

M E M O R A N D U M

DATE: February 17, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0294-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on February 16, 2021. 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	*	BEFORE THE
(13203 Beaver Dam Rd.)		
8th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Jamie & Richard Bandelin, et al	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0294-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 owners of the subject property, Jamie and Richard Bandelin, et al (“Petitioners”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 400.3 to permit a proposed accessory building (garage) with a height of 23.6 ft. in lieu of the maximum height of 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ 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 Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 27, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have 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 the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 1-14-21

By SW

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 to satisfy the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and shall not be 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 14th day of **January, 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR") § 400.3 to permit a proposed accessory building (garage) with a height of 23.6 ft. in lieu of the maximum height of 15 ft., and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed garage shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 1-14-21

By bw

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 1-14-21

By bw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 13203 Beaver Dam Rd 21030 Currently zoned RC4
Deed Reference 35539100096 10-Digit Tax Account # 2000007390
Owner(s) Printed Name(s) Jamie & Richard Bandelin

(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)

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):

JAMIE BANDELIN
Name #1 – Type or Print Name #2 – Type or Print

[Signature]
Signature #1 Signature #2

13203 Beaver Dam Road Cockeysville, MD
Mailing Address City State

21030 443-286-6347 greg@luhanquet
Zip Code Telephone # Email Address Furniture.ca

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

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 2020-0294-A Filing Date 12/14/2020 Estimated Posting Date 12/27/2020 Reviewer gh

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: 13203 Beaver Dam Road Cockeysville MD 21030
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 following are facts upon which we base the request for an Administrative Variance at 132023 Beaver Dam Rd. The subject property is located in the RC-4 Watershed Protection Zone and is improved with an existing single-family dwelling and detached garage.

The subject proposal is to replace the existing 15' high garage with a new 23'6" high garage of higher design and construction quality.

Complying with all of the underlying zoning regulations would create a hardship for the owner due to the existing location and configuration of the garage and principal structure, and would also limit the ability to construct the proposed garage to the standards desired by the owner.

The new garage is proposed to be located in the same location as the existing garage, which limits the ability to consider all setback requirements found in RC-4.

It should be noted that the proposed garage height will also be more than 10' under the general 35' height limit in RC-4 and will be lower than the principal structure visible from Beaver Dam Rd.

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

[Signature]
Signature of Owner (Affiant)

Jamie Bandelin
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 11 day of December, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Allee Dyes

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

AS WITNESS my hand and Notaries Seal



Allee Dyes
Notary Public
July 28 2024
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 _____ Currently zoned _____
Deed Reference _____ / _____ 10 Digit Tax Account # _____
Owner(s) Printed Name(s) _____

(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) _____

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):

Name #1 – Type or Print _____ Name # 2 – Type or Print _____

Signature #1 _____ Signature # 2 _____

Mailing Address _____ City _____ State _____

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 _____

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 _____ Filing Date _____ / _____ / _____ Estimated Posting Date _____ / _____ / _____ Reviewer _____

ZONING PROPERTY DESCRIPTION FOR: 13203 Beaver Dam Rd, MD 21030

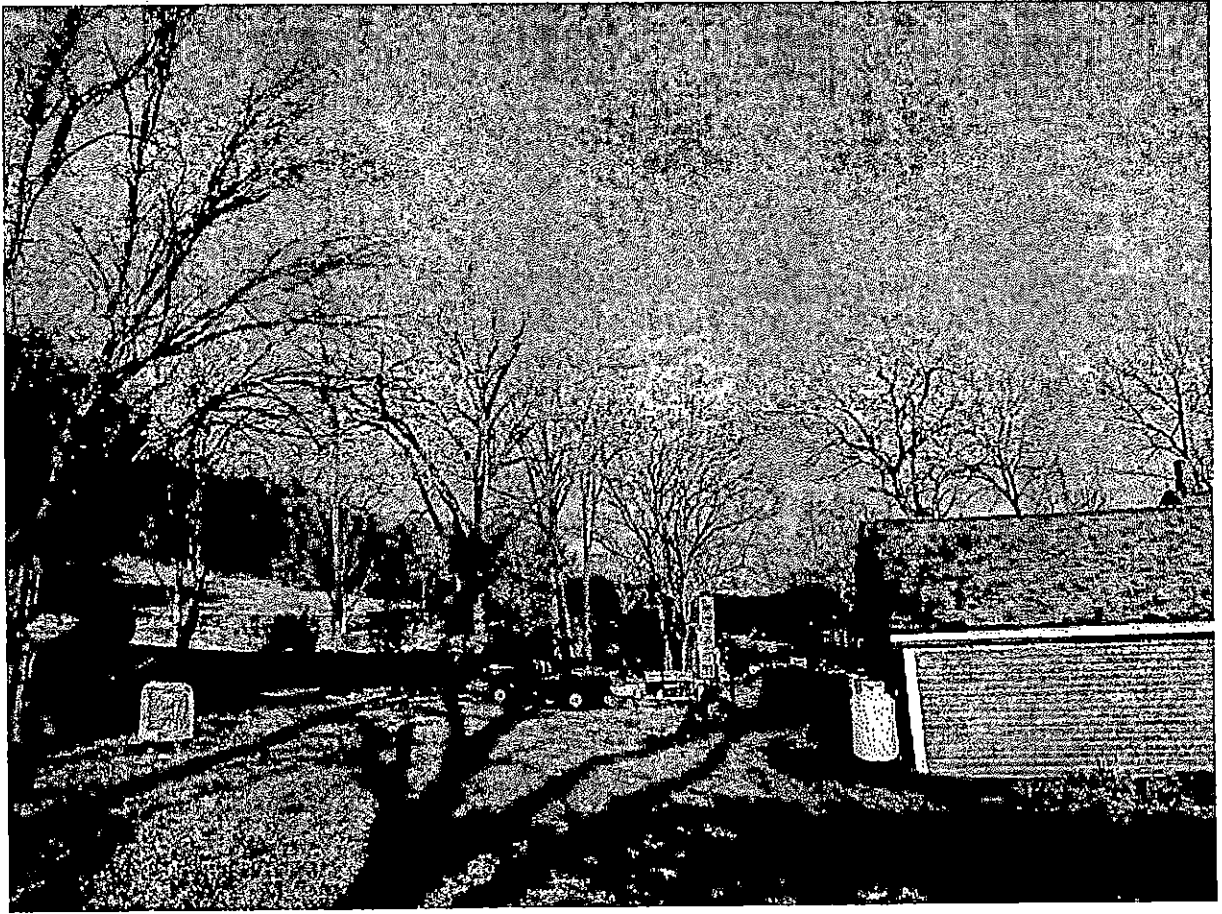
Beginning on the south east side of what is now known as Beaver Dam Rd which is 70 feet wide at a distance of 465 feet (plus or minus) west of the centerline of the nearest improved intersecting street Ivy Hill Rd which is 70 feet wide.

