IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE – N/S River Road, 1600' S of the c/l Frederick Road (4 River Road) 1st Election District 1st Council District	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	OF BALTIMORE COUNTY
	*	Case No. 00-525-SPHA
Christopher Brady, et ux Petitioners	*	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Christopher and Julie Brady, through their attorney, Howard L. Alderman, Jr., Esquire. 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 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 (B.C.C.), to permit the addition and restoration of an existing dwelling in a riverine floodplain; and, in addition, a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code (B.C.C.), of Section 26-203(C)(8) and Section 26-278 thereof to permit the addition and restoration of an existing historic dwelling. In addition to the special hearing relief sought, the Petitioners request a variance from Section 1B01.2.C.1.b of the B.C.Z.R. and the Comprehensive Manual of Development Policies (C.M.D.P.) to permit an existing, single-family dwelling to remain 8 feet from the property line in lieu of the required 25 feet. The subject property and relief sought are more particularly described on the amended site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1A.

Appearing at the requisite public hearing in support of the requests were Christopher Brady, property owner, John Mildenberg, Professional Engineer who prepared the site plan(s) for this property, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. Also appearing

in support of the request was Donald McIntosh, prior owner of the subject property. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property is a rectangular-shaped parcel located on the northeast side of River Road, just south of that road's intersection with Frederick Road in Ellicott City. The property contains a gross area of .164 acres, zoned D.R.1, and is improved with a two-story stone dwelling which is quite old. In fact, the building was constructed in the mid-1800s and is listed on the Maryland Historic Trust Inventory as site BA 1577. The original dwelling also features a one-story addition which connects with the second floor of the structure. Other improvements on the site include several outbuildings.

As more particularly shown on the site plan, a significant feature of the lot is the location of the 100-year flood plain. In fact, the flood plain occupies the majority of the lot, including nearly the entire rear yard.

At issue in the instant case is the Petitioners' proposal to construct a new addition to the rear of the existing dwelling. Due to the location of the existing dwelling and its historic significance, the requested special hearing and variance relief are necessary in order to proceed.

Turning first to the Petition for Variance, relief is requested to legitimize the location of the existing dwelling. That is, the front wall of the building sits within approximately 10 feet of the front property line. Thus, variance relief is requested to allow a setback of as little as 8 feet in lieu of the required 25 feet to legitimize the location of the existing building. Surely, variance relief is warranted in this respect. The building has existed at this location since the 1800s and cannot be located further to the rear of the property due to the existence of the flood plain, a feature which makes this lot unique. Additionally, the building is quite old and is a historically significant structure. To relocate the building would not be feasible. Thus, for all of these reasons I find that variance relief should be granted to legitimize existing conditions and allow the structure to remain in its present location.

Dual special hearing relief is also requested as outlined above. Due to the location of the property within a riverine (flood plain) and the historic character of the dwelling, the Petitioner

requests dual special hearing relief. As noted above, the Petitioner first seeks relief to allow a proposed addition to the existing dwelling, which is located in a riverine flood plain. Photographs of the site were submitted which show an open area surrounded by walls immediately adjacent to the dwelling. Some of these walls are connected to one another but are not covered by a roof. As shown on the site plan and elevation drawings (submitted into evidence as Petitioner's Exhibit 3), the Petitioners propose an addition to the main structure to provide more living space. This addition will utilize the existing walls and take advantage of the apparent original layout of the building. However, a special hearing is necessary to approve development in a riverine flood plain.

Evidence in support of this request was proffered by Petitioner's Counsel. As importantly, a letter was contained in the case file from John M. Joyce, Manager of the Community Assistance Program of the Maryland Department of the Environment. Mr. Joyce's letter, which is self-explanatory, recommends the imposition of certain conditions if the requested waiver is granted. The Petitioner indicated that the imposition of such conditions was acceptable. Thus, the special hearing relief to allow construction of the addition to a dwelling located in a riverine floodplain shall be granted, with the imposition of the restrictions set out in Mr. Joyce's letter.

The other special hearing request relates to the character of the historic dwelling. It is to be noted that the Landmarks Preservation Commission (LPC) reviewed this request and endorses the Petitioner's proposal. A Zoning Advisory Committee (ZAC) comment from the Office of Planning indicating LPC's unanimous approval of the project at their meeting of July 13, 2000 was submitted at the hearing. In addition to LPC approval, the project has also received the endorsement of Mr. McIntosh, the prior owner who had restored much of the property prior to the Bradys' ownership, and several neighbors who submitted letters of support which are contained in the case file. Thus, the alternative special hearing relief shall also be granted.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of July, 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 Section 517.2 (510.2) of the Baltimore County Building Code, and Sections 26-276, 26-670, 26-172(a)(3) of the Baltimore County Code (B.C.C.), to permit the addition and restoration of an existing dwelling in a riverine floodplain; and, in addition, a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code (B.C.C.), of Section 26-203(C)(8) and Section 26-278 thereof permit the addition and restoration of the existing historic dwelling, in accordance with Petitioner's Exhibit 1A, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B01.2.C.1.b of the B.C.Z.R. and the Comprehensive Manual of Development Policies (C.M.D.P.) to permit an existing, single-family dwelling to remain located 8 feet from the property line in lieu of the required 25 feet, in accordance with Petitioner's Exhibit 1A, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until 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 conditions/restrictions set forth in the letter dated July 13, 2000 from John M. Joyce, Manager of the Community Assistance Program for the Maryland Department of the Environment, a copy of which is attached hereto and made a part hereof.

3) Compliance with the Zoning Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated June 30, 2000, a copy of which is attached hereto and made a part hereof.

4) The proposed addition shall be constructed in accordance with the building elevation drawings submitted into evidence as Petitioner's Exhibit 3, which were reviewed and approved by the Landmarks Preservation Commission.

5) 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 7/31/00
By

Baltimore County
Zoning Commissioner

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

July 31, 2000

Howard L. Alderman, Jr., Esquire
Levin & Gann
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
N/S River Road, 1600' S of the c/l Frederick Road
(4 River Road)
1st Election District – 1st Council District
Christopher Brady, et ux - Petitioners
Case No. 00-525-SPHA

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Christopher Brady
4 River Road, Ellicott City, Md. 21043
Mr. John Mildenberg, P.E.
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Md. 21043
DEPRM; People's Counsel; Case File

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4 River Road, Ellicot City, Md 21043

which is presently zoned D.R.1

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

See attached.

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:

N/A
Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Christopher Brady
Name - Type or Print

Christopher Brady
Signature

Julie Brady
Name - Type or Print

Julie Brady
Signature

4 River Road — (410) 461-7286
Address — Telephone No.

Ellicot City — Md — 21043
City — State — Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr.
Name - Type or Print

Howard L. Alderman, Jr.
Signature

Levin & Gann, P.A.
Company

305 W. Chesapeake Ave, Suite 113 (410)321-0600
Address — Telephone No.

Towson, — Md — 21204
City — State — Zip Code

Representative to be Contacted:

John Mildenberg, PE
Name

5072 Dorsey Hall Drive, Suite 202 (410)997-0296
Address — Telephone No.

Ellicot City — Md — 21043
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1-2 hr

UNAVAILABLE FOR HEARING

Reviewed By — Date 6/8/00

Case No. 00-525-SPHA

ORDER RECEIVED FOR FILING
Date 11/3/00
By RZP

Date 9/15/98
By RZP

Attachment 1

PETITION FOR SPECIAL HEARING

Address: 4 River Road, Ellicot City, Maryland 21043

Legal Owner: Christopher and Julie Brady
4 River Road
Ellicot City, Maryland 21043

Contract Purchaser: N/A

Present Zoning: D.R. 1

REQUESTED RELIEF:

Special Hearing for 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 the addition and restoration of an existing dwelling in **a riverine floodplain**, including without limitation approval of all mechanical equipment, machinery, and supports associated therewith, with no modification, change or alteration to any of the existing improvements.

See attachment 2

ORDER RECEIVED FOR FILING
Date 7/3/00
By

Attachment 2

PETITION FOR SPECIAL HEARING

Address:	4 River Road, Ellicot City, Maryland 21043
Legal Owner:	Christopher and Julie Brady 4 River Road Ellicot City, Maryland 21043
Contract Purchaser:	N/A
Present Zoning:	D.R. 1

REQUESTED RELIEF:

Special Hearing to approve a **waiver** pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to permit the addition and restoration of this existing historic dwelling.

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4 River Rd., Ellicot City, Md 21043

which is presently zoned D.R. 1

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 Variance from Section(s)

See attached.

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

See attached.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, 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:

N/A
Name - Type or Print

Signature

Address | Telephone No.

City | State | Zip Code

Legal Owner(s):

Christopher Brady
Name - Type or Print

Christopher Brady BLS
Signature

Julie Brady
Name - Type or Print

Julie Brady BLS
Signature

4 River Road | (410)461-7286
Address | Telephone No

Ellicot City | Md | 21043
City | State | Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr.
Name - Type or Print

Howard L. Alderman Jr. HLA
Signature

Levin & Gann, P.A.
Company

305 W. Chesapeake Ave, Suite 113 (410)321-0600
Address | Telephone No.

Towson | Md | 21204
City | State | Zip Code

Representative to be Contacted:

John Mildenberg, PE
Name

5072 Dorsey Hall Drive, Suite 202 (410)997-0296
Address | Telephone No.

Ellicot City, Md 21043
City | State | Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1-2hr

UNAVAILABLE FOR HEARING

Reviewed By mpk Date 6/8/00

Case No. 00-525-SPHA

ORDER RECEIVED FOR FILING
Date 7/3/00
By ZAV 9/15/98

Attachment 1

PETITION FOR VARIANCE

Address: 4 River Road, Ellicot City, Maryland 21043

Legal Owner: Christopher and Julie Brady
4 River Road
Ellicot City, Maryland 21043

Contract Purchaser: N/A

Present Zoning: D.R. 1

REQUESTED RELIEF:

A Variance from BCZR 1B01.2.C.1.b. and the CMDP to permit an existing, single-family residential dwelling to remain located 8 feet from the property line in lieu of the 25 feet required, with no modification, change or alteration to any of the existing improvements.

Justification:

(1) Topography of lot.

(2) Location of existing residential structure to remain - variance to correct existing deficiency.

(3) Requiring removal or relocation of this home built before 1900 would result in practical difficulty and unreasonable hardship to Petitioners/Owners.

(4) Historic designation of the home prohibits expansion in a vertical fashion.

ZONING DESCRIPTION FOR: Four River Road, Ellicott City, Maryland 21043

For Zoning Purposes Only

Beginning at a point on the North side of River Road which is 30 feet wide at the distance of 1600± feet South of the centerline of the nearest improved intersecting street Maryland Route 144. As recorded in Deed Liber 11670, Folio 435. N.43 44' 47" E. 120.00', S.38 15' 13" E. 180.00', S.43 44' 47" W. 120.00', and N.38 15' 13" W. 180.00' to the place of beginning. Also known as Four River Road and located in the 1st Election District, 1st Councilmanic District, Baltimore County, Maryland.

