

IN RE: PETITION FOR SPECIAL HEARING
S/S Shore Road, 50' E of the c/l of
Elm Road
(1304 Shore Road)
15th Election District
5th Councilmanic District

Harry L. Hall, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-341-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Harry L. and Eileen T. Hall. The Petitioners request a special hearing to approve a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) of the requirements of Sections 517.1 (510.1) of the Baltimore County Building Code, and Sections 26-670, 26-172(a)(3) of the Baltimore County Code to permit an addition and alterations to an existing dwelling located in a tidal floodplain. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in support of the request were Harry and Eileen Hall, property owners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a waterfront lot, 48 feet wide by approximately 232 feet deep, located on Dark Head Creek in the subdivision known as Stansbury Manor in eastern Baltimore County. The property consists of a gross area of 0.26 acres, more or less, zoned D.R.5.5, and is improved with a small, two-story dwelling. The Petitioners have owned and resided on the property for the past 13 years. Testimony indicated that they wish to expand the existing dwelling with the construction of a second floor addition. The Petitioners applied for their permits and a portion of the construction work has been completed. However, during the course of construction, a stop work order was issued when it was determined

ORDER RECEIVED FOR FILING

Date 3/16/00
By [Signature]

B.C.Z.R., Building Code, and Baltimore County Code as noted above were required in order to proceed. In addition to the second floor addition which is partially constructed, the Petitioners wish to add an additional 12' x 28' of floor area. Testimony indicated that the entire second floor will be used as a master suite with no walls except for the master bath and closet space.

It is to be noted that a letter relative to this project was received from John M. Joyce, Manager of the Community Assistance Program of the Maryland Department of the Environment, dated March 14, 2000. Mr. Joyce indicated that his Department agreed to support the waiver requested in view of the fact that much of the work has been completed. However, his support was conditioned upon the implementation by the Petitioners of certain mitigation measures as set forth in his letter. Mr. & Mrs. Hall testified that they were agreeable to implementing these measures. In fact, they indicated that a Code Enforcement Inspector had visited the site the day prior to the hearing and confirmed that those mitigation measures were in place.

Based upon the testimony and evidence presented, I am persuaded that the Petitioners have met the standards required for a waiver to be granted, as set forth in Sections 26-172(a)(3) and 26-670 of the Baltimore County Code. Therefore, I shall approve the requested waiver, conditioned upon the Petitioners' implementation of those mitigation measures required by MDE and their compliance with all County agency requirements.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

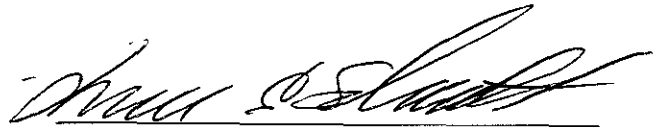
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of April, 2000 that the Petition for Special Hearing to approve a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) of the requirements of Sections 517.1 (510.1) of the Baltimore County Building Code, and Sections 26-670, 26-172(a)(3) of the Baltimore County Code to permit an addition and alterations to an existing dwelling located in a tidal floodplain, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

ORDER RECEIVED FOR FILING

Date

By

- 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 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) The Petitioners shall be required to implement the mitigation measures contained in the letter dated March 14, 2000 from Mr. John Joyce of the Maryland Department of the Environment (copy attached). Moreover, the Petitioners shall comply with the Zoning Plans Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated March 2, 2000 (copy attached).
- 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 5/16/00
By [Signature]



Baltimore County
Zoning Commissioner

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

April 7, 2000

Mr. & Mrs. Harry L. Hall
1304 Shore Road
Baltimore, Maryland 21220

RE: PETITION FOR SPECIAL HEARING
S/S Shore Road, 50' E of the c/l Elm Road
(1304 Shore Road)
15th Election District – 5th Councilmanic District
Harry L. Hall, et ux - Petitioners
Case No. 00-341-SPH

Dear Mr. & Mrs. Hall:

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,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. John M. Joyce, Manager, Community Assistance Program
Maryland Department of the Environment, 2500 Broening Highway, Baltimore, Md. 21224
DEPRM; Code Enforcement Division, PDM; People's Counsel; Case File



Census 2000



For You, For Baltimore County



Census 2000



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on Recycled Paper

Come visit the County's Website at www.co.ba.md.us



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1304 Shore Rd
which is presently zoned Residential

This Petition shall be filed with the Department of Permits and 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

Special Hearing for a waiver pursuant to Section 500.6, BCZR; Section 517.1 (510.1), Building Code; and Sections 26-670, 26-172(a)(3), BCC for addition and alterations in a tidal floodplain.

RECORDS
CHARGED
FEE 1.00

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Harry L. & Eileen T. Hall
Name - Type or Print

Eileen T. Hall
Signature

Harry L. Hall
Name - Type or Print

Harry L. Hall
Signature

1304 Shore Rd 410-686-0689
Address Telephone No.

Balt MD 21220
City State Zip Code

Representative to be Contacted:

Eileen T. Hall
Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By SOA Date 02-16-00

ORDER RECEIVED FOR FILING
Date 2/15/00
By [Signature]

Case No. 00-341 SPA

Zoning Description:

ZONING DESCRIPTION FOR 1304 SHORE ROAD

Beginning at a point on the **SOUTH** side of **SHORE ROAD** which is **30 FEET** wide at a distance of **50 FEET, EAST** of the centerline of the nearest improved intersecting street **ELM ROAD** which is **30 FEET** wide. * Being Lot # **246**, Block --, Section # **4** in the subdivision of **STANSBURY MANOR** as recorded in the Baltimore County Plat Book # **13**, Folio # **138** containing **11,164 SQUARE FEET**. Also know as **1304 SHORE ROAD** and located in the **15th** Election District and **5th** Councilmanic District.

JOA

CO-341-SP4

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

No. **076735**

DATE 2/11/11

ACCOUNT 00000000

AMOUNT \$ 50.00

RECEIVED FROM: Chester House LLC

FOR: Spec House Tax

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

577 H

PAID RECEIPT

DATE

AMOUNT

THE

2/17/2010

216/2000

15:00:00

REF 4801

CASHIER JALC JMR DRAPER

DEPT 5

520 ZIMING VERIFICATION

INVOICE #

136112

07/10

CHK NO. 076735

Receipt Tot

50.00

50.00 OK

Baltimore County, Maryland

CASHIER'S VALIDATION

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: #00-341-SPH

1304 Shore Road

SW/S Shore Road, 70' SE of Gun Drive

15th Election District - 5th Councilmanic District

Legal Owner(s): Eileen T. & Harry L. Hall

Special Hearing for a waiver pursuant to Section 500.8, BCZR, Sections 517.1 (510.1), Building Code, and Sections 26-670, 26-172(a)(3), BCC for addition and alterations in a tidal floodplain.

Hearing: Wednesday, March 29, 2000 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE F. 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/3/651 March 14

C376324

CERTIFICATE OF PUBLICATION

TOWSON, MD, 3/16/, 2000

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 3/14/, 2000.

THE JEFFERSONIAN,
S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: CASE #00-341-SPH
PETITIONER/DEVELOPER
(Eileen T. Hall)
DATE OF Hearing
(Mar. 29, 2000)

