

MEMORANDUM

DATE: July 21, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0116-A- Appeal Period Expired

The appeal period for the above-referenced case expired on July 20, 2020. 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.'

/dlm

cc: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(6908 Ebenezer Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
6 th Council District		
Gregory Maddox	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0116-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, Gregory Maddox (“Petitioner”). The Petitioner is requesting Variance relief pursuant to Baltimore County Zoning Regulations (“BZCR”) § 400.3 to approve an accessory structure (garage) in the rear yard with a total height of 22 ft. in lieu of the required 15 ft. height maximum. 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. A ZAC comment was submitted by the Department of Environmental Protection and Sustainability (“DEPS”), dated May 29, 2020, indicating Petitioner must comply with the critical area and flood protection regulations.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 29, 2020, 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

ORDER RECEIVED FOR FILING

Date 6-18-2020

By [Signature]

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 Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed accessory structure (detached garage) height and usage, I will impose conditions that the detached garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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 18th day of **June, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 to approve an accessory structure (garage) in the rear yard with a total height of 22 ft. in lieu of the required 15 ft. height maximum, 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.
- Petitioner or subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The proposed detached garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed detached garage shall not be used for commercial purposes.

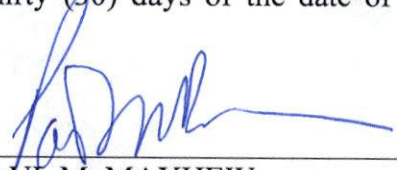
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Date 6-18-2020

By lw

- Petitioner shall comply with the ZAC comment submitted by DEPS, dated May 29, 2020; a copy of which is attached hereto and made a part hereof.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date 6-18-2020

By kw

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0116-A
Address 6908 Ebenezer Road
(Maddox Property)

Zoning Advisory Committee Meeting of **June 1, 2020.**

The Department of Environmental Protection and Sustainability has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is partially located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to permit a replacement garage in the rear yard with a total height of 22 feet in lieu of the required 15 foot height maximum. The lot is not waterfront. Any proposed development within the portion of the lot that is within the LDA must meet all LDA requirements, including lot coverage limits and afforestation requirements. Existing lot coverage information was not provided. On the 20,720 square feet of the property that is within the LDA, lot coverage is limited to a maximum of 31.25% square feet (6,475 square feet), with mitigation required for any new lot coverage between 25% and 31.25%. Proposed lot coverage information was not provided. 15% afforestation (6 trees) is required on the portion of the lot within the LDA. If the lot coverage and afforestation requirements are been met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

ORDER RECEIVED FOR FILING

2. Conserve fish, plant, and wildlife habitat;

This property is not waterfront and must meet all lot coverage and afforestation requirements. If lot coverage and afforestation requirements are met, this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

This is a grandfathered lot. Provided that the applicants meet their lot coverage and afforestation requirements, then the relief requested will be consistent with the established land-use policies.

Reviewer: Libby Errickson

ORDER RECEIVED FOR FILING

Date 6-18-2020

By (signature)



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 6908 EBENEZER ROAD Currently zoned DR-5.5
Deed Reference 32540 1305 10 Digit Tax Account # 2300012178
Owner(s) Printed Name(s) GREGORY MADDOX

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

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

BZCR 400.3 To approve an accessory structure (garage) in the rear yard with a total height of 22 ft in lieu of the required 15 ft height maximum

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

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

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

GREGORY MADDOX
Name #1 – Type or Print Name #2 – Type or Print
Gregory Maddox
Signature #1 Signature #2
6908 EBENEZER RD, BALTIMORE
Mailing Address City State MD
21220, 4433105920 GREG2MADDOX
Zip Code Telephone # Email Address
@Gmail.com

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

Name- Type or Print
Signature
Mailing Address City State
Date 6-18-2020
Zip Code Telephone # Email Address

Representative to be contacted:

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

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 5/18/2020 day of May, 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 2020-0116-A Filing Date 5/18/2020 Estimated Posting Date 5/31/2020 Reviewer UP

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: 6908 EBENEZER ROAD BALTIMORE MD 21220
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)

The existing structure that I'm taking down to the best of my knowledge has been established since at least 1941. There is a place that is stamped with a date 1941, I don't know if that is when concrete was poured or when the building was in place. The structure now that stands is 23 feet high, 21 foot wide and 22 feet deep. The reason that I am taking the structure down is for the fact that the building foundation is on 6x8 timbers. The timbers are rotten and the concrete is crumbling under the structure. The price of repairs is astronomical and is cheaper to replace. The tin roof is in need of replacement. I received quotes in repairs for raising structure, new concrete, new foundation and roof. It would make more sense to knock down and replace.

The reason I need the new structure to be over 15 feet high is that I want to fit my truck into the garage and want a 14ft door. I'm buying a boat in future and want a place to keep out of weather. The structure now stands over 23 ft high. The new structure will only stand less than old structure. (If additional space for the petition request or the above statement is needed, label and attach it to this Form)

x GREGORY MADDIX
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 7 day of May, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Gregory Maddox

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

AS WITNESS my hand and Notaries Seal

MARY E HARRIS
Notary Public
Carroll County
Maryland
My Commission Expires June 20, 2022

Mary E Harris
Notary Public
My Commission Expires

REV. 5/5/2016

2020-0116-A

THE EXISTING STRUCTURE THAT IM TAKNG DOWN TO THE BEST OF MY KNOWLEDGE HAS BEEN ESTABLISHED SINCE AT LEAST 1941. THERE IS A PLACE THAT IS STAMPED WITH A DATE 1941. I DON'T KNOW IF THAT IS WHEN CONCRETE WAS POURED OR WHEN THE BUILDINGS WERE PLACED. THE STRUCTURE NOW THAT STANDS IS 23 FEET HIGH, 21 FOOT WIDE, AND 22 FEET DEEP. THE REASON THAT I AM TAKING THE STRUCTURE DOWN IS FOR THE FACT THAT THE BUILDING FOUNDATION IS ON 6X8 TIMBERS. THE TIMBERS ARE ROTTEN AND THE CONCRETE IS CRUMBLING UNDER THE STRUCTURE. THE PRICE OF REPAIRS IS ASTRONOMICAL AND IT IS CHEAPER TO REPLACE. THE TIN ROOF IS IN THE NEED OF REPLACEMENT. I RECEIVED QUOTES IN REPAIRS FOR RAISING STRUCTURE, NEW CONCRETE, NEW FONDATION AND ROOF. IT WOULD MAKE MORE SENSE TO KNOCK DOWN AND REPLACE.

THE REASON I NEED THE NEW STRUCTURE TO BE OVER 15 FOOT HIGH IS THAT I WANT TO FIT MY TRUCK INTO THE GARAGE AND WANT A 14 FOOT DOOR. I'M BUYING A BOAT IN THE FUTURE AND WANT A PLACE TO KEEP OUT OF THE WEATHER. THE STRUCTURE NOW STANDS OF 23 FT HIGH. THE NEW STRUCTURE WILL STAND LESS THAN OLD STRUCTURE.

2020-0116-A

Administrative Variance Request

6908 Ebenezer Road
Baltimore, Maryland 21220
Tax Account #15-2300012178
Map 83, Block 18, Parcel 663
Zoned DR-5-5

PURPOSE

To remove a detached garage 23' in height, remove a shed and construct a detached garage 22' in height.

1. "To Prove undue hardship for a use variance, the following three criteria must be met:

- (i) Applicant must be unable to secure a reasonable return or make any reasonable use of his property (mere financial hardship or opportunity for greater profit is not enough) **The hardship would be the cost to repair the existing damaged garage. The cost would be higher then to simply replacing the structure. The detached garage was built over 80 years ago. There is no financial gain.**
- (ii) The difficulties or hardship is peculiar to the subject property in contrast with other properties in the zoning district. **I have attached pictures of the garages in my neighborhood. Replacing the garage will improve the character of the neighborhood.**
- (iii) Hardship was not the result of applicant's own actions. **I am taking all the necessary steps to precure all applicable Approvals.**

2020-0116-A

2. To provide practical difficulty for an area variance, the following criteria must be met:

- (i) Whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome.
As previously stated, I would not be able to park my truck in the garage or use the garage for its intended purpose.
- (ii) Whether the grant would be substantial injustice to applicant, as well as other property owners in district, or whether a lesser relaxation that that applied for would give substantial relief.
Since the existing detached garage has been there for years and I am simply replacing it I feel that I should be able to get relief from the code.
- (iii) Whether relief can be granted in such fashion that the spirit of the ordinance will be observed, and public safety and welfare secured.
The spirit of ordinance will be preserved.

2020-0116-A

Zoning Property Description for 6908 Ebenezer Road, Baltimore
Maryland 21220

Beginning at the North side of Ebenezer Road, which is a 20' Road and is located Approximately 250' east Harewood Road which is the closest intersection to the subject property.

Parcel 1

Thence the following courses and distances: (1st POC) S.67 15 E, 77'. (2nd POC) SW 209, (3rd POC) N. 67, 15 e, (4th POC) N 209.

Parcel 2

(1st POC) N 60.38 W, (2nd POC) W 80-8/10 (3rd POC) S 60.38 E
(4th POC) E 80-8/10.

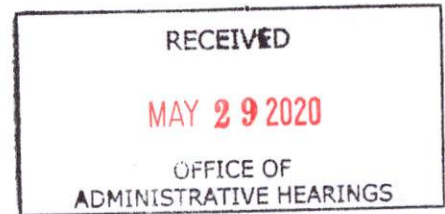
Recorded in Liber 32540, Folio 305 Containing 23,120 sq. ft... Located in the 15th Election District and 6th Council District.

2020-0116-A

(AV) 6-15-2020

Debra Wiley

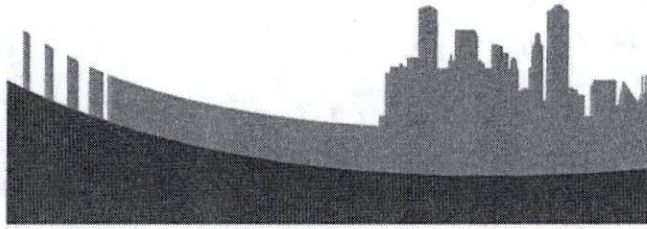
From: Bruce Doak <doakfarm@gmail.com>
Sent: Friday, May 29, 2020 1:21 PM
To: Jenae Johnson
Cc: Administrative Hearings; greg2maddox
Subject: *2020* Case 2019-0116-A Posting Cert
Attachments: Posting cert 5 29 20.pdf



Follow Up Flag: Follow up
Flag Status: Flagged

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

Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com



CERTIFICATE OF POSTING

May 29, 2020 (amended _____)

Re:
Zoning Case No. ²⁰²⁰2019-0116-A
Legal Owner: Gregory Maddox
Closing date: June 15, 2020

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

Attention: Jenae Johnson

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 **6908 Ebenezer Road**.

The signs were posted on **May 29, 2020**.

The signs were inspected again on _____.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Doak".

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

ADMINISTRATIVE VARIANCE

CASE NO. 2020-0116-A

6908 Ebenezer Road

**REQUEST: TO PERMIT AN ACCESSORY
STRUCTURE (GARAGE) IN THE REAR YARD
WITH A TOTAL HEIGHT OF 22 FEET IN LIEU OF
THE REQUIRED 15 FEET MAXIMUM HEIGHT.**

PUBLIC HEARING?

**PURSUANT TO SECTION 20-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN
THE ZONING OFFICE BEFORE JUNE 15, 2020.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2020-0116-A

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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 IT IS DONE IN
THE ZONING OFFICE BEFORE JUNE 19, 2020.**

**ADDITIONAL INFORMATION IS AVAILABLE FROM THE ZONING
ADMINISTRATION AND DEVELOPMENT DEPARTMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204-2591**



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

June 15, 2020

Gregory Maddox,
6908 Ebenezer Road
Baltimore MD 21220

RE: Case Number: 2020-0116-A, 6908 Ebenezer 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 May 18, 2020. 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 the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Acting Administrator

Date: May 29, 2020

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

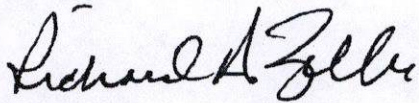
Dear Ms. Lewis:

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. **2020-0116-A**

Administrative Variance
Gregory Maddox
6908 Ebenezer Road

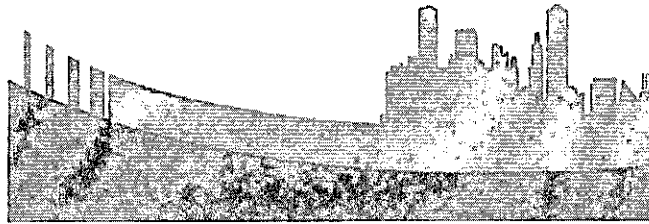
Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@mdot.maryland.gov).

