

IN RE: PETITION FOR SPECIAL HEARING
S/S Glenwood Road, 400' W of
the c/l of Oakdean Road
(3501 Glenwood Road)
15th Election District
5th Councilmanic District

Salma Siddique, Owner;
James Warrington, Contract
Purchaser - Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-256-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Salma Siddique, and the Contract Purchaser, James Warrington. The Petitioners seek approval of a waiver, pursuant to Section 517.2 (510.2) of the Baltimore County Building Code, and Sections 26-276, 26-670, and 26-172(a)(3) of the Baltimore County Code, to permit repairs to an existing dwelling, located in a riverine floodplain, in excess of 40% of the value of the dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Salma Saddique, legal owner of the property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a waterfront lot, located on Frog Mortar Creek in southeastern Baltimore County, consisting of a gross area of .21 acres, more or less, zoned D.R. 5.5. The property is presently improved with a single family dwelling which has existed on the property for over 50 years and has deteriorated. Ms. Siddique testified that she purchased the property approximately 5 months ago with the intention of making extensive improvements, using the

ORDER RECEIVED FOR FILING

Date 2/27/98

By [Signature]

existing concrete block foundation. Testimony indicated that a permit was obtained for renovations of less than 40% of the value of the existing dwelling. However, as the contractor proceeded to make improvements, it became necessary to replace some of the walls, the wiring, and insulation. Apparently, during the course of building inspections, it was determined that the improvements being made exceeded 50% of the value of the existing dwelling. Furthermore, the property is located within a 100 year floodplain. Thus, the requested special hearing is necessary in order to proceed with the remaining improvements. At the present time, the dwelling sits at a base elevation of 10 feet; the building code requires a minimum base elevation of 11 feet. By Zoning Plans Advisory Committee (ZAC) comment dated January 26, 1998, Robert W. Bowling, Chief of the Bureau of Developer's Plans Review division of the Department of Permits and Development Management, recommended approval of the requested waiver, provided the first floor elevation is at least 10 feet above flood plain.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that strict compliance with the development regulations would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

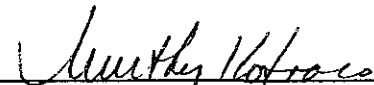
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of February, 1998 that the Petition for

RECEIVED
DATE 2/17/98
BY [Signature]

Special Hearing seeking approval of a waiver, pursuant to Section 517.2 (510.2) of the Baltimore County Building Code, and Sections 26-276, 26-670, and 26-172(a)(3) of the Baltimore County Code, to permit repairs to an existing dwelling, located in a riverine floodplain, in excess of 40% of the value of the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and 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 January 21, 1998, a copy of which is attached hereto and made a part hereof.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECORDED
Date 2/17/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

February 17, 1998

Ms. Salma Siddique
9426 Dawn Drive
Baltimore, Maryland 21236

RE: PETITION FOR SPECIAL HEARING
S/S Glenwood Road, 400' W of the c/l of Oakdean Road
(3501 Glenwood Road)
15th Election District - 5th Councilmanic District
Salma Siddique, Owner; James Warrington, Contract Purchaser
Case No. 98-256-SPH

Dear Ms. Siddique:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. James Warrington
3501 Glenwood Road, Baltimore, Md. 21220

People's Counsel; Case Files
DEPRM

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





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 3501 GLENWOOD RD.

which is presently zoned DRS-5

This Petition shall be filed with the Department of Permits & 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A WAIVER PURSUANT TO SECTION 500.6, BCLZR; SECTION 517.2 (510.2) BUILDING CODE; AND SECTIONS 26-276, 26-670, 26-172(a)(3), BCL TO PERMIT REPAIR, IN EXCESS OF 40% OF AN EXISTING DWELLING IN A RIVERINE FLOODPLAIN.

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

I, or we, agree to pay expenses of above Special Hearing 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

JAMES WARRINGTON

(Type or Print Name)

[Signature]

Signature

3501 GLENWOOD RD.

Address

BALTIMORE, MD 21220

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s).

SALMA SIDDIQUE

(Type or Print Name)

[Signature]

Signature

(Type or Print Name)

[Signature]

Signature

9426 DAWN DR. (410) 256-1349

Address

Phone No

BALTIMORE, MD. 21236

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

SAME

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: [Signature]

DATE

1-8-98

Revised 9/5/95

98-256 SPH

256

ORDER RECEIVED FOR FILING

Date

By

ZONING DESCRIPTION FOR 3501 GLENWOOD RD.

