



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

April 14, 2023

Patrick J. and Margaret A. Bosse – patbosse@verizon.net
1021 Bowleys Quarters Road
Middle River, MD 21220

RE: Petition for Administrative Variance
Case No. 2023-0058-A
Property: 1021 Bowleys Quarters Road

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1021 Bowleys Quarters Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Patrick & Margaret Bosse	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0058-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, Patrick and Margaret Bosse (“Petitioners”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 400.3: To permit a rear yard (street side) accessory building with a height of 18 ft. in lieu of the maximum allowed 15 ft. The subject property and requested relief are 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”) dated March 27, 2023, indicating that the Petitioners must comply with State-mandated Critical Area Law listed in the BCZR, § 500.14.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 25, 2023 and on April 7, 2023, 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 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 proposed accessory building (pole barn) height and usage, I will impose conditions that the proposed accessory building (pole barn) 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.

THEREFORE, IT IS ORDERED, this 14th day of **April, 2023**, 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 rear yard (street side) accessory building with a height of 18 ft. in lieu of the maximum allowed 15 ft., be 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 proposed accessory building (pole barn) into a dwelling unit or apartment. The proposed accessory building (pole barn) shall not contain any sleeping quarters, living area, or kitchen or bathroom facilities.
- The proposed accessory building (pole barn) shall not be used for commercial purposes.

- Petitioners shall comply with the DEPS ZAC comment, dated March 27, 2023; a copy of which attached hereto and made a part thereof.

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



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 1021 Bowleys Quarter Rd Currently Zoned RC5
Deed Reference 40488 / 00245 10 Digit Tax Account # 1 5 0 3 0 0 4 5 9 0
Owner(s) Printed Name(s) PATRICK J. BOSSE MARGARET A. BOSSE

(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. X **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.3 → To permit a rear yard (street side) accessory building with a height of 18 feet in lieu of the maximum allowed 15 feet.

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 zoning regulations of Baltimore County, to the zoning 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):

PATRICK J. BOSSE / MARGARET A. BOSSE
Name #1 – Type or Print Name #2 – Type or Print
Pat J. Bosse / Margaret A. Bosse
Signature #1 Signature #2

1021 BOWLEYS QUARTERS RD MIDDLE RIVER MARYLAND
Mailing Address City State
21220 / 410-967-7825 / PATBOSSE@VERIZON.NET
Zip Code Telephone #'s (Cell and Home) Email Address

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

Representative to be Contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

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 2073-0058-1 Filing Date 3 / 17 / 23 Estimated Posting Date 3 / 26 / 23 Reviewer JS

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: 1021 Bowleys Quarters Rd Middle River MARYLAND 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)

Requesting A Height VARIANCE FOR AN ACCESSORY STRUCTURE.
15' is the MAXIMUM Permitted Height. Asking that the Proposed
Height of 18'ft Be Allowed on the new STRUCTURE
Building with shorter walls will Restrict me From using
the Structure For the Intended PURPOSE OF StORING BOATS AND
Pick-up trucks. All of these need the tallest Height POSSIBLE
CURRENTLY Everything is BEING StORED outside, keeping Everything StORED
inside will neaten up the look of the Property
The Proposed Roof Design used on this PoleBARN is AN 8/12 Pitch
Adding to the Height. This Detail OF MATCHING the Roof Pitch OF the
House will Add to the APPEARANCE OF the Property

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

Patrick J. Bosse
Signature of Owner (Affiant)

Margaret A. Bosse
Signature of Owner (Affiant)

PATRICK J. BOSSE
Name - Print or Type

MARGARET A. BOSSE
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 14th day of March, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

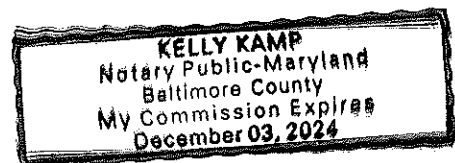
Print name(s) here: Patrick Bosse, Margaret Bosse

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

AS WITNESS my hand and Notaries Seal

Kelly Kamp
Notary Public

12/3/24
My Commission Expires



Property Description

District - 15 Account Number – 1503004590

Deed Ref: 40488 / 00245

Owners – Bosse Patrick J.

Bosse Margaret A.

Premises Address: 1021 Bowleys Quarters Road

Middle river, Maryland 21220

Water front Bowleys Quarters

Use: Residential

Principal Residence: Yes

Flood Plain: Yes

Map: 0091 Grid: 0022 Parcel: 0150 Neighborhood: 15030020.04 Subdivision: 0000

Lot: 93 Plat No: 2 Plat Ref: 0007/ 0013 County use: 34 Town: none

Deed LIBER: 40488 Deed FOLIO: 0245

Lot Area Square Footage: 20,800

Zoning: RC 5 Election District: 15 Council District: 5

Public Water

Public Sewer

Historic: No

No Prior Zoning Hearings

Northeast side of Bowley's Quarters Road (25' row) at a distance of 360' +/- southeast of the centerline of Galloway Road (20' row).

2023-0058-A



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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BCZR: 400.3 → To permit a rear yard (street side) accessory building with a height of 18 feet in lieu of the maximum allowed 15 feet.

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 zoning regulations of Baltimore County, to the zoning 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):

PATRICK J. BOSSE / MARGARET A. BOSSE
Name #1 – Type or Print Name #2 – Type or Print
Pat J. Bosse / Margaret A. Bosse
Signature #1 Signature #2

1021 BOWLEYS QUARTERS RD Middle River MARYLAND
Mailing Address City State
21220 / 410-967-7825 / PATBOSSE@VERIZON.NET
Zip Code Telephone #'s (Cell and Home) 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 2023-0058-A Filing Date 3 / 17 / 23 Estimated Posting Date 3 / 26 / 23 Reviewer JS

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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: 1021 Bowlers Quarters Rd Middle River MARYLAND 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)

Requesting A Height Variance For An Accessory Structure.
15' is the maximum permitted height. Asking that the proposed
Height of 18ft be allowed on the new structure
Building with shorter walls will restrict me from using
the structure for the intended purpose of storing boats and
pick-up trucks. All of these need the tallest height possible
currently everything is being stored outside, keeping everything stored
inside will neat up the look of the property
The proposed roof design used on this pole barn is an 8/12 pitch
adding to the height. This detail of matching the roof pitch of the
house will add to the appearance of the property

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

Patrick J. Bosse
Signature of Owner (Affiant)

Margaret A. Bosse
Signature of Owner (Affiant)

PATRICK J. BOSSE
Name - Print or Type

MARGARET A. BOSSE
Name - Print or Type

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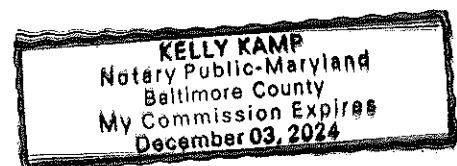
I HEREBY CERTIFY, this 14th day of march, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Patrick Bosse, Margaret Bosse

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

AS WITNESS my hand and Notaries Seal

Kelly Kamp
Notary Public
12/3/24
My Commission Expires



Property Description

District - 15 Account Number – 1503004590

Deed Ref: 40488 / 00245

Owners – Bosse Patrick J.

