



Board of Zoning Appeals Meeting Agenda

Berlin Town Hall
10 William Street
Wednesday, August 5, 2020
6:30 PM

SPECIAL NOTICE: Until further notice public attendance at Town meetings is prohibited due to gathering-size restrictions. Meetings will be streamed live on Facebook during this time. Your patience and understanding as we work to meet the restrictions on gathering size, while still conducting Town business is truly appreciated.

- Written questions will be accepted until 12:00 PM/NOON on the day of the meeting. Submit to:
 - Email: dengelhart@berlinmd.gov; please use Meeting Questions as your subject
 - Fax to: 410-641-2316
 - Mail to: Berlin Planning Department, Attn: Meeting Questions, 10 Williams St., Berlin, MD 21811. Mail should be posted no later close of business on the Friday before the meeting to help ensure delivery.
 - Drop off in one of the two drop boxes at Town Hall – one is at the rear of the building behind the stair tower, and the other is at the corner of Bay and Williams Street on the building.

To access the Meeting via live stream on Facebook, please click on the blue Facebook icon at the top of any page on the Town website, www.berlinmd.gov, or type @berlinmd in the Facebook search bar.

No response will be given to questions and comments submitted via Facebook during a regular meeting.

PUBLIC HEARINGS: If a public hearing is scheduled, questions will also be taken via Facebook during the Public Hearing portion of that meeting. A staff member will monitor the questions for duplicates, language and appropriateness to the Public Hearing topic. Depending on the volume of questions, we may not be able address everyone.

Responses will be given out loud via the live stream; they WILL NOT be responded to via the comments on Facebook.



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

Phone 410-641-2770 Fax 410-641-2316

www.berlinmd.gov



NOTICE OF PUBLIC HEARING

Town of Berlin

Board of Zoning Appeals

August 5, 2020

Pursuant to Sections 108-165, 108-191, and 108-702 of the Code of the Town of Berlin MD, notice is hereby given that a public hearing will be conducted by the Berlin Board of Zoning Appeals in the Mayor and Council Chambers of Berlin Town Hall, 10 William Street, Berlin, Maryland on

WEDNESDAY

6:30 PM

1. Approval of Minutes – February 5, 2020
2. 7 Baker Street – Requesting a variance for a carport and a shed.

Applicant: Douglas & Suzanne Parks

Please see previous page for information regarding submission of questions or comments regarding the above agenda item. This meeting will be streamed live via Facebook. Questions and comments will also be taken live via that broadcast at the appropriate time during the hearing.

Any persons having questions about the above-referenced meeting or any persons needing special accommodations should contact Dave Engelhart at 410-641-4143. Written materials in alternate formats for persons with disabilities are made available upon request. TTY users dial 7-1-1 in the State of Maryland or 1-800-735-2258 outside Maryland.

Staff Report to the Berlin Board of Zoning Appeals

Meeting Date: Wednesday, August 5, 2020

6:30 PM

Tonight's agenda includes one appeal received from Suzanne and Douglas Parks of 7 Baker Street, requesting a variance from Code Section 108-702, "Accessory buildings in residence districts" to erect a carport with integral storage shed to be placed one foot off of the side property line. This code section states that any accessory structure be placed a minimum of six feet from the property lines of adjoining lots. The requested variance therefore represents an encroachment of five feet into the prescribed side yard setback. I have enclosed copies of Sections 108-165, "Variances", and 108-702, "Accessory buildings in residence districts" for your reference. Your packets also contain a note from the adjoining property owner, Ms. JoAnne Wagner of 9 Baker Street presenting no objections.

Staff recommends approval of the variance due to the minimal impact it represents to the adjoining properties and the neighborhood.

Sec. 108-671. Unsafe buildings.

Nothing in this article shall prevent the strengthening or restoring to a safe condition any part of any building or structure declared unsafe by proper authority.

(Code 1977, § 107-14; Ord. No. 2000-10, 9-25-2000)

Secs. 108-672—108-700. Reserved.

ARTICLE VIII. SUPPLEMENTARY DISTRICT REGULATIONS

Sec. 108-701. Lot requirements.