Beginning at a point on the south side of Glenwood Rd which is 50' wide at a distance of 400' West of the centerline of the nearest improved intersecting street Oakdean Rd which is 50' wide Being Lot # 5 in the Frog Mortar Corporation as recorded in Baltimore County Plat Book # 12 Folio # 14 containing 9504 square feet. Also known as 3501 Glenwood Rd and located in the 15th election district, 5th Councilmanic District.

256

98-256-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

256

No.

044573

DATE 12-23-97 ACCOUNT _____

AMOUNT \$ _____

RECEIVED FROM: PD. DRC #01128A

FOR: \$250.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

SCM

98-256-
SPH

CASHIER'S VALIDATION

H92-025-8A

CERTIFICATE OF POSTING

RE: Case No. 98-256-SPH
Petitioner/Developer:
(Salma Siddique)
Date of Hearing/Closing:
(Feb. 11, 1998)

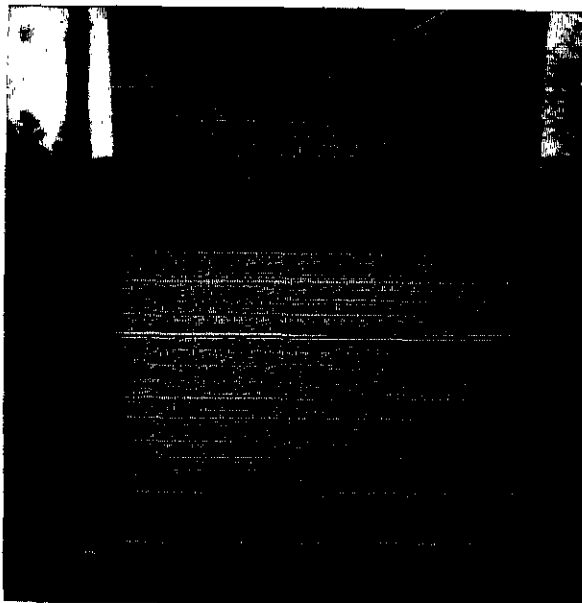
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

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 _____
3501 Glenwood Road Baltimore, Maryland 21220 _____

The sign(s) were posted on _____ Jan 27, 1998 _____
(Month, Day, Year)



Sincerely,

Thomas P. Ogle, Sr. 1/27/98
(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

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

98-256-SPH

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1-22, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1-22, 1998

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-256-SPH
3501 Glenwood Road
S/S Glenwood Road, 400' +/-
W of centerline Oakdean Road
15th Election District
5th Councilmanic District
Legal Owner(s): Safma Sidique
Contract Purchaser: James Warrington

Special Hearing: to approve a waiver pursuant to Section 500.6, BCZR; Section 517.2 (510.2), Building Code; and Sections 26-276, 26-670, 26-172(a)(3), BCC to permit repair in excess of 40% of an existing dwelling in a riverine floodplain.

Hearing: Wednesday, February 11, 1998, at 10:00 a.m., Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

1/371 Jan 22 C202074



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring 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.: 256

Petitioner: SALMA SIDDIQUE

Location: 3501 GLENWOOD RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Salma Siddique

ADDRESS: 9426 Dawn Dr.

Baltimore, MD - 21236

PHONE NUMBER: (410)256-1349

AJ:ggs

(Revised 09/24/96)

98-256-SPH

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-256 SPH.

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE: _____

DATE AND TIME: _____

REQUEST: A SPECIAL HEARING FOR A WAIVER TO
FROM FLOOD PLAIN REGULATIONS TO PERMIT
THE REPAIR IN EXCESS OF 40% OF AN
EXISTING DWELLING IN A RIVERINE FLOODPLAIN

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
January 22, 1998 Issue - Jeffersonian

Please forward billing to:
Salma Siddique 410-256-1369
9426 Dawn Drive
Baltimore, MD 21236

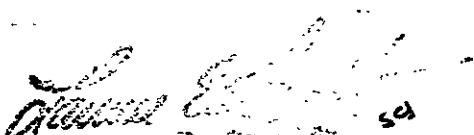
NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-256-SPH
3501 Glenwood Road
S/S Glenwood Road, 400' +/- W of centerline Oakdean Road
15th Election District - 5th Councilmanic District
Legal Owner: Salma Siddique
Contract Purchaser: James Warrington

Special Hearing to approve a waiver pursuant to Section 500.6, BCZR; Section 517.2 (510.2), Building Code; and Sections 26-276, 26-670, 26-172(a)(3), BCC to permit repair in excess of 40% of an existing dwelling in a riverine floodplain.