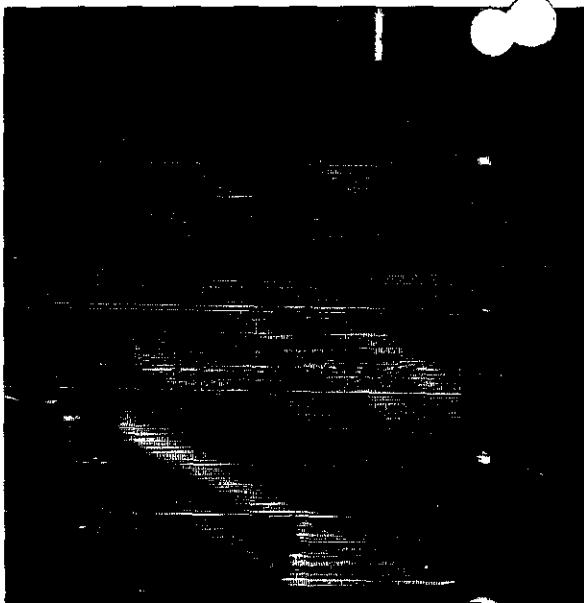
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

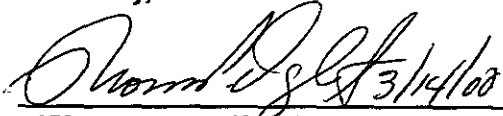
LADIES AND GENTLEMEN:

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
1304 Shore Road Baltimore, Maryland 21220_____

The sign(s) were posted on _____ 3-14-00 _____
(Month, Day, Year)



Sincerely,


(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

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

RE: PETITION FOR SPECIAL HEARING
1304 Shore Road, SW/S Shore Rd,
70' SE of Gun Dr
15th Election District, 5th Councilmanic

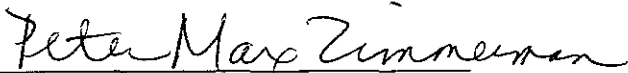
Legal Owner: Eileen T. Hall
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-341-SPH

* * * * *

ENTRY OF APPEARANCE

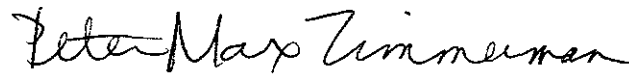
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of March, 2000 a copy of the foregoing Entry of Appearance was mailed to Eileen T. Hall, 1304 Shore Road, Baltimore, MD 21220, Petitioner.


PETER MAX ZIMMERMAN



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

March 2, 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 NUMBER: 00-341-SPH
1304 Shore Road
SW/S Shore Road, 70' SE of Gun Drive
15th Election District – 5th Councilmanic District
Legal Owner: Eileen T. & Harry L. Hall

Special Hearing for a waiver pursuant to Section 500.6, BCZR; Sections 517.1 (510.1), Building Code; and Sections 26-670, 26-172(a)(3), BCC for addition and alterations in a tidal floodplain.

HEARING: Wednesday, March 29, 2000 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with the initials "SJ" written below it.

Arnold Jablon
Director

c: Eileen & Harry Hall, 1304 Shore Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 14, 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.**



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

Please forward billing to:

Eileen Hall 410-686-0689
1304 Shore Road
Baltimore, MD 21220

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 NUMBER: 00-341-SPH
1304 Shore Road
SW/S Shore Road, 70' SE of Gun Drive
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Lawrence E. Schmidt

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.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 00-341-SP4
Petitioner: Eileen Hall
Address or Location: 1304 Shore Road 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: Eileen Hall
Address: 1304 Shore Road
Baltimore Md 21220
Telephone Number: 410-686-0689

Revised 2/20/98 - SCJ

00-341-SP4

- 16 -

5007

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: _____

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____

North 
 date: _____
 prepared by: _____
 Scale of Drawing: 1" = _____

 Vicinity Map
 North
 scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____
 acreage _____ square feet _____

SEWER: ☐ public ☐ private
 WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 24, 2000

Mr. & Mrs. Harry and Eileen Hall
1304 Shore Road
Baltimore MD 21220

Dear Mr. & Mrs. Hall:

RE: Case Number 00-341-SPH , 1304 Shore Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 16, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



Census 2000



For You, For Baltimore County



Census 2000



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on Recycled Paper

Come visit the County's Website at www.co.ba.md.us

3/29

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 10, 2000

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for *March 5, 2000*
Item No. 341

The Bureau of Development Plans Review has reviewed the subject zoning items. This site 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.