Sincerely,



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

WW/RAZ



CERTIFICATE OF POSTING

May 29, 2020 (amended _____)

Re:
Zoning Case No. 2019-0116-A
Legal Owner: Gregory Maddox
Closing date: June 15, 2020

Baltimore County Department of Permits, Approvals & Inspections
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Sincerely,

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

ADMINISTRATIVE VARIANCE

CASE NO. 2020-0116-A

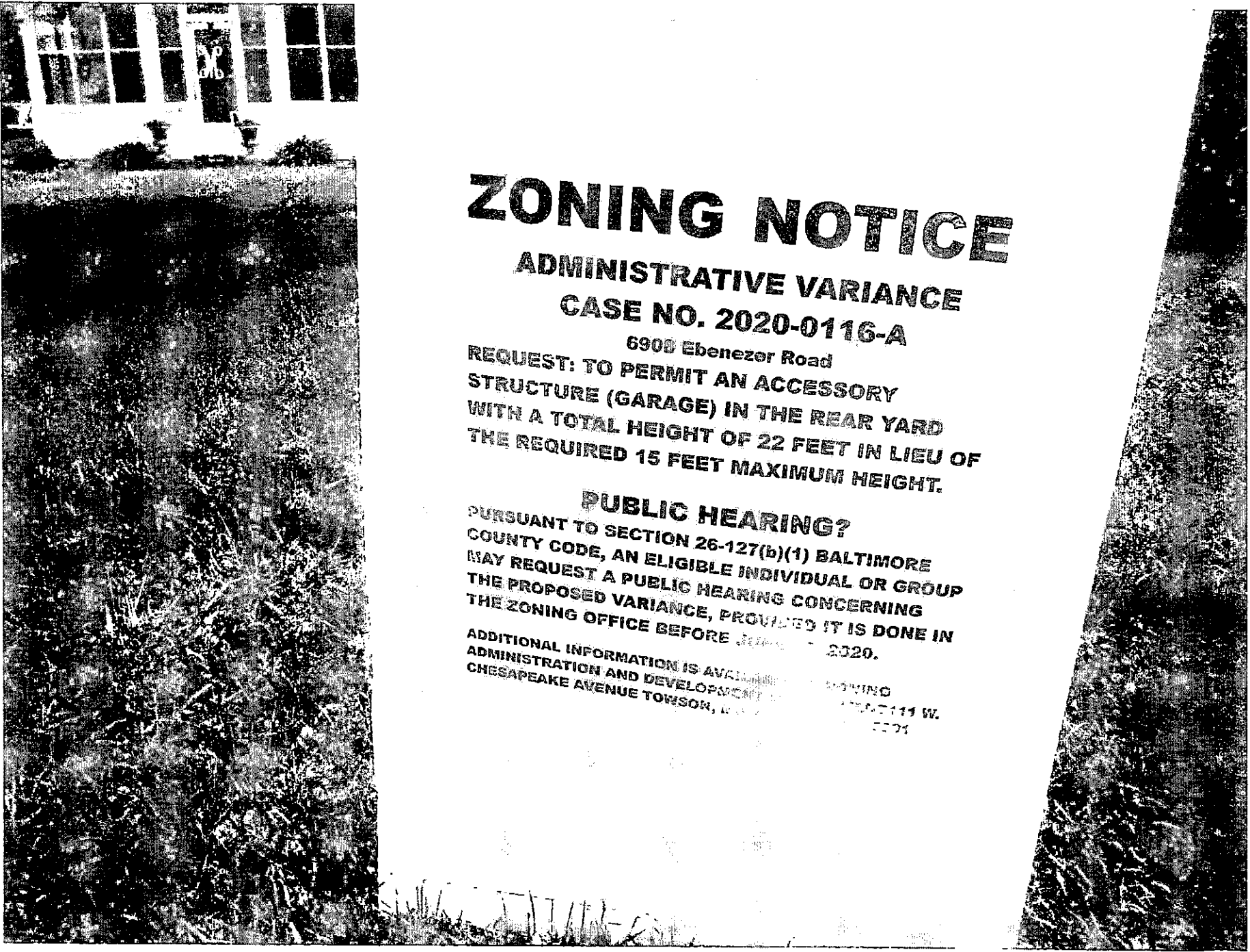
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**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2020-0116-A

6908 Ebenezer Road

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THE ZONING OFFICE BEFORE JUNE 1, 2020.**

**ADDITIONAL INFORMATION IS AVAILABLE BY CONTACTING
ADMINISTRATION AND DEVELOPMENT DEPARTMENT, 111 W.
CHESAPEAKE AVENUE TOWSON, MD 21204-2071**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0116 -A Address 6908 Ebenezer Rd

Contact Person: Gregory Maddox Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5-18-2020 Posting Date: 5-31-2020 Closing Date: 6-15-2020

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2020- 0116 -A Address 6908 Ebenezer Rd

Petitioner's Name Gregory Maddox Telephone 443-310-5920

Posting Date: 5-31-2020 Closing Date: 6-15-2020

Wording for Sign: To Permit An ACCESSORY STRUCTURE (garage) in The Rear
Yard with a TOTAL Height of 22 FT in Lieu of The Required
15 FT maximum Height

Revised 2/20/2020

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0116-A
Address 6908 Ebenezer Road
(Maddox Property)

Zoning Advisory Committee Meeting of June 1, 2020.

The Department of Environmental Protection and Sustainability has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is partially located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to permit a replacement garage in the rear yard with a total height of 22 feet in lieu of the required 15 foot height maximum. The lot is not waterfront. Any proposed development within the portion of the lot that is within the LDA must meet all LDA requirements, including lot coverage limits and afforestation requirements. Existing lot coverage information was not provided. On the 20,720 square feet of the property that is within the LDA, lot coverage is limited to a maximum of 31.25% square feet (6,475 square feet), with mitigation required for any new lot coverage between 25% and 31.25%. Proposed lot coverage information was not provided. 15% afforestation (6 trees) is required on the portion of the lot within the LDA. If the lot coverage and afforestation requirements are been met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is not waterfront and must meet all lot coverage and afforestation requirements. If lot coverage and afforestation requirements are met, this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

This is a grandfathered lot. Provided that the applicants meet their lot coverage and afforestation requirements, then the relief requested will be consistent with the established land-use policies.

Reviewer: Libby Errickson

DEs

CHECKLIST

<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>5-29</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5-29</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>5-29-20</u> by <u>Doak</u>	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

ZAC AGENDA

Case Number: 2020-0116-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Gregory Maddox
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 6

Property Address: 6908 EBENEZER RD

Location: North side of Ebenezer Road 250 feet East of Hardwood Road.

Existing Zoning: DR 5.5

Area: 23,120 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BZCR 400.3 To approve an accessory structure (garage) in the rear yard with a total height of 22 feet in lieu of the required 15 feet height maximum.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 06/15/2020

Miscellaneous Notes:

6908 Ebenemer Rd
EXISTING GARAGE



2020-0116-A

05054

6808 Ebenezer Rd
Existing Garage



2020-0116-A

A. ultra-rasos

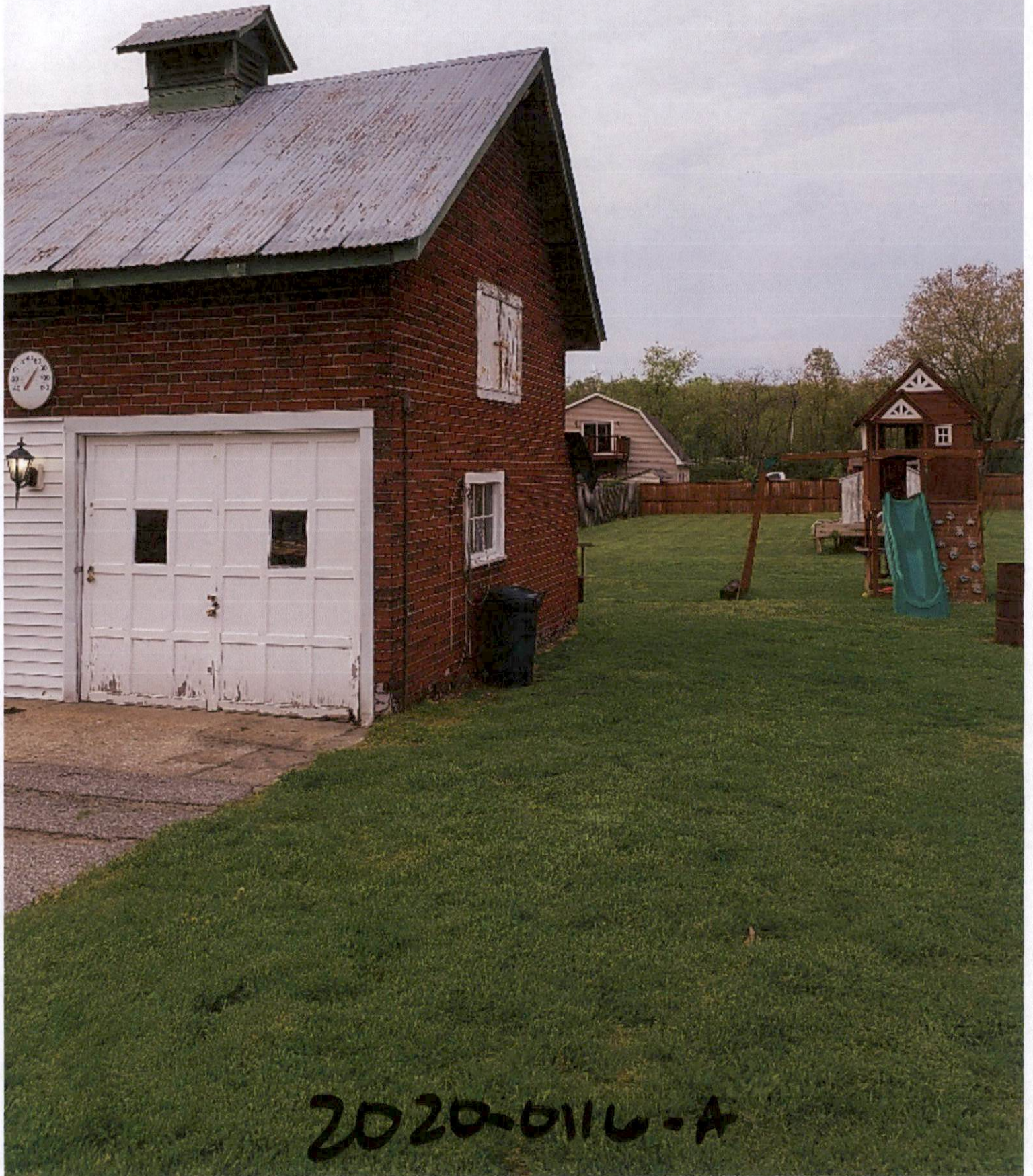
6908 Ebenezer Rd
EXISTING GARAGE



2020-0116-A

2050-0114-0

6908 Ebenezer Rd
EXISTING GARAGE



2020-0116-A

2050-0110-4

EX1 .bit
12611 Hardwood
Park Rd



2020-0116-A

4-110-205

6907 EBENEZER ROAD
EXHIBIT

2020-0114-A



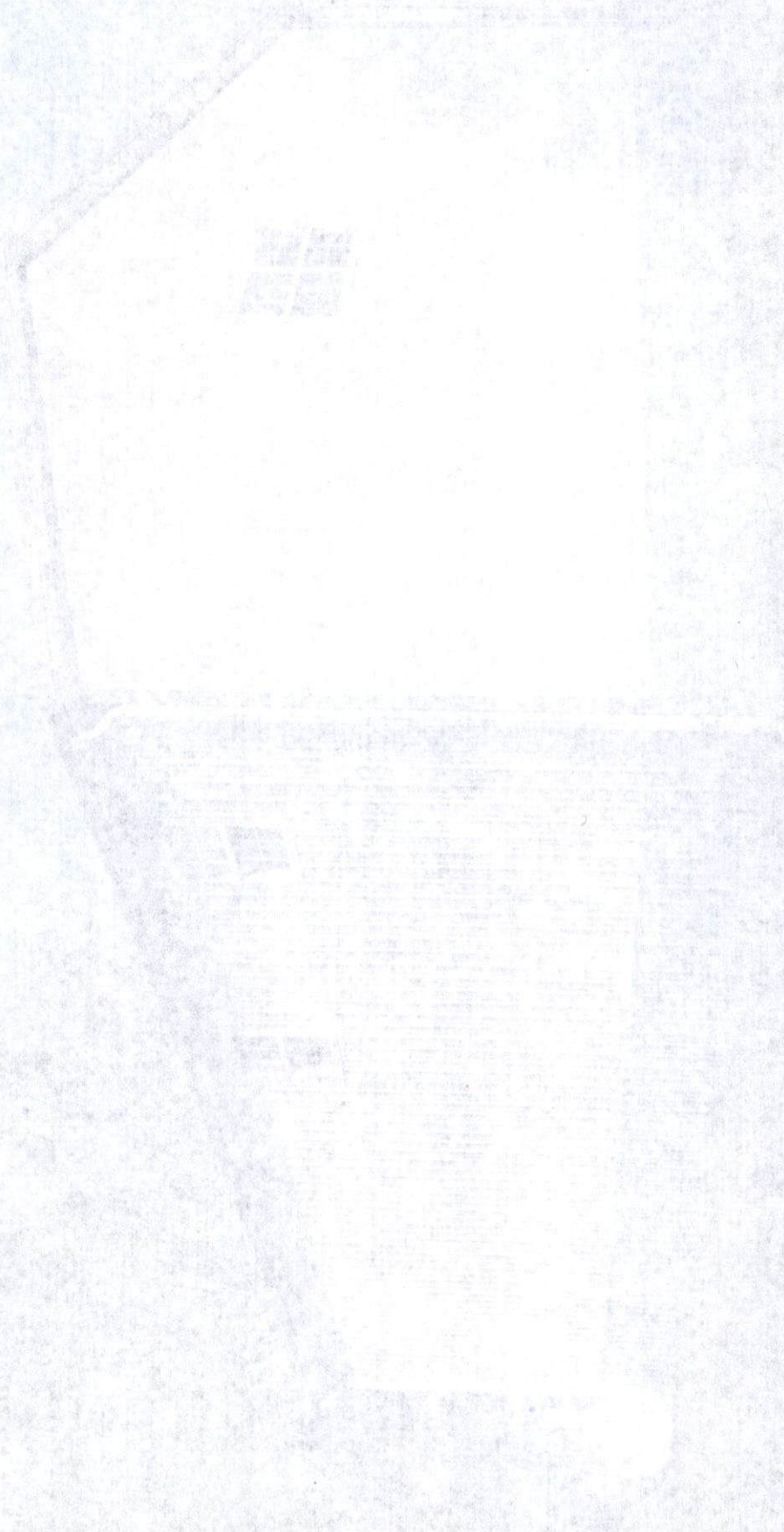
3030-0110-4

6907 Glenview Rd
Exhibit

2020-01-06-R



SPSODIR-4



6907 EBERER RD
L.H.B.T

2020-0116-1



5050-0110-0

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 15 Account Number - 2300012178
Owner Information		
Owner Name:	MADDOX GREGORY	Use: RESIDENTIAL
Mailing Address:	6908 EBENEZER RD	Principal Residence: YES
	BALTIMORE MD 21220-1222	Deed Reference: /32540/ 00305
Location & Structure Information		
Premises Address:	6908 EBENEZER RD BALTIMORE 21220-1222	Legal Description: NES EBENEZER RD 250 FT E HAREWOOD RD
Map: 0083	Grid: 0018	Parcel: 0663
Neighborhood: 15020010.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2018
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built 1900	Above Grade Living Area 1,814 SF	Finished Basement Area
Property Land Area 23,120 SF	County Use 04	
Stories 2	Basement NO	Type STANDARD UNIT
Exterior ASBESTOS SHINGLE/	Quality 3	Full/Half Bath 1 full/ 1 half
Garage 1 Detached	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	89,700	89,700
Improvements	58,800	72,200
Total:	148,500	161,900
Preferential Land:	0	0
Phase-in Assessments		
	As of 07/01/2019	As of 07/01/2020
	157,433	161,900
		0
Transfer Information		
Seller:	Date: 09/13/2012	Price: \$170,000
Type: ARMS LENGTH IMPROVED	Deed1: /32540/ 00305	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: /03815/ 00593	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

2020-0116-A

410-828-1946
File No. M12604

113

This Deed, made this 22nd day of August, 2012, by and between ELLEN K. BRAZIER, party of the first part, Grantor; and GREGORY MADDOX, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of ONE HUNDRED SEVENTY THOUSAND DOLLARS 00/100 (\$170,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said GREGORY MADDOX, as Sole Owner, his heirs, personal representative and assigns, in fee simple, all that lot of ground situate in Baltimore County, Maryland and described as follows, that is to say:

BEGINNING FOR THE First on the South Sixty-Seven degrees Fifteen Minutes East line on the Northernmost outline of the whole tract of land conveyed by Michael A. Mullin, et al, Trustees, to John A. Sheridan, said tract of ground being designated on a Plat filed with the report of sale to said John A. Sheridan and Michael A. Mullen, et al, Trustees, in the Circuit Court of Baltimore City, in the cause of Michael A. Mullin et al, Trustees, vs. Thomas W. Slater, et al, Trustee, at the distance of about Two Hundred feet and Forty-Two one-hundredths of a foot Northwesterly from a stone marked on said Plat, said Stone being at the intersection of the Westernmost boundary of the Land of Edward J. Meeks and the Line above named, running thence Southerly or Southwesterly, Two Hundred and nine feet, more or less, to the North Sixty-Seven degrees Fifteen minutes line of said whole tract of land above referred to, to a point in said line distant Northwesterly one Hundred and Thirty-Four feet and Thirteen One-Hundredths of a foot from the Westernmost Boundary line of the Land of the said Edward J. Meeks, thence along the Northernmost side of Mabel Avenue, binding reversely on the said North Sixty-Seven feet, thence Northerly Two Hundred and nine feet, more or less, to the said South sixty-Seven degrees fifteen minutes East line of the said whole tract above referred to, thence binding reversely on said line seventy-seven feet to the point of beginning.