HEARING: Wednesday, February 11, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management

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

January 14, 1998

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-256-SPH
3501 Glenwood Road
S/S Glenwood Road, 400' +/- W of centerline Oakdean Road
15th Election District - 5th Councilmanic District
Legal Owner: Salma Siddique
Contract Purchaser: James Warrington

Special Hearing to approve a waiver pursuant to Section 500.6, BCZR; Section 517.2 (510.2), Building Code; and Sections 26-276, 26-670, 26-172(a)(3), BCC to permit repair in excess of 40% of an existing dwelling in a riverine floodplain.

HEARING: Wednesday, February 11, 1998 at 10:00 a.m. in Room 407, County Courts
Building, 401 Bosley Avenue

A handwritten signature in dark ink, appearing to read "Arnold Jablon", with a small "59" written below it.

Arnold Jablon
Director

c: Salma Siddique
James Warrington

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JANUARY 27, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

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

February 4, 1998

Ms. Salma Siddique
9426 Dawn Drive
Baltimore, MD 21236

RE: Item No.: 256
Case No.: 98-256-SPH
Petitioner: Salma Siddique

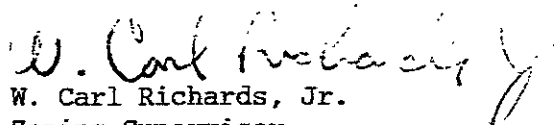
Dear Ms. Siddique:

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 January 8, 1998.

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,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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: January 26, 1998

FROM: Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for January 26, 1998
 Item No. 256

The Bureau of Developer's Plans Review has reviewed the subject zoning item. The waiver is acceptable, but the first floor elevation must be raised up to a minimum of elevation of 10 feet.

RWB:HJO:jrb

cc: File

ZONE0126.256



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 1/16/98
Item No. 256 JCM

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,

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
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 28, 1998

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 20, 1998

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.

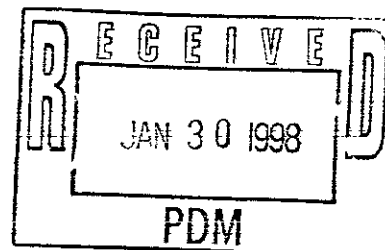
9. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

249, 250, 251, 252, 254, 255, 256, and 258

REVIEWER: LT. ROBERT P. SAUERWALD

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

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

DATE: January 21, 1998

To: Arnold L. Jablon
From: Bruce Seeley *as/98*
Subject: Zoning Item #256

Siddique Property, 3501 Glenwood Road

Zoning Advisory Committee Meeting of January 20, 1998

- 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), if the property is being subdivided according to the Development Regulations.
- 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 *2/12/98*

By *[Signature]*

GP:sp

*Sept
2/11*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: January 22, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petition (s):

Item Nos. 252 and 256

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

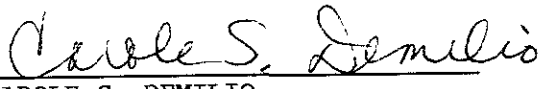
AFK/JL

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
3501 Glenwood Road, S/S Glenwood Rd.	*	ZONING COMMISSIONER
400' +/- W of c/l Oakdean Rd	*	OF BALTIMORE COUNTY
15th Election District, 5th Councilmanic	*	
Legal Owner(s): Salma Siddique	*	CASE NO. 98-256-SPH
Contract Purchaser(s): James Warrington	*	
Petitioners	*	
* * * * *		

ENTRY OF APPEARANCE

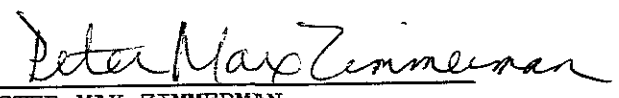
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County


CAROLE S. DEMILIO
 Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of February, 1998, a copy of the foregoing Entry of Appearance was mailed to Legal Owner Salma Siddique, 9426 Dawn Drive, Baltimore, MD 21236, and to Contract Purchaser James Warrington, 3501 Glenwood Road, Baltimore, MD 21220, Petitioners.


