

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S Poplar Road, 793' E		
Lourdes Road	*	ZONING COMMISSIONER
15th Election District		
5th Councilmanic District	*	OF BALTIMORE COUNTY
(2120 Poplar Road)		
	*	CASE NO. 02-004-A
Laura and William Wilson		
Petitioners	*	
* * * * *		

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Laura and William Wilson. The variance request is for property located at 2120 Poplar Road in the Holly Neck area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed detached garage to be located partially in the side yard in lieu of entirely in the rear yard and if necessary, to amend the plan in Zoning Case No. 92-315-A. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

ORDER RECEIVED FOR FILING

Date

8/13/01

By

H. Jensen

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations. As of the date of this Order, DEPRM had not completed its review of this project. Therefore, the relief granted herein is subject to the Petitioners' compliance with any recommendations made by DEPRM upon completion of their review.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of August 2001, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed detached garage to be located partially in the side yard in lieu of entirely in the rear yard and if necessary, to amend the plan in Zoning Case No.

ORDER RECEIVED FOR FILING

Date

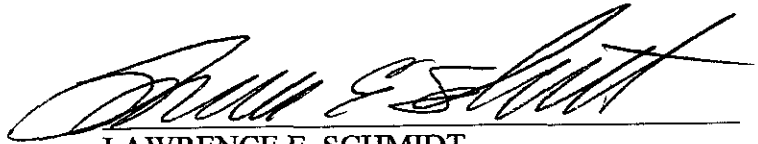
8/13/01

By

[Signature]

92-315-A, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with any recommendations made by DEPRM to minimize any effect the proposed development might have on the Bay and its tributaries and/or meeting the requirements of the regulations relating to the floodplain on the subject property.
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:raj

ORDER RECEIVED FOR FILING

Date

8/3/01

By

[Handwritten signature]



Baltimore County
Zoning Commissioner

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

August 13, 2001

Mr. & Mrs. William Wilson
2120 Poplar Road
Baltimore, Maryland 21221

Re: Petition for Administrative Variance
Case No. 02-004-A
Property: 2120 Poplar Road

Dear Mr. & Mrs. Wilson:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted 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 Department of Permits and Development Management. 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 cursive script, likely of Lawrence E. Schmidt.

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure





CBCA FLOOD PLAIN (ORIGINAL, KEEP IN FILE.)

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2120 Poplar Road
which is presently zoned R.C.5

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)

400.1 To permit a proposed detached accessory structure (garage) to be located partially in side yard in lieu of entirely in rear yard. AND IF NECESSARY TO AMEND THE PLAN IN ZONING CASE 92-315-A, B. G.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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:

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):

William Wilson
Name - Type or Print _____
Signature William Wilson
Laura Wilson
Name - Type or Print _____
Signature Laura Wilson
2120 Poplar Road 410-391-3846
Address Telephone No.
Baltimore, Md 21221
City State Zip Code

Representative to be Contacted:

Buck Jones
Name _____
500 Vogts Lane 410-574-9337
Address Telephone No.
Baltimore, Md 21221
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-004-A

Reviewed By VL Date 7/05/01

Estimated Posting Date 7/15/01

ORDER RECEIVED FOR FILING

Date 7/13/01
By [Signature]

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2120 Poplar Road

Address		
Baltimore, Md	21221	
City	State	Zip Code

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

Attachment will produce a deficient 22' side yard setback when building a attached garage onto the existing single family dwelling. (In the process the existing garage will be raised). This will bring the garage closer to compliance with the existing zoning regulations. The zoning setbacks and the County right a way to the ejector pump do not allow it to be possible to build a garage that will attach to the existing house.

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

William Wilson
Signature

William Wilson
Name - Type or Print

Laura Wilson
Signature

Laura Wilson
Name - Type or Print

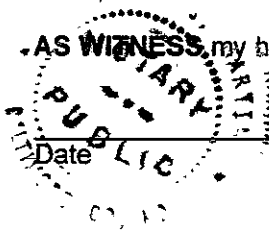
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3 day of July, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William & Laura Wilson

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

AS WITNESS, my hand and Notarial Seal



Date

7/3/01

Deborah J. Martin
Notary Public

My Commission Expires November 12, 2003

REU 09/15/98

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2120 Poplar Road
Address Baltimore, Md 21221
City State Zip Code

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

Attachment will produce a deficient 22' side yard setback when building a attached garage onto the existing single family dwelling. (In the process the existing garage will be raised). This will bring the garage closer to compliance with the existing zoning regulations. The zoning setbacks and the County right a way to the ejector pump do not allow it to be possible to build a garage that will attach to the existing house.