Being the 4th parcel described in a deed dated May 2, 1960 from County Seat Corporation unto Howard E. Brazier, Jr. and Ellen K. Brazier. The said Howard E. Brazier, Jr. Departed this life on the 10th Day of March 2007 thereby vesting title in the said Ellen K. Brazier absolutely.

Beginning for the Second at the Distance of 80-8/10 feet reversed on the Second or North 61 Degrees West 363 feet more or less line of that parcel of land which by deed dated November 26th, 1928, and recorded among the Lad Records of Baltimore County in liber W.H. M. No. 661, Folio 174, etc., was conveyed by J. Allan Erdman and Irene M. Erdman, his wife, to William B. Carback and Mabel F. Carback, his wife, running thence binding on said line North 60 Degrees 38 Minutes West, running thence binding on said line North 60 degrees 38 minutes West 80-8/10 feet to the end of said line at the point of intersection of the lines of the land of Howard E. Brazier, the Trustees of Ebenezer Methodist Church Parsonage Lot and Francis W. Asher and wife, thence running and binding on the lands of the said Francis W. Asher, et al, and Roberts, et al, North 33 Degrees 52 Minutes East 0 feet to an Iron Bar planted in the ground, running thence South 60 degrees 38 minutes East 80-8/10 feet, running thence for a line of division South 33 degrees 52 Minutes West 80 feet to the place of beginning. Containing 14/100 of an Acre of Land more or less.

Being the 5th parcel described in a deed dated May 2nd, 1960 from County Seat Corporation unto Howard E. Brazier, Jr and Ellen K. Brazier.

The improvements thereon being known and designated as 6908 Ebenezer Rd.

BEING THE SAME lot of ground as described in a Deed dated May 2, 1960, and described as Parcel 4 and 5 and recorded among the Land Records of the County of Baltimore, State of Maryland, in Liber No. 3815, folio 593, was granted and conveyed by County Seat Corporation unto **Howard E. Brazer, Jr., and Ellen K. Brazier.**

The said Howard E. Brazier, Jr., as since departed this life vesting unto Ellen K. Brazier.

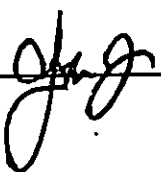
Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

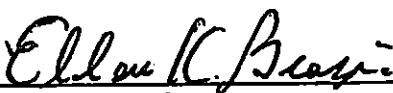
To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said GREGORY MADDOX, as Sole Owner, his heirs, personal representative and assigns, in fee simple.

And the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

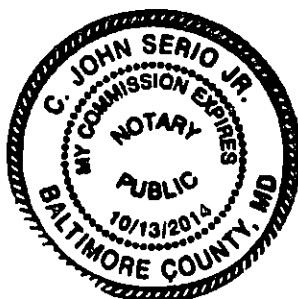


 {Seal}
Ellen K. Brazier

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I hereby certify that on this 22nd day of August, 2012, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Ellen K. Brazier, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Notary Public

My commission expires: 10/13/14

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.



Attorney - James B. Larrimore

Property Tax ID No. 15-2300012178
Title Insurer: FNTIC

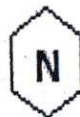
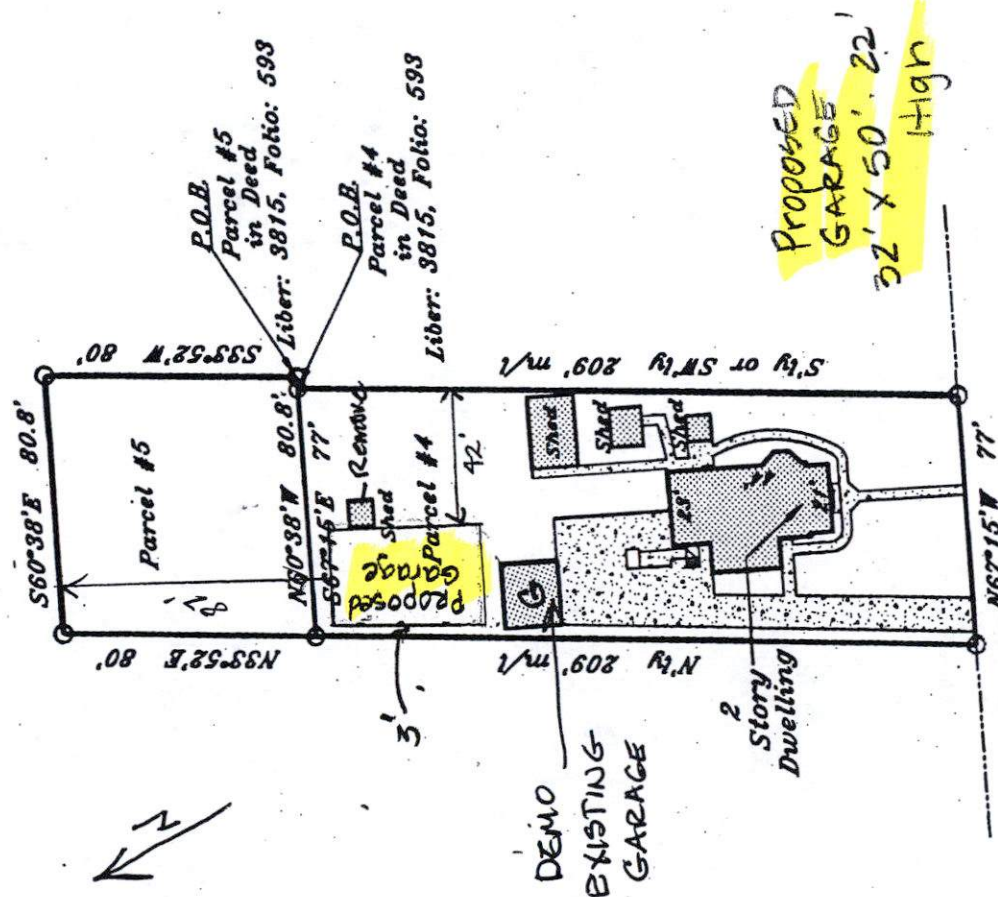
AFTER RECORDING, PLEASE RETURN TO:
Metropolitan Title Company, Inc.
1300 York Road
Suite 110 - York Green
Lutherville, MD 21093-6000

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

ADDRESS 6908 EBENEZER ROAD OWNER(S) NAME(S) Gregory Maddox

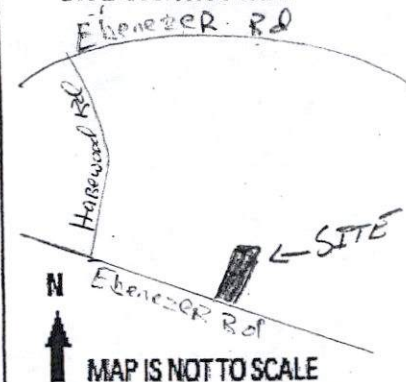
SUBDIVISION NAME NES EBENEZER Rd LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2300012178 DEED REF. # 32540/305



PLAN DRAWN BY OWNER DATE _____ SCALE: 1 INCH = 60 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP# 083C2

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE _____

OR SQUARE FEET 23,120

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0116-A





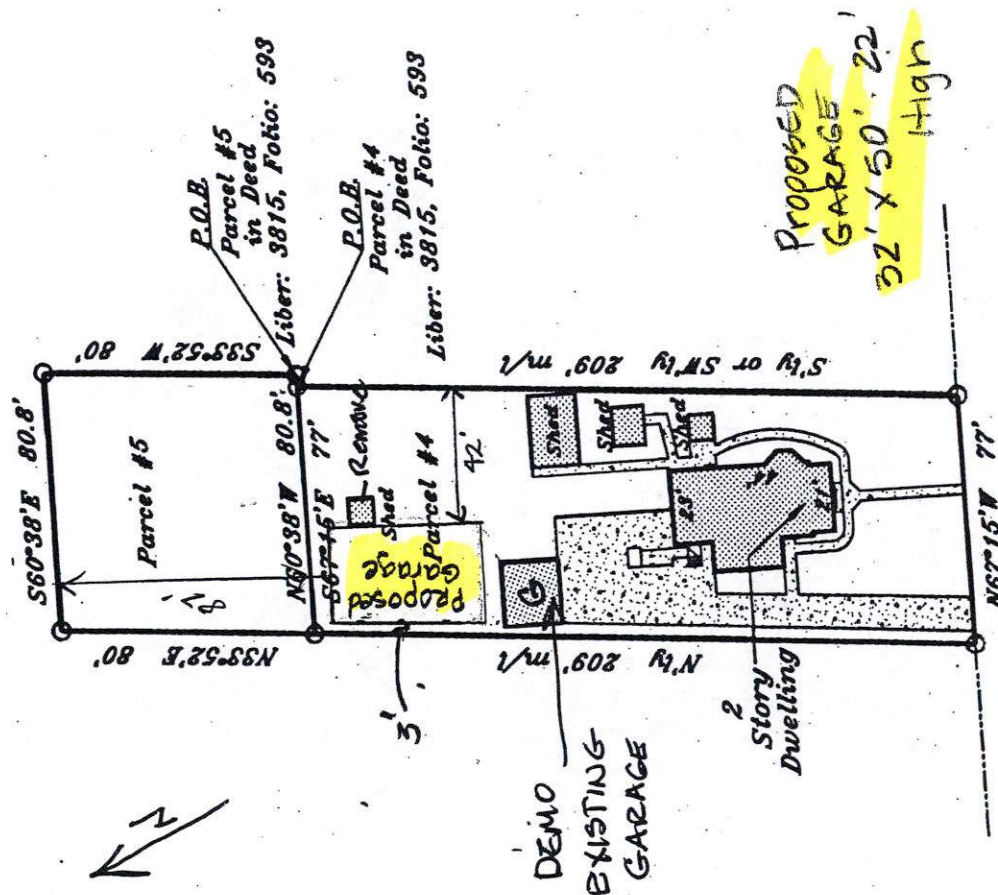
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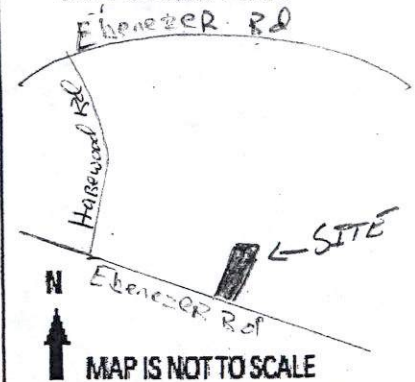
ADDRESS 6908 EBENEZER ROAD OWNER(S) NAME(S) Gregory Maddox

SUBDIVISION NAME NES EBENEZER Rd LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2300012178 DEED REF. # 32540/305



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 083C2

SITE ZONED DR 55

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE _____

OR SQUARE FEET 23,120

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY OWNER DATE _____ SCALE: 1 INCH = 60 FEET