Being Lot #(21), Block (N/A), Section # (1) in the subdivision of Ivy Hill as recorded in Baltimore County Plat Book #(56), Folio (0148), containing (4.16 Acres of lot).

2020-02914-A



HOUSE FROM ROAD FRONT



BACK SIDE OF GARAGE



SIDE OF HOUSE NEXT TO GARAGE



SIDE OF GARAGE SHOWING SETBACK FROM HOUSE

CERTIFICATE OF POSTING

Date: 12-27-20

RE: Case Number: 2020-0294-A

Petitioner/Developer: Bandelin

Date of Hearing/Closing: 1-11-21

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 13203 Beaver Dam Rd

The signs(s) were posted on 12-27-20

(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)

443-834-8162

(Telephone Number of Sign Poster)

ZONING NOTICE

#1

ADMINISTRATIVE VARIANCE

CASE # 2020-0294-A

TO PERMIT A PROPOSE GARAGE (ACCESSORY
STRUCTURE) WITH A HEIGHT OF 23.6 FEET IN LIEU OF
THE MAXIMUM HEIGHT OF 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,

AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING

THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS

RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

4:30 P.M. ON 11/11/21

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

UNDER PENALTY OF LAW,

THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDECAPPED, ACCESSIBLE

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2020-0244-A

TO PERMIT A PROPOSED GARAGE (ACCESSORY STRUCTURE)
WITH A HEIGHT OF 23.6 FEET IN LIEU OF THE
MAXIMUM HEIGHT OF 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
4:30 P.M. ON 4/12/21

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0294-A

TO PERMIT A PROPOSE GARAGE (ACCESSORY
STRUCTURE) WITH A HEIGHT OF 23.6 FEET IN LIEU OF
THE MAXIMUM HEIGHT OF 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

4:30 P.M. ON

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

SAVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0294-A
TO PERMIT A PROPOSE GARAGE (ACCESSORY
STRUCTURE) WITH A HEIGHT OF 23.6 FEET IN LIEU OF
THE MAXIMUM HEIGHT OF 15 FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING
REQUEST A PUBLIC HEARING CONCERNING
REQUEST A PUBLIC HEARING CONCERNING

REQUEST A PUBLIC HEARING CONCERNING
REQUEST A PUBLIC HEARING CONCERNING
REQUEST A PUBLIC HEARING CONCERNING

THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
4:30 P.M. ON

RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

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

PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0294 -A Address 13203 Beaver Dam Road

Contact Person: GARY HICK Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/14/20 Posting Date: 12/27/20 Closing Date: 1/11/2020

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

- 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.
- 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.
- 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.
- 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- 0294 -A Address 13203 Beaver Dam Road

Petitioner's Name Jamie Beaudelin Telephone 410-286-6347

Posting Date: 12/27/2020 Closing Date: 1/11/2020

Wording for Sign: To Permit a proposed garage (accessory structure)
with a height of 23.6 feet in lieu of the maximum
height of 25 feet.

Revised 2/20/2020

NW2 ENGINEERS LLC 12/11
819 LIGHT STREET
BALTIMORE, MD 21230

BB&T
BRANCH BANKING AND TRUST COMPANY
1-800-BANK BBT BBT.com
65-330/550

13455

PAY TO THE
ORDER OF

Baltimore County
Seventy five dollars 00/100 \$ 75.00
DOLLARS

MEMO

(13203 Beaver Dam Rd)
Hearing - County Job



AUTHORIZED SIGNATURE

⑈013455⑈ ⑆055003308⑆0005158413789⑈

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

No. 201230

Date: 12/11/2020

Rev Sub
Source/ Rev/

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM

NW2 ENGINEERS LLC 12/11
819 LIGHT STREET
BALTIMORE, MD 21230

BB&T
BRANCH BANKING AND TRUST COMPANY
1-800-BANK BBT BBT.com
65-330/550

13455

PAY TO THE
ORDER OF

Baltimore County
Seventy five dollars 00/100 \$ 75.00
DOLLARS

MEMO

(13203 Beaver Dam Rd)
Hearing - County Job



AUTHORIZED SIGNATURE

⑈013455⑈ ⑆055003308⑆0005158413789⑈

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

No. 201230

Date: 12/11/2020

Rev Sub
Source/ Rev/



JOHN A. OLSZEWSKI, JR.
County Executive

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

January 11, 2021

Jamie Bandelin
13203 Beaver Dam Road
Cockeysville MD, 21030

RE: Case Number: 2020-0294-A, 13203 Beaver Dam Road

Dear: Jamie Bandelin

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on December 14, 2020.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,
A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over the words "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

C: People's Counsel

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 _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>12-27-20</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
Special Tax Recapture: None		
Account Identifier: District - 08 Account Number - 2000007390		
Owner Information		
Owner Name:	BANDELIN JAMIE BANDELIN RICHARD ETAL	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	13203 BEAVER DAM RD COCKEYSVILLE MD 21030-1504	Deed Reference: /35539/ 00096
Location & Structure Information		
Premises Address:	13203 BEAVER DAM RD COCKEYSVILLE 21030-1504	Legal Description: 4.1620 AC IVY HILL
Map:	Grid:	Parcel:
0042	0019	0473
Neighborhood:	Subdivision:	Section:
8080165.04	0000	1
Block:	Lot:	Assessment Year:
	21	2020
Plat No:		Plat Ref:
		0056/ 0148
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1879	2,152 SF	
Property Land Area	County Use	
4.1600 AC	04	
Stories	Basement	Type
2 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	4	2 full
Garage	Last Notice of Major Improvements	
1 Detached		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2020	07/01/2020
Land:	329,000	329,000
Improvements	112,700	115,000
Total:	441,700	444,000
Preferential Land:	0	0
		442,467
		443,233
Transfer Information		
Seller: HERLONG H FRANKLIN	Date: 11/06/2014	Price: \$375,000
Type: ARMS LENGTH MULTIPLE	Deed1: /35539/ 00096	Deed2:
Seller: HUGHES MICHAEL R	Date: 08/28/1991	Price: \$1
Type: ARMS LENGTH IMPROVED	Deed1: /08897/ 00311	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		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:

ZAC AGENDA

Case Number: 2020-0294-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Jamie & Richard Randelin
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 13203 BEAVER DAM RD
Location: South East side of Beacer Dam Road West 465 feet to the center line of Ivy Hill Road.

