



**AGENDA
BOARD OF APPEALS
JULY 31, 2023
7 PM**

- I. Call to order and roll call.

- II. Case #2023-02 - to consider an application from Ronnie Muffley, who is the owner of real property known as 4007 14th Street, Chesapeake Beach, MD for a variance to Article V, Section 290-19F of the Zoning Ordinance to permit the construction of a deck/front porch to extend eight (8) feet into the required 15-foot front yard.

- III. Adjournment



**APPLICATION
ZONING BOARD OF APPEALS
TOWN OF CHESAPEAKE BEACH**

- Decision on Interpretation or Alleged Error
- Special Exception
- Variance from Strict Application of Ordinance

PROPERTY INFORMATION TM BLK 60 Parcel 0000 Lot 27
TAX ID# 049086 DEED REFERENCE: LIBER FOLIO
STREET ADDRESS 4007 14th Street Chesapeake Beach, Md. 20732
PRIOR DECISION BY BOARD OF APPEALS YES NO
IF YES, DECISION NO. DATE

PROPERTY OWNER
NAME Ronnie Muffley PHONE 240-882-2486
ADDRESS 4007 14th Street
CITY Chesapeake Beach STATE Md ZIP 20732

AUTHORIZED AGENT
NAME GH Clark Contractors PHONE 240-375-1220
ADDRESS PO 1785 - 530 Main Street
CITY Prince Frederick STATE Md ZIP 20678

VARIANCE
APPLICABLE SECTION OF ZONING ORDINANCE I am seeking Board approval of a variance to Section
DESCRIBE VARIANCE BEING REQUESTED 290-19F of the Zoning Ordinance to permit the
construction of a deck/front porch (no roof-deck only) to extend 8 feet into the required 15 foot front yard.

SPECIAL EXCEPTION
APPLICABLE SECTION OF ZONING ORDINANCE
DESCRIBE SPECIAL EXCEPTION REQUEST

DECISION ON INTERPRETATION OR ALLEGED ERROR
APPLICABLE SECTION OF ZONING ORDINANCE
DESCRIBE DECISION OR ERROR

DESCRIBE CHANGE REQUESTED

PLEASE NOTE

In order for the Board of Appeals to consider this application, the following information must be provided to the Board either with this application or at the time the Board meets to hear this case.

VARIANCE – Reference Article VIII 290-32

Testimony or evidence that shows the requested variance:

- (1) Is in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
- (2) Will not permit the existence within a District of any use which is not permitted in that District
- (3) Is needed because there are special circumstances or conditions fully described in the findings, applying to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the neighborhood and that said circumstances or conditions are such that strict interpretation of the provisions of this Ordinance would deprive the applicant of the reasonable use of such land or building.
- (4) Is needed because there exists unnecessary hardship. If the hardship is general that is shared generally by land or buildings in the neighborhood, relief shall be properly obtained only by legislative action or by court review of an attack on the validity of the Ordinance.
- (5) Is the minimum necessary for the reasonable use of the land or building and that the variance as granted by the Board is the minimum variance that will accomplish this purpose. It is not sufficient proof of hardship to show that greater profit would result if the variance were awarded. Furthermore, the hardship complained of cannot be self-created; it cannot be claimed by one who purchases with or without the knowledge of restrictions; it must result from the application of the Ordinance; it must be suffered directly by the property in question; and evidence of greater profitability and of variances granted under similar circumstances shall not be considered.

SPECIAL EXCEPTION

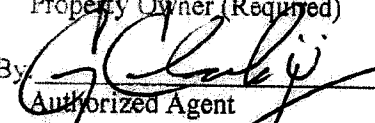
The applicant must provide to the Board information on how the Special Exception request is in accordance with the Town Comprehensive Plan, consistent with the purpose of the Zoning Ordinance, suitable for property including appropriate appearance and in character with neighborhood, suitable in terms of public safety and suitable in terms of traffic, congestion and hazards to the public.

DECISION ON INTERPRETATION OR ALLEGED ERROR – Article VIII 290-32

Provide copies of any applicable correspondence that would help the Board understand the purpose of this application.

Date Submitted: 6/2/2023

By: _____
Property Owner (Required)

By:  _____
Authorized Agent
(If representing the property owner)

Dear Board of Appeals Members,

I am writing to appeal the decision to deny my request for a permit to rebuild the deck on the front of my home at 4007 14th St. Chesapeake Beach.

The current deck is in a state of disrepair and could be a danger if not addressed. The deck was a huge selling point for me when I purchased the house in July of 2020. I fear that not being able to rebuild would destroy the aesthetics of the home as well as my view of the Chesapeake Bay. I am also worried that not being able to rebuild would drastically hurt the resale value of the home.

I really love having a deck of that size as the house is relatively small and the deck allows more options when entertaining friends and family.

I believe that granting me a variance would be in the best interests of the community. The deck would provide a safe and enjoyable space for residents to relax and enjoy the outdoors. It would also increase the value of my home and make it more attractive to potential buyers.

Thank you for your time and consideration.

Sincerely, Ronnie Muffley



Property Boundaries (1)

☆ Tax Account: 0503049086

View [assessment info](#)

Download a [topo map](#)

Download a [zoning map](#)

Download a [water map](#) or a [sewer map](#)

