



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

December 30, 2024

Ralph E. and Mary E. Walsh – Marylandsbest@msn.com
3345 Baker Schoolhouse Road
Freeland, MD 21053

RE: Petition for Administrative Variance
Case No. 2024-0246-A
Property: 3345 Baker Schoolhouse 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,

A handwritten signature in black ink that reads "Maureen E. Murphy".

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(3345 Baker Schoolhouse Road)		
6 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Ralph E. & Mary E. Walsh	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0246-A
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Ralph E. and Mary E. Walsh (“Petitioners”), for the property located at 3345 Baker Schoolhouse Road, Freeland (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §400.3, to approve an accessory building (garage) at total height of 21 ft. in lieu of the required maximum height of 15 ft. The Property is more fully depicted on the site plan. (Pet. Ex. 1). Aerial photographs of the Property with the proposed pole barn superimposed on the photo. (Pet. Exs. 2A-2B). Architectural renderings of the proposed pole barn were provided. (Pet. Exs. 3A-3H).

A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), dated November 25, 2024, indicating the following:

1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:

Ground Water Management approval must be obtained prior to approval of the building permit. Requirements for approval will include submission of a site plan that meets GWM site plan requirements.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on November 27, 2024 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 Affidavit as required by Baltimore County Code (“BCC”), Section 32-3-303.

In the opinion of the Administrative Law Judge, the information, photographs, and Affidavit submitted provide sufficient facts that comply with the requirements of the BCZR, §307.1 Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners. I find that there is evidence in the file to indicate that the requested height Variance would not adversely affect the health, safety or general welfare of the public and should therefore be granted.

While the Department of Planning (“DOP”) did not provide ZAC comments, I will impose the conditions regarding the restriction of using the detached pole barn as a dwelling.

THEREFORE, IT IS ORDERED, this 30th day of **December, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §400.3, to approve an accessory building (pole barn) at total height of 21 ft. in lieu of the required maximum height of 15 ft, be, and it is hereby, **GRANTED**.

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 his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Site Plan (Pet. Ex. 1), a copy of which is attached hereto, is incorporated herein.

3. Petitioners and all subsequent owners shall not convert the detached pole barn into a dwelling unit or apartment. The detached pole barn shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.

4. The detached pole barn shall not have a separate utility or electric connection and shall connect all electrical to the home.

5. The detached pole barn shall not be used for commercial or industrial purposes.

6. Petitioners shall comply with the DEPS ZAC comment, dated November 25, 2024; a copy of which is attached hereto and made a part hereof.

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


MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw

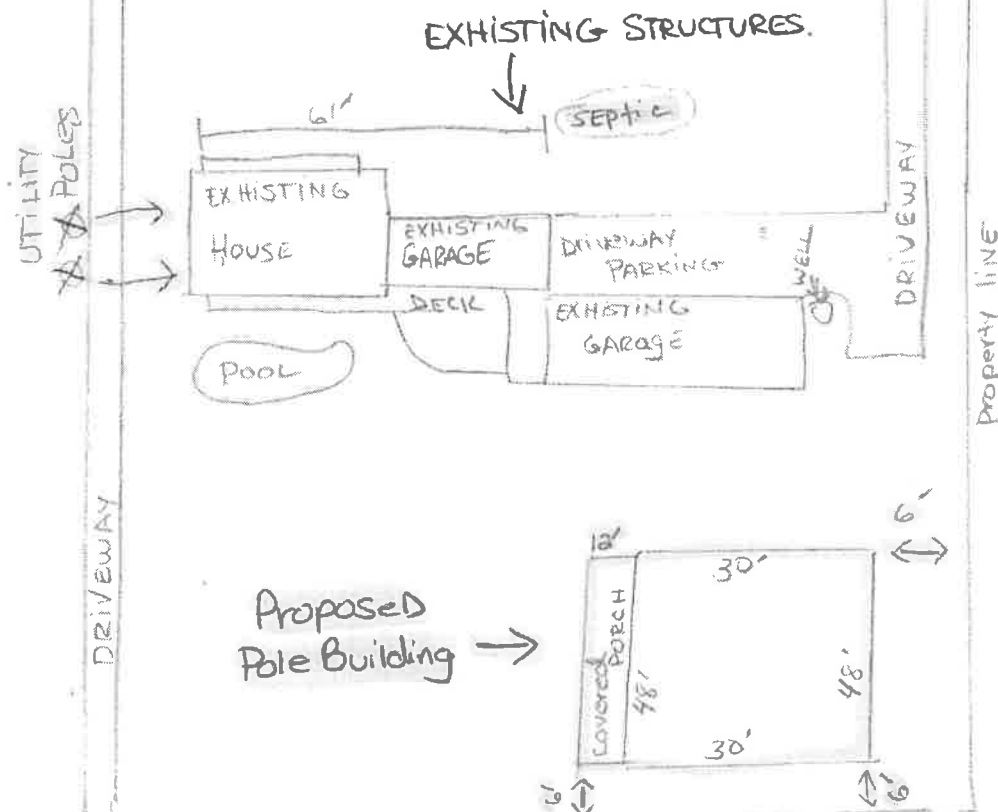
Zoning Hearing Plan for Variance _____ for Special Hearing _____ Mark Type Requested with (X)
 Address 3345 BAKER Schoolhouse Rd FREELAND, MD Owners(s) Name(s) RALPH + MARY WALSH
 Subdivision Name _____ Lot # _____ Block # _____ Section # _____
 Plat Book # _____ Folio # _____ 10 Digit Tax # 2200012353 Deed Reference# _____

Site Vicinity Map



MAP IS NOT TO SCALE

BAKER SCHOOLHOUSE RD FREELAND, MD 21053



Zoning Map # 01
 Zoning RC-2
 Election District 06
 Council District 6
 Lot Area Acreage 2.43
 Lot Square Footage 105,851
 Historic (Yes or No) NO
 CBCA (Yes or No) _____
 Flood Plain (Yes or No) NO
 Utilities - Mark with (X)
 Water is:
 Public _____ Private ☒
 Sewer is:
 Public _____ Private ☒
 Prior Hearing (Yes or No) _____
 If (Yes) list Case Number(s)
 and order result(s) below:

 Violation Case Number(s)

Plan Drawn By PROFESSIONAL PLAN IS ATTACHED Date 9/26/24 Scale: 1 inch = _____ Feet
 BY JJ CUSTOM BUILDERS

2024-0706-A

Plat. Exp. 1

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: November 25, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0246-A
Address: 3345 BAKER SCHOOLHOUSE
ROAD Legal Owner: Ralph & Mary Walsh

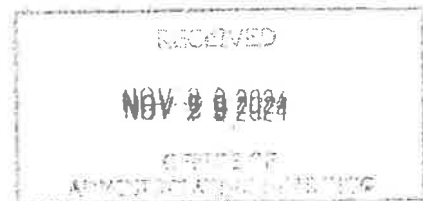
Zoning Advisory Committee Meeting of November 26, 2024.