Existing Zoning: RC 4 **Area:** 4.16 AC
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
Section 400.3 To permit a proposed accessory building (garage) with a height of 23.5 feet in lieu of the maximum height of 15 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 01/11/2021

Miscellaneous Notes:

Case Number: 2020-0295-A **Reviewer:** Rosalie Johnson
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Jason R Navari & Amy R Auerbach
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 6 **Council Dist:** 3

Property Address: 19012 HUNT PASS CT
Location: East of Fox Chase Court on North side of Hunt Pass Court.

Existing Zoning: RC 4 **Area:** 1.3 AC
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
Section A03.4 of BCZR To approve an dwelling addition on right side of the house with a 25.5 feet setback in lieu of the required 50 feet minimum setback.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 01/04/2021

Miscellaneous Notes:

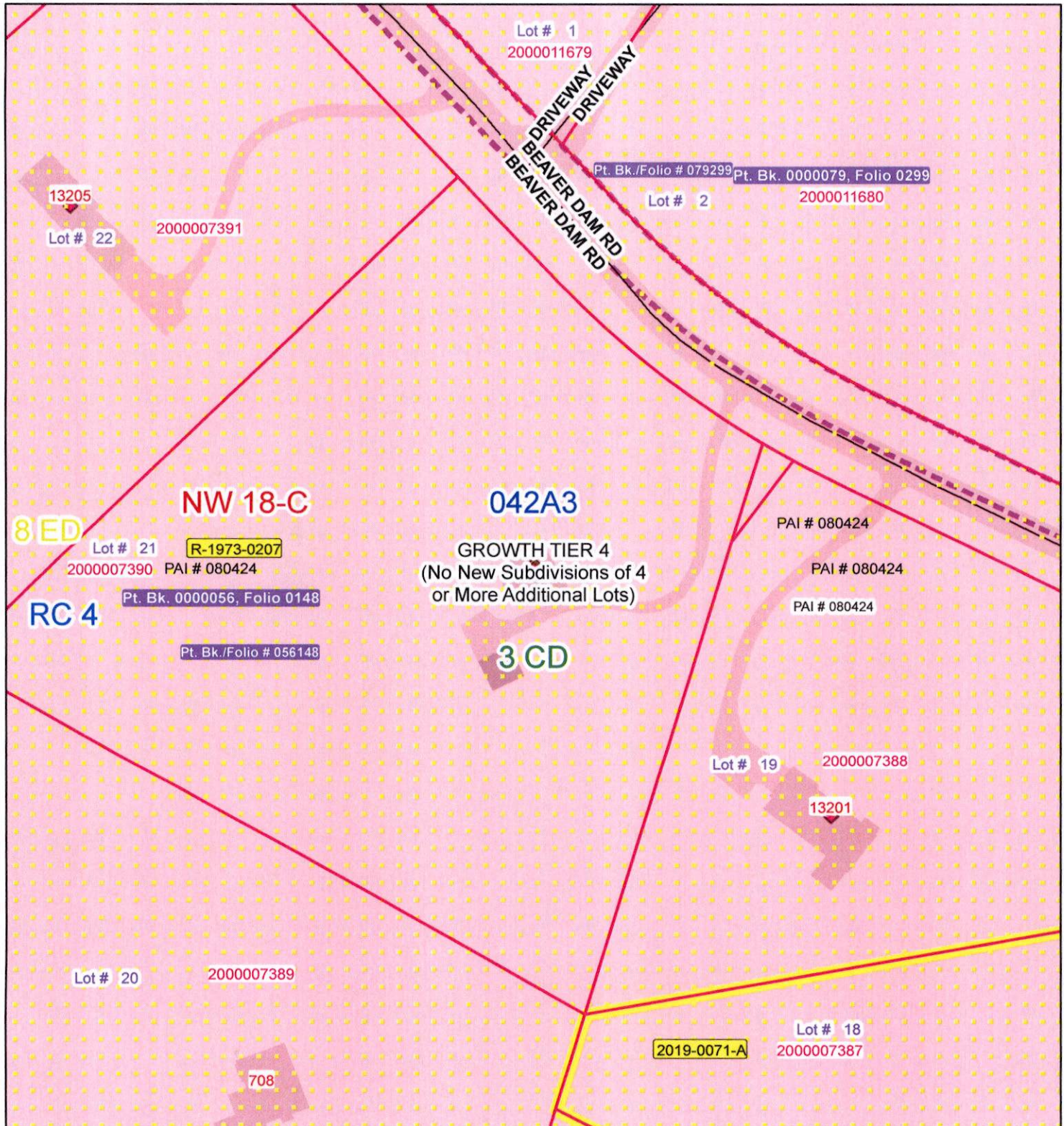
Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

2020-0294-B

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 08 Account Number - 2000007390
Owner Information		
Owner Name:	BANDELIN JAMIE BANDELIN RICHARD ETAL	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	13203 BEAVER DAM RD COCKEYSVILLE MD 21030-1504	Deed Reference: /35539/ 00096
Location & Structure Information		
Premises Address:	13203 BEAVER DAM RD COCKEYSVILLE 21030-1504	Legal Description: 4.1620 AC IVY HILL
Map:	Grid:	Parcel:
0042	0019	0473
Neighborhood:	Subdivision:	Section:
8080165.04	0000	1
Block:	Lot:	Assessment Year:
	21	2020
Plat No:	Plat Ref:	County Use
	0056/0148	04
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1879	2,152 SF	4.1600 AC
Stories	Basement	Type
2 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	4	2 full
Garage	Last Notice of Major Improvements	
1 Detached		
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	329,000	329,000
Improvements	112,700	115,000
Total:	441,700	444,000
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		442,467
		443,233
Transfer Information		
Seller: HERLONG H FRANKLIN	Date: 11/06/2014	Price: \$375,000
Type: ARMS LENGTH MULTIPLE	Deed1: /35539/ 00096	Deed2:
Seller: HUGHES MICHAEL R	Date: 08/28/1991	Price: \$1
Type: ARMS LENGTH IMPROVED	Deed1: /08897/ 00311	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		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:		