PETER MAX ZIMMERMAN

PROVISIONAL APPROVAL

PERMIT NUMBER: 8329558

Date: 1/29/98



Location: 3501 Glenwood Rd.

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following **Conditions:**

☒ Owner has filed for a public hearing, Item # 256

☐ Owner must file for a public hearing within ___ days before the Zoning Commission requesting relief from all conflicts with the Baltimore County Zoning Regulations.

☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within ___ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed, or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter, the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

JCM/UCR
ZONING STAFF

[Signature]
DIRECTOR, PERMITS & DEVELOPMENT MANAGEMENT

I have read the above statement and I agree to abide by the decision of the zoning commissioner, if applicable, in this matter. I also hereby certify that I, the undersigned, am in fact the owner and, if applicable, the contract purchaser and not just an agent for same.

Signed - Owner [Signature] Signed - Contract Purchaser _____

Printed Name SALMA SIDDIQUE Printed Name _____

Address 9426 Dawn Dr Address _____
Baltimore, MD 21236

Work Phone # (410) 256-1349 Work Phone # _____

Home Phone # (410) 256-1349 Home Phone # _____

B325964

97-5825

OK to FILE For
Zoning Variance.
December 19, 1997

12/23/97
to WCH
= 8

Mr. Arnold Jablon
Director of Permits and Development Management
Department of Zoning
111 West Chesapeake
Towson, MD 21204

Robert J. Bowling
12/23/97

Re: Request for Emergency Help

THURS 1-8-98
ZPM Res. Var.
SCED.
Joe Menney

To: TRA
Call to set up
petition appointment
SPH - Flood action
need DRC Recommendation

Dear Mr. Jablon,

I would like to request an administrative variance to renovate 3501 Glenwood Road located in Bowleys Quarters. The house was built with cinder block 50 years ago. The original plan was to repair the leaky roof; put siding on the existing block walls on the exterior of the house; and remove the dark paneling inside the house, replacing it with sheet rock to brighten the interior. 12/24/97

William, the contractor working on the house, suggested that part of the roof, which he was repairing for leaks, be raised, opening up the storage area into an additional room. It was decided that a bedroom and a bathroom would be created on the upper level to replace one of the downstairs bedrooms. The walls of the downstairs bedroom would be knocked off to create a larger living room. When the paneling was torn down, it was discovered that the wiring, and the insulation in parts of the house were inadequate, so a decision was made to correct them.

William agreed to do the job for \$10,500. In the process, he tore down walls of other rooms inside the house which he was not authorized to touch. He claimed that these walls were unstable and that he was using his discretion in taking them down.

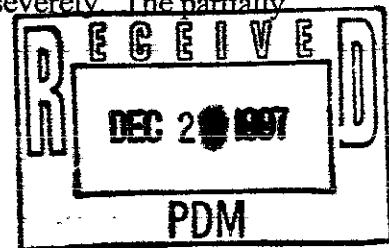
The original permit was for a renovation of less than 40% of the existing dwelling. After William tore down the additional walls, the county claimed this was a substantial improvement of 50% or more. They adhere to a set formula. The house was recently appraised at \$75,206; the renovation was under 50% of this in dollar value.

Despite this, the county insists the house meet the code requirements of the 100 Year Flood plain, though all renovations are being made to an old existing house. No additions have been made to expand the foundation. The elevation certification by BPS technology showed an elevation of 7.59' for the 1st floor. There are four feet of crawl space under the existing house, and there has never been a problem with flooding in the past 50 years. The elevation of the house is more than that of many houses in the area. To meet the 100 Year Flood Plain requirements, the house has to be elevated 2.41' + 1' freeboard requirement. Since the house is built of cinder block, the process of elevating it would be very complicated and expensive; it would cause innumerable problems and hardship. A 2.41' + 1' elevation of the first floor would detract from the height of the ceiling, which would then fall short of the required minimum height, and leave less than sufficient headroom. Such an elevation would further endanger the structure of the house. There would be no space for headers and similar structures.

I request that you waive at least the additional one foot requirement, and allow the first floor to be elevated only 2 - 2.41'. Mr. John Joyce and Mr. Bob Bowling agreed that, under the circumstances, they would relax the one foot freeboard requirement.