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

1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:
 - a. Ground Water Management approval must be obtained prior to approval of the building permit. Requirements for approval will include submission of a site plan that meets GWM site plan requirements.

Additional Comments:

Reviewer: Mia Lowery, L.E.H.S.





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 3345 BAKER Schoolhouse Road Freeland, MD 21053 Currently Zoned 2R RC-2
Deed Reference _____ / _____ 10 Digit Tax Account # 22 0 0 0 1 2 3 5 3
Owner(s) Printed Name(s) RALPH E. WALSH, MARY E. WALSH

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

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

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

1. ADMINISTRATIVE VARIANCE from Section(s) _____

BCZR 400.3 to approve an accessory building (garage) at total height of 21 feet in lieu of the required maximum height of 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):

<u>RALPH E WALSH</u>	<u>MARY E WALSH</u>
Name #1 – Type or Print	Name #2 – Type or Print
<u>Ralph E. Walsh</u>	<u>Mary E. Walsh</u>
Signature #1	Signature #2
<u>3345 BAKER Schoolhouse Rd. Freeland MD</u>	
Mailing Address	City State
<u>21053</u>	<u>443-299-8094</u>
Zip Code	Telephone #s (Cell and Home)
	<u>Marylandsbest@msn.com</u>
	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 2024-0246-A Filing Date 11 / 14 / 2024 Estimated Posting Date 11 / 24 / 24 Reviewer TC
Closing 12/9/24 Revised 8/2022

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: 3345 BAKER Schoolhouse Rd FREELAND MD 21053
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)

We are seeking a variance to build a 30'x48' Pole building structure with a 12'x48' covered porch. This variance is needed for the height of the building/structure. We would like to go 21' in height. - This building will be used to store equipment. The additional height will allow for a 6-12 Roof pitch. This "pitch" (6-12) will allow better drainage and more vertical storage.

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

Ralph E. Walsh
Signature of Owner (Affiant)
Ralph Walsh
Name - Print or Type

Mary E. Walsh
Signature of Owner (Affiant)
Mary E WALSH
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 30th day of September, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ralph Walsh and Mary E Walsh.

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

AS WITNESS my hand and Notaries Seal

Reema Bhatia
Notary Public

05-21-2028
My Commission Expires

REEMA BHATIA
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

My Commission Expires May 21, 2028

2024-0246-A

"EXHIBIT A"

- 8 1/2 X 17
- 8 1/2 X 17

BEGINNING for the same at a point in the second or South 40 degrees 16 minutes 08 seconds East, 120.00 foot line of that parcel of land which by deed dated May 11, 1990, and recorded among the Land Records of Baltimore County, Maryland in Liber No. 8541, folio 508, was conveyed by Sadie A. Thomas, by Elvin E. Baer, her Attorney in Fact, to Shirley A. Dingus, said point being located, as now surveyed, South 40 degrees 16 minutes 08 seconds East, 19.01 feet along said line, intended to be recorded prior hereto as a point on the southeasterly line of a sixty (60') right of way of Baker Schoolhouse Road, thence running and binding along the remainder of said second line and along the third or South 40 degrees 16 minutes 08 seconds East, 324.41 foot line,

1) South 40 degrees 16 minutes 08 seconds East, 425.40 feet to a Pipe found at the beginning of the fourth or North 44 degrees 29 minutes 07 seconds East, 555.84 foot line of the first mentioned deed, thence running and binding along a portion of said line,

2) North 44 degrees 29 minutes 07 seconds East, 269.12 feet to a point, thence by a new line of division,

3) North 46 degrees 34 minutes 43 seconds West, 442.26 feet to a point on the aforementioned southeasterly right of way line of Baker Schoolhouse Road, thence running and binding along said right of way line,

4) South 39 degrees 42 minutes 14 seconds West, 227.79 feet to the place of beginning.

Containing 106165.3 square feet or 2.437 Acres of Land, more or less.

SUBJECT TO an easement with the use in common with others entitled thereto, over the existing road through the above described parcel as set forth in an agreement dated July 2, 1983, and recorded among the Land Records aforesaid in Liber 6567, folio 607, was made by and between Sadie Thomas, widow, Harvey R. Hoffman and Lois J. Hoffman, his wife, and David A. Class.

Being Lot No. 2 on the Minor Subdivision Plat recorded herewith.

The improvements thereon being known as No. 3345 Baker School House Road, Freeland, Md 21053.

Baker
Block
2/6/92

2024-0246-A

Zoning Hearing Plan for Variance _____ for Special Hearing _____ Mark Type Requested with (X)
 Address 3345 BAKER Schoolhouse RD FREELAND, MD Owners(s) Name(s) RALPH + MARY WALSH
 Subdivision Name _____ Lot # _____ Block # _____ Section # _____
 Plat Book # _____ Folio # _____ 10 Digit Tax # 2200012353 Deed Reference# _____ / _____

