

JOHN A. OLSZEWSKI, JR. County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

September 24, 2024

Francis Hepner, Jr. & Amy Hepner – <u>fhep1@comcast.net</u> 3920 New Section Road Baltimore, MD 21220

RE:

Petition for Administrative Variance

Case No. 2024-0163-A

Property: 3920 New Section 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,

DEREK J. BAUMGARDNER Administrative Law Judge for Baltimore County

DJB:dlw Enclosure

c: R. Craig Rodgers - craigrodgers200@gmail.com

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE

(3920 New Section Road)
15th Election District

5th Council District

Francis & Amy Hepner

OFFICE OF ADMINISTRATIVE

* HEARINGS FOR

* BALTIMORE COUNTY

Petitioners * CASE NO. 2024-0163-A

* * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by Francis and Amy Hepner, the legal owners ("Petitioners"), for the property located at 3920 New Section Road, Baltimore County, Maryland (the "Property"). Petitioners request variance relief from Baltimore County Zoning Regulations ("BCZR"), Section 400.3, to allow an accessory building/structure with a height of 27 ft. in lieu of the maximum height permitted of 15 ft., BCZR Section 400.1, to allow a 1.0 ft. side yard in lieu of the minimum required 2.5 ft., and BCZR Section 1A04.3.B.2.b, to allow a 25.2 ft. street centerline setback in lieu of the required 75 ft.

A public hearing was conducted on September 16, 2024. Petitioner, Frank Hepner, appeared and gave testimony. Petitioner was assisted by R. Craig Rodgers who also provided testimony. No other interested persons appeared and the file does not contain any written testimony or correspondence from community members. The property was properly posted.

Petitioners submitted the following exhibits which were accepted into the record: (1) Site Plan; (2) SDAT printout; (3) Deed; (4) Record Plat; (5) Current aerial photo (GIS); (6) Photos 1-4; (7) Floor Plans; (8) GIS aerial photo history; (9) ZAC comments with responses; (10a) Zoning Petition; and (10b) Zoning Description. The file contains the following Zoning Advisory

Committee ("ZAC") comments from county agencies which were accepted into the record: (1) DEPS; and (2) DPR.

Findings of Fact

The Property is comprised of 15,600 sq. ft. of land area and is more fully depicted on Petitioners' Site Plan. *See* Petitioners' Exhibit 1. The Property is currently improved by a detached single-family dwelling constructed in 2005 with 1,144 sq. ft. of above-grade living area and an accessory structure that was constructed prior to 2005. Petitioners purchased the property in 2014 and they use it as their principal residence. The existing one-story cinder block shed has a foundation with a footprint of approximately 800 square feet. The property is located within the Chesapeake Bay Critical Area ("CBCA") and is subject to Critical Area requirements as noted in DEPS ZAC comment. *See* County Exhibit 1. DPR's ZAC comments, on behalf of DPR and DPW-T, provided the following:

"DPR: In a 100-year FEMA floodplain AE Zone BFE 6 NAVD88, BC AE Zone BF 7 NAVD88.

DPW-T: A) Public webpage, Zillow, shows that the basement is partially finished. Baltimore County records do not show permits for partially finishing the basement. Proper evidence must be submitted to Baltimore County showing the finished area was built to FEMA compliance. No permits must be issued until Baltimore County receives such documentation.

- B) The proposed accessory structure is equal to 800 square feet. Code 32-8-507
- (A) limits accessory structures in a tidal special flood hazard area to 300 square feet. For this reason, the administrative variance must be denied.
- C) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=8.5) per panel FIRM 2400100455F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 6-24, 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The LiMWA is not on the property."

Petitioners propose to remodel the existing shed and add an additional floor without expanding the existing footprint. The second floor will be utilized for storage accessory to the primary residence while the ground floor will be used as a garage. Cosmetic improvements are proposed to enhance

the shed's appearance on the first floor by using siding or other materials while the second floor will utilize architectural elements like dormers to improve the massing and visual impact of the accessory building from neighboring properties. These improvements trigger the requested height variance but the remaining variance relief pertains to the accessory building's nonconforming status with respect to side yard and street setback requirements. No expansion of the existing footprint is proposed.

Mr. Rodgers testified and provided documentary evidence that the existing accessory building has been located on the property since at least 1995 and likely for some time before 1995. See Petitioner's Exhibits 8a-d. The exhibits do not indicate any changes in square footage to the accessory building between 1995and 2023. *Id.* Mr. Rodgers further testified that based upon his communications with the adjacent property owner that there were no community objections to the Petition. Mr. Hepner testified to the history of the existing garage on the property and the purpose of the proposed improvements is to provide additional storage for the single-family home.

Conclusions of Law

Pursuant to BCZR § 307.1, "...the [Administrative Law Judge] shall have ...the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to public health, safety and general welfare...". A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

I find that the Property is unique and that special circumstances or conditions exist that are peculiar to the improvements on this parcel and strict compliance with the Zoning Regulations for Baltimore County with respect to accessory structure height would result in practical difficulty. The existing garage is nonconforming and the proposed improvements do not increase the degree of nonconformity as they neither impermissibly expand the garage to a size greater in size than permitted in a floodplain or further encroach into requirement setbacks. The Petition and Site Plan indicate that the footprint of the structure will not be increased. The proposed height is necessary for both structural and aesthetic reasons. DPW-T comments are noted but seem to indicate the Petition was reviewed as proposing a new accessory building of 800 sq. ft. instead of proposed improvements to an existing accessory building. Further, as this was an entitlement review for an accessory building and not a code enforcement case, the status of the basement area of the single-family dwelling is not properly before OAH. Lastly, Petitioner indicated a willingness to comply with all floodplain regulation requirements with respect to the accessory building which are included as conditions of approval below.

For these reasons, I find that the requested variance relief can be granted in strict harmony with the spirit and intent of BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition, indicating the purposes of BCZR are generally satisfied. There is no indication that the additional height impedes light or air or impedes the views from neighboring properties such that adjacent lots are adversely impacted.

THEREFORE, IT IS ORDERED, this 24th day of September, 2024, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Baltimore County Zoning Regulations ("BCZR"), Section 400.3, to allow an accessory building/structure with a height of 27 ft. in lieu of the maximum height restriction of 15ft.; BCZR Section 400.1, to allow a 1.0 ft. side yard in lieu of the required 2.5 ft. minimum; and BCZR Section 1A04.3.B.2.b, to allow a 25.2 ft. street centerline setback in lieu of the required 75 ft., be and are hereby, **GRANTED**; and

The relief granted herein shall be subject to the following:

- 1. 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;
- 2. Petitioners and subsequent owners shall not convert the detached garage into a dwelling unit or apartment except under proper permit. The detached garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities at this time;
- 3. The detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home;
- 4. The detached garage shall not be used for commercial or industrial purposes;
- 5. Petitioners must comply with the DEPS ZAC comment, dated July 25, 2024; a copy of which is attached hereto and made a part hereof; and
- 6. Petitioners shall comply with Baltimore County floodplain regulations found under BCC Section 32, Title 4, and Section 32, Title 8, which shall specifically include the installation of flood vents in the accessory building.

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

DEREK J. BAUMGARDNER Administrative Law Judge

for Baltimore County

DJB:dlw

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO:

Hon. Maureen E. Murphy; Chief Administrative Law Judge

Office of Administrative Hearings

FROM:

Jeff Livingston, Department of Environmental Protection and

Sustainability (EPS) - Development Coordination

DATE:

July 25, 2024

SUBJECT:

DEPS Comment for Zoning Item

2024-0163-A

Address:

3920 NEW SECTION ROAD

Legal Owner: Francis & Amy Hepner

Zoning Advisory Committee Meeting of July 8, 2024.

EPS has reviewed the subject zoning petition for compliance with the goals of the Statemandated 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 an accessory structure with a height of 27 feet instead of the required 15 feet, as well as a side yard setback of 1 foot instead of the required 2.5 feet. In addition, the applicant is seeking a street centerline setback of 25.2 feet in lieu of the required 75 feet. The proposed development must meet LDA requirements and the 15% afforestation requirement. The maximum lot coverage for this property is 31.25%. The lot coverage limit is based on the area of the property above mean high tide. 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 property with a 100-foot Critical Area buffer extending onto the property from Seneca Creek. The buffer consists of a maintained grass lawn. The proposed replacement garage will be located outside the buffer. Meeting the lot coverage requirements and the 15% afforestation requirement will aid in the conservation of fish, plant, and wildlife habitat in the watershed.

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 lot coverage and afforestation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Gris Batchelder



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 3920 NEW SECTION RD. BALTO, MDZ1220 Currently zoned RC5

Deed Reference 34601 / 03 10 Digit Tax Account # 1 5 1 1 0 0 1 7 7 0

Owner(s) Printed Name(s) FRANCIS HEPNER, TR. & AMY HEPNER

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

For Ad	ministrative V	ariances, the Aff	idavit on the	reverse of this Petition form must be completed and notar	zed.
- AA L				e in Baltimore County and which is described in the plan/pl an:	,
1 ADM	INISTRATIVE	VARIANCE from	Section(s) 4	OO. 3 TO ALLOW AN ACCE SSORVIS	TRUCTURE
WITH	HEIGHT	OF 27' IN	LIEU OF	FTHE REQUIRED 15; 400.1 EU OF THE REQUIRED 2.5; and 14 RLINE SETBACK IN LIEU OF THE	
TOALL	OW A I.O	SIDEYAR	DINLI	EU OF THE REQUIRED 2.5, and 14	04.3.13,2.1
TO ALL of the zoning	regulations of E	. 4 STREE	to the zoning	RLINE SETBACK IN LIEU OF THE F	Equired?
2 ADN	INISTRATIVE	SPECIAL HEAF	RING to appro	ove a waiver pursuant to Section 32-4-107(b) of the Bal	imore
			• •	ze, alter or construct addition to building)	
- 10 B - 10	0			Min and Country	
Property is to be	posted and adverti	e, to the develops sed as prescribed by	the zoning regula	ations.	
/ we agree to pa Baltimore County	y expenses of about adopted pursuant	re petition(s), advertis to the zoning law for	ing, posting, etc. Baltimore County	and further agree to be bound by the zoning regulations and restrictions /.	of
				Owner(s)/Petitioner(s):	
				PRANCIS HEPOTER JR AMY HEPNE Name #1-Type or Print Name #2-Type or Print	R
				Name #1 - Type or Print Name #2 - Type or Print	_
				Signature #1 Signature # 2	
				3920 NEW SECTION RD BALTIMOR	E, MD.
				21220 /410-960-7339 / Fhee 1@ Con Zip Code Telephone # Email Address	scast net
Attorney for	Owner(s)/Petit	ioner(s):		Representative to be contacted:	
				RCRAIG ROOGERS	
lame-Type or P	rint			Name – Type or Print	
Signature				Signature	-
_				38 STALGONGUIN TRAIL SNOW	HILL MO.
Aziling Address		City	State	Mailing Address City State	
				21863/443-677-2007/craigrodgers	coorgmail
in Corie	Telephone#	Email Add		Zip Code Telephone # Email Address	
county, this	day of	formally demanded f Baltimore County.		be required, it is ordered by the Office of Administrative Hearings for t matter of this petition be set for a public hearing, advertised, and re-pos	
			Admini	strative Law Judge for Baltimore County	
	2024-011	(3.A	1	2024 Estimated Posting Date 7/X/29 Reviewer	
ASE NUMBER	1027 UII	// Filin	g Date 6 27/	Estimated Posting Date //X/29 Reviewer	V/C