#525
00-525-SPHA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 083240

DATE [illegible] **ACCOUNT** 001-6150

[illegible] 525

[illegible]

AMOUNT $ 100.00

RECEIVED FROM: [illegible] Brady [illegible] + River Road

FOR: [illegible]

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT ACCT
6/08/2000 6/08/[illegible]
REG W303 CASHIER [illegible]
Dept 5 520 ZONING [illegible]
Receipt # 120570
CR NO. 083240
Recpt Tot
100.00 CK
Baltimore County, Md

00-525-SPHA

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: #00-525-SPHA
4 River Road
N/S River Road, 1600' S of MD Route 144 (Frederick Road)
1st Election District – 1st Councilmanic District
Legal Owner(s): Julie & Christopher Brady

Special Hearing: for 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 the addition and restoration of an existing dwelling in a riverine flood plain. **Special Hearing:** to approve a waiver pursuant to Section 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to permit the addition and restoration of this existing historic dwelling. **Variance:** to permit an existing dwelling 8 feet from the property line in lieu of the 25 feet required.

Hearing: Wednesday, July 26, 2000 at 10:00 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/7/624 July 11 C403181

CERTIFICATE OF PUBLICATION

TOWSON, MD, 7/13, 2000

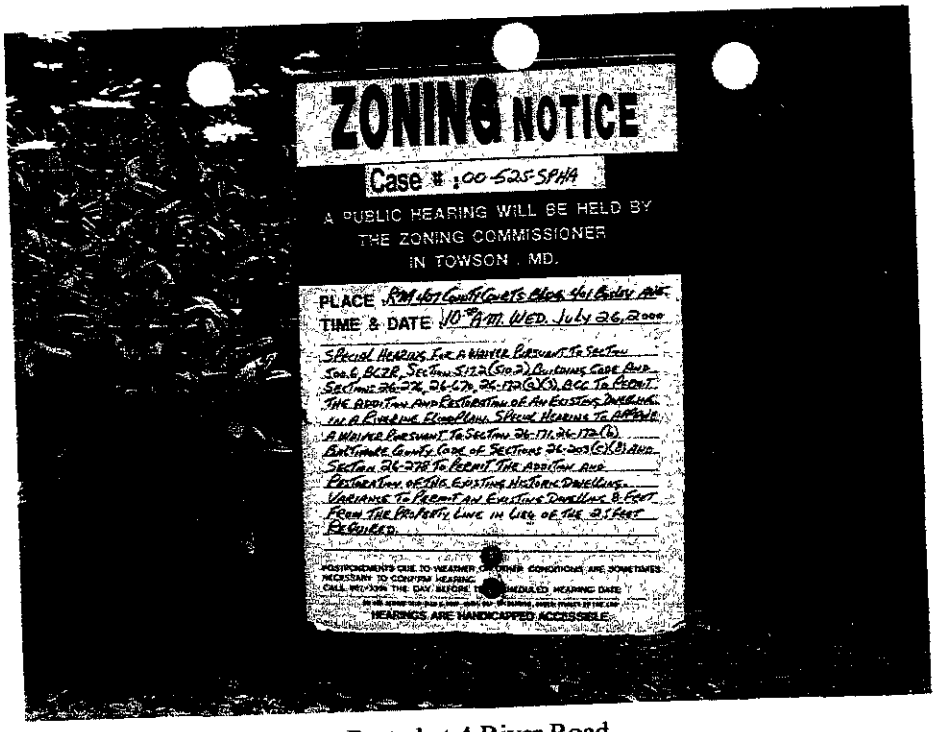
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/11, 2000.

THE JEFFERSONIAN,

S. Wilkinson

[redacted]

LEGAL ADVERTISING



Posted at 4 River Road

CERTIFICATE OF POSTING

RE: CASE #00-525-SPHA
PETITIONER/DEVELOPER
(Christopher Brady)
DATE OF Hearing
(7-26-00)

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 SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

4 River Road Ellicott City , Maryland 21043___

THE SIGN(S) WERE POSTED ON_____ 7-11-00 _____
(MONTH, DAY,YEAR)

SINCERELY,

7/11/00
(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 PETITION FOR VARIANCE 4 River Road, N/S River Rd, 1600' S of Md. Route 144 (Frederick Rd) 1st Election District, 1st Councilmanic	* * *	BEFORE THE ZONING COMMISSIONER FOR
Legal Owner: Christopher & Julie Brady Petitioner(s)	* *	BALTIMORE COUNTY Case No. 00-525-SPHA

* * * * * * * * * * * * * *

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.

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 13th day of July, 2000 a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., Levin & Gann, 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman

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

June 30, 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: 00-525-SPHA
4 River Road
N/S River Road, 1600' S of MD Route 144 (Frederick Road)
1st Election District – 1st Councilmanic District
Legal Owner: Julie & Christopher Brady

Special Hearing for 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 the addition and restoration of an existing dwelling in a riverine floodplain. Special Hearing to approve a waiver pursuant to Section 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to permit the addition and restoration of this existing historic dwelling. Variance to permit an existing dwelling 8 feet from the property line in lieu of the 25 feet required.

HEARING: Wednesday, July 26, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

C: Howard Alderman, Jr., Esq., 305 W. Chesapeake Ave., Ste. 113, Towson 21204
Julie & Christopher Brady, 4 River Road, Ellicot City 21043
John Mildenberg, PE, 5072 Dorsey Hall Dr., Ste. 202, Ellicot City 21043

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JULY 11, 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, July 11, 2000 Issue – Jeffersonian

Please forward billing to:
Christopher & Julie Brady 410-461-7286
Four River Road
Ellicott City, MD 21043

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: 00-525-SPHA
4 River Road
N/S River Road, 1600' S of MD Route 144 (Frederick Road)
1st Election District – 1st Councilmanic District
Legal Owner: Julie & Christopher Brady

Special Hearing for 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 the addition and restoration of an existing dwelling in a riverine floodplain. Special Hearing to approve a waiver pursuant to Section 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to permit the addition and restoration of this existing historic dwelling. Variance to permit an existing dwelling 8 feet from the property line in lieu of the 25 feet required.

HEARING: Wednesday, July 26, 2000 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 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: 00-525-SPHA

Petitioner: Christopher and Julie Brady

Address or Location: Four River Road, Ellicott City, Maryland 21043

PLEASE FORWARD ADVERTISING BILL TO:

Name: Christopher and Julie Brady

Address: Four River Road

Ellicott City, Maryland 21043

Telephone Number: 410-461-7286

Revised 2/20/98 - SCJ

Baltimore County
Department of Permits and
Development Management

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

July 19, 2000

Mr. Howard Alderman
Levin & Gann
305 W. Chesapeake Avenue, Ste 113
Towson MD 21204

Dear Mr. Alderman:

RE: Case Number 00-525-SPHA, 4 River Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 6/08/00.

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./rsj

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: M/M Christopher Brady
John Mildenberg, PE

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 17, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For July 3, 2000
Item No. 525

The Bureau of Development Plans Review has reviewed the subject zoning item. All flood plain elevations for Baltimore County shall be referenced to Baltimore County Datum (BCD), not NGVD as shown on the plan.

The minimum 100-year flood protection elevation for this site is 116.99'.

No development in any riverine flood plain is permitted.

RWB:HJO:jrb

cc: File

ZAC-7-3-2000-ITEM NO 525.doc

Baltimore County
Fire Department

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

June 29, 2000

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

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 26, 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:

516, 517, 518, 519, 522, 524, 525, 526, 527, 528, 529, 530, 531, 533, 535, 536, 537, 538, 539, 540, 541, 543,

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

cc: File

fs
7/26

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS

DATE: June 30, 2000

SUBJECT: Zoning Item #525
4 River Road

Zoning Advisory Committee Meeting of June 26, 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.

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

__X__ 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).

__X__ Groundwater Management: An evaluation of the well and septic system may be required prior to building permit approval.

Reviewer: John Russo Date: June 30, 2000
Reviewer: Sue Farinetti Date: June 27, 2000

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 10, 2000

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

Jul 12

SUBJECT: 4 River Road/ 7931 Ellenham Avenue

INFORMATION:

Item Number: 525
Petitioner: Christopher and Julie Brady
Property Size: .164 acres
Zoning: DR1
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

The property in question is listed on the Maryland Historic Trust Inventory as site BA 1577.

The LPC will be reviewing the proposal for advisory comments on July 13, 2000. Comments will be forthcoming soon after the meeting.

Section Chief: _____

Form prepared by: _____

AFK:

S:\COMPLAN\DIANA\525.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 24, 2000

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

JUL 26

SUBJECT: 4 River Road/ 7931 Ellenham Avenue

INFORMATION:

Item Number: 525
Petitioner: Christopher and Julie Brady
Property Size: .164 acres
Zoning: DR1
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

The property in question is listed on the Maryland Historic Trust Inventory as site BA 1577.

At their July 13, 2000 meeting the LPC unanimously agreed to recommend to the hearing officer a finding that the addition as proposed is consistent with Section 26-278, must be preserved.

Section Chief: Jeffrey W. Long

Form prepared by:

KRA:kra

S:\COMPLAN\DIANA\525-july 23.doc

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6-22-00

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

RE: Baltimore County
Item No. 525 MJK

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,

L. J. Gredlein

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

Item 525 KWB

MDE

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

Jane T. Nishida
Secretary

July 13, 2000

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

RE: Christopher and Julie Brady - 4 River Road - 00-525-SPHA

Dear Mr. Bowling:

Mr. and Mrs. Christopher Brady have requested a floodplain waiver to substantially improve and add an addition to their historic home at 4 River Road, Ellicott City, MD. The site is in the riverine floodplain of the Patapsco River where Baltimore County cannot issue a permit. The waiver requested is to allow the reconstruction of living area substantially below the 100-year flood elevation and construction of an addition higher, but still below the 100-year elevation. A visit to the site was made with Mr. John Reisinger, Building Engineer, and to meet with the owners and their builder on July 11, 2000.

If a waiver is granted, this office is particularly concerned about the flood storage capacity that would be removed from the floodplain and the damage potential to all elements of the new construction below the 100-year flood elevation. However, if proper attention is made to mitigating the flood damage, a waiver may be possible. In order to consider a waiver, the Hearing Office must be assured that adequate venting is provided for those areas below the 100-year elevation. Large vents in the upstream and downstream sides of the new construction must be provided that will allow water to flow through. They must be able to function automatically when a flood occurs. We also suggested that the windows in the lower level be constructed to break out under the flood forces. All equipment servicing the new construction must be elevated one foot above the flood elevation, with the main panel 3 feet above. Materials used below the flood elevation should be designed to resist water and flood damage.

Provided that the points above are addressed adequately by the Hearing Officer, this office would not be opposed to the granting of a waiver. The fact that the house is a listed historic place allows greater flexibility in granting a waiver. This office would be opposed, however, to the granting of an unconditional waiver.

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

John M. Joyce, Manager
Community Assistance Program

JMJ
CC: Mr. John Reisinger, Building Engineer

HIGGINS DESIGN GROUP
HIGGINS PURCHASING GROUP
The Signature Building
2400 Boston Street, 4th Floor
Baltimore, MD 21224
Phone: (410) 563-8900
Fax: (410) 563-8330

Facsimile Transmittal

Date:	June 8, 2000
To:	Ben Polakoff
Company:	Levin & Gann
Fax #:	410.296.2801
From:	Julie and Chris Brady
# of Pages:	2 including cover
Proj / Proj #:	4 River Road
Re:	Permission to sign documents on our behalf
CC:	Howard Alderman

THE FOLLOWING ARE TRANSMITTED:

- ☐ MEMORANDUM
- ☐ PRICING QUOTE
- ☐ PURCHASE ORDER
- ☐ INVOICE
- ☐ CHECK REQUEST
- ☐ LETTER
- ☒ OTHER

NOTES:

Ben,

Please call me to verify the receipt of this document.