Except as otherwise provided by this chapter:

- (1) Every building or group of related buildings shall be located on a lot, as herein defined, having at least the area, width, lot area per family and yards herein prescribed for the district in which such building is located.
- (2) No lot shall be used for dwelling purposes which does not abut for at least 40 feet on a street, as herein defined, except as provided in section 108-240.
- (3) Not more than one dwelling structure shall be located on a lot as herein defined, except as provided for in divisions 4 and 5 of article VI of this chapter.

(Code 1977, § 107-16; Ord. No. 2000-10, 9-25-2000)

Sec. 108-702. Accessory buildings in residence districts.

(a) No accessory building shall be located in any required court or in any yard other than a rear yard except as provided hereinafter. Accessory buildings shall be distant at least six feet from alley lines and from any other building on the same lot and at least six feet from lot lines of adjoining lots, which are in any R District.

(b) Accessory buildings, except stables, may be erected as a part of the principal building or, if at least six feet therefrom, may be connected thereto by a breezeway or similar structure, provided that all yard requirements for a principal building are complied with.

(c) In any R District, where a corner lot adjoins in the rear a lot fronting on the side street and located in an R District, no part of any accessory building on such corner lot shall be nearer the side street lot line than the least depth of the front yard required along such side street for a dwelling on such adjoining lot; and in no case shall any part of such accessory building be nearer to the common lot line than the least width of a side yard required for the principal building.

(Code 1977, § 107-17; Ord. No. 2000-10, 9-25-2000)

Sec. 108-703. Reduction of required yard.

No lot shall be reduced in area so as to make any yard or any other open space less than the minimum required by this chapter, and if already less than the minimum required, said yard or open space shall not be further reduced. No part of a yard or other open space provided about any building or structure for the purpose of complying with the provisions of this article shall be considered as part of a yard or other open space required under this article for any other building or structure.

(Code 1977, § 107-18; Ord. No. 2000-10, 9-25-2000)

Sec. 108-704. Off-street parking and loading.

In every district, spaces for off-street parking and for loading or unloading of vehicles shall be provided in accordance with the requirements in divisions 2 and 3 of article IX of this chapter. Off-street parking and loading areas may oc-

exception, subject to compliance with certain conditions, the board may require, from the owners, lessees or tenants of the property for which the conditional use or exception is granted, such evidence, written agreement guaranty or bond as it may deem necessary to ensure that the conditions stipulated by the board are being and will be complied with. Any such written agreement may be required by the board to be recorded among the land records of the county at the expense of the applicant.

(Code 1977, § 107-69(D); Ord. No. 2000-10, 9-25-2000)

Sec. 108-164. Nonconforming uses.

The board of appeals may authorize the issuance of a zoning certificate, after a public hearing, for any of the following:

- (1) The substitution for a nonconforming use for another nonconforming use if no structural alterations are made except those required by law or regulation; provided, however, that in any R or B District, no change shall be permitted to any use prohibited in an M-1 District.
- (2) The extension of a building devoted to a nonconforming use or the construction of additional buildings, or the extension of a nonconforming use of land, where any such extension is necessary and incidental to the continuation of the existing use but is not authorized by section 108-670(3)a. No such extension or addition shall be deemed to extend or otherwise affect the date when such nonconforming use or building must be changed or removed, if subject to any of the provisions of section 108-670(2).

(Code 1977, § 107-69(E); Ord. No. 2000-10, 9-25-2000)

Sec. 108-165. Variances.

(a) Where, by reason of the exceptional narrowness, shallowness or unusual shape of a specific piece of property on the effective date

of the ordinance from which this chapter is derived, or by reason of exceptional topographic conditions or other extraordinary situation or condition of such piece of property or of the use of development of property immediately adjoining the piece of property in question, the literal enforcement of the requirements of this article would involve practical difficulty or would cause unnecessary hardship, unnecessary to carry out the spirit and purpose of this chapter, the board shall have the power upon appeal in specific cases, filed as herein before provided, to authorize such variance from the terms of this chapter as will relieve such hardship, so that the spirit and purpose of this chapter shall be observed and substantial justice done. In authorizing a variance, the board may attach thereto such conditions regarding the location, character and other features of the proposed structure or use as it may deem necessary in the interest of the furtherance of the purpose of this chapter and in the public interest. In authorizing a variance, with attached conditions, the board may require such evidence and guaranty, or bond, as it may deem necessary that the conditions attached are being and will be complied with.

