

Maryland LR Garcia Construction Inc.
3338 Kreitler Rd, Forest Hill, MD 21050
Phone: (410) 793-2611
December 12, 2024

Letter of Explanation

To whom it may concern,

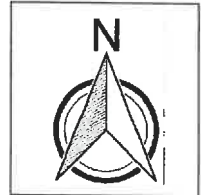
The property, 115 S Jerome Pkwy, Glen Burnie, MD 21060, is 59-ft in length by 30-ft in width, the amount of land that the house covers is 1680-sq ft. The entire area of land is 10606-sq ft. The front of the property is 27-ft from the street, S Jerome Pkwy. There is a garage, shed, and gazebo pre-existing on the property. The dimensions of the gazebo are 9-ft in length by 9-ft in width, 2-ft from the housing unit and 16-ft from the closest property line. The garage is 22-ft in length by 13-ft in width, six-ft from the housing unit and six-ft from the property line. Lastly, the shed is 11-ft in length by 11-ft in width, 40-ft from housing unit and 10-ft from the closest property line. The environment of the housing unit is located in the suburbs, the housing unit is across from trees, the street S Jerome Pkwy in between the trees and house.

Proposed work at this address includes a deck at the front entrance, the deck being 18-ft from the street of S Jerome Pkwy after completion. The dimensions of the deck are 16-ft by 8-ft. The deck shall be built with four 6x6 posts onto concrete footing, deck being framed with pressure-treated wood, composite flooring, vinyl railing, and an onset of stairs that attach to deck and lead to the front entrance of the unit, 115 S Jerome Pkwy. Perimeter of the deck shall be covered with PVC boards. There will be a porch covering on top of deck, spanning 16-ft by 9-ft. The porch will use 6x6 posts and 2x10 beams with 2x6 porch framing along with ½-inch plywood and architectural shingles.

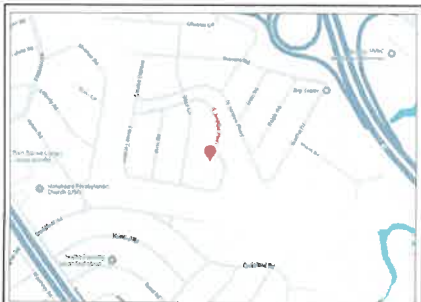
The variance is required due to the setback requirements of the proposed structure needing to be 25-ft from the front property line. Due to the proposed structure being 18-ft from the front property line, a variance is needed to bypass this issue.

SITE PLAN

115 S Jerome Pkwy
Glen Burnie, MD 21060
Parcel ID: 03-370-18866150
Lot area: 0.24 Acres
Paper Size: 11"x17"



scale 1"=20'



