

steve@sanbowerbuilders.com

From: Tricia Ott <tricia@sanbowerbuilders.com>
Sent: Wednesday, January 8, 2025 3:59 PM
To: steve@sanbowerbuilders.com
Subject: FW: BP #489284

From: Paone, Michael [mailto:MPaone@FrederickCountyMD.gov]
Sent: Wednesday, January 8, 2025 3:58 PM
To: Tricia Ott <tricia@sanbowerbuilders.com>
Cc: DeSa, Tolson <TDeSa@FrederickCountyMD.gov>
Subject: RE: BP #489284

Good afternoon.

The following comments are provided in response to your most recent emails.

- You are applying to enclose the existing deck according to your recent permit application. The setback requirements for an open deck versus an enclosed structure are different. Once you enclose a deck, it is considered an addition to the residence, and it must meet the required setbacks of the primary residence which for your lot is 20 ft. The steps may extend up to 4 ft. into the 20 ft. rear yard setback area.
- The plot plan provided in your application does not appear to be consistent with the drawings of the rear of the residence. Please make sure that the plot plan is consistent with the drawings including the location of the steps.
- We will need you to provide a revised plot plan, showing the enclosed area no closer than the 20 ft. from the rear property line. **The 20 ft. (BRL) is shown on the plot plan you submitted.** The stairs may only encroach into the required 20 ft. rear yard setback by 4 ft. This will need to be resubmitted through the Frederick County permitting portal and into your application.

These comments are being uploaded into your application. Please let me know if you have any questions.

Best,

Michael Paone
(301) 600-1351

From: Tricia Ott <tricia@sanbowerbuilders.com>
Sent: Wednesday, January 8, 2025 2:26 PM
To: Paone, Michael <MPaone@FrederickCountyMD.gov>
Subject: BP #489284

[EXTERNAL EMAIL]

Dear Frederick County Permits,

The deck was built with house in 2022 with inspections completed for deck project.

Robie Deck sizing considerations. Because of an inward swinging door and required railings and posts the actual usable space of a 13x10 deck is reduced significantly. While the existing deck could be shrunk to accommodate building codes, that would present a hardship in the smaller decks usability and compared to others in the Woodlands. Here's a more detailed breakdown of the usability and functional differences between a **12.2' x 9.2' deck** and a **12.2' x 7.2' deck**, considering different types of activities, furniture arrangements, and movement: These dimensions are the usable space of the deck but do not subtract for door swing which limits usable space even more greatly.

1. Furniture Arrangement & Use Cases

12.2' x 9.2' Deck (More Functional & Versatile)

- **Dining Area:** Can accommodate a standard **6-person outdoor dining table** (typically 5-6 feet long), with enough room for chairs to be pulled out comfortably.
- **Lounge Setup:** Allows for a **small sectional or a sofa with chairs** and a coffee table while still leaving space for movement.
- **Multi-Purpose Use:** Can accommodate a **combination of seating and dining**, making it more practical for entertaining.
- **More Traffic Flow:** Easier to walk around furniture, allowing guests to move freely without feeling squeezed.

12.2' x 7.2' Deck (More Compact, Limited Functionality)

- **Smaller Seating Arrangements:** Best suited for a **small bistro set (2-4 chairs with a small round table)** or a loveseat with a couple of chairs not both..
- **Limited Dining Use:** A **4-person dining table** might fit, but there would be little space for comfortable movement.
- **Restricted Walking Space:** Less room to move around if multiple people are on the deck at once.

2. Movement & Accessibility

- The **9.2' depth** provides more clearance around furniture, making it easier to **walk through the space without bumping into chairs or tables**.
- The **7.2' depth** creates a more linear, confined layout, making it **harder for people to walk past each other**, especially if furniture is in the middle.
- Considering a **main entrance to the deck**, the extra **2 feet of depth helps prevent congestion** right at the door.

3. Entertaining & Group Size

- The **9.2' depth** allows for **larger gatherings** with more comfortable spacing, so people aren't forced to stand or squeeze between furniture.
- The **7.2' depth** works better for **smaller, more intimate settings** but may feel too tight for a group of guests.