Thank you,

Julie Brady

Julie Brady

(I asked Chris to do this yesterday - I was still out of town. He wrote it up but wanted me to sign do well. Hope its not too late.)

June 7, 2000

To: Baltimore County Zoning Dept.

Our legal representation at Levin & Gann have permission to supply Christopher and Julie Brady's signature on our behalf, regarding a petition for a special hearing and variance for the property at 4 River Road, Ellicott City, MD.

Christopher Brady

Christopher Brady

Julie Brady

Julie G. Brady

July 24, 2000

Mr. Arnold Jablon, Director
BaltimoreCounty Department of Permits
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: CASE NUMBER 00-525-SPHA
Julie & Christopher Brady Property

We, as owners of the property known as Parcel Number 01-06-571660, located on the North side of River Road, being located in the First Election District of Baltimore County, Maryland, are aware of the above referenced request for a Special Hearing to permit the addition and restoration of an existing dwelling in a riverine floodplain and to approve a waiver to permit the addition and restoration of this existing historic dwelling, as well as a variance to permit an existing dwelling 8 feet from the property line in lieu of the 25 feet required.

As the owners of the property known as 10 River Road, which is the next improved and occupied property south on River Road from Julie & Christopher Brady's (being separated by vacant land which is owned by the State of Maryland as part of Patapsco State Park), we are eagerly looking forward to the addition and restoration of the property of Julie and Christopher Brady which is the subject of this Special Hearing. It is our feeling and conclusion that such action would be only a positive and welcome addition to River Road and will not only not adversely impact the surrounding neighborhood nor harm the environment or the Patapsco River and its watershed area,but would only be a great asset to the neighborhood, as well as an excellent addition to the Baltimore County Tax Base. I would also like to state that the Bradys have shown much environmental initiative in their present surroundings by personally keeeping a large portion of River Road clear of trash and litter of various kinds, which the general public who use River Road have been so generously dumping on us for years. I mention this to add to my statement that the Bradys are ecologically aware of the Patapsco River Valley and we feel would do nothing to harm this beautiful and unique area.

In closing, we would like to make your office and interested parties aware of the fact that our property has been held by our family for almost a century, having been previously owned by our grandparents and uncle, and then ourselves, so I assure you we are thoroughly familiar with the entire vicinity and certainly with the Patapsco River, having been impacted by Tropical Storm Agnes ourselves in l972 and we still firmly believe that this area has a future deserving of such progress as that proposed by Julie and Christopher Brady's addition, restoration and renovations to their above referenced property.

Hoping you will look with favor upon the request of these petitioners and thanking you for giving us the opportunity to present the aforegoing testimony, we are

Respectfully,

Robert N. Frey

Robert N. Frey

Mary Lois Frey

Mary Lois Frey
10 River Road
Ellicott City, MD 21043-3433

Cc: Julie & Christopher Brady

July 20th, 2000
Re: Case Number 00-525-SPHA

To Whom It May Concern:

I, Wayne Leek, the 39th curator for the State of Maryland located at 2 River Road am aware of the above referenced case number and the request for a Special Hearing to permit the restoration and minor addition of an existing dwelling in a riverine floodplain, to permit the restoration and addition of this historic dwelling and a variance to permit an existing dwelling 8 feet from the property line in lieu of the 25 feet required.

As curator of the aforementioned 2 River Road, a property of the Patapsco State Park to the Northwest of the Brady's property, I am fully supporting the subject of this hearing. For the past several years the Department of Natural Resources, through the curatorship program has been restoring the property known as Gray's Mill. The Brady property, known as Gray's Mill House under the Maryland Historic Trust Inventory site BA1577 was formerly a part of the original Gray's Mill Complex and shares in historical significance. I would like to note that these structures have survived 25, 50 and 100-year floods due to their fantastic structure and design. The only fear that these buildings would have is lack of restoration not fear from the river, nor the river from the structures. Preserving these pieces of history can only add to the preservation of the Patapsco River Valley's heritage as well as the State of Maryland.

As a neighbor of Christopher and Julie Brady, I have continually observed and discussed with them the importance of maintaining the natural environment and making as little impact on this natural setting as possible. Not only do they make a conscious effort to keep the road surrounding their property free of debris, I also personally know that they have gone to great lengths in developing a plan of restoration that improves the stability of their home and reduces any impact to the environment and the river should a flood occur. Again, I iterate that their plans not only serve as an important preservation of Maryland's History, but also as an asset to the State of Maryland, Baltimore County, and future generations. I do hope these things are considered as you make your decision to grant this request.

Respectfully submitted,

Wayne Leek
39th Curator
2 River Road
Ellicott City, MD 21043

cc: Chris and Julie Brady

Re: Case #00-525-SPHA
Julie and Christopher Brady Property

25 July 00

I have lived in this river valley for many years as have many of my relatives and ancestors who were present nearly three centuries ago. We still prefer this setting even though the city has come and passed us.

I have been present for all of the floods during my lifetime and have not been discouraged. I believe that any inconvenience or damage the floods have brought were a small price to pay for the blessing of living in this natural, quiet, beautiful, and historic area. I would gladly pay for any repairs without outside help.

I believe Chris and Julie feel the same. Julie once said she feels at home here - "haveing been born and raised in the woods".

Although we are surrounded by park land, it is probably a plus to have a few responsible residents present, (we frequently gather up road trash in this area).

Concerning the referenced request for construction by Chris + Julie - the addition/restoration seems sensible. The existing house is indeed small compared to contemporary housing. Furthermore, very little is needed to complete the existing shell that will complete the house.

Respectfully,
Paul Cavey

12 River Road
Ellicott City MD
21043

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

00-525-SPH

NAME	ADDRESS
JOHN MILDENBERG	5072 DORSEY HALL DR. #202 ELLICOTT CITY MD 21042
Howard L. Alderman Jr	Levin & Gann, PA Suite 113 305 W. Chesapeake Ave Towson 21204
Don McIntosh	202 W. Pazell St. 21201
Donald McIntosh	
Chris Brady	4 River Rd Ellicott City MD

To. Howard Alderman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 24, 2000

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

SUBJECT: 4 River Road/ 7931 Ellenham Avenue

INFORMATION:

Item Number: 525
Petitioner: Christopher and Julie Brady
Property Size: .164 acres
Zoning: DR1
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

The property in question is listed on the Maryland Historic Trust Inventory as site BA 1577.

At their July 13, 2000 meeting the LPC unanimously agreed to recommend to the hearing officer a finding that the addition as proposed is consistent with Section 26-278, must be preserved

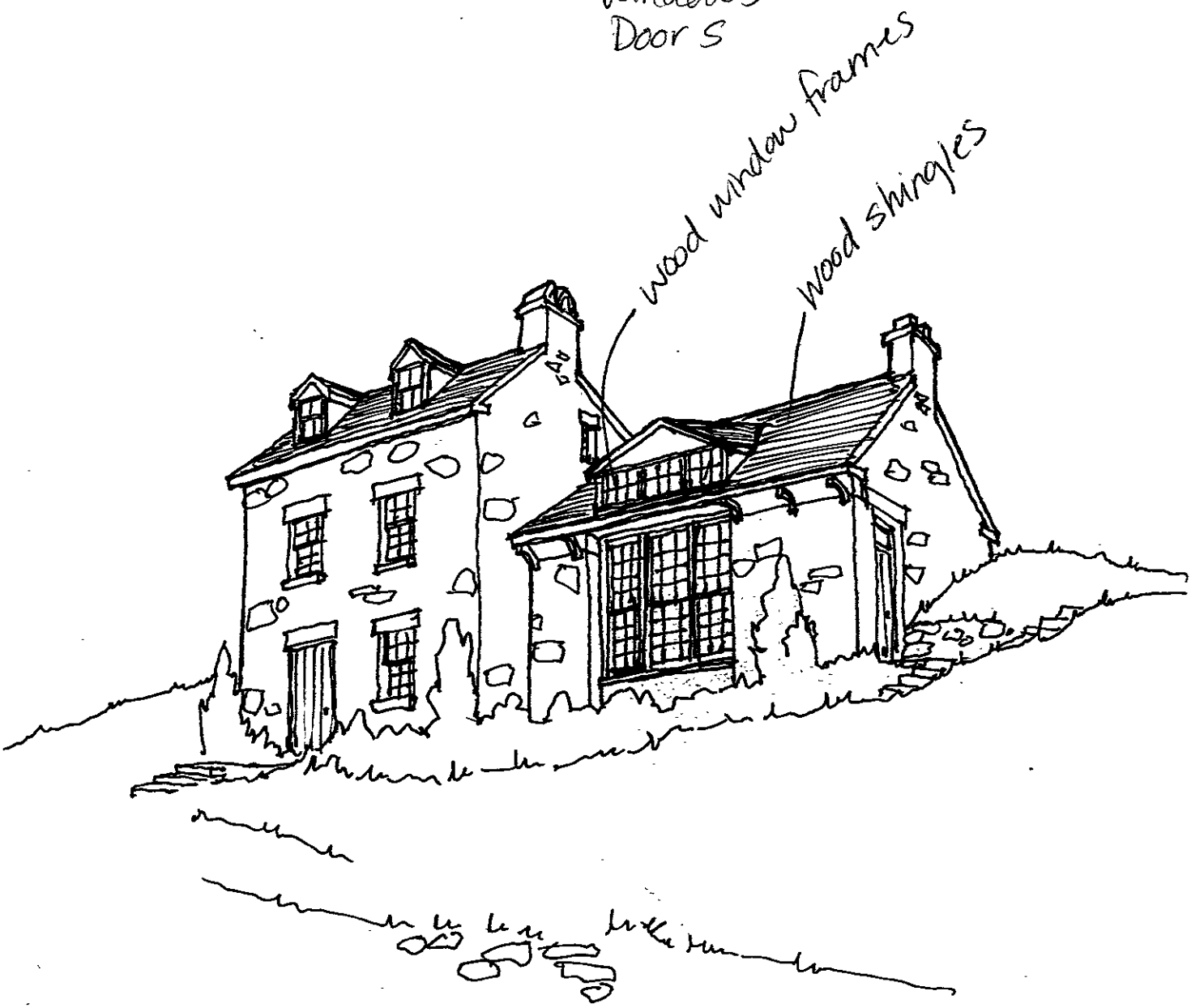
Section Chief: Jeffrey W. Long

Form prepared by:

KRA:kra

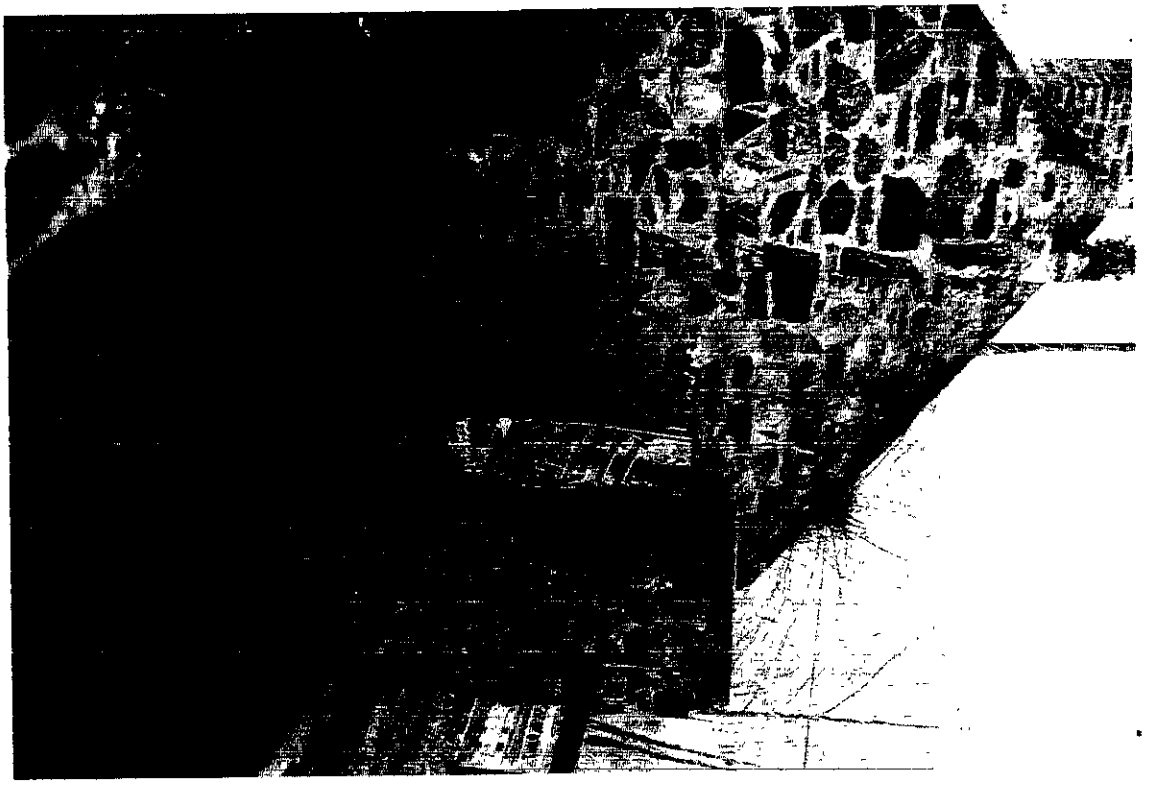
S:\COMPLAN\DIANA\525-july 23.doc

Aside view of rehab - New Roof
Ceiling
Windows
Doors



Levin & Gann, P.A.
Howard L. Alderman, Esquire
(410) 321-0600

Outside view of West existing wall and occupied house.

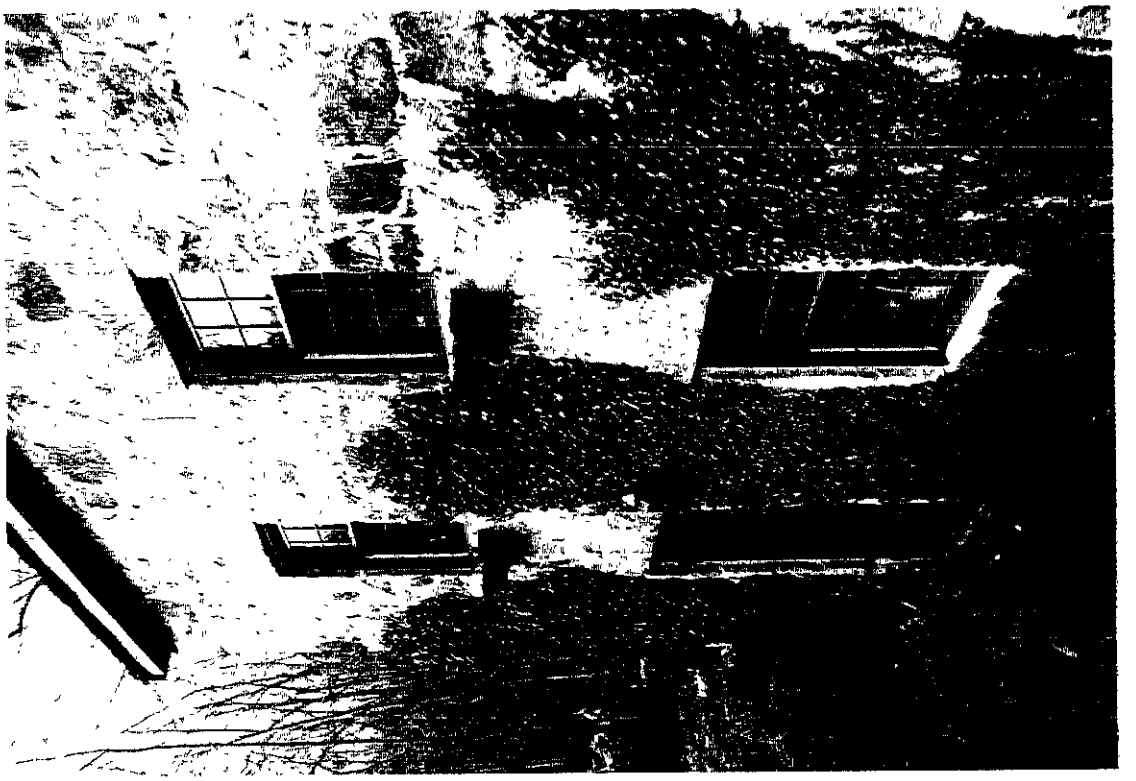


Standing on top of North/back existing wall looking into area for addition.

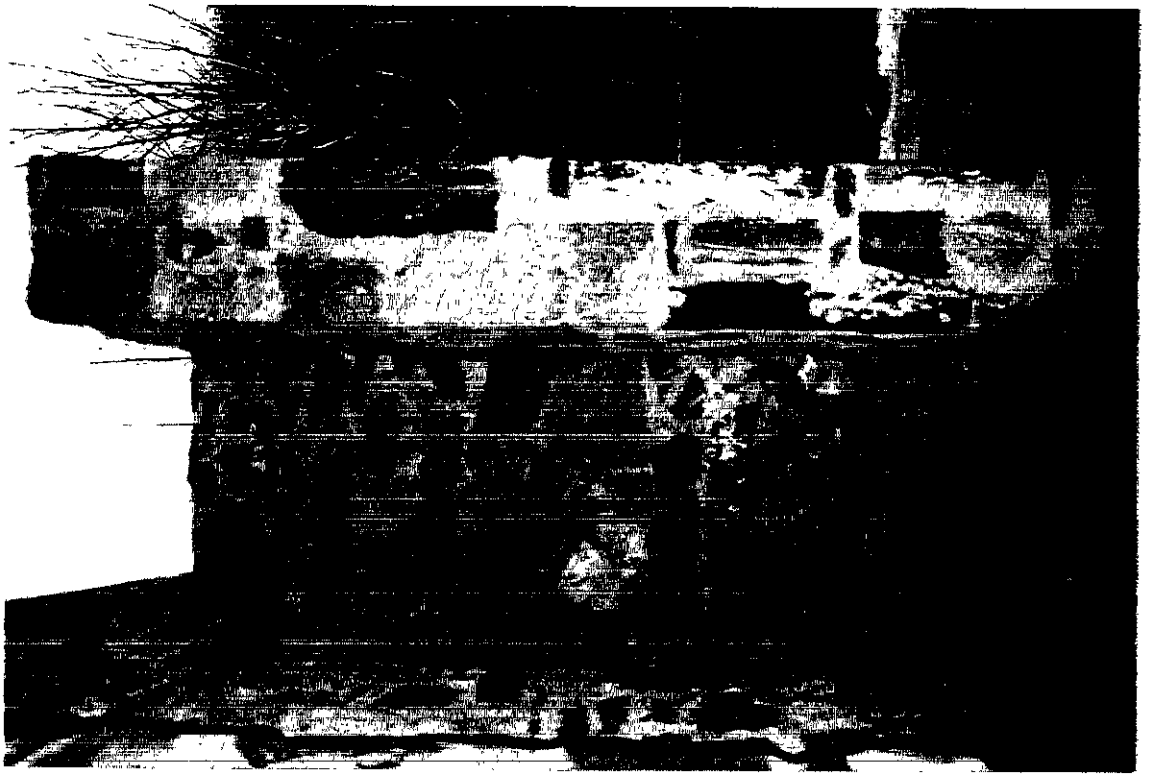
00-525-SPHA

#525

Levin & Gann, P.A.
Howard L. Alderman, Esquire
(410) 321-0600



Front of house that was renovated in 1979.



Inside of existing walls we propose to finish off. (Entrance)

#525

00-525-SPHA

Levin & Gann, P.A.
Howard L. Alderman, Esquire
(410) 321-0600

Addition will use existing walls on right.

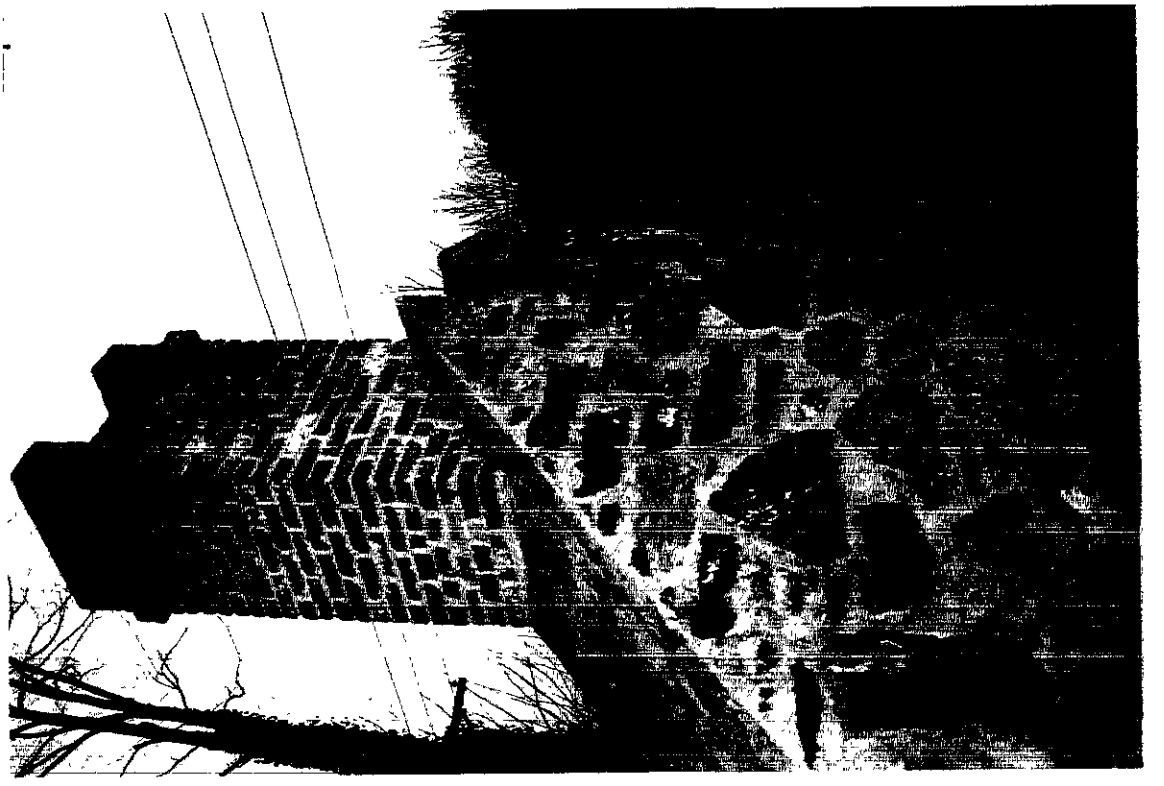
Back of Addition.

00-525-SPHA

#525

Levin & Gann, P.A.
Howard L. Alderman, Esquire
(410) 321-0600

Back view again - different angle. See plan.