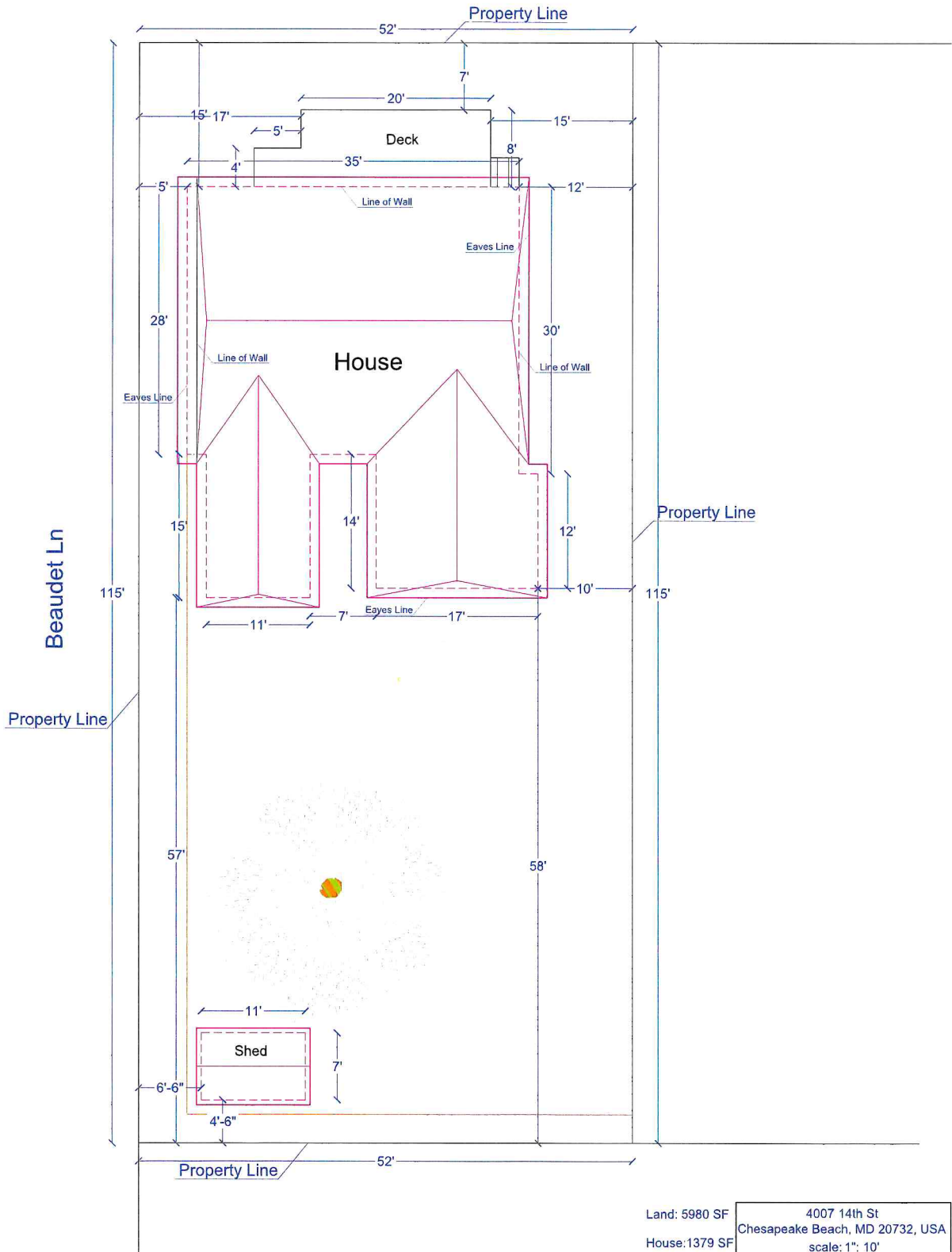


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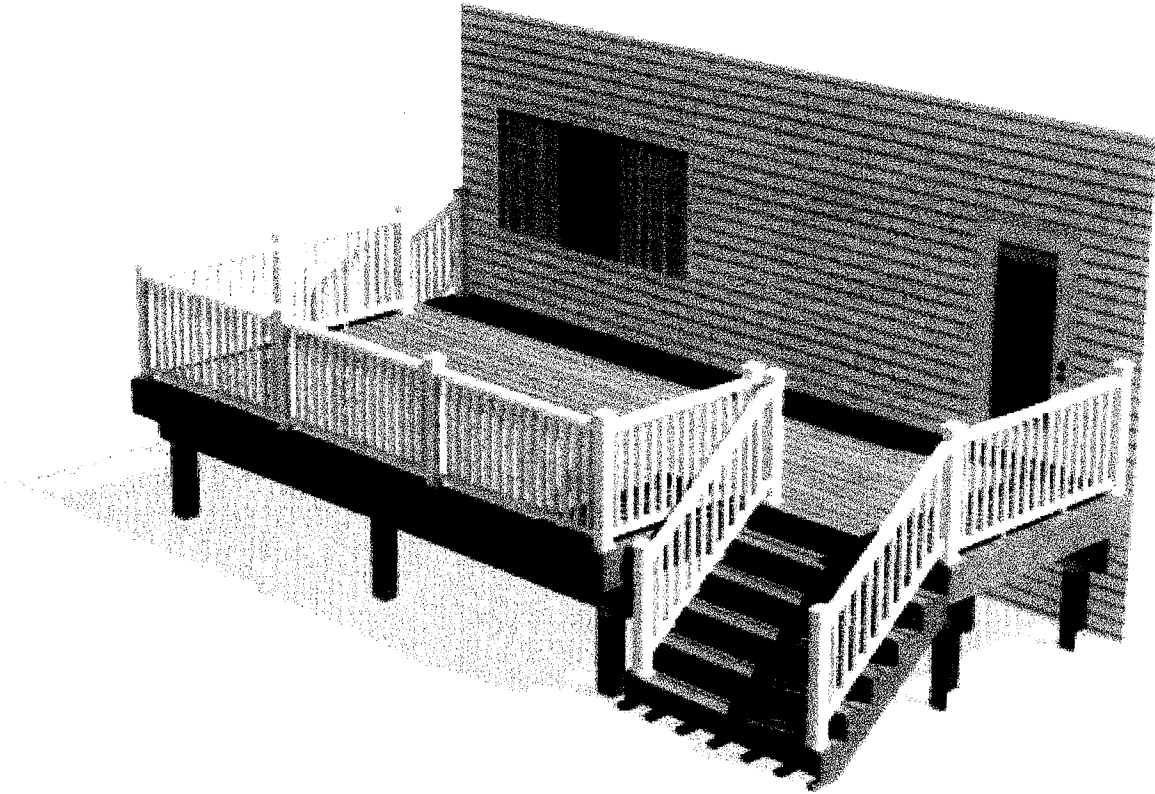
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NW 50th St

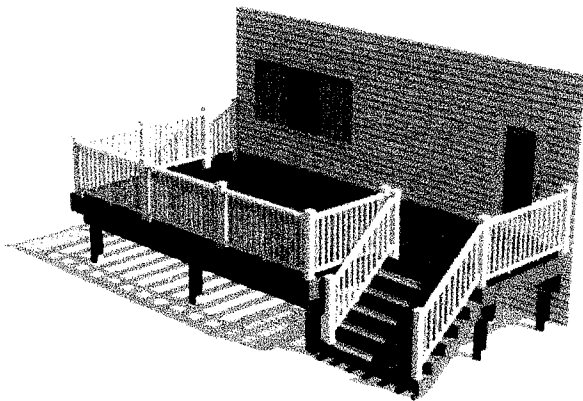


Land: 5980 SF	4007 14th St
House: 1379 SF	Chesapeake Beach, MD 20732, USA
	scale: 1" = 10'

