

IN RE: APPLICATION FOR BUILDING PERMIT
FOR UNDERSIZED LOT
120 ft. N corner of
Tulip Avenue
3rd Election District
1st Councilmanic District
(3709 Century Avenue)

Janice Steiner
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Permit No.:

*

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a request for approval to construct a single-family residential dwelling on an undersized lot located at 3709 Century Avenue in the Lansdowne area of Baltimore County. The subject property is owned by Janice Steiner.

Appearing on behalf of the request were Janice Steiner, Bill Steiner, Pat O'Keefe and Bruce Taylor. Appearing in opposition to the Petitioner's request were several residents of the surrounding community, all of whom signed in on the Protestant's Sign-In Sheet.

Testimony and evidence indicated that the property, which is the subject of this undersized lot approval request, is known as Lots 472 and 473, as shown on the site plan submitted into evidence as Petitioner's Exhibit No. 1. The subject property is unimproved at this time. The Steiner's have owned this property for approximately 10 years. They are now desirous of selling the property for a single-family home to be constructed thereon. Mr. Bruce Taylor, who attended the hearing, is a homebuilder who is desirous of constructing the dwelling on the property. The petition was filed pursuant to Section 304 of the Baltimore County Zoning Regulations. Specifically, Section 304.4 requires that this Deputy Zoning Commissioner make a determination as to whether the construction of a dwelling on this property would be appropriate.

RECEIVED FOR FILING

Date 11/27/00
By J.P. [Signature]

As stated previously, several residents appeared in opposition to the Petitioner's request. These neighbors are very much concerned over the tremendous amount of flooding that occurs in their neighborhood and specifically on this property itself. They brought with them a video tape of the subject property which was taken during a normal rain event. Their testimony demonstrated that a summertime thunderstorm came through the area which caused the subject property to flood. The word flood was an understatement. The video tape clearly demonstrated that the 50 ft. wide lot in question, during this rain event, was covered with a 40 ft. wide raging river. The water traversing the property appeared to be approximately 1 ft. deep. The water was traveling at such force that it could easily have carried away a small storage shed. In fact, the residents testified that debris from upstream commonly is deposited on their properties after such a rain event. It was clear to me, after having reviewed the video tape at the hearing, that the only appropriate structure to be built on these two lots would be an ark. The subject property should not be developed at all, given the severe flooding that occurs, even during a normal rain storm.

After viewing the video tape, Mr. Bruce Taylor, the builder who proposed to construct a house on the property, indicated at the hearing that it would not be possible to even construct a home on the property given this flooding. He was unaware of these conditions, until such time as it was brought to his attention by the many neighbors who attended the hearing. Were it not for these neighbors and their efforts to protect any potential buyer of this property, a building permit may have been issued for the construction of a home on this property, which would have caused a potential buyer of the house to have suffered severe consequences upon the occurrence of the next heavy rain. The efforts of these neighbors should be applauded.

ORDER RECEIVED FOR FILING

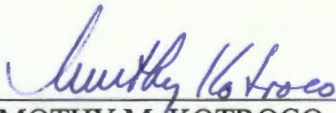
Date 11/27/00

By *W. J. Jamison*

Having considered the testimony and evidence offered at the hearing, I find that the Petitioner's request to approve a building permit for the construction of a single-family dwelling on this undersized lot, be and is hereby denied.

THEREFORE, IT IS ORDERED this 27th day of November, 2000, by this Deputy Zoning Commissioner for Baltimore County, that Petitioner's request for undersized lot approval from Section 304 of the Baltimore County Zoning Regulations, for a building permit to construct a single family residential dwelling on the property located at 3709 Century Avenue, be and is hereby DENIED.

IT IS FURTHER ORDRED that any party has the right to file an appeal within thirty (30) days of the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date 11/27/00

By J.P. Jernigan



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

November 27, 2000

Ms. Janice Steiner
832 Main Avenue
Linthicum, Maryland 21090

Re: Application for Building Permit
For Undersized Lot
Property: 3709 Century Avenue

Dear Ms. Steiner:

Enclosed please find the decision rendered in the above-captioned case. The Application for Building Permit for Undersized Lot has been denied in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink that reads "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Census 2000

For You, For Baltimore County

Census 2000

FLOODPLAIN

INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

George file 10/13/00

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. _____

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

Residential Processing Fee Paid (\$50.00)
Accepted by JNP
Date 9/27/00

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

B. P. TAYLOR CONSTRUCTION, INC 8215 BOX DRNG BALTO, MD 21226 410-255-1279
Print Name of Applicant Address Telephone Number
Lot Address 3709 Century Avenue Election District 13 Councilmanic District Square Feet 5,543
Lot Location: N @ S W side/corner of Century Avenue, 120' feet from NE S W corner of Tulip Avenue
Land Owner: JANICE STEINER Tax Account Number 131311770192 13131177091
Address: 832 Main Avenue Luthicum Md 21090 Telephone Number (410) 859-1545

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY! PROVIDED?