13203 Beaver Dam Road



Publication Date: 12/11/2020



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

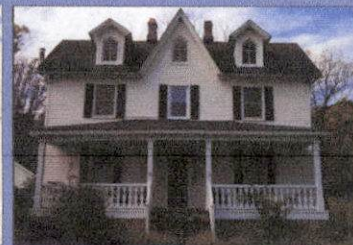
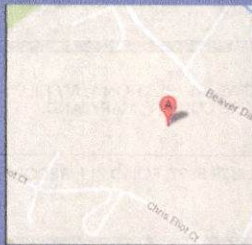
1 inch = 100 feet

2020-0294-A

ORDERED BY:



877-TITLE-30
www.armourtitlecompany.com



PROPERTY ADDRESS: 13203 BEAVER DAM ROAD, COCKEYSVILLE, MARYLAND 21230

SURVEY NUMBER: 1410.0871

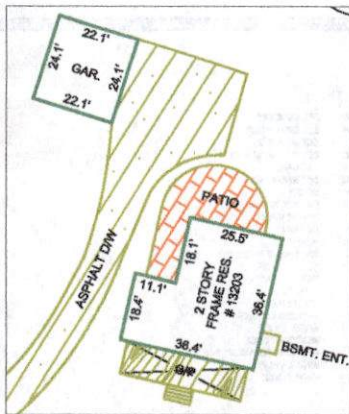
FIELD WORK DATE: 10/21/2014

REVISION HISTORY: (REV. 1 10/24/2014)

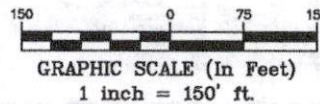
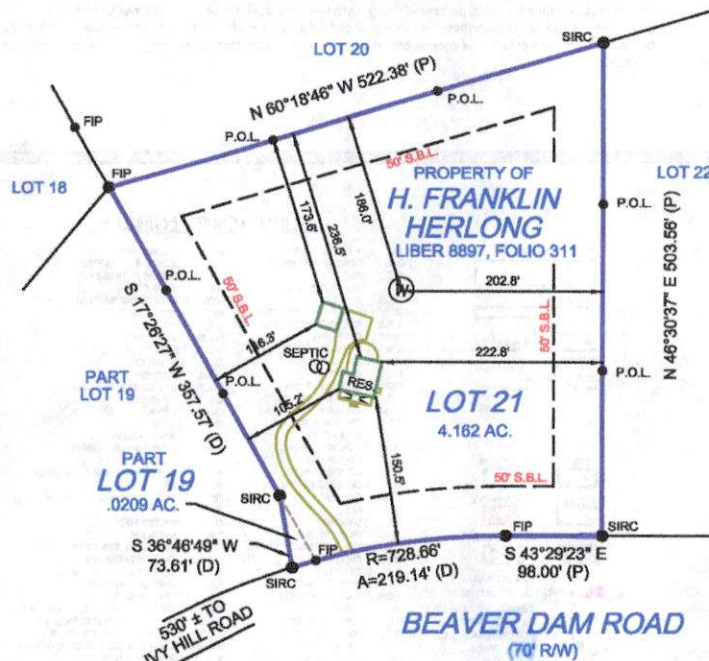
1410.0871
BOUNDARY SURVEY
LOT 21 AND PART LOT 19
SECTION 1, IVY HILL
BALTIMORE COUNTY, MARYLAND
10-21-2014 SCALE 1"=150'

NOTES:

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS TAX ACCOUNT 2000007390 AMONG THE ASSESSMENT RECORDS OF BALTIMORE COUNTY, MARYLAND.
2. THE PROPERTY IS NOW IN THE NAME OF H. FRANKLIN HERLONG, BY DEED RECORDED IN LIBER 8897, FOLIO 311 AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND.



SCALE: 1"=40'



POINTS OF INTEREST:
NONE VISIBLE

CLIENT NUMBER:

DATE: 10/24/2014

BUYER:

SELLER:

CERTIFIED TO:

ARMOUR SETTLEMENT SERVICES, LLC

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 12 OF CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS.



EXACTA CONTACT

Alycia M Klein Marketing Director
alycia@exactaMD.com • www.exactaMD.com
M 410.458.5160 O 866.735.1916 F 866-744-2882

EXACTA
Maryland Surveyors, Inc.

LB#21535
www.exactaMD.com
P (443)692-6523 • F (443)692-6524
10480 Little Patuxent Parkway • Suite 400 • Columbia, MD 21044

THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.

LEGAL DESCRIPTION:

LOT NUMBERED 21 IN THE SUBDIVISION KNOWN AS "SECTION 1, IVY HILL" AS PER PLAT RECORDED IN PLAT BOOK EHK, JR. NO. 54, FOLIO 71 AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND.

BEING MORE PARTICULARLY DESCRIBED IN LIBER 8897, FOLIO 311, RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND.

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING SYSTEM SHOWN HEREON HAS BEEN REFERENCED TO A PLAT AS RECORDED IN PLAT BOOK EHK, JR. 54, AS PLAT 71 AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND

GENERAL SURVEYOR NOTES:

1. Unless otherwise noted, no Title Report was furnished to this surveyor. Easements, restrictions, and/or right-of-way may not exist that are shown.
2. Underground facilities not shown, may exist.
3. This survey does not address wetlands, contaminated waste or toxic soil conditions, nor have any reports, studies or information regarding such been provided to this surveyor.
4. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
5. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
6. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
7. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exacta by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location, unless otherwise noted.
8. House measurements are taken by field personnel using cloth tape in a level position from corner to corner. Due to varying construction standards, methods and materials, house measurements may vary when taken by others from any different vertical position. Before using this survey for planning or construction purposes, these measurements should be validated from the vertical level necessary for the purposes of those specific plans and/or permits.