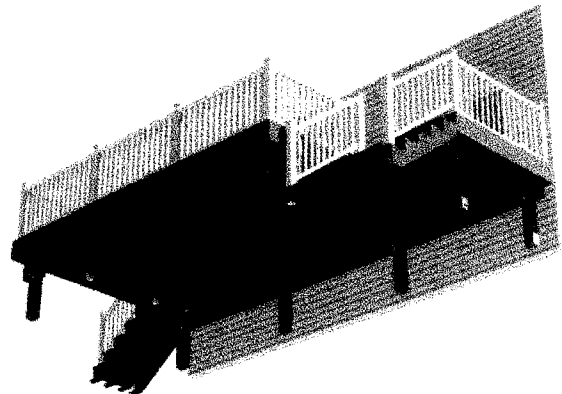


Deck Designer Specification Report

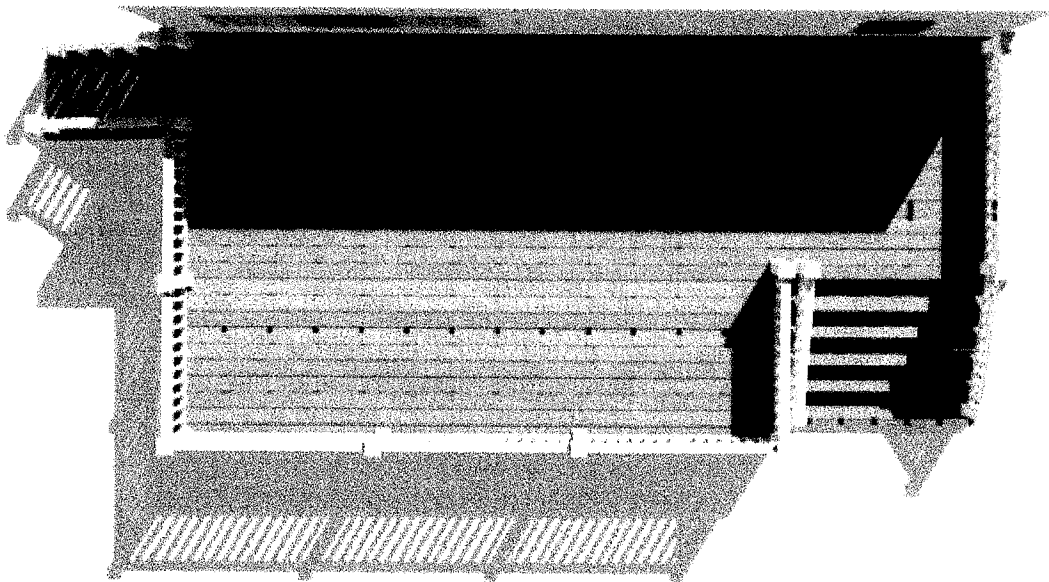
Deck layout diagram



Top view without planks

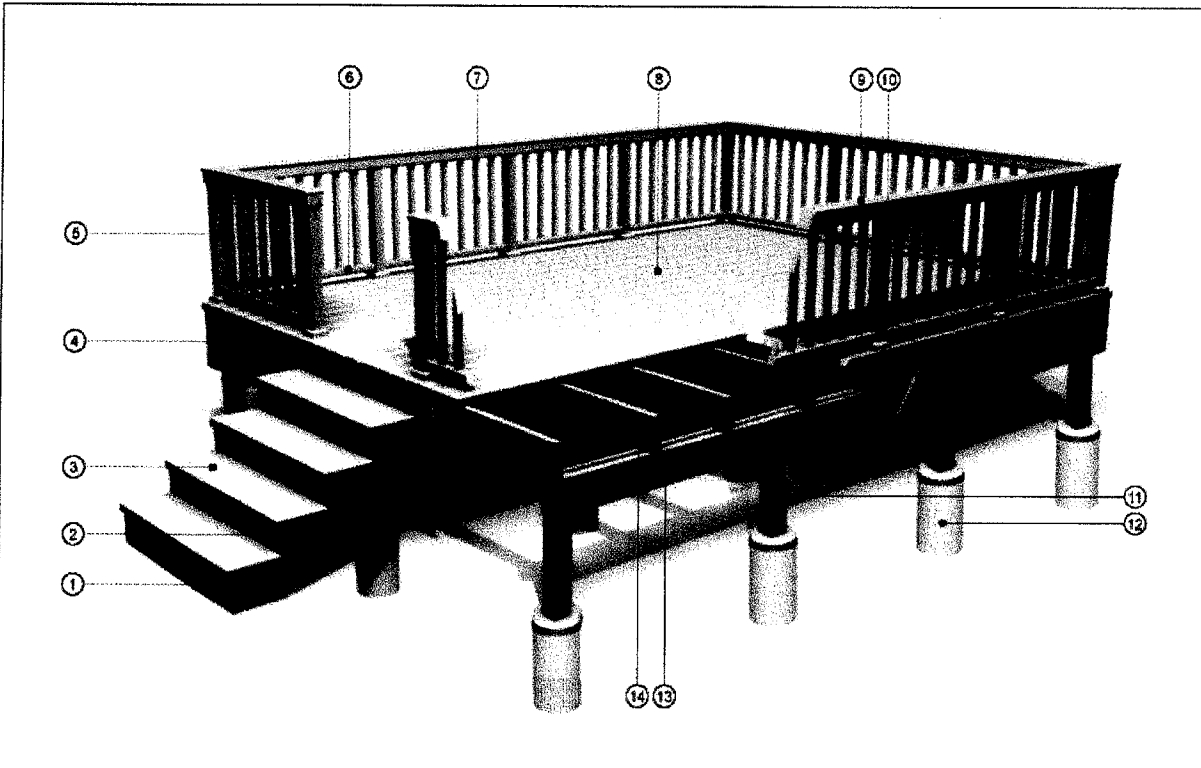


Bottom view with planks



Top view with planks

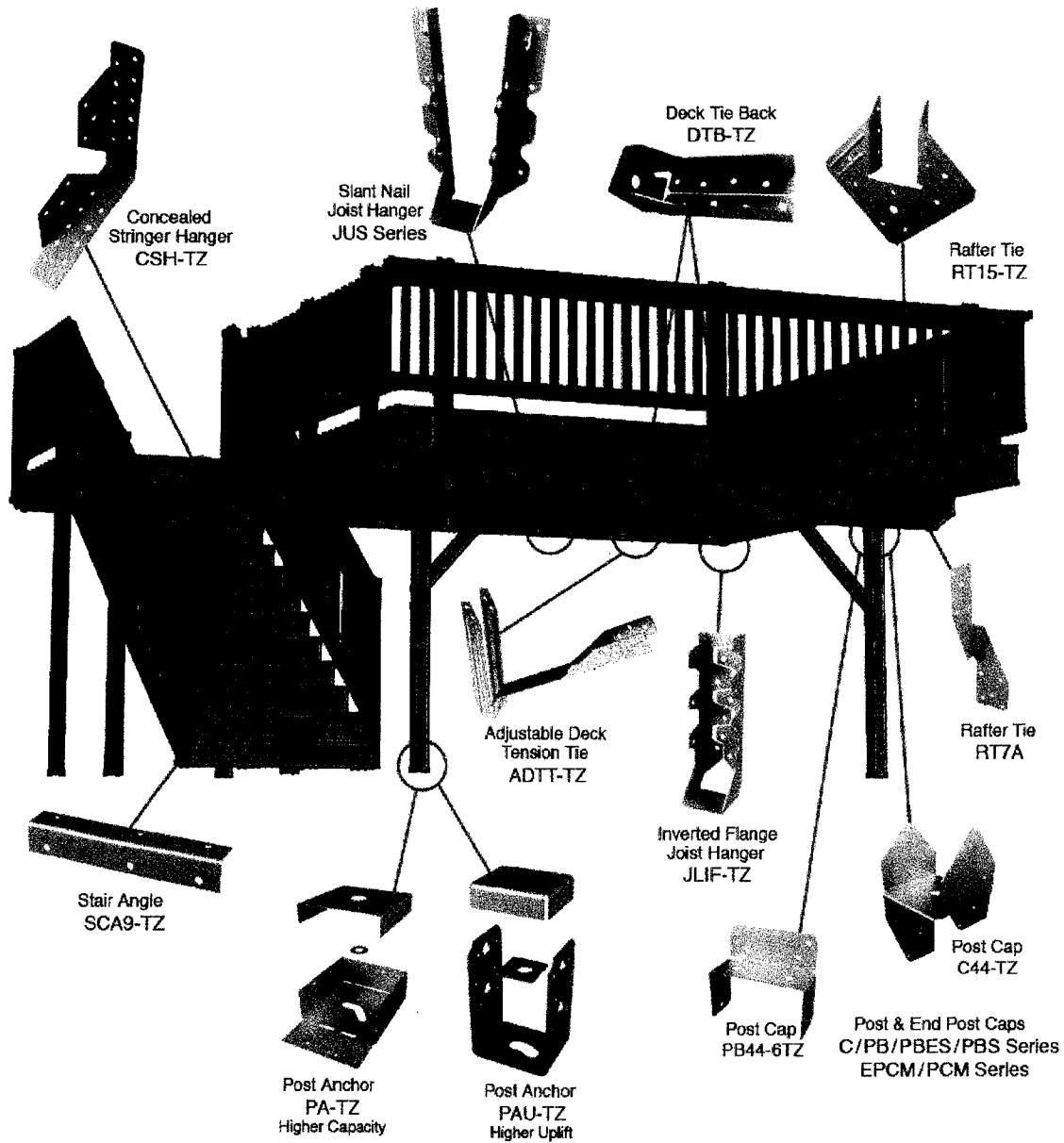
DECK PART IDENTIFICATION



1. Riser	6. Bottom Rail	11. Post	Major Deck Components NOTE: Not to scale ©2023 MiTek
2. Stringer	7. Baluster	12. Post Footer	
3. Tread	8. Decking	13. Beam	
4. Fascia	9. Rail Cap	14. Joist	
5. Rail Post	10. Top Rail		

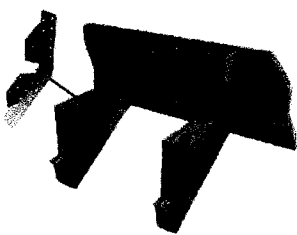
Baluster	The vertical pieces of a railing spaced at regular intervals between posts.
Beam	A horizontal framing piece, which rests on posts and supports joists.
Decking	The boards used to make the walking surface of the deck.
Joist	A horizontal frame piece that supports the decking and spreads the weight over the beams.
Ledger	A horizontal strip that connects the deck to the house.
Post Footer	Concrete filled hole that the post is attached to.
Post	A vertical framing piece, used to support a beam or joist.
Riser	A board attached to the vertical cut surface of a stair stringer.
Stringer	The diagonal board used to support treads and risers on a stairway.
Tread	The horizontal surface of a stair.
Bottom Rail	The lower horizontal piece that connects rail posts and supports balusters.
Top Rail	The upper horizontal piece that connects rail posts and supports balusters.
Rail Cap	The top horizontal trim on railing.
Rail Post	The vertical post connected to the deck framing that supports the railing.

DECK HARDWARE

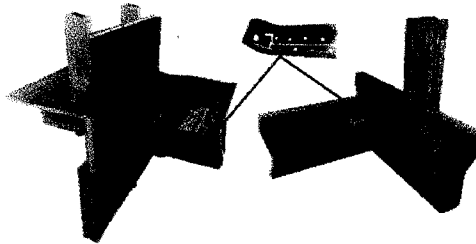


Disclaimer: Some of the products displayed are optional and not estimated.

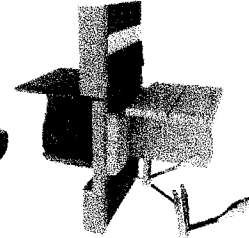
DECK HARDWARE INSTALLATION



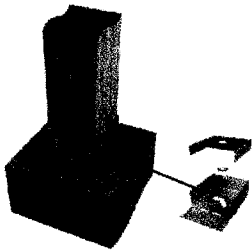
Typical CSH-TZ installation



