

**HSIA BOARD MEETING
THE KEY SCHOOL
March 30, 2006**

BOARD MEMBERS PRESENT: Bill Shuman, Natalie Lobe, Kevin Holmboe, Alan Weiss, Bruce Walker, Christina Friday, Bill Anderson, Kate Penn

ADMINISTRATIVE STAFF: Jean Somers

GUESTS: Ray Sullivan, Kathy Ballman, Tom Anton, Stephen Carl, Jeffrey Poersch, Russ Bales, Adrienne Bales, Kevin Green

Bill Shuman called the meeting to order at 7:20 m.

Minutes from the February Board Meeting were distributed and accepted as read.

TREASURER'S REPORT: Bruce Walker reported a balance of \$203,672.93 as of the end of February. Everything is within budget. The second payment from the County was received and deposited (\$53,000). We've had a better collection rate for Piers & Harbors than in previous years.

PRESIDENT'S REPORT: Bill Shuman thanked Natalie and Henry Lobe and Ted Shepherd for helping to correct a mistake in the March/April *Sea Breeze*. At this time, Bill Shuman moved to New Business -- Building Height Standards.

NEW BUSINESS: Bill Shuman moved that the HSIA accept the attached document titled "HSIA Standards for Determining the Height of Buildings and Issuing of Permits". Discussion followed. Vote taken. Unanimously passed.

BUILDING PERMITS: Bill Anderson reported that we have issued 15 permits to date. Bill presented a request for a variance for a carport for Russ Bales, 136 E. Bay View Drive (corner of Sunset and E. Bay View Drives). The existing carport is on the left hand side of the house and is 18 ½ feet from the property line. Mr. Bales would like to extend the carport to within seven feet of the property line. This property qualifies for a variance because it is an odd shaped lot and it is in the critical area. Bill Anderson motioned that HSIA approve the variance to allow the building of a carport within seven feet of the property line at 136 E. Bay View Drive. Christina Friday seconded. Discussion followed. Vote taken -- 3 approved, 6 opposed. Motion did not pass.

PIERS & HARBORS: Tom Anton reported that there are a lot of broken water lines in the marina. Tom obtained an estimate to repair and/or replace the water lines -- \$2375. Bill Anderson can do the work cheaper. Tom requested the board approve up to \$2400 to get the pipes fixed. Kevin Holmboe motioned that the board approve Tom Anton to spend up to \$2400 to fix the water pipes. Kate Penn seconded. Unanimously passed. Laura Bertran

reported that we don't have all 2006 slip payments. **Laura motioned that we give people who have not paid for their marina fees until April 14 to pay for their slips, dinghy/canoe/kayak racks, and boat park fees or we will reassign their spot. Christina Friday seconded. Unanimously passed.**

SECURITY: Alan Weiss reported that we have a new security company and they are giving us detailed reports. Alan also receives security reports from the off-duty Anne Arundel County police officers patrolling our community.

COMMUNITY SURVEY: Bruce Walker reported that all paper surveys are entered in the database. As soon as duplicates are eliminated, we will go question by question to see what to report in *the Sea Breeze*.

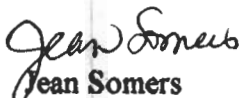
BEACH: Kate Penn is getting bids for a new roof on the little pavilion. The estimated cost is \$7000. Benches will be replaced on the community workday. Instead of repaving the asphalt walkway, Kate would like to replace the asphalt with a wooden walkway. Key School students will be working with Hillsmere to clean up the beach on Earth Day, April 25.

ANNAPOLIS NECK PENINSULA FEDERATION: Ray Sullivan reported on the possible annexation of the C&C Liquor Store on Bay Ridge Road. Let your voices be heard on annexation.

OLD BUSINESS: Natalie Lobe would like to invite everyone from the Board to join the "Let's Talk" discussion group. This group is a new initiative for getting citizens involved in forming the Annapolis General Plan. Eight people have joined from the Annapolis Neck Group. Natalie would like more people to join so there is wider coverage.

There being no further business, the meeting adjourned at 9:25 p.m.

