

IN RE: PETITION FOR ADMIN. VARIANCE	* BEFORE THE
NE/S Wilson Point Road, 50' S	
of Shore Road	* DEPUTY ZONING COMMISSIONER
(1805 Wilson Point Road)	
15th Election District	* OF BALTIMORE COUNTY
5th Councilmanic District	
	* Case No. 97-506-A
Russell S. Harrington, Jr., et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance for the subject waterfront property known as 1805 Wilson Point Road, located in the vicinity of Martin State Airport in Middle River. The Petition was filed by the owners of the property, Russell S. Harrington, Jr., and his wife, Sheila Harrington. The Petitioners seek relief from Section 1B02.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 1B02.3.C.V (diagrams) to permit a rear (street side) setback of 18 feet in lieu of the required 25 feet for a proposed 14' x 15' addition. The subject property and relief sought are more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore

UNDER SECRETARY OF PLANNING
 Date 6/6/97
 By [Signature]

be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented have established that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner, and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and

3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of June, 1997 that the Petition for Administrative Variance seeking relief from Section 1B02.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 1B02.3.C.V (diagrams) to permit a rear (street side) setback of 18 feet in lieu of the required 25 feet for a proposed 14' x 15' addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Compliance with the Zoning Plans Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated May 29, 1997, and the Development Plans Review Division of the Department of Permits and Development

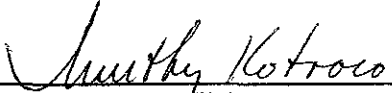
ORDER RECEIVED FOR FILING

Date

By

Management (DPDM), dated May 29, 1997, copies of which have been attached hereto and made a part hereof.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 6/3/97
By [Signature]

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: May 29, 1997

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
May 27, 1997
for Item No. 506

The Development Plans Review Division has reviewed the subject zoning item. Wilson Point Road is an existing road which shall ultimately be improved as a 40-foot street cross section on a 50-foot right-of way.

The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

Flood Protection Elevation (FPE) for this site is 11.2 feet.

RWB:HJO:jrb

cc: File

ORDER RECEIVED FOR FILING

Date

By

6/5/97
[Signature]
ZONE527.506

Attach original petition

Due Date 5/29/97

To: Arnold L. Jablon

From: Bruce Seeley *BS/gp*

Subject: Zoning Item #506

1805 Wilson Point Road

Zoning Advisory Committee Meeting of May 19, 1997

____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

____ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 5, 1997

Mr. & Mrs. Russell Harrington, Jr.
1805 Wilson Point Road
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NE/S Wilson Point Road, 50' S of Shore Road
(1805 Wilson Point Road)
15th Election District - 5th Councilmanic District
Russell S. Harrington, Jr., et ux - Petitioners
Case No. 97-506-A

Dear Mr. & Mrs. Harrington:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel

File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

1805 WILSON POINT RD

which is presently zoned

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3 & Zoning Commissioners Policy Manual Sec. 1802.3C.2.C (DIAGRAMS) to ALLOW AN 18 FT. REAR (STREET SIDE) SETBACK IN LIEU OF THE REQUIRED 25 FT

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

(SEE REVERSE)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

Date

BY

REVIEWED BY: SM

DATE: 5-7-97

ESTIMATED POSTING DATE: 5-18

Printed with Soybean Ink
on Recycled Paper

ITEM #: 506

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1805 Wilson Point Road
address
Baltimore, Maryland 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

We are requesting an Administrative Variance at 1805 Wilson

Point Road because we have taken on the responsibility of
caring for an elderly parent and need to expand our living

space to accommodate this need. We are looking to build a

14' x 15' Bedroom Addition on the roadside of the house
as a living area for our mother.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Russell S. Harrington Jr.
(signature)
RUSSELL S. HARRINGTON JR.
(type or print name)



Sheila R. Harrington
(signature)
SHEILA HARRINGTON
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of April, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Russell S. Harrington Jr. & Sheila Harrington

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

4/23/97
date

Shanna L. Lydon
NOTARY PUBLIC

My Commission Expires:

Feb. 1, 2000.

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1805 Wilson Point Road
address
Baltimore, Maryland 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

We are requesting an Administrative Variance at 1805 Wilson Point Road because we have taken on the responsibility of caring for an elderly parent and need to expand our living space to accommodate this need. We are looking to build a 14' x 15' Bedroom Addition on the roadside of the house as a living area for our mother.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Sheila R. Harrington
(signature)
Sheila R. Harrington Jr
(type or print name)



Sheila R. Harrington
(signature)
SHEILA HARRINGTON
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of April, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kuaxell + Sheila Harrington

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

4/23/97
date

Guanna L. Lydon
NOTARY PUBLIC

My Commission Expires:

Feb 1, 2000.