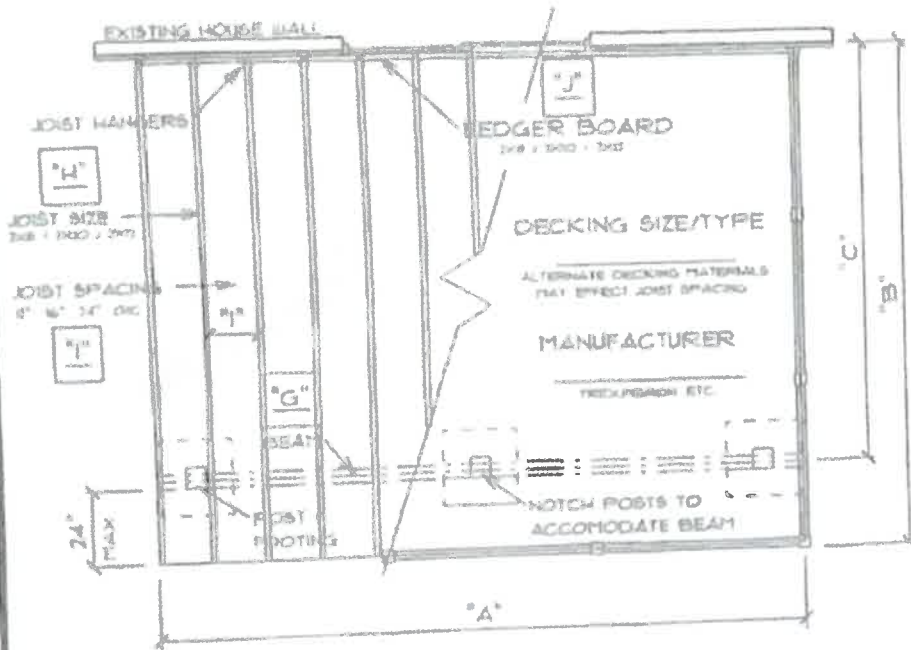
VICINITY MAP



FLOOD ZONE

BASIC DECK PLANS / DIMENSIONS AND SPECIFICATIONS

FOR USE WITH RESIDENTIAL DECKS ONLY



PERMIT #

I AGREE TO BUILD THE DECK TO THESE SPECIFICATIONS AND THE HARLESDALE COUNTY BUILDING CODE

[Signature]
SIGNATURE

11-01-24
DATE

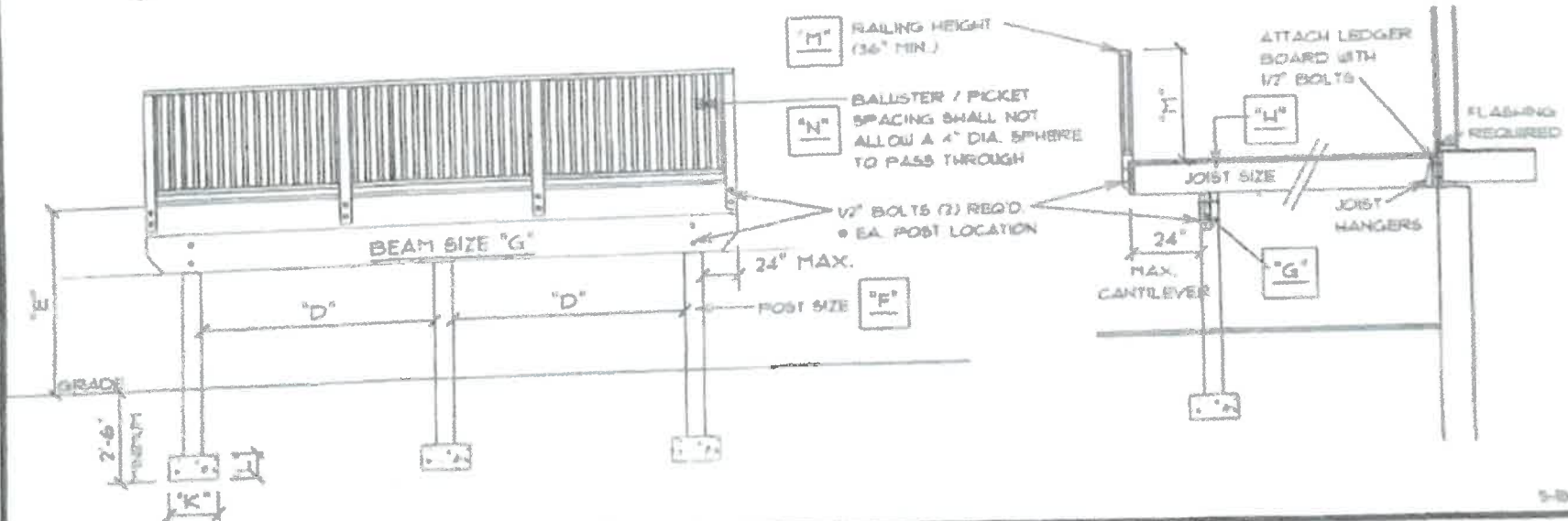
DECK DIMENSIONS