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Premises Address: 1021 Bowleys Quarters Road

Middle river, Maryland 21220

Water front Bowleys Quarters

Use: Residential

Principal Residence: Yes

Flood Plain: Yes

Map: 0091 Grid: 0022 Parcel: 0150 Neighborhood: 15030020.04 Subdivision: 0000

Lot: 93 Plat No: 2 Plat Ref: 0007/ 0013 County use: 34 Town: none

Deed LIBER: 40488 Deed FOLIO: 0245

Lot Area Square Footage: 20,800

Zoning: RC 5 Election District: 15 Council District: 5

Public Water

Public Sewer

Historic: No

No Prior Zoning Hearings

Northeast side of Bowley's Quarters Road (25' row) at a distance of 360' +/- southeast of the centerline of Galloway Road (20' row).

2023-0058-A

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: March 27, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0058-A
Address: 1021 Bowleys Quarters Rd
Legal Owner: Patrick and Margaret Bosse

Zoning Advisory Committee Meeting of March 27, 2023.

EPS 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 located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is seeking approval to permit a rear yard (street side) accessory building with a height of 18 feet in lieu of the maximum allowed 15 feet. The proposed development must meet LDA requirements and the 15% afforestation requirement. It appears the proposed development will exceed the allowed LDA lot coverage limit. In order for the proposed development to comply with the LDA lot coverage limit, existing lot coverage will have to be removed from the property. If the proposed development can comply with the lot coverage restrictions and the 15% afforestation requirement, the relief requested can result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat.

This is a waterfront lot with a 100-foot Critical Area buffer extending onto the property from Seneca Creek. The buffer consists of a maintained grass lawn. Based on the site plan, it appears the proposed pole barn will be located outside the buffer. Meeting the MBA requirements, lot coverage requirements, and the 15% afforestation requirement will aid in the conservation of fish, plant, and wildlife habitat in the watershed.

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.

If the proposed development can be designed to meet the MBA, lot coverage, and afforestation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Gris Batchelder

CERTIFICATE OF POSTING

CASE NO. 2023-0058-A

PETITIONER/DEVELOPER

Patrick

Bosse

DATE OF HEARING/CLOSING

April 10, 2023

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1021 Bowley's Quarters Rd

Sign 1



THE SIGN(S) POSTED ON March 25, 2023 April 7, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

A handwritten signature in black ink, appearing to read 'Martin Ogle', written over a horizontal line.

CERTIFICATE OF POSTING

CASE NO. 2023-0058-A

PETITIONER/DEVELOPER

Patrick

Bosse

DATE OF HEARING/CLOSING

April 10, 2023

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

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NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1021 Bowley's Quarters Rd

Sign 2



THE SIGN(S) POSTED ON March 25, 2023 April 7, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

ZAC AGENDA

Case Number: 2023-0053-A **Reviewer:** Shaun Crawford
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Kristopher and Meagan Hallengren
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 12014 BOXER HILL RD

Location: Property located beginning at the East side of Boxer Hill Rd. at a distance 95 feet South of Labrador Lane.

Existing Zoning: RC 4 **Area:** 1.63 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To permit an accessory building with a height of 24 feet in lieu of the permitted 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

Case Number: 2023-0054-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Tyler and Karli Geschwilm
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 3

Property Address: 5212 PATTERSON FARM RD

Location: Property located at the intersection of Patterson Rd. and Patterson Farm Rd.

Existing Zoning: RC 2 **Area:** 1,500 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 and 400.3: To approve an accessory building (garage) with a height of 27 feet in lieu of the maximum height of 15 feet and to approve an accessory building (garage) located in the 1/3 area of the yard closest to the side street in lieu of the 1/3 furthest removed from the side street.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0055-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Melvin and Julie Kestner
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 5

Property Address: 800 MIDDLE RD
Location: Property located North side of Middle Rd. North 140 feet of Thaler Rd.

Existing Zoning: DR 3.5 **Area:** 1.607 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 and 400.3 and ZCPM Policy 400.1.d(2): To permit a proposed accessory building (garage) with a height of 22 feet in lieu of the maximum permitted height of 15 feet, and to be located in the front yard in lieu of the required rear yard with a front setback of 19 feet in lieu of the required 30 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0056-A **Reviewer:** Mitchell Kellman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Robert and Barbara Cawley
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 25 TREADWELL CT

Location: Property located beginning on the East side of Treadwell Court, 400 feet North of the centerline of Wyndam Court.

Existing Zoning: RC 5 **Area:** 1.95 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1A04.3.B.2.b: To allow a principal building dwelling addition in an RC 5 zone to be 43 feet from a lot line in lieu of the required 50 feet setback and to amend the last approved Partial Development Plan of The Hill Farm, Plat VI.

Attorney: Matthew Kotroco

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

Case Number: 2023-0057-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Sarah Windham and Ben Cramer
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 212 BLOOMSBURY AVE

Location: Property located on the left side of Bloomsbury Ave., 2,356 feet South of Frederick Rd.

Existing Zoning: DR 2 **Area:** 23,276 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To approve an accessory building (garage) in the rear yard at a height of 20 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: 04/10/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0058-A **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Patrick and Margaret Bosse
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** Yes **Election Dist:** 15 **Council Dist:** 5

Property Address: 1021 BOWLEYS QUARTER RD

Location: Property located on the Northeast side of Bowley's Quarters Rd. (25 feet) 360 feet Southeast of Galloway Rd. (20 feet).

Existing Zoning: RC 5 **Area:** 20,800 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To permit a rear yard (street side) accessory building with a height of 18 feet in lieu of the maximum allowed 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING March 20, 2023
FORMAL OR INFORMAL RESPONSE DUE AT March 27, 2023 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovement@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov; Jesse Krout, jkrout@baltimorecountymd.gov
People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, jlivingston@baltimorecountymd.gov; Earl Wrenn, EWrenn@baltimorecountymd.gov
IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
* IF ELDERLY HOUSING, Community Development, MS #1102M
* IF TOWER, Tower Coordinator, c/o OIT, MS #2007
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2023-0053-A **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Kristopher and Meagan Hallengren
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 12014 BOXER HILL RD

Location: Property located beginning at the East side of Boxer Hill Rd. at a distance 95 feet South of Labrador Lane.