Site Vicinity Map

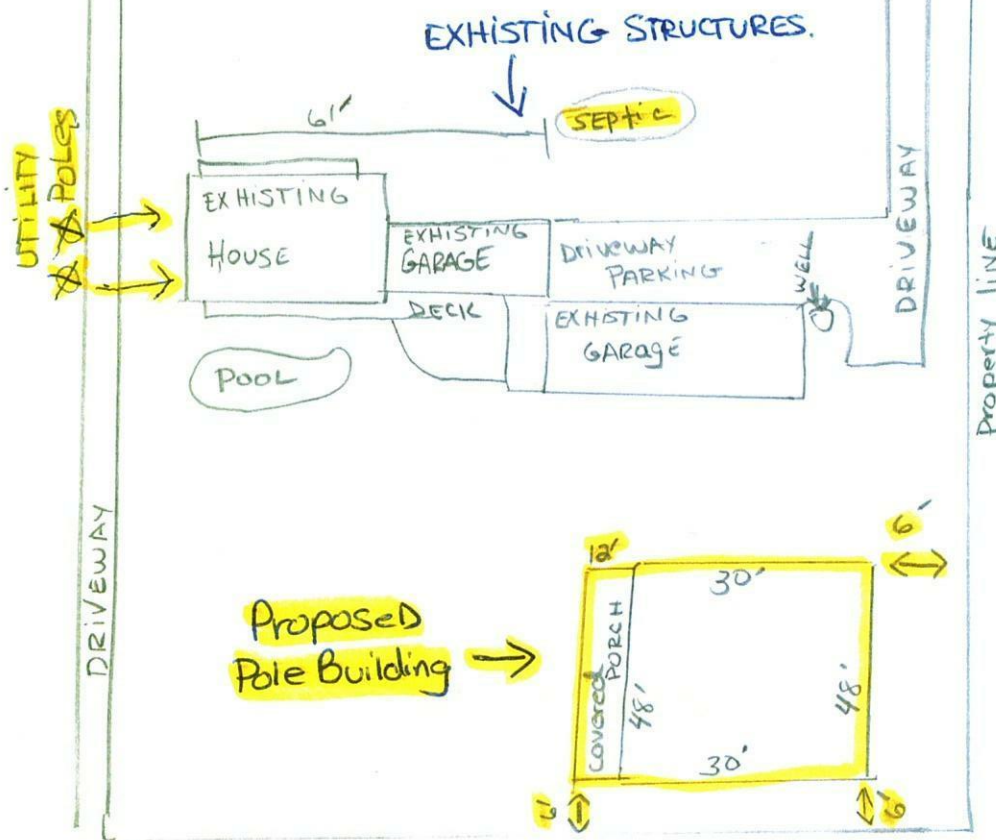


MAP IS NOT TO SCALE

Zoning Map # 01
 Zoning RC-2
 Election District 06
 Council District 6
 Lot Area Acreage 2.43
 Lot Square Footage 105,851
 Historic (Yes or No) NO
 CBCA (Yes or No) _____
 Flood Plain (Yes or No) NO
 Utilities – Mark with (X)
 Water is:
 Public _____ Private ☒
 Sewer is:
 Public _____ Private ☒
 Prior Hearing (Yes or No) _____
 If (Yes) list Case Number(s)
 and order result(s) below:

Violation Case Number(s)

BAKER SCHOOLHOUSE RD FREELAND, MD 21053



Plan Drawn By Professional Plan is Attached Date 9/26/24 Scale: 1 inch = _____ Feet
 BY JJ CUSTOM BUILDERS

2024-0246-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 -0246 -A Address 3345 Baker Schoolhouse Rd

Contact Person: Tyler Cox Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/14/24 Posting Date: 11/24/24 Closing Date: 12/9/24

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: 2024 -0246 -A Address 3345 Baker Schoolhouse Rd

Petitioner's Name: Ralph E Walsh, Mary Vass Telephone (Cell) _____

Posting Date: 11/24/24 Closing Date: 12/9/24

Wording for Sign: To Permit _____

BCZR 400.3 to approve an accessory building (garage) at total height of 21' feet in lieu of the required maximum height of 15 feet

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: November 16, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0246-A

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

DPR: No comments.

DPW-T: No exception taken.

Landscaping: No comment.

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

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: November 25, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0246-A
Address: 3345 BAKER SCHOOLHOUSE
ROAD Legal Owner: Ralph & Mary Walsh

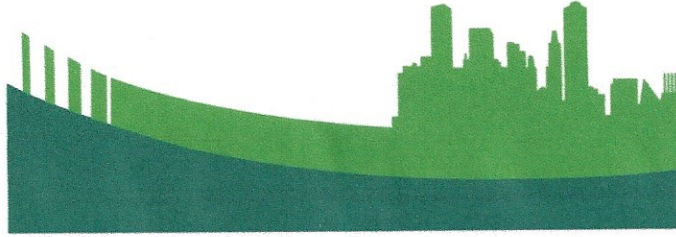
Zoning Advisory Committee Meeting of November 26, 2024.

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

1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:
 - a. Ground Water Management approval must be obtained prior to approval of the building permit. Requirements for approval will include submission of a site plan that meets GWM site plan requirements.

Additional Comments:

Reviewer: Mia Lowery, L.E.H.S.



CERTIFICATE OF POSTING

November 27, 2024

_____ amended for second inspection

Re:

Zoning Case No. 2024-0246-A

Legal Owner: Ralph & Mary Walsh

Closing date: December 16, 2024

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **3345 Baker Schoolhouse Road**.

The signs were initially posted on **November 27, 2024**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue ink that reads "Bruce E. Doak". The signature is stylized with a large, sweeping "B" and "D".

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2024-0246-A

3345 Baker Schoolhouse Road

**REQUEST: BCZR 400.3 TO APPROVE AN
ACCESSORY BUILDING (GARAGE) AT A
TOTAL HEIGHT OF 21 FEET IN LIEU OF THE
MAXIMUM HEIGHT OF 15 FEET.**

PUBLIC HEARING?

**PURSUANT TO SECTION 26-127(b)(1) BALTIMORE
COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE
IN THE ZONING OFFICE BEFORE DECEMBER 16,
2024.**

**ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT111
W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2024-0246-A

3345 Baker Schoolhouse Road

**REQUEST: BCZR 400.3 TO APPROVE AN
ACCESSORY BUILDING (GARAGE) AT A
TOTAL HEIGHT OF 21 FEET IN LIEU OF THE
MAXIMUM HEIGHT OF 15 FEET.**

PUBLIC HEARING?