Table with 3 columns: Item, YES, NO. Items include: 1. This Recommendation Form (3 copies), 2. Permit Application, 3. Site Plan Property (3 copies), Topo Map (2 copies), 4. Building Elevation Drawings, 5. Photographs, 6. Current Zoning Classification: DR 5.5 / DR 16

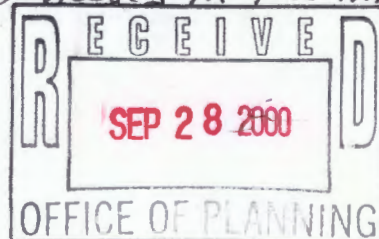
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the application to conform with the following recommendations:

The proposed house should have a front porch details or a vestibule added to be compatible with other houses in the immediate neighborhood

Signed by: Jeffrey W. Long for the Director, Office of Planning and Community Conservation



Date: 10/3/00

Revised 2/25

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

Department of Permits and Development Management (PDM)
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit application has been reviewed and is accepted for filing by Jeffrey Perlow on 9/27/2000 (name of planner) Date (A)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE 10/9/2000 D (15 Days Before C)
DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 10/24/2000 C (B-3 Work Days)
TENTATIVE DECISION DATE 10/27/2000 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: 13

Location of Property: 3709 Century Avenue (Lots 472 & 473, Part of Section B)
English Consul Estates Subdivision

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____


September 20, 2000

Arnold Jablon, Director
Department of Permits and Development Management

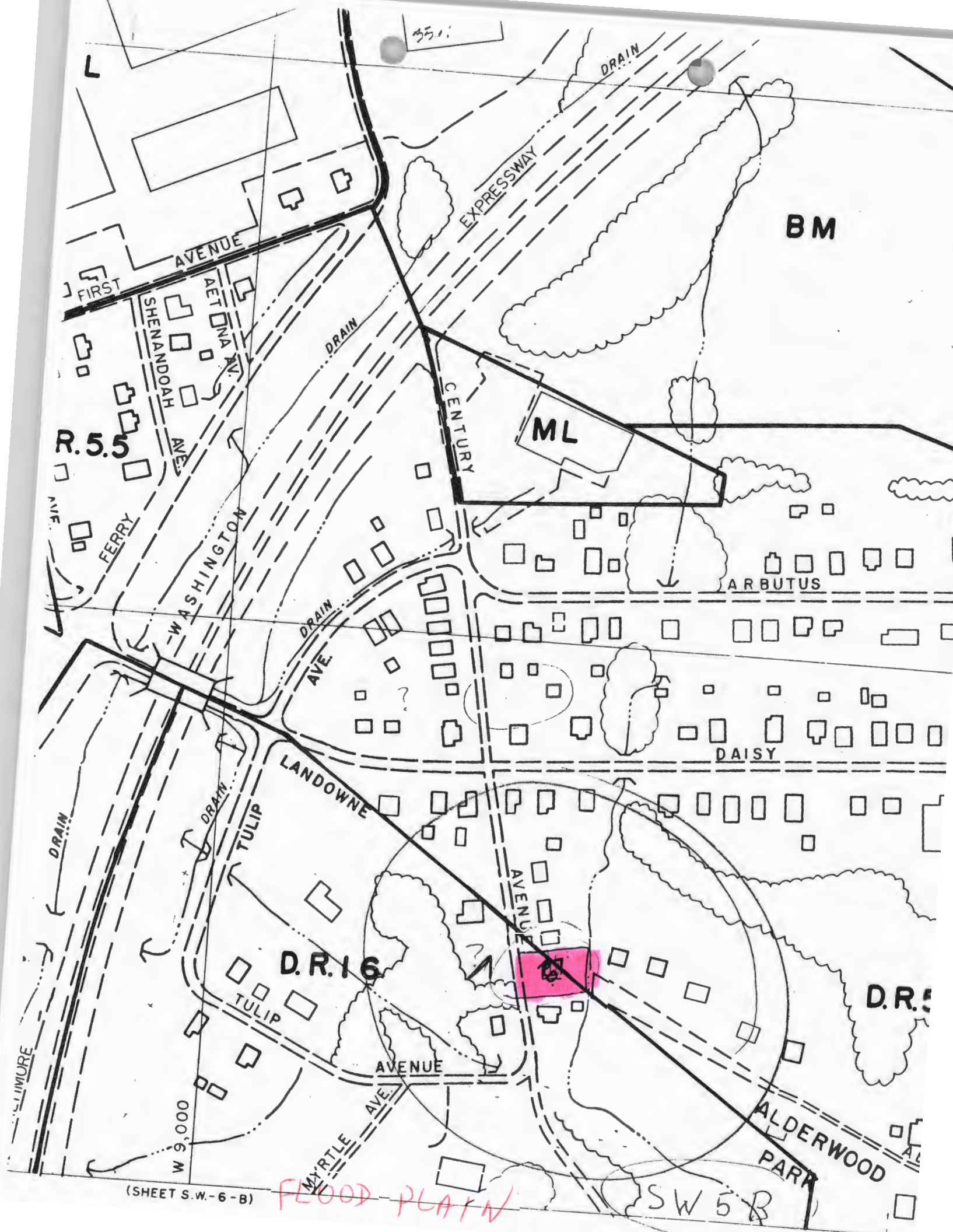
Re: 3709 Century Avenue
Owner: Janice Steiner
Lots 472 and 473

Dear Sir:

This letter is to confirm that I, Janice Steiner, purchased the above reference lot in September, of 1986 and have not owned either adjacent property. I have enclosed Maryland Department of Assessments records to prove ownership of the adjacent lots.



Janice Steiner
Owner



351

BM

ML

AR BUTUS

DAISY

D.R. 16

D.R. 5

(SHEET S.W.-6-B)

FLOOD PLAIN

SW 5 B

9,000' W

ILLUMURE

AVENUE
AETONA AV.
SHENANDOAH AVE.

R. 5.5

FERRY
WASHINGTON

EXPRESSWAY

CENTURY

DRAIN

DRAIN

DRAIN
AVE

LANDOWNE
TULIP

TULIP

AVENUE

MYRTLE AVE.

ALDERWOOD
PARK

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

No.