Existing Zoning: RC 4

Area: 1.63 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To permit an accessory building with a height of 24 feet in lieu of the permitted 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

Case Number: 2023-0054-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Tyler and Karli Geschwilm
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 3

Property Address: 5212 PATTERSON FARM RD

Location: Property located at the intersection of Patterson Rd. and Patterson Farm Rd.

Existing Zoning: RC 2

Area: 1,500 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 and 400.3: To approve an accessory building (garage) with a height of 27 feet in lieu of the maximum height of 15 feet and to approve an accessory building (garage) located in the 1/3 area of the yard closest to the side street in lieu of the 1/3 furthest removed from the side street.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0055-A **Reviewer:** Gary Hudik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Melvin and Julie Kestner
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 5

Property Address: 800 MIDDLE RD

Location: Property located North side of Middle Rd. North 140 feet of Thaler Rd.

Existing Zoning: DR 3.5 **Area:** 1.607 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 and 400.3 and ZCPM Policy 400.1.d(2): To permit a proposed accessory building (garage) with a height of 22 feet in lieu of the maximum permitted height of 15 feet, and to be located in the front yard in lieu of the required rear yard with a front setback of 19 feet in lieu of the required 30 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0056-A **Reviewer:** Mitchell Kellman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Robert and Barbara Cawley
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 25 TREADWELL CT

Location: Property located beginning on the East side of Treadwell Court, 400 feet North of the centerline of Wyndam Court.

Existing Zoning: RC 5 **Area:** 1.95 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1A04.3.B.2.b: To allow a principal building dwelling addition in an RC 5 zone to be 43 feet from a lot line in lieu of the required 50 feet setback and to amend the last approved Partial Development Plan of The Hill Farm, Plat VI.

Attorney: Matthew Kotroco

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

Case Number: 2023-0057-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Sarah Windham and Ben Cramer
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 212 BLOOMSBURY AVE

Location: Property located on the left side of Bloomsbury Ave., 2,356 feet South of Frederick Rd.

Existing Zoning: DR 2 **Area:** 23,276 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To approve an accessory building (garage) in the rear yard at a height of 20 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: 04/10/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0058-A **Reviewer:** Jason Seidelman

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Patrick and Margaret Bosse

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** Yes **Election Dist:** 15 **Council Dist:** 5

Property Address: 1021 BOWLEYS QUARTER RD

Location: Property located on the Northeast side of Bowley's Quarters Rd. (25 feet) 360 feet Southeast of Galloway Rd. (20 feet).

Existing Zoning: RC 5

Area: 20,800 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3: To permit a rear yard (street side) accessory building with a height of 18 feet in lieu of the maximum allowed 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353

<https://www.baltimorecountymd.gov>

Cashier: Jason S.
15-Mar-2023 3:10:24P

Transaction **101656**
1 Revised Petition Documents \$75.00

Total \$75.00
CREDIT CARD SALE \$75.00
VISA 0928

Retain this copy for statement
validation

Station: Permit Processing - Mini
15-Mar-2023 3:10:38P
\$75.00 | Method: EMV
Visa Credit XXXXXXXXXXXX0928
PATRICK J BOSSE
Reference ID: 307400538213
Auth ID: 00216D
MID: *****2995
AID: A0000000031010
AthNtwkNm: VISA
SIGNATURE VERIFIED

Clover ID: VDJCK2V8CM0W6
Payment PSRH4J177AA5M

Clover Privacy Policy
<https://clover.com/privacy>

2023-0058-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0058 -A Address 1021 BOWLEY'S QUARTERS ROAD

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/17/23 Posting Date: 3/26/23 Closing Date: 4/10/23

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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2023 -0058 -A Address 1021 BOWLEY'S QUARTERS ROAD

Petitioner's Name: BOSSE Telephone (Cell) 410-967-7825

Posting Date: 3/26/23 Closing Date: 4/10/23

Wording for Sign: To Permit _____

_____ To permit a rear yard (street side) accessory building with a height of 18 feet in lieu of the maximum _____
_____ allowed 15 feet. _____

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/ neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.*

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2023-0058-A

Property Address: _____

Legal Owners (Petitioners): PATRICK + MARGARET BOSSE

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): PATRICK BOSSE

Address: 1021 BOWLEY'S QUARTERS ROAD
MIDDLE RIVER, MD 21220

Telephone Number: 410-967-7825

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:	District - 15 Account Number - 1503004590	
Owner Information		
Owner Name:	BOSSE PATRICK J BOSSE MARGARET A	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	1021 BOWLEYS QUARTERS RD MIDDLE RIVER MD 21220-	Deed Reference: /40488/ 00245
Location & Structure Information		
Premises Address:	1021 BOWLEYS QUARTERS RD MIDDLE RIVER 21220- Waterfront	Legal Description: BOWLEYS QUARTERS
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 2	Plat Ref: 0007/ 0013	
0091 0022 0150 15030020.04 0000 93 2021		
Town: None		

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1957	1,322 SF		20,800 SF	34
StoriesBasementType Exterior QualityFull/Half BathGarageLast Notice of Major Improvements				
2	YES	STANDARD UNIT1/2 BRICK FRAME/4	2 full	2019

Value Information

	Base Value	Value	Phase-In Assessments	
		As of	As of	As of
		01/01/2021	07/01/2022	07/01/2023
Land:	173,200	173,200		
Improvements	183,700	252,500		
Total:	356,900	425,700	402,767	425,700
Preferential Land:	0	0		

Transfer Information

Seller: CADDEN ROBERT E	Date: 07/23/2018	Price: \$350,000
Type: ARMS LENGTH IMPROVED	Deed1: /40488/ 00245	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /04951/ 00457	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00
Special Tax Recapture: None			