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COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP
MAY REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT IS DONE
IN THE ZONING OFFICE BEFORE DECEMBER 16,
2024.**

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

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture:** None**Account Identifier:** District - 06 Account Number - 2200012353**Owner Information**

Owner Name: WALSH RALPH E **Use:** RESIDENTIAL
 WALSH MARY E **Principal Residence:** YES
Mailing Address: 3345 BAKER SCHOOLHOUSE RD **Deed Reference:** /14107/ 00318
 FREELAND MD 21053-9758

Location & Structure Information

Premises Address: 3345 BAKER SCHOOLHOUSE RD **Legal Description:** 2.437 AC SS
 FREELAND 21053-9758 3345 BAKER SCHOOLHOUSE RD
 1500 SW MIDDLETOWN RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	MS
0001	0023	0042	6010001.04	0000			2	2023		
										Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1997	2,528 SF		2.4300 AC	04

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	SIDING/ 4	2 full/ 1 half	2 Attached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2024	07/01/2025
Land:	97,700	113,100		
Improvements	369,900	427,100		
Total:	467,600	540,200	516,000	540,200
Preferential Land:	0	0		

Transfer Information

Seller: DINGUS JOSEPH W, SR	Date: 10/22/1999	Price: \$236,000
Type: ARMS LENGTH IMPROVED	Deed1: /14107/ 00318	Deed2:
Seller: SCHRUEFER FREDERICK H	Date: 04/04/1996	Price: \$55,000
Type: ARMS LENGTH VACANT	Deed1: /11513/ 00478	Deed2:
Seller: DINGUS SHIRLEY A	Date: 04/08/1992	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09128/ 00451	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
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 09/25/2013**Homeowners' Tax Credit Application Information****Homeowners' Tax Credit Application Status:** No Application **Date:**

NW 38-H

001B3

PAI # 060309
0602085153
Lot # 1
Pt. Bk./Folio # MP08015
PAI # 060309

PAI # 060309
PAI # 060309

BAKER SCHOOLHOUSE RD

3341

Lot # 1

1991-0304-A

001C3

2200012352

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

PAI # 060184, PAI # 060184
PAI # 060184
Pt. Bk./Folio # MP90468

RC 2

6 ED

NW 38-G

Lot # 2

2200012353

3345

3 CD

2016-0318-A

3401

1600009847

005C1

0608065050

0602065075

0607058290

0603047380

005B1



OWNER: RALPH & MARY WALSH **PROPERTY ADDRESS:** 3345 BAKER SCHOOLHOUSE RD., FREELAND MD 21053-975
PARCEL ID: District 06 Account Number - 2200012353 **ACRES:** 2.43 AC **ZONING:** RC-2

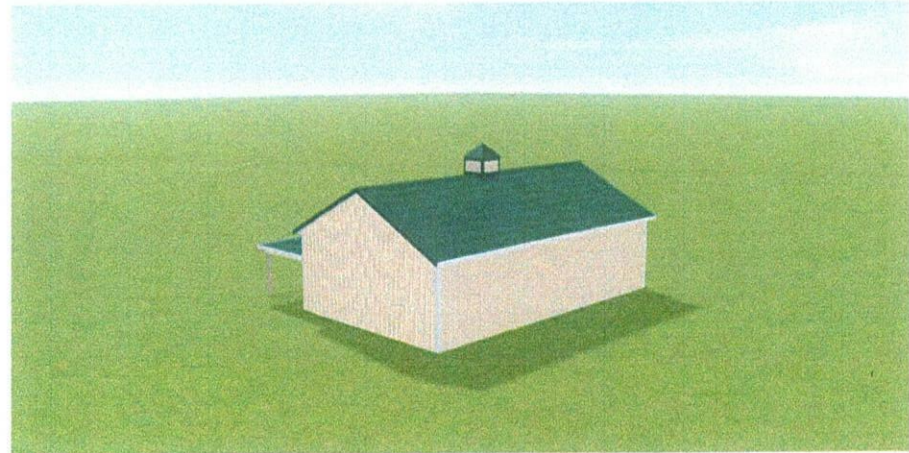
Map: 0001 **Grid:** 0023 **Parcel:** 0042 **Neighborhood:** 6010001.04 **Subdivision:** 0000 **Section:Block:** **Lot:** 2 **Assessment Year:** 2023 **Plat No:** MS

2024-0246-A

Summary Sheet

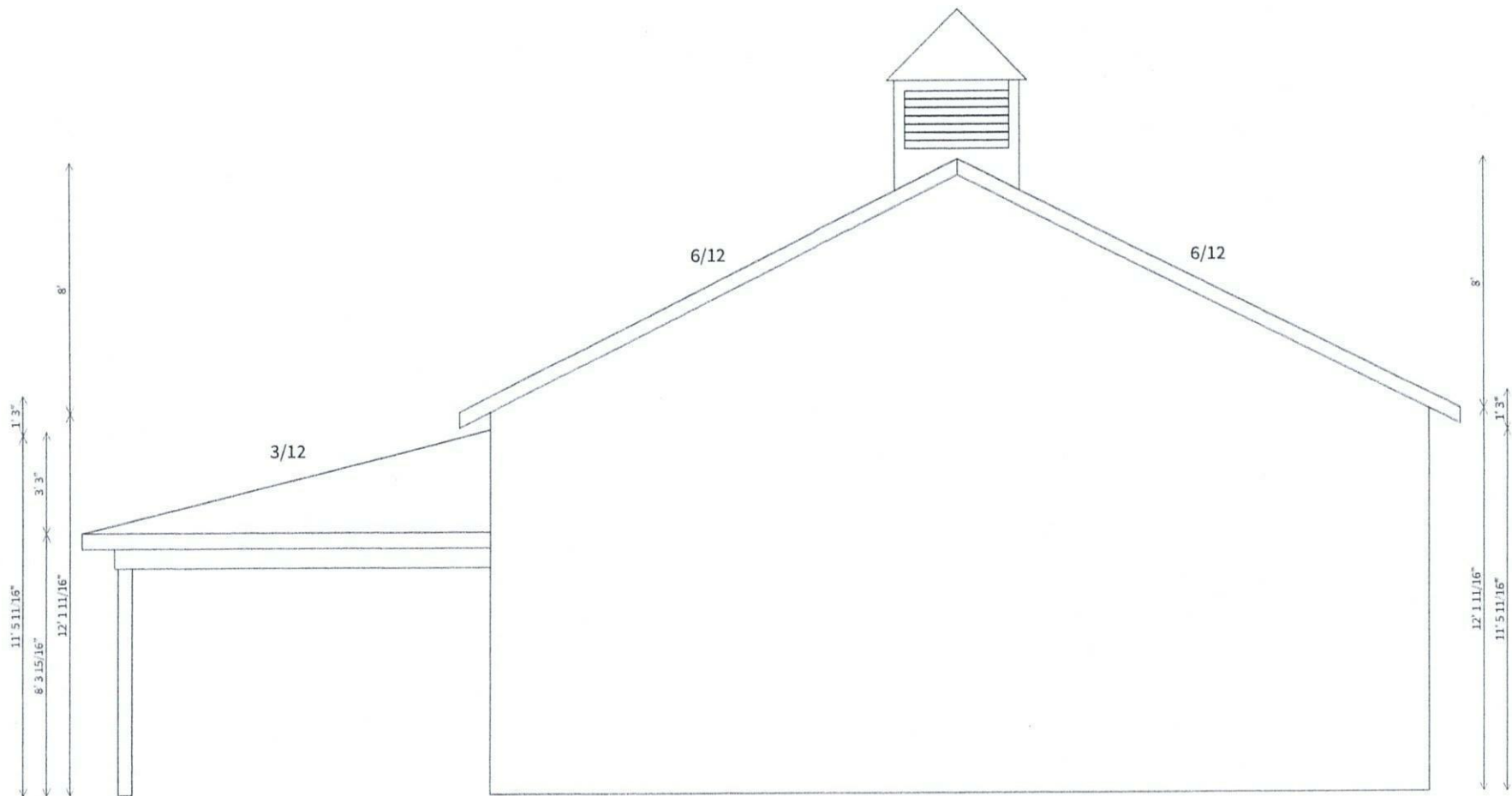
Summary	
Width	30'
Length	48'
Ceiling Height	12'
Slab Depth	0' 4"
Slab Offset	0' 4"
Overhangs	1'
Roof Pitch	6/12