86866

DATE 9/27/2000 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Dee Dee Permit Services, Inc

FOR: Undersize Lot (3709 Century Ave.)
Lots 472 & 473

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	DATE	TIME
9/27/2000	9/27/2000	10:35:30
RECEIVED BY: MR. J. CASHIER	DOOR: DND	DRAWER: 2
DEPT: 5	529 ZONING VERIFICATION	
RECEIPT #	155441	(FLN)
CR. NO.	096866	
Receipt Tot	50.00	
50.00	CF	.00
Baltimore County, Maryland		

CASHIER'S VALIDATION



CERTIFICATE OF POSTING

BLDG. PERMIT

RE: Case No.: UNDERSIZED LOT

Petitioner/Developer: _____

JANICE STEINER

Date of Hearing/Closing: 10/24/00

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

3709 CENTURY AVE.

The sign(s) were posted on 10/9/00
(Month, Day, Year)

Sincerely,

Richard E. Hoffman 10/9/00
(Signature of Sign Poster and Date)

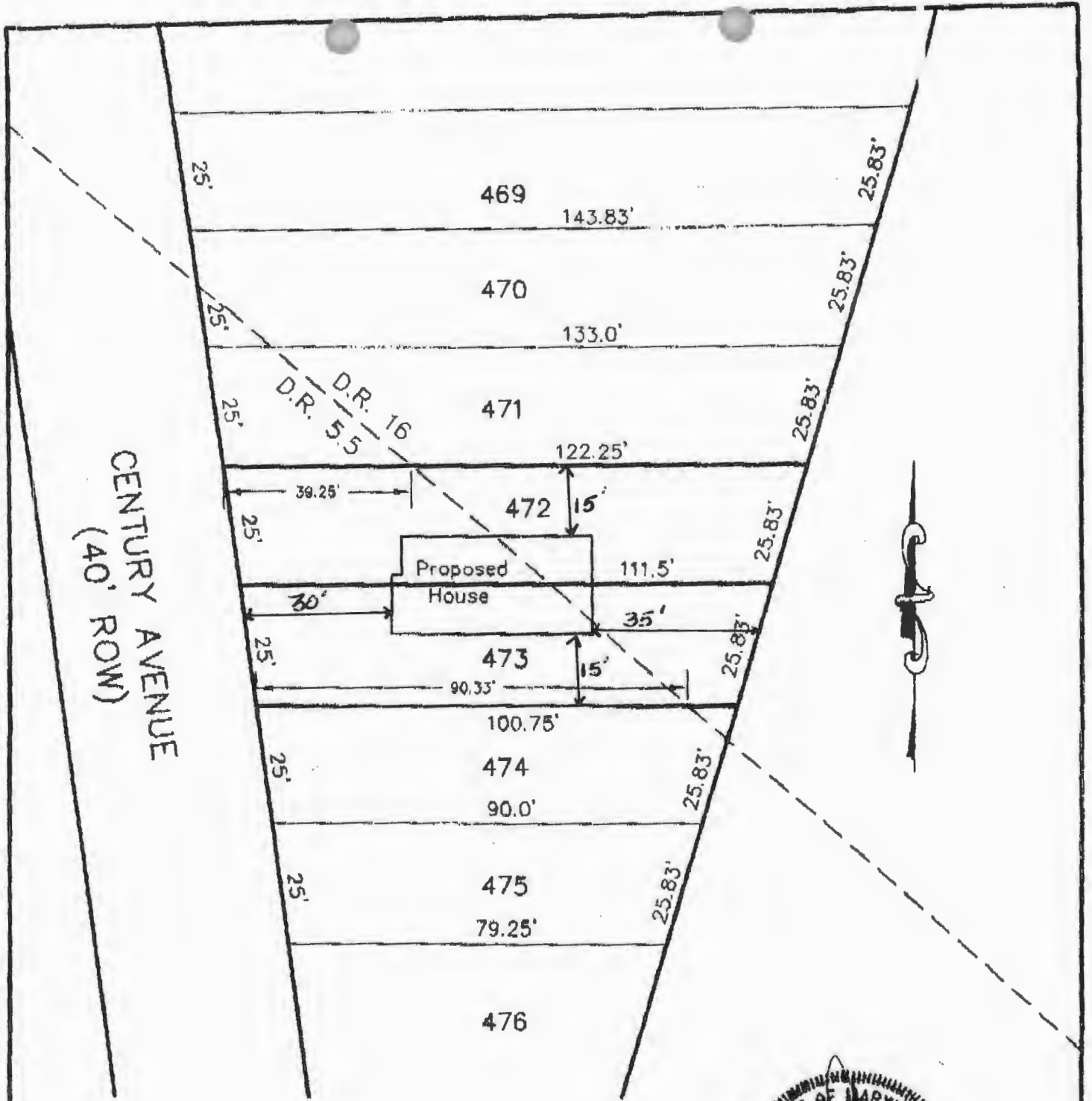
RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD. 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)





LOCATION OF ZONING BOUNDARY

for Lot 472 & 473
 Part of Section B
 English Consul Estate
 Plat Book WPC 3 Folio 109
 Baltimore County, Maryland

Scale 1" = 30'

FLOOD PLAIN



Det 9/11

Engelhardt Engineering, Inc.
 P. O. Box 1506
 Columbia, Maryland 21044

FLOOD PLAIN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

October 19, 2000

NOTICE OF ZONING 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 NAME: 3709 Century Avenue
3709 Century Avenue
120 feet N corner of Tulip Avenue
3rd Election District – 1st Councilmanic District
Legal Owner: Janice Steiner

Special Hearing to permit construction of a single family dwelling on undersize lot.

HEARING: Monday, December 4, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink that reads "Arnold Jablon". Below the signature, the initials "GDZ" are written.