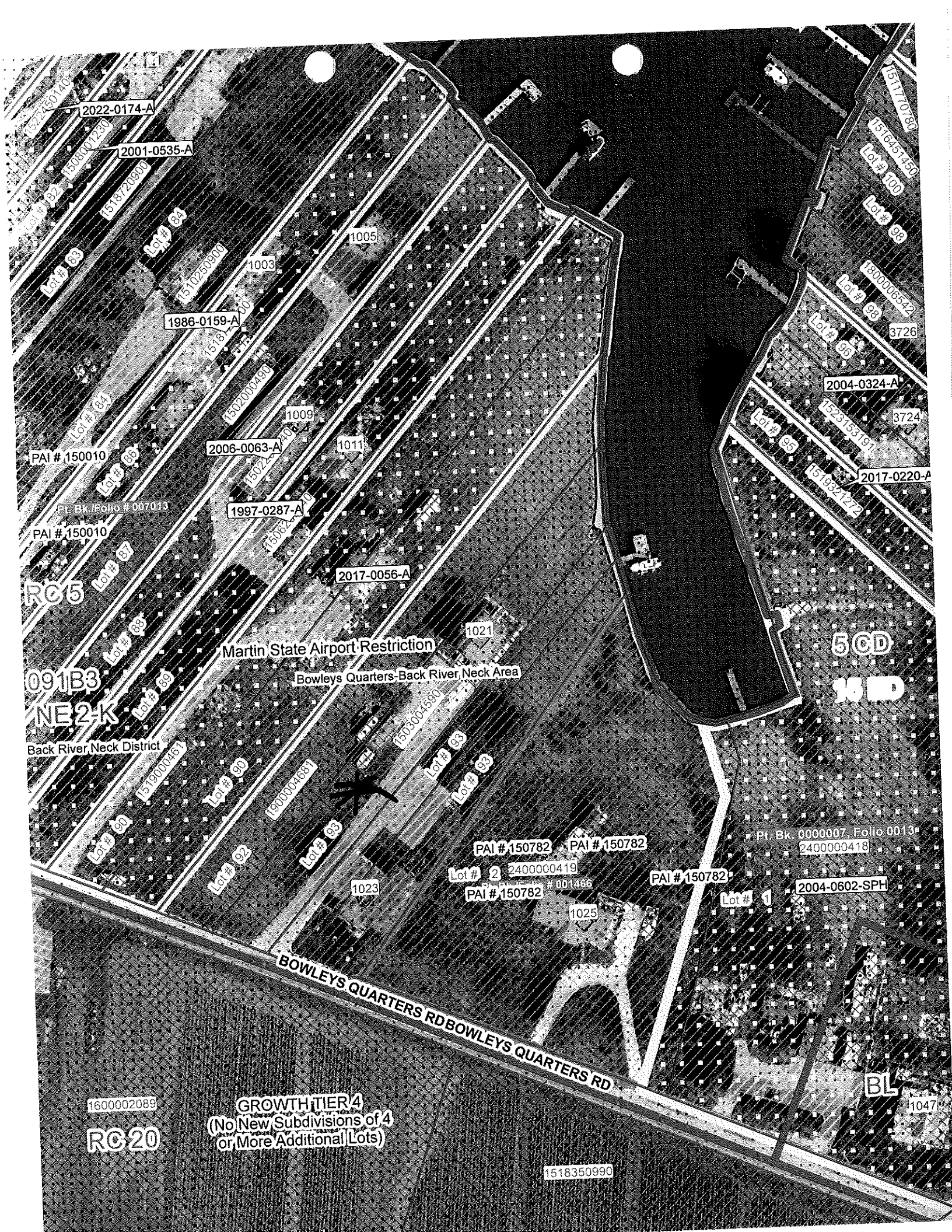
Homestead Application Information

Homestead Application Status: Approved 12/17/2021

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

2023-0058-A



2022-0174-A

2001-0535-A

1986-0159-A

2006-0063-A

1997-0287-A

2017-0056-A

2004-0324-A

2017-0220-A

Martin State Airport Restriction

Bowleys Quarters-Back River Neck Area

091B3
NE2-K

Back River Neck District

5CD

15MD

Pt. Bk. 0000007, Folio 0013
2400000418

PAI #150782

PAI #150782

Lot # 2 2400000419

PAI #150782

PAI #150782