Job Information	
Project Name	Ralph Walsh 30x46
Company Name	
Contact	
Email	
Phone	
Delivery Address	3345 Baker School House Rd, Freeland, MD 21053
ZIP code	
Desired Date	
Comments	
Customer Name	



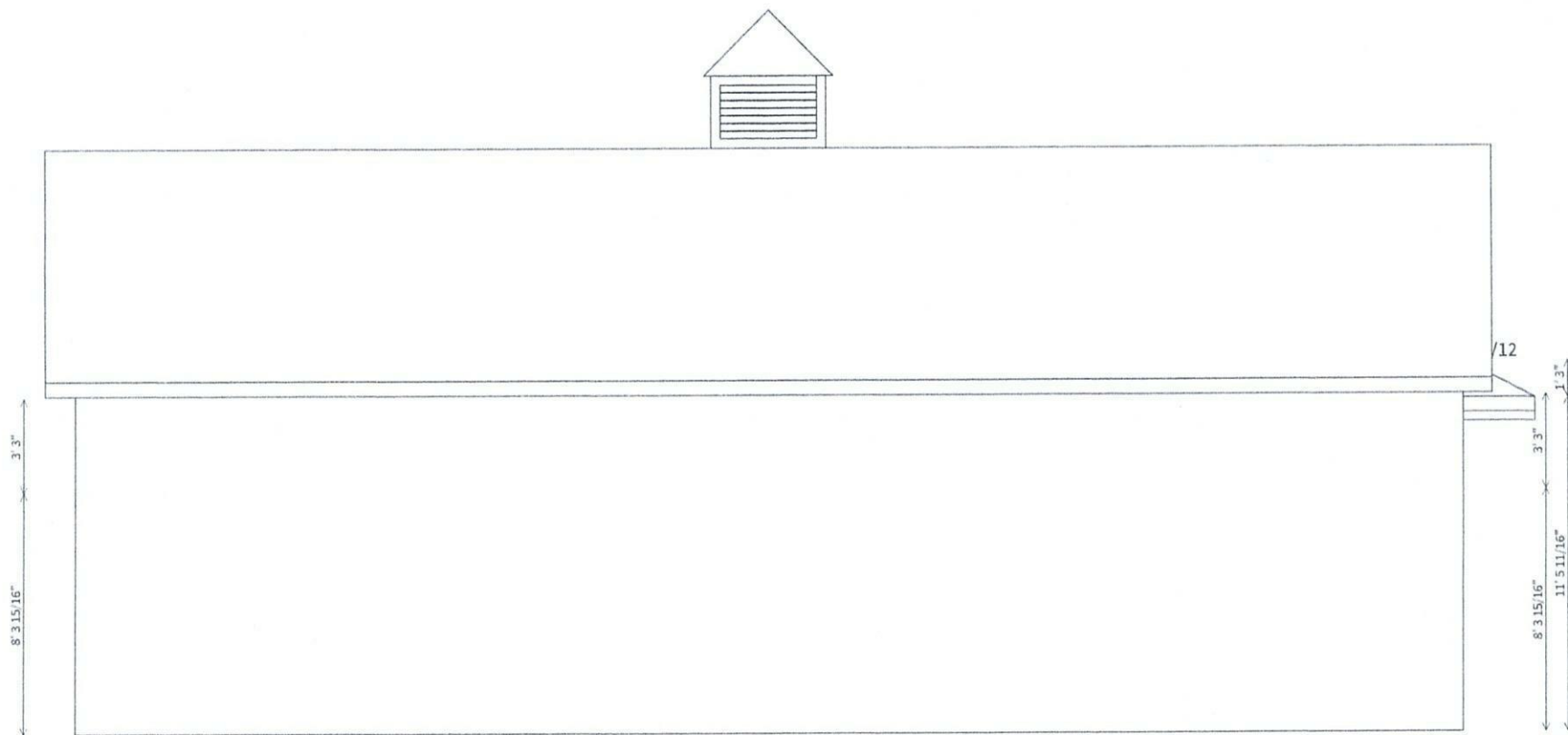