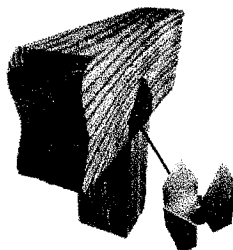
Typical DTB-TZ installations



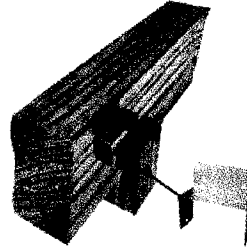
Typical ADTT-TZ installation



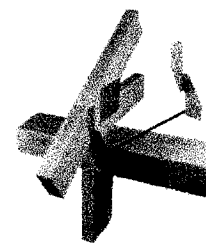
Typical PA-TZ installation



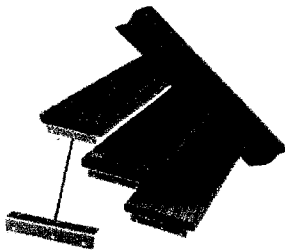
Typical C44-TZ installation



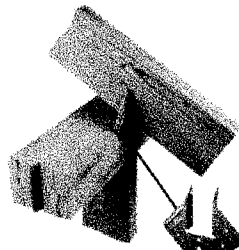
Typical PB44-6TZ installation



Typical RT7A installation



Typical SCA9-TZ installation



Typical RT15-TZ installation

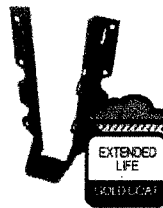
The type and quantity of fasteners used to install MiTek USP products is critical to connector performance. MiTek has a full range of structurally-rated fasteners for wood frame structures. Hot-dip galvanized, stainless steel, and Gold Coat corrosion resistant finishes are available for exterior applications.



MiTek USP Deck Hardware is available in Triple Zinc (TZ) and Gold Coat (GC).



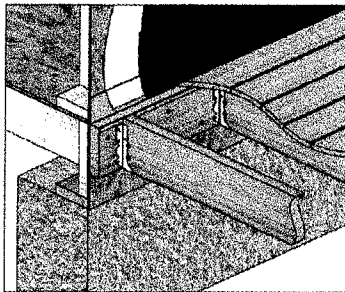
TZ galvanizing provides a pretabration coating of 1.85 (G-185) ounces of zinc per square foot of surface area (both sides) measured in accordance with ASTM A 653. Use with Hot-dip galvanized fasteners.



Gold Coat is a proprietary multi-layer protection system. It is comprised of an organic top coat barrier layer and a zinc layer placed over a steel substrate. Use with Gold Coat or Hot-dip galvanized fasteners.

ATTACHING DECK LEDGER TO RIM BOARD USING MITEK USP WS SERIES WOOD SCREWS

The MiTek USP WS series wood screws can be used to fasten deck ledgers to the rim board (AKA band/rim joist) of structures to meet the connection requirements of the International Residential Building Code (IRC). Both the standard hex head (WS-EXT) and washer head (WSWH-EXT) styles may be used for this purpose. Table R507.2 of the 2015 IRC calls out lag screws for deck ledger attachment and the WS-EXT and WSWH-EXT may be used in place of the lag screws.