Respectfully submitted,


Jean Somers
Administrator

HSIA BOARDMEETING
The Key School
March 30, 2006

Officers/Board Members

Bill Shuman

M Lobe

KEVIN HOLMBOR

Alan Weiss

P. Bruce Walker

Jeffrey Loersch

Christine Friday

William M. Anderson

Kate Penn

Guests

John Jones

Ry Sullivan

Hall

Tom Jones

STEPHEN CARL

RUSS BALES

ADRIENNE BALES

KEVIN GREEN



HSIA Standards for Determining the Height of Buildings and Issuing of Permits

Definitions:

BASEMENT: That portion of a building that is partly or completely below the grade plane. A basement shall be considered a story above grade plane where the finished surface of the floor above the basement is:

1. More than 6 feet above the grade plane or,
2. More than 6 feet above the finished ground level for more than 50% of the total building perimeter, or
3. More than 12 feet above the finished ground level at any point.

GRADE PLANE: A reference plane representing the average of finished ground level adjoining the building at the exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points between the building and a point 6 feet from the building.

HEIGHT, STORY: The vertical distance from the top of two successive finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

Determination of Height:

The Hillsmere Shores covenants state that no building may be more than 2-1/2 stories in height. For the purpose of HSIA granting of permits a half story shall be define as 1/2 the average height of the other full stories. In no case shall a variance be approved where the maximum height of a building above the grade plane is more than 35 feet.

Permits:

Any request for a permit where the highest point on a building is more than 25 feet from the lowest finished ground level must be brought to the board for approval using these standards.

Source:

The source of the definitions above is the "2003 International Building Code", as published by the International Code Council, Inc., which is adopted by reference as the Building Code for Anne Arundel County (with the additions, insertions, omissions, and changes set forth in the Supplement).

CHAPTER 5

GENERAL BUILDING HEIGHTS AND AREAS

SECTION 501 GENERAL

501.1 Scope. The provisions of this chapter control the height and area of structures hereafter erected and additions to existing structures.

[F] 501.2 Premises identification. Approved numbers or addresses shall be provided for new buildings in such a position as to be clearly visible and legible from the street or roadway fronting the property. Letters or numbers shall be a minimum 3 inches (76 mm) in height and stroke of minimum 0.5 inch (12.7 mm) of a contrasting color to the background itself.

SECTIONS 502 DEFINITIONS

502.1 Definitions. The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

AREA, BUILDING. The area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

BASEMENT. That portion of a building that is partly or completely below grade plane (See "Story above grade plane" in Section 202). A basement shall be considered as a story above grade plane where the finished surface of the floor above the basement is:

1. More than 6 feet (1829 mm) above grade plane;
2. More than 6 feet (1829 mm) above the finished ground level for more than 50 percent of the total building perimeter; or
3. More than 12 feet (3658 mm) above the finished ground level at any point.

GRADE PLANE. A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

HEIGHT, BUILDING. The vertical distance from grade plane to the average height of the highest roof surface.

HEIGHT, STORY. The vertical distance from top to top of two successive finished floor surfaces; and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

INDUSTRIAL EQUIPMENT PLATFORM. An unoccupied, elevated platform in an industrial occupancy used exclusively for mechanical systems or industrial process equipment, including the associated elevated walkways, stairs and ladders necessary to access the platform (see Section 505.5).

MEZZANINE. An intermediate level or levels between the floor and ceiling of any story with an aggregate floor area of not more than one-third of the area of the room or space in which the level or levels are located (see Section 505).

STORY. That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above (also see "Basement" and "Mezzanine").

SECTION 503 GENERAL HEIGHT AND AREA LIMITATIONS

503.1 General. The height and area for buildings of different construction types shall be governed by the intended use of the building and shall not exceed the limits in Table 503 except as modified hereafter. Each part of a building included within the exterior walls or the exterior walls and fire walls where provided shall be permitted to be a separate building.

503.1.1 Basements. Basements need not be included in the total allowable area provided they do not exceed the area permitted for a one-story building.

503.1.2 Special industrial occupancies. Buildings and structures designed to house low-hazard industrial processes that require large areas and unusual heights to accommodate craneways or special machinery and equipment including, among others, rolling mills; structural metal fabrication shops and foundries; or the production and distribution of electric, gas or steam power, shall be exempt from the height and area limitations of Table 503.

503.1.3 Buildings on same lot. Two or more buildings on the same lot shall be regulated as separate buildings or shall be considered as portions of one building if the height of each building and the aggregate area of buildings are within the limitations of Table 503 as modified by Sections 504 and 506. The provisions of this code applicable to the aggregate building shall be applicable to each building.

503.1.4 Type I construction. Buildings of Type I construction permitted to be of unlimited tabular heights and areas are not subject to the special requirements that allow unlimited area buildings in Section 507 or unlimited height in Sections 503.1.2 and 504.3 or increased height and areas for other types of construction.

503.2 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 705, without openings and shall create separate buildings.



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