2024-0246-A

Back Elevation



2024-0246-A

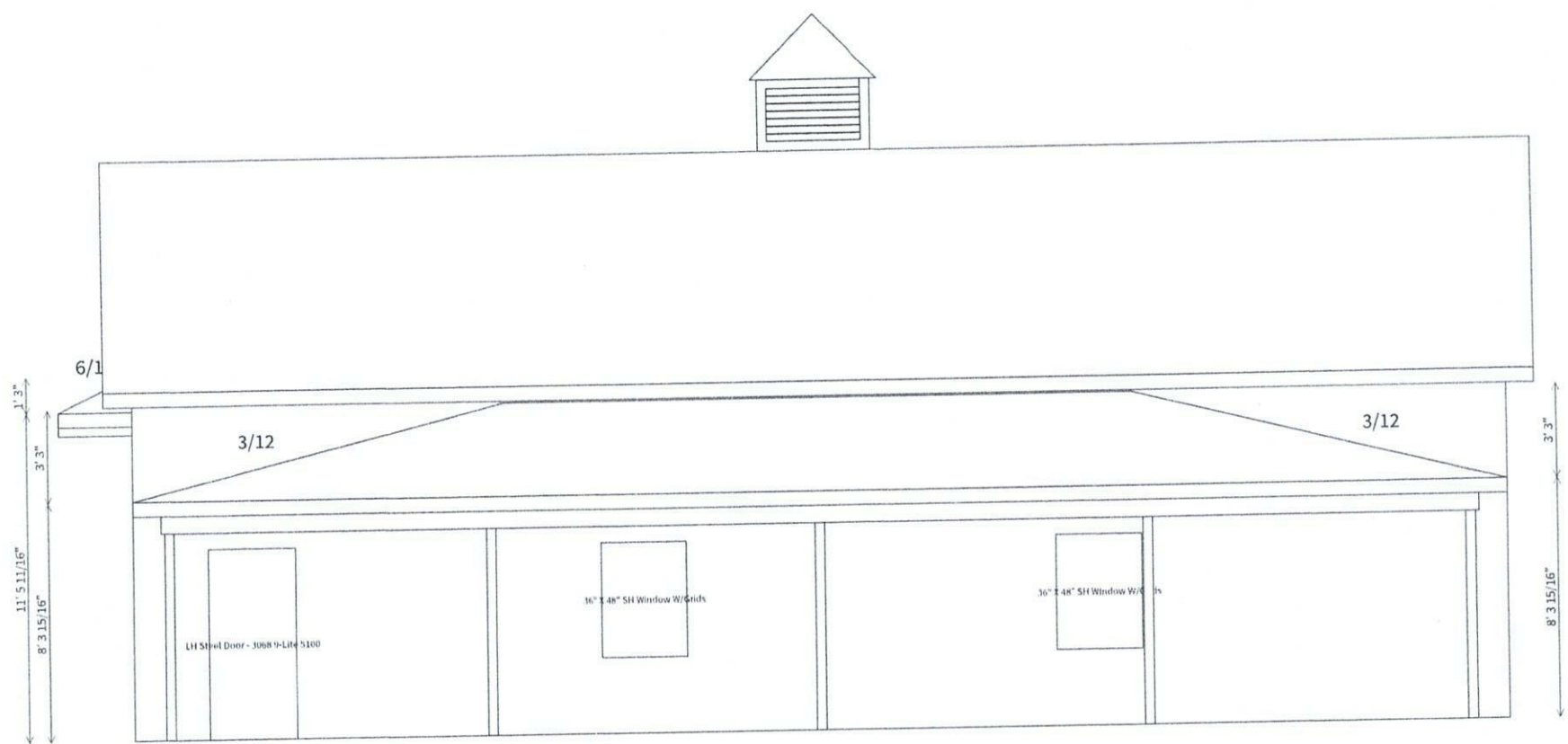
Right Elevation



2024-0246-A

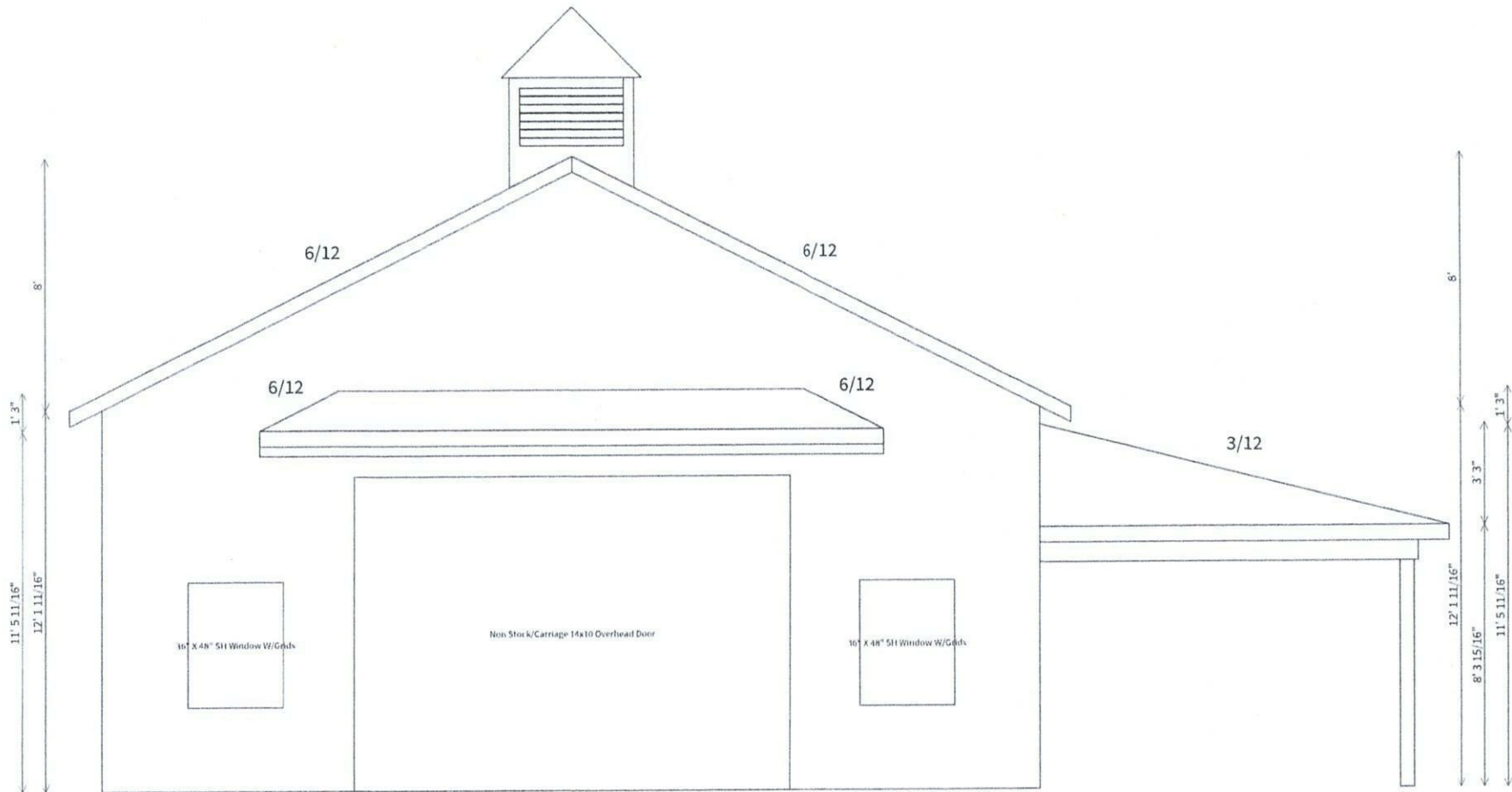
Job: Ralph Walsh 30x46
Date: 9/24/2024
Time: 6:37 AM