The minimum tidal flood protection elevation is 11 feet for this site.

Whenever new buildings, or substantial improvements to existing buildings including additions, are constructed in areas subject to tidal flooding as established by the FIS and FIRM of Baltimore County or more restrictive criteria as established by the county, the building's lowest floor shall not be lower than the flood protection elevation.

The building's engineer shall grant a building permit only after necessary permits from the state and federal agencies have been obtained.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

March 1, 2000.

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED MAR 03 2000

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEBRUARY 28, 2000

Item No.: See Below

Dear Ms. Stephens:

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:

343, 344, 345 (LOT 700 8c), 341, 342, 339, 340, 338, 336, AND 347

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: March 2, 2000
SUBJECT: Zoning Item #341
1304 Shore Road

Zoning Advisory Committee Meeting of February 28, 2000

- ☐ 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.
- ☒ 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 (Section 14-401 through 14-422 of the Baltimore County Code).
- ☒ 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).

Reviewer: Keith Kelley

Date: March 1, 2000

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: March 13, 2000

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

SUBJECT: Zoning Advisory Petitions

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

Item No(s): 339, 341, and 343

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 3.1.00

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

RE: Baltimore County
Item No. 341 JA

RECEIVED MAR 9 8 2000

Dear Ms. Jackson:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

3/22

Larry:

Did you get a copy
of this letter? We made
a file copy for our
records. Keep it or do what-
ever with it. Take care.

Carol Brown



MARYLAND DEPARTMENT OF THE ENVIRONMENT

2500 Broening Highway • Baltimore Maryland 21224
(410) 631-3000 • 1-800-633-6101 • <http://www.mde.state.md.us>

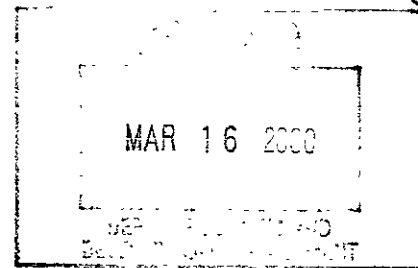
Parris N. Glendening
Governor

March 14, 2000

Jane T. Nishida
Secretary

Hearing Officer
C/o Mr. Robert W. Bowling
Development Plans Review Division
County Office Building, Rm. 211
111 West Chesapeake Avenue
Towson, MD 21204

MAR 22



RE: Mr. Harry Hall - 1304 Shore Road - 00-341-SPH

Dear Mr. Bowling:

Mr. and Mrs. Harry L. Hall have several permits for improvements to their home at 1304 Shore Road in the tidal floodplain of Middle River. Together, the permits may have exceeded the substantial improvement threshold. I have visited the site at the request of Mr. John Reisinger, Chief Engineer, and met the owners and their builder. A permit for a second floor addition of 12 x 24 feet requested by the owners would clearly exceed the threshold, and, under its floodplain management ordinance, Baltimore County must require the structure to comply with all current code requirements governing floodplain construction, including elevation and venting.

However, since most of the work is complete, we have agreed to support the waiver requested, provided that the owners agree to the mitigation measures listed below. These items have been discussed at our meeting and tentatively agreed upon.

- All electrical equipment will be elevated above the 100-year elevation
- The crawl space will be equipped with water equalizing vents of one square inch effective open area for every square foot of enclosed space. The bottom of the vents must be within a foot of grade, and they must be able to equalize water pressure at all times.
- Construction materials used below the 100-year flood elevation must be water resistant to the extent possible.

These are the standards suggested for less than substantial improvements, and should not present a hardship in this case. However, by implementing these requirements Baltimore County will achieve a measure of flood damage reduction more consistent with the ordinance requirements, while granting a measure of relief.

I hope that the above comments will assist Baltimore County in its consideration of this waiver request. Thank you for your attention to good floodplain management. Please feel free to contact me at (410) 631-3914 if you have questions or need additional assistance.