Rev 5/5/2016

Affidavit in Support of Administrative Variance (THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

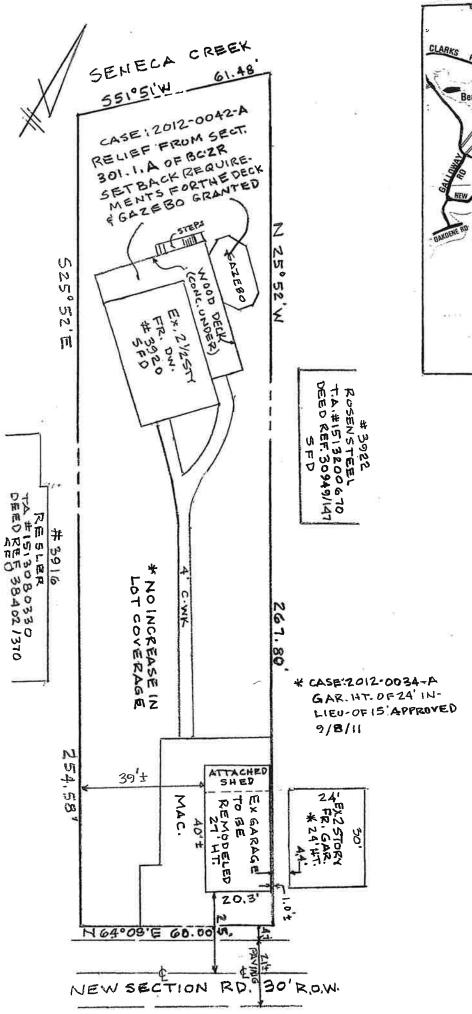
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

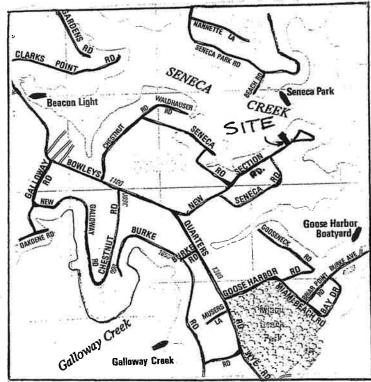
Address: 3920 NEW SECTION RO BALTIMORE MD. 21226 Print or Type Address of property City State Zip Code							
Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)							
THE EXISTING GARAGE IS IN DISCREPAIR. WE HAVE BUILDING PLANS THAT WOULD "REPLACE" IT. LIVING ON THE WATER CERTAINTY HAS ITS ADVANTAGES BUT STORAGEAREA IS CERTAINLY MOT ONE OF THEM WE DEGIRE TO ADD A SECOND STORY WHEN WE REBUIND OURGARAGE. THIS WOULD CALLFORA HEIGHT OF 27' WHICH SIMILAR TO VARIOUS STREET FRONT GARAGES INCLUDING THE ONE NEXT DOOR. WE FEEL THE "PRACTICAL DIFFICULTY" IS THE LIMIT OF WAY S TO GAINSTOR- AGE SPACE WE DON'T HAVE A BASEMENT. SHEDS WOULD ADD "LOT COVERAGE," WHICH IS NOT THE CASE BY ADDING THE SECOND PLOT TO AN AREA ALREADY CONSIDERED "LOTCOVERAGE." WE BELIEVE THAT BUILDING ANEW GARAGE WITH STORAGE							
ABOVE IS WITHIAITHE SPIRIT AND INTENT OF ZONING REGULATIONS. (If additional space for the petition request or the above statement is needed, label and attach it to this Form) X Any Heoner Signature of Owner (Affiant)							
FRANCIS HEPNER, JR Name-Print or Type AMY HEPNER 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 day of Defore me a Notary of Maryland, in and for the County aforesaid, personally appeared:							
Print name (s) here: TRALIK HODIER TO. OUR AMY HERNER							
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).							
AS WITNESS my hand and Notaries Seal Observation State of Mary Public State of Mary Public State of Mary Public My Commission Expires April 1 2005 My Commission Expires							

REV. 5/5/2016

PROPERTY DESCRIPTION FOR: 3920 NEW SECTION RD.

BEGINNING AT A POINT ON THE NORTH SIDE OF NEW SECTION RD. WHICH IS 30 FEET WIDE AT A DISTANCE OF 533 FEET EAST OF THE CENTER LINE OF SOUTH SENECARD. WHICH IS 30 FEET WIDE, BEING LOT #310, PLAT #11 IN THE SUBDIVISION OF BOWLEYS QUARTERS AS RECORDED IN BALTMORE COUNTY PLAT BOOK #10, FOLIO 64, CONTAINING 15,600 SQUARE FEET. LOCATED IN THE 15TH ELECTION DISTRICT AND THE 5TH COUNCIL DISTRICT.





VICINITY MAP SCALE: 1"=2000'

GENERAL NOTES

ZONING MAP# 091C3 SITE ZONED: RC-5 **ELECTION DISTRICT: 15**

COUNCIL DISTRICT: 5

LOT AREA ACREAGE: 0.3581 ±

OR SQUARE FEET: 15,600

HISTORIC:

NO

IN CBCA:

YES YES

IN FLOOD PLAIN: WATER IS:

PUBLIC

SEWER IS:

PUBLIC

PRIOR

SEE PLAN

N/A

VIOLATIONS?

PRIOR HEARING?

ZONING PLAN TO ACCOMPANY ADMINISTRATIVE VARIANCE FOR: 3920 NEW SECTION RD.

ELECTION DISTRICT 15 BALTIMORE COUNTY, MD DEED REF: 34601/03 TAX ACCT NO. 1511001770 TAX MAP 91, PARCEL 99

SCALE: 1"=30"

DATE: 6/25/24

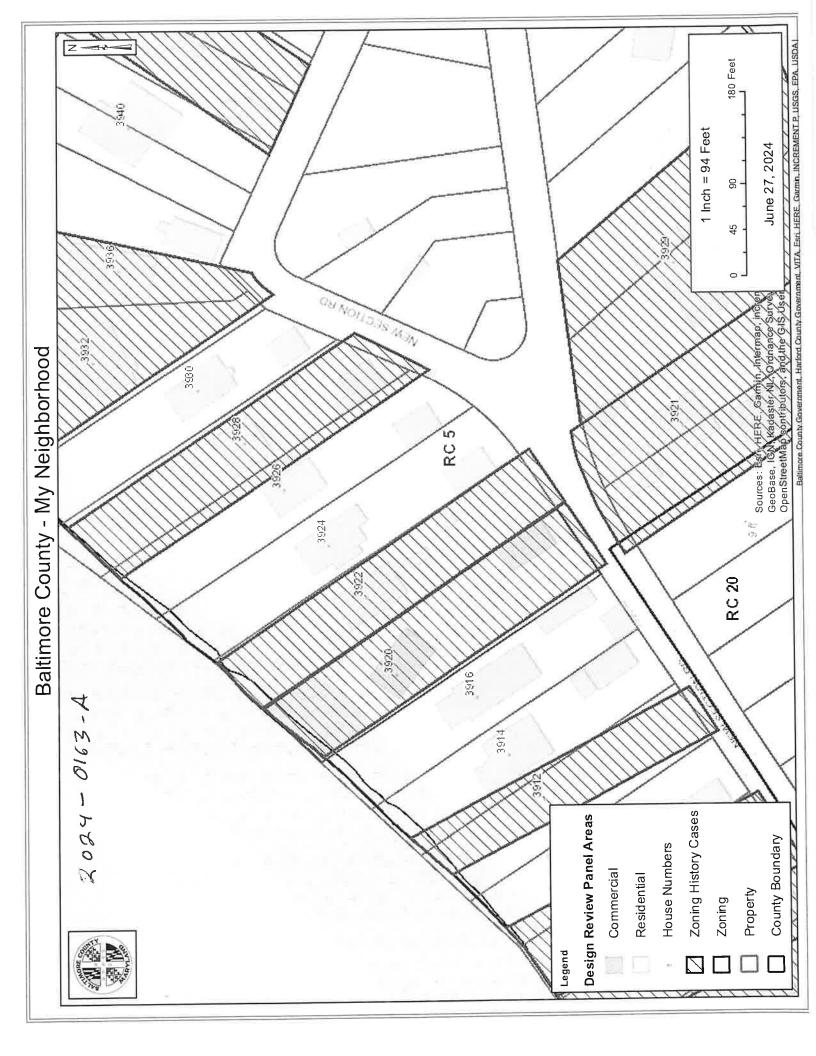
2124.0163.A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

$\rho = 1 - 1 - 1 = 1 - 1 = 1 = 1 = 1 = 1 = 1$						
Case Number 2024 = 0163 A Address 3920 New Section Poul						
Contact Person:						
Filing Date: 6/27/2024 Posting Date: 7/14/2024 Closing Date: 7/29/2024						
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. <u>POSTING/COST</u> : 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 zeroing notice sign must be visible on the property on or before the posting date noted above. It should recrain there through the closing date.						
Z. 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) depy 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 perition 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 of by order of the Administrative law indge), 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 aftered sign must be forwarded to this office.						
Petitioner: This Part of the Form is for the Sign Poster Only (perad) Mong Dorred Une)						
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT						
Case Number: 2024 -0163 -A Address 3920 New Section Roal						
Petitioner's Name: Francis & Amy Hepner Telephone (Cell) 410, -960-7339						
Posting Date: 7/14/2024 Closing Date: 7/29/2024						
Wording for Sign: To Permit a 27- foot be I day height in hear at 15 feet)						
a 1-foot side solback in lieu of 2.5 feet, and a						
35. 2 - foot street centerling setback in lieu at 75 feet						
for an accessory building (detachel garage).						
Revised 1/2022						