Left Elevation



2024-0246-A

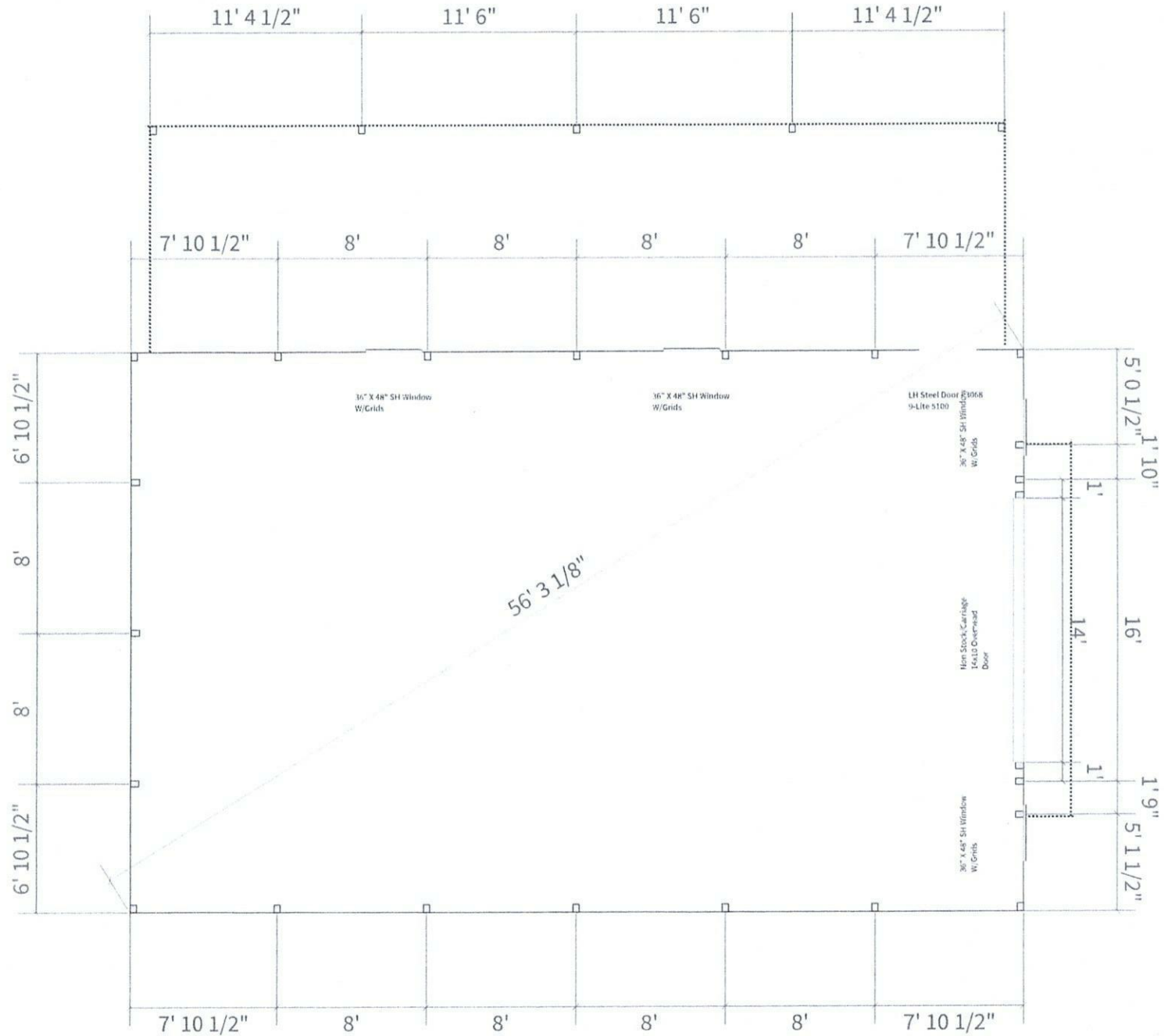
Front Elevation



2024-0246-A

Job: Ralph Walsh 30x46
Date: 9/24/2024
Time: 6:37 AM

Post Layout



2024-0246-A

Job: Ralph Walsh 30x46
Date: 9/24/2024
Time: 6:37 AM

Cross Section - EXT-6

ROOF MATERIAL: Forest Green G100 28 Ga. ABM Panel

PURLINS: 2 x 4 SPF Lumber Flat
SUBFASCIA: 2 x 6 SPF Lumber
FASCIA: Post Trim (#10) 1.5" X 6"
SOFFIT: 12" Steel Triple Four Vented Soffit (Price Per Lin Ft.)