4. Functionality for Specific Activities

Activity	12.2' x 9.2' Deck	12.2' x 7.2' Deck
Dining for 6+	<input checked="" type="checkbox"/> Comfortable	<input checked="" type="checkbox"/> Tight fit or not possible
Dining for 4	<input checked="" type="checkbox"/> Fits well	<input checked="" type="checkbox"/> Feasible but cramped
Lounge setup (sofa & chairs)	<input checked="" type="checkbox"/> Spacious	<input checked="" type="checkbox"/> Limited to small set
Grill & seating combo	<input checked="" type="checkbox"/> Works well	<input checked="" type="checkbox"/> Tight, must prioritize
Standing room for gatherings	<input checked="" type="checkbox"/> Easier to move around	<input checked="" type="checkbox"/> Limited mobility
Outdoor workspace (desk, chair, etc.)	<input checked="" type="checkbox"/> More flexible	<input checked="" type="checkbox"/> Less practical

5. Future Considerations & Long-Term Comfort

- If you **plan to use the deck often for different activities**, the **extra 2 feet in depth can make a noticeable difference** in flexibility and comfort.
- If your **deck connects to a backyard**, the larger deck will feel like a better transition space.
- If you **add a pergola, awning, or shade structure**, the **larger deck** prevents it from feeling too closed in.

Final Verdict

- If space and budget allow, the **12.2' x 9.2' deck** is the superior choice in terms of functionality, comfort, and future flexibility.
- If you **only need a small outdoor space for occasional use**, the **12.2' x 7.2' deck** is manageable but limits furniture options and overall usability.

The practical difference between a **12.2' x 9.2'** deck and a **12.2' x 7.2'** deck comes down to usable space, especially considering the 32-inch (2.67-foot) inward-swinging door. Here's how they compare:

1. General Space Comparison

- The **12.2' x 9.2'** deck provides **112.2 square feet** of space.
- The **12.2' x 7.2'** deck provides **87.8 square feet** of space.
- This means the deeper deck (9.2') gives you **24.4 more square feet**, roughly a 28% increase in area.

2. Door Clearance & Functional Layout

- Since the **door swings inward**, it doesn't directly impact deck space, but the remaining depth determines how much room you have after stepping outside.
- With the **9.2' depth**, you have **6.5 feet** of clearance after the doorway.
- With the **7.2' depth**, you have **4.5 feet** of clearance after the doorway.

3. Usability

- The **9.2' deep deck** is more versatile for furniture arrangements. You could fit:
 - A small table and chairs for dining.
 - Lounge seating with walking space.
 - A grill without feeling cramped.
- The **7.2' deep deck** limits options:
 - A table and chairs would feel tighter, likely requiring space-saving arrangements.
 - A grill setup would need to be carefully placed to maintain a walking path.

4. Practical Considerations

- If the deck is meant mainly for **aesthetic appeal or a stepping space**, the **7.2' depth** might be sufficient.
- If it's for **regular seating, dining, or entertaining**, the **9.2' depth** is much more practical.

Conclusion

The extra **2 feet of depth** in the **9.2' deck** significantly improves functionality, making it feel more open and comfortable for daily use. If space and budget allow, the larger size is the better choice for usability.

Outdoor living space in a **densely populated townhome community** is highly valuable but serves different purposes than in a suburban or rural setting. Here's why it matters and how its importance changes based on lifestyle and context:

1. Privacy & Personal Retreat

- In a townhome setting, where homes are close together, having a **private outdoor space**—even a small deck or patio—gives residents a place to escape without leaving home.
- Without a yard, this may be the **only personal outdoor area** for fresh air, relaxation, or quiet time.
- Screening (plants, lattice, or a privacy wall) can enhance the sense of seclusion.

2. Extended Living Space

- **Space is limited inside townhomes**, so a deck, balcony, or patio acts as a bonus room for dining, reading, working, or socializing.
- Especially in warmer months, it increases the functional square footage of the home.

3. Social & Entertaining

- Even a small outdoor area allows for **hosting guests**—perfect for drinks, a small meal, or casual gatherings.
- In dense areas where public parks may be busy, having **your own spot for socializing** is a great advantage.

4. Nature & Mental Well-being

- Access to fresh air and sunlight improves **mood and mental health**—especially in high-density environments where green spaces may be limited.
- A small **container garden** or a few plants can bring a touch of nature to an otherwise urban space.