Sincerely,

John M. Joyce, Manager
Community Assistance Program

JMJ

Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

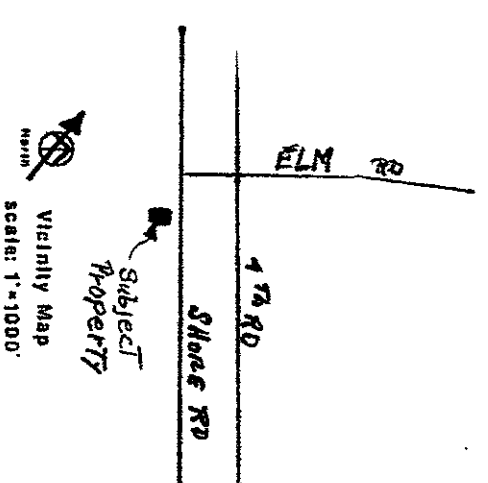
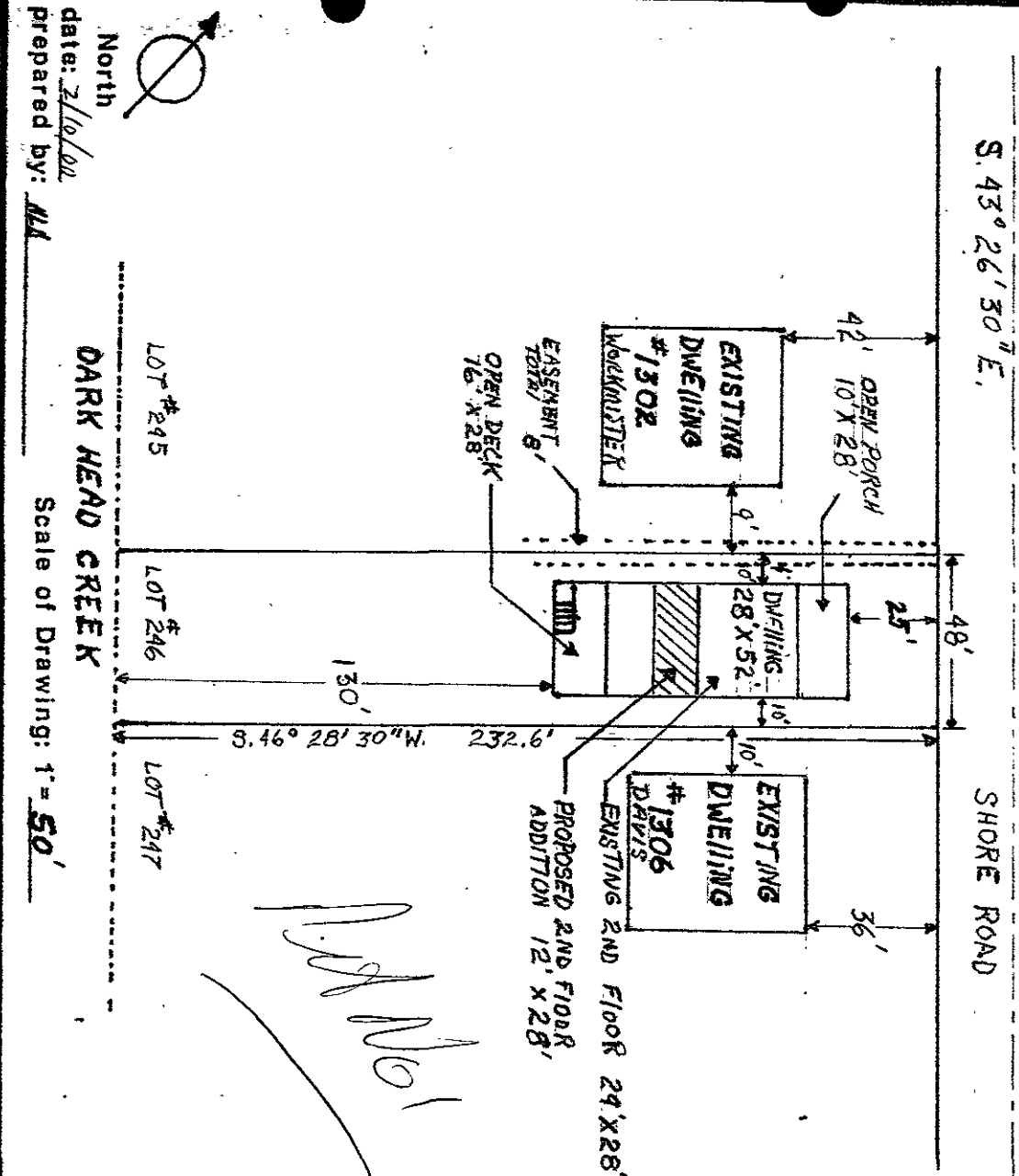
PROPERTY ADDRESS: 1304 Shore Road