2004-0602-SPH

BOWLEYS QUARTERS RDBOWLEYS QUARTERS RD

BL

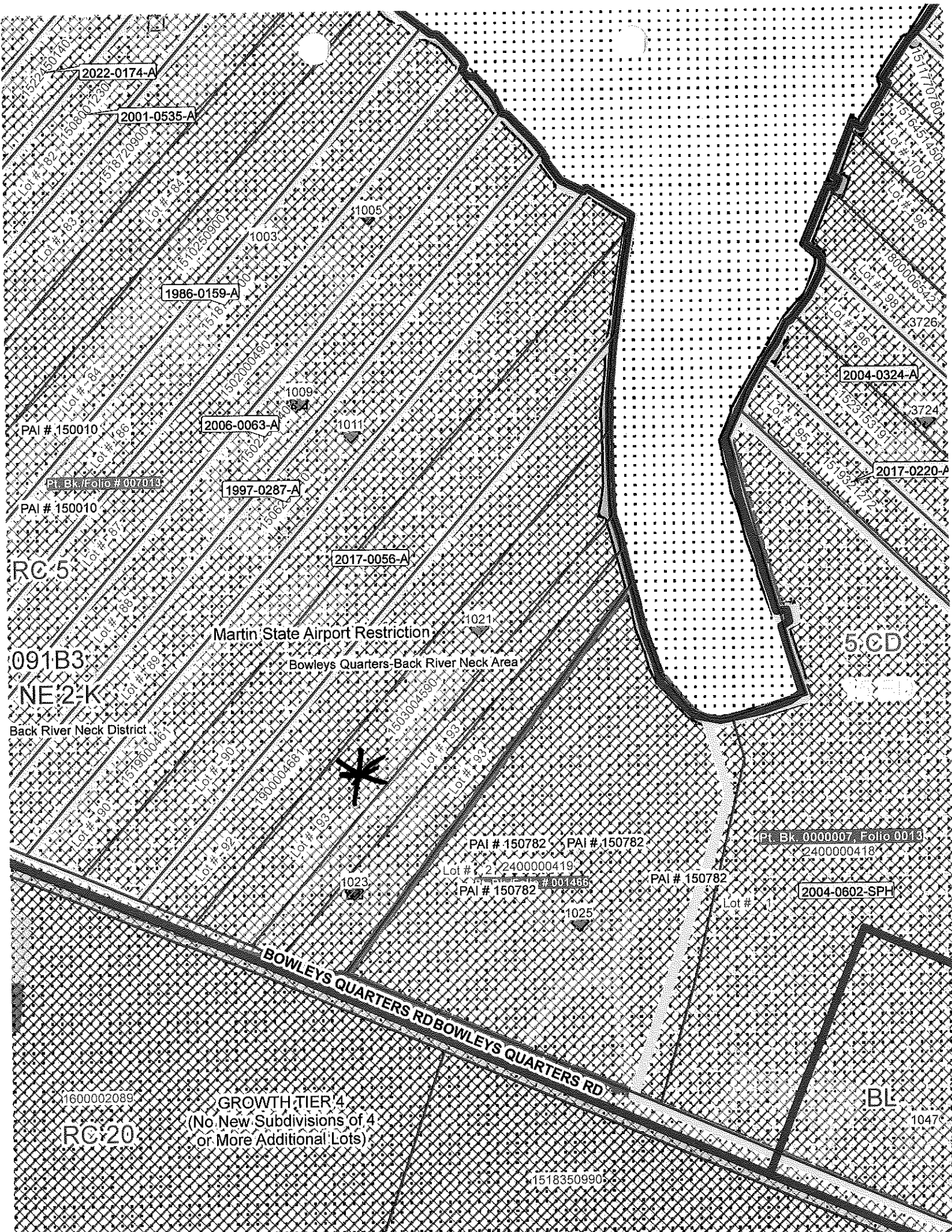
1047

1600002089

RC20

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

1518350990



2022-0174-A

2001-0535-A

1986-0159-A

2006-0063-A

1997-0287-A

2017-0056-A

2004-0324-A

2017-0220-A

Pt. Bk. 0000007, Folio 0013
2400000418

2004-0602-SPH

Martin State Airport Restriction

Bowleys Quarters-Back River Neck Area

BOWLEYS QUARTERS RDBOWLEYS QUARTERS RD

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

RC 20

BL

1047