Arnold Jablon
Director

C: Janice Steiner, 832 Main Avenue, Linthicum 21090
Mr. & Mrs. Joseph E. Schultz, Jr. 3707 Century Avenue, Baltimore 21227
Mr. & Mrs. Lawrence T. Morgan, 3714 Century Avenue, Baltimore 21227
David L. Thomas, PE, Baltimore County, Suite 307, 111 W Chesapeake Avenue

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, NOVEMBER 13, 2000.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: W. Carl Richards, Jr. , Supervisor
Zoning Review Office
Department of Permits and Development Management

FROM: David L. Thomas, P.E. *DLT*
Assistant to the Director
Department of Public Works

DATE: October 26, 2000

SUBJECT: Special Hearing to permit construction of a single family dwelling on an undersize lot
CASE NAME: 3709 Century Avenue

This community lies in the vicinity of a 100-year floodplain, shown as zone A on FEMA flood insurance rate map 240010-510B, dated March 2, 1981. Our office has records of flooding and drainage complaints in this area. We are therefore requesting that conditions be included in the Zoning Commissioner's order requiring the permit applicant to provide a **detailed site plan** prepared by a licensed surveyor showing the limits of the 100-year floodplain, the exact location of the proposed dwelling, and existing and proposed grading contours.

This will provide our office with the information necessary to review the infill building permit to ensure compliance with Bill 173-93 (Floodplain Ordinance) and verify that existing drainage problems will not be made worse.

DLT/s

cc: Mr. & Mrs. Lawrence T. Morgan, 3714 Century Avenue, Baltimore, MD 21227
Mr. & Mrs. Joseph E. Schultz, Jr. 3707 Century Avenue, Baltimore, MD 21227
T. H. Hamer, Deputy Director, DPW
Steve Walsh, Chief, Storm Drain Design & Approval Section, Bur. Of Eng., DPW

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Laurence T. Morgan

3714 Century Ave

Linda S. Morgan

3714 Century Ave.

Evelyn Schultz M.

3707 Century Ave.

Joseph Schutt

3707 Century Ave.

Brenda Faye Stuckeomb

3717 Century Ave

21227

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Bruce Taylor

8215 BOX NR BALCO

BILL STEINER

21226

JANILE STEINER

853 MANN AVE

Pat O'Keefe, SR

523-PENNY LA. 21030



October 12, 2000

To whom it may concern.

It has come to our attention about a certain lot
{472 & 473} Century Ave..

The sign was posted October 10th., about a request
for public hearing October 24, 2000 .

As neighbors we are very concerned about
any structure being built there.

Our fear is this dwelling or any dwelling
will divert the water into our homes
even more then it is at the present time.

This property is in a flood zone. We feel that no
structure should be built there.

We request for the opportunity to express our
concerns about this property, as soon as possible.

Sincerely
The neighbors of Century Ave.

Mr. & Mrs. Joseph E. Schultz Jr.
3707 Century Ave.
Balto., Md. 21227
410-636-8036

Mr. & Mrs. Lawrence T. Morgan
3714 Century Ave.
Balto., Md. 21227
410-636-2667

CERTIFICATE OF POSTING

RE: Case No.: # 3709 CENTURY AVE - CHALLENGE
Petitioner/Developer: B. J. STEINER

Date of Hearing/Closing: 11/21/00 @ 11 AM

Baltimore County Department of Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 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 # 3709 CENTURY AVE

The sign(s) were posted on 11/1/00 (Month, Day, Year)

posted twice
date changed

Sincerely,

Patrick M. O'Keefe 11/4/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

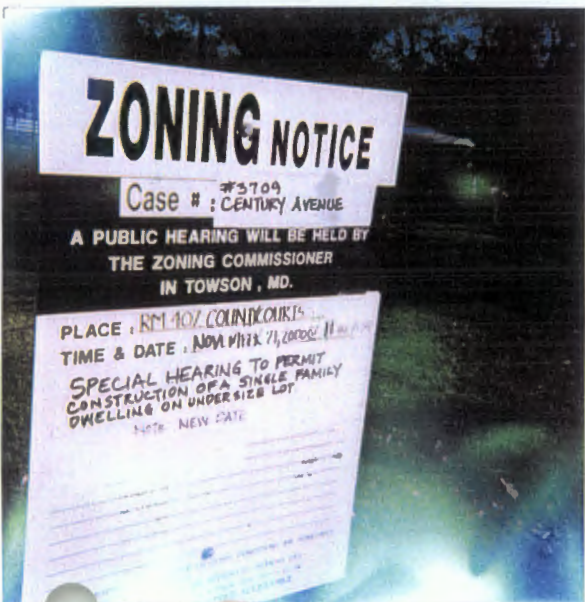
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



3709 Century Ave
Steiner - Hrg. Challenge
359-1545 ABT-2834 11/21/00

CERTIFICATE OF POSTING

CHALLENGE

RE: Case No.: 3709 CENTURY AVE.