2020-0116-1A

Proposed GARAGE

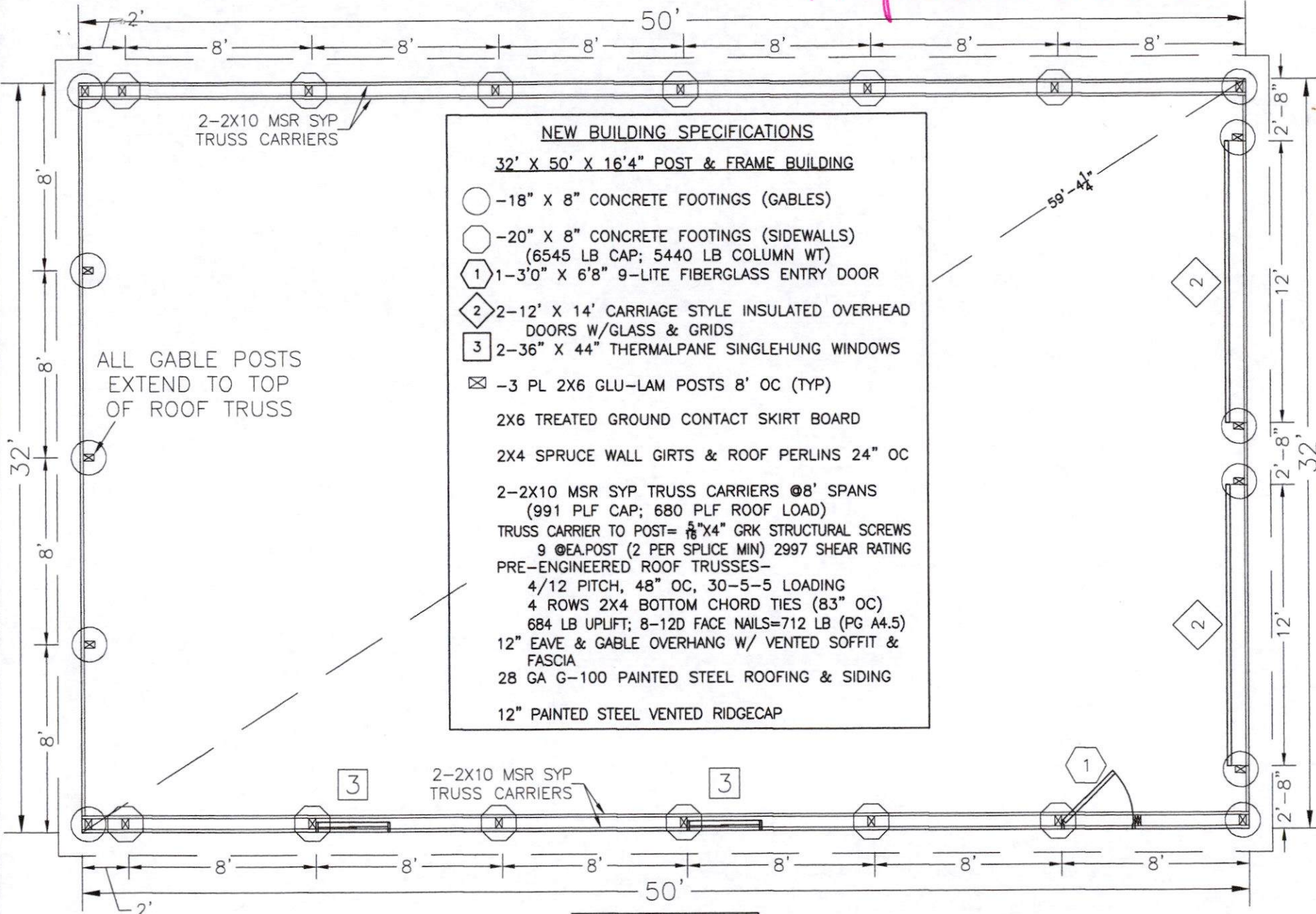
OWNER
GREG MADDOX
MIDDLE RIVER MD 21220

ALL INFORMATION SHOWN
 ON THIS DRAWING IS THE
 PROPERTY OF SHIRK
 POLE BUILDINGS, LLC.
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 OWNER ARE RESPONSIBLE
 TO VERIFY ALL DIMENSIONS
 BEFORE CONSTRUCTION

DRAWN BY: ALS
 REVIEW:
 REVISIONS:

DATE: 4/20/20
 SITE: MADDOX
 FLOOR PLAN

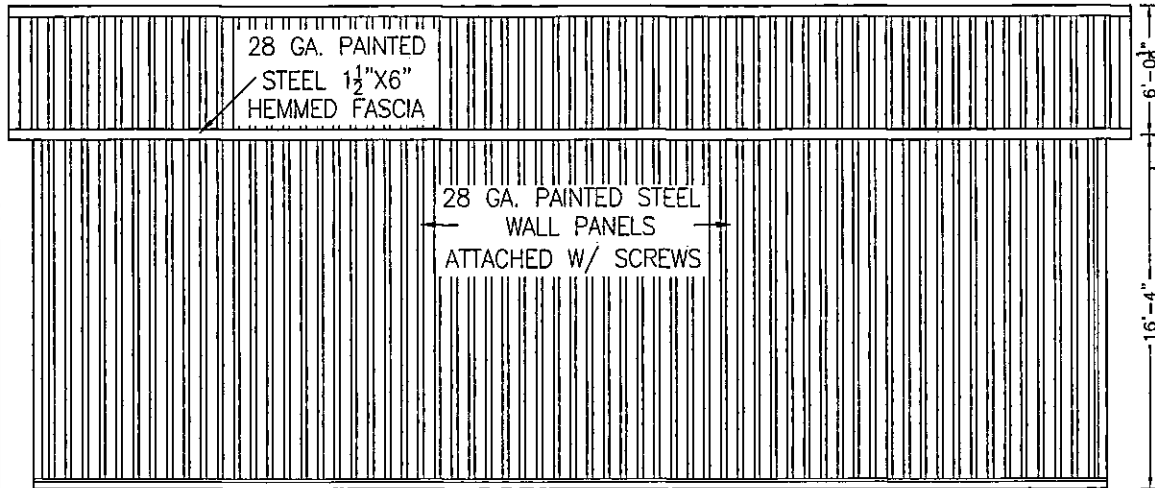
A.1



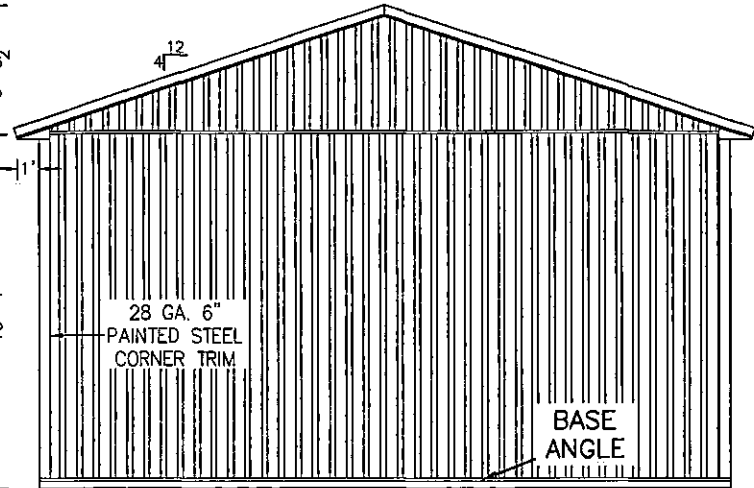
- NEW BUILDING SPECIFICATIONS**
- 32' X 50' X 16'4" POST & FRAME BUILDING**
- -18" X 8" CONCRETE FOOTINGS (GABLES)
 - -20" X 8" CONCRETE FOOTINGS (SIDEWALLS)
(6545 LB CAP; 5440 LB COLUMN WT)
 - 1 1-3'0" X 6'8" 9-LITE FIBERGLASS ENTRY DOOR
 - 2 2-12' X 14' CARRIAGE STYLE INSULATED OVERHEAD
DOORS W/GLASS & GRIDS
 - 3 2-36" X 44" THERMALPANE SINGLEHUNG WINDOWS
 - ⊠ -3 PL 2X6 GLU-LAM POSTS 8' OC (TYP)
 - 2X6 TREATED GROUND CONTACT SKIRT BOARD
 - 2X4 SPRUCE WALL GIRTS & ROOF PERLINS 24" OC
 - 2-2X10 MSR SYP TRUSS CARRIERS @8' SPANS
(991 PLF CAP; 680 PLF ROOF LOAD)
 - TRUSS CARRIER TO POST= 5/8"X4" GRK STRUCTURAL SCREWS
9 @EA.POST (2 PER SPLICE MIN) 2997 SHEAR RATING
 - PRE-ENGINEERED ROOF TRUSSES-
4/12 PITCH, 48" OC, 30-5-5 LOADING
4 ROWS 2X4 BOTTOM CHORD TIES (83" OC)
684 LB UPLIFT; 8-12D FACE NAILS=712 LB (PG A4.5)
 - 12" EAVE & GABLE OVERHANG W/ VENTED SOFFIT &
FASCIA
 - 28 GA G-100 PAINTED STEEL ROOFING & SIDING
 - 12" PAINTED STEEL VENTED RIDGECAP

FLOOR PLAN
 SCALE: 3/16" = 1'0"

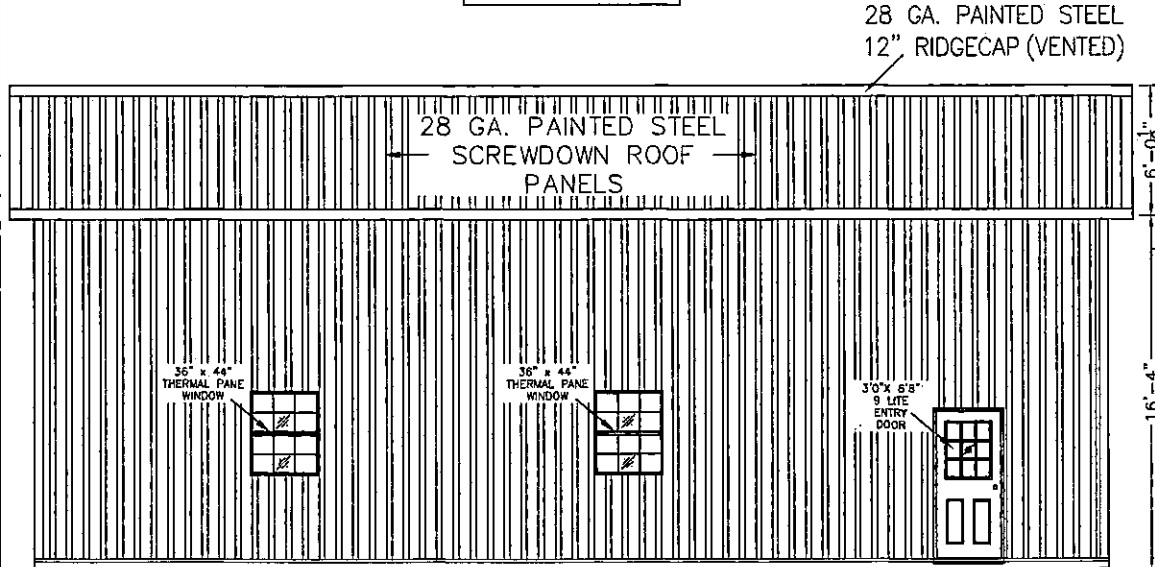
2020-0116-A



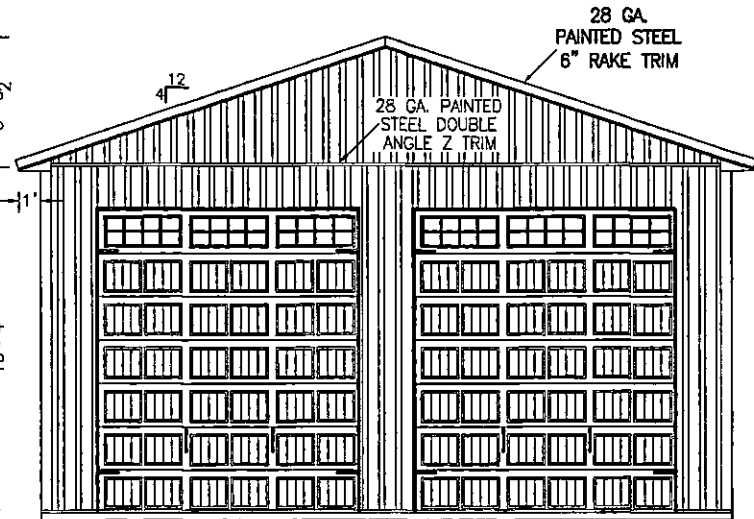
BACK SIDEWALL
SCALE: 1/8" = 1'0"



LEFT ENDWALL
SCALE: 1/8" = 1'0"



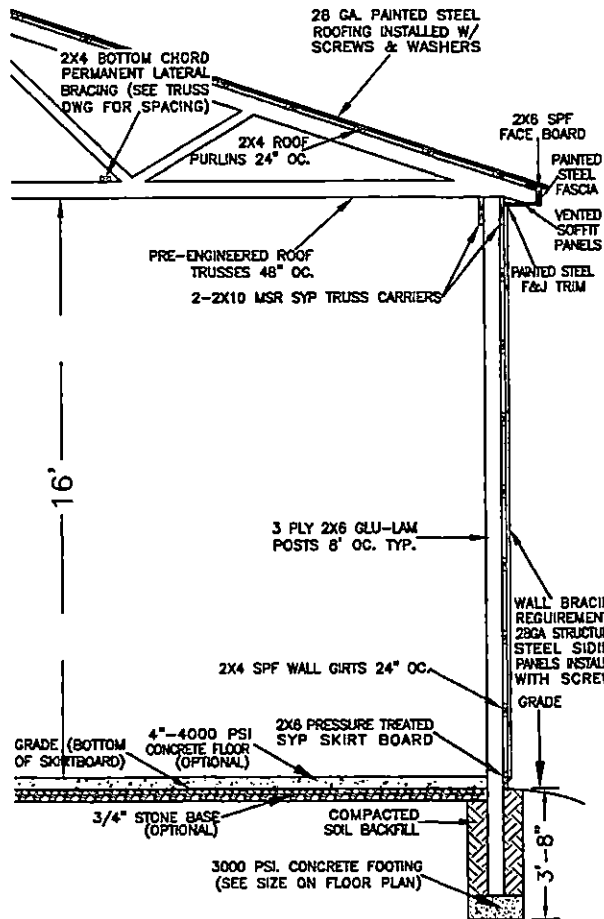
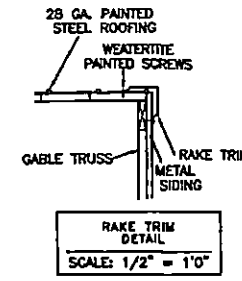
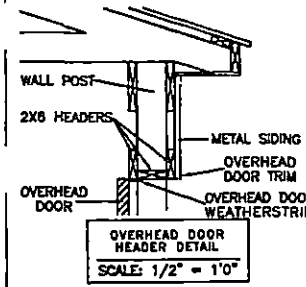
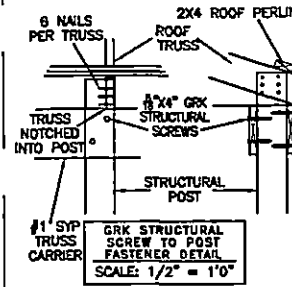
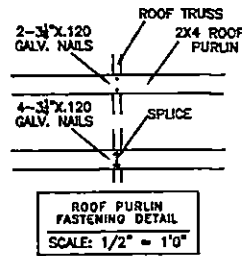
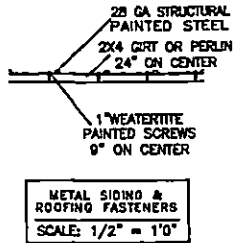
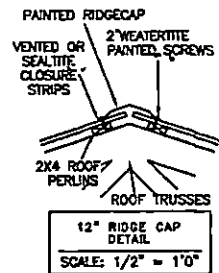
FRONT SIDEWALL
SCALE: 1/8" = 1'0"