PAI # 150010

PAI # 150010

RC 5

091B3

NE 2-K

Back River Neck District

PAI # 150782

PAI # 150782

PAI # 150782

Lot # 2, 2400000419

PAI # 150782

1025

1023

1005

1003

1009

1011

1021



1600002089

1518350990



2023-0058-A

2023-0058-A



2023-0058-4



2023-0058-A

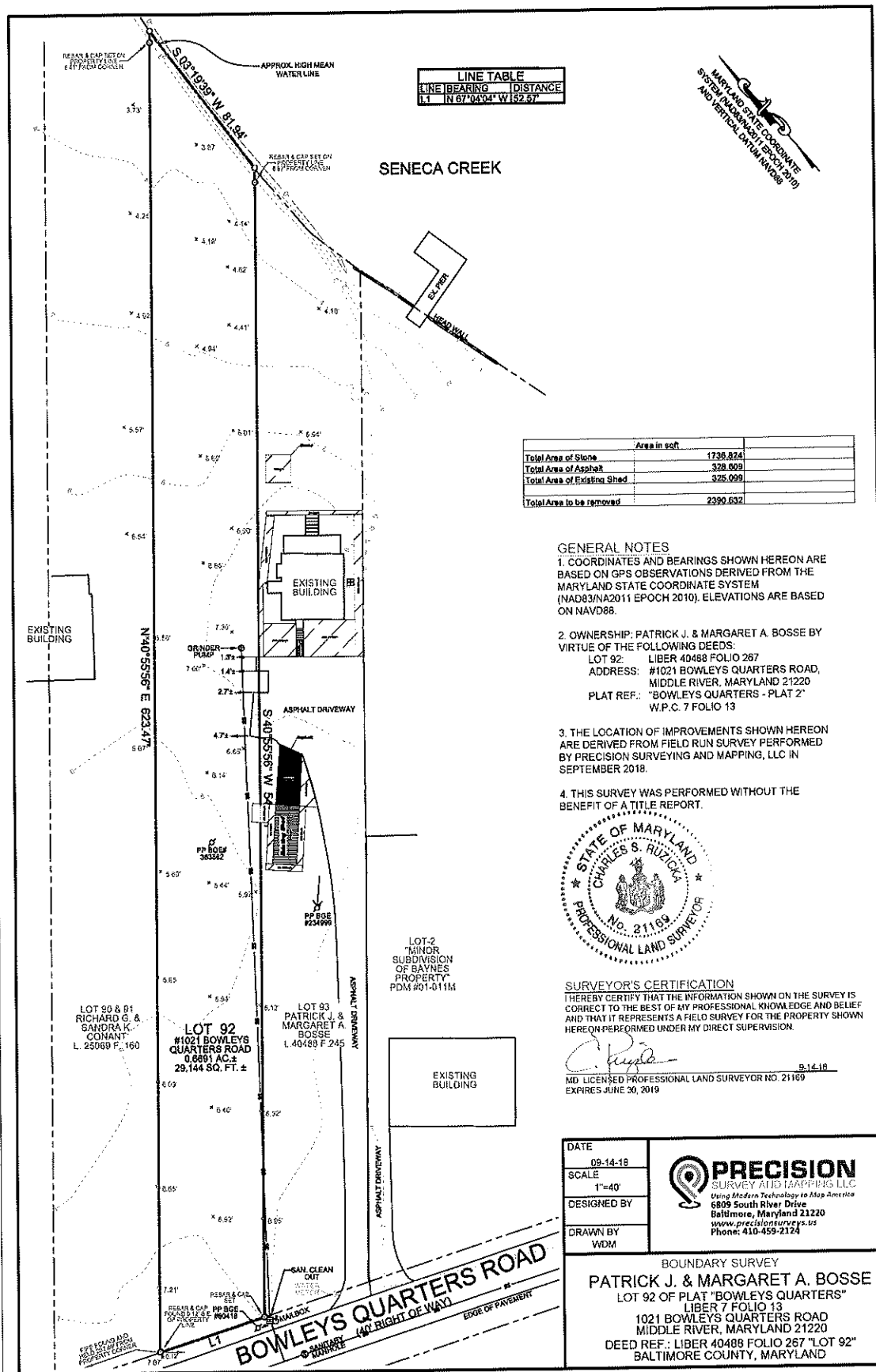


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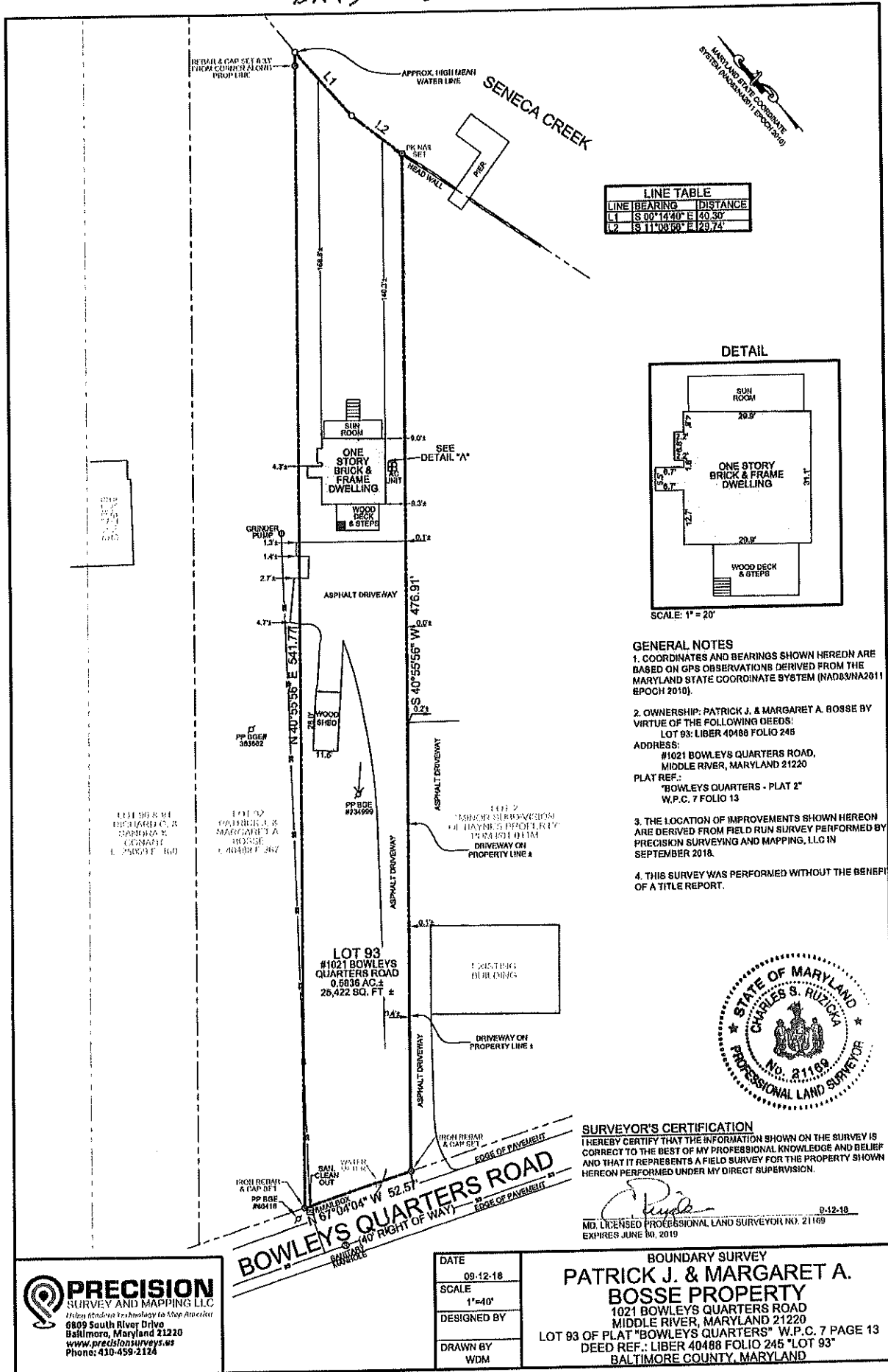


ELEVATION



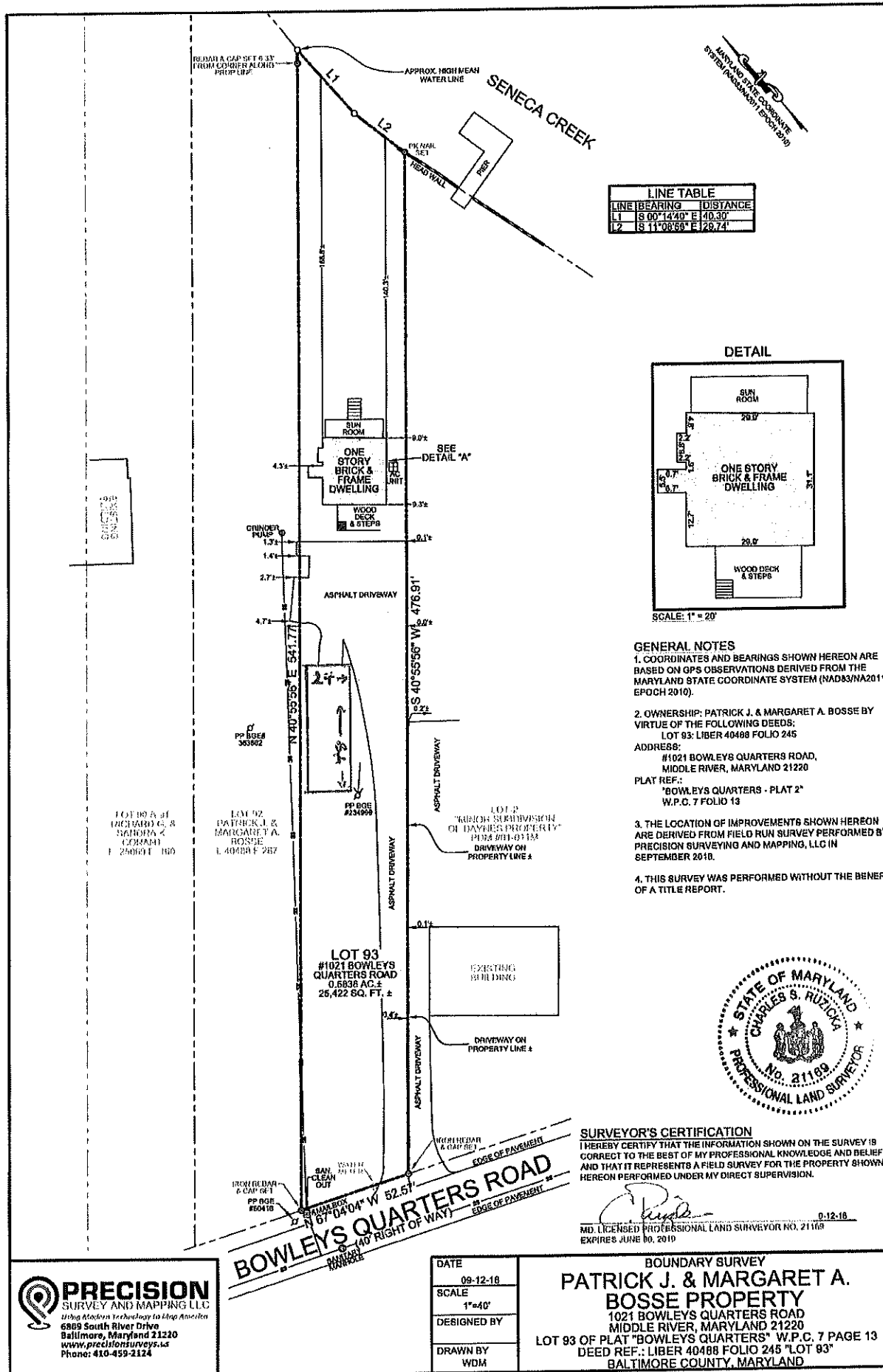
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EXISTING