Petitioner/Developer: B. & J. STEINER, ETAL

Date of Hearing/Closing: 11/21/00
NEW DATE

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

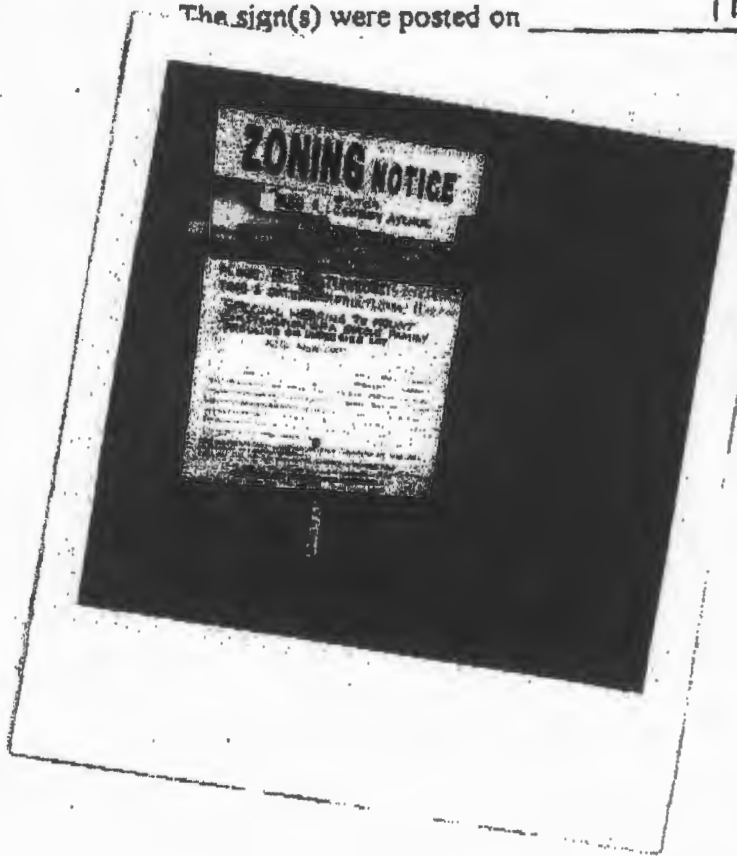
Attention: Ms. Gwendolyn Stephens

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 # 3709 CENTURY AVENUE

The sign(s) were posted on 11/5/00
(Month, Day, Year)

Post-It™ brand fax transmittal memo 7671		# of pages = <u>3</u>
To <u>BETTY / ROBIN</u>	From <u>P.M. O'KEEFE</u>	
Co. <u>ZONING COMM</u>	Co.	
Dept.	Phone # <u>512-4621</u>	
Fax # <u>40-889-3468</u>	Fax #	



Sincerely,
Patrick M. O'Keefe 11/10/00
 (Signature of Sign Poster and Date)
PATRICK M. O'KEEFE
 (Printed Name)
523 PENNY LANE
 (Address)
HUNT VALLEY, MD. 21030
 (City, State, Zip Code)
410-666-5366 ; CELL-410-905-8571
 (Telephone Number)

NOTICE OF ZONING 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 NAME: 3709 Century Avenue
3709 Century Avenue
120 feet N corner of Tulip Avenue
3rd Election District
1st Councilmanic District
Legal Owner(s): Janice Steiner
Special Hearing: to permit construction of a single family dwelling on under-size lot.
Hearing: Tuesday, November 21, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT/11/608 Nov. 7 C432721

CERTIFICATE OF PUBLICATION

11/9/, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/7/, 2000.

- The Jeffersonian
- Arbutus Times
- Catonsville Times
- Towson Times
- Owings Mills Times
- NE Booster/Reporter
- North County News

J. Wilkinson

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 02, 2000 Issue – Jeffersonian

Please forward billing to:
Janice Steiner
832 Main Avenue
Linthicum, MD 21090

07
410 859-1545

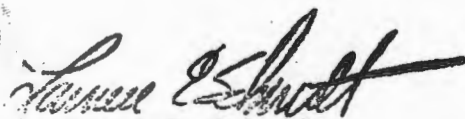
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Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 14, 2000 Issue – Jeffersonian

Please forward billing to: ⁷
Janice Steiner
832 Main Avenue
Linthicum, MD 21090

410 859-1545

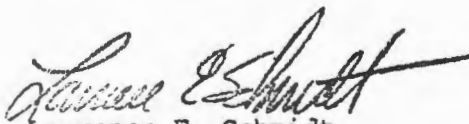
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Lawrence E. Schmidt
GDZ

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
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FLOOD PLAIN

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND, 21204

DATE:

OEA:
HISTORIC DISTRICT/BLDG.

PERMIT #: _____
RECEIPT #: _____
CONTROL #: _____
XREF #: _____

PROPERTY ADDRESS: 3709 CENTURY AVE
SUITE/SPACE/FLOOR: LOT 472-473
SUBDIV: English Consol Estates
TAX ACCOUNT #: 13-0311770191-13-1311 DISTRICT/PRECINCT: 70192

FEE: _____
PAID: _____
PAID BY: _____
INSPECTOR: _____

OWNER'S INFORMATION (LAST, FIRST)
NAME: JANICE STEINER
ADDR: 832 MHN Avenue
Lenthicum Md 21090

DOES THIS BLDG.
HAVE SPRINKLERS
YES ___ NO ___

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

APPLICANT INFORMATION
NAME: Brenda Hodgson
COMPANY: Permit Services Inc
STREET: P O BOX 1565
CITY, ST, ZIP: PASADENA MD 21122
PHONE #: 410-310-2228 MHIC LICENSE #: _____
APPLICANT SIGNATURE: Brenda Hodgson TRACT: _____ BLOCK: _____
PLANS: CONST 2 PLOT 7 PLAT _____ DATA _____ EL _____ PL _____
TENANT: same
CONTR: B.P. Taylor Builders, Box Drive BALTO Md 21226
ENGR: _____
SELLR: _____

BUILDING 1 or 2 FAM.
CODE CODE _____
BOCA CODE _____

- TYPE OF IMPROVEMENT
- NEW BLDG CONST
 - ADDITION
 - ALTERATION
 - REPAIR
 - WRECKING
 - MOVING
 - OTHER _____

DESCRIBE PROPOSED WORK:

Construct new Single Family Dwelling
FF 20 x 40 = 800
SF 20 x 42 = 840
1640

TYPE OF USE

RESIDENTIAL

- ONE FAMILY
- TWO FAMILY
- THREE AND FOUR FAMILY
- FIVE OR MORE FAMILY (ENTER NO UNITS) _____
- SWIMMING POOL
- GARAGE
- OTHER _____