Perspective View

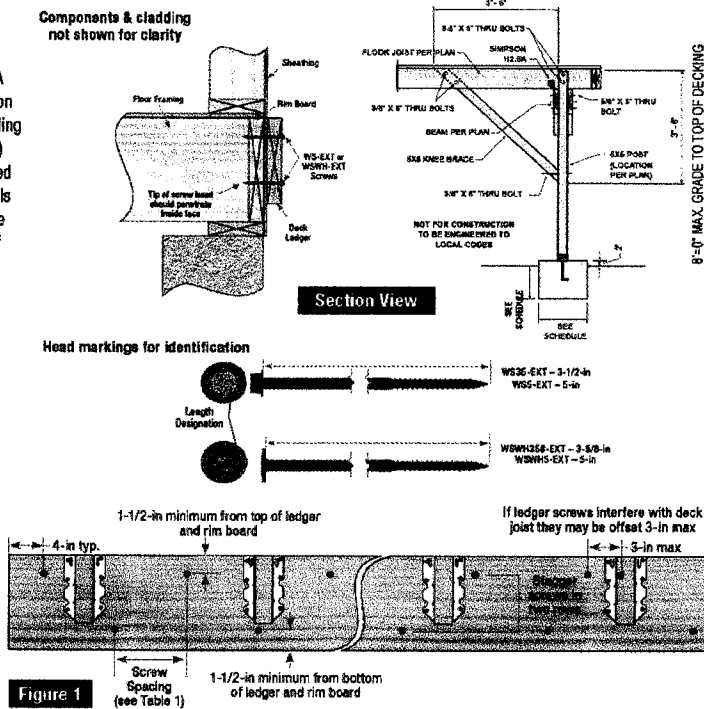


Figure 1

- Installation:**
1. Select the proper WS-EXT or WSWH-EXT screw length. The threads should have full engagement with the rim board with the tip of the screw protruding and visible beyond the inside face of the rim board member. See Section View image.
 2. With appropriate screw length selected, drive the screw through the ledger, sheathing, and rim board with a high torque variable speed drill.
 3. Drive screw so head is firm and flush with surface of deck ledger, but do not overdrive.
 4. Repeat these steps and install the appropriate number of screws at the prescribed edge, end distance, and spacing as called out in Table 1 and Figure 1.

Table 1

USP Stock No.	Live Load	Ledger	Rim Board	Spacing between WS-EXT / WSWH-EXT Screws based on Joist Span (ft)						
				≤ 6-R	≤ 8-R	≤ 10-R	≤ 12-R	≤ 14-R	≤ 16-R	≤ 18-R
WS36-EXT	40 pcf	DF-L / SP / SPF	2-in Nominal Solid Sawn	23	17	13	11	10	8	7
WSWH358-EXT			1-in Min EWP	22	16	12	11	9	7	7
WS5-EXT	60 pcf	DF-L / SP / SPF	2-in Nominal Solid Sawn	18	12	9	7	7	5	5
WSWH5-EXT			1-in Min EWP	15	11	8	7	6	5	5

1) Numbers are based on use of 3-1/2-in, 3-5/8-in and 5-in length screws. 6-in length screws (WS6-EXT or WSWH6-EXT) may be used with no reduction.
 2) Screw spacing based on requirements of 2015 IRC Section R507.2 and Table R507.2 and equivalent spacing of 1/2-in diameter lag bolts. Stagger screws into 2 rows.
 3) Multiple ledger plies should be fastened together to act as one unit independent of the WS-EXT or WSWH-EXT ledger attachment screws.
 4) Solid Sawn Rim Board shall be Douglas Fir-Larch (DF-L), Southern Pine (SP), or Spruce-Pine-Fir (SPF).

Customer Service & Technical Assistance
 Phone: 1-800-328-5934 • Fax: 1-952-898-8605
 Email: USPcustomerservice@mii.com

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INSTALLATION CHECKLIST

1. Building code and zoning requirements

Check Deed Restrictions, Building Codes and/or Zoning laws to make sure your design complies. Also check with local utility companies to ensure construction will not disturb plumbing or electrical systems.

2. Deck Function

Determine the exact purpose of your deck design. Take advantage of good views.

3. Climate

Consider your local weather conditions before you begin construction.

4. Install Ledger

Install a ledger to a wall to anchor your deck to your home. Ledgers are typically placed 2-4" below the floor line of the home and will dictate the placement of the first deck level. If you are unsure about attaching a ledger board, consult a building professional.

5. Measuring the Area

Attach a string to ledger boards (if available) and/or batterboards to determine measurements. Batterboards are just outside the perimeter of the deck.

6. Install Posts

Place the posts by measuring in from the batterboards. The postholes can be anywhere between 24" and 48" deep - depending on the height of the column and depth of the frost line (be sure to check the frost line in your area). From there, determine the method of setting the posts.

INSTALLATION CHECKLIST**1. Post Bracing**

Perimeter posts over 5' high from ground will need bracing.

2. Attach Beams to Posts

Determine the desired deck floor height on the posts. Then determine the height for securing the top of the beam to the post.

3. Attach Joists

Space joists 16" on-center or 24" on center for tongue and groove planks. Joists can be attached to the ledger board with joist hangers or by toenailing. If you are using blocking, determine where it will go and snap a chalk line. Be sure to stagger pieces for ease of nailing.

4. Lay Decking

Attach boards with textured face-up. Do not butt the boards together and ensure a 1/8" minimum on all butt joints. Deck boards can be trimmed once they are installed. Be sure to read the decking installation guide and see if there are further requirements that relate to the decking you selected.

5. Railings

Attach railing firmly to the framing parts of the deck. Be sure to check local codes for restrictions on railings.

6. Stairs

Stairs need to be at least 3' wide. Be sure to measure the rise and run of the stairs to ensure proper installation. Check local codes for restrictions on stairs.

7. Multi-level Decks

When planning a 2-level deck, make one level larger than the other.

TOOLS REQUIRED

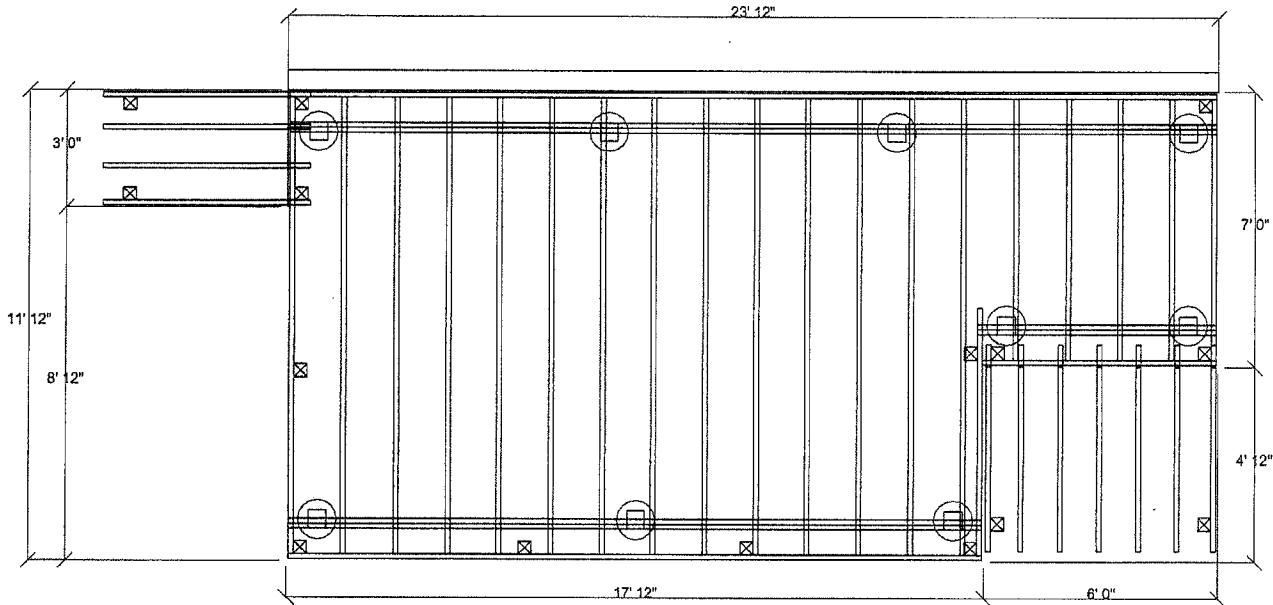
Carpenter's level	Hearing protection	Safety glasses
Carpenter's square	Hammer	Screwdrivers
Chalk line	Hand saw	Shims or spacers
Chisel	Hoe and hose (to mix concrete)	Shovel
Circular saw	Ladder	Socket wrench
Claw hammer	Line	Stakes or batter boards
Combination square	Mallet	String
Crescent wrench	Nail set	Tamper
Drills and bits	Pencils	Tape measure
Dust mask	Pick	Transit
Extension cord	Plumb bob	Tool belt
Framing square	Post hole digger	Two foot level
Gloves	Rafter square	Wheelbarrow
Goggles	Ruler	