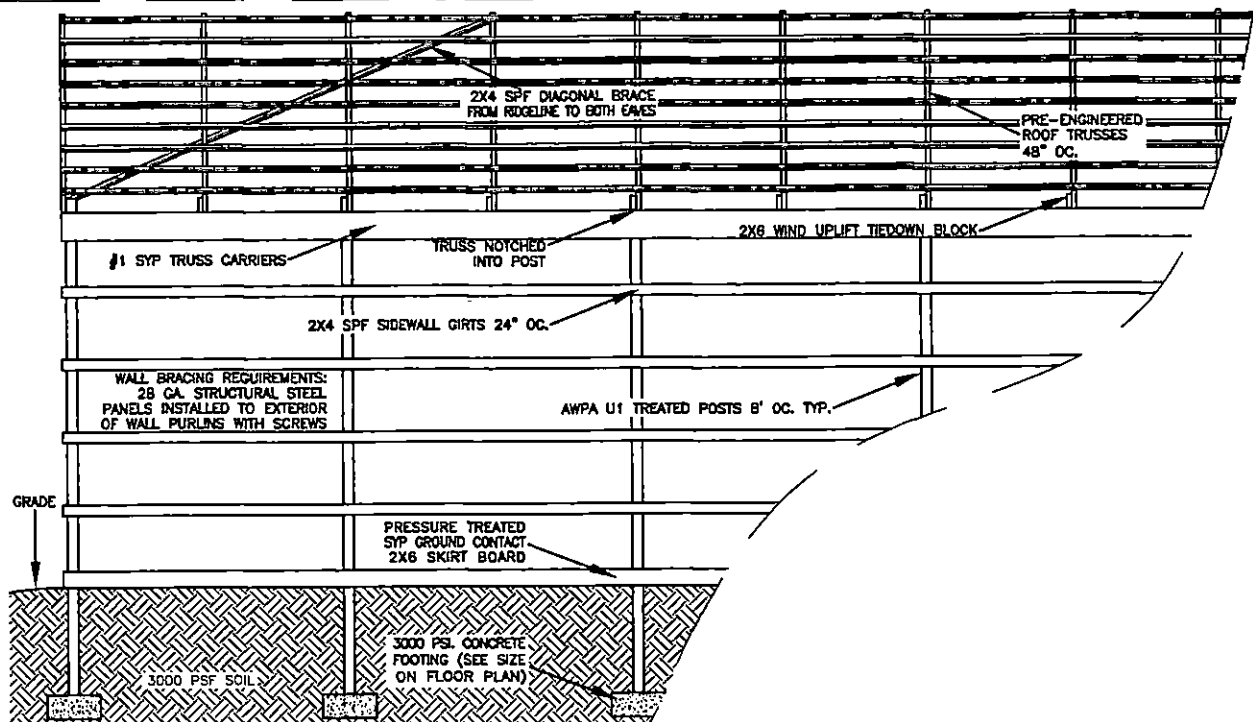
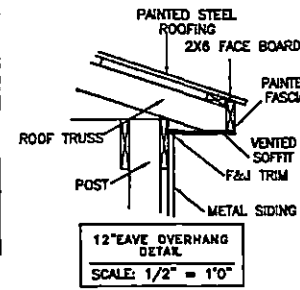
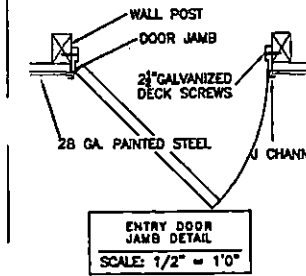
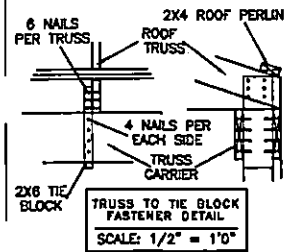
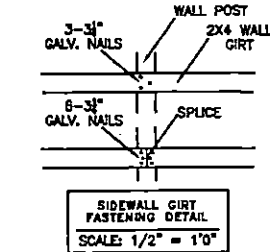
RIGHT ENDWALL
SCALE: 1/8" = 1'0"

12x14 SHORT
W/LONG SQUARE
GRILLES

2020-016-A



TYPICAL FRAME SECTION
(ENDWALL VIEW)
SCALE: 1/4" = 1'0"



TYPICAL FRAME SECTION
(SIDEWALL VIEW)
SCALE: 1/4" = 1'0"

20200116-A

OWNER
GREG MADDOX
MIDDLE RIVER MD 21220

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DRAWN BY: ALS

REVIEW:

REVISIONS:

DATE: 4/20/20

SITE: MADDOX

SECTIONS

A.3

BUILDING DESIGN NOTES AND DETAILS

- A4.1 GRADING & EXCAVATION
FINISHED GRADE SHALL BE BELOW FLOOR LEVEL WITH ADEQUATE FALL TO CARRY SURFACE WATER AWAY FROM BUILDING. FOOTINGS SHALL BE CIRCULAR (UNLESS NOTED OTHERWISE) AUGERED TO THE DEPTH AND DIAMETER SPECIFIED, WITH ALL LOOSE FILL REMOVED BEFORE CONCRETE FOOTING MATERIAL IS PLACED.
- A4.2 FOOTINGS
STANDARD DEPTH FOR FOOTING EXCAVATION IS 44" FROM FINISH FLOOR HEIGHT. FOOTINGS SHALL BE A MINIMUM OF 36" DEPTH FOR FROST PROTECTION OR; LOCAL BUILDING CODE DEPTH REQUIREMENTS FOR FROST PROTECTION WILL BE FOLLOWED. DRY MIX CONCRETE HYDRATED IN-SITU WILL BE USED UNLESS OTHERWISE SPECIFIED.
- A4.3 FRAMING
LUMBER FOR SIDEWALL GIRTS AND PERLINS SHALL BE #2 SPRUCE OR COMPARABLE. LUMBER FOR SKIRTBOARD, POSTS AND BEAMS SHALL BE #2 OR BETTER SOUTHERN YELLOW PINE. TIMBER VALUES FOR 3 PLY 2X6 GLU-LAM: FB=2150, FC=2050. LUMBER FOR TRUSS CARRIERS SHALL BE #1 OR BETTER SOUTHERN YELLOW PINE. ALL GROUND CONTACT LUMBER SHALL BE TREATED TO AWP A U1-09 (COMMODITY SPECIFICATION A, USE CATEGORY 4B AND SECTION 5.2) AND ASAE(ASABE)EP559, .60 CCA MINIMUM AND SHALL BEAR AN ACCREDITED LABEL USING #1 OR BETTER SYP.
- A4.4 ROOF TRUSSES
ROOF TRUSSES SHALL BE PRE-ENGINEERED. GROUND SNOW LOAD, DRIFT LOAD, COLLATERAL LOAD, AND WIND LOAD ARE TO BE IN ACCORDANCE WITH BUILDING CODE. TRUSS ERECTION AND BRACING SHALL BE PROVIDED ACCORDING TO MANUFACTURERS SPECIFICATIONS. BOTTOM CHORD OF TRUSS SHALL HAVE PERMANENT LATERAL BRACING OF 120" OC. OR AS REQUIRED PER ROOF TRUSS DESIGN. THE DESIGN PROFESSIONAL OF RECORD HAS REVIEWED THE PRE-ENGINEERED ROOF TRUSS DRAWINGS AS PER R502.11.1 & IBC 107.3.4.1 AND THEY COMPLY WITH THE STRUCTURAL DESIGN REQUIREMENTS.
- A4.5 ROOF TRUSS UPLIFT AND LATERAL CONNECTIONS
PRIMARY ROOF TRUSSES SHALL BE CONNECTED TO THE SIDE OF THE STRUCTURAL POSTS AND INTERMEDIATE ROOF TRUSSES SHALL BE CONNECTED TO THE STRUCTURAL HEADER WITH UPLIFT BLOCKS WITH A SUFFICIENT NUMBER OF FACE NAILS TO OFFSET THE WIND UPLIFT FACTOR AND LATERAL LOADS NOTED ON THE ROOF TRUSS DRAWING IN ACCORDANCE WITH IBC SECTION 2304.9.1, 2308.10.1, AND 2308.10.6
- A4.6 FASTENERS AND FRAMING CONNECTIONS STRUCTURE COMPLIES WITH ASAE(ASABE) EP484 DIAPHRAM DESIGNS & ACTIONS FOR METALCLAD BUILDINGS, IBC WIND BRACING REQUIREMENTS, IBC CONSTRAINED/ UNCONSTRAINED POST REQUIREMENTS & POST TO FOOTING CONNECTION. ALL FRAMING CONNECTIONS SHALL BE OF A SIZE AND DESIGN TO MEET DESIGN LOADS SPECIFIED. NAILS USED IN .60 ACQ/CCA TREATED WOOD SHALL BE 12D HOT DIPPED GALVANIZED; ASTM A 153 PLATED 1.2 MIL SCREWS, AND A 65 CLASS G 185 HARDWARE. THE MINIMUM AMOUNT OF 12D NAILS IN 2X4 ROOF PERLINS IS 2. THE MINIMUM AMOUNT OF 12D NAILS IN 2X4 WALL GIRTS IS 3. THE MINIMUM # OF 12D NAILS IN 1½" STRUCTURAL TIMBER IS 1 PER ½" BOARD WIDTH. TRUSS CARRIER CONNECTION TO POST: 5/8"x4" GRK RSS STRUCTURAL SCREWS. SCREW VALUES; LATERAL DESIGN VALUE=333 LB, TENSILE STRENGTH=139,000 PSI, PULLOUT=2644 LBS, HEAD PULL THROUGH=825 LBS, MIN. BENDING ANGLE=35°
- A4.7 METAL SIDING AND ROOFING METAL SIDING AND ROOFING SHALL BE INSTALLED WITH #9 WOODGRIP, ½" HEX HEAD, METAL AND RUBBER WASHERED GALVANIZED COLOR MATCHING SCREWS. FASTENERS SHALL COMPLY WITH THE ROOFING & SIDING MFG'S REQUIREMENTS. METAL SIDING AND ROOFING SHALL BE WARRANTED #1 GRADE 80,000 PSI MIN. TENSILE STRENGTH CORRUGATED 28 GAUGE PAINTED ABM STEEL PANELS GALVANIZED TO A MINIMUM OF G-100. METAL SIDING AND ROOFING SHALL BE TRIMMED WITH CORRECT FLASHINGS AT EXPOSED EDGES, ROOF ENDS, CORNERS, DOORS, WINDOWS AND RIDGES, EXCEPT; BOTTOM EDGE OF STANDARD ROOFING MATERIALS.

- A4.8 CONCRETE FLOOR (OPTIONAL)
FIBER REINFORCED 4000 PSI CONCRETE SLAB ON GRADE OVER COMPACTED BASE. SLAB WILL BE POURED AGAINST SKIRTBOARD WITH NO TURN DOWN.

A4.9 STRUCTURAL DESIGN PARAMETERS

BUILDING USE= STORAGE
USE GROUP=U
EXPOSURE CATEGORY= C
HEIGHT & AREA LIMITATIONS=5B UNPROTECTED
OCCUPANCY LOAD=AS PER DESIGN
TOTAL NUMBER OF FLOORS= 1
TOTAL FLOOR AREA (SQ FT)=1,600
BUILDING VOLUME (CU FT)=30,650
STRUCTURE IS DESIGNED FOR ASCE 7-10 ULTIMATE WIND SPEED, VULT=115 MPH (3 SECOND GUST) AND NOMINAL DESIGN WIND SPEED VASD=91 MPH.
SOIL BEARING CALCULATIONS ARE BASED ON SOIL BASE CONDITION 3000 PSF @48" BELOW GRADE UNLESS NOTED OTHERWISE.
30 PSF(LIVE) MIN.SNOW; 5 PSF TOP CHORD & 5 PSF BOTTOM CHORD LOADS.

A4.10 APPLICABLE BUILDING CODES

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH THE FOLLOWING BUILDING CODES:
2015 IBC CODE -MD

A4.11 DESIGN CRITERIA:

DESIGN REFERENCES=NFBA GUIDLINES FOR POST & FRAME CONSTRUCTION & NDS 2005 AMERICAN FOREST & PAPER ASSOCIATION (WFCM & NDS 2005 FOR WOOD CONSTRUCTION) SOUTHERN PINE COUNCIL (JOISTS & RAFTERS/ HEADERS & BEAMS) THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC 117-93 AND 2/98 ADDENDUM) SOUTHERN BUILDING CODE CONGRESS (SSTD10) MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE-7-10) GEORGIA PACIFIC ENGINEERED LUMBER (EDITION VII)

A4.12 WARRANTY NOTES

ANY DESIGN MODIFICATION OR ANY STRUCTURAL MODIFICATION BEFORE, DURING, OR AFTER CONSTRUCTION TO BUILDING BY ANY PERSON(S) OR COMPANY OTHER THAN WORK PERFORMED OR APPROVED BY SHIRK POLE BUILDINGS LLC WILL VOID ANY AND ALL WARRANTIES PROVIDED BY MANUFACTURERS AND/OR SHIRK POLE BUILDINGS LLC. SUCH DESIGN MODIFICATIONS AND/OR STRUCTURAL MODIFICATIONS INCLUDE:
DRILLING, REMOVING, CUTTING, SAWING, SPLINTERING OR DAMAGING ANY STRUCTURAL MEMBERS INCLUDING FOOTINGS, POSTS, GIRTS, BEAMS, TRUSSES, PERLINS, PANELS, WINDOWS, DOORS, NAILS, SCREWS, AND BOLTS. SUCH DESIGN MODIFICATIONS AND/OR STRUCTURAL MODIFICATIONS ALSO INCLUDE:
ADDING ADDITONS, SNOW DRIFT LOAD FROM ADDITIONS, LEAN-TO'S, ATTIC STORAGE, CHAIN HOISTS, OPENINGS, SKYLIGHTS, ROOF VENTS, AND LOUVERS. SHIRK POLE BUILDINGS LLC WILL NOT BE LIABLE FOR ANY FAILURES RESULTING FROM THOSE MODIFICATIONS LISTED ABOVE, OR FROM ANY OTHER MODIFICATIONS NOT APPROVED BY A CERTIFIED ENGINEER.