NON-RESIDENTIAL

- AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
- CHURCH, OTHER RELIGIOUS BUILDING
- FENCE (LENGTH _____ HEIGHT _____)
- INDUSTRIAL, STORAGE BUILDING
- PARKING GARAGE
- SERVICE STATION, REPAIR GARAGE
- HOSPITAL, INSTITUTIONAL, NURSING HOME
- OFFICE, BANK, PROFESSIONAL
- PUBLIC UTILITY
- SCHOOL, COLLEGE, OTHER EDUCATIONAL
- SIGN
- STORE _____ MERCANTILE _____ RESTAURANT _____ SPECIFY TYPE _____
- SWIMMING POOL _____ SPECIFY TYPE _____
- TANK, TOWER
- TRANSIENT HOTEL, MOTEL (NO. UNITS _____)
- OTHER _____

TYPE FOUNDATION

- | | |
|--|---|
| 1. <input checked="" type="checkbox"/> SLAB | 1. <input checked="" type="checkbox"/> FULL |
| 2. <input checked="" type="checkbox"/> BLOCK | 2. <input type="checkbox"/> PARTIAL |
| 3. <input type="checkbox"/> CONCRETE | 3. <input type="checkbox"/> NONE |

TYPE OF CONSTRUCTION

- MASONRY
- WOOD FRAME
- STRUCTURE STEEL
- REINF. CONCRETE

TYPE OF HEATING FUEL

- | | |
|---------------------------------|--|
| 1. <input type="checkbox"/> GAS | 3. <input checked="" type="checkbox"/> ELECTRICITY |
| 2. <input type="checkbox"/> OIL | 4. <input type="checkbox"/> COAL |

TYPE OF SEWAGE DISPOSAL

- | | | | |
|---|--------|--|----------|
| 1. <input checked="" type="checkbox"/> PUBLIC SEWER | EXISTS | <input checked="" type="checkbox"/> PROPOSED | |
| 2. <input type="checkbox"/> PRIVATE SYSTEM | SEPTIC | EXISTS | PROPOSED |
| | PRIVY | EXISTS | PROPOSED |

CENTRAL AIR: 1. YES 2. NO
ESTIMATED COST: \$ 40,000.00

- | | | |
|--|--------|--|
| 1. <input checked="" type="checkbox"/> PUBLIC SYSTEM | EXISTS | <input checked="" type="checkbox"/> PROPOSED |
| 2. <input type="checkbox"/> PRIVATE SYSTEM | EXISTS | PROPOSED |

OF MATERIALS AND LABOR

PROPOSED USE: SFD
EXISTING USE: vacant

OWNERSHIP

- PRIVATELY OWNED
- PUBLICLY OWNED
- SALE
- RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#EFF: _____ #1BED: _____ #2BED: _____ #3BED: _____ TOT BED: _____ TOT APTS/CONDOS: _____ 6. HIRISE

1 FAMILY BEDROOMS _____
GARBAGE DISPOSAL 1 2. N BATHROOMS 2 CLASS _____
POWDER ROOMS 0/2 KITCHENS 1 LIBER _____ FOLIO _____

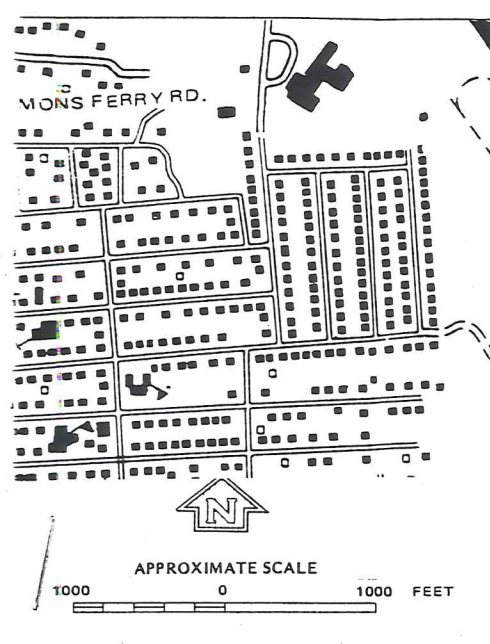
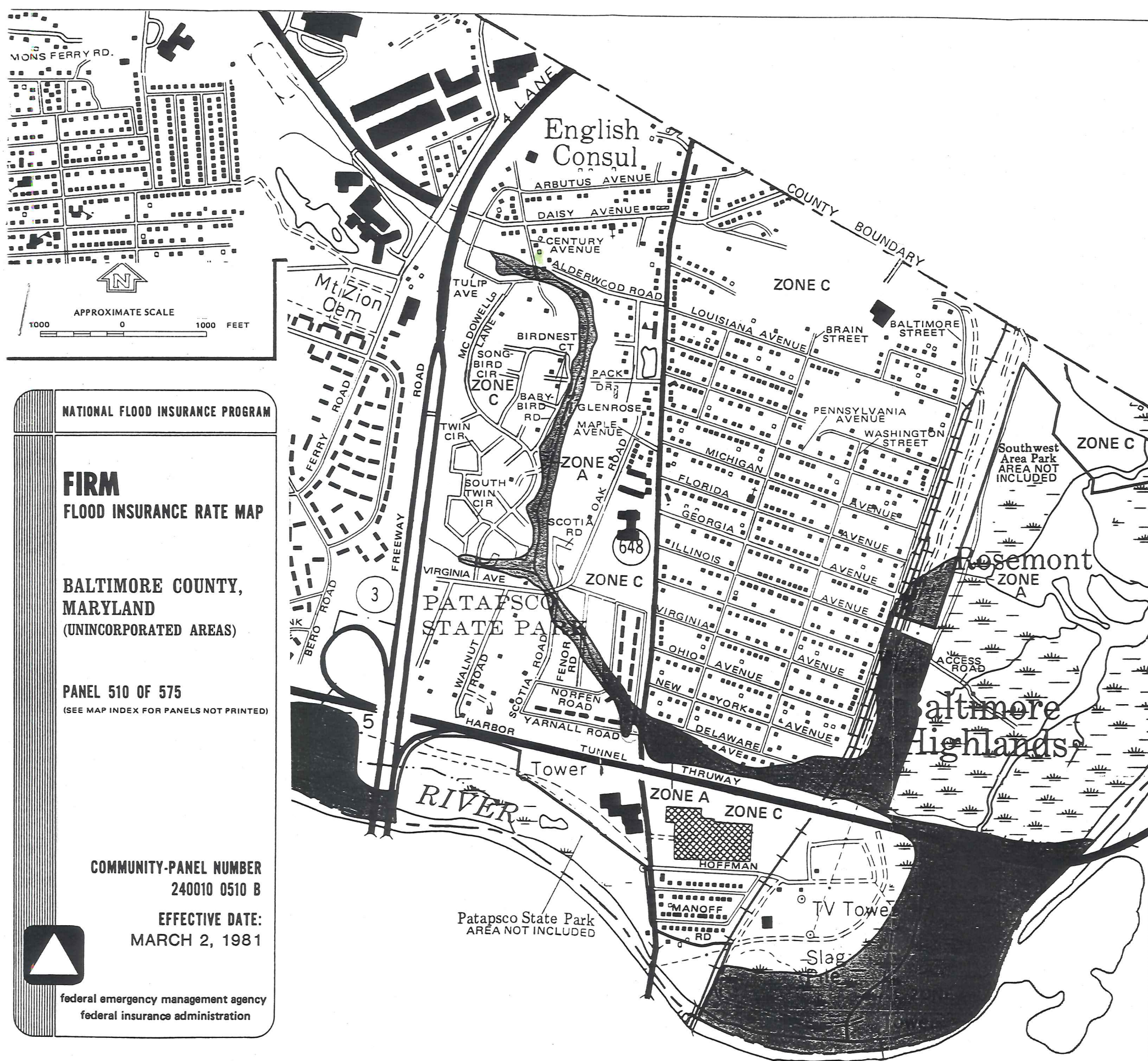
BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR 1640 SIZE _____
WIDTH 20 FRONT STREET _____
DEPTH 42 SIDE STREET _____
HEIGHT 19 FRONT SETBK _____
STORIES 1 SIDE SETBK _____
LOT #'S 472+473 SIDE STR SETBK _____
CORNER LOT REAR SETBK _____
1. Y 2. N ZONING DRS.5/DR16

