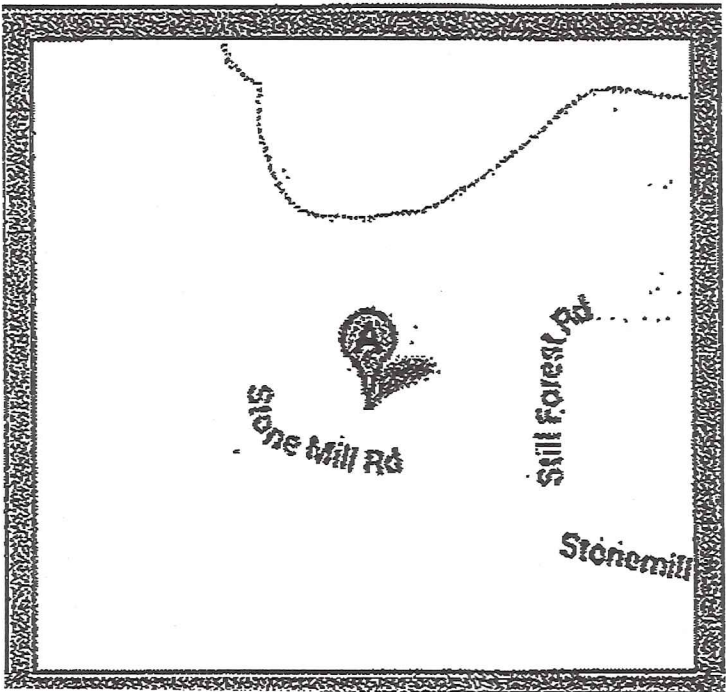
MD1306.1821
LOCATION DRAWING
LOT 19
REVISION TO RESUBDIVISION OF PLAT TWO, SECTION ONE, ROCKLAND,
BALTIMORE COUNTY, MARYLAND
06-24-2013 SCALE 1"=40'



SETBACK REQUIREMENTS
WINDOW TO LOT LINE - 15'
WINDOW TO TRACT BOUNDARY - 35'
WINDOW TO STREET R/W - 25'
BUILDING TO TRACT BOUNDARY - 30'
WINDOW TO WINDOW - 40'
GARAGE TO STREET R/W - 22'



1 Site Plan
SCALE: 1" = 20'



3 SITE VICINITY MAP

Professional Certification: Joseph P. Brandli
I certify that these documents were prepared or approved by me,
and that I am a licensed architect under the laws of the State of
Maryland, license #9869, Expiration Date 03-07-2020

ZONING INFORMATION:

ZONING HEARING PLAN FOR VARIANCE
2423 STONE MILL ROAD, PIKESVILLE, MD 21208
OWNER: JOAN S YOUNG REVOCABLE TRUST

SUBDIVISION NAME: ROCKLAND
LOT# 19
BLOCK#
SECTION# 1

PLAT BOOK# 45
FOLIO # 0017
TAX ID # 1800007964
DEED REF. 14327/00025

ZONING MAP# 069A2
SITE ZONED: DR1
ELECTION DISTRICT: 3
COUNCIL DISTRICT: 2

LOT SIZE: 14,682 S.F. (3370 AC)

HISTORIC: N/A
PUBLIC WATER AND SEWER

DWELLING BUILT: 1979 (29,66 S.F.)

2018 IECC CODE COMPLIANCE:

R301.1	CLIMATE ZONE 4A
R401.2	COMPLIANCE METHOD: MANDATORY AND PRESCRIPTIVE PROVISIONS
R402.2	ATTIC INSULATION: R-49
R402.2	WOOD FRAM WALL: R-21
R402.2	BASEMENT WALL INSULATION: N/A
R402.2	CRAWL SPACE WALL INSULATION: N/A
R402.2	FLOOR INSULATION OVER UNCONDITIONED SPACES: N/A
R402.1.2	WINDOW U-VALUE/SHGC .38/Fixed, .45/Operable .40 (SHGC)
R402.2.9	SLAB ON GRADE FLOORS LESS THAN 12" BELOW GRADE: N/A
R402.2.4	ATTIC ACCESS: ATTIC ACCESS DOOR WILL BE WEATHERSTRIPPE AND INSULATED
R402.4	BUILDING THERMAL ENVELOPE (AIR LEAKAGE): N/A - ADDITION
R402.4.1	BUILDING ENVELOPE TIGHTNESS TEST: N/A - ADDITION
R402.4.2	FIREPLACES: N/A - EXISTING
R402.4.4	RECESSED LIGHTING NEW RECESSED LIGHTING INSTALLED IN THE BUILDING SHALL BE SEALED TO LIMIT AIR LEAKAGE
R403.1.1	THERMOSTAT PROVIDE PROGRAMMABLE THERMOSTAT FOR HVAC SYSTEM
R403.2.1	MECHANICAL DUCT INSULATION SUPPLY DUCTS IN ATTIC R-8 MINIMUM SUPPLY DUCTS OUTSIDE OF CONDITIONED SPACES R-8 MINIMUM ALL OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY INSIDE THE THERMAL ENVELOPE R-6 MIN.
R403.2.2	DUCT SEALING: ALL DUCTS, AIR HANDLERS, FILTER BOXES WILL BE SEALED. JOINTS AND WILL COMPLY WITH SECTION M1601.4.1 OF THE IRC
SEAMS	A DUCT TIGHTNESS TEST WILL BE PERFORMED AND SHALL BE VERIFIED BY EITHER A POST CONSTRUCTION TEST OR A ROUGH-IN TEST.
R403.5	MECHANICAL VENTILATION OUTDOOR (MAKE-UP) AIR WILL BE BROUGHT INTO THE HOME THRU A DUCK WITH AN AUTOMATIC OR GRAVITY DAMPER
R403.6	EQUIPMENT SIZING SHALL COMPLY WITH R403.6
R404.1	LIGHTING EQUIPMENT A MINIMUM OF 75% OF ALL NEW LAMPS (LIGHTS) MUST BE HIGH-EFFICIENCY LAMPS
R404.1	WATER HEATER: N/A - EXISTING