No work has been done at the property for the past 17 days. In the absence of immediate action, the house, which is exposed to the elements, will be damaged severely. The partially

98-256-SPH



closed and torn up roof allows rain to pour into the interior. The existing heating is disconnected, which can cause the exposed pipes to freeze. The exposed floors and wood are in danger of rotting and deterioration. The financial burden posed by this kind of property damage extends to everything which is in the house. The house in its present state is not habitable. Given the urgency of the situation and the interiorly located renovations and improvements, which do not effect anyone, I request you to grant permission to continue the renovations within the codes and guidelines set by the county and waive the waiting time requirement of 45 - 60 days for petition and special hearing. Not being able to move in the house before Christmas has been a great disappointment. I must move into the property prior to January 20, 1998, in order to meet the deadline of vacating my present dwelling by January 20. The current state of 3501 Glenwood precludes early moving in unless drastic measures are taken to ameliorate the situation. I would appreciate your assistance in resolving the matter. Thank you for your help and consideration.

Sincerely

James Warrington
3501 Glenwood Road
Baltimore, MD 21220

410-

410-256-1349.

SALWA SIDDIQUE.
REAL ESTATE AGENT

98-256-
SPH

TIME: 14:55:08 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 12/09/97
DATE: 12/24/97 GENERAL PERMIT APPLICATION DATA PLS 11:52:12

PERMIT #: B325964 PROPERTY ADDRESS
RECEIPT #: A342059 3501 GLENWOOD RD
CONTROL #: WRFP SUBDIV: FROG MORTAR POINT
XREF #: B325964 TAX ACCOUNT #: 1506200260 DISTRICT/PRECINCT 13 08
OWNERS INFORMATION (LAST, FIRST)
FEE: 65.00 NAME: WARRINGTON, JAMES
PAID: 65.00 ADDR: 9426 DAWN DR BALTO, MD 21236
PAID BY: APPL

DATES APPLICANT INFORMATION
APPLIED: 12/09/97 NAME: SALMA SIDDIQUE-AGENT
ISSUED: COMPANY:
OCCPNCY: ADDR1: 9426 DAWN DR
INSPECTOR: 15R ADDR2: BALTO, MD 21236
NOTES: COP/JB PHONE #: 410-256-1349 LICENSE #:

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 14:55:27 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 12/09/97
DATE: 12/24/97 BUILDING DETAIL 1 PLS 13:13:58

PERMIT # B325964 PLANS: CONST 0 PLOT 0 PLAT 0 DATA 0 EL 1 PL 1
TENANT

BUILDING CODE: 1 CONTR: OWNER
IMPRV 3 ENGR: SELLR:
USE 01

FOUNDATION BASE WORK: ALT TO RAISE PORTION OF EX ROOF & CONVERT
CONSTRUC FUEL SEWAGE WATER STORAGE RM TO BDRM & BATH IN ATTIC.REMOVE &
1E 1E MOVE PARTITIONS ON 1ST FL TO ENLARGE LIVING
CENTRAL AIR RM & DINING RM.PLANS WAIVED-JAV.836SF.
ESTIMATED COST FLOOD ZONE'A'.

10,000.00 PROPOSED USE: SFD & ALTERATION NSI/NEC

OWNERSHIP: 1 EXISTING USE: SFD

RESIDENTIAL CAT: 1

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APIS:
1 FAMILY BEDROOMS: 1 PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
PANEL BP1005M

TIME: 14:55:38 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 12/09/97
DATE: 12/24/97 BUILDING DETAIL 2 PLS 13:13:58

PERMIT #: B325964 BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR: 836 SIZE: 9504SF
WIDTH: FRONT STREET:
DEPTH: SIDE STREET:
GARBAGE DISP: HEIGHT: FRONT SETB: NC
POWDER ROOMS: HEIGHT: SIDE SETB: NC
BATHROOMS: 1 STORIES: SIDE STR SETB:
KITCHENS: LOT NOS: 5 RFAR SETB: NC
CORNER LOT:

ZONING INFORMATION ASSESSMENTS
DISTRICT: BLOCK: LAND: 0099500.00
PETITION: SECTION: IMPROVEMENTS: 0048150.00
DATE: LIBER: 001 TOTAL ASS.:
MAP: FOLIO: 014
CLASS: 34

PLANNING INFORMATION
MSIR PLAN AREA: SURSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
PANEL BP1018M
TIME: 14:56:01 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 12/22/97
DATE: 12/24/97 APPROVALS DETAIL SCREEN PDM 14:11:13