LEGEND:

SURVEYOR'S LEGEND

BOUNDARY LINE	AWC	AIR CONDITIONING	L	LENGTH	S&S	SET GLUE DISC
STRUCTURE	B.R.	BEARING REFERENCE	LBW	LICENSE # - BUSINESS	S&H	SET DRILL HOLE
WALL OR PARTY WALL	B.L.	BLOCK	LSM	LICENSE # - SURVEYOR	SR	SET IRON ROD
EASEMENT	B.C.	BLOCK CORNER	MS	MEASURED	S&C	SET IRON ROD & CAP
EDGE OF WATER	B.D.	BUILDING	MES	METERED END SECTION	SN	SET NAIL
	B.F.	BACKFLOW PREVENTOR	M.P.	METAL PENCE	S&W	SET NAIL & DISC
	B.R.L.	BUILDING RESTRICTION LINE	N.R.	NON RADIAL	STY	STORY
	B.W.	BAYBOX WINDOW	N.T.S.	NOT TO SCALE	S.T.L.	SURVEY TIE LINE
	C	CALCULATED	O.C.S.	ON CONCRETE SLAB	SV	SEWER VALVE
	CATV	CABLE TV, RISER	O.S.	ON GROUND	SW	SEAWALL
	C.B.	CONCRETE BLOCK	O.H.L.	OVERHEAD LINE	S.W.	SEAWALL
	CHM	CHIMNEY	O.R.B.	OFFICIAL RECORD BOOK	TEL	TELEPHONE FACILITIES
	C.L.P.	CHAIN LINK FENCE	OF	OVERLAP	T.O.B.	TOP OF BANK
	C.O.	CLEAN OUT	QA	OVERALL	TX	TRANSFORMER
	CONC.	CONCRETE	QS	OUTSET	TY	TYPICAL
	CL	CENTER LINE	PKN	PARKER-KALON NAIL	U.R.	UTILITY RISER
	CS	CONCRETE SLAB	PSM	PROFESSIONAL SURVEYOR	WC	WITNESS CORNER
	CP	COVERED PORCH	AND MASTER		WF	WOODEN FENCE
	CR	CORNER	FLS	PROFESSIONAL LAND SURVEYOR	WM	WATER METER/VALVE BOX
	DE	DEED	FP	FLAT	WV	WATER VALVE
	DW	DRIVEWAY	FT	POOL EQUIPMENT	V.F.	VINYL FENCE
	D.F.	DRAIN FIELD	PP	PINCHED PIPE		
	DUB	ELECTRIC UTILITY BOX	P.B.	PLAT BOOK		
	ENCL	ENCLOSURE	P.I.	POINT OF INTERSECTION		
	ENT	ENTRANCE	P.O.B.	POINT OF BEGINNING		
	E.O.P.	EDGE OF PAVEMENT	P.O.C.	POINT OF COMMENCEMENT		
	E.O.W.	EDGE OF WATER	P.T.	POINT OF TANGENCY		
	FL	FIELD	P.C.	POINT OF CURVATURE		
	F.F.	FINISHED FLOOR	P.C.C.	POINT OF COMPOUND CURVATURE		
	FDH	FOUND DRILL HOLE	P.R.C.	POINT OF REVERSE CURVATURE		
	FRFC	FOUND IRON PIPE & CAP	P.C.P.	PERMANENT CONTROL POINT		
	FRIC	FOUND IRON ROD & CAP	P.R.M.	PERMANENT REFERENCE MONUMENT		
	FR	FOUND IRON ROD	R	RADIUS OR RADIAL		
	FRP	FOUND IRON PIPE	RD	RECORD		
	FCM	FOUND CONCRETE MONUMENT	RES	RESIDENCE		
	FN	FOUND NAIL	ROW	RIGHT OF WAY		
	FNAD	FOUND NAIL & DISC	SI	SURVEY		
	FO	FOUND	S.B.L.	SETBACK LINE		
	GA	GARAGE	S.C.L.	SURVEY CLOSURE LINE		
	GM	GAS METER	SCR	SCREEN		
	ID	IDENTIFICATION	SDH	SET DRILL HOLE		
	INT	INTERSECTION	SEP	SEPTIC TANK		
			SEW	SEWER		
			S.F.	SQUARE FEET		

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF:

1. Save the PDF onto your computer.
2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer.
3. Select the Hash Method as SHA.
4. Click Submit.

Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.

Select a color printer with legal sized paper.

Under "Print Range", click select the "All" toggle.

Under the "Page Handling" section, select the number of copies that you would like to print.

Under the "Page Scaling" selection drop down menu, select "None."

Uncheck the "Auto Rotate and Center" checkbox.

Check the "Choose Paper size by PDF" checkbox. Click OK to print.

EXACTA

OFFERS

\$100 OFF
ANY FUTURE SURVEYING SERVICES

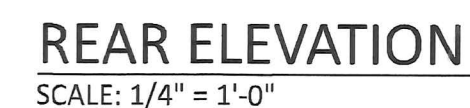
INCLUDING BOUNDARY SURVEYS

OFFER IS ONLY VALID FOR THIS PROPERTY AND BUYER AS LISTED ON THE FIRST PAGE OF THIS SURVEY

EXACTA

Exacta Maryland Surveyors, Inc.
LB#21535

www.exactaMD.com
P (443)692-6523 • F (443)692-6524
10480 Little Patuxent Parkway, Suite 400 • Columbia, MD 21044



Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 16053, Expiration Date: 06-04-2022, per Code of Maryland Regulations 09.23.03.10

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS			
DESCRIPTION OF BUILDING ELEMENTS		NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
ROOF			
CEILING JOISTS TO TOP PLATE		(3) 10d	TOE NAIL
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS		(4) 10d	FACE NAIL
COLLAR TIE TO RAFTER, FACE NAIL OR 1½" X 20 GAGE RIDGE STRAP TO RAFTER		(4) 10d	FACE NAIL EACH RAFTER
RAFTER OR ROOF TRUSS TO PLATE		(3) 16d	TOE NAIL
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS		(4) 16d	TOE NAIL
WALL			
STUD TO STUD		16d	24" O.C. FACE NAIL
BUILT-UP HEADER, TWO PIECES		16d	16" O.C. TA. EDGE FACE NAIL
CONTINUOUS HEADER TO STUD		(4) 8d	TOE NAIL
DOUBLE STUDS, FACE NAIL		10d	24" O.C.
TOP PLATE TO TOP PLATE		16d	12" O.C. FACE NAIL
DOUBLE TOP PLATES, MINIMUM 48-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA		(8) 16d	*****
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING		16d	12" O.C. FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)		(3) 16d	16" O.C. FACE NAIL
TOP OR BOTTOM PLATE TO STUD		(3) 16d	END NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS		(3) 10d	FACE NAIL
JOIST TO SILL, TOP PLATE OR GIRDER		(4) 8d	TOE NAIL
RIM JOIST; BAND JOIST; OR BEAMS TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)		10d	6" O.C. TO NAIL
BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS		10d	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
$\frac{5}{8}$ " - " 1 = 2"	#6 COMMON NAIL (SUBFLOOR, WALL) #8 COMMON NAIL (ROOF)	6	12
$\frac{15}{32}$ " - " 1 = 2"	#6 COMMON NAIL	6	12
$\frac{3}{4}$, 2" GYPSUM SHEATHING	1 ½" GALVANIZED POCKETING NAIL, TYPE DA UNZINUED, 1 ½" LONG; 1 2" SCREWS, TYPE W OR S	7	7
$\frac{5}{8}$ " GYPSUM SHEATHING	1 ½" GALVANIZED POCKETING NAIL, TYPE DA UNZINUED, 1 ½" LONG; 1 2" SCREWS, TYPE W OR S	7	7