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

William Wilson
Signature

William Wilson
Name - Type or Print

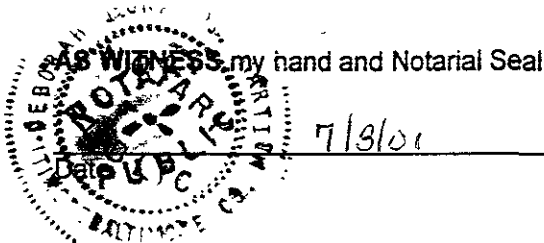
Laura Wilson
Signature

Laura Wilson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3 day of July, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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



REV 09/15/98

7/3/01

Deborah J. Martin
Notary Public
My Commission Expires November 12, 2003



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2120 Poplar Road
which is presently zoned R.C.5

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)

400.1 To permit a proposed detached accessory structure (garage) to be located partially in side yard in lieu of entirely in rear yard. *AND IF NECESSARY TO AMEND THE PLAN IN ZONING CASE 92-315A* B. J.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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:

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):

William Wilson

Name - Type or Print

Signature

Laura Wilson

Name - Type or Print

Signature

2120 Poplar Road

410-391-3846

Address

Telephone No.

Baltimore, Md 21221

City

State

Zip Code

Representative to be Contacted:

Buck Jones

Name

500 Vogts Lane

410-574-9337

Address

Telephone No.

Baltimore, Md 21221

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-004-A

Reviewed By VL

Date

7/05/01

Estimated Posting Date

7/15/01

REV 9/15/98

004

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 2120 POPLAR ROAD.

ELECTION DISTRICT 15

COUNCILMAN DISTRICT 5

BEGINNING AT A POINT ON THE NORTH SIDE OF POPLAR ROAD WHICH IS 30' WIDE AT THE
DISTANCE OF 793' EAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET
LOURDES^{RD.} WHICH IS 30' WIDE. BEING LOTS 82 & 83. BLOCK 7 SECTION # 1, IN THE
SUBDIVISION OF CEDAR BEACH AS RECORDED IN BALTIMORE COUNTY DEED BOOK #7, FOLIO #186
CONTAINING 21,150 SQ. FT. (.48 AC.)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 7/05/01 ACCOUNT 001 006 6150

AMOUNT \$ 50.00

RECEIVED FROM: Free State General Contractors

FOR: Res. Variance filing

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

No.

3391

PAID RECEIPT

PAYMENT ACTUAL TIME
7/05/2001 7/05/2001 09:24:47
MS02 CASHIER SWAT SHW DRYMER 2
CEIPT # 178527 OFLN
5 528 ZONING VERIFICATION
003391

Recpt Tot 50.00
50.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN.

RE: Case No.:

02-004-A

Petitioner/Developer:

WILSON, ETAL

Date of Hearing/Closing:

7/30/01

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

Attention: Ms. Gwendolyn Stephens

it's Fax Note	7571	Date		# of pages	3
To	ROBIN/BETTY	From	O'KEEFE		
Co./Dept.	ZONING COMM.	Co.			
Phone #	887-4386	Phone #			
Fax #	887-3468	Fax #	324-4135		

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 # 2120 POPLAR RD.

The sign(s) were posted on

7/14/01

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 7/16/01
(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
ADMINISTRATIVE
VARIANCE

CASE NO. 02-004-A
ANY PERSONS OR GROUPS WHOSE PROPERTY IS AFFECTED BY THE VARIANCE SHALL BE NOTIFIED BY MAIL AND BY SIGNING THE VARIANCE NOTICE.

PUBLIC HEARING ?

ANY PERSONS OR GROUPS WHOSE PROPERTY IS AFFECTED BY THE VARIANCE SHALL BE NOTIFIED BY MAIL AND BY SIGNING THE VARIANCE NOTICE. THE PUBLIC HEARING SHALL BE HELD AT THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, 111 WEST CHESAPEAKE AVENUE, TOWSON, MD 21204, ON MONDAY, 7/16/01, AT 10:00 AM.

WILLIAM H. WILSON
2120 POPLAR RD.

**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: 02-004-A

Petitioner: William Wilson

Address or Location: 2120 Poplar Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: William Wilson

Address: 2120 Poplar Road
Baltimore, Md 21221

Telephone Number: 410-391-3846

Revised 2/20/98 - SCJ

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: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

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

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

NOT REEVALUATED

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 004 -A

Address 2120 POPLAR RD.