OFFICE	OF BUD	DGET ANI	IARYLAN D FINANC RECEIPT	E	Sub Rev/	No.	231	1	7 024	
Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct		Amount	
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Rec From: For:		39	nk Almii 20 A	ru S	Section	n Ro	al .		75. or	
Zowing Case 2024-0163-A								CASHIER'S		
<u>DISTRIBL</u> WHITE - (PINK - AG PLEA	ENCY SE PRES		CUSTOME	R	GOLD - AC	COUN	NTING	VALIDATION



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 - 1511001770

Owner Information

Owner Name:

HEPNER FRANCIS L JR HEPNER AMY S

RESIDENTIAL Use: Principal Residence: YES

Mailing Address:

3920 NEW SECTION RD

/34601/ 00003

BALTIMORE MD 21220-4030

Location & Structure Information

Premises Address:

3920 NEW SECTION RD **BALTIMORE 21220-4030**

Legal Description:

Deed Reference:

3920 NEW SECTION RD

BOWLEYS QUARTERS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 11

0091 0024 0099 15030020.04

0000

Plat Ref: 0010/0064

310 2024

Town: None

2005

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

StoriesBasementType

1.144 SF

2 full

Last Notice of Major Improvements ExteriorQualityFull/Half BathGarage

1 Detached 1 1/2 YES STANDARD UNITSIDING/4

Value Information

	Base Value	Value	Phase-in Assessments		
		As of 01/01/2024	As of 07/01/2023	As of 07/01/2024	
Land:	262,900	338,600			
Improvements	264,000	297,900			
Total:	526,900	636,500	526,900	563,433	
Preferential Land:	0	0			

Transfer Information

Seller: BARRETT ROBERT

Date: 01/10/2014

Price: \$515,000 Deed2:

Type: ARMS LENGTH IMPROVED Seller: KASHEN JOSEPH E TRUSTEE Deed1: /34601/ 00003 Date: 09/09/2003

Price: \$325,000

Type: ARMS LENGTH IMPROVED Seller: KASHEN JOSEPH E Type: NON-ARMS LENGTH OTHER Deed1: /18742/ 00651 Date: 12/05/2001 Deed1: /15820/ 00320 Deed2: Price: \$0 Deed2:

Exemption Information

Partial Exempt Assessments: Class

07/01/2024

County: State: Municipal:

000 000 000

07/01/2023 0.00 0.00 0.00|0.00

0.00|0.00

Special Tax Recapture: None

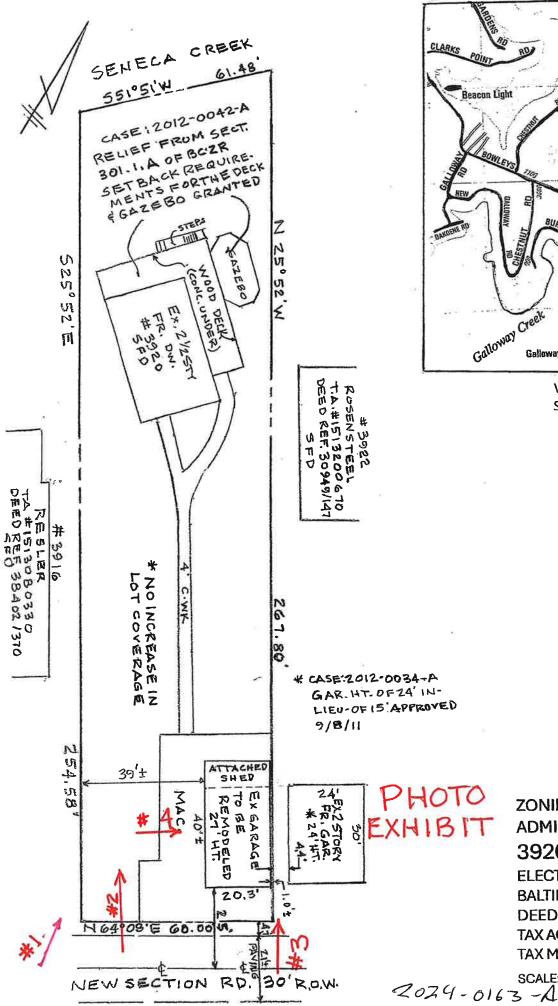
Homestead Application Information

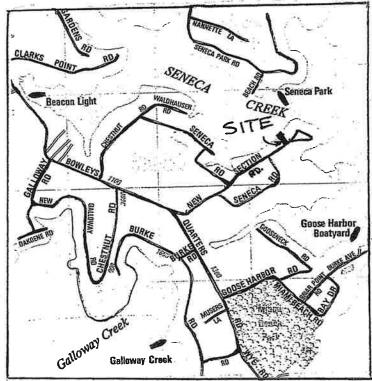
Homestead Application Status: Approved 02/19/2014

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

2024-0163-A





VICINITY MAP SCALE: 1"=2000'

GENERAL NOTES

ZONING MAP# 091C3 SITE ZONED: RC-5 **ELECTION DISTRICT: 15 COUNCIL DISTRICT: 5**

LOT AREA ACREAGE: 0.3581 ±

OR SQUARE FEET: 15,600

HISTORIC:

NO

IN CBCA:

YES

IN FLOOD PLAIN:

YES

WATER IS: **SEWER IS:**

PUBLIC

PRIOR HEARING?

PUBLIC

PRIOR

SEE PLAN

<u>N/A</u>

VIOLATIONS?

ZONING PLAN TO ACCOMPANY ADMINISTRATIVE VARIANCE FOR: 3920 NEW SECTION RD.

ELECTION DISTRICT 15 BALTIMORE COUNTY, MD **DEED REF: 34601/03** TAX ACCT NO. 1511001770 TAX MAP 91, PARCEL 99

SCALE: 1"=30'

DATE: 6/25/24

CERTIFICATE OF POSTING

ZONING NOTICE

The sign(s) were posted on _____

ADMINISTRATIVE VARIANCE
3920 NEW SECTION ROAD
CASE NO. 2024-0163-A
OWNERS: FRANCIS & AMY HEPNER

REQUEST: TO PERMIT 27 FOOT BUIDING HEIGHT IN LIEU OF THE PERMITTED 15 FEET, A 1 FOOT SIDE SETBACK IN LIEU OF THE REQUIRED 2.5 FEET AND A 25.2 FOOT STREET CENTERLINE SETBACK IN LIEU OF THE REQUIRED 75 FEET FOR AN ACCESSORY BUILDING (DETACHED GARAGE)

Pursuant to Section 26-127(b)(2), 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 Office before 5 P.M. on JULY 29, 2024

Additional information is available at the Department of Permits, Approvals and Inspections, Baltimore County Office Building, 111 West Chesapeake Avenue, Towson, Md. 21204 (410) 887-3391

UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL AFTER THE ABOVE DATE

(Signature of Sign Poster)

DAVID W. BILLINGSLEY

JULY 9, 2024

(Month, Dav. Year)

Date: JULY 10, 2024

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

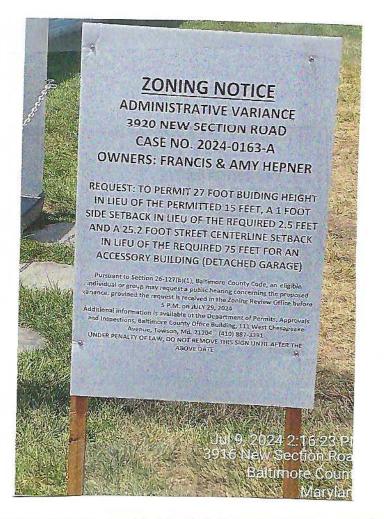
(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: JULY 10, 2024



(Month, Day, Year)

Osciel Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO:

Hon. Maureen E. Murphy; Chief Administrative Law Judge

Office of Administrative Hearings

FROM:

Jeff Livingston, Department of Environmental Protection and

Sustainability (EPS) - Development Coordination

DATE:

July 25, 2024

SUBJECT:

DEPS Comment for Zoning Item

2024-0163-A

Address:

3920 NEW SECTION ROAD

Legal Owner: Francis & Amy Hepner

Zoning Advisory Committee Meeting of July 8, 2024.

EPS has reviewed the subject zoning petition for compliance with the goals of the Statemandated 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 an accessory structure with a height of 27 feet instead of the required 15 feet, as well as a side yard setback of 1 foot instead of the required 2.5 feet. In addition, the applicant is seeking a street centerline setback of 25.2 feet in lieu of the required 75 feet. The proposed development must meet LDA requirements and the 15% afforestation requirement. The maximum lot coverage for this property is 31.25%. The lot coverage limit is based on the area of the property above mean high tide. 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 property with a 100-foot Critical Area buffer extending onto the property from Seneca Creek. The buffer consists of a maintained grass lawn. The proposed replacement garage will be located outside the buffer. Meeting the 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 lot coverage and afforestation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Gris Batchelder