(b) No such variance in the provisions or requirement of this chapter shall be authorized by the board unless the board finds, beyond reasonable doubt, that all the following facts and conditions exist:

- (1) That there are exceptional or extraordinary circumstances or conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties or classes of uses in the same zoning district.
- (2) That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district and in the same vicinity.

- (3) That the authorizing of such variance will not be of substantial detriment to adjacent property and will not materially impair the purpose of this chapter or the public interest.

(c) No grant of a variance shall be authorized unless the board specifically finds that the condition or situation of the specific piece of property or the intended use of said property for which variance is sought, one or the other or in combination, is not of so general or recurrent a nature as to make reasonably practicable the formation of a general regulation for such condition or situation to be adopted by the Mayor and Council as an amendment to this chapter. (Code 1977, § 107-69(F); Ord. No. 2000-10, 9-25-2000)

Sec. 108-166. Limitations, guides and standards.

Where, in this chapter, certain powers are conferred upon the board of appeals or the approval of the board of appeals is required before a permit may be issued, or the board is called upon to decide certain issues, such board shall study the specific property involved and the neighborhood, cause the property to be posted in a conspicuous place, hold a public hearing and consider all testimony and data submitted, and it shall hear any person for or against the issuance of the permit. However, the application for the permit shall not be approved where the board finds the proposed building, addition, extension of the building or use, sign, use or change of use would adversely affect the public health, safety, security, morals or general welfare or would result in dangerous traffic conditions or would jeopardize the lives or property of other people in the neighborhood. In deciding such matters, the board shall give consideration, among other things, to the following:

- (1) The purpose, application, interpretation and standards of these regulations as set forth in article I of this chapter.

- (2) Decisions of the circuit court for the county and the court of appeals of the state.
- (3) The orderly growth and improvement of the neighborhood and community.
- (4) The most appropriate use of land and structures in accordance with a comprehensive plan.
- (5) Facilities for sewers, water, schools, traffic, transportation and other services, and the ability of the town or other public agency to supply such services.
- (6) The limitations of firefighting and rescue equipment and the means of access for fire and police protection.
- (7) The probable effect of such use upon the peaceful enjoyment of people in their homes.
- (8) The number of people residing, working or studying in the immediate vicinity.
- (9) The type, character and use of structures in the vicinity, especially where people are apt to gather in large numbers such as in schools, churches, theaters and the like.
- (10) Traffic conditions, including facilities for pedestrians such as sidewalks and safety zones and parking facilities available and the access of cars to highways.
- (11) The preservation of cultural and historic landmarks.
- (12) The conservation of property values.
- (13) The probable effect of odors, dust, gas, smoke, fumes, vibration, glare or noise upon the uses of surrounding properties.
- (14) The contribution, if any, such proposed use, building or addition would make toward the deterioration of areas and neighborhoods.

(Code 1977, § 107-70; Ord. No. 2000-10, 9-25-2000)

Town of Berlin
Board of Zoning Appeals
February 5th, 2020

Chairman Joe Moore called the February 5th, 2020 meeting to order at 6:30PM. Members present were Joe Moore, Woody Bunting, Robert Palladino, John Apple and Jay Knerr. Staff present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Joe Moore stated before they got started, he wanted Planning Director Dave Engelhart to introduce the new member to the board. Mr. Engelhart introduced Mr. John Apple as the newest member of the Board of Zoning Appeals. Mr. Engelhart stated Mr. Apple was replacing Mr. Doug Parks who wanted to step down but had agreed to be the alternate for the board. He then stated he wanted everyone to welcome Mr. John Apple.

Chairman Joe Moore stated the first item on the agenda was for the approval of the minutes for November 6, 2019. Mr. Robert Palladino made the motion to approve the minutes from the November 6th, 2019 meeting. Mr. Woody Bunting seconded the motion and it was unanimously approved by the commission. Next on the agenda was the election of Chairman and Vice Chairman. Mr. Woody Bunting nominated Mr. Joe Moore for Chairman. Mr. Jay Knerr seconded that motion. Mr. Robert Palladino nominated Mr. Woody Bunting for Vice Chairman. Mr. Jay Knerr seconded the motion and it was unanimously accepted by the commission.