5. Property Value & Appeal

- Townhomes with **private outdoor space** (even a small deck or patio) often sell **faster and at higher prices** than those without.
- In a competitive real estate market, a **well-designed outdoor area can be a major selling point**.

6. Storage & Utility

- Even if not used for leisure, a deck or patio can serve practical functions:
 - **Bike or equipment storage**
 - **Grill/cooking area**
 - **Outdoor workspace for hobbies**

7. How Size Affects Importance

- **Larger decks (8-10 feet deep or more)** → More flexible, can be used for multiple purposes.
- **Smaller decks (under 6-7 feet deep)** → More of a **transition space**, still valuable but best for a small table or seating area.

Final Takeaway

Outdoor living space in a **densely packed townhome community is highly important** for personal comfort, property value, and lifestyle. While the amount of space matters, even a **modest, well-designed area** makes a big difference in daily life.

Would you like ideas for maximizing a smaller outdoor space? 😊

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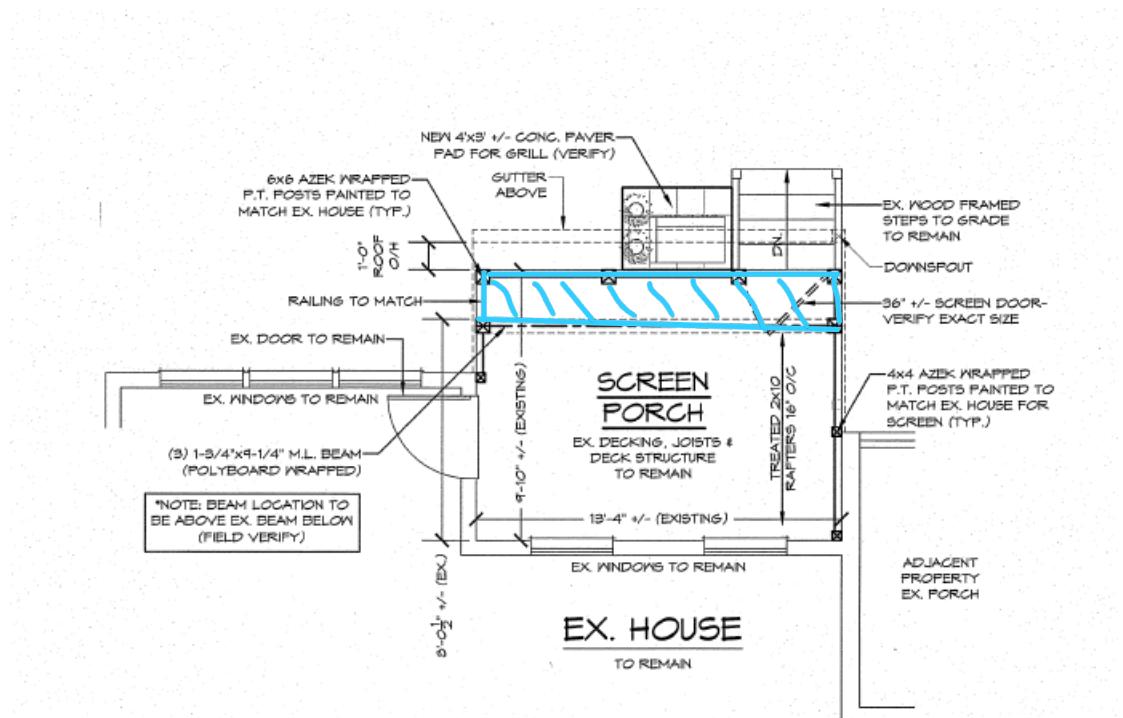
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PARTIAL PROPOSED FIRST FLOOR PLAN

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

– Chat GPT Burn Risk is Severe

ChatGPT said: 2/25/25 9:00pm

Burns occur at different temperature thresholds, depending on the severity and duration of exposure. Here's a general breakdown:

Time Factor

Even lower temperatures can cause severe burns with short exposure. For example:

- **140°F (60°C) can cause a Third-Degree burn in about 5 seconds**
- **155°F (68°C) can cause a Third-Degree burn in about 1 second**

First-Degree Burns (Superficial)

- **Temperature:** ~118°F (48°C)
- **Effect:** Affects only the outermost layer of skin (epidermis). Causes redness, mild pain, and swelling. Example: Sunburn.