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director DATE: July 3, 2024

Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor

Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting

Case 2024-0163-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

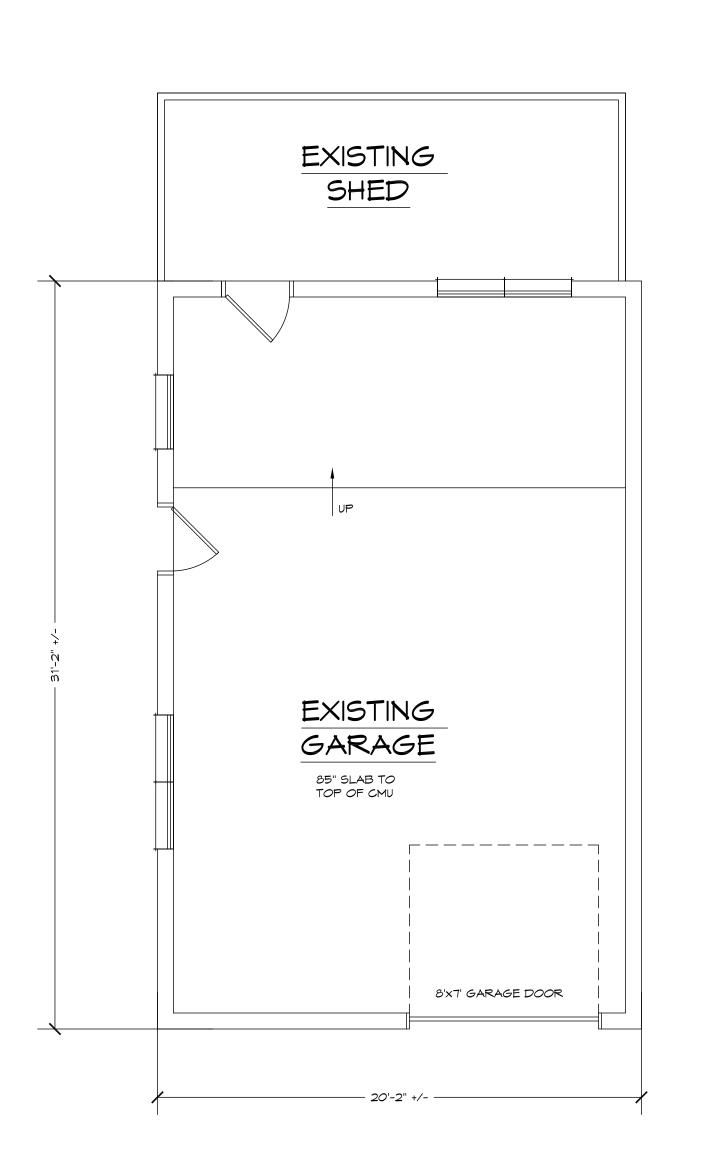
DPR: In a 100-year FEMA floodplain AE Zone BFE 6 NAVD88, BC AE Zone BF 6 NAVD88.

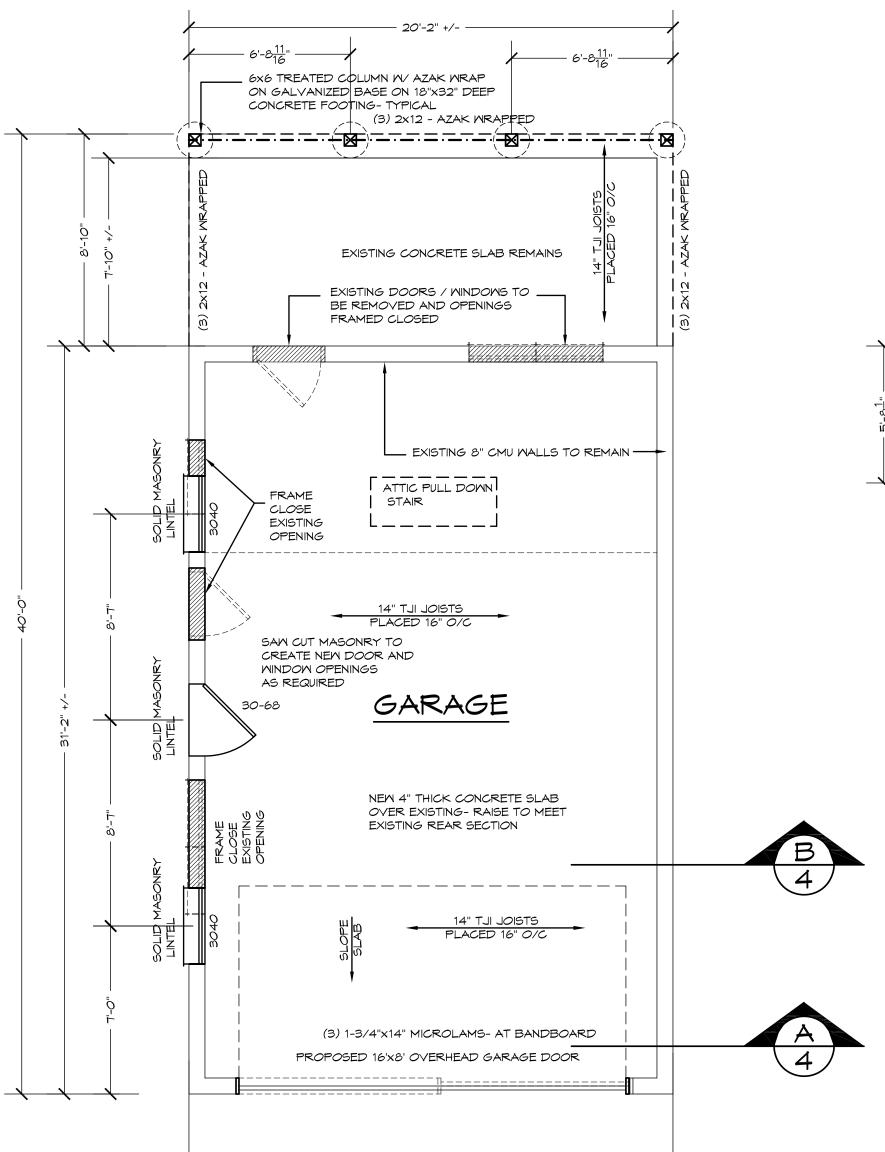
DPW-T: A) Public webpage, Zillow, shows that the basement is partially finished. Baltimore County records do not show permits for partially finishing the basement. Proper evidence must be submitted to Baltimore County showing the finished area was built to FEMA compliance. No permits must be issued until Baltimore County receives such documentation.

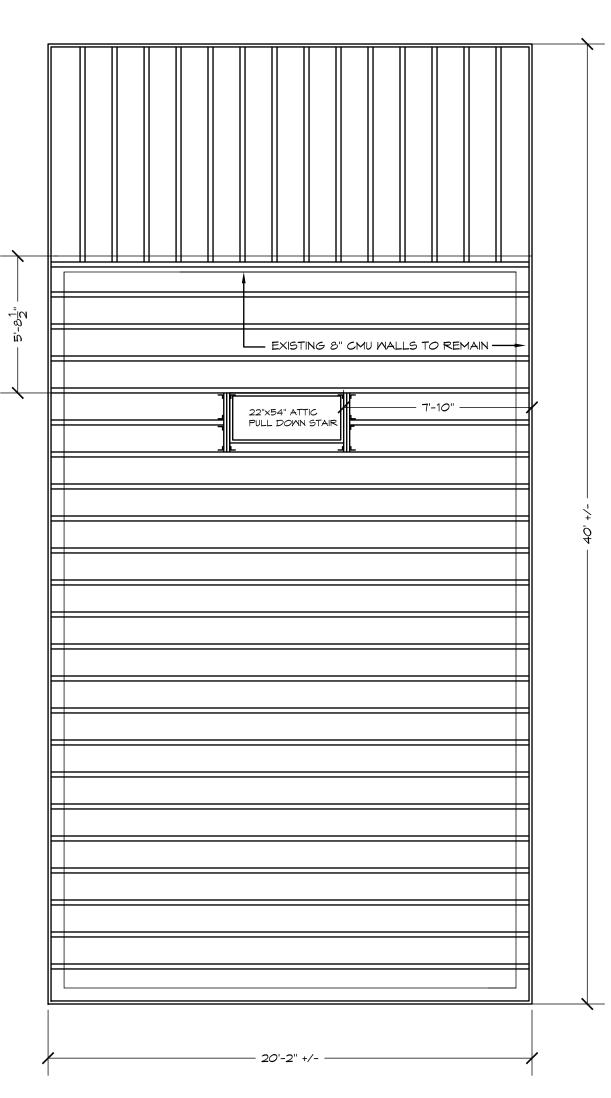
- B) The proposed accessory structure is equal to 800 square feet. Code 32-8-507 (A) limits accessory structures in a tidal special flood hazard area to 300 square feet. For this reason, the administrative variance must be denied.
- C) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=8.5) per panel FIRM 2400100455F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 6-24, 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The LiMWA is not on the property.

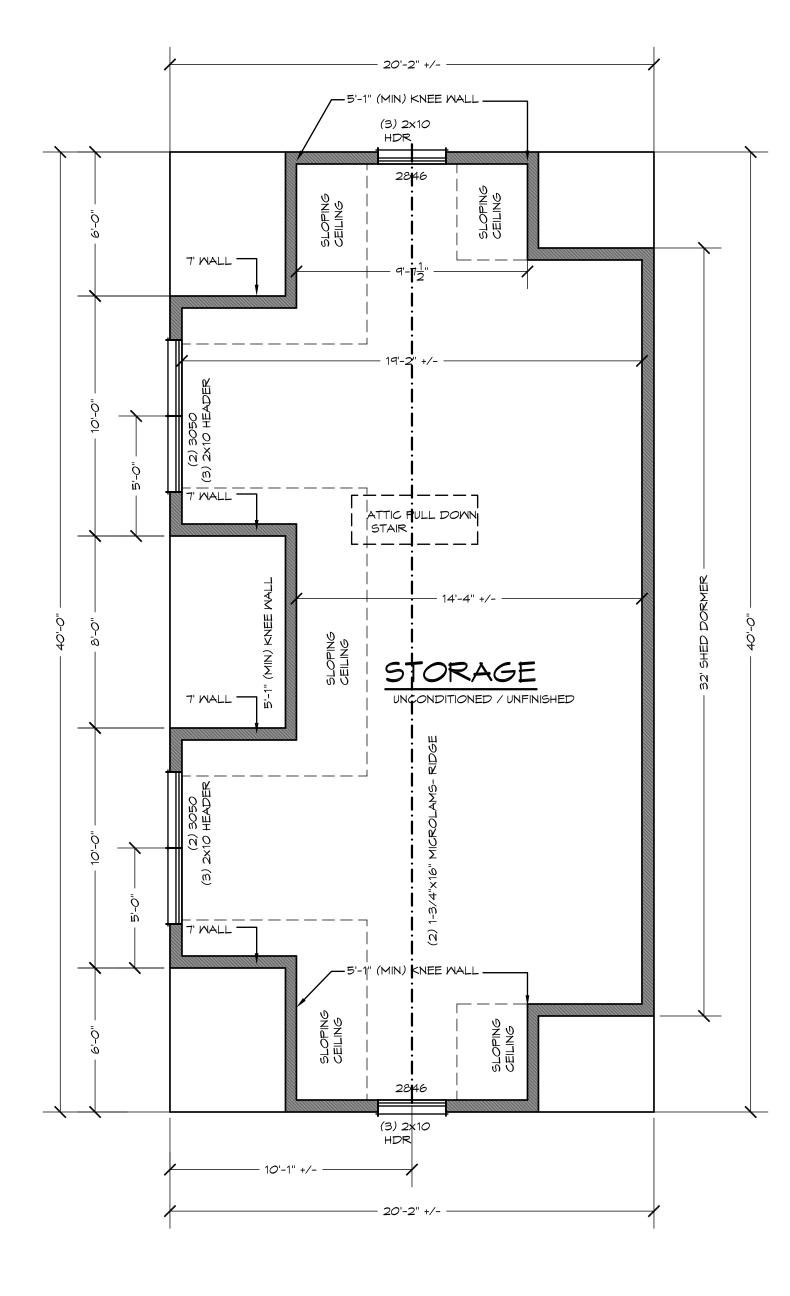
Landscaping: No comment.