Contact Person: JOHN LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7/05/01

Posting Date: 7/15/01

Closing Date: 7/30/01

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 004 -A

Address 2120 POPLAR RD.

Petitioner's Name WILLIAM AND LAURA WILSON

Telephone 410-391-3846

Posting Date: 7/15/01

Closing Date: 7/30/01

Wording for Sign: TO PERMIT A PROPOSED DETACHED ACCESSORY STRUCTURE (GARAGE)
TO BE LOCATED PARTIALLY IN SIDE YARD IN LIEU OF ENTIRELY IN REAR YARD
AND IF NECESSARY TO AMEND THE PLAN IN CASE # 92-315-A.



Baltimore County
Department of Permits and
Development Management

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

August 1, 2001

Laura & William Wilson
2120 Poplar Road
Baltimore MD 21221

Dear Mr. & Mrs. Wilson:

RE: Case Number: 02-004-A, 2120 Poplar Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 5, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning & Community Conservation	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Buck Jones, 500 Vogts Lane, Baltimore 21221
People's Counsel





Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

August 7, 2001

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 July 30, 2001

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:

001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012,
013, 014, and 015

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

cc: File

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 20, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For August 6, 2001
Item No. 004

The Bureau of Development Plans Review has reviewed the subject zoning item.

This site is located in the 100-year tidal flood plain along Sue Creek. The minimum flood protection elevation of 11 feet applies to any construction proposed for this site.

The buildings engineer shall require a permit for all development, storage of equipment and materials, or placement of manufactured homes in the flood plain area; and the permit shall be granted only after necessary permits from the state and federal agencies have been obtained.

Where feasible, accessory structures and garages greater than 300 square feet should be located out of the flood plain or elevated to or above the flood protection elevation. When these measures are not feasible the following apply:

1. *The floor of the structure must be at or above grade;*
2. *The structure must be located, oriented, and constructed so as to minimize flood damage; and*
3. *The structure must be firmly anchored to prevent flotation.*

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 10, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-003, 02-004 & 02-005

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Gayle L. Keller

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8.6.01

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

RE: Baltimore County
Item No. 004 JL

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

FLOODPLAIN REQUEST FORM

PDM Staff JNP
TAX ACCOUNT NO. 15-07-150722 DISTRICT 15
ADDRESS 2120 Poplar Road PHONE 410-574-9337 (Buck Jones)
NEAREST INTERSECTION ROAD Lourdes Road
SUBDIVISION NAME (IF APPLICABLE) Cedar Beach
TAX MAP NO. 98 BLOCK NO. 20 PARCEL NO. 279
OWNER'S NAME William H & Laura Wilson
REQUEST BY Buck Jones
ADDRESS 500 Vogts Lane, Baltimore, MD 21221
REQUEST Flood Zone Type and Flood Zone Elevation

OFFICE USE ONLY

FLOODMAP 240010-0445C FLOODWAY MAP _____
ZONE A-10, C ELEVATION 10.2' NOT IN FLOODPLAIN _____
INQUIRY _____ WALK IN _____ FAX _____ LETTER ☒ OTHER _____
DATE 6/21/01 BY Auzi Hale

RESPONSE:

6/21/01 DATE
☒ SENT COPY OF FEMA MAP
☒ SENT CORRESPONDENCE

COMMENTS: Copy of Floodplain Determination and FEMA map attached is to be sent to Buck Jones. Auzi Hale
(REV. 9/95)