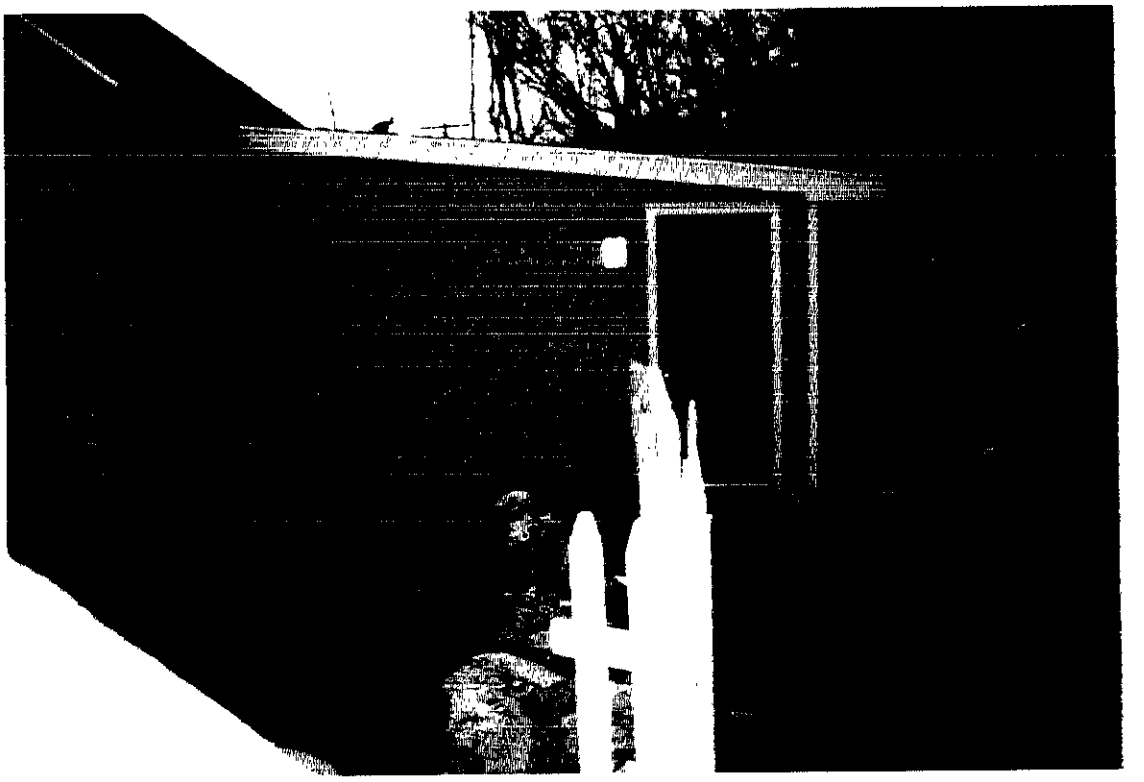


Top of East existing stone wall.

00-525-SPHA

#525

Levin & Gann, P.A.
Howard L. Alderman, Esquire
(410) 321-0600



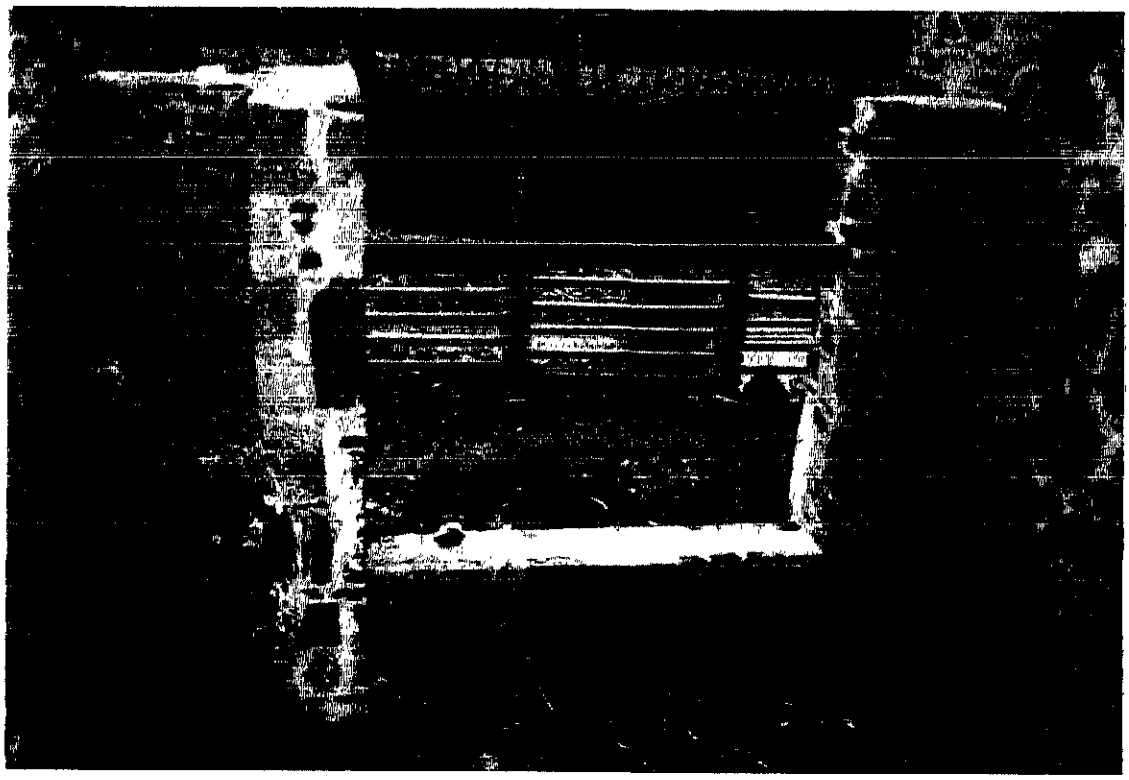
Back of existing walls and and current occupied house.

West End of house - currrently occupied sections - 3 stories in stone portion.

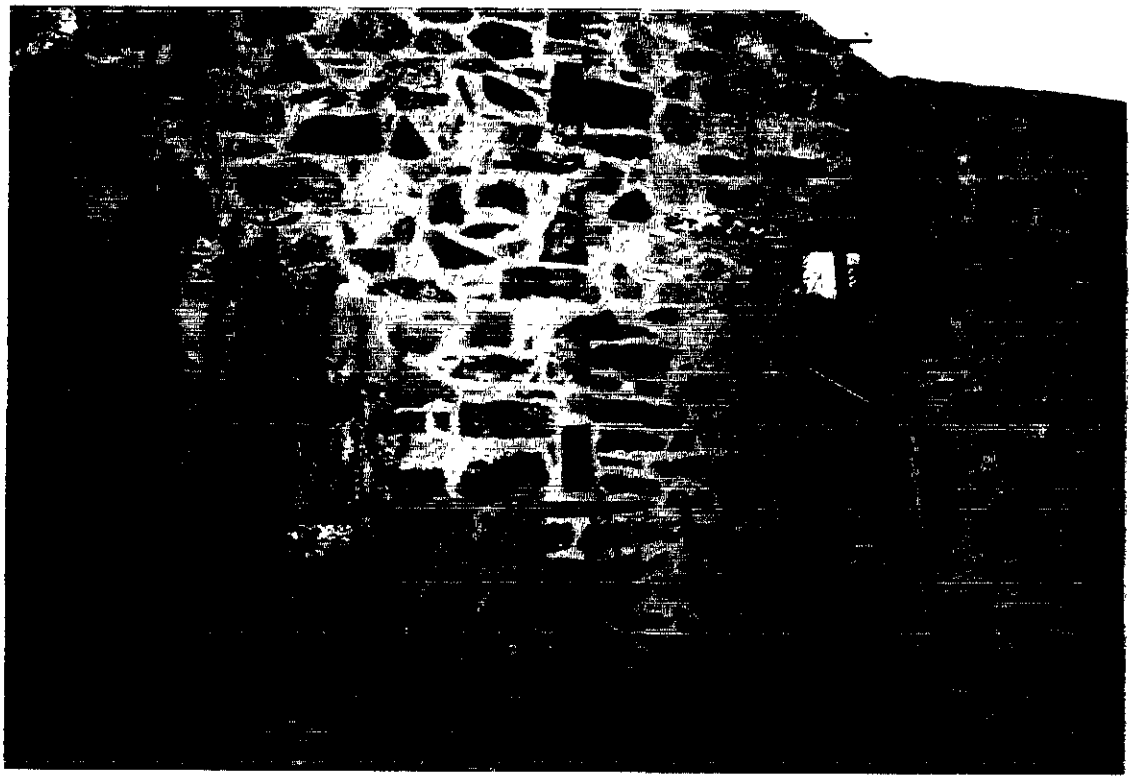
00-525-SPHA

#525

Levin & Gann, P.A.
Howard L. Alderman, Esquire
(410) 321-0600



Front inside view of existing walls. We will put in window, floor, roof.



East wall inside existing walls (see fireplace and part of entrance).

00.525-SPHA

#525

Levin & Gann, P.A.
Howard L. Alderman, Esquire
(410) 321-0600

Outside East wall of occupied house and part of existing front wall.