Recreations & Parks: No comment LOS & No Greenways affected.









EXISTING GARAGE FLOOR PLAN

SCALE: 1/4"=1'-0"

PROPOSED GARAGE FLOOR PLAN

SCALE: 1/4"=1'-0"

ATTIC JOIST PLAN

SCALE: 1/4"=1'-0"

JOIST DESIGN MIN.= L/480 - 14" TJI BRAND SERIES 230 PLACED 16" O/C

SECOND FLOOR ATTIC PLAN

SCALE: 1/4"=1'-0"

R613.2 WINDOW SILLS
ALL WINDOWS WHERE THE OPERABLE
OPENING IS LOCATED MORE THAN 12"
ABOVE FINISHED GRADE OR SURFACE
BELOW, THE LOWEST PART OF THE CLEAR
OPENING SHALL BE A MIN. OF 24" ABOVE
THE FINISHED FLOOR OF THE ROOM IN
WHICH THE WINDOW IS LOCATED. GLAZING
BETWEEN THE FLOOR AND 24" SHALL BE
FIXED OR HAVE OPENINGS THROUGH
WHICH A 4" DIA. SPHERE CANNOT PASS.

EXCEPTIONS:

1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4"DIA. SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION

2. OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2006 OF F 2090

3" MINIMUM
SIDECOVER
(2" FOR LCB)

Simpson Strong-Tie
CB or LCB

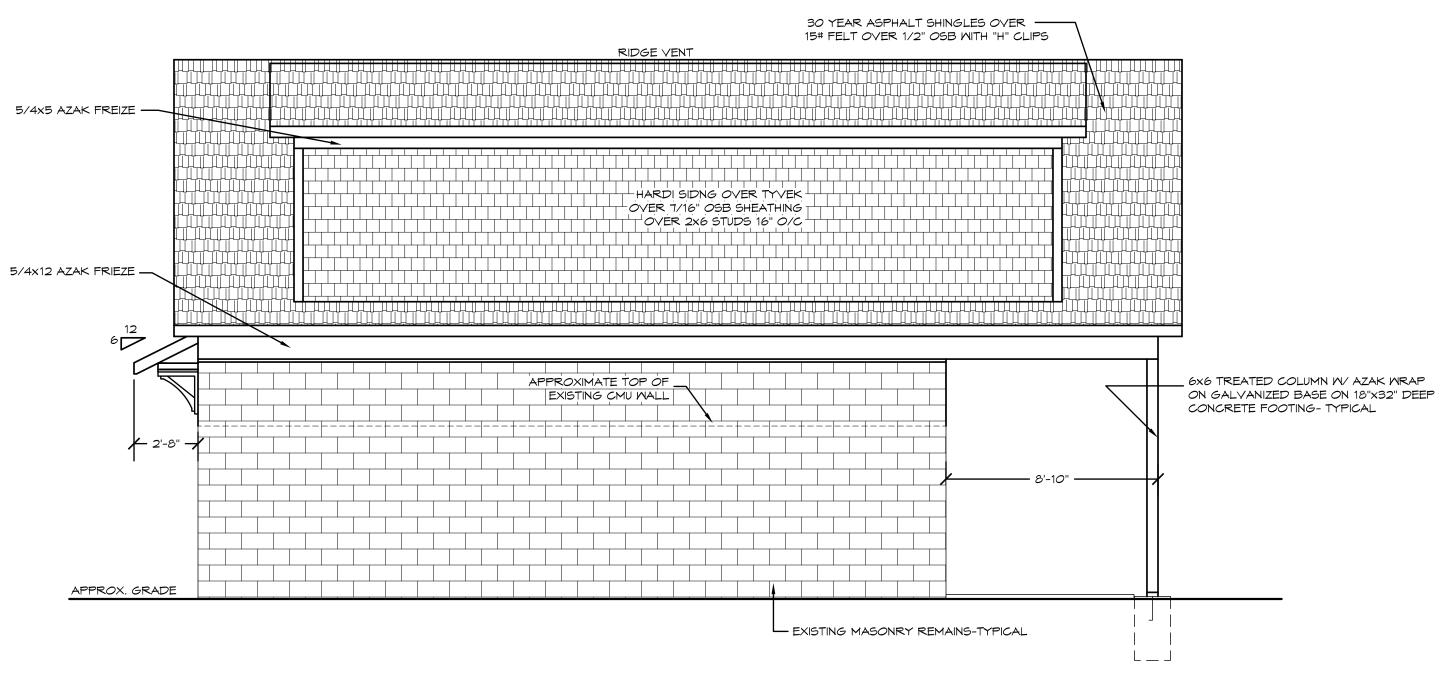
POST TO FOOTER
CONNECTION DETAIL
NOT TO SCALE

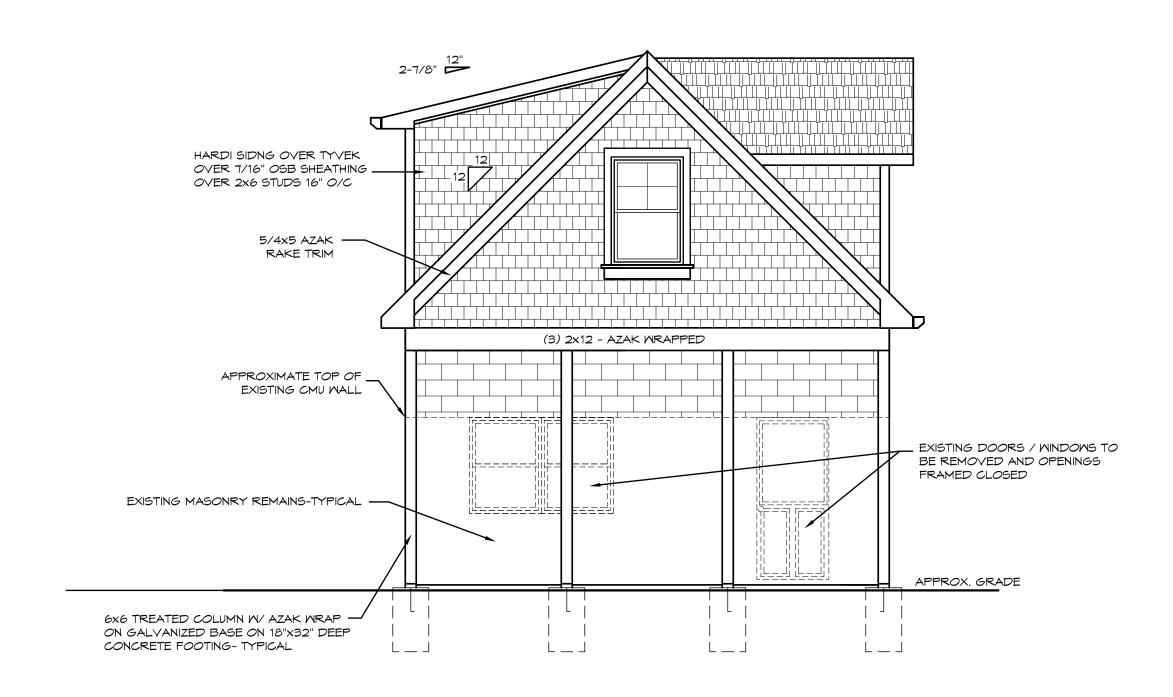
REVISED 1/16/2024

PROJECT ADDRESS:
3920 NEW SECTION ROAD
MIDDLE RIVER, MD. 21220
BALTIMORE COUNTY, MD.