WALL MATERIAL: Beige G100 28 Ga. ABM Panel
UPPER SHEATHING MATERIAL: Beige G100 28 Ga. ABM Panel

TOP OF WALL: F & J Channel (#12)

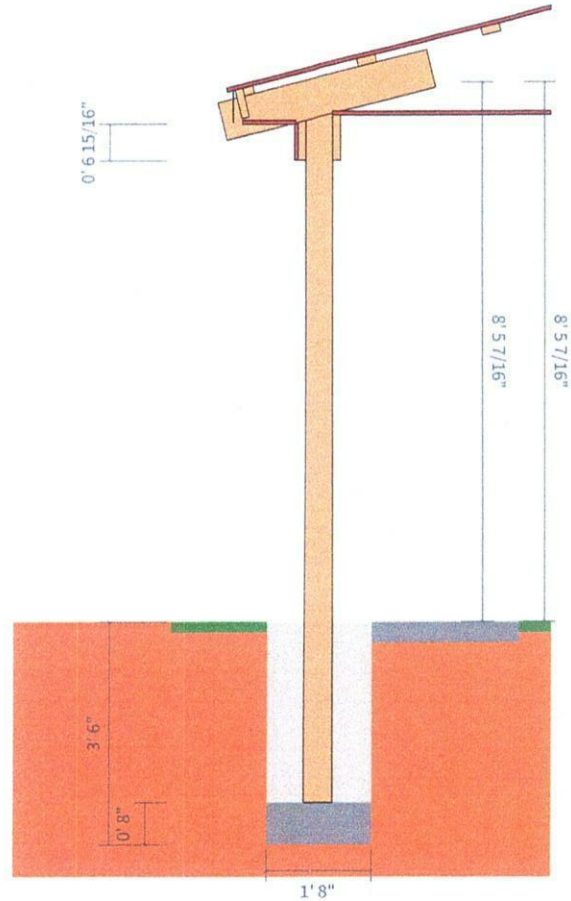
EXTERIOR CARRIER: 2 x 10 (MSR) Yellow Pine Lumber

EXTERIOR WALL GIRTS: 2 x 4 SPF Lumber

CORNER POSTS: Three Ply Glu Laminated Column 2 x 6
INTERMEDIATE POSTS: Three Ply Glu Laminated Column 2 x 6

3/12 RAFTER SYSTEM
RAFTER SPACING: 24 IN. O. C.
RAFTER MATERIAL: 2 x 8 Southern Yellow Pine # 1

INTERIOR CARRIER: 2 x 10 (MSR) Yellow Pine Lumber



SLAB DEPTH 0' 4" OFFSET 0' 4" BELOW GRADE

FOUNDATION NOTES:
POST HOLE: 3' 6" X 1' 8" DIAMETER
FASTENER: (none)
BASE: (none)
UPLIFT: (none)

2024-0246-A

Job: Ralph Walsh 30x46
Date: 9/24/2024
Time: 6:37 AM

Cross Section - EXT-3

ROOF MATERIAL: Forest Green G100 28 Ga. ABM Panel

PURLINS: 2 x 4 SPF Lumber Flat
SUBFASCIA: 2 x 6 SPF Lumber
FASCIA: Post Trim (#10) 1.5" X 6"
SOFFIT: 12" Steel Triple Four Vented Soffit (Price Per Lin Ft.)

WALL MATERIAL: Beige G100 28 Ga. ABM Panel
UPPER SHEATHING MATERIAL: Beige G100 28 Ga. ABM Panel

TOP OF WALL: F & J Channel (#12)

EXTERIOR CARRIER: 2 x 12 Southern Yellow Pine # 1

EXTERIOR WALL GIRTS: 2 x 4 SPF Lumber

CORNER POSTS: Three Ply Glu Laminated Column 2 x 6
INTERMEDIATE POSTS: Three Ply Glu Laminated Column 2 x 6

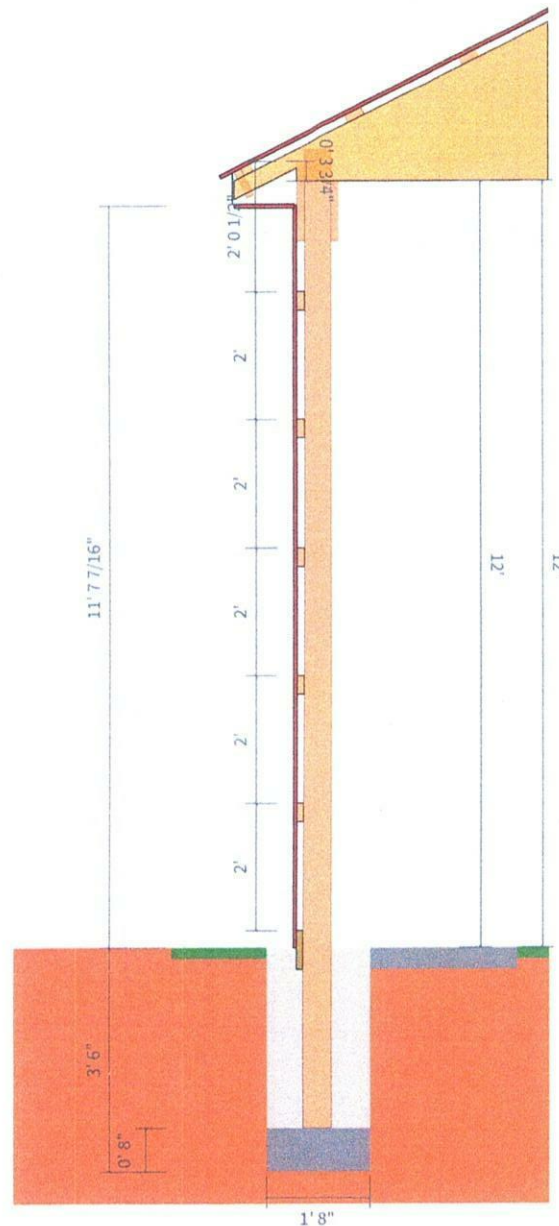
EXTERIOR SKIRT BOARD: 2 x 8 Treated .14 Ground Contact
BOTTOM IS 0' 4" BELOW GRADE

SIDING BEGINS 0' ABOVE GRADE

6/12 TRUSS SYSTEM
HEEL HEIGHT: 0' 6"
TRUSS SPACING: 48 IN. O. C.

BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS
TRUSS LOADING: (none)

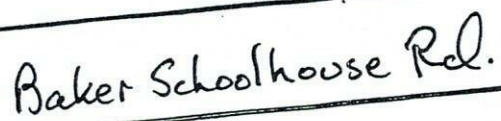
INTERIOR CARRIER: 2 x 12 Southern Yellow Pine # 1



SLAB DEPTH 0' 4" OFFSET 0' 4" BELOW GRADE

FOUNDATION NOTES:
POST HOLE: 3' 6" X 1' 8" DIAMETER
FASTENER: (none)
BASE: (none)
UPLIFT: (none)

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