A4.13 CONTRACTOR LICENSING

MHIC 92197 EXPIRES 04-03-2022



OWNER

GREG MADDOX
MIDDLE RIVER MD 21220

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REVIEW:

REVISIONS:

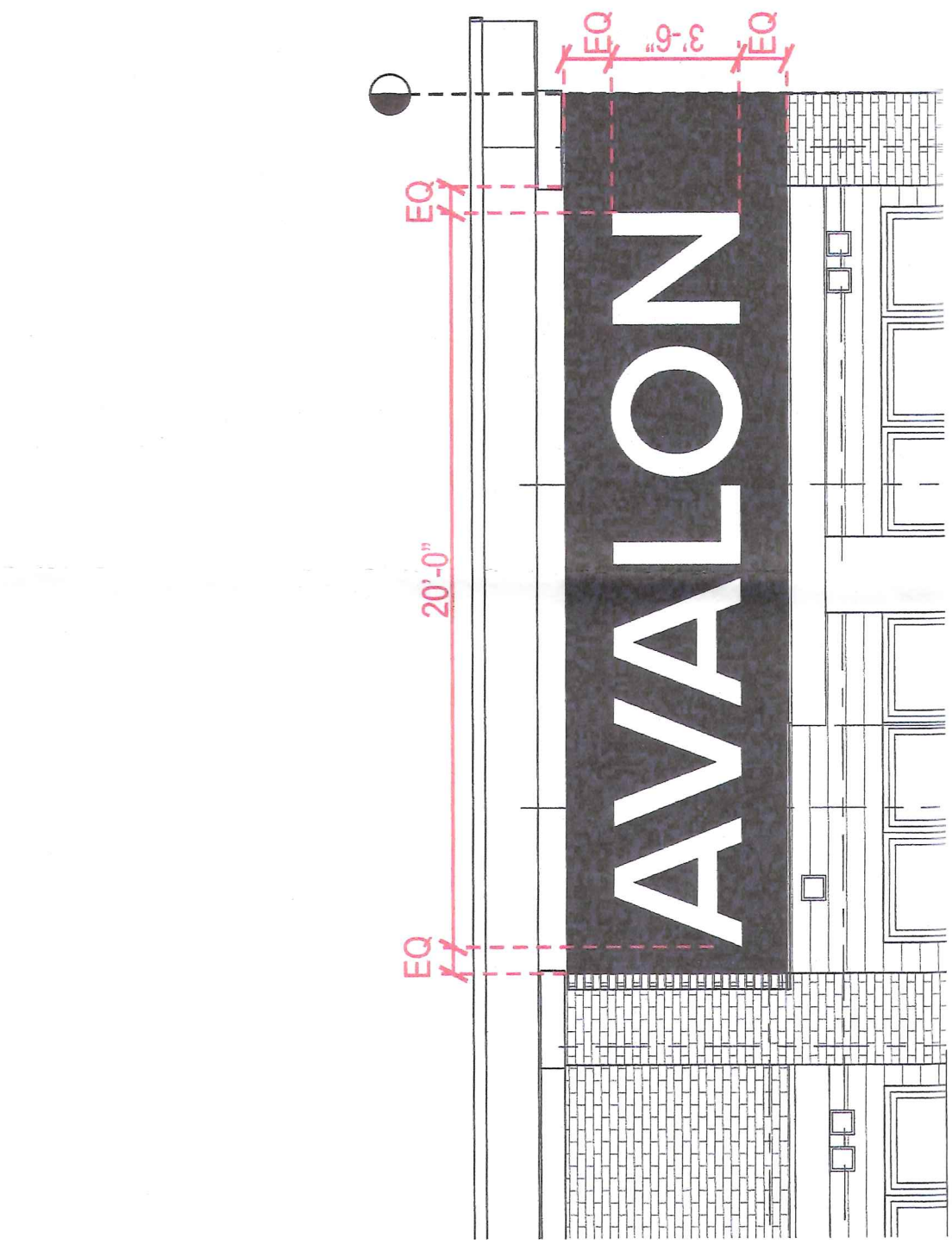
DATE: 4/20/20

SITE: MADDOX

DETAILS

A.4

2020-0116-A



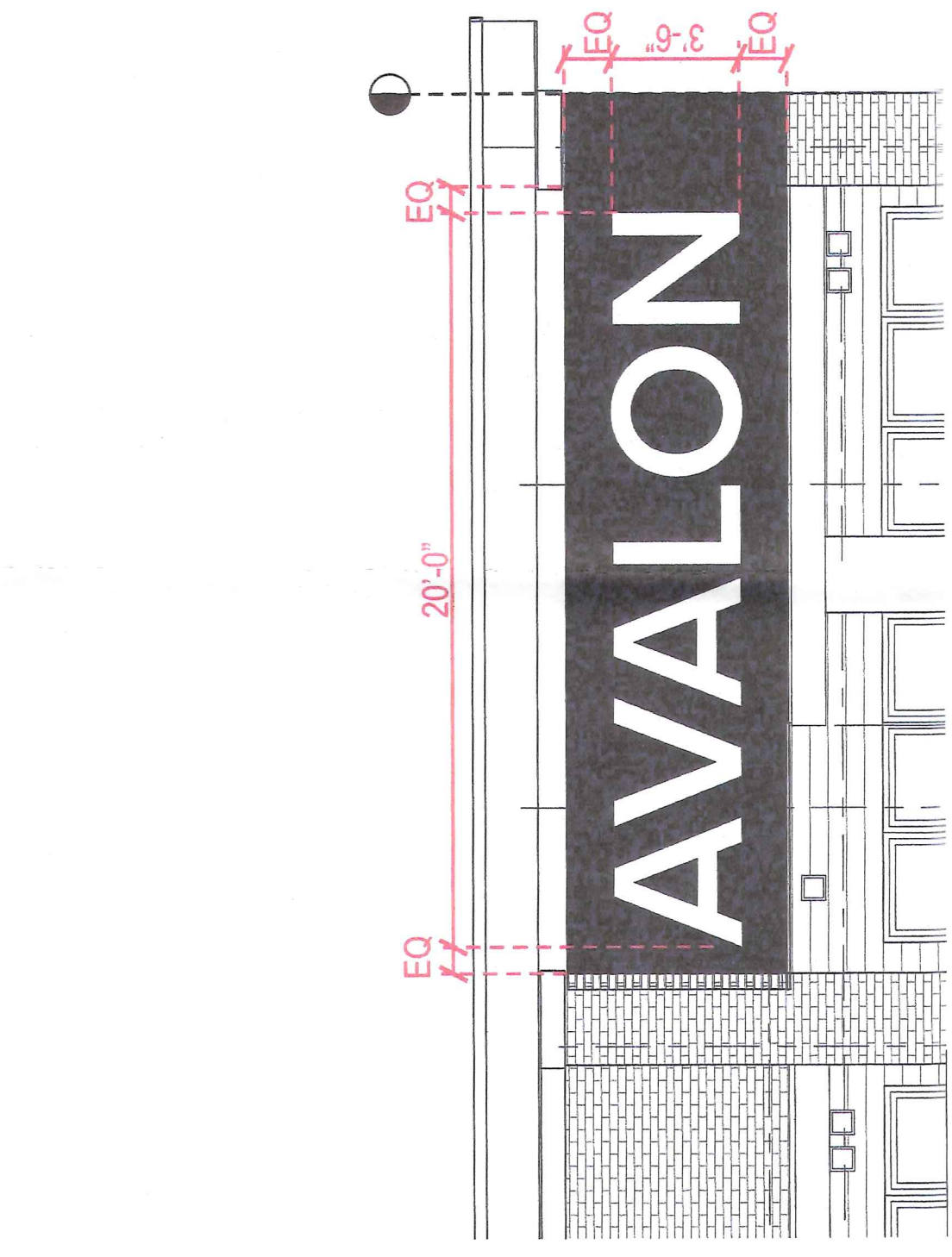
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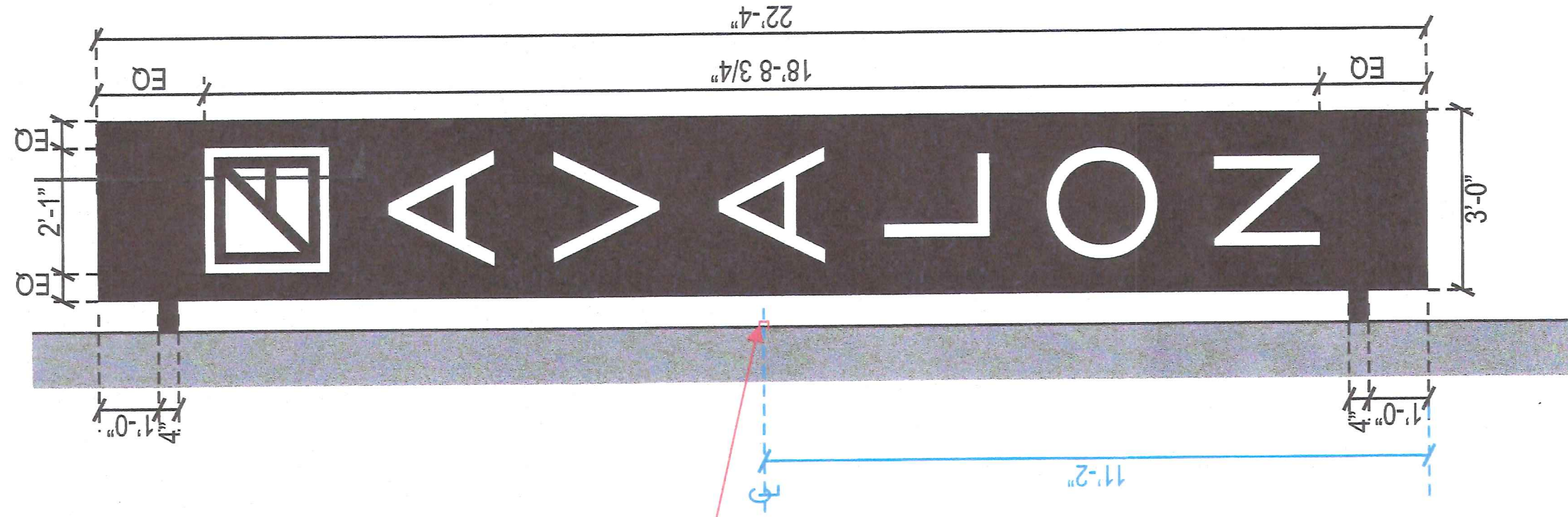
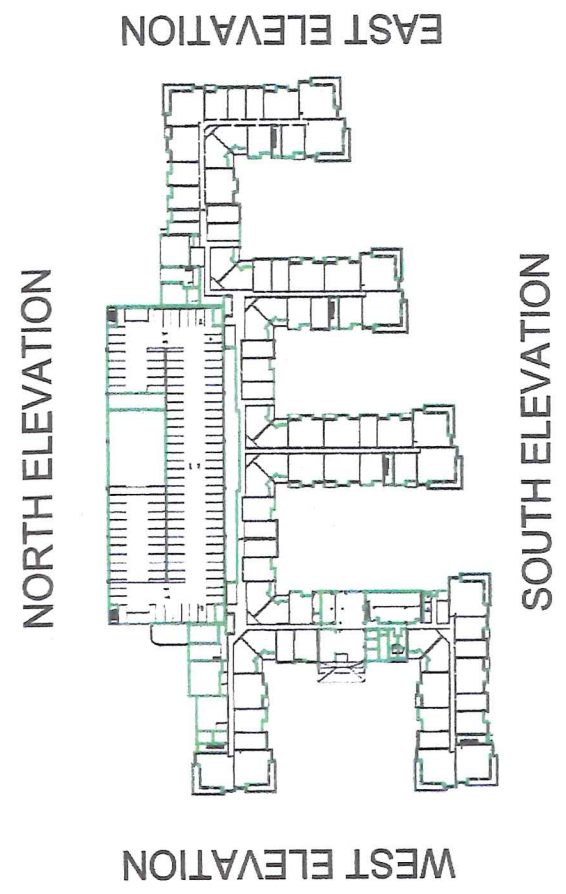
NORTH BUILDING ELEVATION