BALTIMORE COUNTY GOVERNMENT
DEPARTMENT OF PUBLIC WORKS
DIRECTOR'S OFFICE
410-887-3452 OR 410-887-3984

FLOODPLAIN DETERMINATION

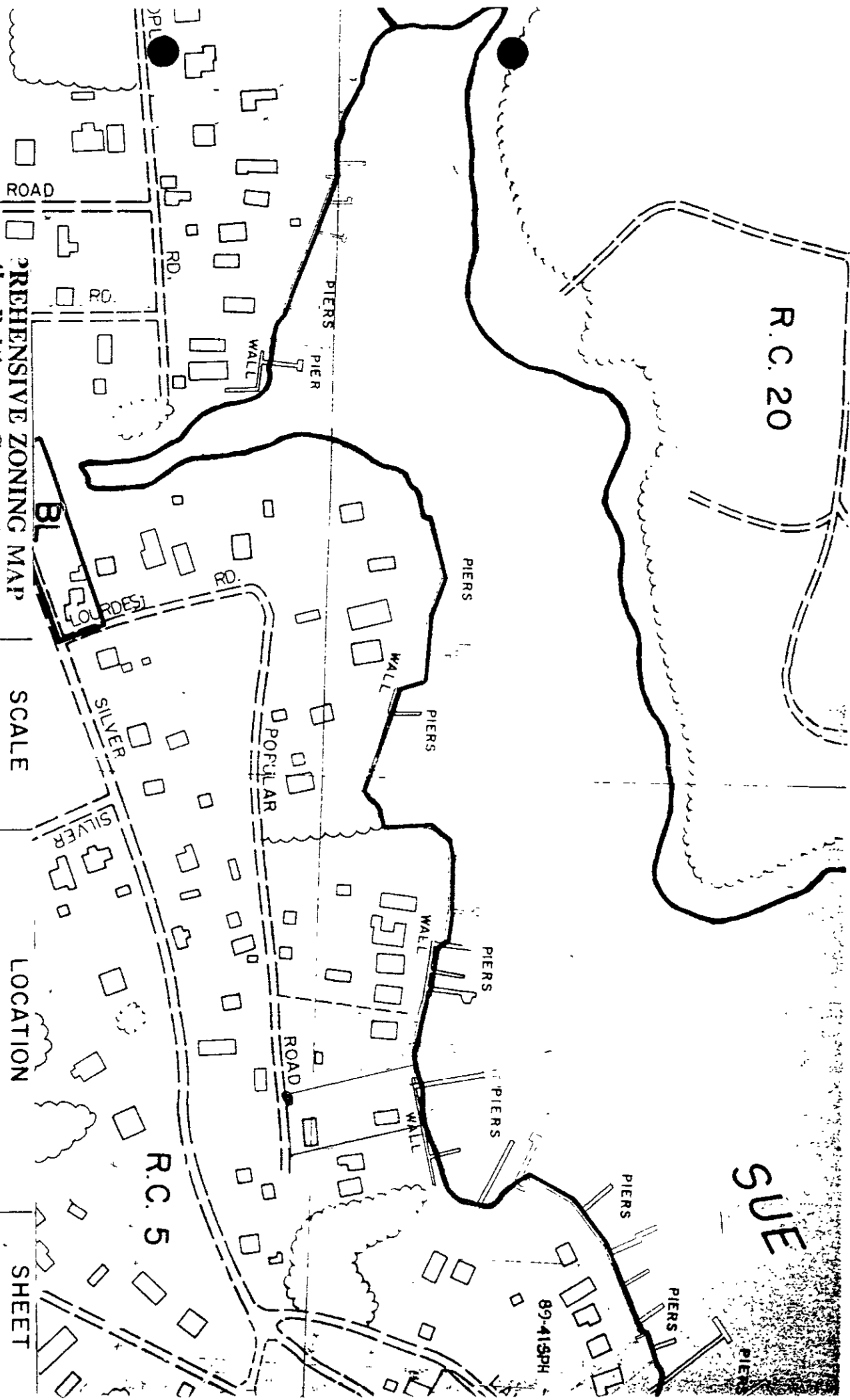
Date: 06-21-01
Prepared By: Suzi Hale 
Requested By: Buck Jones
500 Vogts Lane
Baltimore MD 21221
Address: 2120 Poplar Rd
Floodmap: 240010-0445C
Zone: A-10, C
Elevation: 10.2 ft
Comments: FIRM shows existing dwelling is in Zone A-10. GIS Study shows ground elevation at existing dwelling is between 7.7 and 9.7 feet (Baltimore County Datum).

This determination is based on the best information made available to Baltimore County. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in a flood zone may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map. This letter does not create liability on the part of the County, or any officer or employee thereof, for any damage that results from reliance on this determination.

R.C. 20

SUE

89-413PH



COMPREHENSIVE ZONING MAP
of the Baltimore County Council

Oct. 15, 1992

1-92,185-92,186-92,187-92,188-92,189-92

William A. Howard IV
man, County Council

SCALE

1" = 200' ±

LOCATION

SHEET

DATE

OF

PHOTOGRAPHY

JANUARY

HOLLY NECK

004

S.E.

2-J

R.C. 5

ARSH

ROAD

RD.