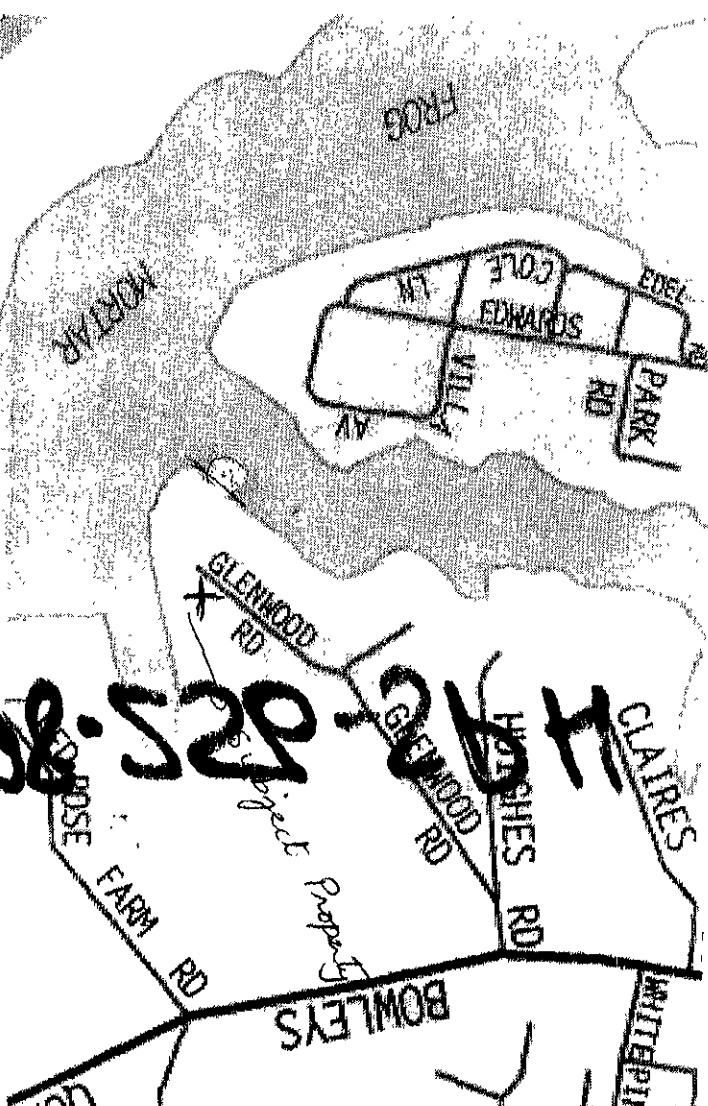
PERMIT #: B325964 PASSWORD :

AGENCY	DATE	CODE	COMMENTS
BLD PLAN	12/11/97	20	JOS VENTURINA
ZONING	12/09/97	01	RT/JB
FUE SERV	12/09/97	01	RT/JB
ENVRMNT	12/22/97	01	WASTE-12-22 JL
BLD INSP			
PERMITS			

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - NEXT APPROVAL PF4 - ESCHE PERMIT PF9 - SAVE

VICINITY MAP



PLAT FOR 3501 GLENWOOD RD

FROG MORTAR POINT SUBDIV.

PLAT BOOK #12 FOLIO #3

GLENWOOD ROAD

MATCH LINE SEE
RW 95-056-27 & 28

EXISTING PAVING

EX GAR 27'-1"

STEPHEN
MCGRIDE
PROPERTY

SUBJECT
PROPERTY

PRIVATE DRIVEWAY

EX BLDG.

EX LG.

ROBERT PELTZER
PROPERTY

3500 GLENWOOD

FROG MORTAR CREEK

3501

3503

PLAT OF
FROG MORTAR POINT
CMB.JR12/14

EX DWLG.
LOT 5
S 09°19' E 160.0'

EX DWLG.
LOT 4
192.3'

EX DWLG.
LOT 3
S 09°19' E 245.4'

LOCATION INFORMATION

COUNCILMANIC DISTRICT: 5

ELECTION DISTRICT: 15

1" APP 45'

ZONING: DR S-5

LOT SIZE: .21

ACERAGE

9504

SQUARE FEET

SEWER

WATER

PRIOR ZONING HEARINGS

CBCA: YES

ZONING OFFICE USE ONLY

250