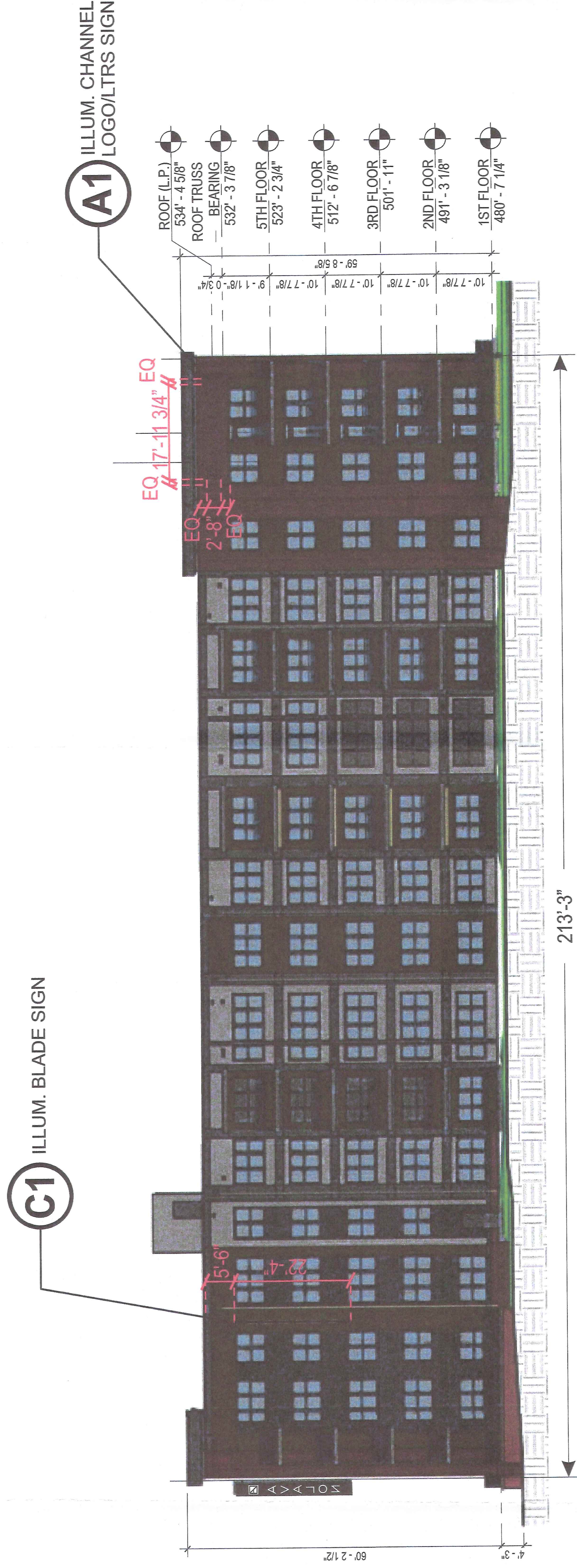
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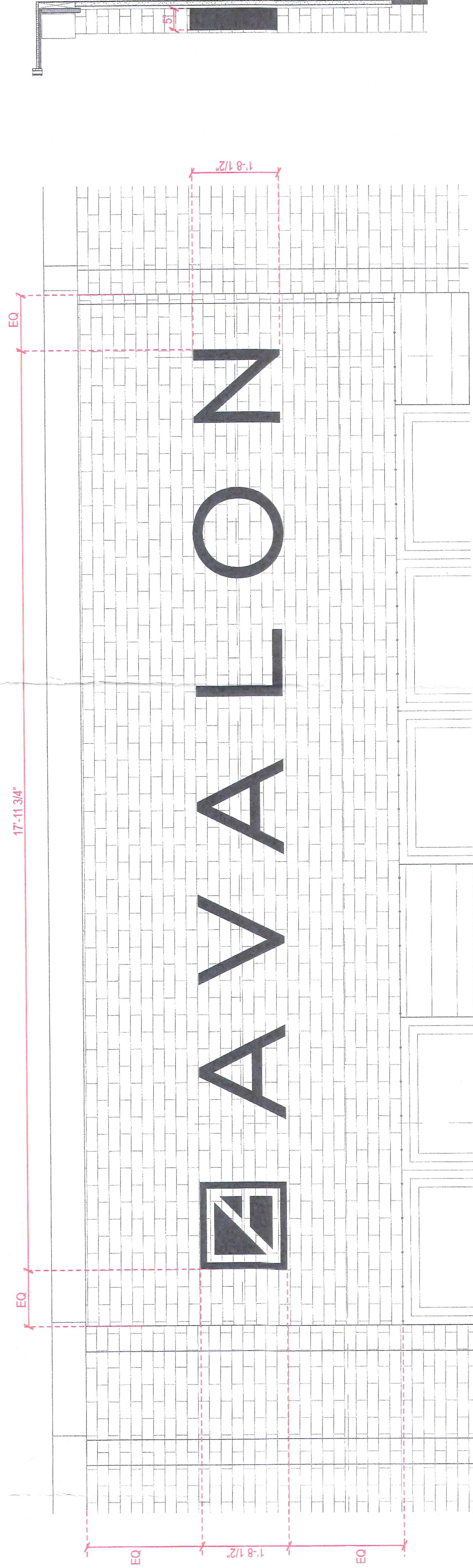
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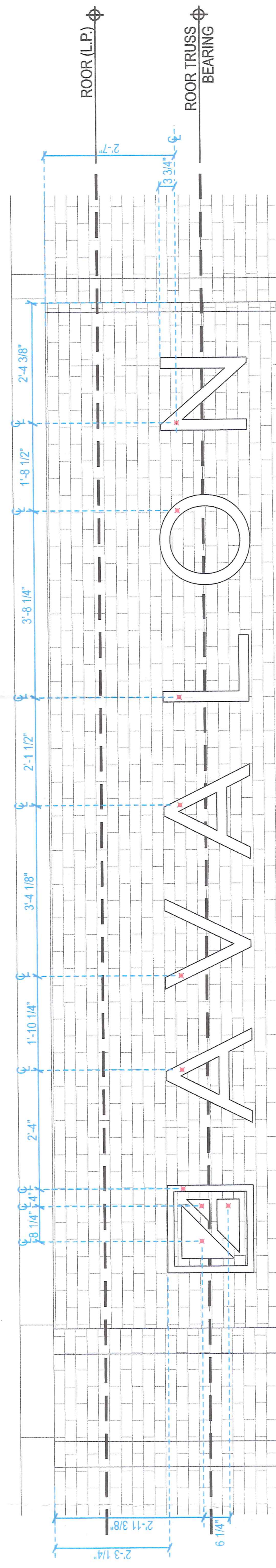
C1 FRONT VIEW



SOUTH BUILDING ELEVATION



A1 FRONT VIEW



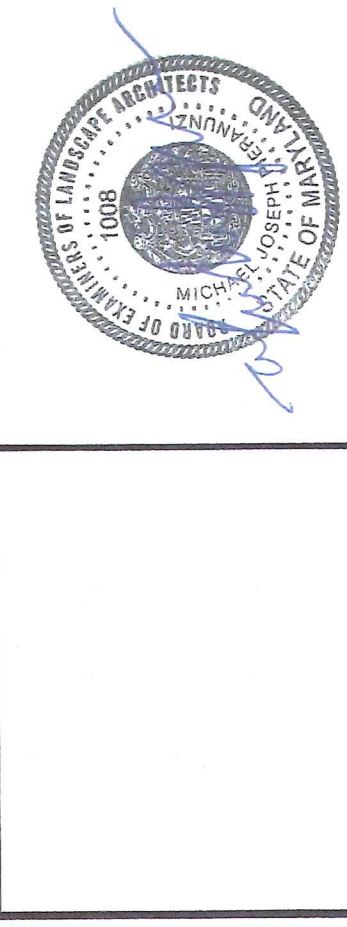
A1 SIDE VIEW

A1 POWER SUPPLY PLACEMENT - DETAIL

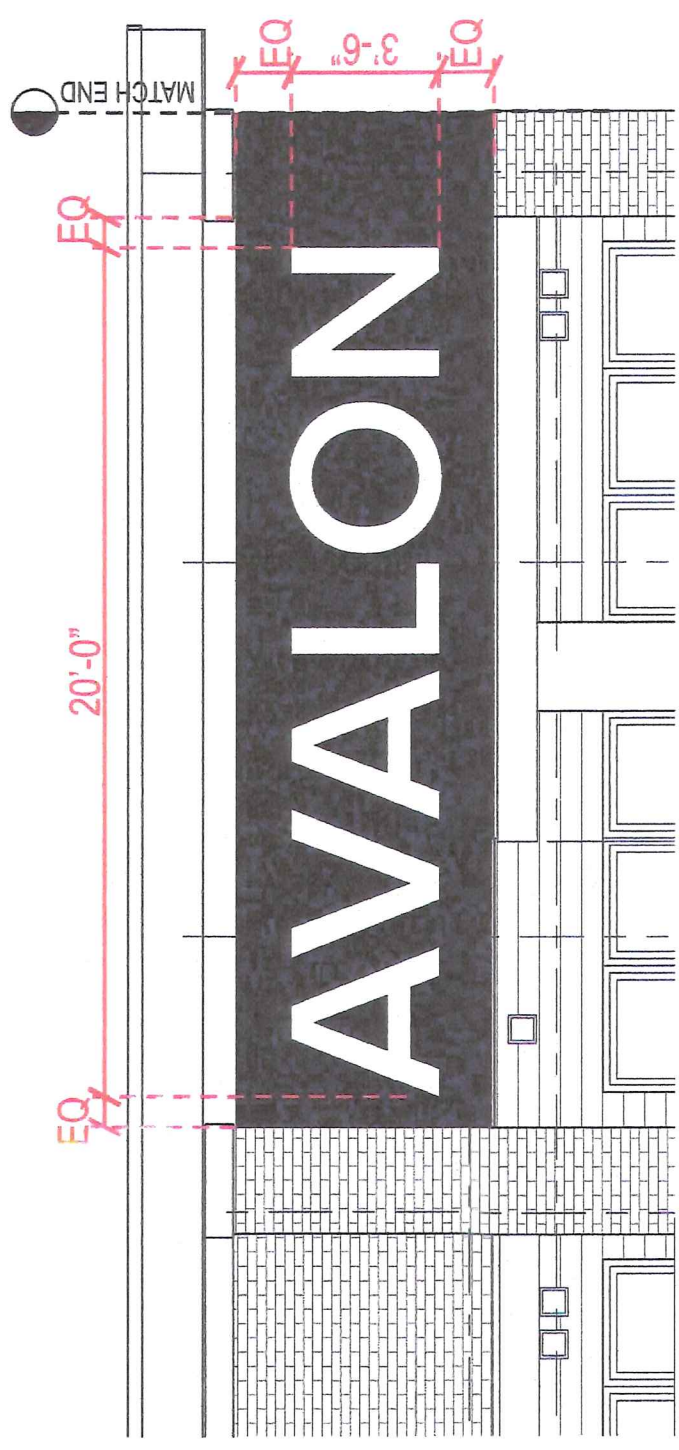
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Sign Variance Details
AVALON
Foundry Row Apartments
9830 Reisterstown Road (Lot 90)
Election District 3 Councilmanic District 2
Baltimore County, Maryland

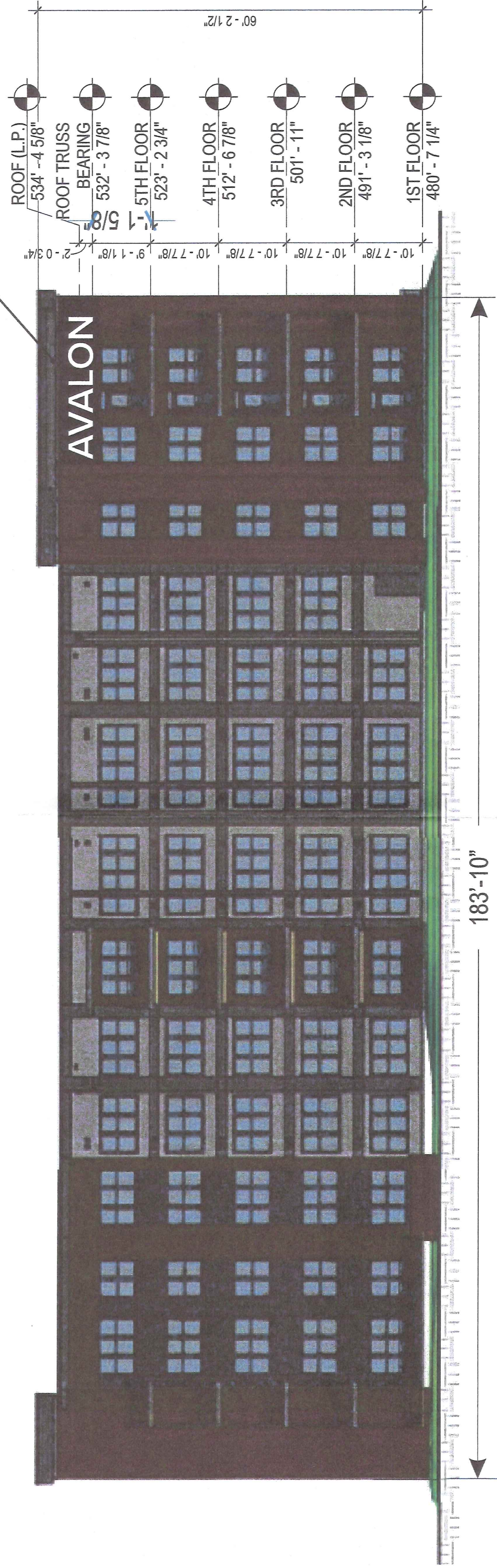


DRAWN BY: M.S.S.	REVIEW BY: M.J.P.
DESIGN BY: M.J.P.	REVIEW DATE: 5/6/2020
SCALE: As Shown	DRAWING: 4 of 7
PROJECT No.: 1113041.75	



D2 EAST RIGHT END - ELEVATION

D2 PAINTED BACKGROUND AND LTRS SIGN

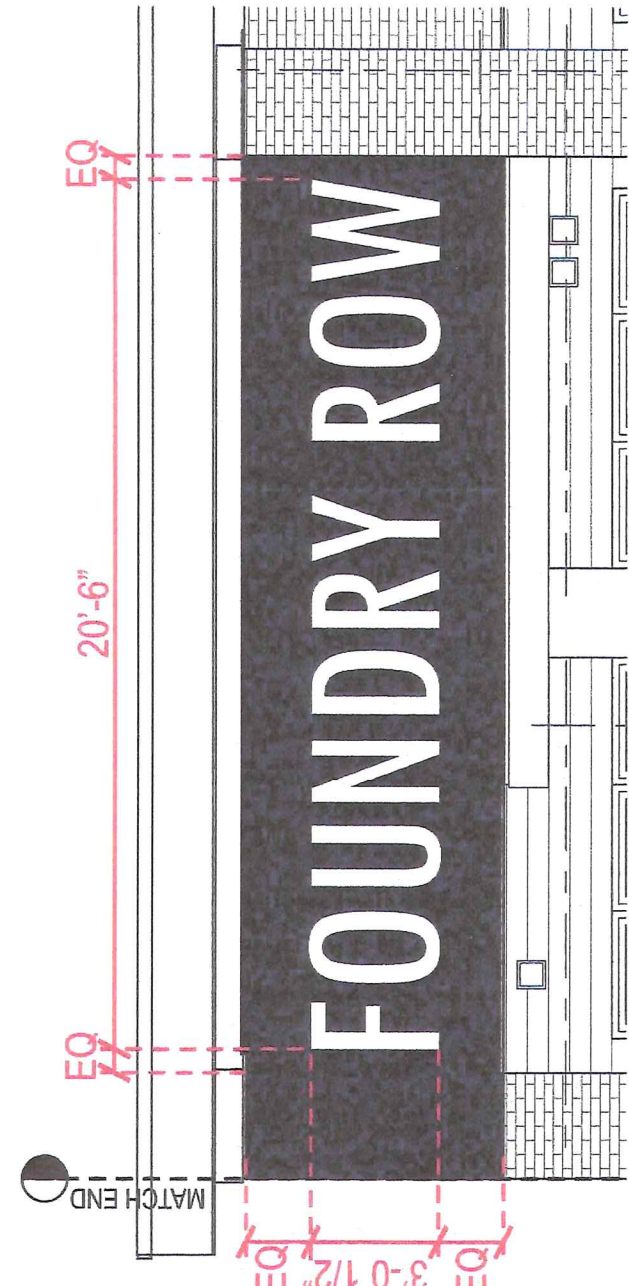


EAST BUILDING ELEVATION

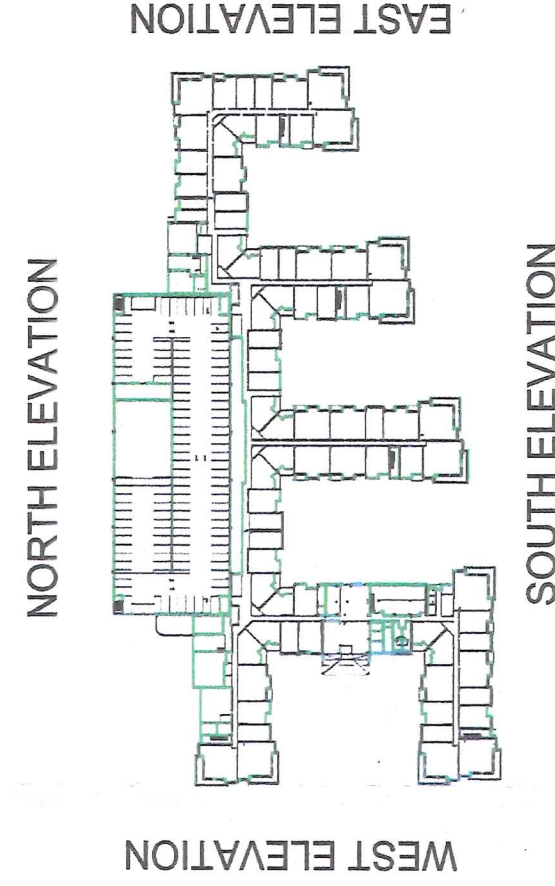
PAINTED BACKGROUND AND LTRS SIGN D1



NORTH BUILDING ELEVATION



D1 NORTH LEFT END - ELEVATION

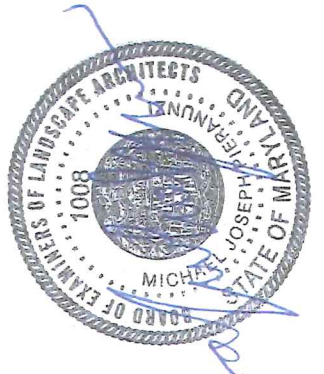


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	DESIGN BY: M.J.P.	REVIEW DATE: 5/6/2020
SCALE: As Shown		DRAWING: 5 of 7
PROJECT No.: 1130475		