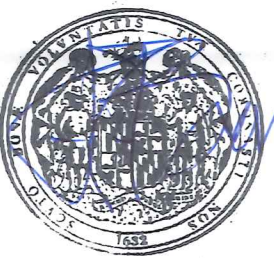


PHONE - 410-968-6753

505 Walker Ave - BALTIMORE, MD. 21212

CONSULTANTS

ARCHITECT
License #9869



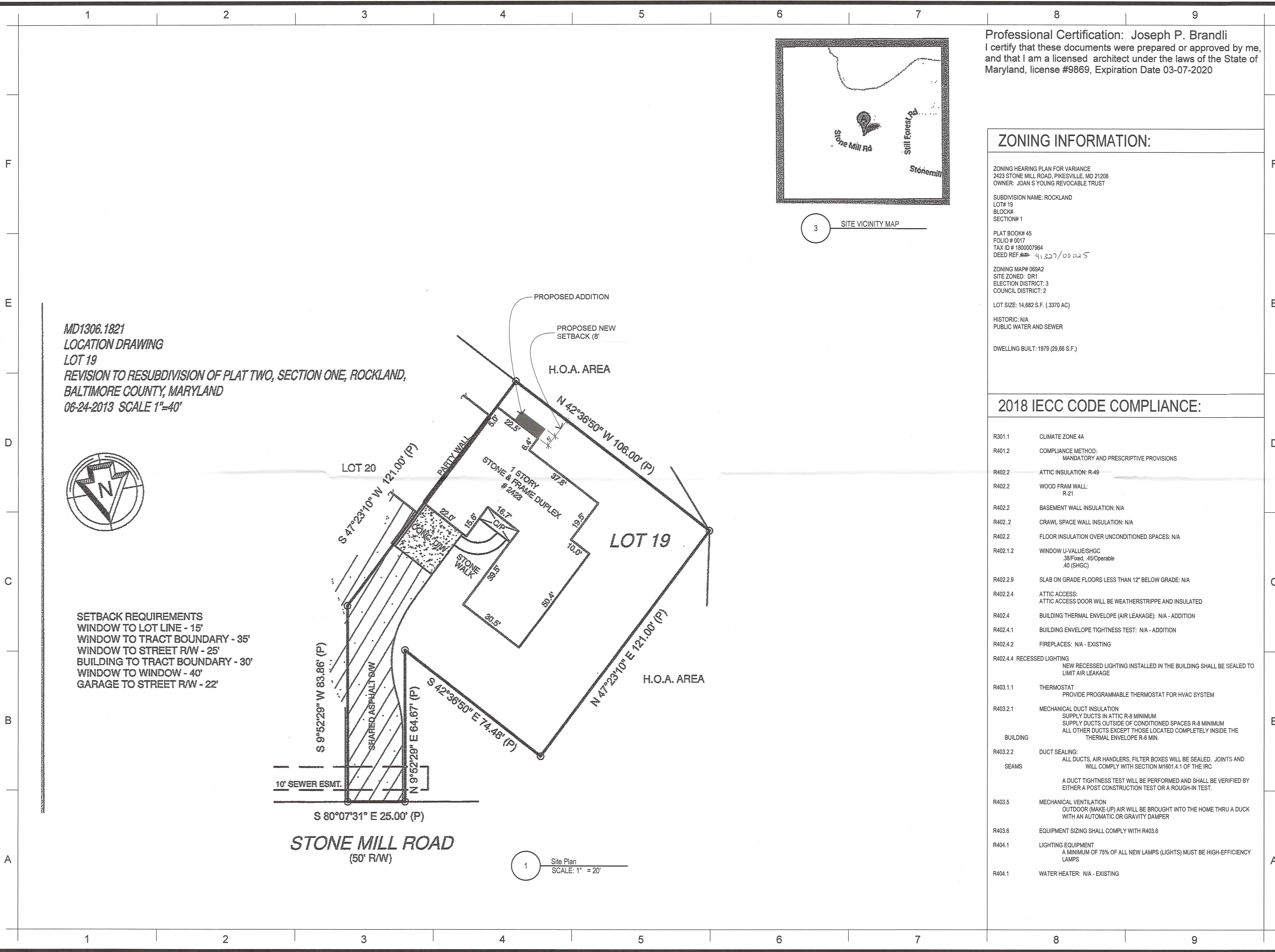
Young Residence

2423 Stone Mill Road
Pikesville, Maryland 21208

CD	07-29-19	Construction Document Dwg's
DD	06-17-19	Design Development Drawings
AB	05-27-19	As-Built/Demo. Drawings
MARK	DATE	DESCRIPTION

PROJECT NO: 2019.1
MODEL FILE: Young_052719.pln
DRAWN BY: #CAD Technician
CHECKED BY: Joseph P. Brandli
COPYRIGHT:
JOE ARCHITECT & Company

A-101



Joe Architect & COMPANY
505 Walker Ave - BALTIMORE, MD 21212
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STATE OF MARYLAND

Young Residence

2423 Stone Mill Road
Pikesville, Maryland 21208

CD	07-29-19	Construction Document Dugs
DD	06-17-19	Design Development Drawings
AB	05-27-19	As-Built/Demo. Drawings
MARK	DATE	DESCRIPTION

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