APPROVAL SIGNATURES

DATE

BLD INSP :	:	:
BLD PLAN :	:	:
FIRE :	:	:
SEDI CTL :	:	:
ZONING :	:	:
PUB SERV :	:	:
ENVRMNT :	:	:
PERMITS :	:	:

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

BALTIMORE COUNTY, MARYLAND (UNINCORPORATED AREAS)

PANEL 510 OF 575
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
240010 0510 B

EFFECTIVE DATE:
MARCH 2, 1981

federal emergency management agency
federal insurance administration

500-Year Flood Boundary	
100-Year Flood Boundary	
Zone Designations* With Date of Identification e.g., 12/2/74	
100-Year Flood Boundary	
500-Year Flood Boundary	
Base Flood Elevation Line With Elevation In Feet**	513
Base Flood Elevation in Feet Where Uniform Within Zone**	(EL 987)
Elevation Reference Mark	RM7x
River Mile	• M1.5

***EXPLANATION OF ZONE DESIGNATIONS**

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

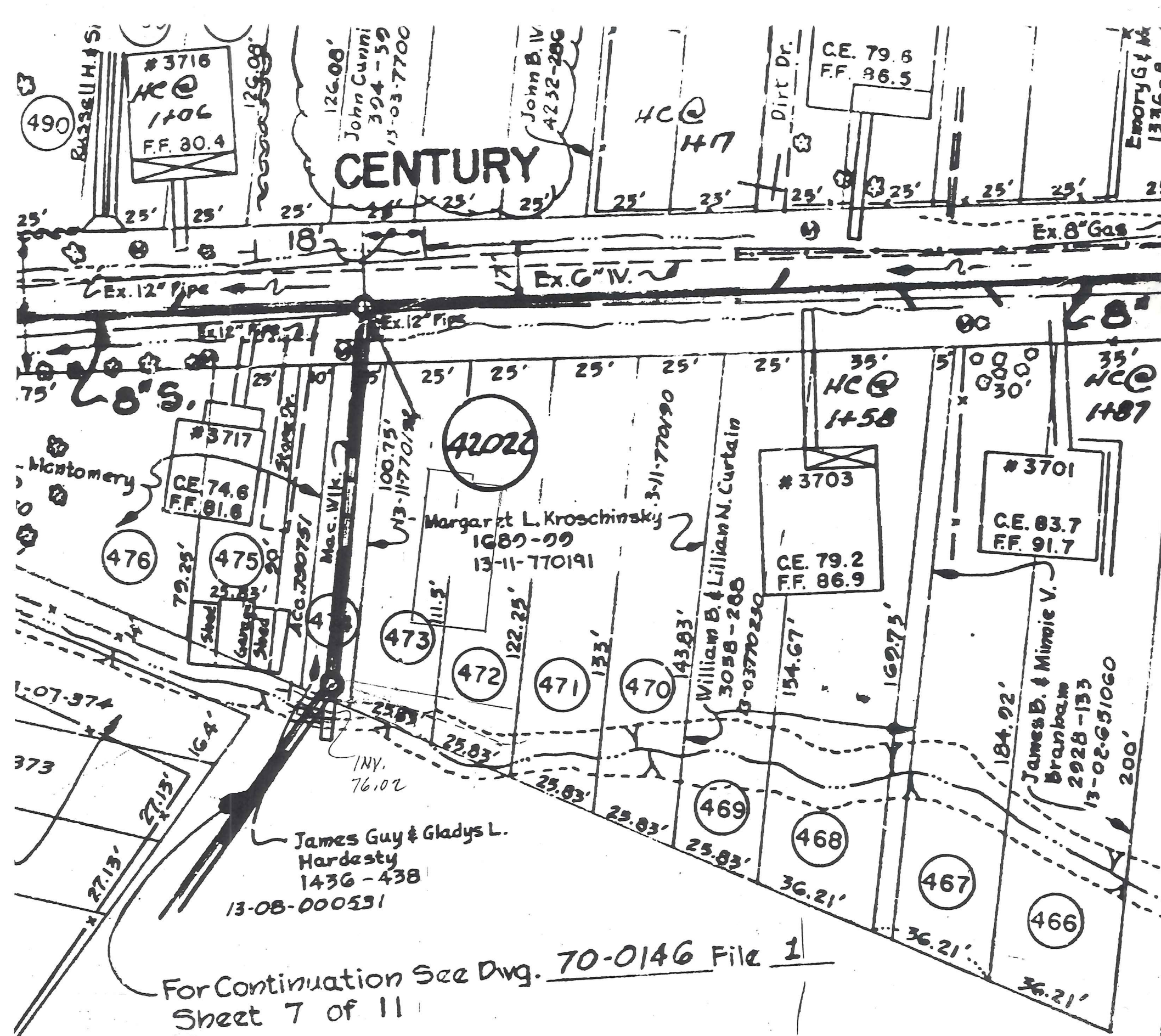
This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

For adjoining map panels, see separately printed Index To Map Panels.

INITIAL IDENTIFICATION:
APRIL 18, 1975

FLOOD HAZARD BOUNDARY MAP REVISIONS:
JUNE 4, 1976

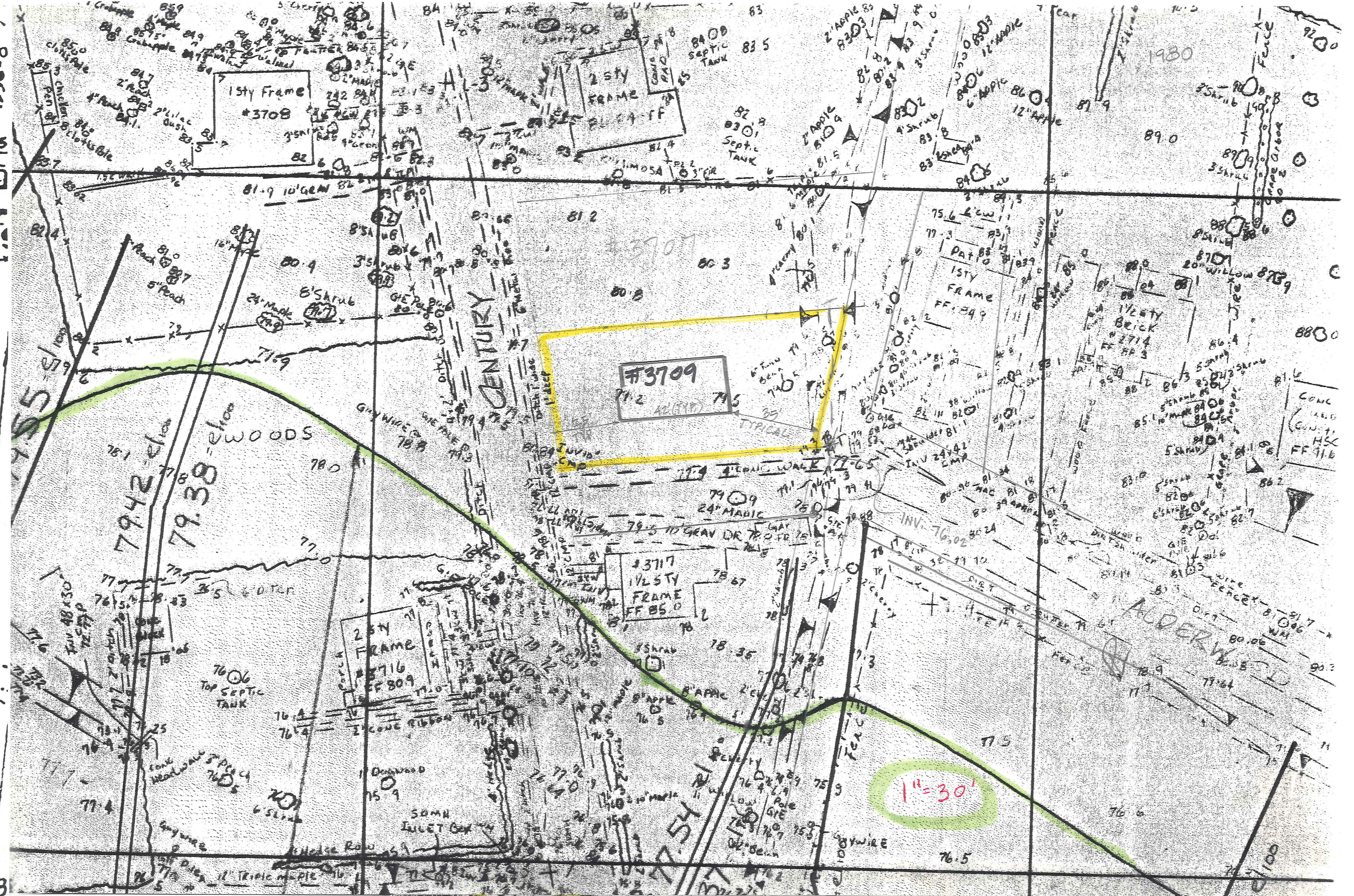
FLOOD INSURANCE RATE MAP EFFECTIVE:



CENTURY

PLAN

For Continuation See Dwg. 70-0146 File 1
Sheet 7 of 11



1" = 30'

70-0148