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: STANSBURY MANOR

plat book # 13, folio # 138, lot # 246, section # 4

OWNER: HARRY & EILEEN HALL



LOCATION INFORMATION

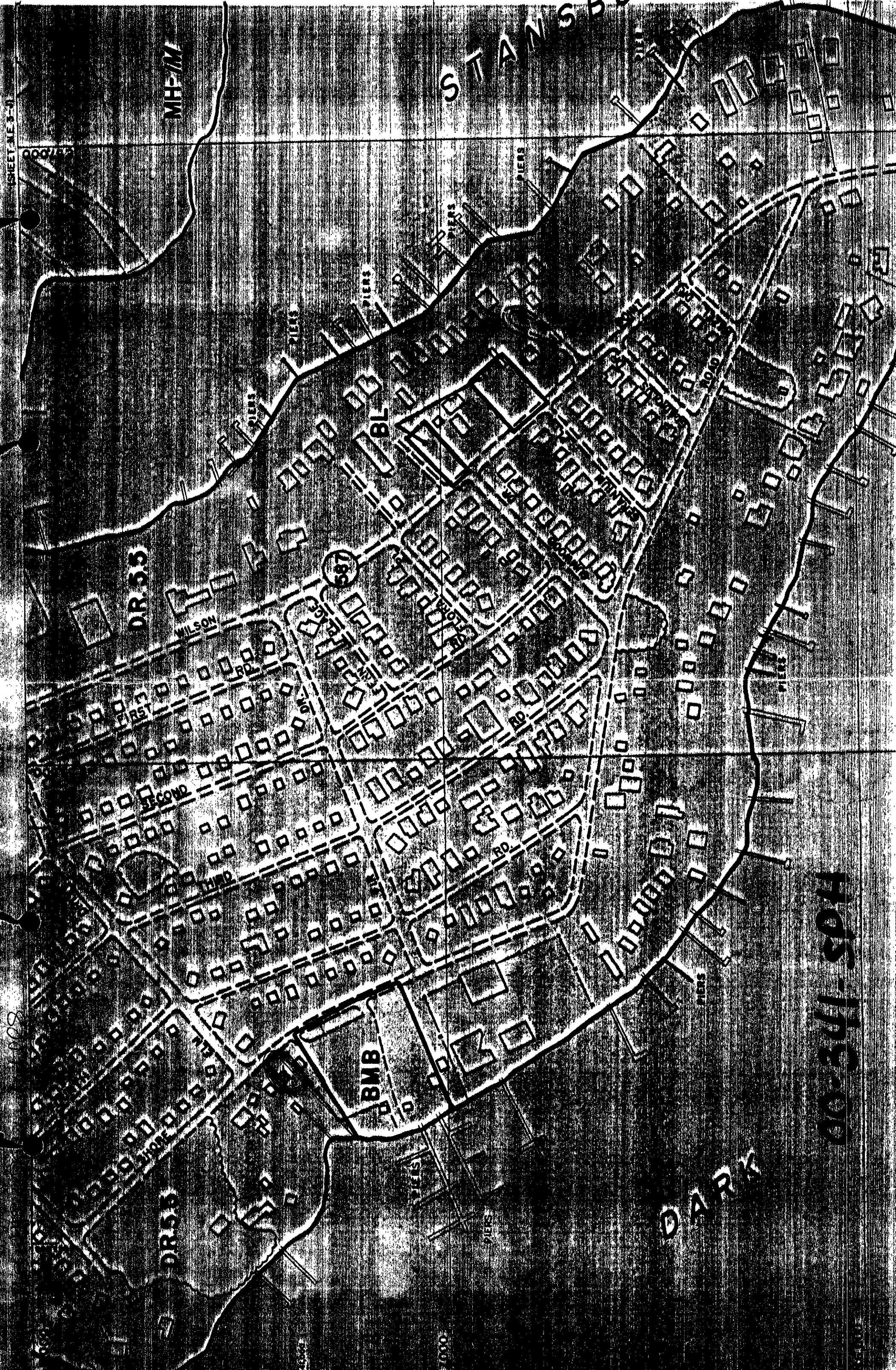
Election District: **5**
 Councilmanic District: **15**
 1"=200' scale map: **NE, 27**
 Zoning: **DR-5.5**
 Lot size: **.86** **1164.8**
 acreage square feet