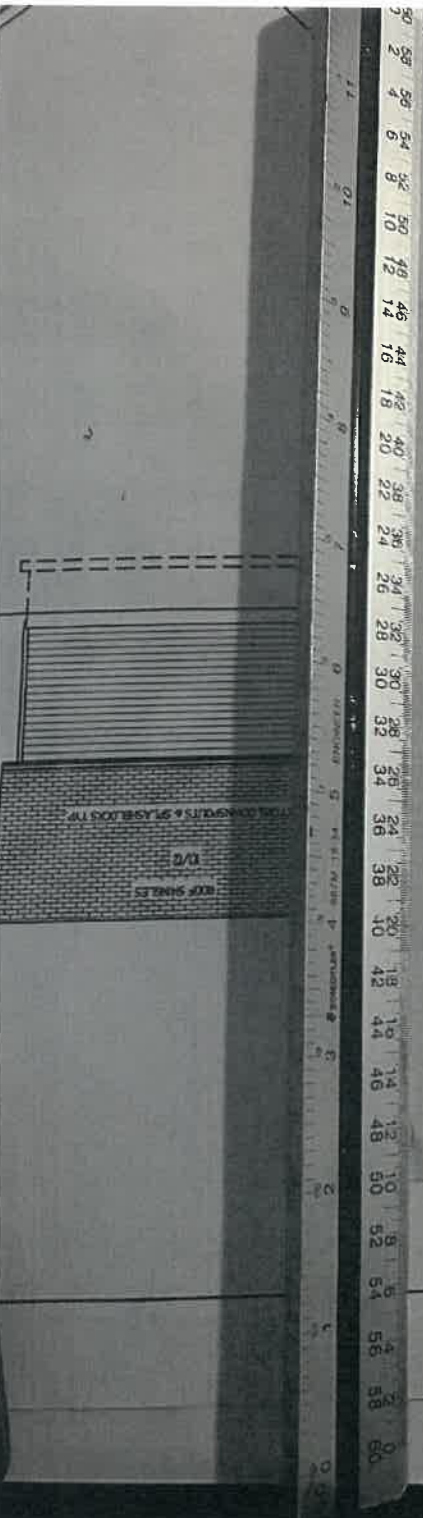
"A" . 16' "B" . 8' "C" . 14' "D" . 8'
 "E" . 5' "F" . 6x6 "G" . 3" "H" . 2x6
 "I" . 16" "J" . "K" . 16" "L" . 40"
 "M" . 40" "N" . 4"

SEE OTHER SIDE FOR STAIRWAY INFORMATION

EXISTING HOUSE FLOOR SYSTEM & BAND BOARD IS:

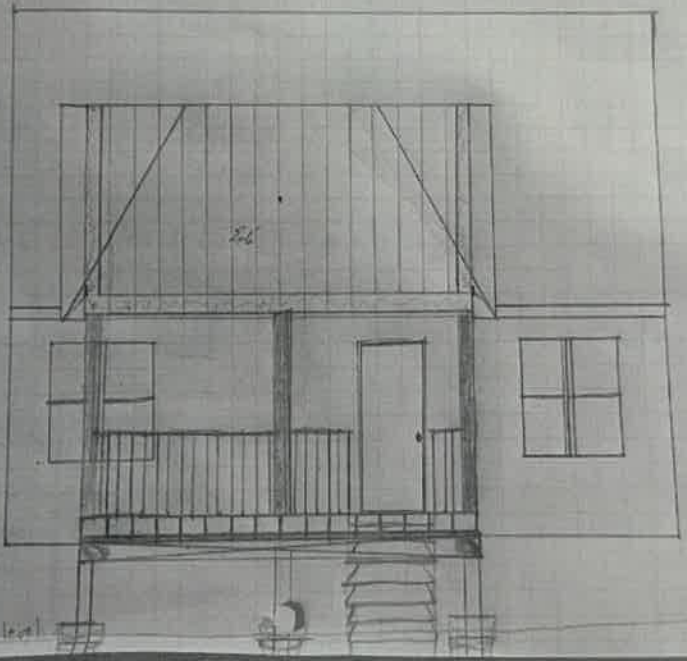
- 2x LUMBER
- WOOD 1" JOISTS
- WOOD TRUSSES