PIERS

PIER

WALL

PIERS

PIERS

WALL

POPULAR

ROAD

PIERS

PIERS

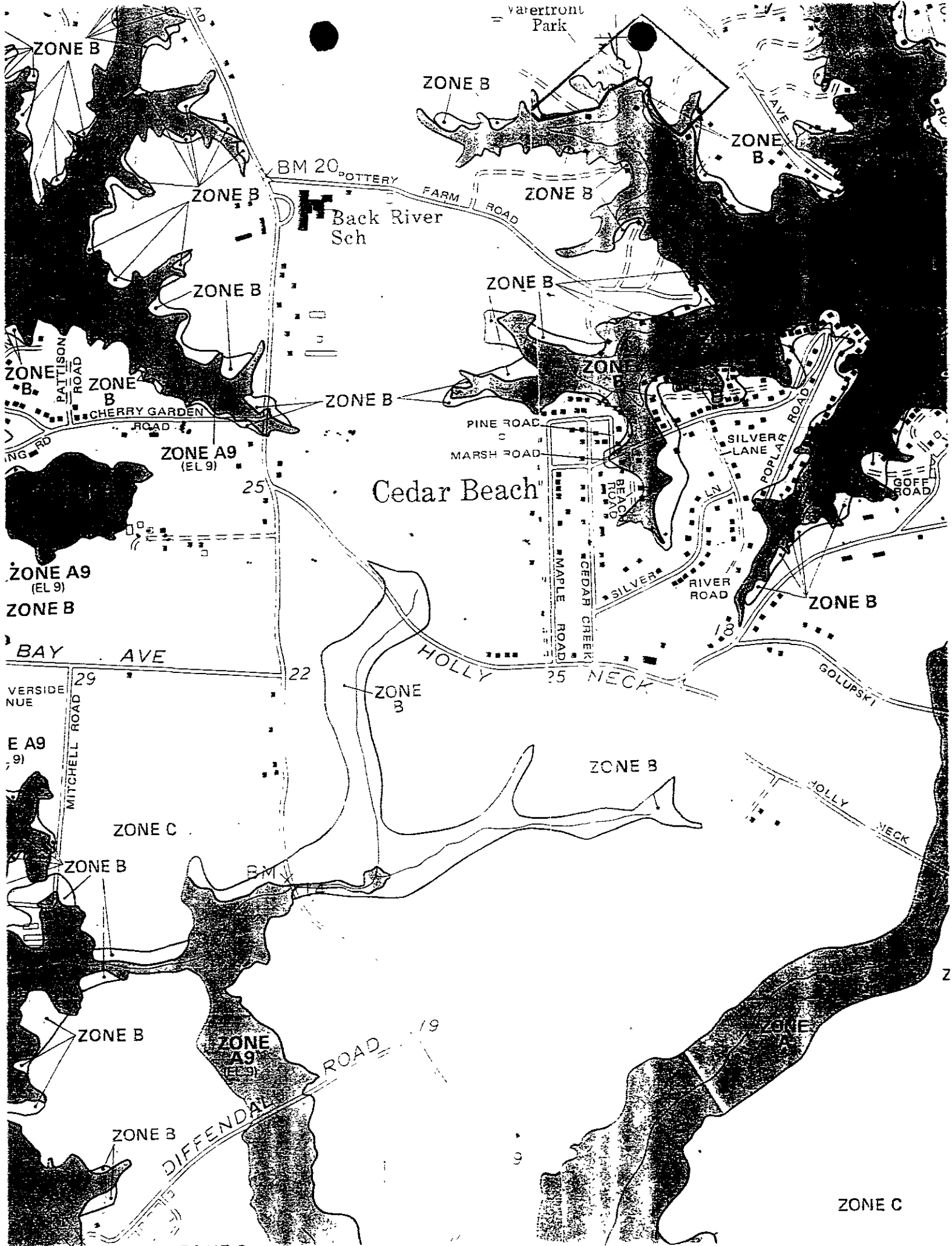
WALL

PIERS

PIERS

PIERS

R.C. 5



ZONE C



SCALE

1" = 200' ±

LOCATION

HOLLY NECK

SHEET

S.E.

2-J

DATE
OF

PHOTOGRAPHY

JANUARY

1986

004



STANDING ON POPLAR RD LOOKING NORTH DIRECTLY
AT SITE WHERE GARAGE WILL STAND.



STANDING ON POPLAR RD LOOKING SOUTH DIRECTLY
ACROSS THE STREET FROM OWNER'S PROPERTY



STANDING ON POPLAR RD LOOKING NORTH
WEST. HOME OWNER'S HOUSE TO RIGHT AND
NEIGHBOR'S HOUSE TO LEFT



STANDING ON POPLAR RD LOOKING NORTH - EAST.
HOME OWNER'S HOUSE TO LEFT AND NEIGHBOR'S HOUSE
TO RIGHT



STANDING ON POPLAR RD LOOKING EAST DOWN
TO THE END ON THE DEAD END STREET.



STANDING ON POPLAR RD LOOKING WEST