CUSTOM HOME

ATE: 11/2023
HEET NO.: 1



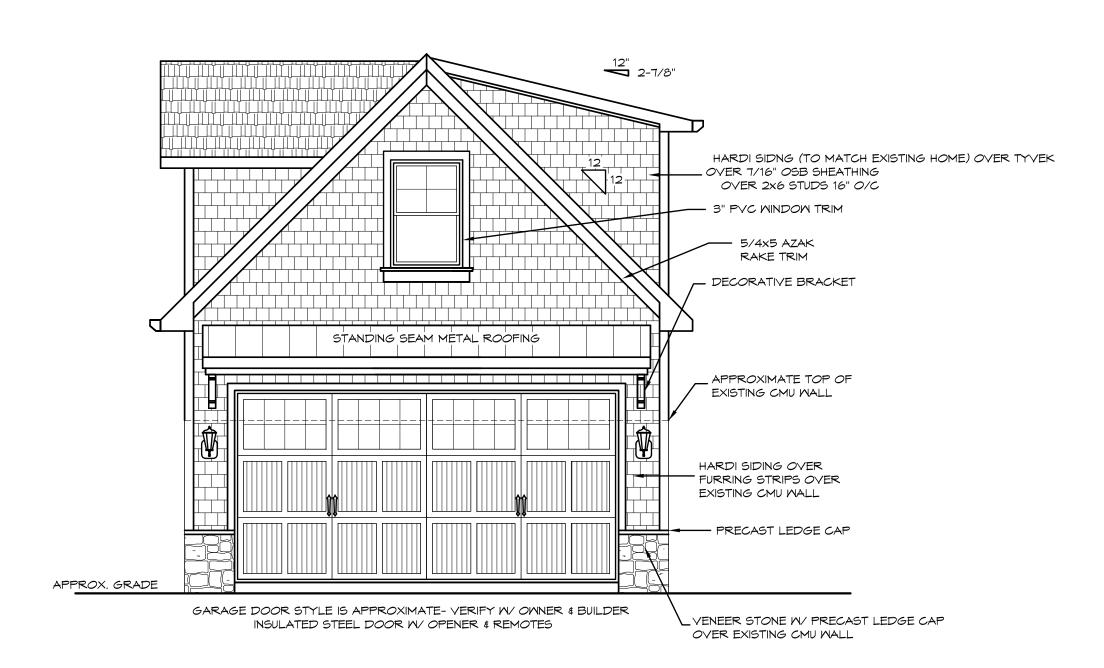


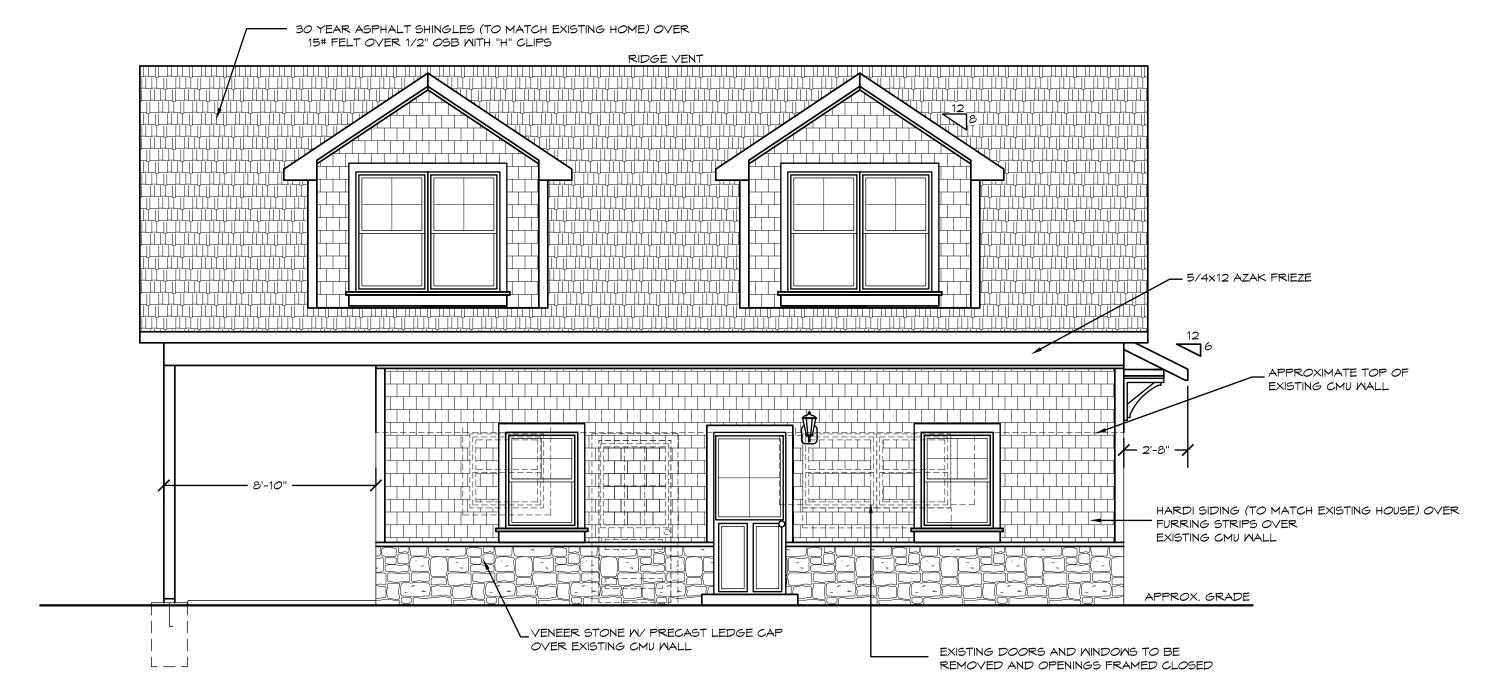
PROPOSED SIDE ELEVATION

SCALE: 1/4"=1'-0"

PROPOSED REAR ELEVATION

SCALE: 1/4"=1'-0"



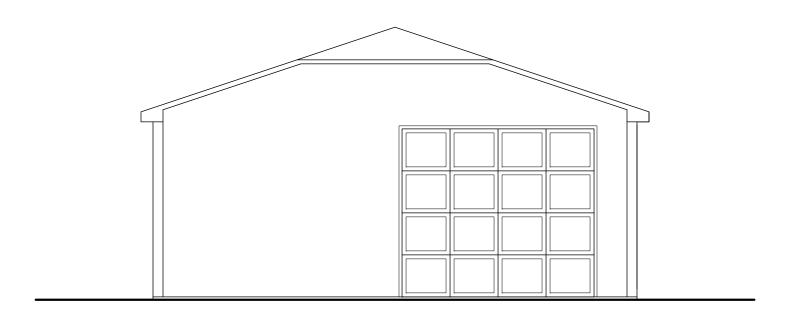


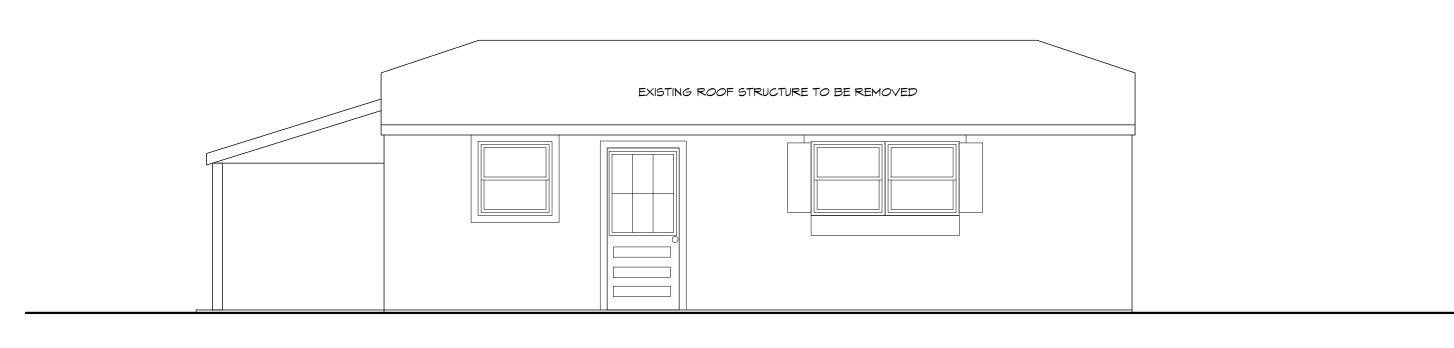
PROPOSED FRONT ELEVATION "STREET-SIDE"

SCALE: 1/4"=1'-0"

PROPOSED SIDE ELEVATION

SCALE: 1/4"=1'-0"





EXISTING SIDE ELEVATION

SCALE: 1/4"=1'-0"

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0'
DATE: 11/2023
SHEET NO.: 2

PROJECT ADDRESS:

3920 NEW SECTION ROAD MIDDLE RIVER, MD. 21220

BALTIMORE COUNTY, MD.

SCALE: 1/4"=1'-0"

EXISTING FRONT ELEVATION "STREET-SIDE"

1. GENERAL

A. ALL CONSTRUCTION SHALL CONFORM WITH THE PROVISIONS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.

B. DESIGN LIVE LOADS: ROOF.40 PSF FLOORS..30 PSF SLEEPING AREAS. .

2. FOUNDATIONS

A. FOOTINGS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL, 1'-0" BELOW ORIGINAL GRADE. THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISHED GRADE. CONTRACTOR TO VERIFY THE ALLOWABLE SOIL PRESSURE IN THE FIELD. IF FOUND TO BE LESS THAN 2000 PSF, THE FOOTINGS WILL HAVE TO BE REDESIGNED.

3. CAST IN PLACE CONCRETE

A. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST APPROVED (BY LOCAL GOVERNMENT) EDITIONS OF THE FOLLOWING A.C.I. AND A.S.T.M. DOCUMENTS:

SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE

B. ALL CONCRETE, EXCEPT AS NOTED, SHALL BE (f'C=3,000 PSI) STONE AGGREGATE CONCRETE AT 28 DAYS. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR

C. SLABS ON GROUND SHALL BE 4" THICK CONCRETE REINFORCED WITH 6"X6" W1.4XW1.4 WMF OVER 6 MIL POLYETHYLENE VAPOR BARRIER AND 4" WASHED GRAVEL UNLESS OTHERWISE NOTED.

4. MASONRY

A. ALL MASONRY CONSTRUCTION AND MATERIALS USED THEREIN (CONCRETE MASONRY, CLAY MASONRY, MORTAR, GROUT AND STEEL REINFORCEMENT) SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530-92/ASCE 5-92/TMS 402-92) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1-92/ASCE 6-92/TMS 602-92) IN ALL RESPECTS.

B. MASONRY BEARING WALLS SHALL CONSIST OF STANDARD HOLLOW UNITS CONFORMING TO ASTM C 90 UNLESS OTHERWISE NOTED. WHERE SOLID UNITS ARE REQUIRED, PROVIDE UNITS CONFORMING TO ASTM C 145.

C. ALL MORTAR SHALL CONFORM TO THE REQUIREMENTS FOR PROPORTIONS, MIXING, STRENGTH AND APPLICATION FOR PORTLAND CEMENT/LIME TYPE "S" MORTAR AS

D. ALL GROUT FILL IN MASONRY WALLS SHALL CONFORM TO ASTM C 476. SLUMP RANGE 8-11". PLACE GROUT IN 5'-0" MAXIMUM POUR HEIGHTS AND CONSOLIDATE BY MECHANICAL VIBRATION.

E. PROVIDE 8" DEPTH OF 100 % SOLID MASONRY BELOW ALL JOIST OR SLAB BEARING LINES. PROVIDE 16" HIGH X 16" LONG 100 % SOLID MASONRY BELOW ALL LINTELS AND BEAMS UNLESS NOTED OTHERWISE.

F. ALL MASONRY WALLS SHALL BE REINFORCED WITH NO. 9 GAGE TRUSS TYPE GALVANIZED DUR-O-WALL SPACED VERTICALLY AT 16" O.C. U.N.O. LAP ALL DUR-O-WALL 6" MINIMUM. PROVIDE CORNER AND TEE PIECES AT ALL INTERSECTIONS.

G. LOOSE LINTELS FOR MASONRY WALLS SHALL BE FOR EACH 4" WIDTH OF MASONRY ONE STEEL ANGLE AS FOLLOWS:

0'-0" TO 3'-0" 3-1/2" X 3-1/2" X 5/16" 3'-1" TO 5'-0" 4" X 3-1/2" X 5/16" 5'-1" TO 6'-6" 5" X 3-1/2" X 3/8" 6'-7" TO 8'-0" 6" X 3-1/2" X 3/8"A

ALL ANGLES SHALL HAVE THEIR SHORT LEG OUTSTANDING AND 6" MINIMUM BEARING.

5. STRUCTURAL STEEL

A. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A-36 (LATEST LOCAL APPROVED). ALL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AISC MANUAL, AISC SPECIFICATION AND AISC CODE OF STANDARD PRACTICE.

B. ALL WELDED CONNECTIONS SHALL BE DONE WITH ETOXX ELECTRODES. SHOP AND FIELD WELDS SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE FOR BUILDINGS AMS D1.1. WELDS SHALL DEVELOP THE FULL STRENGTH OF MATERIALS BEING MELDED UNLESS OTHERWISE NOTED.

6. WOOD

A. STRUCTURAL SOLID WOOD RAFTERS, JOISTS, BEAMS AND STUDS SHALL BE HEM FIR #2 OR SPRUCE PINE FIR #2 SURFACED DRY AT A MAXIMUM OF 19 % MOISTURE CONTENT. ALL LUMBER EXPOSED TO MEATHER SHALL BE PRESSURE TREATED SOUTHERN PINE #2. ALL FABRICATION, ERECTION, OTHER PROCEDURES, AND MINIMUM UNIT STRESSES SHALL CONFORM TO THE CURRENT "NATIONAL DESIGN SPECIFICATION FOR MOOD

B. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE MITH THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED MOOD TRUSS CONSTRUCTION (ANSI/TPI 1) AND COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED MOOD TRUSSES (HIB-91) AS PUBLISHED BY THE TRUSS PLATE INSTITUTE AND IN ACCORDANCE WITH THE 1991 EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.

C. WOOD TRUSSES AND ENGINEERED FLOOR JOISTS ARE TO BE DESIGNED BY THE SUPPLIER. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER/ARCHITECT FOR REVIEW. ALL TRUSSES AND JOISTS SHALL BE DESIGNED TO LIMIT THE BEARING STRESS TO 425 psi WHEN MEMBERS BEAR ON STUD WALLS. PROVIDE MEMBERS OF ADEQUATE WIDTH OR METAL CONNECTIONS TO LIMIT STRESSES TO THE SPECIFIED VALUE.

D. ALL LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb=2600psi, Fv=285psi, E=1,900,000psi, Fc=2510psi(PARALLEL), Fc=750psi(PERPENDICULAR).

E. ALL DOUBLE MEMBERS SHALL BE NAILED TOGETHER WITH 2 ROWS OF 16d NAILS SPACED AT 12" O.C. ALL TRIPLE MEMBERS SHALL BE NAILED TOGETHER WITH 3 ROMS OF 16d NAILS SPACED AT 12" O.C. NAILED FROM EACH SIDE.

F. PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS WHERE PARTITION LENGTH EXCEEDS 1/3 JOIST SPAN.

G. ALL NAILS ARE TO BE COMMON WIRE NAILS. NAILING OF ALL FRAMING SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS BUT IN NO CASE SHALL BE LESS THAN THE RECOMMENDED NAILING SCHEDULE CONTAINED IN THE 2000 INTERNATIONAL RESIDENTIAL CODE. ALL MULTIPLE STUD POSTS ARE TO BE NAILED TOGETHER WITH 12d NAILS @ 6" O.C. STAGGERED.

H. PROVIDE BRIDGING SPACED AT 48" O.C. IN FIRST TWO JOIST, RAFTER OR TRUSS SPACES WHEN FRAMING IS PARALLEL TO EXTERIOR WALL. NAIL SHEATHING (FLOOR, CEILING OR ROOF) TO BRIDGING AND NAIL BRIDGING TO EXTERIOR WALL PLATE. PROVIDE ONE ROW OF BRIDGING BETWEEN ALL FLOOR AND ROOF JOISTS FOR EACH 8'-O" OF SPAN. PROVIDE SOLID BLOCKING OR A CONTINUOUS RIM JOIST AT THE BEARING OF JOISTS, RAFTERS OR TRUSSES ON WOOD PLATES.

. PROVIDE THE FOLLOWING JAMB STUDS AT ALL BEARING WALL OPENINGS UNLESS

NOTED OTHERWISE: 0-3' OPENING 1 JACK STUD, 1 KING STUD 2 JACK STUDS, 1 KING STUD 3'-1" - 6'-0" OPENING

2 JACK STUDS, 2 KING STUDS 6'-1" - 9'-0" OPENING PROVIDE DOUBLE STUDS AT ALL CORNERS AND BENEATH ALL GIRDER TRUSSES AND MOOD BEAMS UNLESS NOTED OTHERWISE ON PLANS. MOOD BEAMS, GIRDER TRUSSES AND HEADERS SHALL BEAR THE FULL DEPTH OF POSTS AND JACK STUDS.

J. ALL POSTS (MULTIPLE STUDS OR SOLID POST) SUPPORTING BEAMS, WALL HEADERS OR GIRDER TRUSSES, SHALL BE BLOCKED SOLID FOR THE FULL LENGTH AND WIDTH OF POSTS AT ALL INTERSECTIONS WITH FLOORS AS REQUIRED TO PROVIDE CONTINUOUS SUPPORT TO TOP OF FOUNDATION WALLS OR BEAMS. POSTS SHOWN ON UPPER LEVELS FLOORS SHALL ALSO BE INSTALLED ON THE LOWER LEVELS IN LINE WITH THE POST ABOVE DOWN TO FOUNDATION WALLS OR BEAMS.

K. ALL FLUSH JOIST TO BEAM OR BEAM TO BEAM CONNECTIONS SHALL BE MADE WITH JOIST OR BEAM HANGERS TO SUPPORT THE LOAD CAPACITY INDICATED ON THE PLANS OR THE FULL CAPACITY OF THE JOIST OR BEAM. HANGERS SHALL BE PROVIDED BY SIMPSON STRONG TIE OR USP LUMBER CONNECTORS. THE SUPPLIER SHALL DESIGN ALL HANGERS FOR THE CAPACITY STATED. INSTALL ALL HANGERS IN STRICT CONFORMANCE TO THE MANUFACTURES INSTRUCTIONS. FILL ALL NAIL OR BOLT HOLES USING THE SPECIFIED NAILS AND BOLTS ONLY.

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)

d. A single concentrated load applied in any direction at any point along the top.

LIVE LOAD UNINHABITABLE ATTICA W/O STORAGE. b UNINHABITABLE ATTICS W/ LIMITED STORAGE. b, g HABITABLE ATTICS & ATTICS SERVED W/ FIXED STAIRS. BALCONIES (EXTERIOR) & DECKS. e FIRE ESCAPES. GUARDRAILS & HANDRAILS. d 200h GUARDRAIL INFILL COMPONENTS. F 50h PASSENGER VEHICLE GARAGES. a 50a ROOMS OTHER THAN SLEEPING ROOMS. SLEEPING ROOMS. 30

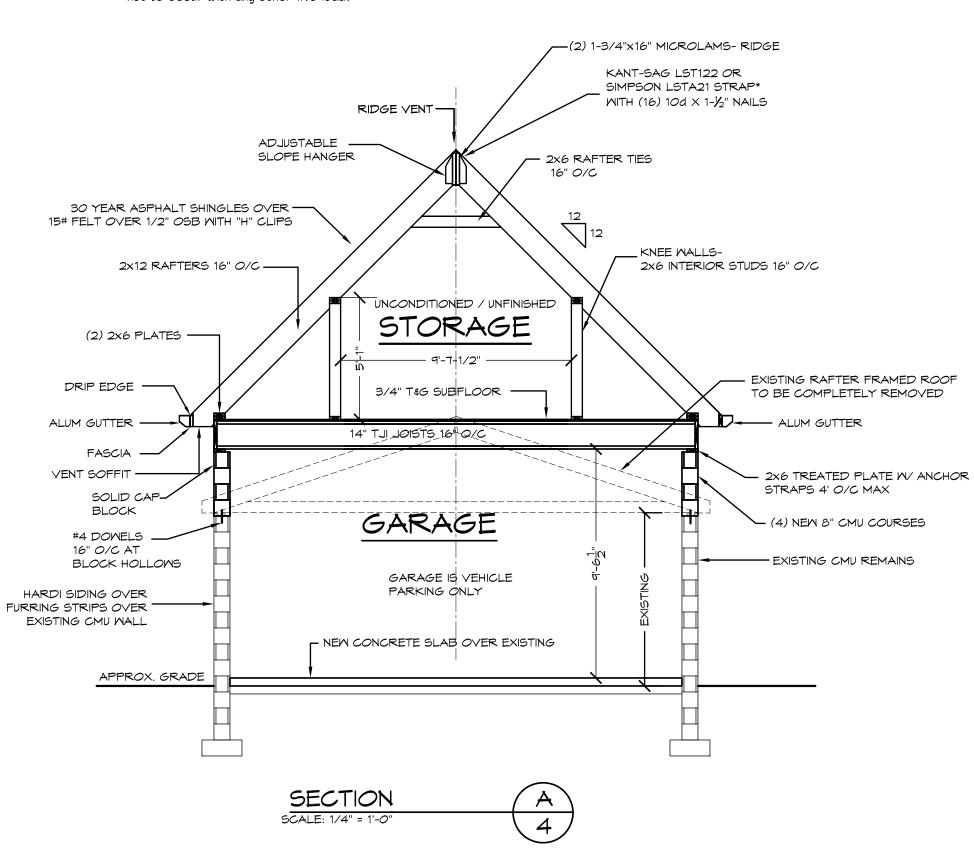
For SI: 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm2, 1 pound = 4.45 N. a. Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area. b. Uninhabitable attics without storage are those where the maximum clear height between joists and rafters is less than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches high by 24 inches in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirements. c. Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.