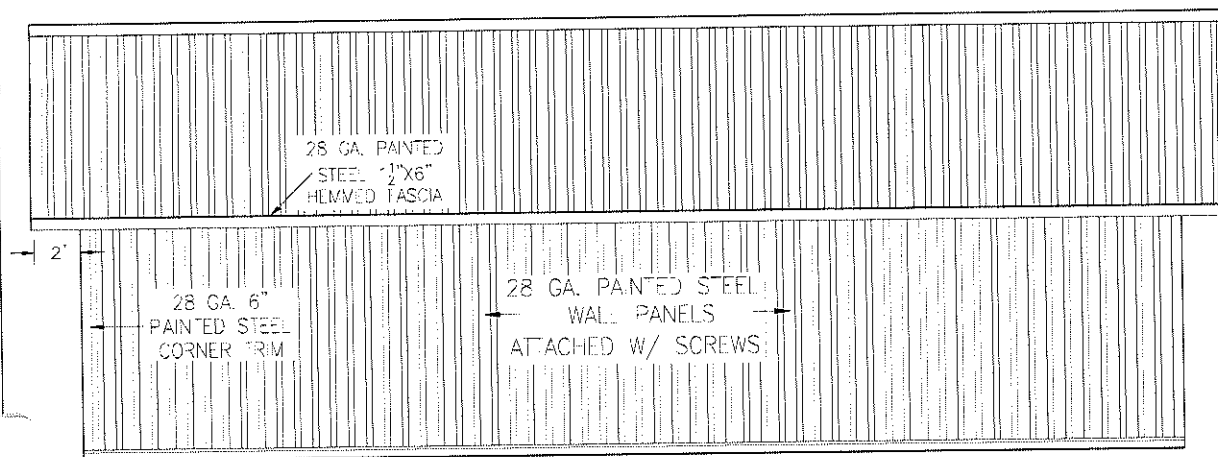


2023-0058-1

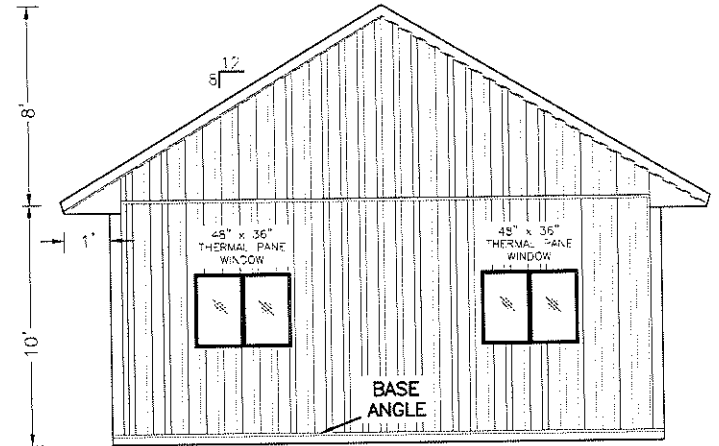
PROPOSED



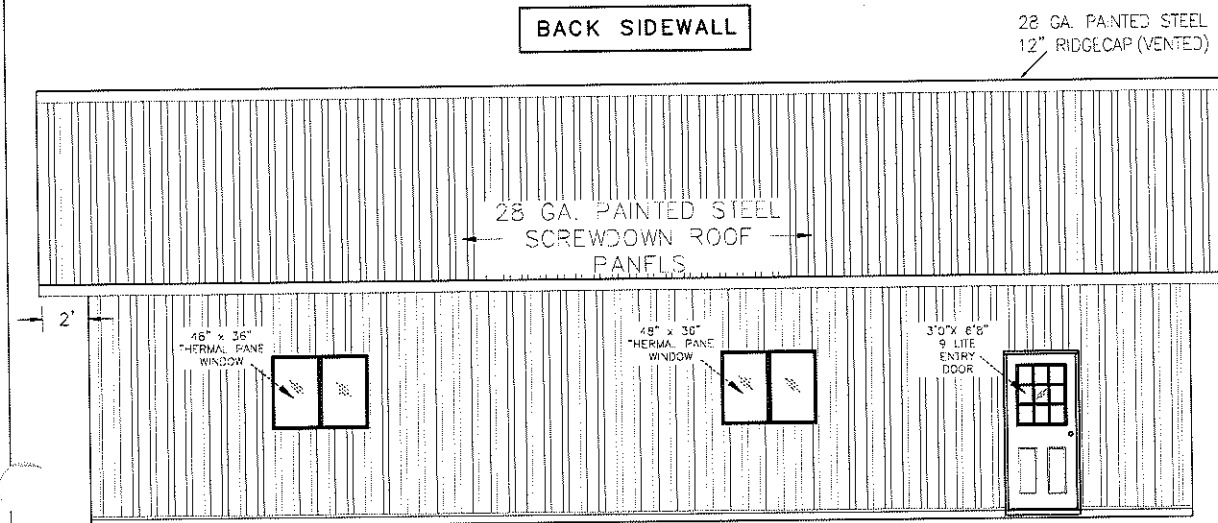
2023-0058-A



BACK SIDEWALL

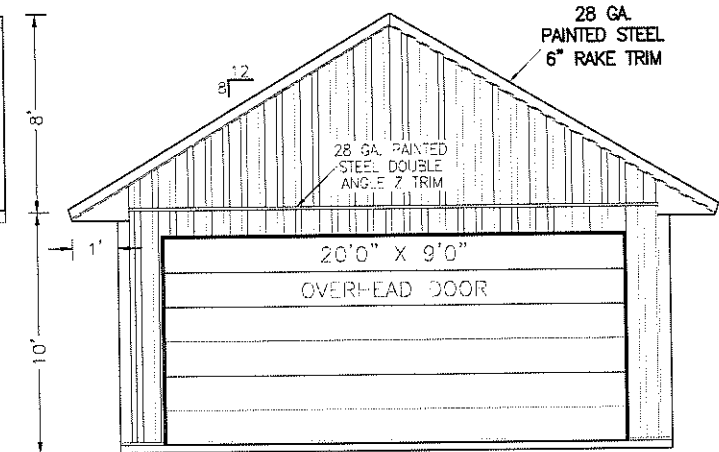


LEFT ENDWALL



FRONT SIDEWALL

SCALE: 1/8" = 1'0"



RIGHT ENDWALL

SCALE: 1/8" = 1'0"

ELEVATIONS

A. 2

DRAWN BY:
REVIEW:
REVISIONS:
DATE: 11/7/22
SITE:

PAT BOSSE
1021 BOWLEY'S QUARTERS RD
MIDDLE RIVER, MD 21220

OWNER

2023-0058-4

BUILDER

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. TIMBERVALUES 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 AWPA C1-09 (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 107.3.4.7 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 MI. 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 1 1/2" STRUCTURAL TIMBER IS 1 PER 1/2" 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, 1/2" 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
RISK CATEGORY 1
EXPOSURE CATEGORY= C
HEIGHT & AREA LIMITATIONS=5B UNPROTECTED
OCCUPANCY LOAD=AS PER DESIGN
TOTAL NUMBER OF FLOORS= 1
TOTAL FLOOR AREA (SQ FT)=1,152
BUILDING VOLUME (CU FT)=14,208
STRUCTURE IS DESIGNED FOR ASCE 7-16 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:
2018 IBC CODE AND ASCE 7-16 -MD

- A4.11 DESIGN REFERENCES:
NFBA GUIDELINES FOR POST & FRAME CONSTRUCTION
AMERICAN WOOD COUNCIL 2018 NDS & WFCM 2018 FOR WOOD CONSTRUCTION
SOUTHERN PINE COUNCIL (JOISTS & RAFTERS/ HEADERS & BEAMS)
AMERICAN NATIONAL STANDARDS (ANSI 117-2010)
SOUTHERN BUILDING CODE CONGRESS (SSTD10)
ASCE MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
GEORGIA PACIFIC ENGINEERED LUMBER (EDITION 10)

BUILDER

OWNER

PAT BOSSE
1021 BOWLEY'S QUARTERS RD
MIDDLE RIVER, MD 21220

DRAWN BY:

REVIEW:

REVISIONS:

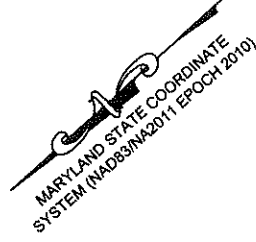
DATE: 11/7/22

SITE:

DETAILS

2023-0058-A

A. L

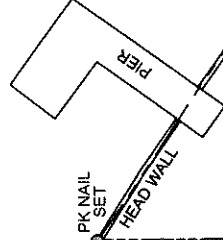


LINE TABLE	
LINE	BEARING
L1	S 00°14'40" E 140.30'
L2	S 11°08'56" E 29.74'

SENECA CREEK

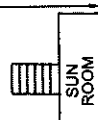
REBAR & CAP SET 6.33' FROM CORNER ALONG PROP. LINE

APPROX. HIGH MEAN WATER LINE



168.8'±

140.3'±



SEE DETAIL "A"



GRINDER PUMP

WOOD DECK & STEPS

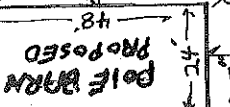
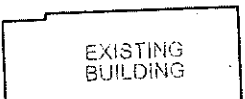
ASPHALT DRIVEWAY

N 40°55'56" E 541.77'

S 40°55'56" W 476.91'

PP BGE# 363862

LOT 90 & 91
RICHARD G. &
SANDRA K.
CONANT
L. 25069 F. 160

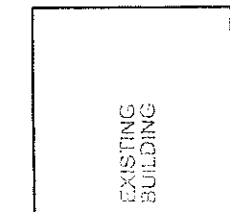


LOT 92

LOT 93

"MINOR SUBDIVISION OF BAYNES PROPERTY" PDM #01-011M

ASPHALT DRIVEWAY



LOT 93
#1021 BOWLEYS QUARTERS ROAD
0.5836 AC.±
25,422 SQ. FT. ±

ASPHALT DRIVEWAY

DRIVEWAY ON PROPERTY LINE ±

IRON REBAR & CAP SET

EDGE OF PAVEMENT

BOWLEYS QUARTERS ROAD

EDGE OF PAVEMENT

IRON REBAR & CAP SET

PP BGE# 363862

PP BGE# 363862

PP BGE# 363862

PP BGE# 363862

PP BGE# 363862

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PRECISION
SURVEY AND MAPPING LLC
Using Modern Technology to Map America
6809 South River Drive
Baltimore, Maryland 21220
www.precision-surveys.us
Phone: 410-459-2124

DATE	09-12-18
SCALE	1"=40'
DESIGNED BY	
DRAWN BY	WDM

BOUNDARY SURVEY
PATRICK J. & MARGARET A. BOSSE PROPERTY
1021 BOWLEYS QUARTERS ROAD
MIDDLE RIVER, MARYLAND 21220
LOT 93 OF PLAT "BOWLEYS QUARTERS" W.P.C. 7 PAGE 13
DEED REF.: LIBER 40488 FOLIO 245 "LOT 93"
BALTIMORE COUNTY, MARYLAND

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THE SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT IT REPRESENTS A FIELD SURVEY FOR THE PROPERTY SHOWN HEREON PERFORMED UNDER MY DIRECT SUPERVISION.

MD. LICENSED PROFESSIONAL LAND SURVEYOR NO. 21169
EXPIRES JUNE 30, 2019

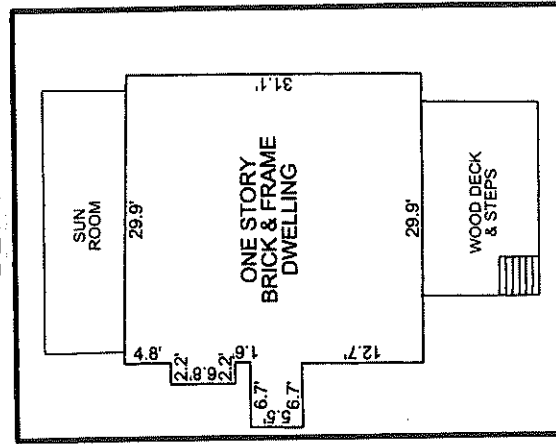


2023-0058-A

GENERAL NOTES

- COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS DERIVED FROM THE MARYLAND STATE COORDINATE SYSTEM (NAD83/NA2011 EPOCH 2010).
- OWNERSHIP: PATRICK J. & MARGARET A. BOSSE BY VIRTUE OF THE FOLLOWING DEEDS:
LOT 93: LIBER 40488 FOLIO 245
ADDRESS:
#1021 BOWLEYS QUARTERS ROAD,
MIDDLE RIVER, MARYLAND 21220
PLAT REF.:
"BOWLEYS QUARTERS - PLAT 2"
W.P.C. 7 FOLIO 13
- THE LOCATION OF IMPROVEMENTS SHOWN HEREON ARE DERIVED FROM FIELD RUN SURVEY PERFORMED BY PRECISION SURVEYING AND MAPPING, LLC IN SEPTEMBER 2018.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.

DETAIL



SCALE: 1" = 20'