ALTERNATE ATTACHMENTS			
NOM. MATERIAL THICKNESS (INCHES)	DESCRIPTION OF FASTENER AND LENGTH (INCHES)	SPACING OF FASTENERS	
		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
UP TO $\frac{1}{2}$ "	STAPLES 15 GA. 1 $\frac{3}{4}$ "	4	8
	NAIL 2 $\frac{3}{4}$ "	3	6
	STAPLES 16 GA. 1 $\frac{3}{4}$ "	3	6
	STAPLES 14 GA. 2	4	8
	STAPLES 15 GA. 1 $\frac{3}{4}$ "	3	6
$\frac{22}{32}$ AND $\frac{3}{4}$ "	NAIL 2 $\frac{3}{4}$ "	4	8

TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPACING	MINIMUM NOMINAL PANEL THICKNESS	MAXIMUM WALL STUD SPACING		PANEL NAIL SPACING		MAXIMUM WIND SPEED (MPH)		
SIZE	PENETRATION (INCHES)			EDGES (INCHES O.C.)	FIELD (INCHES O.C.)	WIND EXPOSURE CATEGORY				
						B	C	D		
6d COMMON (2.0" x 0.113")	1.5	24/0	3/8	16	6	12	110	90	85	
8d COMMON (2.5" x 0.131")	1.75	24/16	7/16	16	6	12	130	110	105	
				24	6	12	110	90	85	

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH 2018 INTERNATIONAL RESIDENTIAL CODE.
- BUILDER MUST VERIFY ALL DIMENSIONS AND ACCURACY BEFORE CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
- ALL STRUCTURAL LUMBER SHALL BE SPRUCE-PINE-FIR #2 OR BETTER, UNLESS OTHERWISE NOTED.

- IF APPLICABLE, WHERE GARAGE IS ATTACHED TO DWELLING UNIT, A (1) HOUR FIRE SEPARATION SHALL BE PROVIDED. (1 LAYER 1/2" DRYWALL)
DOORS BETWEEN AREAS TO BE 20 MIN. C-LABEL DOOR WITH FIRE-CODE JAMB.

- ANY WOOD IN CONTACT WITH MASONRY TO BE PRESSURE-TREATED WOOD.
- GRADE MUST SLOPE AWAY FROM STRUCTURE.
- WOOD FRAMING TO BE MIN. 8" FROM GRADE LEVEL, EXCEPT AT DOORWAYS.
- WOOD TRUSSES SHALL BE DESIGNED BY A REGISTERED ENGINEER, BUILDER MUST PROVIDE CUT-SHEETS TO CODE OFFICIAL PRIOR TO INSTALLATION.
- WALL BRACING PROVIDED BY CONTINUOUS SHEATHING METHODS AS PER SECTION 602.10.

- TEMPERED GLAZING REQUIREMENTS:
- (1) - IN WINDOWS & DOORS WITHIN (18) INCHES OF WALKING SURFACE
 - (2) - IN ANY INDIVIDUAL PANEL GREATER THAN (9) SQ. FT.
 - (3) - IN WINDOWS WITHIN (24) INCHES OF ANY OPENABLE DOOR WHEN DOOR IS IN CLOSED POSITION

- BUILDING AREA = 1,008 S.F.
- BUILDING VOLUME = 10,416 C.F.

CODE & LOADING INFORMATION

- OCCUPANCY TYPE = RESIDENTIAL STORAGE
 - CONSTRUCTION TYPE = 5 B
 - 1ST FLOOR SLAB ON GRADE
 - 2ND FLOOR LIVE = 30 PSF
 - SNOW LIVE = 25 PSF
 - DEAD LOADS = 10 PSF
 - BASIC WIND SPEED = 110 MPH
 - EXPOSURE CLASS C
 - FROST LINE DEPTH = 30"
 - SEISMIC DESIGN CATEGORY = B
 - ASSUMED SOIL CLASS = GM, GC
 - SOIL BEARING CAPACITY = 2000 PSF
- (IF SOIL DIFFERS FROM ASSUMED
ABOVE REFER TO IRC CODES)

CONTACT INFORMATION

OWNER:
Greg Bandelin
13203 Beaver Dam Rd.
Cockeysville, MD 21030
Phone: 443-286-6347



DRAFTING
CONCEPTS

Designing - Drafting - 3D Color Renderings

5219 Old Strasburg Rd.
Kinzers, PA 17535

P. 717-442-5053 F. 717-370-5925

ANY CHANGES FROM THESE DRAWINGS
MUST BE BROUGHT TO THE ATTENTION
OF DRAFTING CONCEPTS AND APPROVED
BEFORE CONSTRUCTION. ALL DIMENSIONS
AND SITE CONDITIONS SHALL BE VERIFIED
BY CONTRACTOR PRIOR TO CONSTRUCTION.
THESE DRAWINGS SHALL NOT BE USED
FOR ANY OTHER PROJECTS.

JAMES A. KOPPENHAVER

304 LOGAN RD.
WYOMISSING, PA 1610

PHONE: 484-794-9949

[illegible]

CONTRACTOR:

Amish Built, Inc
1390 Columbia Ave
Lancaster, PA 17603
717-850-3637

PATIENT NAME & ADDRESS:

Greg Bandelin
13203 Beaver Dam Rd.
Cockeysville, MD 21030

PROJECT SITE:

13203 Beaver Dam Rd.
Cockeysville, MD 21030

PROJECT TITLE:

NEW GARAGE

SHEET TITLE:
Cover sheet

DATE APPLIED:
9/9/20

SCALE:

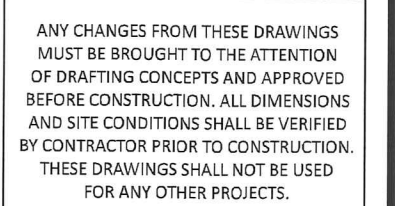
AS NOTED

DRAWING NO:

D553-20

1

2020-0294-h



304 LOGAN RD.
WYOMISSING, PA 1610

MARK

[illegible]