TIPS FOR SUCCESS

1. When cutting or drilling wood, always wear eye protection to prevent injury from flying wood particles. If cutting or drilling pressure treated materials, wear a mask to block ingestion of the dust. This material contains toxins and breathing it in must be avoided.
2. For outdoor projects, nails, connectors, and other hardware should be zinc coated, or otherwise equally well-protected material to prevent rusting.
3. Drill pilot holes in each piece of lumber before fastening the boards in place. This prevents splitting of the boards.
4. Invest in a pair of kneepads as constructing a deck will require a lot of time kneeling while working on the floor of the deck.
5. Dispose of scraps in the regular trash, or take to a landfill. Never burn.

Your Planned Deck Design

Plan View w/ Decking Removed



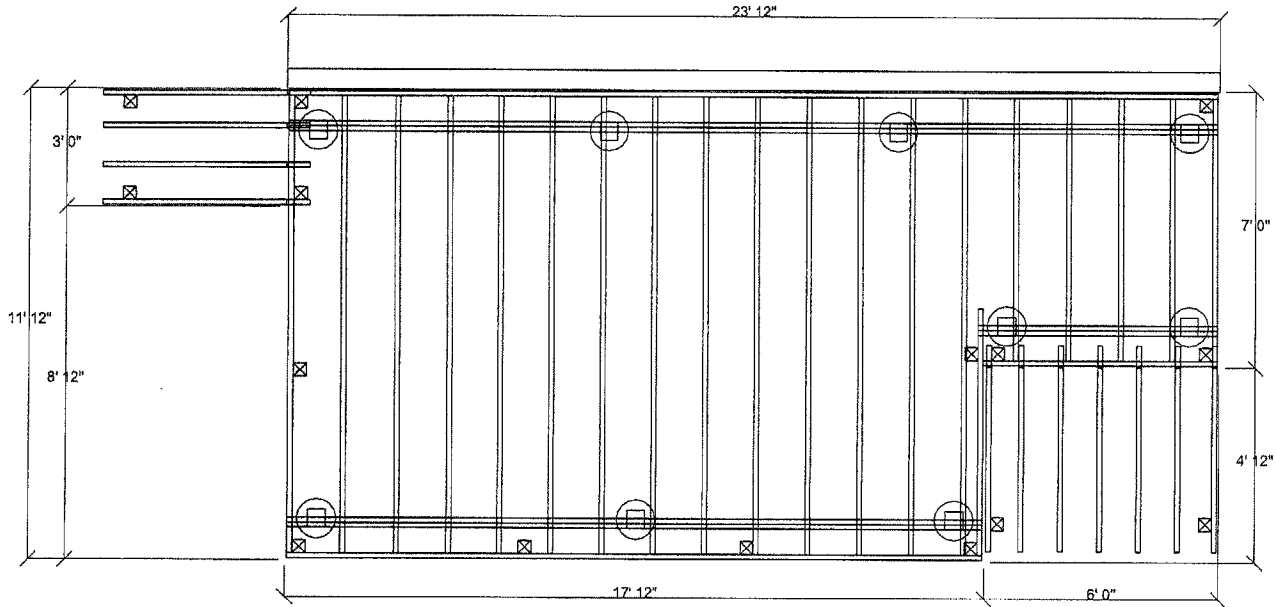
Overview	Number of Levels: 1	Footer Depth: 30"
	Total Square Feet: 258	Live Load: 40 Dead Load: 10

Component	Size	Wood Type
Joists	2 x 10	Pressure Treated
Beams	2 x 12	Pressure Treated
Posts	6 x 6	Pressure Treated
Decking	5/4" x 6"	Composite
Railing		Composite

FooterDepth	30"	Live Load	40 psf
		Dead Load	10 psf

Note: It is your responsibility to verify compliance with all Local Building Code requirements. This is not a finished building plan. Load Calculations and construction practices are based on the International Residential Code® (2018). Limited States Design construction practice values are not provided.

**PERMIT PAGE
LEVEL 1**

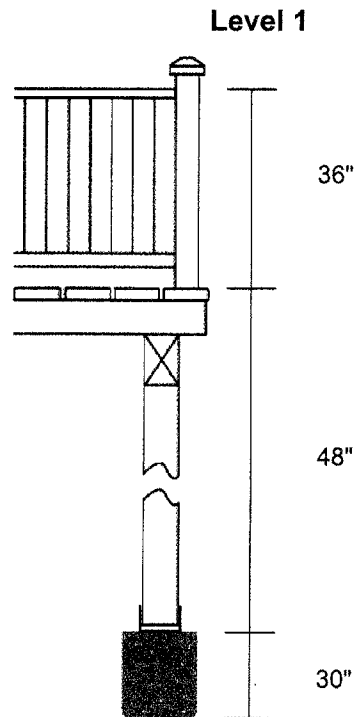


**STRUCTURAL INFORMATION
LEVEL 1**

Height of level (top of decking)	48"
Max joist span	122"
Max joist cantilever	6"
Max beam span	99"
Max beam cantilever	6"
Footing depth	30"
Joist spacing	16" on center

Note: It is your responsibility to verify compliance with all Local Building Code requirements. This is not a finished building plan. Load Calculations and construction practices are based on the International Residential Code© (2018). Limited States Design construction practice values are not provided.