Second-Degree Burns (Partial-Thickness)

- **Temperature:** ~131°F (55°C)
- **Effect:** Damages the epidermis and part of the dermis. Causes blisters, severe pain, and swelling. Example: Scalding from hot liquids.

Third-Degree Burns (Full-Thickness)

- **Temperature:** ~162°F (72°C)
- **Effect:** Destroys both the epidermis and dermis, possibly affecting underlying tissues. Can appear white, charred, or leathery. May not be painful initially due to nerve damage.

Fourth-Degree Burns and Beyond

- **Temperature:** Over 200°F (93°C)
- **Effect:** Extends into muscle, tendons, or bone. May result in charring and require surgical intervention or amputation.

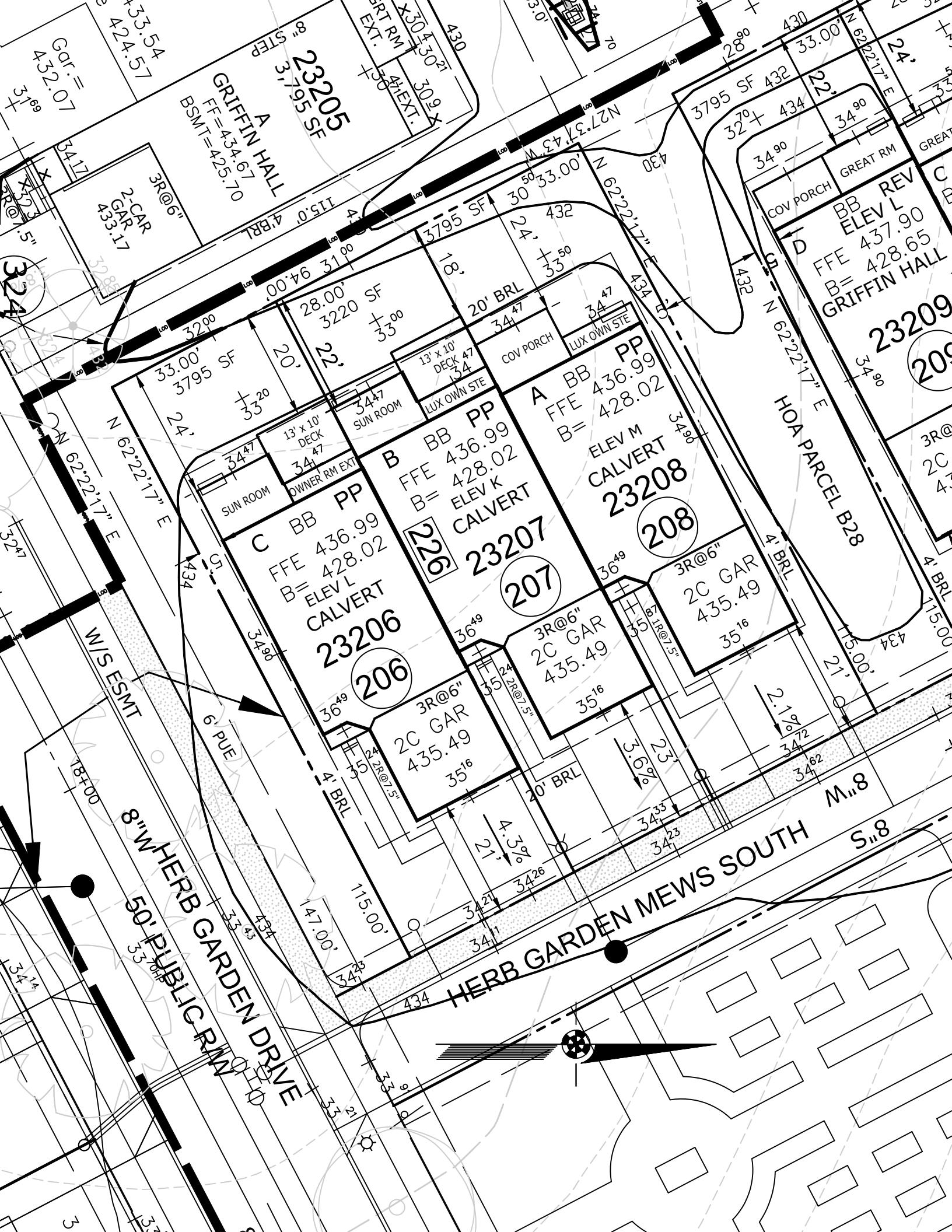
Dangerous Living Conditions in the Woodlands!