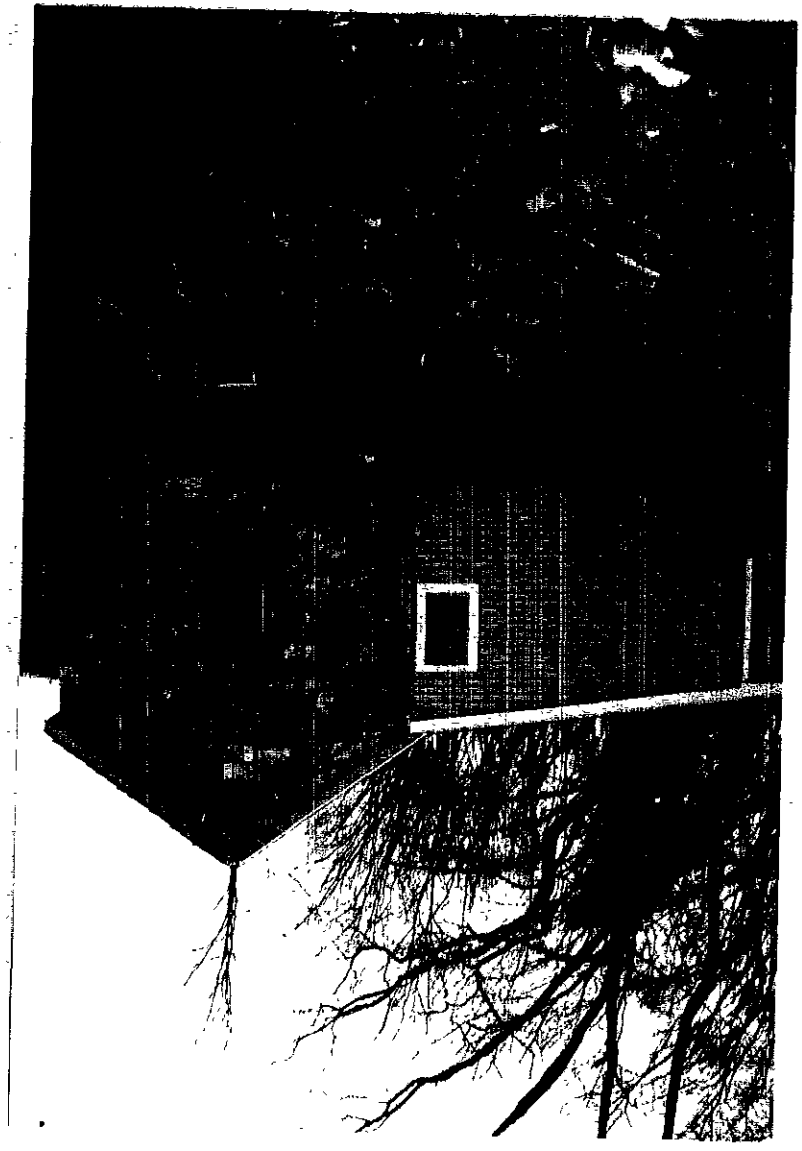
C:\wp\hla\photos.526

DD-525-SPHA

#525

Petitioner's
Exhibits
4A - 4D

#00-525-SPHA



Plat to accompany Petition for Zoning ☐ *Variance* ☐ *Special Hearing*

PROPERTY ADDRESS: 4 RIVER ROAD, ELLICOTT CITY, MARYLAND 21043

SUBDIVISION NAME: N/A

PLAT BOOK: N/A, FOLIO: N/A, LOT #: N/A, SECTION: N/A

OWNER: CHRISTOPHER J. BRADY AND JULIE A. BRADY

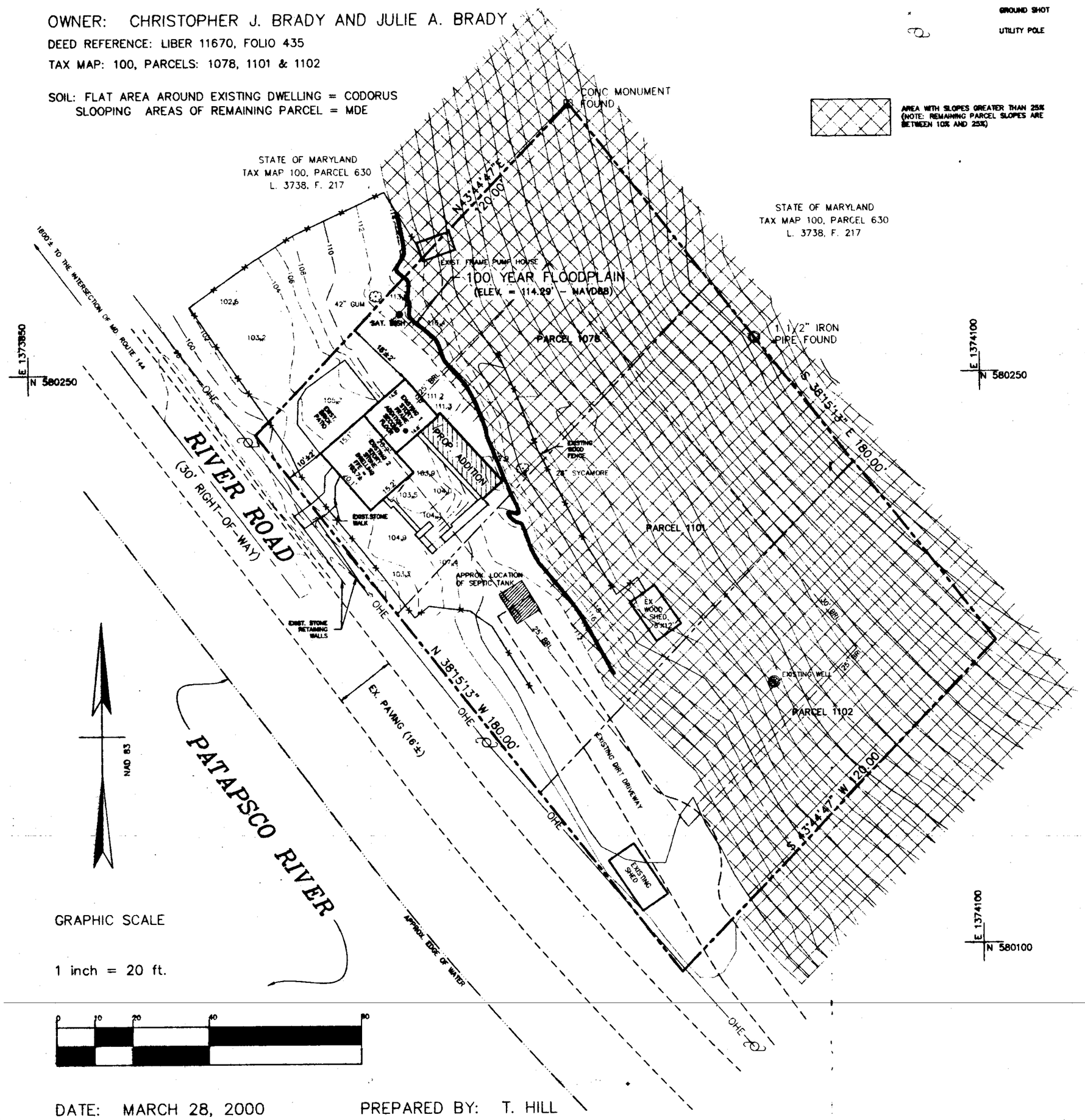
DEED REFERENCE: LIBER 11670, FOLIO 435

TAX MAP: 100, PARCELS: 1078, 1101 & 1102

SOIL: FLAT AREA AROUND EXISTING DWELLING = CODORUS
SLOOPING AREAS OF REMAINING PARCEL = MDE

LEGEND

- EDGE OF PAVEMENT
- CENTER LINE
- WOOD FENCE
- GROUND SHOT
- UTILITY POLE
- AREA WITH SLOPES GREATER THAN 25% (NOTE: REMAINING PARCEL SLOPES ARE BETWEEN 10% AND 25%)

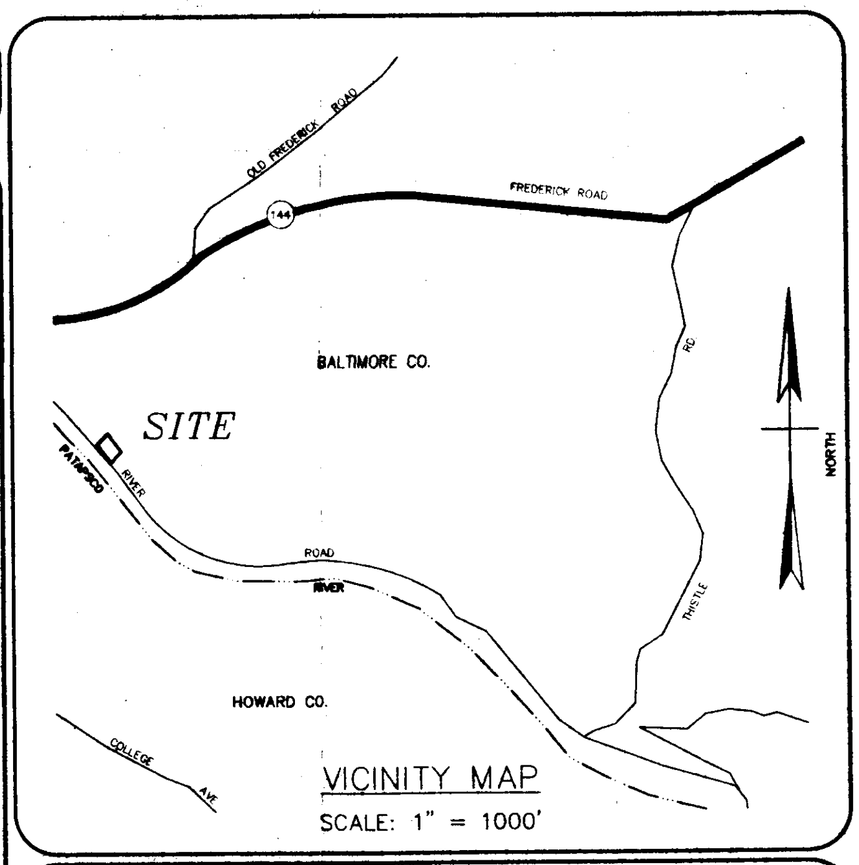


GRAPHIC SCALE

1 inch = 20 ft.

0 10 20 40 80

DATE: MARCH 28, 2000 PREPARED BY: T. HILL



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

COUNCILMANIC DISTRICT: 01

ELECTION DISTRICT: 01

1"=200' SCALE MAP: SW 4H

ZONING: DR ~~2~~ 1

LOT SIZE: 0.164 ACRES ± (ACREAGE) 7144 Sq.Ft. (SQUARE FEET)

HISTORICAL SITE: MHT BA 1577

Pet No 1

	PUBLIC	PRIVATE
SEWER:	☐	☒
WATER:	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA:	☐	☒

PRIOR ZONING HEARINGS: NONE

ZONING OFFICE USE ONLY!

REVIEWED BY	ITEM #	CASE #
	525	00-525-SPHA

project	date
97049	03/27/00
illustration	surveyor
TMH	MBB
scale	approval
1"=80'	

revisions	date

BRADY PROPERTY

WAIVER PETITION

MILDENBERG, BOENDER & ASSOC. INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Fax. (410) 997-0298 Fax.