Chairman Joe Moore asked Mr. Dave Engelhart to review the next item on the agenda Homes of Berlin requesting a variance. Mr. Engelhart stated it was three different variances for the two parcels on Flower Street 113 & 115. 113 Flower Street known as the Isaiah Fassitt Apartments. 115 Flower Street is the eleven-unit apartment building known as the no names closest to Henry Park. Mr. Engelhart stated the applicant proposes to demolish this building and build a new one on site. During that time, they would be remodeling the Isaiah Fassitt Building inside and out which would give us a nice product in town. The three variances they are asking for are already non-nonconforming to the property. There would be improvement to the non-conformances for what they are requesting. The first one would be a reduction from the required parking from 80 spaces to 57 spaces. At the present time there are 53 spaces there for 40 apartment units. Now they will have 57 spaces. Still non-conforming but picking up four spaces. Second is the reduction of the minimum lot area. The way the density calls for you need 240000 square feet for that number of units that are there. No change in the square footage of the building may vary a little maybe 40 square feet. One change is that the building will change and face the parking lot. Planning Commission gave them concept plan approval in November to move forward.

The side set back is required to be 43 feet by size of the parcel it would be 15 1/2 feet if they construct it the way they say. The current set back is right on the line at Henry Park. The new building would be 15 feet from Henry Park and would have some open space what they don't have right now. Chairman Joe Moore stated if the town code referenced non-conformity than you could utilize that non-conformity than we would not be here. But the Berlin Town code doesn't have that. He stated if they were in Ocean City the reduction of parking would have been a special exception rather than a variance. If it wouldn't have had an adverse effect, then they would have granted it. The standard is practical difficulty or a hardship. Chairman Joe

Moore asked Mr. Engelhart about the side yard set back being 42 feet, he thought it seemed like a lot. Mr. Casey Rauch stated it has to do with the property frontage. Mr. Engelhart stated the existing building was closer than it should have ever been to the park and Flower Street. Mr. Engelhart said he didn't know how it ever got built. Chairman Joe Moore said it had to be before zoning.

Chairman Joe Moore asked the members if they had questions. Mr. Jay Knerr asked if there was a fence on the property. Mr. Engelhart replied not on the east side but the south side in the rear. Mr. Woody Bunting asked if you demolished the building would that diminish any grandfathering. Mr. Woody Bunting's question was how it would be non-conforming if you take the building down. Mr. Woody Bunting stated if you take the building down, you have a vacant lot. Chairman Joe Moore thought it wouldn't matter because the non-conformity is not continued.

Chairman Joe Moore called the applicants to come forth and be sworn in. Mrs. Diana Talios was present to represent Homes for America located in Annapolis Maryland. Mr. Casey Rauch Engineer from Easton Maryland. Mrs. Diana Talios stated that Homes for America was based out of Annapolis most of their work was in Maryland, Virginia and Pennsylvania. They were formed in 1994 and most of the work is in Maryland which is local she said. She stated that Homes for America has two sites one on Bay Street and 113 Flower Street. They have owned these properties since 2001. They had contacted the owner of 115 Flower Street about purchasing this property. They are in a contract to purchase and do what Mr. Engelhart was just describing about demolishing and rebuilding. They would be combined as one property, and all would be energy efficient. The new building would be built to new standards and instead of 11 units it would have 12 units. Chairman Joe Moore asked Mrs. Talios was she aware of the reasons for a variance under the Berlin Town Code. She replied yes because they had met and discussed this with the Planning Director Mr. Dave Engelhart. Chairman Joe Moore asked the applicant to speak on the case. Mrs. Diana Talios stated the funding would be from the state for all three of the locations. She stated to make this project feasible they had to rebuild the one building with the same or more units to make it work for the budget they have. They discussed the parking and Chairman Moore asked without the parking would they be able to redevelop the property. Mrs. Talios replied no. Chairman Moore asked were there any other issues that would refer to the property that don't generally reply to other properties for the board to consider a variance. Mr. Casey Rauch stated there are 53 spaces as Mr. Engelhart noted but they are underutilized. He stated the parking should not be an issue.

Discussion continued about square footage in different zoning areas in the town code. Chairman Joe Moore asked would this cause any detriment to either property beside them. Mrs. Diana Talios replied no. Mr. Jay Knerr asked if the units were fully occupied. Mrs. Talios stated their property was fully occupied and she believed that last month only one unit was vacant at 115 Flower Street. Mrs. Talios stated they work with the residences and they have been informed. They will have a community meeting and will go over the requirements to be able to apply for the new property. They would also be doing background checks, so they are ahead of that process. Mr. Knerr asked to what extent would you be renovating the existing property. Mrs. Talios stated inside and out kitchens, baths, flooring, new Hvac systems, new roofs, exterior facades, sidewalks and parking. Mr. John Apple asked when the units were built. Mrs. Talios

said 113 Flower Street were built around 1981 or 1982. The property they are purchasing is from the 60's. Mrs. Talios told the board that they have certain standards they must be able to meet and the building they want to purchase would never meet the standards in its condition. The new building and the existing building once renovated will have a coordinated look. Mr. Dave Engelhart stated Planning & Zoning has had many calls for quality of life from some of the residents. Mr. Jay Knerr asked if they would have property management living on site. Mrs. Talios stated they have a third-party management company that is currently on site 3 days a week and with the addition of this they would be there 5 days a week along with the Bay Street property managing. Mr. Robert Palladino asked would there be a higher renter's cost. Mrs. Talios replied no. Homes of America try to keep the rents feasible. Mr. Casey Rauck stated the building they want to demolish does not meet the required ADA.

Mr. Woody Bunting stated he knew what they wanted to do would be a big improvement for Berlin. He told them they were taking a building and increasing it on a very tiny lot. He stated it was a big reduction in the parking requirements. He did understand they were making it one community. Mr. Bunting stated just trying to justify the increase. He told them they needed the extra unit to finance it. Mrs. Diana Talios told him the only way for them to move forward would be to demolish and rebuild with 12 units instead of eleven. Mr. John Apple asked were the lots combined right now. They are not combined right now Mr. Casey Rauck replied. He stated the parking has been approved for the existing parking lot requirement. Mrs. Talios stated they have a low turnover. Chairman Joe Moore asked about the need for more apartments. They replied an independent survey was done last May. Chairman Joe Moore asked for more comments. Mr. Dave Engelhart stated they had applied for a grant last year and didn't get it. They tried again this year and received it. They have met with staff he stated it would be better elevations have a better look, looking down Flower Street. He also agreed with Mr. Woody if you're taking the building down, you're taking away from the non-conformities.

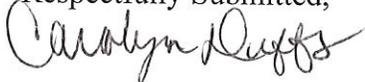
Chairman Joe Moore stated where they are with this is, is there enough to be debatable and it talks about justice being done and that he thought it would be beneficial to the town. Mr. Jay Knerr stated replacing the old building with the new the improvement is needed. Mr. Jay Knerr made the motion to approve all three variances and to have it become one parcel. Also, a fence is required between the easterly boundary of the parcel and Henry's Park. Mr. Robert Palladino seconded the motion and it was unanimously accepted by the commission.

Next on the agenda was 10 Westminster Drive requesting a variance. Mr. Dave Engelhart stated that Mr. Ronald Wist of 10 Westminster Drive was requesting a variance to add on to the rear of his home. He would be 3.869 square feet over the buildable line. He would be adding a 16 x 40 addition. Mr. Engelhart asked they refer to the picture that had the garage shown on it. Chairman Joe Moore asked were they referring to the garage as part of the variance. Mr. Engelhart replied only where you see the green line that would go into the building restricted line. Chairman Joe Moore swore in Mr. Ronald Wist of 10 Westminster Drive. Mr. Wist stated he was requesting a 16 x 40 addition of living room space, bedroom and bathroom. He stated he and his wife were expecting another child. He then went on to discuss the purpose size and how it would fit in the rear of the property. Chairman Joe Moore stated the triangle shape of the lot causes the problem with the setbacks. Mr. John Apple asked what the distance between the garage and the new addition should be. Mr. Engelhart stated it would need to be 6 feet from the

garage and any other structure as well as six feet from the property line. Mr. Apple stated it didn't specify on the plan that it was six feet between on the plan. With that being said it may not be the size of the addition and may not be in the set back. Mr. Engelhart stated six feet was the minimum. Chairman Joe Moore stated that for the garage to be in that area it had to be detached. Mr. Engelhart replied yes, and it is. Mr. Woody Bunting asked Mr. Wist about the garage if it had been rented before. Mr. Wist replied when they purchased the house it had been rented it is a finished area with a bath. The previous owner's father was who lived there, and they allowed him to stay for a while. Mr. Woody Bunting asked if it had a kitchen. Mr. Wist replied it has a microwave, refrigerator etc. Mr. Woody Bunting then asked Mr. Engelhart if that was legal. Mr. Engelhart replied they are not supposed to have a kitchen. Mr. Wist stated this was built when he purchased his house already there. Mr. Engelhart stated the kitchen would have to come out. Mr. Woody asked would that be proper to grant a variance when they are in violation. Mr. Jay Knerr stated he may not need the variance if he must move the addition to get the six feet separation. Chairman Joe Moore stated to Mr. Wist if you move your addition over you may find the addition will fit in the buildable lot area. Mr. Woody Bunting asked Mr. Engelhart about the rear yard setback. Mr. Engelhart stated rear yard set back is 35 feet and 25 front yard setbacks.

Chairman Joe Moore asked if there was anyone else that wanted to speak for or against the request for Mr. Wist. Mr. Woody Bunting made the motion to approve the application and it must be 6 feet off the garage. Mr. Jay Knerr seconded the motion and it was unanimously accepted by the commission. With nothing else on the agenda Chairman Moore called for a motion to adjourn. Mr. Woody Bunting made the motion to adjourn. Mr. Jay Knerr seconded the motion. Meeting was adjourned at 7:40PM.

Respectfully Submitted,



Carolyn Duffy



Mayor & Council Of Berlin

10 William Street Berlin, Maryland 21811

www.townofberlinmd.com

TELEPHONE 410-641-2770
FAX 410-641-2316
berlin@townofberlinmd.com

BOARD OF ZONING APPEALS APPLICATION

Property Location: 7 Baker St Date: 6-24-20

Lot #: _____ Lot Size: _____ Zoning: R-2 Map#: 0300 Parcel#: 1281

Please check (✓) one of the following option requests:

Variance Conditional Use _____ Special Exception _____

Description of Request:

car port + shed

Has the property in question ever been the subject of a previous appeal? No
If you answered yes, what is the appeal number and date? _____

Property Owner: Douglas + Suzanne Parks

Address: 7 Baker St

Phone: 410-641-3967 Owner's Signature: Suzanne Parks Date: 6-24-20

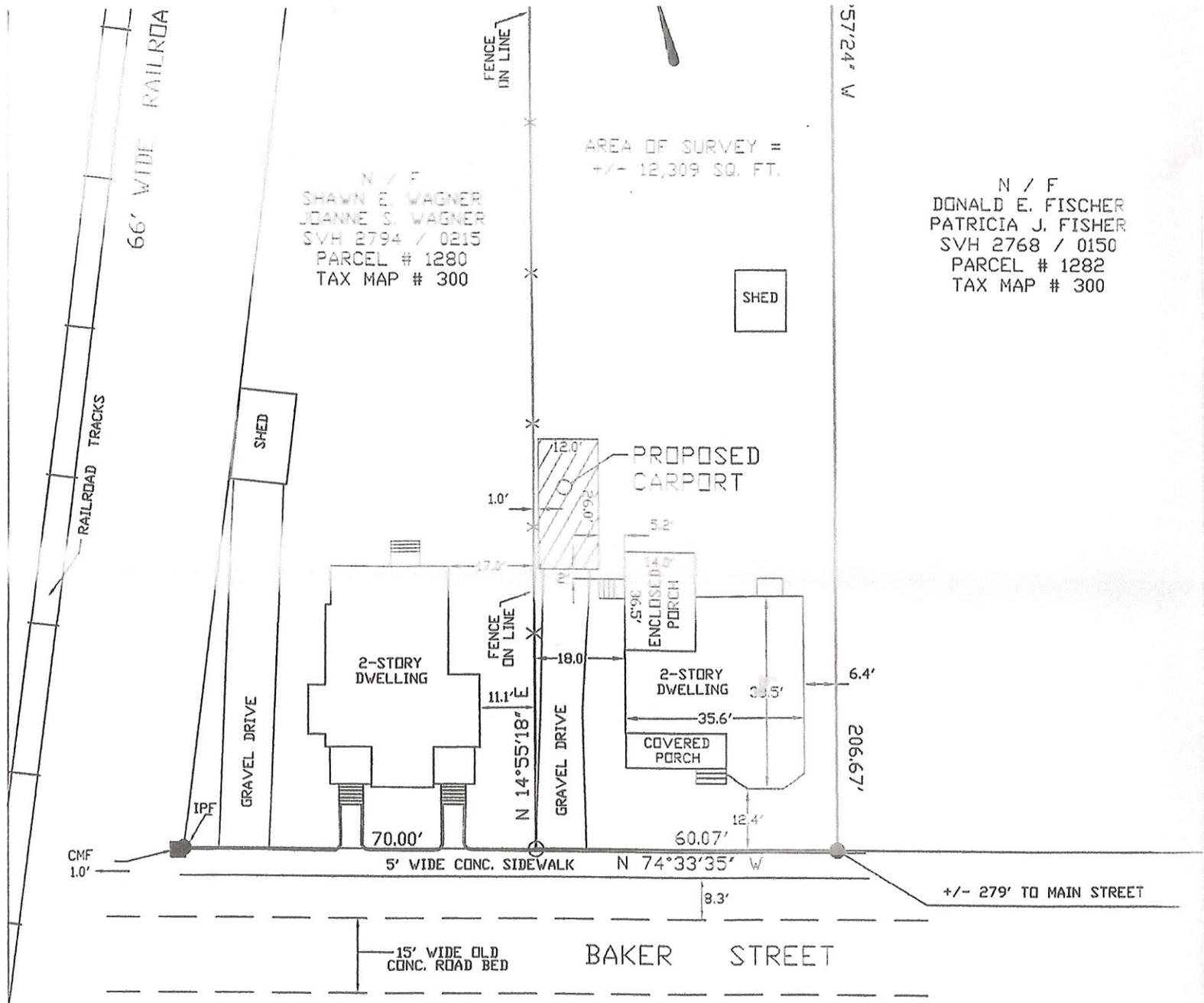
OFFICE USE ONLY. PLEASE DO NOT MARK BELOW.

CASE #: 8-5-20-03 DATE RECEIVED: 6/24/2020

HEARING DATE: 8-5-2020 LAND POSTED: 7/24/2020

DECISION: _____





N / F
 SHAWN E. WAGNER
 JOANNE S. WAGNER
 SVH 2794 / 0215
 PARCEL # 1280
 TAX MAP # 300

N / F
 DONALD E. FISHER
 PATRICIA J. FISHER
 SVH 2768 / 0150
 PARCEL # 1282
 TAX MAP # 300

LEGEND:

- DENOTES IRON PIPE, FOUND
- DENOTES CONCRETE MONUMENT, FND.
- DENOTES UNMARKED POINT

L. E. Bunting 06/16/20
 L. E. BUNTING, JR. DATE:
 MD PROP. LINE LIC. #142, EXPIRES 4/16/2022



ADDRESS:
 # 7 BAKER STREET
 BERLIN, MARYLAND 21811

L. E. Bunting Surveys, Inc.
 MARYLAND & VIRGINIA
 LAND SURVEYING
 24 BROAD STREET
 BERLIN, MARYLAND 21811
 410-641-3313

DEED REFERENCE:
 FWH 603 / 328
 PARCEL # 1281
 TAX MAP # 300

**SITE PLAN
 FOR CARPORT**

LANDS OF
DOUGLAS M. PARKS, JR.
SUZANNE S. PARKS
 THIRD TAX DISTRICT
 WORCESTER COUNTY, MARYLAND

SCALE: 1" = 30' DATE: 06/16/2020
 TM300_P1281_PARKS

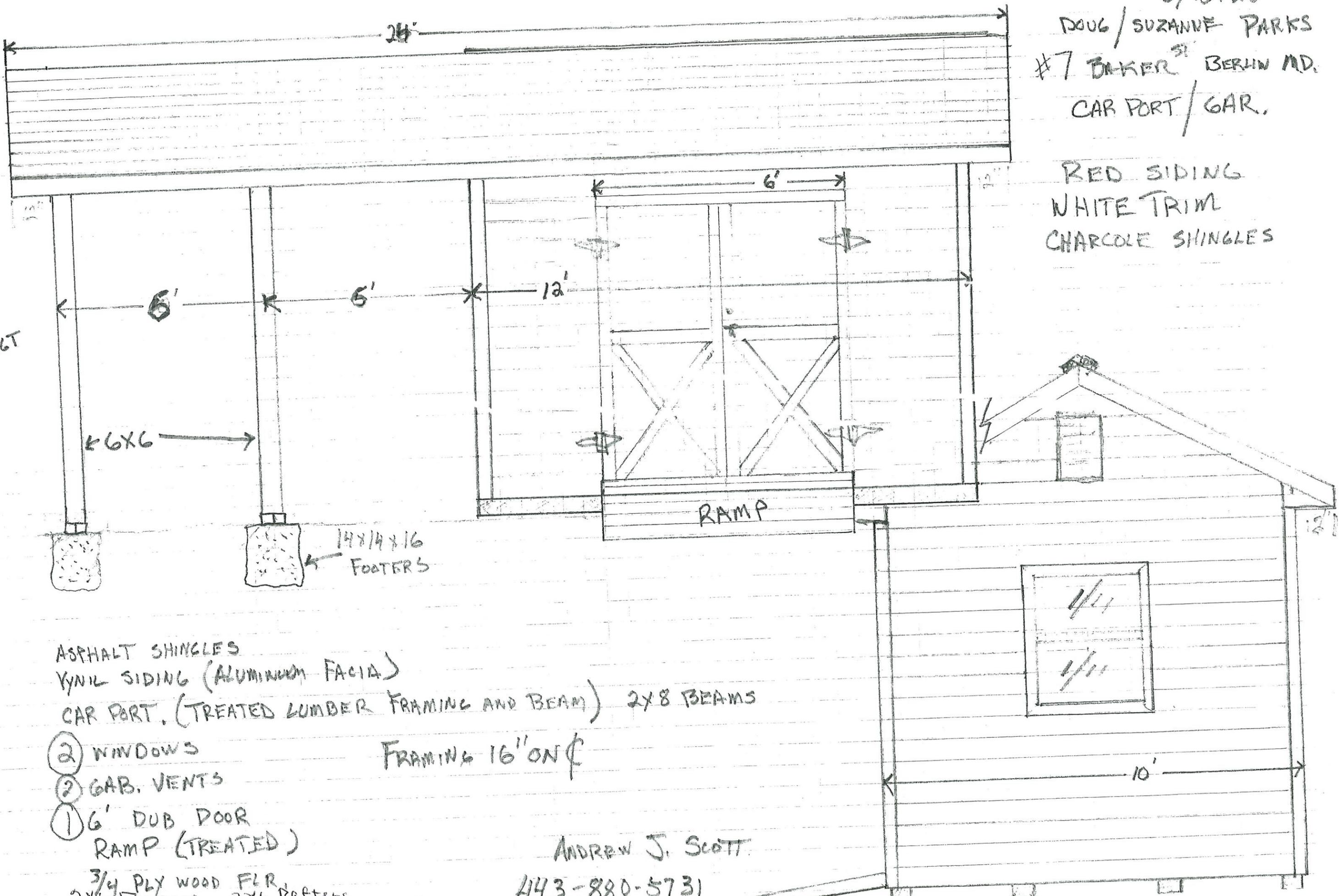
3/18/20

DOUG / SUZANNE PARKS
#7 BAKER ST BERLIN MD.
CAR PORT / GAR.

RED SIDING
WHITE TRIM
CHARCOLE SHINGLES

12' HGT

24'



ASPHALT SHINGLES
VINYL SIDING (ALUMINUM FACIA)
CAR PORT. (TREATED LUMBER FRAMING AND BEAM) 2x8 BEAMS

- ② WINDOWS
- ② GAB. VENTS
- ① 6' DUB DOOR
- RAMP (TREATED)

FRAMING 16" ON C

3/4 PLY WOOD FLR
2x4 Framing 2x6 Rafters

ANDREW J. SCOTT

443-880-5731

The 9 Baker Street property owner, Joanne S. Wagner provided this statement. Her property is located next to 7 Baker on the west side, which is adjoining the driveway

June 22, 2020

To Whom it may Concern,

My name is JoAnne Wagner and I reside at 9 Baker Street. My neighbors are Mr. and Mrs. [unclear]. They would like to build a lot part off their driveway. I don't have any objections to the project.

Thank you,
JoAnne Wagner