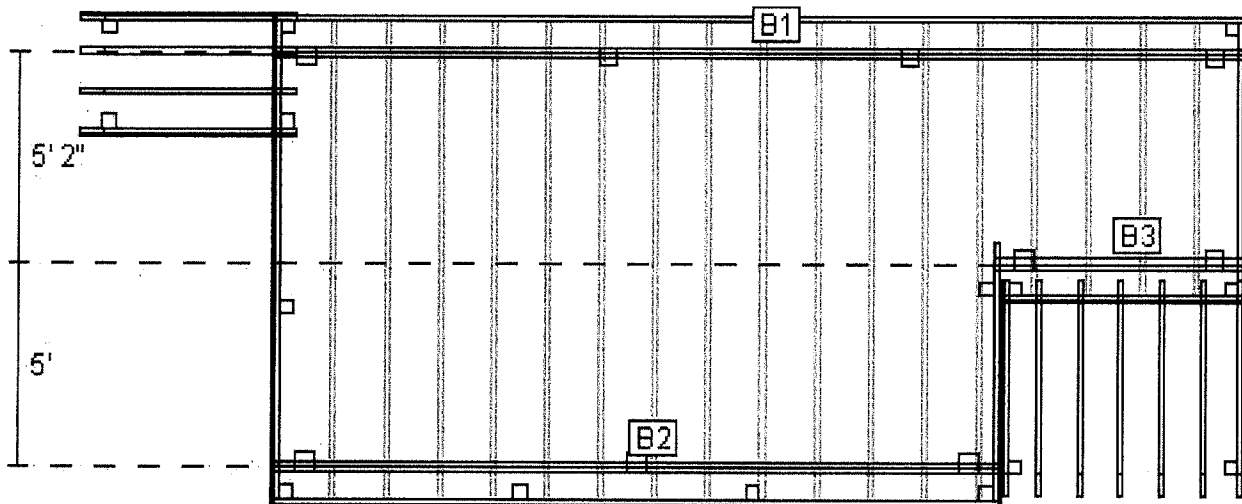
Side View and Deck Heights



Side view images are not to scale.

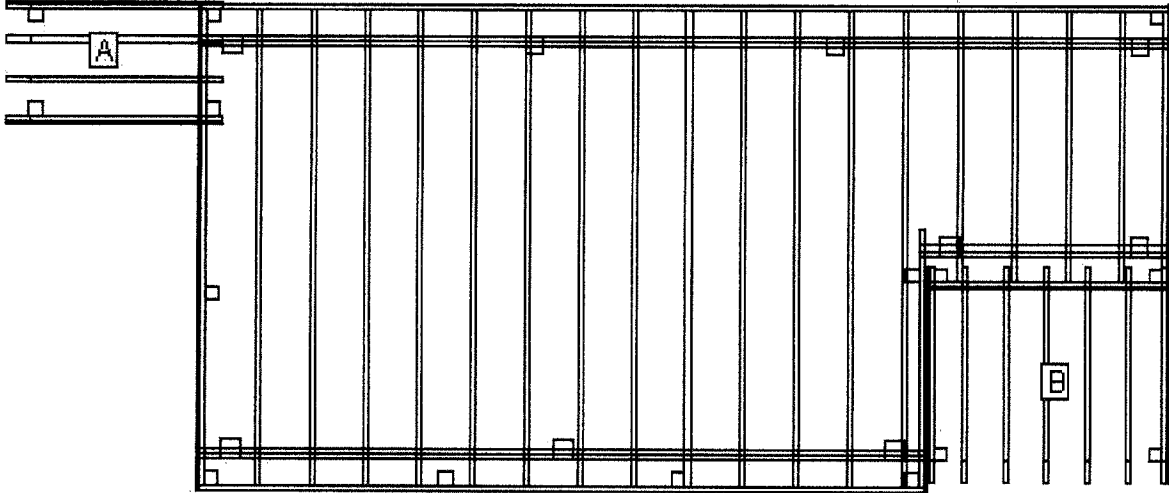
Note: It is your responsibility to verify compliance with all Local Building Code requirements. This is not a finished building plan. Load Calculations and construction practices are based on the International Residential Code© (2018). Limited States Design construction practice values are not provided.

Beam Layout Level 1

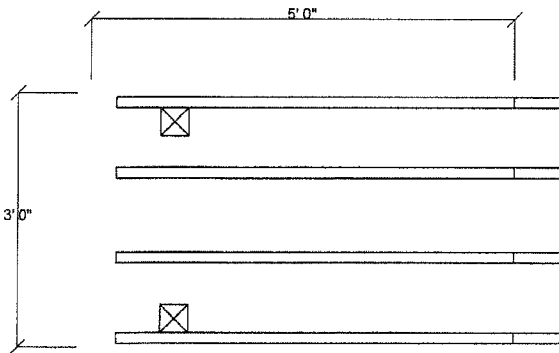


BEAM LABEL	BEAM LENGTH	POST COUNT	POST SPACING
B1	23' 10 3/4"	4	7' 5 3/4"
B2	17' 10 3/4"	3	8' 2 1/2"
B3	6' 1 1/2"	2	4' 8"

Stair and Platform Details

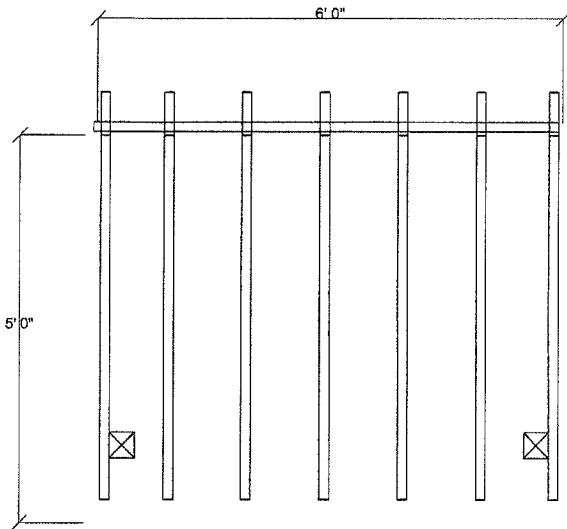


Stairs: A



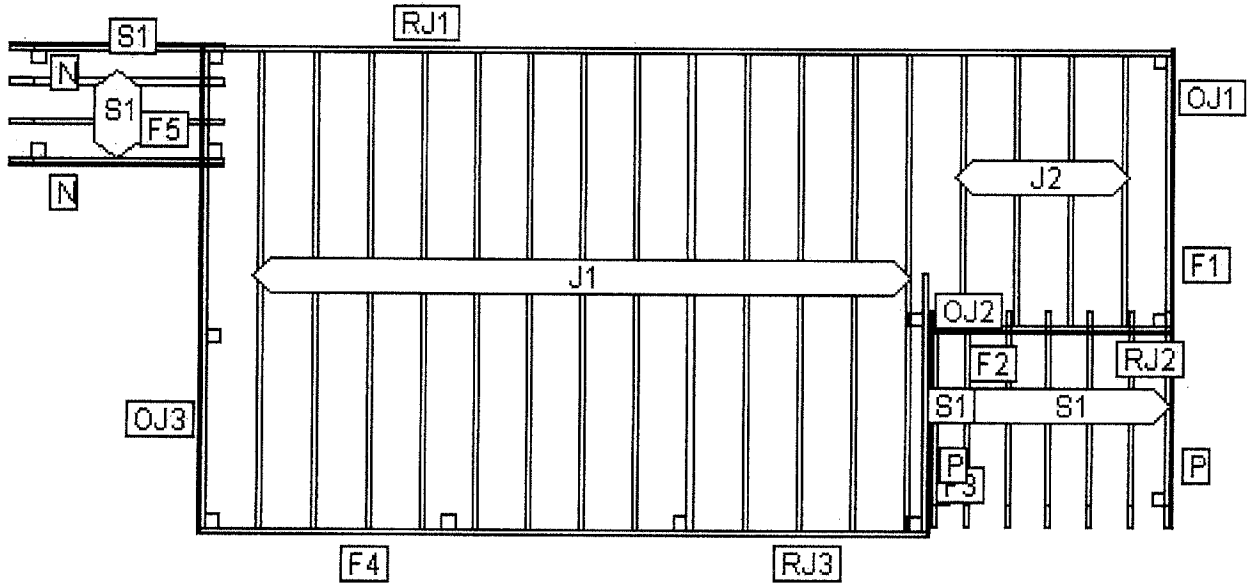
6 Risers @ 7.5"
6 Treads @ 11"