Plat to accompany Petition for Zoning ☐ *Variance* ☐ *Special Hearing*

PROPERTY ADDRESS: 4 RIVER ROAD, ELLICOTT CITY, MARYLAND 21043

SUBDIVISION NAME: N/A

PLAT BOOK: N/A, FOLIO: N/A, LOT #: N/A, SECTION: N/A

OWNER: CHRISTOPHER J. BRADY AND JULIE A. BRADY

DEED REFERENCE: LIBER 11670, FOLIO 435

TAX MAP: 100, PARCELS: 1078, 1101 & 1102

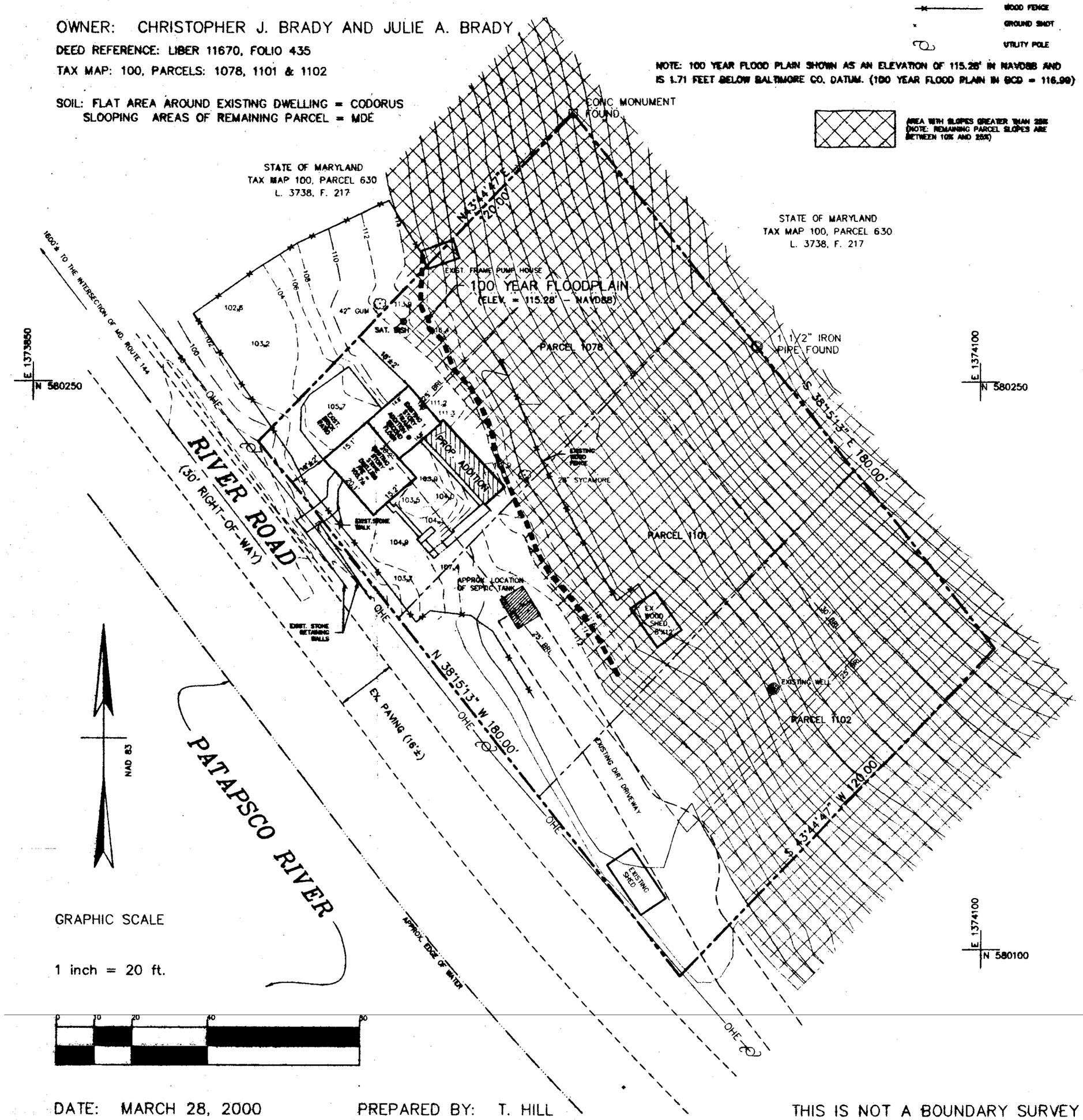
SOIL: FLAT AREA AROUND EXISTING DWELLING = CODORUS
SLOPING AREAS OF REMAINING PARCEL = MDE

LEGEND

- EDGE OF PAVEMENT
- CENTER LINE
- WOOD FENCE
- GROUND SHOT
- UTILITY POLE

NOTE: 100 YEAR FLOOD PLAIN SHOWN AS AN ELEVATION OF 115.28' IN NAVD88 AND IS 1.71 FEET BELOW BALTIMORE CO. DATUM. (100 YEAR FLOOD PLAIN IN BCD = 116.99)

AREA WITH SLOPES GREATER THAN 25% (NOTE: REMAINING PARCEL SLOPES ARE BETWEEN 10% AND 25%)

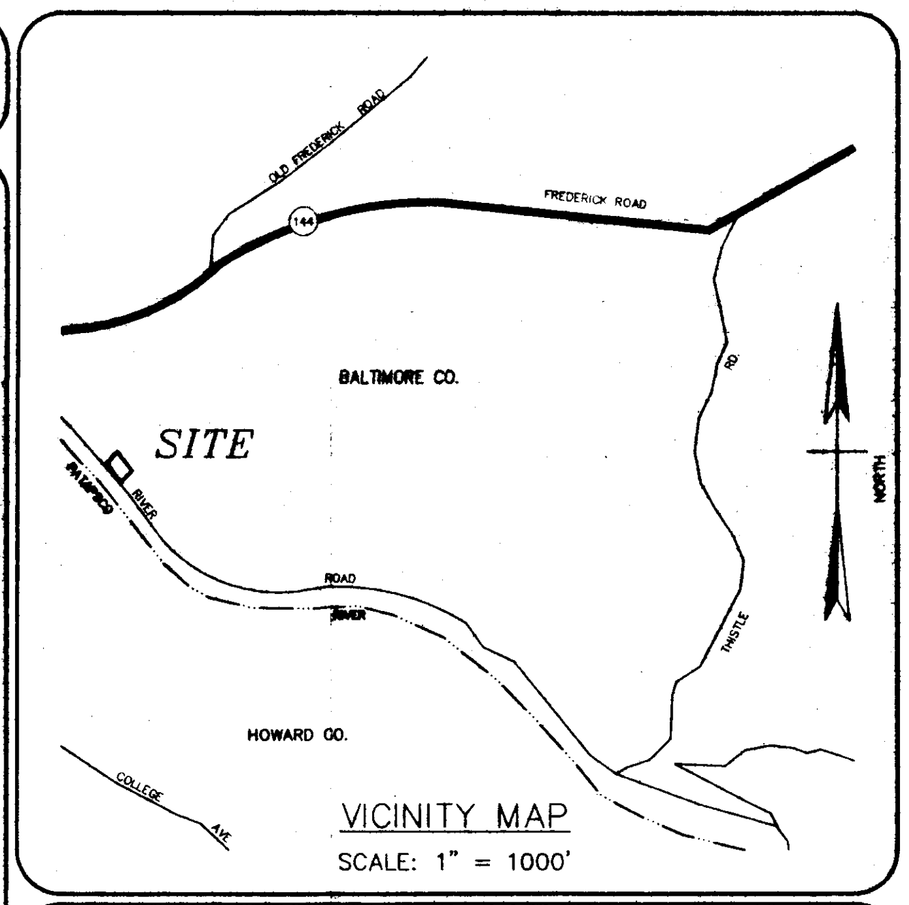


GRAPHIC SCALE

1 inch = 20 ft.

0 10 20 40 80

DATE: MARCH 28, 2000 PREPARED BY: T. HILL THIS IS NOT A BOUNDARY SURVEY



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

COUNCILMANIC DISTRICT: 01

ELECTION DISTRICT: 01

1"=200' SCALE MAP: SW 4H

ZONING: DR ~~X~~ 1

LOT SIZE: 0.164 ACRES ± (ACREAGE) — 7144 Sq.Ft. (SQUARE FEET)

HISTORICAL SITE: MHT BA 1577

Pet No 1A

	PUBLIC	PRIVATE
SEWER:	☐	☒
WATER:	☐	☒

CHESAPEAKE BAY CRITICAL AREA:	YES	NO
	☐	☒

PRIOR ZONING HEARINGS: NONE

ZONING OFFICE USE ONLY!

REVIEWED BY	ITEM #	CASE #

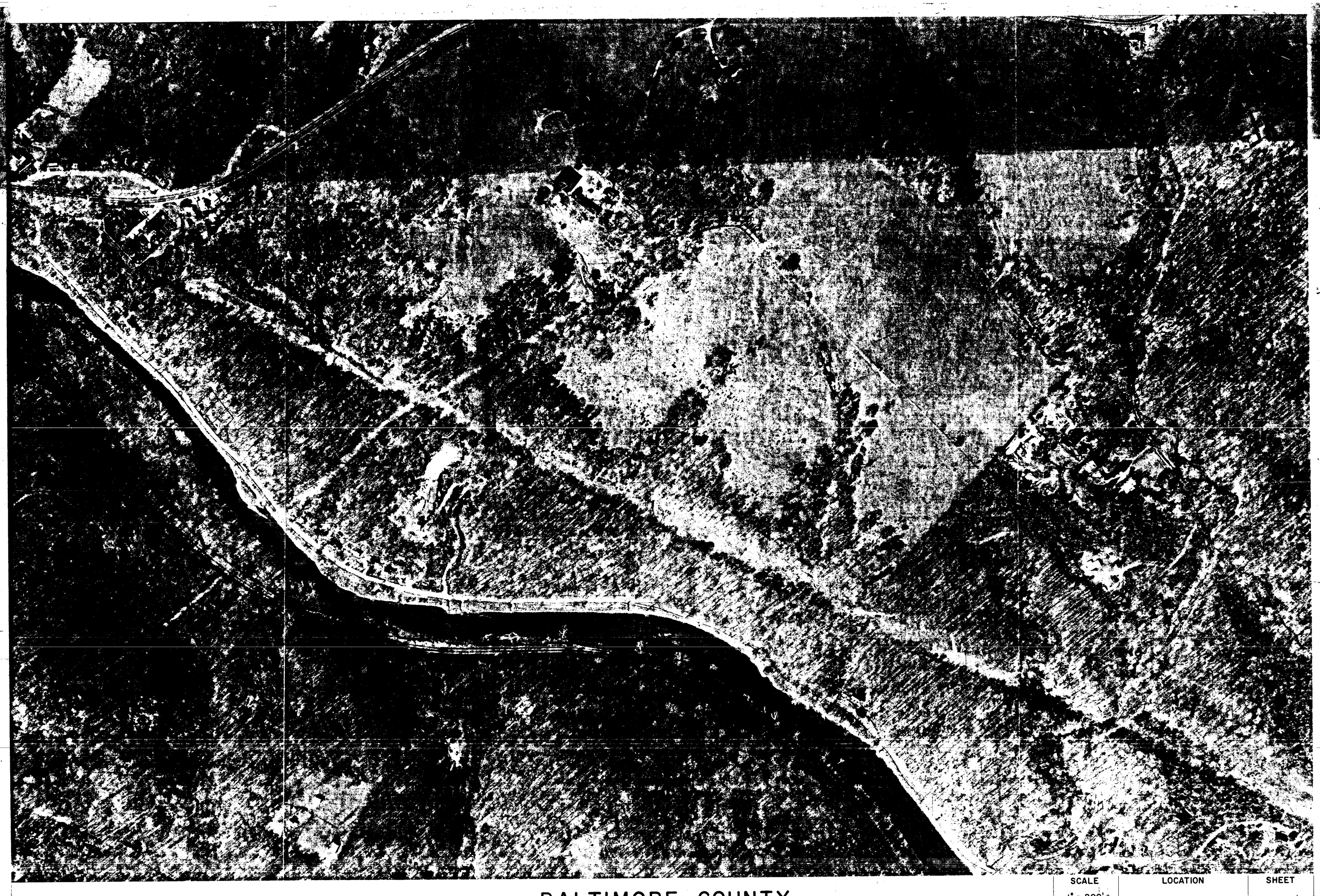
project	date
#7049	03/27/00
illustration	surveyor
TMH	MBB
scale	approved
1"=20'	

	date	revisions
1	7/19/00	REVISED 100 YEAR FLOOD PLAIN ELEV. AT THE REQUEST OF BALTIMORE CO.

BRADY PROPERTY

WAIVER PETITION

MILDENBERG, BOENDER & ASSOC. INC.
Engineers Planners Surveyors
8272 Durang Hill Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.