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 1805 Wilson Point Road

Beginning at a point on the EAST side of Wilson Point Road which is

50 feet wide at the distance of 800 feet

of the centerline of the nearest improved intersecting street Shore Road

which is 50 feet wide. Being lot # 96, Block _____,

Section # _____ in the subdivision of Bull Neck

as recorded in Baltimore County Plat Book # 4, Folio # 172

containing 14,000 S.F. Also known as 1805 Wilson Point Road and located

in the 15 Election District, 5 Councilmanic District.

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No.

036579

DATE 5-7-97 ACCOUNT RC001-6150

AMOUNT \$ 50⁰⁰

RECEIVED FROM: Tipcon Construct.

010 Res (Adm. (Admin). \$50

FOR: TOTAL \$50

For - Harriweton - 1503 Wilson Park Rd

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

SM

97-506 A

PAID RECEIPT
05/07/97 04 7 130 7 5402
Dept - 5 513 ZONING VERIFICATION
OF NO. 036579
\$50.00 OF \$50.00
Baltimore County Maryland
Office of Budget & Finance

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case # 97-506-A

Petitioner/Developer:
(Russell Harrington)
Date of Hearing/Closing:
(June 2, 1997)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

_____ 1805 Wilson Point Rd. Baltimore, Maryland 21220 _____

The sign(s) were posted on _____ May 16, 1997 _____
(Month, Day, Year)

Sincerely,

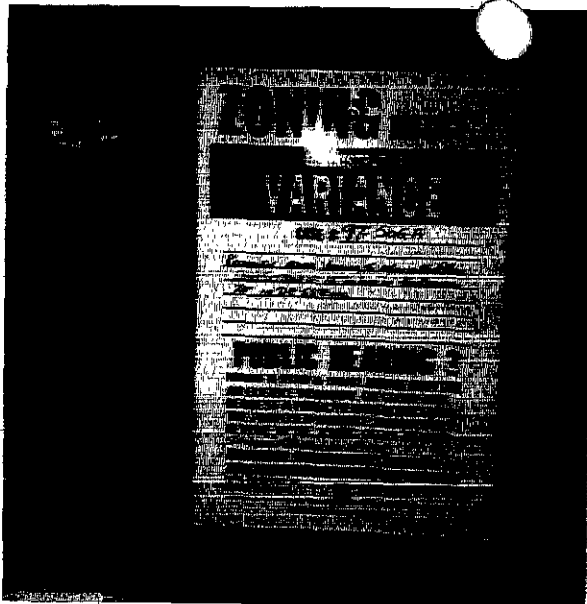

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____
(Printed Name)

_____ 325 Nicholson Road _____
(Address)

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
(Telephone Number)



97-506-A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 5-18-97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-506-A

RESIDENTIAL ADJUTANT VARIANCE TO ADJUTANT A ROAD
(ROAD SIDE) SETBACK OF 18 FT IN LIGHT OF THE
REQUIRED 25 FT IN A DR-SS ZONE

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

June 21, 1997
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave.
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 97-506A

Petitioner: RUSSEL & Sheila HARRINGTON

Location: 1805 WILSON POINT ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Tipton Construction

ADDRESS: 617 Stemmers Run Road

Balto MD 21221

PHONE NUMBER: 410-682-5252

AJ:ggs

506.

(Revised 09/24/96)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 22, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-506-A
1805 Wilson Point Road
Wilson Point Road, 500' S of Shore Road
15th Election District - 5th Councilmanic
Legal Owner(s): Russell Harrington, Jr. and Sheila Harrington
Post by Date: 05/18/97
Closing Date: 06/02/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Russell Harrington, Jr. and Sheila Harrington
Wade Tipton





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 2, 1997

Mr. and Mrs. Russel Harrington
1805 Wilson Point Road
Baltimore, MD 21220

RE: Item No.: 506
Case No.: 97-506-A
Petitioner: Russel Harrington, et ux

Dear Mr. and Mrs. Harrington:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 7, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", is written over a circular stamp that contains the text "W. Carl Richards, Jr." and "Zoning Supervisor".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



_____ Attach original petition

Due Date 5/29/97

To: Arnold L. Jablon

From: Bruce Seeley *BS/JP*

Subject: Zoning Item #506

1805 Wilson Point Road

Zoning Advisory Committee Meeting of May 19, 1997

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: May 29, 1997

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 May 27, 1997
 for Item No. 506

The Development Plans Review Division has reviewed the subject zoning item. Wilson Point Road is an existing road which shall ultimately be improved as a 40-foot street cross section on a 50-foot right-of way.

The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

Flood Protection Elevation (FPE) for this site is 11.2 feet.