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DESIGN BY: <u>M.J.P.</u>	REVIEW DATE: <u>5/6/2020</u>
SCALE: <u>As Shown</u>	
PROJECT No.: <u>111904.75</u>	
DRAWING: <u>6 of 7</u>	

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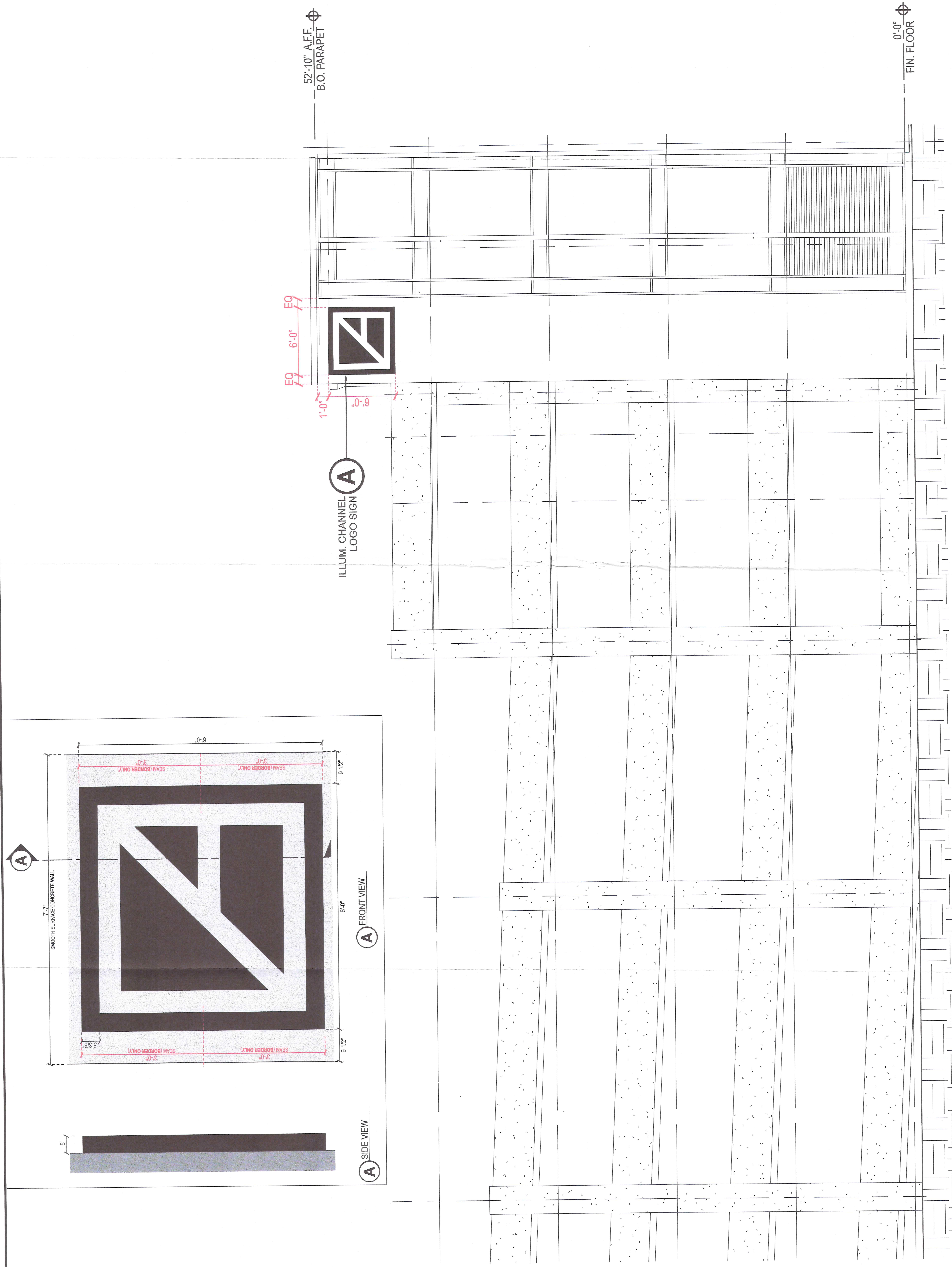
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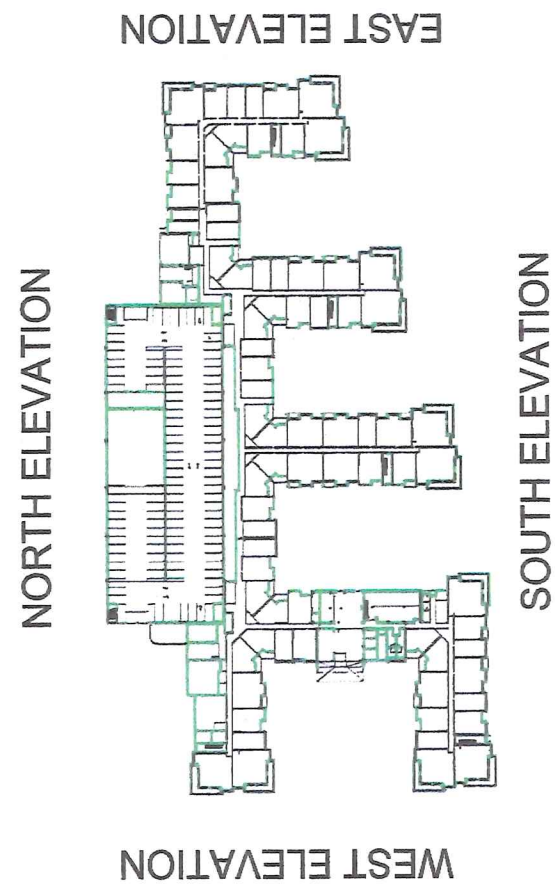
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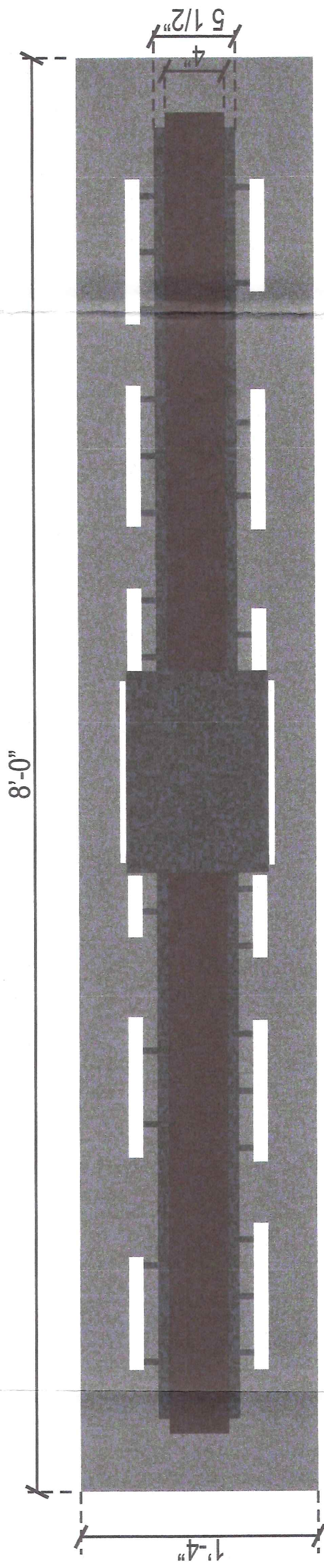
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Baltimore County, Maryland



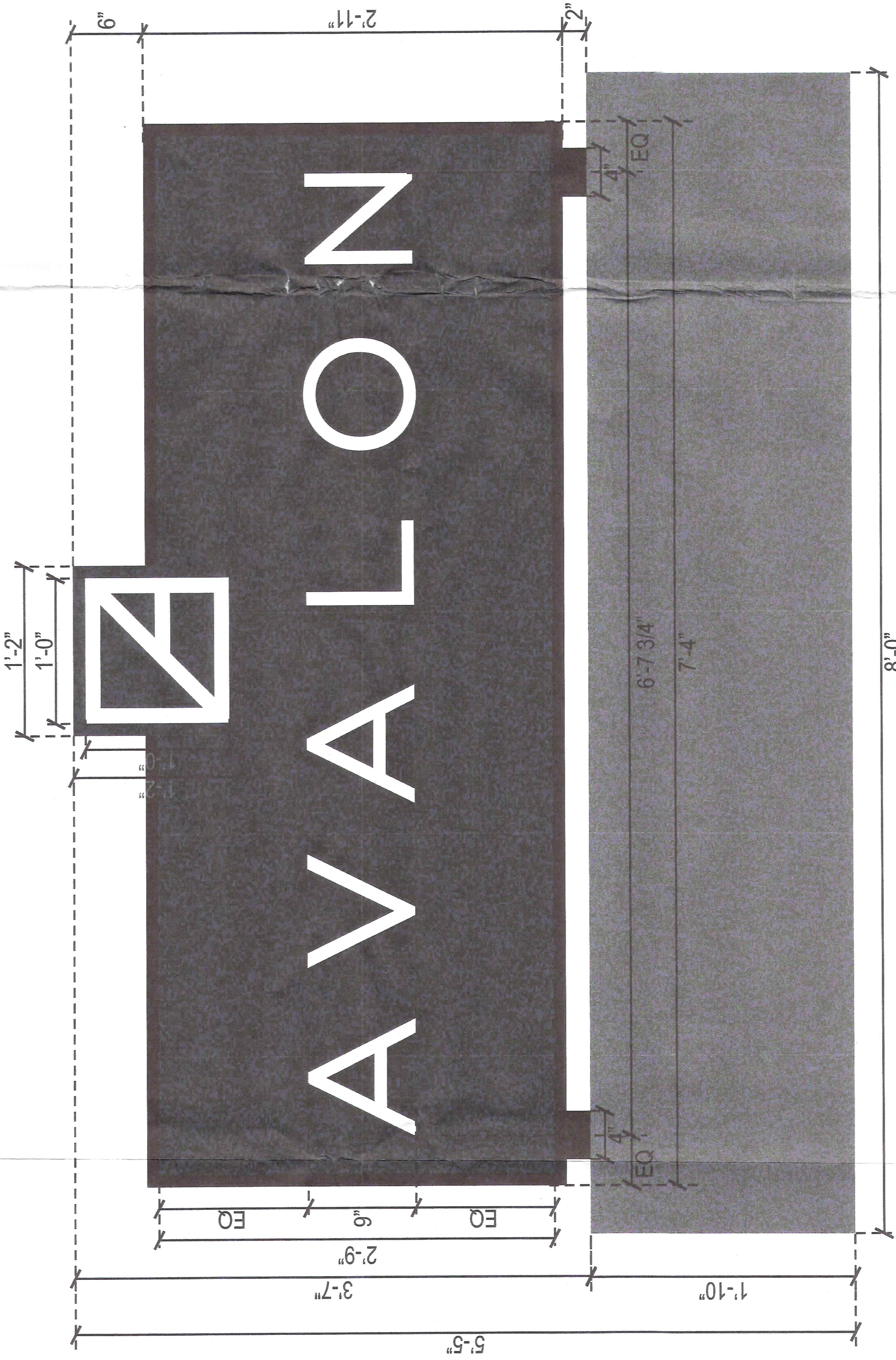


MONUMENT SIGN ELEVATIONS

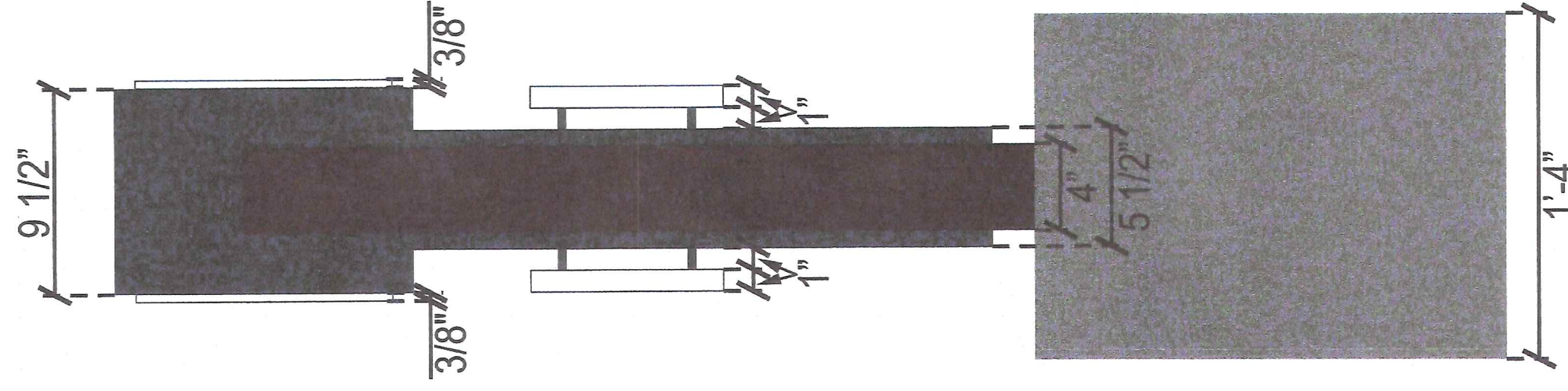
E PLAN VIEW



E FRONT VIEW



E SIDE VIEW



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DESIGN BY: M.J.P.	REVIEW DATE: 5/6/2020	
SCALE: As Shown	DRAWING:	
		7 of 7