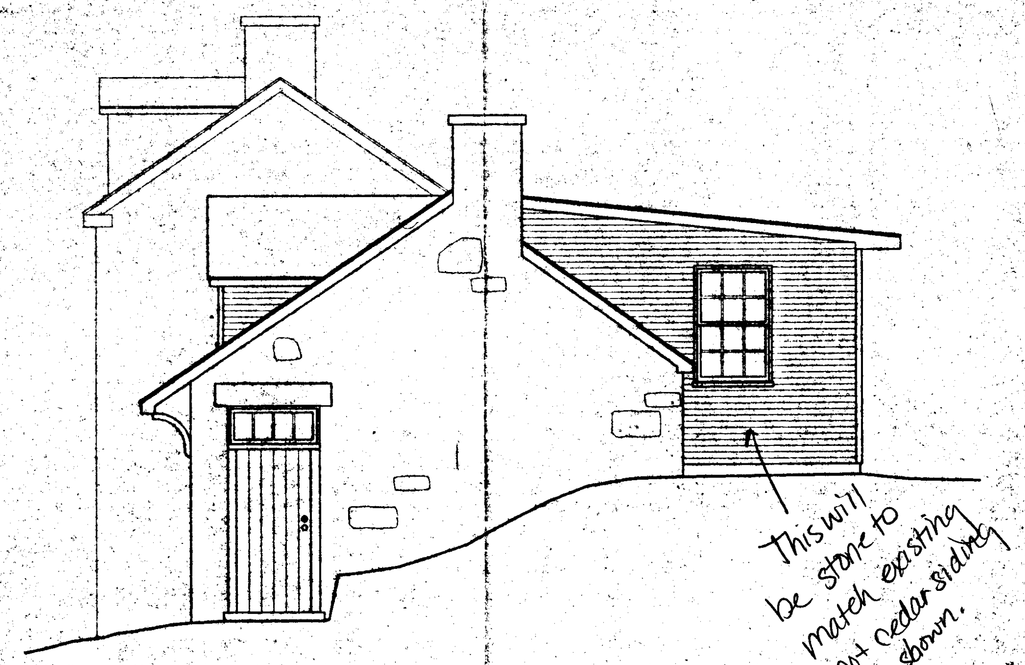
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'±	ELLICOTT CITY VICINITY	S.W. 4-H
DATE OF PHOTOGRAPHY JANUARY 1986		

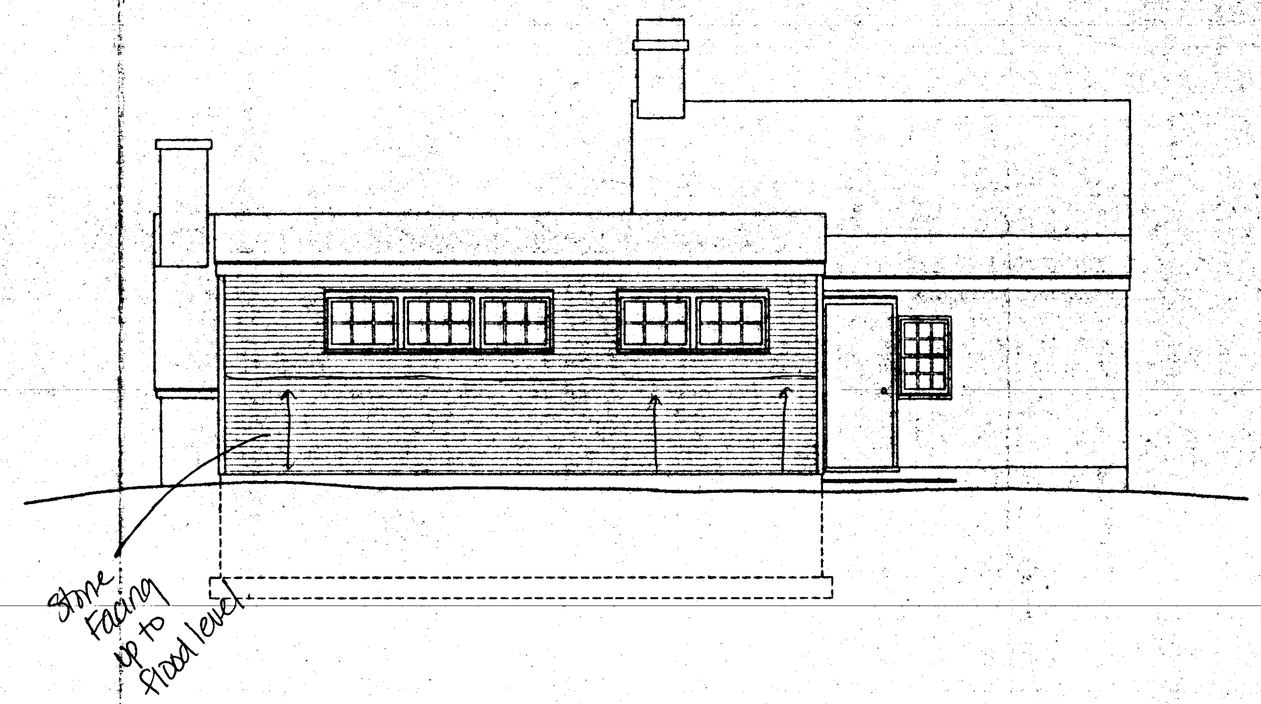
00-525-SPHA #525

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

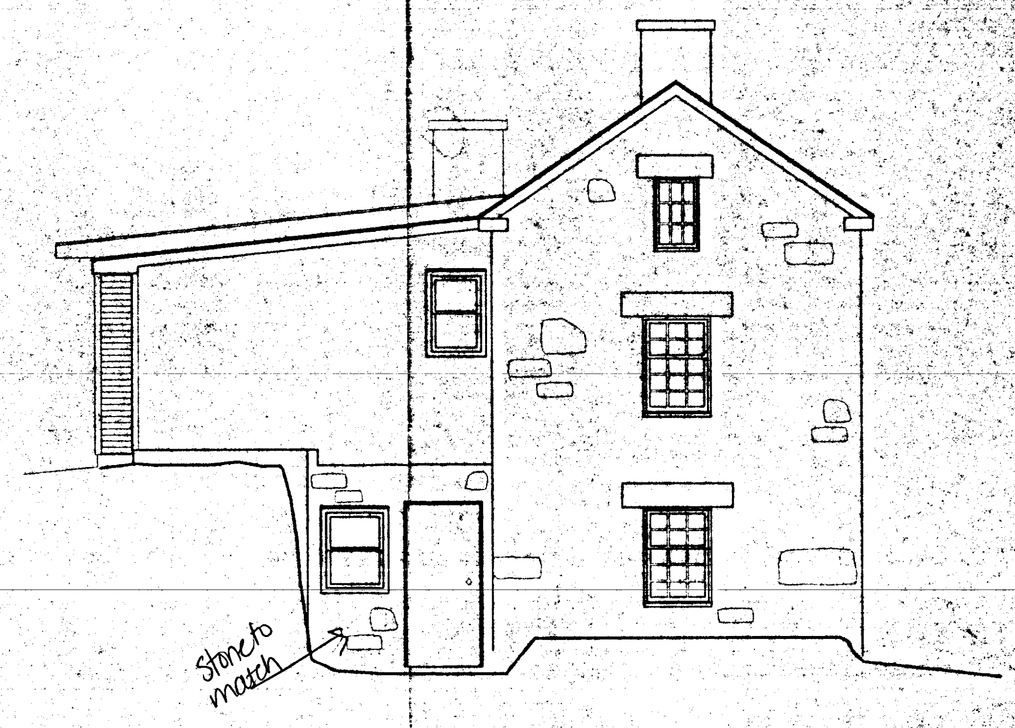
1 / A-3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 / A-3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 / A-3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 / A-3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

RENOVATIONS TO

BRADY RESIDENCE

4 RIVER ROAD, ELLICOTT CITY, MARYLAND 21043

REVISION	DATE

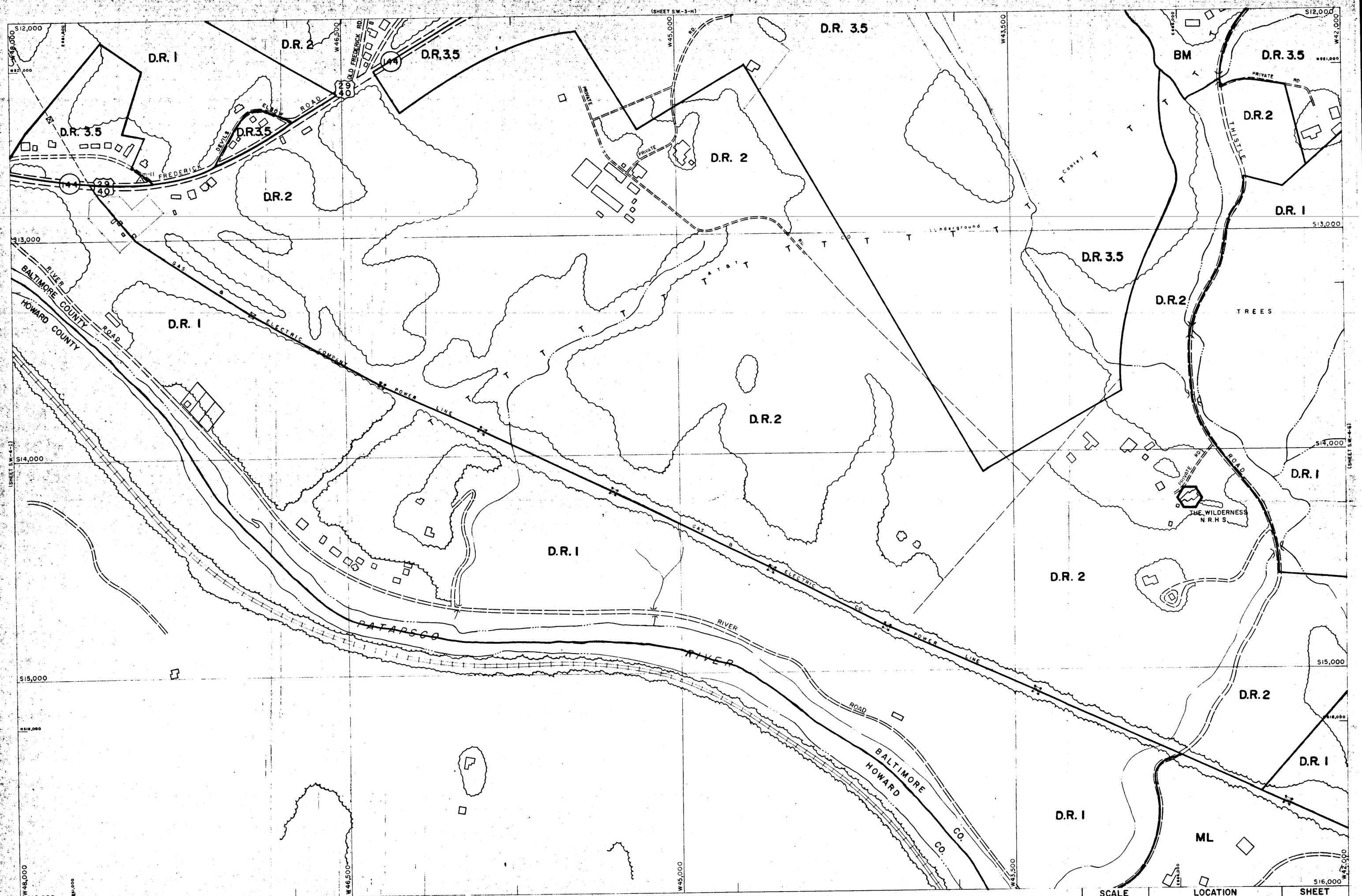
DRAWING: EXTERIOR ELEVATIONS

ARCHITECTS:

DRAWING SCALE: 1/4"=1'-0" | DATE: 3/16/00

PLOT SCALE: | FILE: BRADYSET

DRAWING NO. A-3



H-NW H-NE
H-SW H-SE

1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kamenetz
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200' ±	ELLICOTT CITY VICINITY	S.W. 4-H
DATE OF PHOTOGRAPHY JANUARY 1986		

#525

00-525-SPHA