RWB:HJO:jrb

cc: File

ZONE527.506



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 5-16-97
Item No. 506 JRA

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

P. J. Burns
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

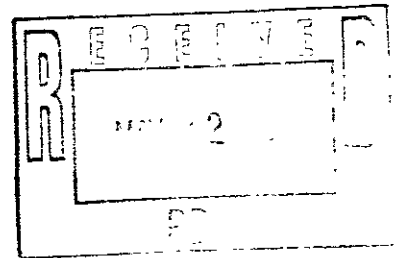
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500



(410) 887-4500

May 20, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Eminent Domain: SEE BELOW

Location: DISTRIBUTION MEETING OF May 27, 1997

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

501. 502. 503. 506. 507. 508. 509, 510, 511, and 512

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



FLOODPLAIN REQUEST FORM

ZADM Staff _____

Tax Account No.: 15-08-005840 District: 15

Address: 1805 Wilson Point Road Telephone: 682-5252

Nearest Intersecting Road: Shore Road

Subdivision Name (if applicable): _____

Tax Map No.: _____ Block No.: _____ Parcel No.: _____

Owner's Name: Russell Harrington

Requested By: Wade Tipton

Address: 617 Stemmas Run Road, 21221

Request: 5298719 MR

=====

OFFICE USE ONLY

Flood Map: 240010-0445 Floodway Map: _____

Zone: A Elevation: _____ Not In Floodplain: _____

Inquiry: _____ Walk In: _____ Fax: _____ Letter: ☒ Other: _____

Date: 3-20-97 By: Jos A. VENTURINA

RESPONSE: 3-20-97 Date

Sent Copy of FEMA Map

☒ _____
Sent Correspondence

COMMENTS: FIRST FLOOR ELEVATION, AS SHOWN ON DRAWING

NO. 65-1205 IS 9.3. THE BASE FLOOD ELEVATION IS 10.4

506-

Revised 3/22/95

CERTIFICATE OF ACKNOWLEDGEMENT
BALTIMORE COUNTY FLOOD PLAIN MANAGEMENT ORDINANCE

DATE: 3-17-97

OWNER/BUILDER: Tipton Construction

BUILDING PERMIT NO.: B ~~298714~~ 298714 MR

LOCATION: 1805 Wilson Point Rd

I HEREBY ACKNOWLEDGE THAT I HAVE BEEN NOTIFIED BY THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS THAT MY PROPERTY HAS BEEN DETERMINED TO BE IN FLOOD ZONE "A" IN ACCORDANCE WITH THE "FLOOD INSURANCE RATE MAPS" FOR BALTIMORE COUNTY. AS SUCH, THE LOWEST FLOOR ELEVATION OF THE PROPOSED STRUCTURE OR SUBSTANTIAL IMPROVEMENT, WHICHEVER IS APPROPRIATE, SHALL BE ONE FOOT ABOVE THE "100 YEAR" BASE FLOOD ELEVATION OF 10.2.

I ACKNOWLEDGE THAT I WILL BE REQUIRED TO HAVE THE ELEVATION OF THE LOWEST FLOOR OF THE STRUCTURE AND THE ADJACENT GROUND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, SURVEYOR OR ARCHITECT. ALL ELEVATIONS SHALL REFER TO THE BALTIMORE COUNTY METROPOLITAN DATUM.

TOPO MAP = NE 2-J

EX. GRD. ELEV. = ---

OWNER AGREES TO SET THE FOLLOWINGS:
FIRST FLOOR ELEVATION = 11.2
BASEMENT FLOOR ELEVATION = N/A

[Signature]
OWNER/BUILDER

3-17-97
DATE

NOTE: PRIOR TO RELEASING THE ABOVE NOTED BUILDING APPLICATION, THIS ACKNOWLEDGEMENT IS TO BE SIGNED AND RETURNED TO:

Zoning Administration & Development Management
County Office Building, Room 109
111 W. Chesapeake Avenue
Towson, MD 21204
Attention: Mr. R. Tanguilig

AN ELEVATION CERTIFICATION TO BE COMPLETED BY A REGISTERED PROFESSIONAL ENGINEER, LAND SURVEYOR OR ARCHITECT WILL BE MAILED TO THE OWNER LISTED ON THE PERMIT APPLICATION WHEN THE PERMIT IS ISSUED.

April 30, 1997

To Whom It May Concern:

We the undersigned acknowledge the building application to construct a 14' x 15' bedroom addition to the rear side of 1805 Wilson Point Road. Further, we support this improvement to the property.

Sincerely,

Name M. Patricia Ovelgone

Address 1809 Wilson Pt Rd

Name Charles P. Walker

Address 1804 WILSON PT RD

Name Albert F. Shanta Jr

Address 1717 Wilson Pt Rd



Home
OWNERS
GARAGE
SIDE



97-506-A