CONTRACTOR:
Amish Built, Inc
1390 Columbia Ave
Lancaster, PA 17603
717-850-3637

CLIENT NAME & ADDRESS:
Greg Bandelin
13203 Beaver Dam Rd.
Cockeysville, MD 21030

43403 Beaver Dam Rd.
Cockeysville, MD 21030

NEW GARAGE

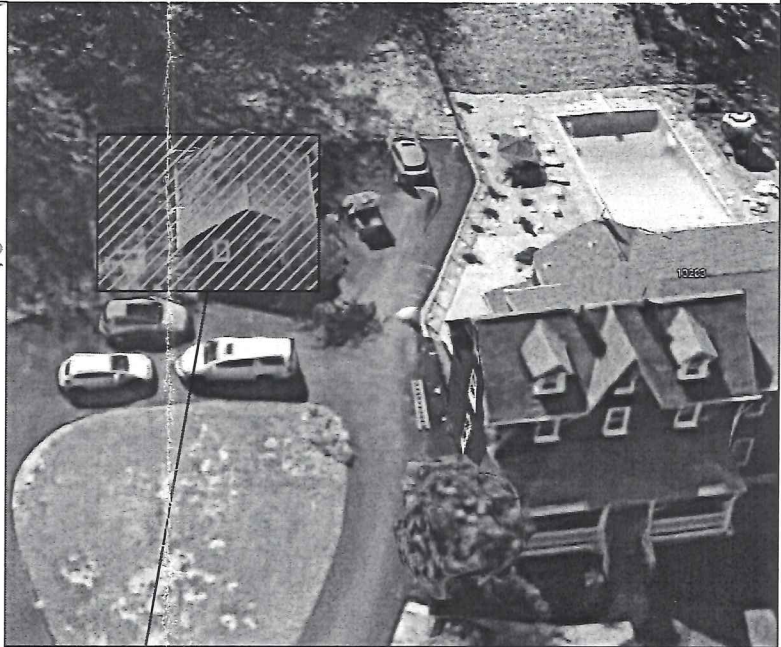
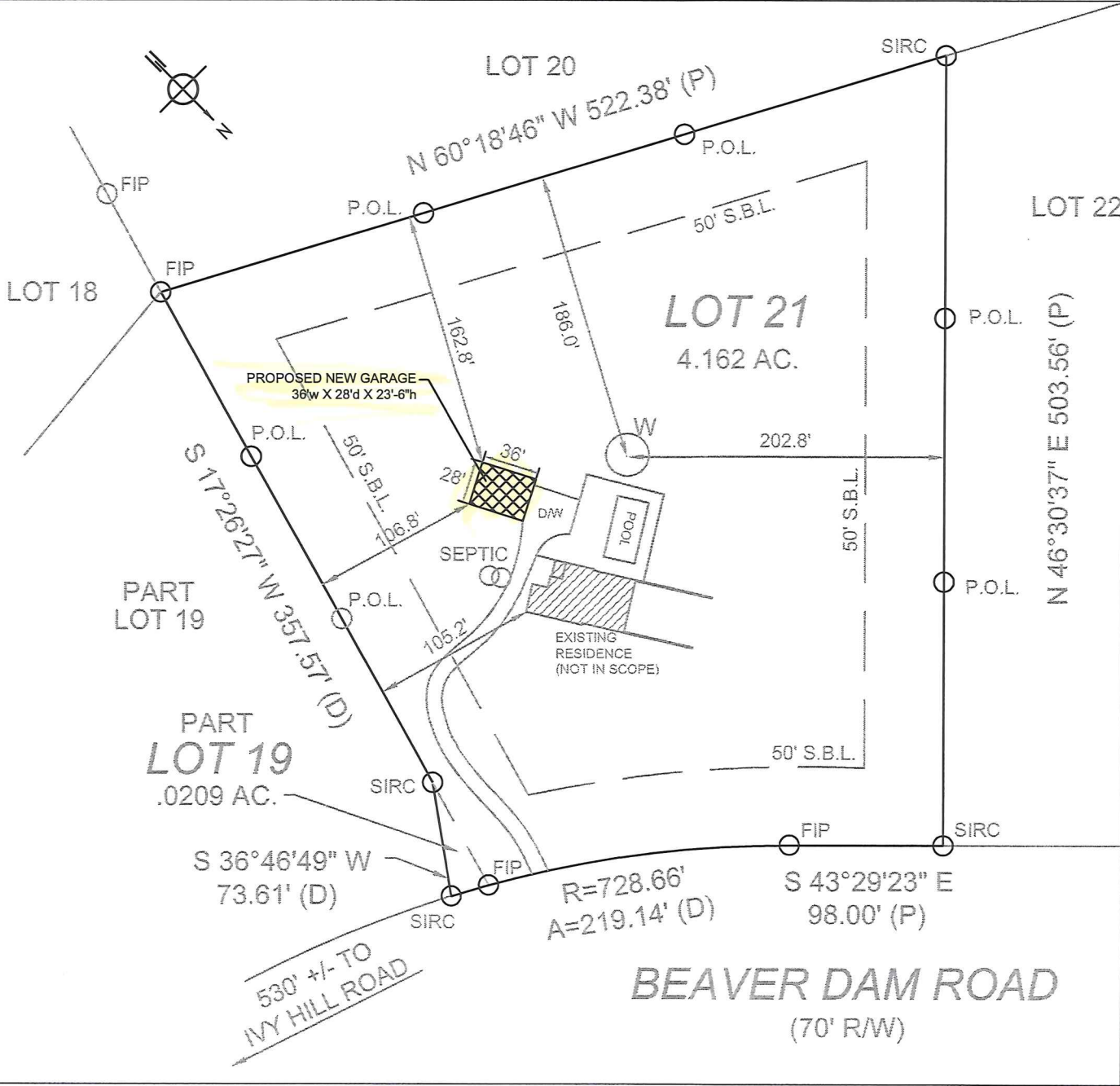
Floor plans