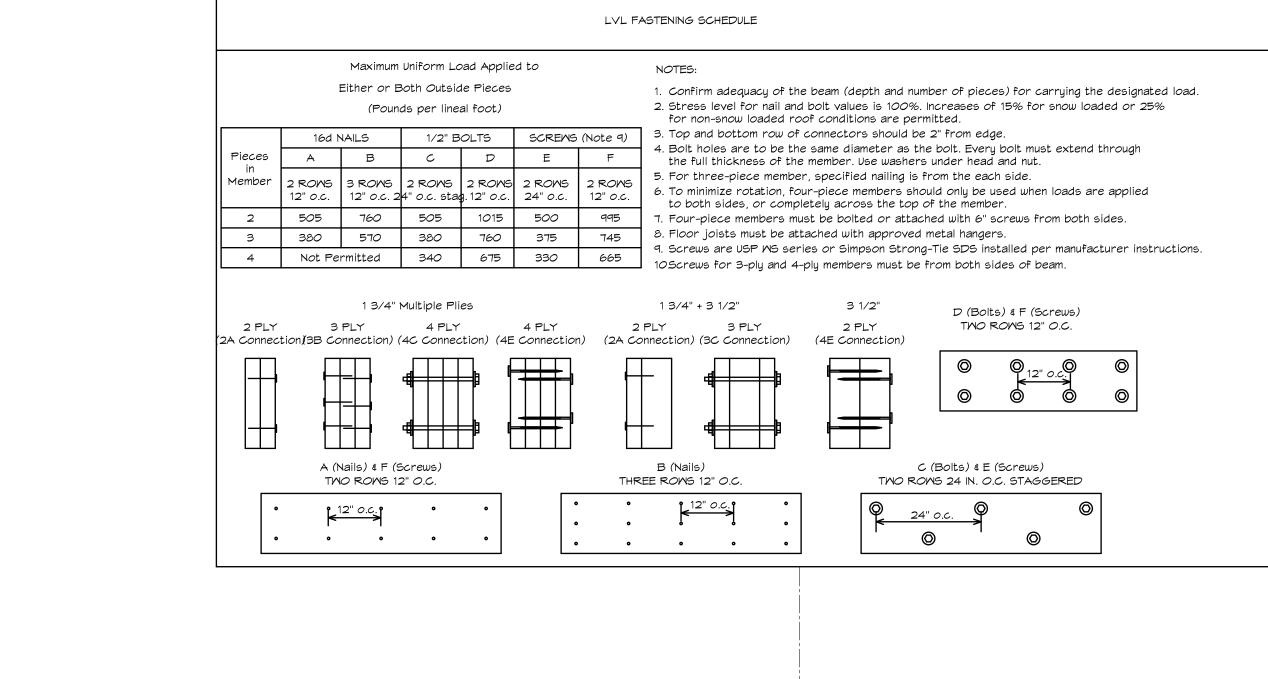
e. See Section R502.2.2 for decks attached to exterior walls. f. Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.

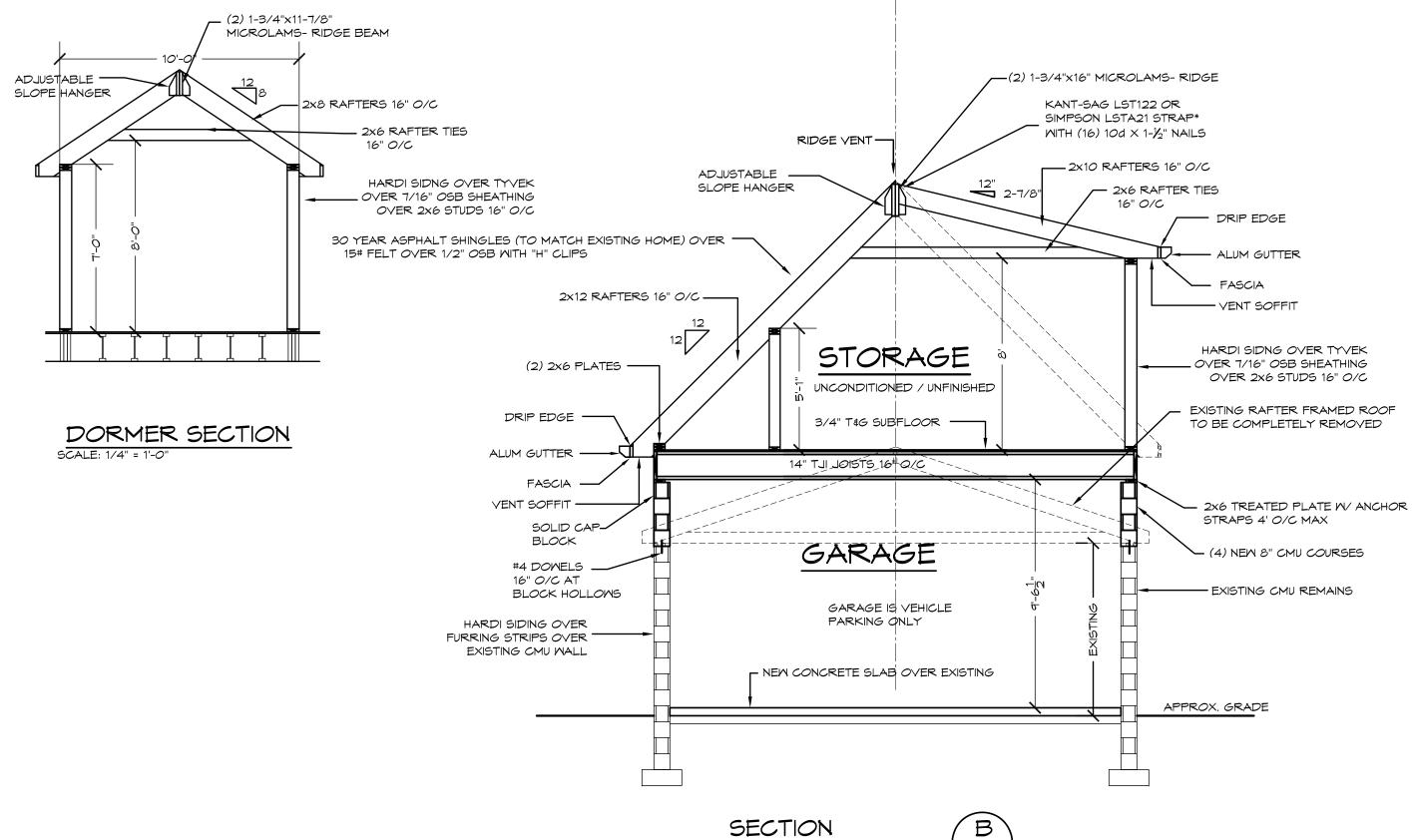
g. Uninhabitable attics with limited storage are those where the maximum clear height between joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. The live load need only be applied to those portions of the joists or truss bottom chords where all of the following conditions are met:

1. The attic area is accessible from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is a minimum of 30 inches.

2. The slopes of the joists or truss bottom chords are no greater than 2 inches vertical to 12 units horizontal. 3. Required insulation depth is less than the joist or truss bottom chord member depth. The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 lb/ft2. h. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.

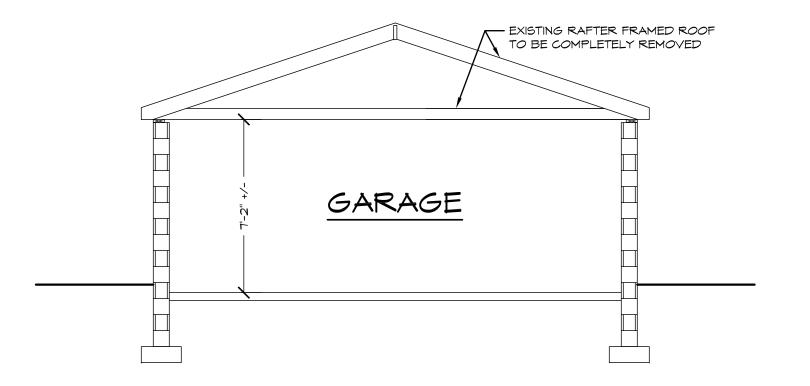






SCALE: 1/4" = 1'-C

4



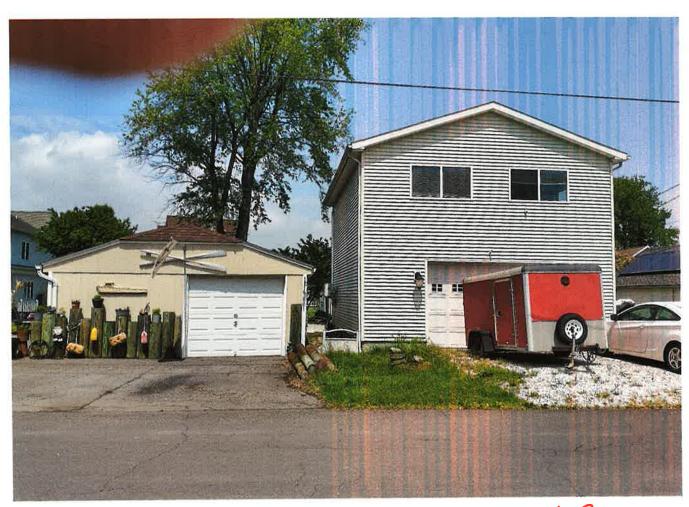
EXISTING SECTION



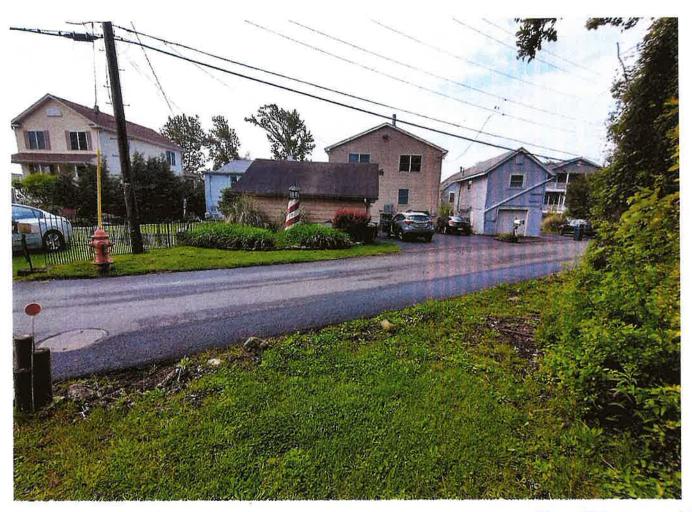
2024-0163-A







#3



2 NEIGHBORHOOD GARAGES @15'HT+



#4