Stairs: B



6 Risers @ 7.5"
6 Treads @ 11"

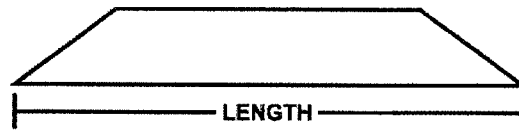
Materials Cut List: Level 1



LABEL	NAME	QTY	LENGTH	BEVELS*
F3	Fascia	1	5' 1/4"	45,45
F4	Fascia	1	17' 11 3/4"	45,45
F5	Fascia	1	12'	45,45
RJ1	Rim Joist	1	23' 10 3/4"	
OJ1	Outer Joist	1	6' 8"	
RJ2	Rim Joist	1	6'	
OJ2	Outer Joist	1	6' 3 1/4"	
RJ3	Rim Joist	1	17' 10 3/4"	
OJ3	Outer Joist	1	11' 7 3/4"	
J1	Internal Joist	13	11' 7 3/4"	
F1	Fascia	1	7' 1/4"	45,45
F2	Fascia	1	6' 3/4"	45,45

LABEL	NAME	QTY	LENGTH	BEVELS*
J2	Internal Joist	4	6' 8"	
N	Cladding	2	5' 10 1/4"	
S1	Stringer	11	5' 10 1/4"	
P	Cladding	2	5' 10 1/4"	
F1	Fascia	1	7' 1/4"	45,45
F2	Fascia	1	6' 3/4"	45,45

* 0 = square cut



Component Descriptions

COMPONENT	QTY	Lumber Materials	
		DESCRIPTION	WOOD TYPE
	7	Composite Railing - White - 4'X4'X39" Post Sleeve	Composite
	15	Composite Railing - White - 4"X4" Post Skirt	Composite
	15	Composite Railing - White - 4"X4" Flat Post Cap	Composite
	8	Composite Railing - White - 4'X4'X108" Post Sleeve	Composite
RailPost	1	4x4-12' Pressure Treated	Pressure Treated
RailPost	3	4x4-16' Pressure Treated	Pressure Treated
	6	Composite Railing - White - Universal Top/Bottom Rail - 6'	Composite
	1	Composite Railing - White - Universal Top/Bottom Rail - 8'	Composite
	9	Composite Railing - White - Square Baluster - 16 Pack - 36"	Composite
	10	Composite Railing - White - Crown Top Rail - 6'	Composite
	1	Composite Railing - White - Crown Top Rail - 8'	Composite
Fascia,Riser,Cladding	11	Value Grade Beach 1" x 12" x 12' Fascia	Composite
Decking	1	5/4" x 6" Value Grade Grooved Beach 12' Decking	Composite
Decking	22	5/4" x 6" Value Grade Grooved Beach 16' Decking	Composite
Decking	11	5/4" x 6" Value Grade Grooved Beach 20' Decking	Composite
Rim Joist,Internal Joist	14	2x10-12' Pressure Treated	Pressure Treated
Rim Joist,Outer Joist	3	2x10-18' Pressure Treated	Pressure Treated
Beam	2	2x12-10' Pressure Treated	Pressure Treated
Beam	2	2x12-16' Pressure Treated	Pressure Treated



Deck Designer Report

Lumber Materials			
COMPONENT	QTY	DESCRIPTION	WOOD TYPE
Beam	2	2x12-18' Pressure Treated	Pressure Treated
Post	3	6x6-10' Pressure Treated	Pressure Treated
Outer Joist	1	2x10-8' Pressure Treated	Pressure Treated
Internal Joist	2	2x10-14' Pressure Treated	Pressure Treated
Decking	6	5/4" x 6" Value Grade Solid Beach 16' Decking	Composite
Stringer	1	2x12-12' Pressure Treated	Pressure Treated
Stringer	3	2x12-18' Pressure Treated	Pressure Treated
	4	Composite Railing - White - Universal Top/Bottom Rail - 6'	Composite

Other Materials

Qty	Description
30	1/2 X 8" Galvanized Carriage Bolt
48	1/2 Galvanized Flat Washer
39	1/2 Galvanized Hex Nut
9	1/2 X 6" Galvanized Carriage Bolt
6	12" X 48" Concrete Form Tube
1	40 L.B. Basic Concrete Mix
27	80 L.B. Basic Concrete Mix

Connectors

Qty	Description
15	MiTek DTB Stainless Steel Post Connector DTB-SS
4	5 LB. 10D Hot-Dip Galvanized Nail
1	MiTek 1-1/2-in x 1-7/16-in x 4-1/2-in Stainless Steel Framing Angle MPA1-SS
48	5/16-IN X 3-5/8-IN PP LEDGER SCR
34	MiTek Stainless Steel Slant Nail Joist Hanger JUS28-SS
5	MiTek MP7 Stainless Steel Outer Angle Clip
40	MiTek Stainless Steel Rafter Tie RT7A-SS
9	MiTek Steel Stainless Steel Post Base (Common: 6-in; Actual: 5.5-in) PAU66-SS
9	5/8" x 12" Pre-Assembled Anchor Bolt
18	MiTek PBS66 MiTek Stainless Steel Post Cap - Two Piece Design
3	Concealoc Hidden Fastener - 100 Square Feet
11	MiTek CSH Stainless Steel Concealed Stringer Hanger
1	MiTek 1-lb 11-Gauge 1.5-in Hot-Dipped Galvanized Smooth Joist Hanger Nails NA11-1MC
1	1-lb Box 11-Gauge 2.5-in Hot-Dipped Galvanized Wood Deck Nails 8HGSTPD1
1	5-lb Box 11-Gauge 2.5-in Hot-Dipped Galvanized Wood Deck Nails 8HGSTPD5
4	1-lb Box 9-Gauge 3.5-in Hot-Dipped Galvanized Wood Deck Nails 16HGSTPD1



Deck Designer Report

Qty	Description
1	5-lb Box 9-Gauge 3.5-in Hot-Dipped Galvanized Wood Deck Nails 16HGRSPD5
3	1 LB. 8X3" Philips Head Stainless Deck Screws
2	5 LB. 8X3" Philips Head Stainless Deck Screws
2	MiTek 1-lb 9-Gauge 1.5-in Coated Smooth Joist Hanger Nails N10- GCMC

NOTE: Part substitutions may exist due to parts availability.



Deck Designer Report

We want you to have fun using the MiTek Deck Designer (the "App") and building your deck. However, we care about safety. Carefully read the following Disclaimer and Disclosure. You may proceed and use this Report only if you have read this information and agree to the terms.

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