SEWER: ☒ public ☐ private
 WATER: ☒ public ☐ private
 Chesapeake Bay Critical Area: ☒ yes ☐ no
 Prior Zoning Hearings: **NONE**

Zoning Office USE ONLY

reviewed by: **ITEM #:** **CASE#:**
8007 **341** **00-341-SPH**

00-341-SPH



SHEET NE 3-1

MH-M

STANSD

DR 55

WILSON

587

BMB

DR 55

PARK

105-100

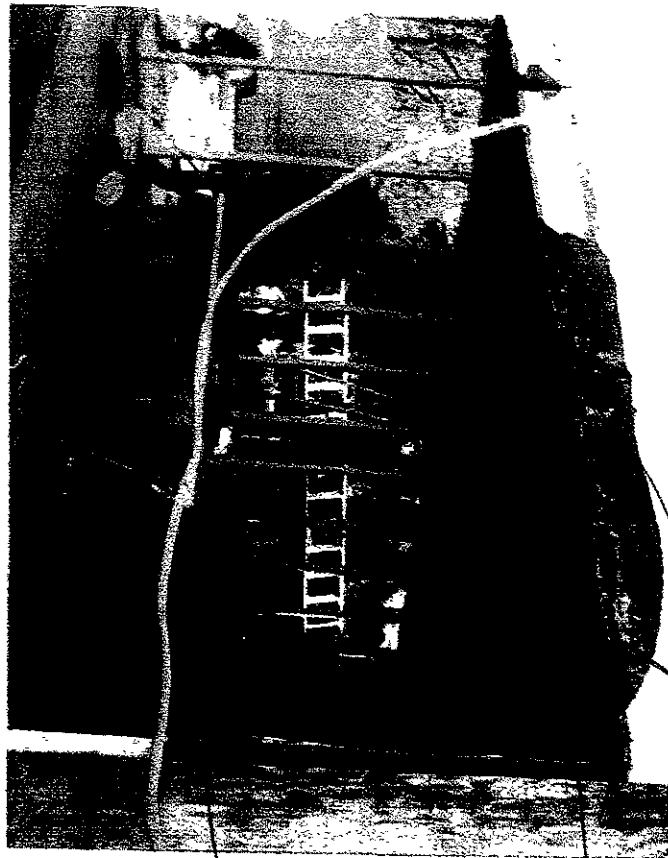
MAP
1" = 200' # NE, 2--J
+ scale 20 mi

492-148-00

8008



mislabelled
2x4
cover panel
missing
2x4 interior
bracket



1304 SHORE ROAD
Damage

Damage

Damage

2x4
Rot



00-341-5PH