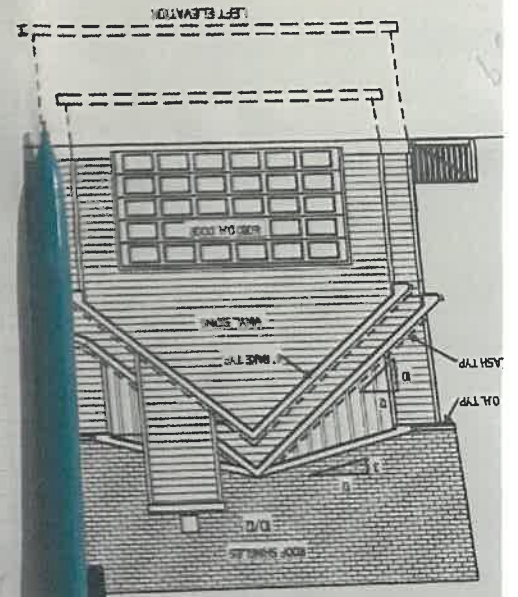
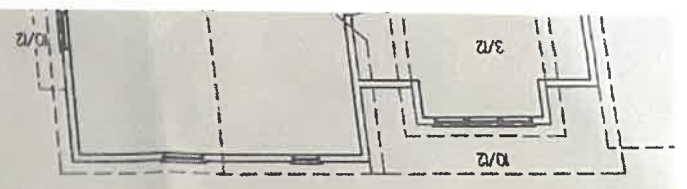


SCALE 1/8" = 1'-0"

115 South Jerome Pkwy
Glen Burnie MD



Handwritten note: "Low rise"



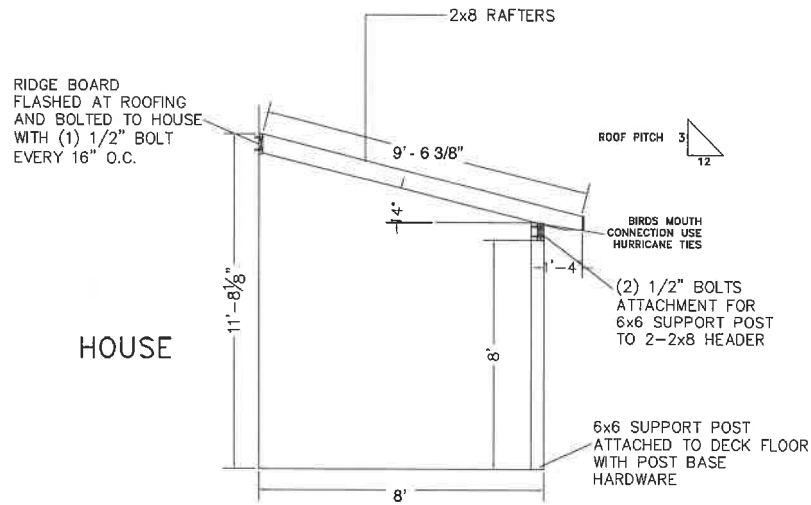
1234567890

SCALE: 1/4" = 1' WHEN PRINTED ON 11x17 PAPER

BASED ON THE INTERNATIONAL RESIDENTIAL CODE

STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR LOCAL BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC, AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.



DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN YELLOW PINE 2 x 10 FOR FRAMING MATERIALS NEVER SUBSTITUTE COMPOSITE OR SOFTWOODS FOR FRAMING MATERIALS

FLASH ROOFING AT HOUSE CONNECTION AND BOLT RIDGE BOARD WITH (1) 1/2" BOLTS EVERY 16" O.C. RAFTERS ARE TO BE HANDFRAMED 2x8 SFF 16" O.C. SPACING FRONT & SIDE HEADER BEAM TO BE 2-2x10 SFF OR EQUIVALENT SIDE HEADER BEAM REQUIRES POSITIVE ATTACHMENT TO SOUND HOUSE FRAMING CAPABLE OF SUPPORTING ROOF LOAD WITH DOUBLE CONCEALED HANGER PORCH SUPPORTS TO BE 6x6 NOT SPACED GREATER THAN 8' APART ROOF FRAME COVERED WITH 1/2" T&G PLYWOOD SUBROOF ROOF FINISHED WITH ROOFING FELT AND 3-TAB ASPHALT SHINGLES OR EQUIVALENT RAFTERS TO BE ATTACHED TO BEAMS USING HURRICANE TIE CONNECTORS