Robie deck temperature of 152 F on September 4, 2024



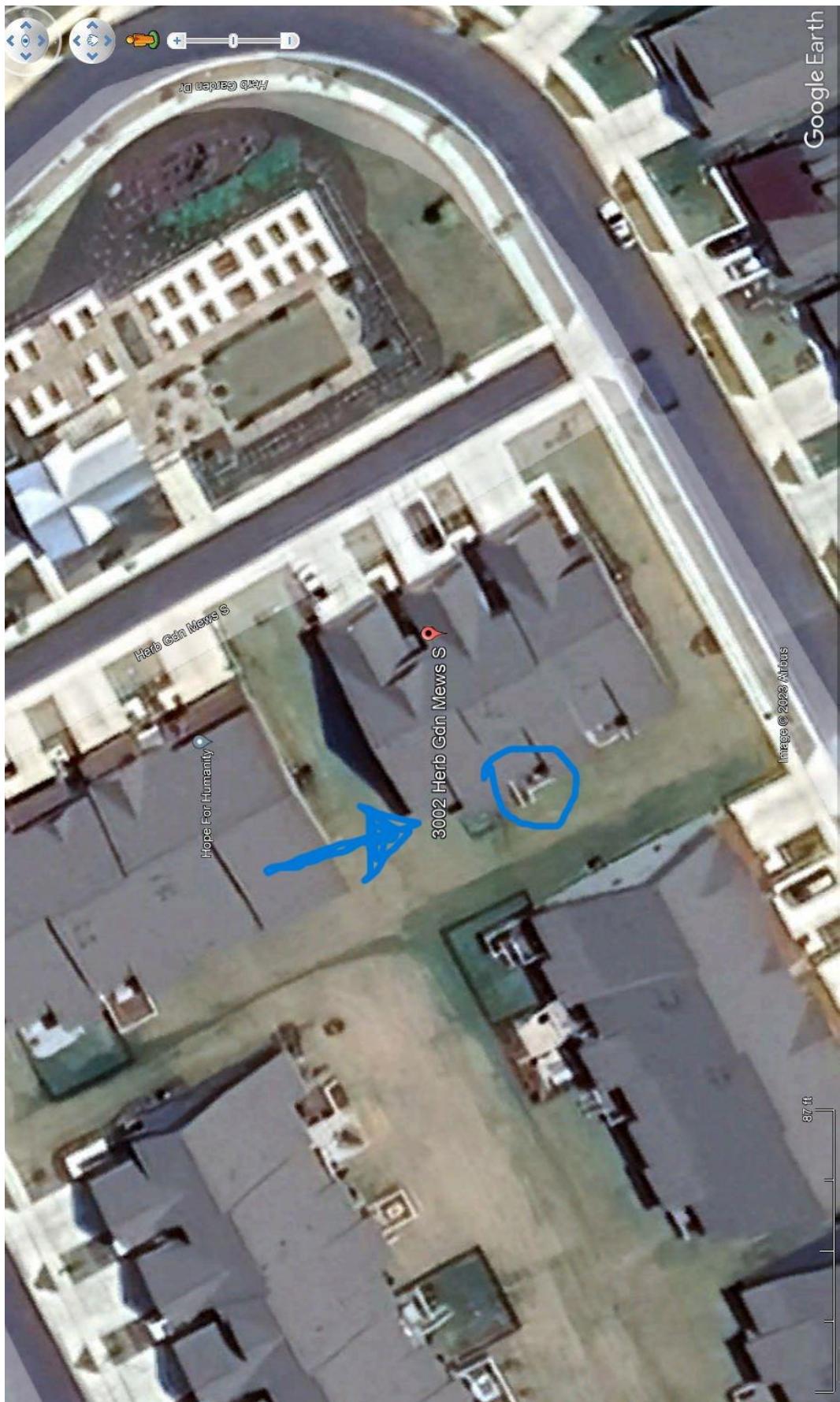
Medium-Well cooked steak is 150 F











Google Earth

Image © 2022 Airbus

87 ft