9/9/20

AS NOTED

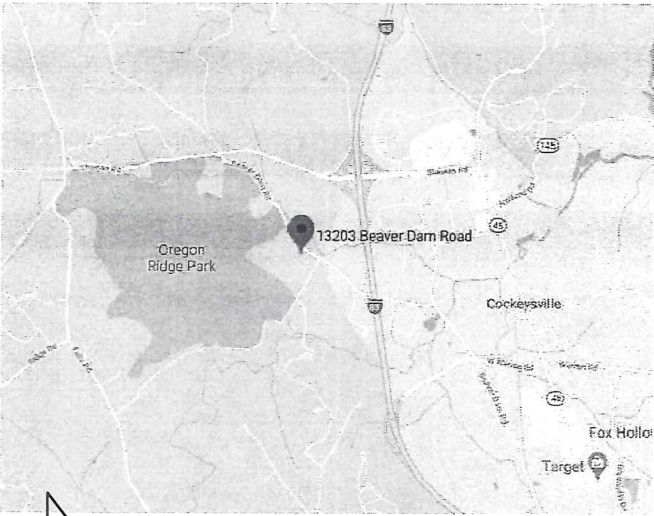
D553-20

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING
ADDRESS : 13203 Beaver Dam Rd OWNERS NAME: Jamie & Richard Bandelin
SUBDIVISION NAME : Ivy Hill LOT # 21 BLOCK # n/a SECTION # 1
PLAT BOOK # 56 FOLIO # 0148 10 DIGIT TAX # 2000007390 DEED REF# 35539 / 00096



LOCATION OF PROPOSED GARAGE
DIMENSIONS : 28' d X 36' w X 23'-6"h

SITE VICINITY MAP



N MAP IS NOT TO SCALE
ZONING MAP # 042A3
SITE ZONED RC-4
ELECTION DISTRICT 8
COUNCIL DISTRICT 3
LOT AREA (AC) 4.16
HISTORIC N/A
IN CBCA N/A
FLOOD PLAIN N/A
UTILITIES ? (MARKED W/ X)
WATER IS:
PUBLIC PRIVATE X
SEWER IS:
PUBLIC PRIVATE X
PRIOR HEARING ?
NO
VIOLATION CASE INFO : N/A

NW2 ENGINEERS
819 LIGHT ST.
BALTIMORE, MD 21224
(P) 410.209.0587
(F) 410.431.8970

13203 BEAVER DAM RD

SITE

SCALE: 1"=100'

DATE: 11/27/20

CERTIFICATION

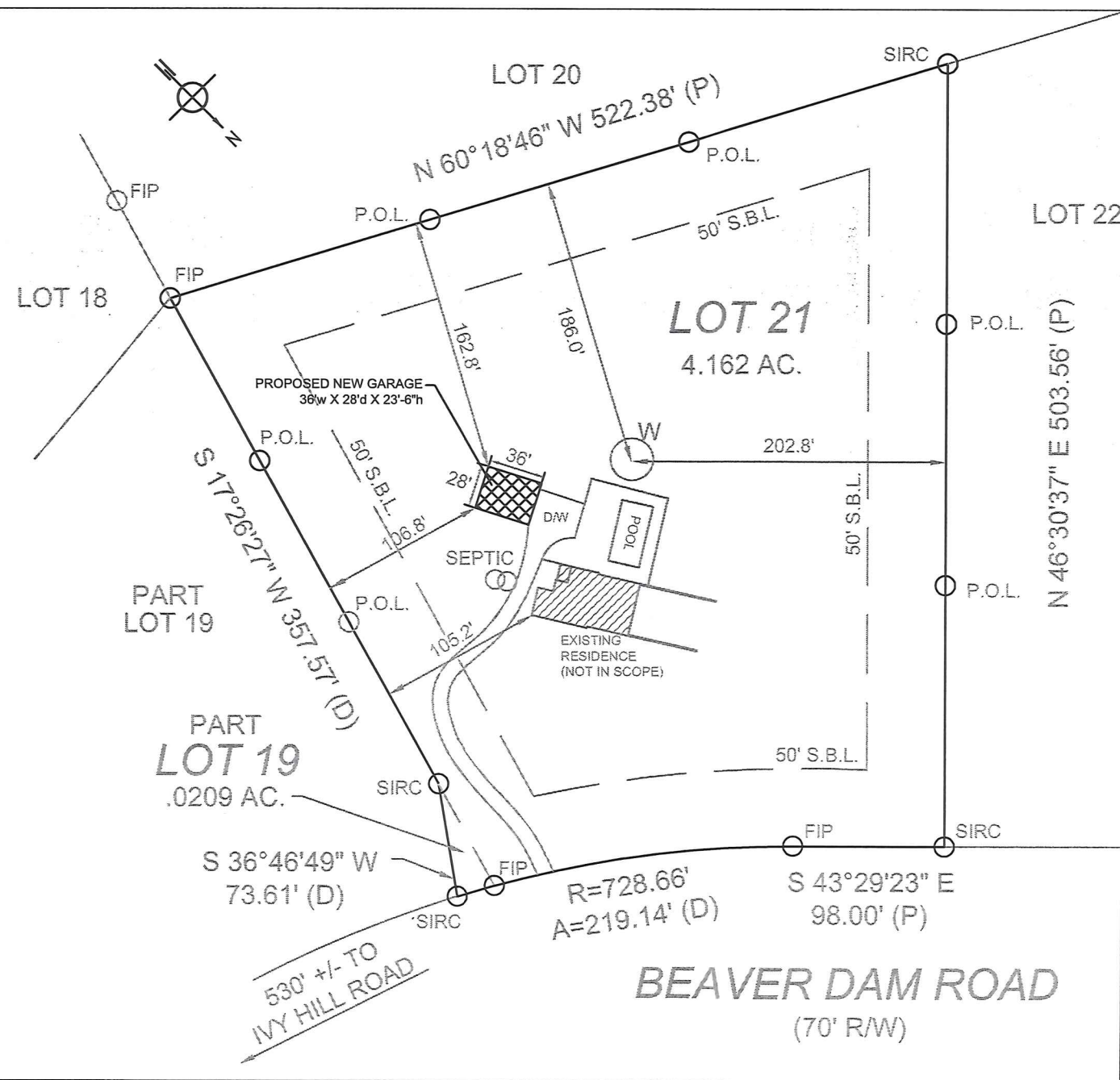
SHEET

A-1

2020-02914A

Pet. Exh. 1

PLAT BOOK # 56 FOLIO # 0148 10 DIGIT TAX # 2000007390 DEED REF# 35539 / 00096



LOCATION OF PROPOSED GARAGE
DIMENSIONS : 28' d X 36' w X 23'-6"h

[illegible]

VIOLATION CASE INFO : N/A

NW² ENGINEERS
819 LIGHT ST
BALTIMORE, MD 21224
(P) 410.209.0587
(F) 410.21.0078

13203 BEAVER DAM RD

SITE

DATE: 11/27/20

SCALE: 1"=100'

CERTIFICATION

SHEET

A-1

2020-0294A