SECTION VIEW
4
1PS1610

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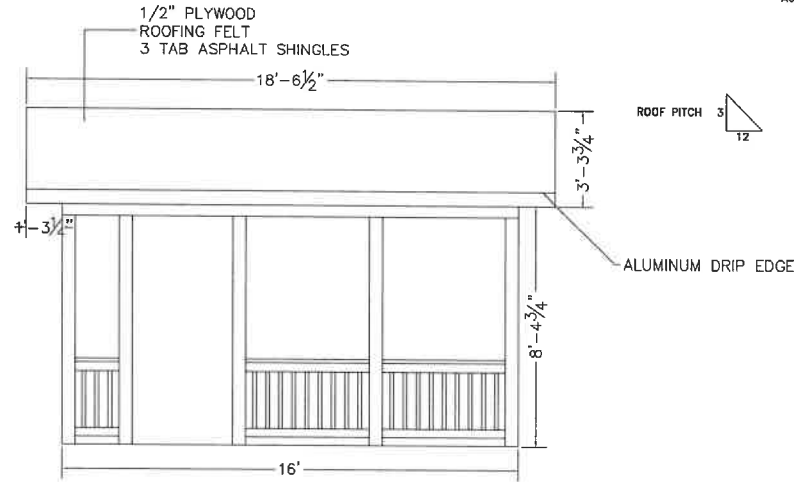
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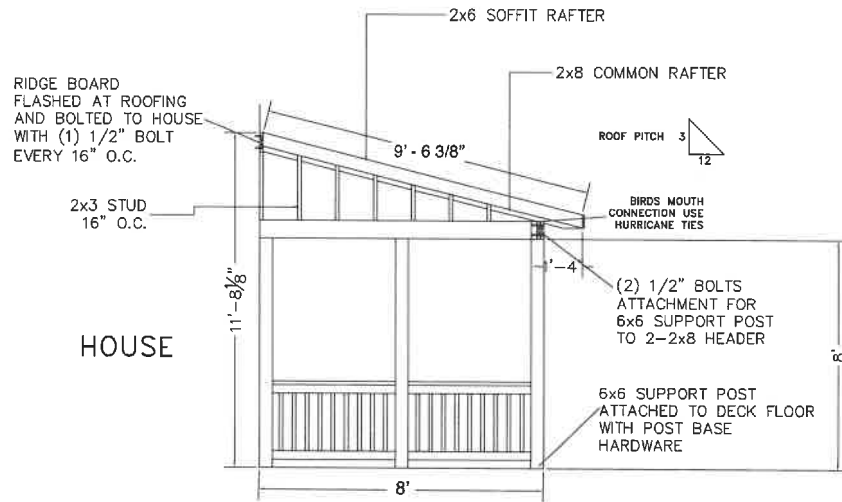
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FRONT ELEVATION



SIDE ELEVATION

HOUSE



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ELEVATION PLANS

5

1PS1610



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Maryland LR Garcia Construction

Contract

3338 Kreidler Rd, Forest Hill, MD 21050
 (410) 793-2611
 mdlrgarciainc@gmail.com

Date: 11-03-2024

To:
 Robert Danowski
 115 S Jerome Pkwy
 Glen Burnie, MD 21060

Description	Line total
This includes building the deck 16-ft x 8-ft with four 6x6 posts on to concrete footing, deck framed with pressure treated lumber, composite flooring, vinyl railing, onset of stairs on front of deck as shown in picture attached with porch all across deck, porch will be 16x9 with 6x6 posts and 2x10 beams with 2x6 porch framing and half-inch plywood with architectural shingles. Porch will be open, beam and post of porch will be wrapped in PVC, perimeter of deck will be covered with PVC Boards,	22750.00
*deck board color: antique leather	Total 22750.00
*Crown railing cap	Down Payment 7507.50
*white vinyl railing	Second Payment 7621.25
	Third Payment 7621.25

Down payment is used for purchasing the material for the project.
 Second payment due upon 50% completion
 Third and final payment is due at the completion of the project after inspection with homeowner

Contract prepared by: Elder Estrada



To accept contract, sign below:

