

IN RE: PETITION FOR SPECIAL HEARING
E/S Holly Beach Road, 1800'
centerline of Henrietta Avenue
15th Election District
5th Councilmanic District
(2734 Holly Beach Road)

Katherine D. D'Anna
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-046-SPHA

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owner of the subject property, Katherine D'Anna. The Petitioner is requesting a special hearing and variance for property she owns at 2734 Holly Beach Road. The subject property is zoned R.C.5. The special hearing request is for a waiver pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 517.1 of the Building Code, and Sections 26-670, 26-172(a)(3) of the Baltimore County Code, to allow the reconstruction of a single-family dwelling on an existing foundation. In addition, a variance is requested to allow the existing side yard setback of 42 ft. and 13 ft. in lieu of the required setback of 50 ft.

Appearing at the hearing on behalf of the special hearing request were Matthew Brubaker, the architect who has prepared the site plan and construction drawings of the subject property, Bob Infussi, with Expedite, LLC and Ted D'Anna, appearing on behalf of his mother, Katherine D'Anna. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 1.07 acres, more or less, zoned R.C.5. The subject property is located at the end of Holly Beach Road in the Holly Beach area of Baltimore County. The property is a waterfront lot fronting on the Chesapeake Bay. The subject property has been in

ORDER RECEIVED FOR FILING

Date

9/19/02

By

R. J. Garrison

the D'Anna family for many decades. The family is now interested in tearing down the old structure and rebuilding same with a new home. However, they intend to continue to utilize the foundation and footings that have existed for the old house. In addition, some new footings will be installed for additional improvements on the property. The family proposes to continue to utilize the existing basement for the purpose of a mechanical room. There will be no living space located within the existing basement.

Additional testimony demonstrated that the first floor elevation of the house in question will be situated above the 11 ft. 2 in. elevation line. The Petitioner has sought the waiver request to be permitted to continue to utilize the existing basement.

As to the variance request, the new construction to occur on the property will be situated no closer to any property line than that which currently exists on the site. Therefore, the Petitioner is simply requesting to maintain her existing setbacks to the property line which at this time do not meet the current R.C.5 zoning regulations. Therefore, in order to proceed with the plans to rehabilitate this dwelling, the special hearing and variance requests are necessary.

After considering the testimony and evidence offered at the hearing regarding the waiver, I find that the request should, in fact, be granted. The elevation of the property at the home's foundation will be 11.2 ft., once modifications to the property occur. Therefore, I find that it is appropriate for the Petitioner to be permitted to continue to utilize the basement for storage purposes and to locate mechanical devices such as hot water heaters and furnaces therein. In addition, the variances for setbacks to the property lines shall also be granted.

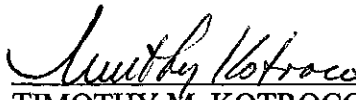
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of September, 2001, that the Petitioner's Request for Special Hearing for a waiver pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) and

ORDER RECEIVED FOR FILING
9/19/01
BY [Signature]
CLERK

Section 517.1 of the Building Code, and Sections 26-670, 26-172(a)(3) of the Baltimore County Code, to allow the reconstruction of a single-family dwelling on an existing foundation, be and is hereby APPROVED.

IT IS FURTHER ORDERED, that the variance requested to allow the existing side yard setback of 42 ft. and 13 ft. in lieu of the required setback of 50 ft., be and is hereby APPROVED.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

COPIES RECEIVED FOR FILING
Date 9/19/01
By R. J. Jernigan



Baltimore County
Zoning Commissioner

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

September 19, 2001

Mr. Matthew Brubaker
1016 Morton Street
Baltimore, Maryland 21201

Re: Petition for Special Hearing & Variance
Case No.: 02-046-SPHA
Property: 2734 Holly Beach Road

Dear Mr. Brubaker:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and variance have 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 black ink, appearing to read "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper

Copies to:

Ms. Katherine D. D'Anna
2734 Holly Beach Road
Baltimore, MD 21221

Mr. Ted D'Anna
2700 Holly Beach Road
Baltimore, MD 21221

Mr. Bob Infussi
P. O. Box 1043
Bel Air, MD 21014

Copies to:

Ms. Katherine D. D'Anna
2734 Holly Beach Road
Baltimore, MD 21221

Mr. Ted D'Anna
2700 Holly Beach Road
Baltimore, MD 21221

Mr. Bob Infussi
P. O. Box 1043
Bel Air, MD 21014



CBCA FLOOD PLAIN

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2734 Holly Beach Road
 which is presently zoned RC-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 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 waiver pursuant to Section 500.6, BCZR; Section 517.1 (510.1), Building Code; and Sections 26-670, 26-172(a)(3), BCC to ~~rebuild~~ build a single family dwelling on existing foundation in a tidal floodplain.

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):

Katherine D. D'Anna
 Name - Type or Print _____
 Signature Katherine D. D'Anna _____
 Signature _____
 Name - Type or Print _____
 Signature _____
 2734 Holly Beach Rd 443-463-7453
 Address Telephone No.
 Baltimore MD 21221
 City State Zip Code

Representative to be Contacted:

Matthew Brubaker SMG Architects Inc
 Name _____
 1016 Morton St 410-685-3582
 Address Telephone No.
 Baltimore MD 21201
 City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JRF Date 7/26/01

Case No. 02-046-SPHA



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2734 Holly Beach Road

which is presently zoned RC-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) 1A04.3.B.2 BCZR

To allow an existing side yard setback of 42' and 13' in lieu of the required setback of 50' in any lot line.

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

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):

Katherine D. D'Anna

Name - Type or Print

Katherine D. D'Anna

Signature

Name - Type or Print

Signature

2734 Holly Beach Rd 443-463-7453

Address

Telephone No.

Baltimore, MD 21221

City

State

Zip Code

Representative to be Contacted:

Matthew Brubaker SMG Architects Inc

Name

1016 Morton St

410-685-3582

Address

Telephone No.

Baltimore, MD 21201

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JRF

Date 7/26/01

Case No. 02-046-SPHA

R20 9/15/98



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2734 Holly Beach Road

which is presently zoned RC-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) 1A04.3.B.2 BCZR

To allow an existing side yard setback of 42' and 13' in lieu of the required setback of 50' in any lot line.

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

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):

Katherine D. D'Anna

Name - Type or Print

Katherine D. D'Anna

Signature

Name - Type or Print

Signature

2734 Holly Beach Rd 443-463-7453

Address

Telephone No

Baltimore, MD 21221

City

State

Zip Code

Representative to be Contacted:

Matthew Brubaker SMG Architects Inc

Name

1016 Morton St

410-685-3582

Address

Telephone No

Baltimore, MD 21201

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By JAF

Date 7/26/01

Case No. 02-046-SPHA



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2734 Holly Beach Road

which is presently zoned RC-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 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 waiver pursuant to Section 500.6, BCZR; Section 517.1 (510.1), Building Code; and Sections 26-670, 26-172(a)(3), BCC to rebuild a single family dwelling on existing foundation in a tidal floodplain.

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):

Katherine D. D'Anna

Name - Type or Print

Katherine D. D'Anna

Signature

Name - Type or Print

Signature

2734 Holly Beach Rd

443-463-7453

Address

Telephone No.

Baltimore

MD

21221

City

State

Zip Code

Representative to be Contacted:

Matthew Brubaker

SMG Architects Inc

Name

1016 Morton St

410-685-3582

Address

Telephone No.

Baltimore

MD

21201

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JRP

Date 7/20/01

Case No. 02-046-SPHA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

4007

DATE 7-26-01 ACCOUNT 001-006-6150
AMOUNT \$ 100.00

RECEIVED FROM: Matthew Brubaker
2734 Holly Beach Road ITEM # 046
FOR: Special Hearing & Variance TAKEN BY: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
7/26/2001 7/26/2001 09:17:50

RECEIPT # 181166
Dent 5 528 ZONING VERIFICATION
CR NO. 004007

Receipt Tot 100.00
.00 CK 100.00 CA
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: #02-046-SPHA

2734 Holly Beach Road

E/S Holly Beach Road, 1800' of centerline Henrietta Avenue
15th Election District - 5th Councilmanic District

Legal Owner(s): Katherine D. D'Anna

Special Hearing: for a waiver to build a single family dwelling on existing foundation in a tidal flood plain. **Variance:** to allow an existing side yard setback of 42 feet and 13 feet in lieu of the required setback of 50 feet in any lot line.

Hearing: Tuesday, September 18, 2001 at 9:00 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.

8/313 Aug. 30

C490745

CERTIFICATE OF PUBLICATION

8/30/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/30/, 2001.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-046-SPHA

Petitioner/Developer: KATHERINE

D. D'ANNA

Date of Hearing/Closing: 9/18/01

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

Attention: Ms. Gwendolyn Stephens

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 2734 HOLLY BEACH RD

The sign(s) were posted on 9/1/01
(Month, Day, Year)

Sincerely,

[Signature] 9/1/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

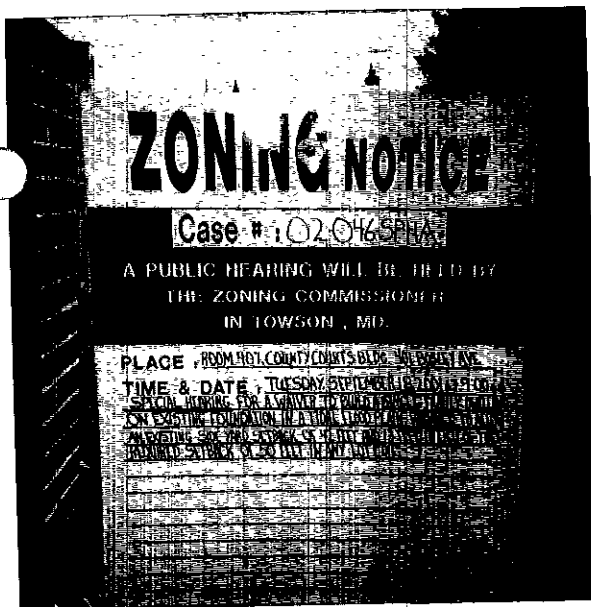
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**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: 02-046-3PHA

Petitioner: KATHERINE D. D'ANNA

Address or Location: 2734 HOLLY BEACH RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Matthew Brubaker

Address: 1016 MORTON ST.

Baltimore, MD 21201

Telephone Number: 410. 685. 3852

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 30, 2001 Issue – Jeffersonian

Please forward billing to:
Matthew Brubaker
1016 Morton Street
Baltimore MD 21201

410 685-3852

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: 02-046-SPHA
2734 Holly Beach Road
E/S Holly Beach Road, 1800' of centerline Henrietta Avenue
15th Election District – 5th Councilmanic District
Legal Owner: Katherine D D'Anna

Special Hearing for a waiver to build a single family dwelling on existing foundation in a tidal flood plain. Variance to allow an existing side yard setback of 42 feet and 13 feet in lieu of the required setback of 50 feet in any lot line.

HEARING: Tuesday, September 18, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.Z.
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.



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

August 23, 2001

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: 02-046-SPHA
2734 Holly Beach Road
E/S Holly Beach Road, 1800' of centerline Henrietta Avenue
15th Election District – 5th Councilmanic District
Legal Owner: Katherine D D'Anna

Special Hearing for a waiver to build a single family dwelling on existing foundation in a tidal flood plain. Variance to allow an existing side yard setback of 42 feet and 13 feet in lieu of the required setback of 50 feet in any lot line.

HEARING: Tuesday, September 18, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon GDZ
Director

C: Katherine D D'Anna, 2734 Holly Beach Road, Baltimore 21221
Matthew Brubaker, SMG Architects Inc, 1016 Morton Street, Baltimore 21201

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 1, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

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

September 14, 2001

Katherine D D'Anna
2734 Holly Beach Road
Baltimore MD 21221

Dear Ms. D'Anna:

RE: Case Number: 02-046-SPHA, 2734 Holly Beach Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 26, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G.D.Z.
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Matthew Brubaker, 1016 Morton Street, Baltimore 21201
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Department of Permits & Development Management
Zoning Advisory Committee

ATTN: Mr. George Zahner

FROM: Thomas H. Hamer, Deputy Director
Department of Public Works



DATE: August 24, 2001

SUBJECT: 2734 Holly Beach Road
Comments for Special Hearing 02-046-SPHA
ZAC Agenda Item No. 046

The subject property falls entirely within the tidal floodplain. This office recommends denial of waiver. The new house should comply with the building code requirements for new construction / substantial improvements in the tidal floodplain.

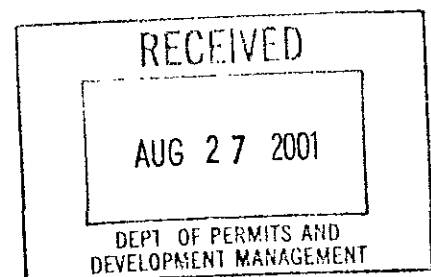
A copy of portion of Flood Insurance Rate Map and GIS map in area of subject property are attached.

THH/DLT/s

Attachment

CC: John Joyce, Bob Bowling

T:\Users\dthomas\Home\General\MSDLT\FLOOD\Case 02-046-SPHA Waiver 2734 Holly Beach Rd.doc



9/19/01
Jep
9/18

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 11, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For August 27, 2001
Item No. 046

SEP 20

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

Elevation protection for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

In accordance with *Bill No. 18-90, Section 26-276*, filling within a flood plain is prohibited.

The property to be developed 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.

Flood resistance construction shall be in accordance with the requirement of BOCA National Building Code. Building shall be designed and adequately anchored to prevent flotation collapse or lateral movement of the structure with materials resistant to flood damage.

A permit shall be obtained from the buildings engineer for all development in the flood plain area.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

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

~~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

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:

036, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050,
051, 052, 053, 054, AND 055

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley
DATE: September 5, 2001

SUBJECT: Zoning Item 46
Address 2734 Holly Beach Road

Zoning Advisory Committee Meeting of August 20, 2001

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

_____ Additional Comments:

Reviewer: Glen Shaffer

Date: August 30, 2001

Jim
9/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 24, 2001

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

SUBJECT: 2734 Holly Beach Road

INFORMATION:

Item Number: 02-046

Petitioner: Katherine D. D'anna

Zoning: RD 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit side yard setbacks of 42 feet and 13 feet in lieu of the minimum required side yard setback of 50 feet.

Prepared by: Malet A. Cunningham

Section Chief: Jeffrey W. Long

AFK:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8.24.01

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

RE: Baltimore County
Item No. 046

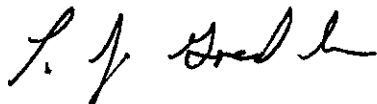
JRF

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

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
2734 Holly Beach Road, E/S Holly Beach Rd,
1800' of c/l Henrietta Ave
15th Election District, 5th Councilmanic

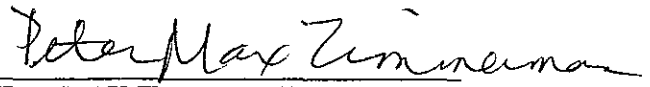
Legal Owner: Katherine D. D'Anna
Petitioner(s)

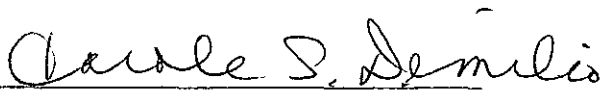
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-46-SPHA

* * * * *

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
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 10th day of September, 2001 a copy of the foregoing Entry of Appearance was mailed to Matthew Brubaker, SMG Architects, Inc., 1016 Morton Street, Baltimore, MD 21201, representative for Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Zoning Commissioner

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

November 16, 2001

Mr. Thomas Hamer
Deputy Director, Department of Public Works
111 W. Chesapeake Avenue
Towson, Maryland 21204

**Re: D'Anna Residence
2734 Holly Beach Road
Baltimore, Maryland 21221
Case No. 02-046 SPHA**

Dear Mr. Hamer:

You and I have had discussions relative to the above referenced case. As you know the Petitioner in this case was granted a waiver by me to allow them to rebuild their single family dwelling, utilizing the foundation which has existed on their property for many years. There appears to have been some misunderstanding as to what the actual elevation of the grade was around this foundation. Apparently the grade around the home undulates and therefore is not at a consistent level. I further complicated the situation by misstating the elevation in my Order.

The purpose of this letter is to make clear that the waiver that I granted to this property owner was issued regardless of the elevation around the foundation. I specifically granted to this Petitioner the right to build a new home upon their existing foundation as was the exact language of their petition request. I would not want to see this property owner subjected to unnecessary scrutiny as a result of the language I used in my Order or the fact that the grade around the house fluctuates.

If any problems arise regarding this matter in the future, please give me a call. I would be happy to clarify any other parts of my Order as may be necessary.

Very truly yours,

Timothy M. Kotroco

cc: File

Mr. Theodore D'Anna

2734 Holly Beach Rd
Baltimore, MD 21221

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



SCHAMU MACHOWSKI GRECO

July 18, 2001

Mr. Timothy Kotroco
Deputy Zoning Commissioner of Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

Re: 2734 Holly Beach Road - The D'Anna Residence

Dear Mr. Timothy Kotroco,

The D'Anna property, 2734 Holly Beach Road, is unique in its location and history in that it has been at the head of Booby Point since 1955. Since the death of her husband, Mrs. Kathrine D D'Anna has taken great diligence in the up keep and maintenance of her home. At this time Mrs. D'Anna wishes to refurbish and improve the family home so that it can be used continuously for another fifty years.

Since the dwelling is located within the Chesapeake Bay Critical Area and within flood zone A there are many restraints placed on the property and its future development which make these planned improvements difficult. As reviewed by Baltimore County Building Plans Review the existing dwelling is required to remove its basement in order to comply with certain criteria within flood zone A.

The D'Annas do not wish to remove the existing basement from the property and they are presented with this undue hardship. To date the existing basement has never been severely damaged by floodwaters or other major weather systems that may have caused damage in other areas close to the D'Anna property. The existing basement has never retained water of any means. The building's utilities are currently located in the basement and the D'Annas wish to keep the utilities in this location. The D'Anna Family's own business, Mars Supermarkets, Inc. will self insure the improvements to the site and therefore not have any liability to anyone other then themselves.

As stated in the Environmental Impact Review, the D'Annas have taken great measures to stay within the footprint of the exiting house and in fact have

MARYLAND
1016 MORTON ST
BALTIMORE, MD 21201
TEL 410.685.3582
FAX 410.625.4790
WEST VIRGINIA
14TH & CHAPLINE ST
SUITE 505
WHEELING, WV 26003
TEL 304 233.0048
FAX 304 233 7564
WWW.SMGARCH.COM

046

diminished the amount of impervious ground cover to a more tolerable level in the Chesapeake Bay Critical Area. Currently the D'Annas are working on site landscape improvements to help increase the tree coverage to the 15% tree coverage requirement for properties within the Chesapeake Bay Critical Area.

In conclusion, the D'Anna family feels this variance should be granted based on the history of the family home and the prominent position it holds in this community of Baltimore County. Granting this variance will not visually affect any adjacent property. The existing basement has never been flooded and the D'Annas have hence forth not had any problems with the existing basement.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Matt Brubaker', written in a cursive style.

Matthew Brubaker
Project Manager
Schamu Machowski Greco Architects

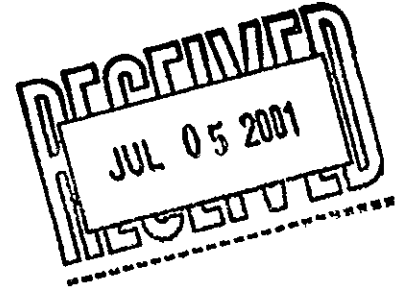


Baltimore County
Department of Environmental Protection
and Resource Management

401 Bosley Avenue, Suite 416
Towson, Maryland 21204

June 27, 2001

Mr. Matthew Brubaker
SMG Architects
1016 Morton Street
Baltimore, MD 21201



RE: Permit Application #B449830
2734 Holly Beach Road

Dear Mr. Brubaker:

Environmental Impact Review (EIR) has reviewed the above referenced permit application for replacing a single family detached dwelling and has placed this application on hold because a portion of the structure is proposed within the 100 foot buffer to tidal waters, and the plan accompanying the application must be revised. Moreover, the lot is within a Buffer Management Area (BMA) in the Chesapeake Bay Critical Area (CBCA). The BMA Program, which applies to heavily developed shoreline areas of the CBCA, was developed to eliminate the need for variances for many buffer disturbances.

While certain structures are permitted within the 100 foot buffer, BMA regulations specify that adequate mitigation must be provided to offset the proposed impacts to the buffer. Examples of such mitigation include, but are not limited to, planting native species of trees and shrubs in the buffer, conversion of impervious surfaces to pervious in the buffer, shoreline enhancement, water quality management of storm runoff from the property, etc. If mitigation cannot be reasonably accomplished onsite, a fee may be paid in lieu of providing part or all of the required mitigation. However, every attempt must be made to provide this mitigation onsite in accordance with the goals and objectives of the BMA Program. As indicated on your site plan, the proposed buffer impacts will be mitigated by removing existing impervious surface from the buffer for a net decrease of 646 square feet. This mitigation will be performed during the renovation/reconstruction.

However, the other CBCA regulations affecting this lot include a 15% tree cover requirement and a 15% impervious surface limit for the entire 46,609 square foot lot. To that end, the site plan must be revised to show that all of the existing native deciduous

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

046



Printed with Soybean Ink
on Recycled Paper

trees onsite will remain. The 15% impervious surface limit (6,991 square feet) is currently exceeded by the existing structures, but would be reduced by 2,520 square feet over the entire site post construction. Consequently even though the post construction impervious area would exceed the 15% limit, the proposed 2,520-sq. ft. reduction would mitigate for the new impervious surfaces. However, please advise your clients that any CBCA review of any future improvements involving impervious structures will be based on the 15% impervious limit, not the pre-existing impervious surface area.

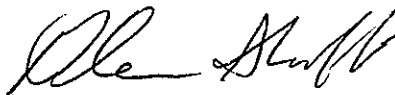
Before EIR can approve the subject permit application, the following items must be addressed:

1. Have the owner(s) sign a copy of this letter to indicate their agreement to perform the required mitigation and return the same to this Department;
2. Revise the permit plan as directed in the enclosed checklist, and submit 5 copies thereof to Baltimore County Department of Permits and Development Management; it is suggested that you submit one copy directly to me avoid additional delays in processing your permit application.

While the individual impact of the proposed homesite may be minimal, the cumulative impact of all the structures existing and proposed in the buffer throughout Baltimore County's waterfront is very significant. It is for this reason that mitigation, such as that indicated above, is required by CBCA Regulations. Each resident of the Chesapeake Bay's watershed, especially those residing directly on the Bay, must do their part toward protecting and enhancing the Bay so that it may continue to provide its vast array of economical and recreational benefits.

If you have any questions regarding these requirements or need assistance, please contact me at 887-3980.

Sincerely,



Glenn Shaffer,
Natural Resource Specialist
Environmental Impact Review

Mr. Matthew Brubaker

June 27, 2001

Page 3

Enclosure(s)

I/We have read and do hereby agree to implement the above requirements to bring my/our property into compliance with Chesapeake Bay Critical Area Regulations.

Owner's Signature

Date

Co-owner's Signature

Date

Printed Name (s)

2734hlybchbma.doc

CRITICAL AREAS DEVELOPMENT PLAN REQUIREMENTS CHECKLIST

An "X" means that item must be provided on the revised plan. No mark means not applicable or the information has already been provided.

- ___ Property boundary lines;
- ___ Chesapeake Bay Critical Area outer boundary, if applicable;
- ___ Land use designation of property (IDA, LDA, RCA);
- ___ Total acreage or square footage of property;
- ___ All existing structures (i.e. sheds, gazebos, concrete slabs, decks, etc.) shown and labeled;
- ___ Specify any existing structures to be removed;
- ___ Existing streams, bodies of water, springs, and/or seeps;
- ___ Tidal and nontidal wetlands limits;
- ___ Stream, wetlands, and tidal water buffers and/or forest to be saved labeled as Critical Area Easement;
- ___ A note stating: " No clearing, grading or disturbance of vegetation in the Critical Area Easement except as permitted by DEPRM" (where applicable);
- ___ Delineation of documented habitat protection areas, including the presence of any rare, threatened or endangered species on or within a 300 foot radius of the site (where applicable). If there are none, a note stating such must be on the plans.
- ___ Linear water frontage (in feet) of property, if applicable;
- ___ Location of existing and proposed bulkheads, piers, boat slips (indicate number), mooring piles, and boat ramps;
- ___ Limit of disturbance;
- ___ Existing or proposed septic reserve areas, if applicable;
- ___ Ownership of subject property;
- ___ Applicant's name address, and daytime telephone number;

For development activities within Limited Development Area (LDA), or Resource Conservation area (RCA), the additional information is required:

- ☐ Location and acreage of any forest or woodland onsite along with the limits of any proposed clearing of the forest or developed woodland; forest to remain must be labeled as Critical Area Easement;
- X Location of any afforestation to bring the property's percentage of forested area up to 15% (if tree removal is proposed);
- X Location of any isolated trees on small, previously-improved individual lots;
- ☐ Percent of site covered by impervious surfaces (post construction);

For development activities proposed in Intensely Developed Area (IDA), the method of compliance with the 10% Pollutant Reduction requirement must be shown on the plan accompanying the permit application.

For development activities in a Buffer Management Area, the additional information is required:

- X A note stating that the site is within a Buffer Management Area (BMA)
- X The proposed BMA mitigation shown and/or a note specifying the mitigation including the deadline for completion and any fee-in-lieu to be paid.
- ☐ A note stating that the proposed replacement structure shall be no larger or closer to tidal water than the existing structure.

Case Number

#02-046-SPHA

PLEASE PRINT LEGIBLY

PETITIONER'S SIGN-IN SHEET

[illegible]

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: BALTIMORE

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.
(Type or Print in Black Ink Only — All Copies Must Be Legible)

1	Type(s) of Instruments	☐ Check Box if Addendum Intake Form is Attached.							
		Deed	Mortgage	Other	☒ Other Findings of Fact & Conclusions of Law				
2	Conveyance Type Check Box	Improved Sale	Unimproved Sale	Multiple Accounts	Not an Arms-Length Sale [9]				
		Arms-Length [1]	Arms-Length [2]	Arms-Length [3]					
3	Tax Exemptions (if Applicable) Cite or Explain Authority	Recordation							
		State Transfer							
4	Consideration and Tax Calculations	County Transfer							
		Consideration Amount		Finance Office Use Only					
5	Fees	Purchase Price/Consideration	\$	Transfer and Recordation Tax Consideration					
		Any New Mortgage	\$	Transfer Tax Consideration \$					
		Balance of Existing Mortgage	\$	X () % = \$					
		Other:	\$	Less Exemption Amount — \$					
		Other:	\$	Total Transfer Tax = \$					
		Other:	\$	Recordation Tax Consideration \$					
		Full Cash Value	\$	X () per \$500 = \$					
				TOTAL DUE \$					
		Amount of Fees	Doc. 1	Doc. 2	Agent:				
		Recording Charge	\$	\$	Tax Bill:				
Surcharge	\$	\$	C.B. Credit:						
State Recordation Tax	\$	\$	Ag. Tax/Other:						
State Transfer Tax	\$	\$							
County Transfer Tax	\$	\$							
Other	\$	\$							
Other	\$	\$							
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG		
		15	15-04-001670					☐ (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)	
		Location / Address of Property Being Conveyed (2)							
		2734 Holly Beach Rd.							
		Other Property Identifiers (if applicable)							
		Water Meter Account No.							
		Residential ☐ or Non-Residential ☐ Fee Simple ☐ or Ground Rent ☐ Amount:							
		Partial Conveyance? ☐ Yes ☐ No Description/Amt. of SqFt/Acreage Transferred:							
		If Partial Conveyance, List Improvements Conveyed:							
7	Transferred From	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)				
		Katherine D'Anna							
		Doc. 1 Owner(s) of Record, if Different from Grantor(s)			Doc. 2 Owner(s) of Record, if Different from Grantor(s)				
8	Transferred To	Doc. 1 - Grantee(s) Name(s)			Doc. 2 - Grantee(s) Name(s)				
		New Owner's (Grantee) Mailing Address							
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)				
10	Contact/Mail Information	Instrument Submitted By or Contact Person				☒ Return to Contact Person			
		Name:				☐ Hold for Pickup			
		Firm: DEPT. OF PERMITS & Develop. MGMT.				☐ Return Address Provided			
		Address: 111 W. Chesapeake Ave. Towson, Md. 21204. Phone: (410) 887-3323							
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
		Will the property being conveyed be the grantee's principal residence?							
		Does transfer include personal property? If yes, identify:							
		Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).							
		Assessment Use Only - Do Not Write Below This Line							
		☐ Terminal Verification ☐ Agricultural Verification ☐ Whole ☐ Part ☐ Tran. Process Verification							
		Transfer Number		Date Received		Deed Reference		Assigned Property No.:	
		Year	20	20	Geo.	Map	Sub	Block	
		Land			Zoning	Grid	Plat	Lot	
		Buildings			Use	Parcel	Section	Occ. Cd.	
Total			Town Cd.	Ex. St.	TAX NOT REQUIRED				
REMARKS:									
Director of Budget and Finance BALTIMORE COUNTY, MARYLAND									
COUNTY TRANSFER TAX									
Per [Signature] Sec 33-139									
RECORDATION TAX									
Per [Signature] T.P. ART 12-108									
Date: 12/17/01									

Space Reserved for County Validation

Space Reserved for Circuit Court Clerk Recording Validation

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CC-300 (6/95)

NO STAMPS
NO TRANSFER TAX
NO CONSIDERATION
NO TITLE SEARCH

DEED

THIS DEED, made this 1st day of May 1998, by and between KATHERINE D. D'ANNA ("Grantor"), and KATHERINE D. D'ANNA, Trustee under the Personal Residence Trust Agreement dated May 1, 1998 by KATHERINE D. D'ANNA ("Grantees").

WITNESSETH, that, for NO MONETARY CONSIDERATION, the Grantor grants and conveys unto the Grantees, their successors and assigns, in fee simple, all of the Grantor's right, title and interest to the property situated in Baltimore County, State of Maryland, and further described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 21 as shown on the Plat of Broring Point, which plat is recorded among the Land Records of Baltimore County in Liber GLB No. 2562, folio 252, with a Deed dated September 24, 1954 from Charles P. Hartman and wife to Clarence L. Love.

BEING the same land conveyed unto Carmen V. D'Anna and Katherine D. D'Anna, his wife, by deed dated March 14, 1960 and recorded among the Land Records of Baltimore County at Liber No. 3677, Page 555. Carmen V. D'Anna died on August 21, 1997.

TOGETHER with the buildings and improvements thereon erected, made or being and all and every the rights, roads and/or alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above-described fee simple property unto and to the use of the Grantees, their successors and assigns, in fee simple, forever, subject to all the provisions hereof and of the documents referred to herein.

- 1 -

046

BALTOBA:80170:1:04/30/98
27102-1

And the Grantor covenants that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of the Grantor.

WITNESS:

[Signature]

Katherine D. D'Anna (SEAL)
KATHERINE D. D'ANNA, Grantor

STATE OF Maryland, to wit:

I HEREBY CERTIFY that on this 1st day of May, 1998, before me, the subscriber, a Notary Public in and for the state aforesaid, personally appeared KATHERINE D. D'ANNA, as Grantor, and acknowledged the foregoing Deed to be her act.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My Commission Expires: 1/1/02

Victoria Gentile
Notary Public



CERTIFICATION

I, an attorney admitted to practice before the Court of Appeals of Maryland, hereby certify that the above instrument was prepared by me or under my supervision.

[Signature]
Jonathan D. Eisner

Please return recorded Deed to:

Jonathan D. Eisner, Esquire
Piper & Marbury L.L.P.
36 South Charles Street
Baltimore, Maryland 21201-3018
(410) 576-3155

- 2 -

State of Maryland Land Instrument Intake Sheet

Baltimore City X County: DARTMOUTH

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)
(Check Box if Addendum Intake Form is Attached.)

- 1 Type(s) of Instruments ☒ Deed ☐ Mortgage ☐ Other
☐ Deed of Trust ☐ Lease
 2 Conveyance Type ☐ Improved Sale ☐ Unimproved Sale ☐ Multiple Accounts ☐ Not an Arms-Length Sale
☐ Arms-Length (1) ☐ Arms-Length (2) ☐ Arms-Length (3) ☐ Length Sale (4)

- 3 Tax Exemptions (if Applicable) ☐ Recordation ☐ State Transfer
 4 Cite or Explain Authority ☐ County Transfer

Consideration and Tax Calculations
 Consideration Amount
 Purchase Price/Consideration \$ 0
 Any New Mortgage \$
 Balance of Existing Mortgage \$
 Other: \$
 Other: \$

Full Cash Value \$ 0

5 Fees
 Amount of Fees
 Recording Charge \$ 20
 Surcharge \$ 5
 State Recordation Tax \$
 State Transfer Tax \$
 County Transfer Tax \$
 Other \$
 Other \$

Finance Office Use Only	
Transfer and Recordation Tax Consideration	
Transfer Tax Consideration	\$
X () %	\$
Less Exemption Amount	\$
Total Transfer Tax	\$ <u>Exempt</u>
Recordation Tax Consideration	\$
X () per \$500	\$
TOTAL DUE	\$

6 Description of Property
 SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).
 District 15 Property Tax (If No. 11) 3677/555 Grantor Liber/Folio 21 Map
 Subdivision Name PLAT OF DRORING POINT Lot (3a) Block (3b) Sec/AR(3c)
 Location/Address of Property Being Conveyed (2) 2734 Holly Neck Rd
 Other Property Identifiers (if applicable) 15-04-001670
 Parcel No. Var. LOG (5)
 Plat Ref. SqFt/Acreage (4)
 Water Meter Account No.

7 Transferred From
 Residential ☒ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount:
 Partial Conveyance? Yes ☒ No ☐ Description/Ann. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

8 Transferred To
 Doc. 1 - Grantor(s) Name(s) KATHERINE D. DI ANNA AND KATHERINE D. DI ANNA
 Doc. 2 - Grantor(s) Name(s) TRUSTEE UNDER THE PERSONAL RESIDENT TRUST AGREEMENT DATED 5/1/98
 Doc. 1 - Owner(s) of Record, if Different from Grantor(s)
 Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

9 Other Names to Be Indexed
 Doc. 1 - Grantor(s) Name(s) KATHERINE D. DI ANNA
 Doc. 2 - Grantee(s) Name(s)

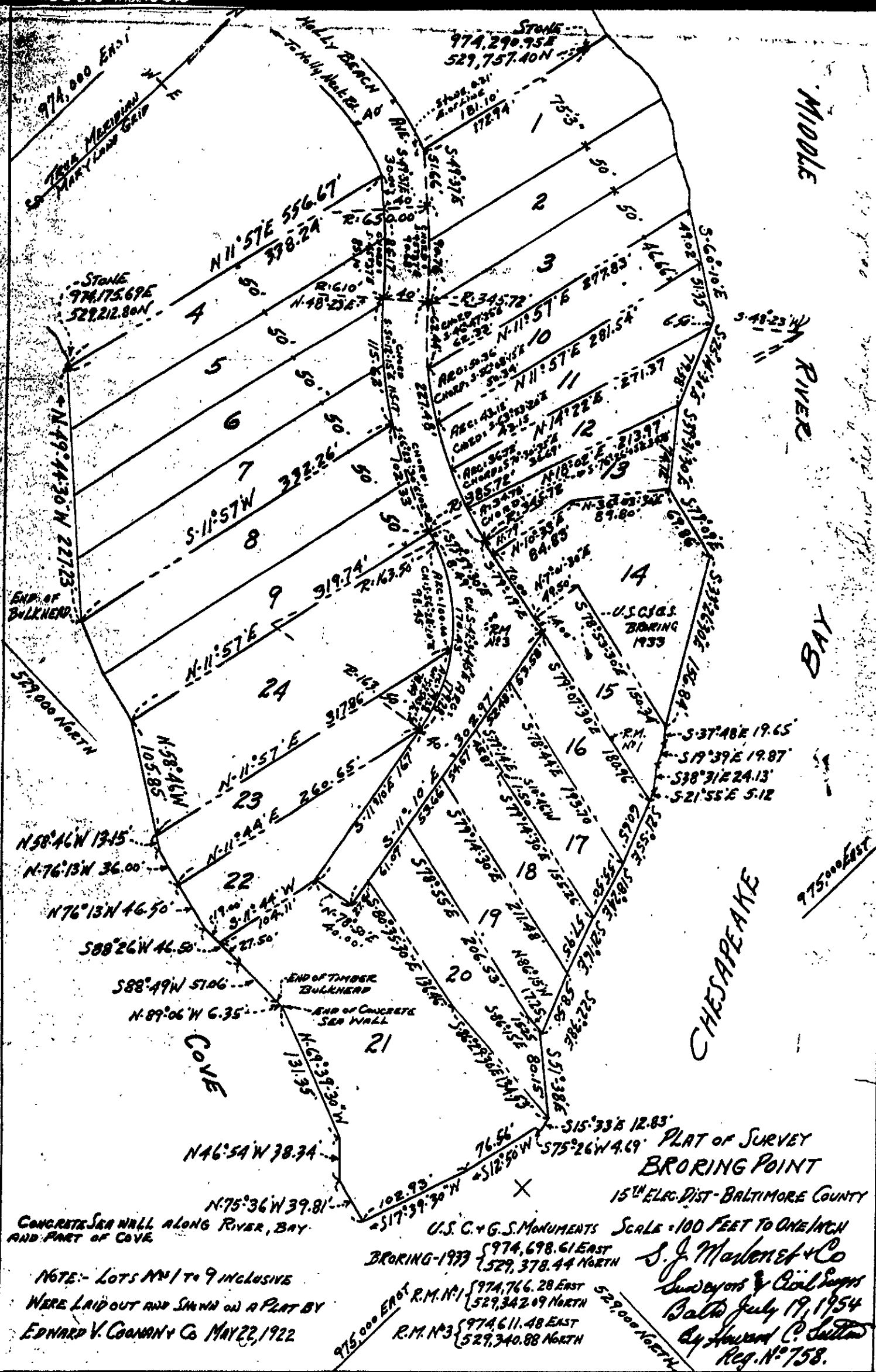
10 Contact/Mail Information
 Name: KAREN GREENE New Owner's (Grantee) Mailing Address 7183 Nolabird Ave Balto 21222
 Firm: DOCUMENT RESOURCES
 Address: 12040 BAYETTE ST BALTO, MD 21201
 Phone: 410-592-6600
 Doc. 1 - Additional Names to be Indexed (Optional)
 Doc. 2 - Additional Names to be Indexed (Optional)

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
 Assessment Information
 Yes ☒ No ☐ Will the property being conveyed be the grantee's principal residence?
 Yes ☒ No ☐ Does transfer include personal property? If yes, identify:
 Yes ☒ No ☐ Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

Transfer Number	Date Received	Whole	Part	Assigned Property No
Year	19	Map	Sub	Block
Land	Use	Grid	Plot	Lot
Buildings	Use	Parcel	Section	Occ. Cd.
Total	Town Cd.	Ex. St.	Ex. Cd.	

Distribution
 White - Clerk's Office
 Canary - SDAT
 Pink - Office of Finance
 Goldenrod - Preparer
 ROC-CC-300 (6/95)



Rec'd for record Dec. 18, 19 54, at 3 P.M.
Per George L. Byerly, Clerk.

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

**BALTIMORE COUNTY,
MARYLAND
(UNINCORPORATED AREAS)**

PANEL 445 OF 575

(SEE MAP INDEX FOR PANELS NOT PRINTED)

**COMMUNITY-PANEL NUMBER
240010 0445 C**

**MAP REVISED:
NOVEMBER 17, 1993**



Federal Emergency Management Agency



Base Flood Elev. 10.2 (Baltimore County Datum)
FIRM 240010-0445C
Zone A 10
November 17, 1993

Coordinate System:
Maryland State Plane: NAD83/91 Horizontal Datum
Elevations in Feet: NAVD88 Vertical Datum
(Add 1.7 to approximate BCD elevations)
Date of Data Capture: March 1995
Scale of Data Capture: 1" = 100'

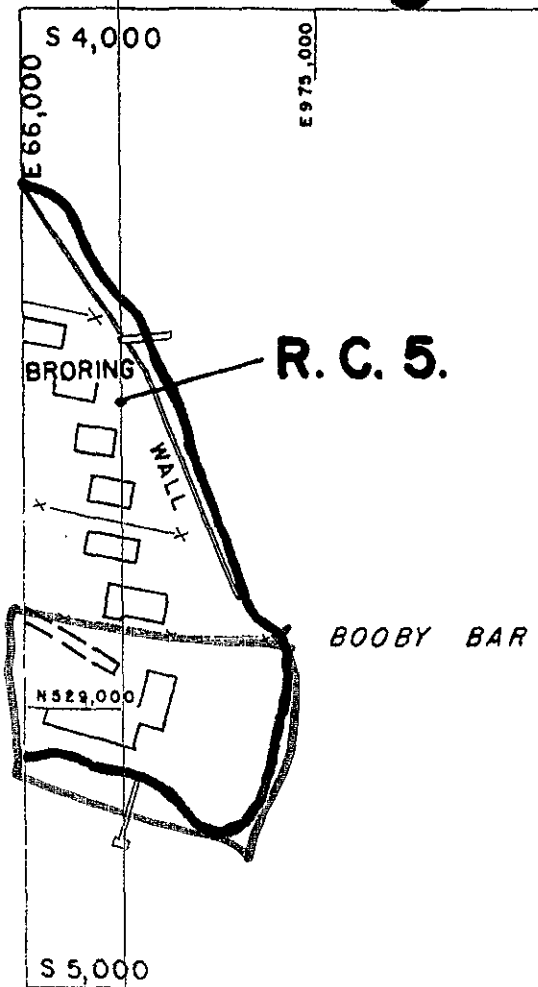
Baltimore County
Department of Public Works
GIS Services

Date: August 24, 2001
Plotted By: D. Thomas



0465

E 67 600



046

MAP SHEET S.E. 2-L

1" = 200' - 0"

HOLLY NECK

2734 HOLLY BEACH RD

HEET S.E. 2K)

S 6,000

D'Anna Residence - 2734 HOLLY BEACH ROAD



8

VIEW NORTH OF EXISTING
HOUSE FROM PIER



9

VIEW EAST OF EXISTING DRIVEWAY
AT 2734 HOLLY BEACH ROAD



10

VIEW WEST ALONG WATER FROM SOUTHEAST
CORNER OF 2734 HOLLY BEACH ROAD

046

D'Anna Residence - 2734 HOLLY BEACH ROAD



5

VIEW WEST OF LOT 22 FROM EXISTING DRIVEWAY
AT 2734 HOLLY BEACH ROAD



6

VIEW WEST FROM PROPERTY LINE OF
2734 HOLLY BEACH ROAD OF LOT 22



7

VIEW WEST ALONG EXISTING
GARAGE TOWARDS LOT 22

046

D'Anna Residence - 2734 HOLLY BEACH ROAD



VIEW WEST OF EXISTING 3
HOUSE FROM WATER



VIEW NORTH ALONG WATER 4

D'Anna Residence - 2734 HOLLY BEACH ROAD



VIEW EAST OF EXISTING
HOUSE FROM HEDGE

1



VIEW SOUTH ON HOLLY
BEACH ROAD

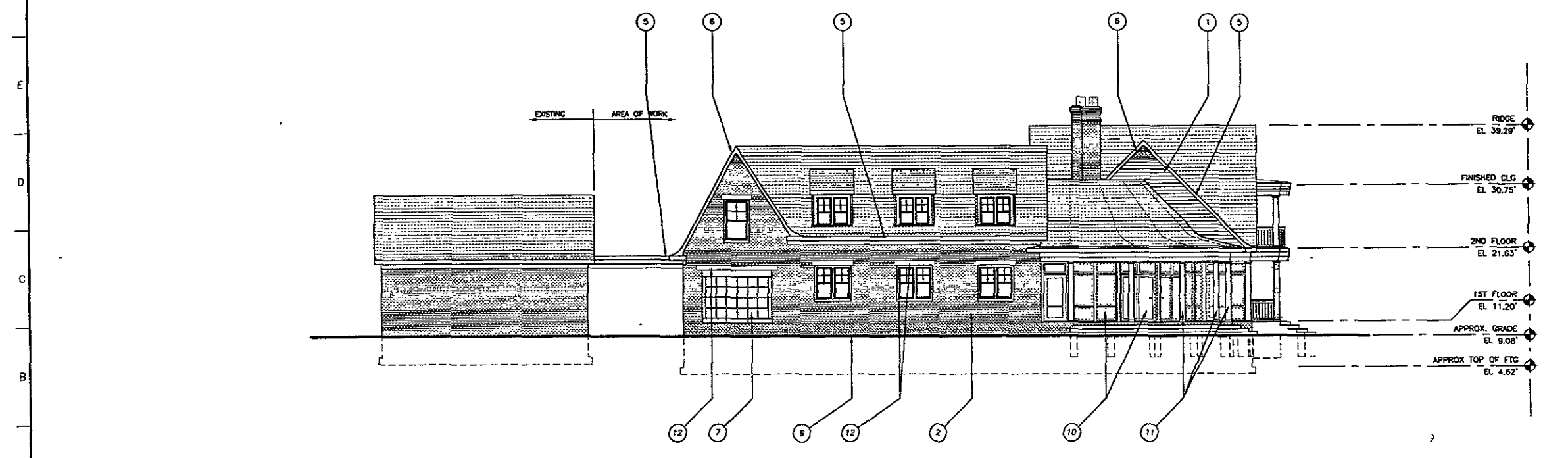
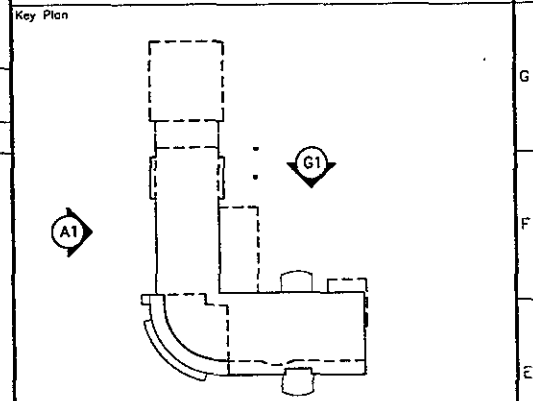
2

046



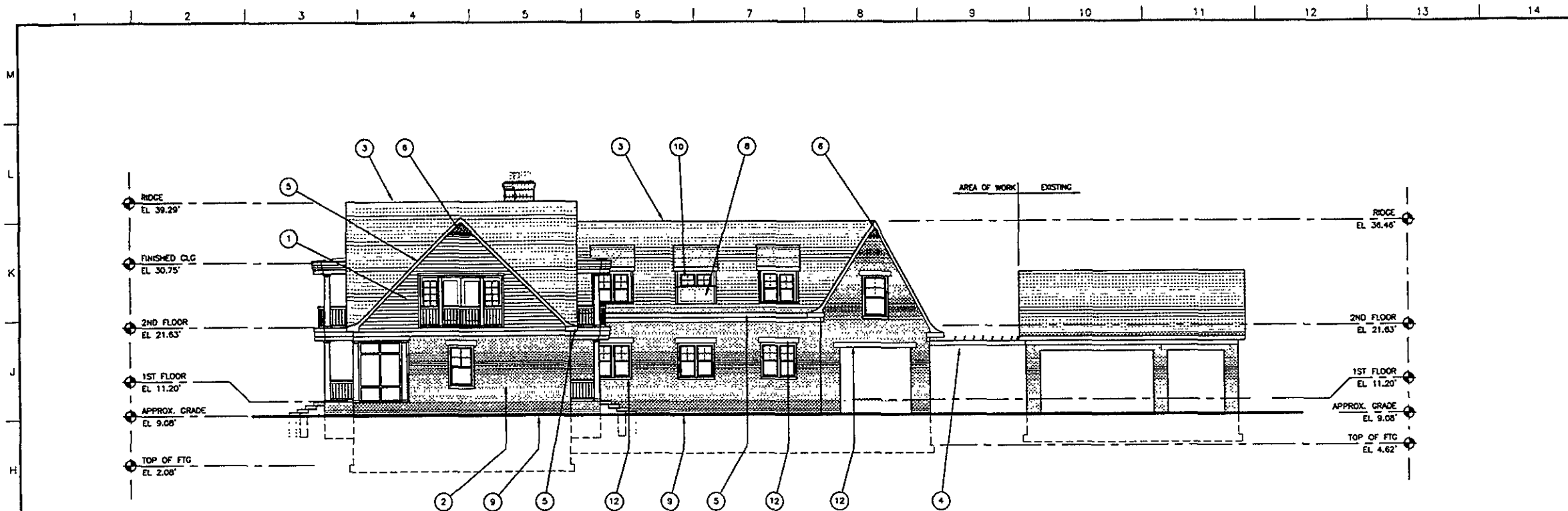
- ### KEYING LEGEND
- #### ELEVATION NOTES
1. HORIZONTAL CEMENTOUS FIBER PANEL - JAMES HARDIE PRODUCTS
 2. 4" FACE BRICK W/ 1" AIR SPACE OVER FELT PAPER/EXTERIOR GRADE SHEATHING AND 2X6 STUD WALL WITH BLOCKING AT MID HEIGHT
 3. RIDGE VENT
 4. NEW BREEZEWAY - W/ 2X CEDAR TRELLIS OVERHEAD
 5. HALF ROUND ALUM GUTTER AND DOWNSPOUTS / VINYL CLAD ALUM TRIM
 6. MID TO HIGH END VINYL CABLE END VENT - BACK WITH INSECT SCREEN
 7. 2X CEDAR LARGE
 8. CEMENTOUS FIBER PANEL IN WOOD FRAME
 9. BRICK WATER TABLE - SHADED AREA
 10. MARVIN CLAD WINDOWS & DOORS
 11. CEMENTOUS GLASS-FIBER COLUMNS OR FIBER-GLASS COLUMNS
 12. PRECAST STONE SILLS AND LINTELS

G1 WEST ELEVATION
1/8"=1'-0"



A1 SOUTH ELEVATION
1/8"=1'-0"

5	ZONING-PETITION FOR VARIANCE & SPECIAL HEARING	26 JULY 2001
4	PRICING SET - SECOND BID - 97% CD	09 JULY 2001
3	PERMIT SET	09 MAY 2001
2	PRICING SET - 95% CD	01 MAY 2001
1	CD - PROGRESS PRINTING	15 MAR 2001
No.	Revisions/Submissions	Date
Architect		
SCHAMU MACHOWSKI GRECO ARCHITECTS, INC.		
1016 MORTON STREET, BALTIMORE, MD 21201		
TEL 410-685-3582 FAX 410-625-4790		
Consultants		
STRUCTURAL	ADAMS-MIRZA ENGINEERING	410.563.4131
CIVIL	KIMWELLS, INC.	410.592.8800
KITCHEN CONSULTANT	NORTHFIELD SALES COMPANY, INC	410.254.6021
D'ANNA RESIDENCE		
2734 HOLLY BEACH ROAD, ESSEX, BALTIMORE COUNTY, MD 21221		
Drawing Title EXTERIOR ELEVATIONS		
Seal	Drawn	Project No. 00026
	MJB	
	Checked	CAD File No 026a201
	Reviewed	Drawing No.
	WGS	A-201
	Date	
	27 MAR 2001	
	Scale	
	AS NOTED	

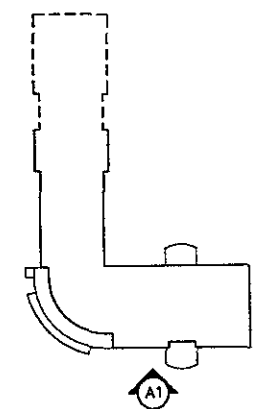


KEYING LEGEND

ELEVATION NOTES

1. HORIZONTAL CEMENTOUS FIBER PANEL - JAMES HARDE PRODUCTS
2. 4" FACE BRICK W/ 1" AIR SPACE OVER FELT PAPER/EXTERIOR GRADE SHEATHING AND 2X8 STUD WALL WITH BLOCKING AT MID HEIGHT
3. RIDGE VENT
4. NEW BREEZEWAY - W/ 2X CEDAR TRELLIS OVERHEAD
5. HALF ROUND ALUM CUTTER AND DOWNSPOUTS / VINYL CLAD ALUM TRIM
6. MD TO HIGH END VINYL CABLE END VENT - BACK WITH INSECT SCREEN
7. 2X CEDAR LATICE
8. CEMENTOUS FIBER PANEL IN WOOD FRAME
9. BRICK WATER TABLE - SHADED AREA
10. MARVIN CLAD WINDOWS & DOORS
11. CEMENTOUS GLASS-FIBER COLUMNS OR FIBER-GLASS COLUMNS
12. PRECAST STONE SILLS AND UNTELS

Key Plan



5	ZONING-PETITION FOR VARIANCE & SPECIAL HEARING	26 JULY 2001
4	PRICING SET - SECOND BID - 97% CD	09 JULY 2001
3	PERMIT SET	09 MAY 2001
2	PRICING SET - 95% CD	01 MAY 2001
1	CD - PROGRESS PRINTING	15 MAR 2001

No.	Revisions/Submissions	Date
Architect		
SCHAMU MACHOWSKI GRECO ARCHITECTS, INC.		
1016 MORTON STREET, BALTIMORE, MD 21201		
TEL 410-685-3582 FAX 410-625-4790		

Consultants		
STRUCTURAL	ADAMS-MIRZA ENGINEERING	410.563.4131
CIVIL	KWELLS, INC.	410.592.8500
KITCHEN CONSULTANT	NORTHFIELD SALES COMPANY, INC.	410.254.6021

D'ANNA RESIDENCE

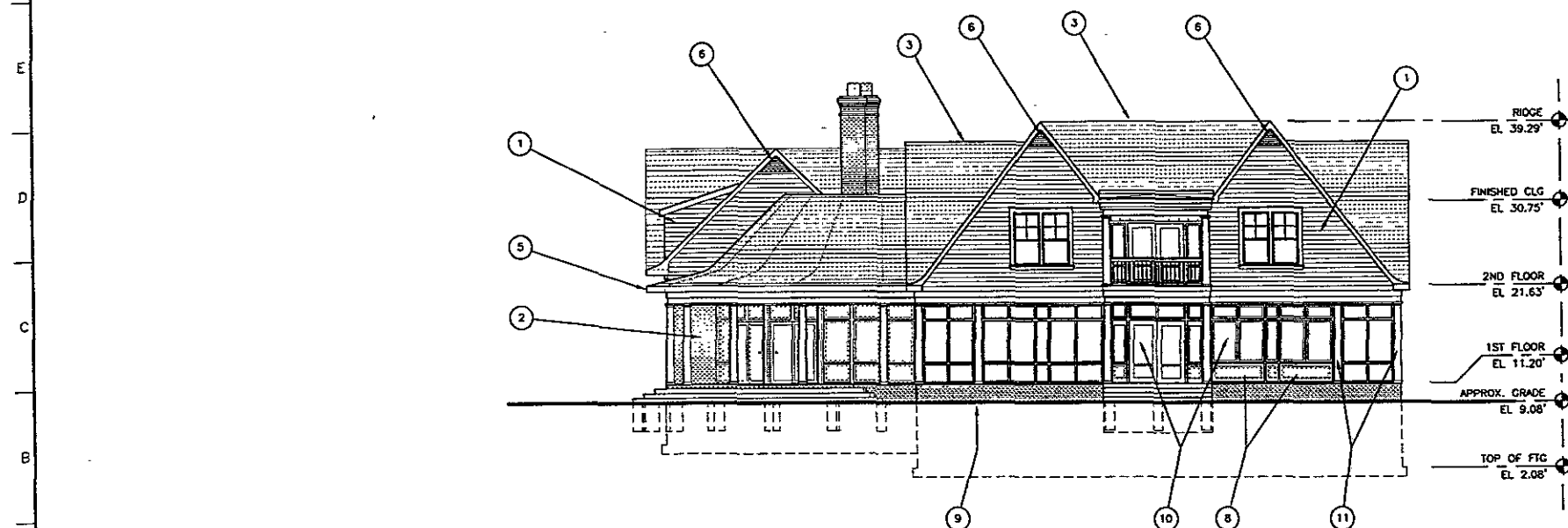
2734 HOLLY BEACH ROAD, ESSEX, BALTIMORE COUNTY, MD 21221

Drawing Title **EXTERIOR ELEVATIONS**

Seal	Drawn MJB	Project No.	00026
	Checked	CAD File No.	026a200
	Reviewed WGS	Drawing No.	A-200
	Date 27 MAR 2001	Scale AS NOTED	

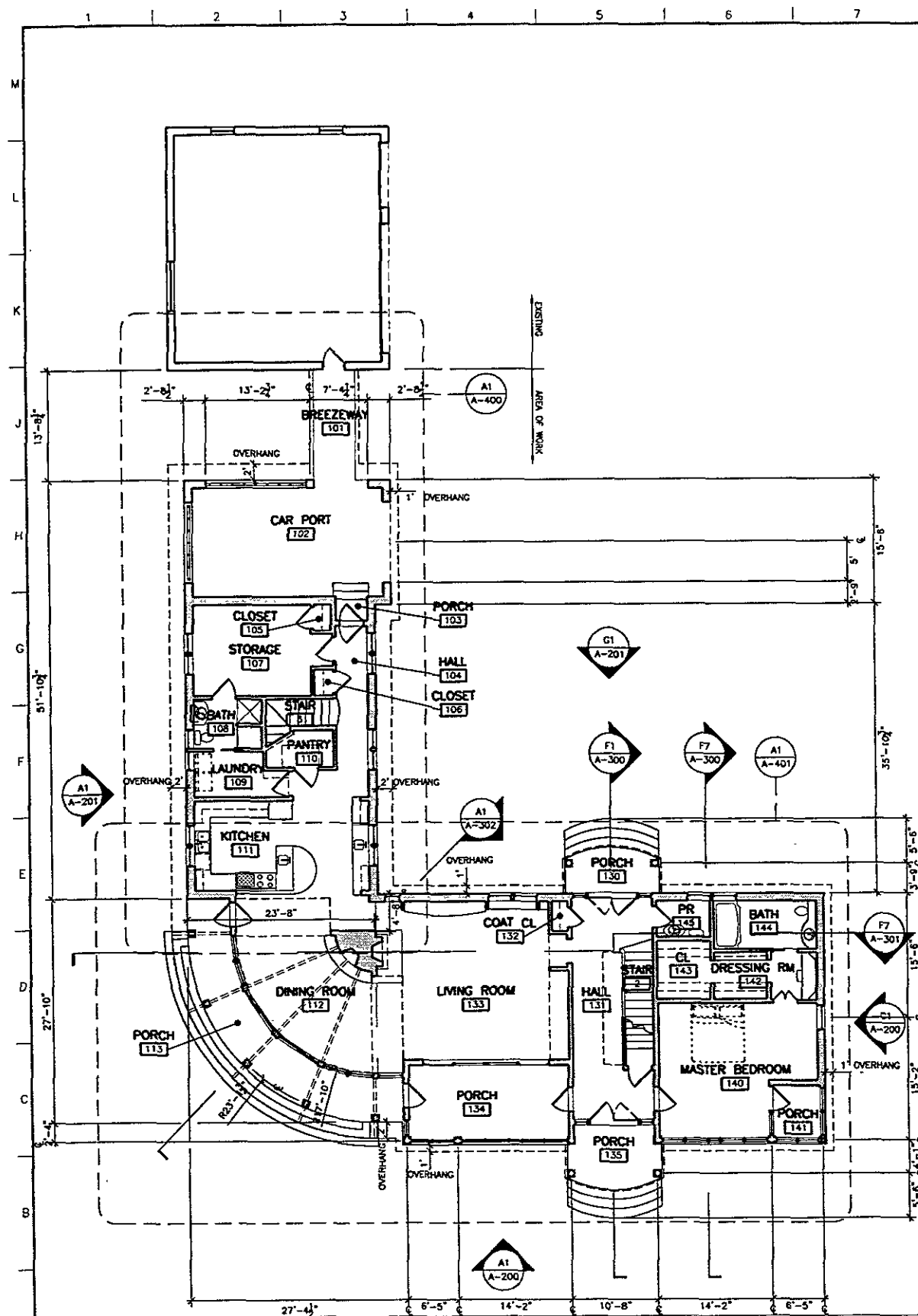
G1 NORTH ELEVATION

1/8"=1'-0"



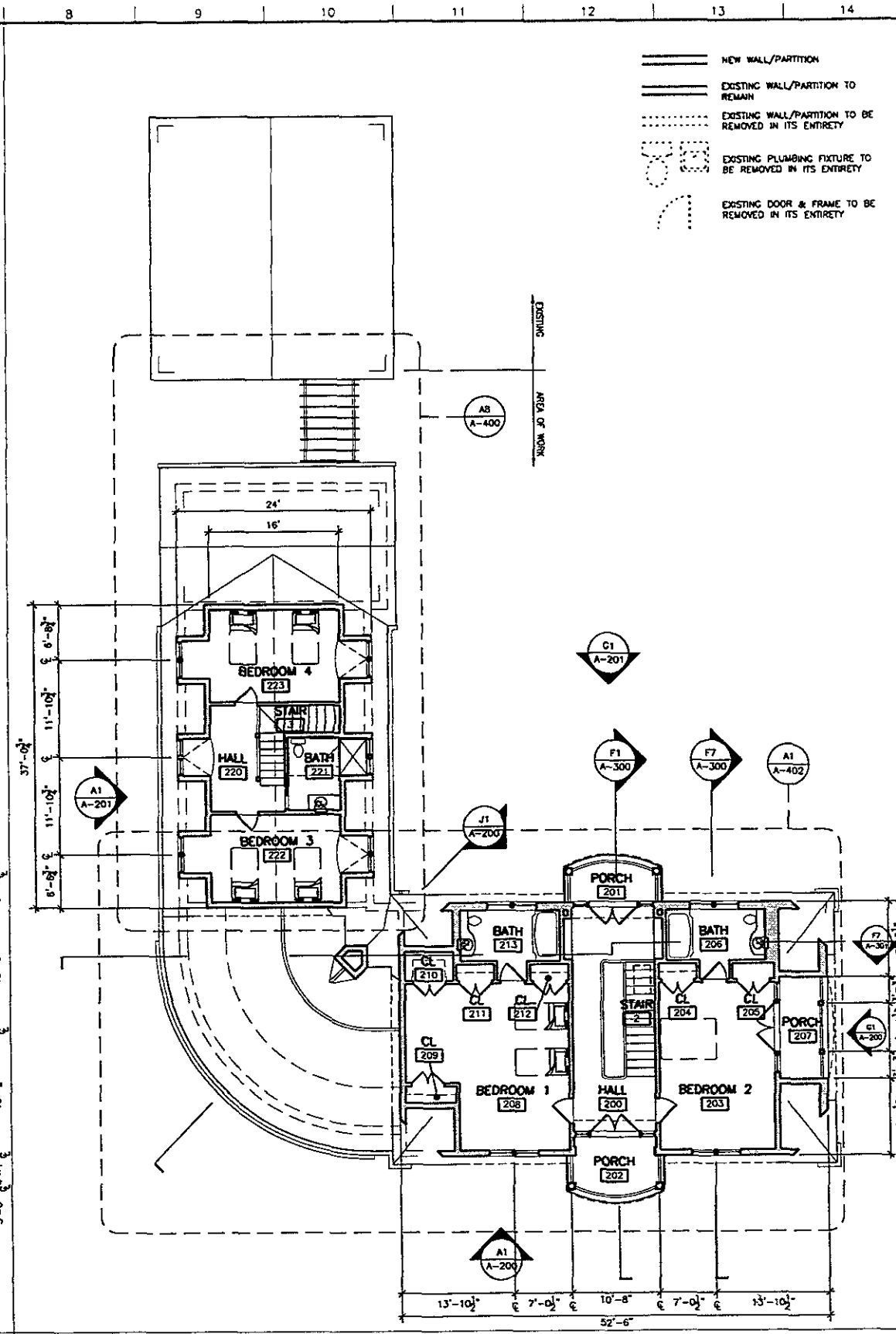
A1 EAST ELEVATION

1/8"=1'-0"



A1 FIRST FLOOR PLAN

1/8"=1'-0"



A8 SECOND FLOOR PLAN

1/8"=1'-0"

- KEYING LEGEND
- NEW WALL/PARTITION
 - EXISTING WALL/PARTITION TO REMAIN
 - EXISTING WALL/PARTITION TO BE REMOVED IN ITS ENTIRETY
 - EXISTING PLUMBING FIXTURE TO BE REMOVED IN ITS ENTIRETY
 - EXISTING DOOR & FRAME TO BE REMOVED IN ITS ENTIRETY

KEYING LEGEND

Key Plan

5	ZONING-PETITION FOR VARIANCE & SPECIAL HEARING	26 JULY 2001
4	PRICING SET - SECOND BID - 97% CD	09 JULY 2001
3	PERMIT SET	09 MAY 2001
2	PRICING SET - 95% CD	01 MAY 2001
1	CD - PROGRESS PRINTING	15 MAR 2001
No.	Revisions/Submissions	Date
Architect		
SCHAMU MACHOWSKI GRECO ARCHITECTS, INC.		
1016 MORTON STREET, BALTIMORE, MD 21201		
TEL 410-685-3582 FAX 410-625-4790		
Consultants		
STRUCTURAL	ADAMS-MIRZA ENGINEERING	410.563.4131
CIVIL	KWELLS, INC.	410.592.8500
KITCHEN CONSULTANT	NORTHFIELD SALES COMPANY, INC.	410.254.6021

D'ANNA RESIDENCE

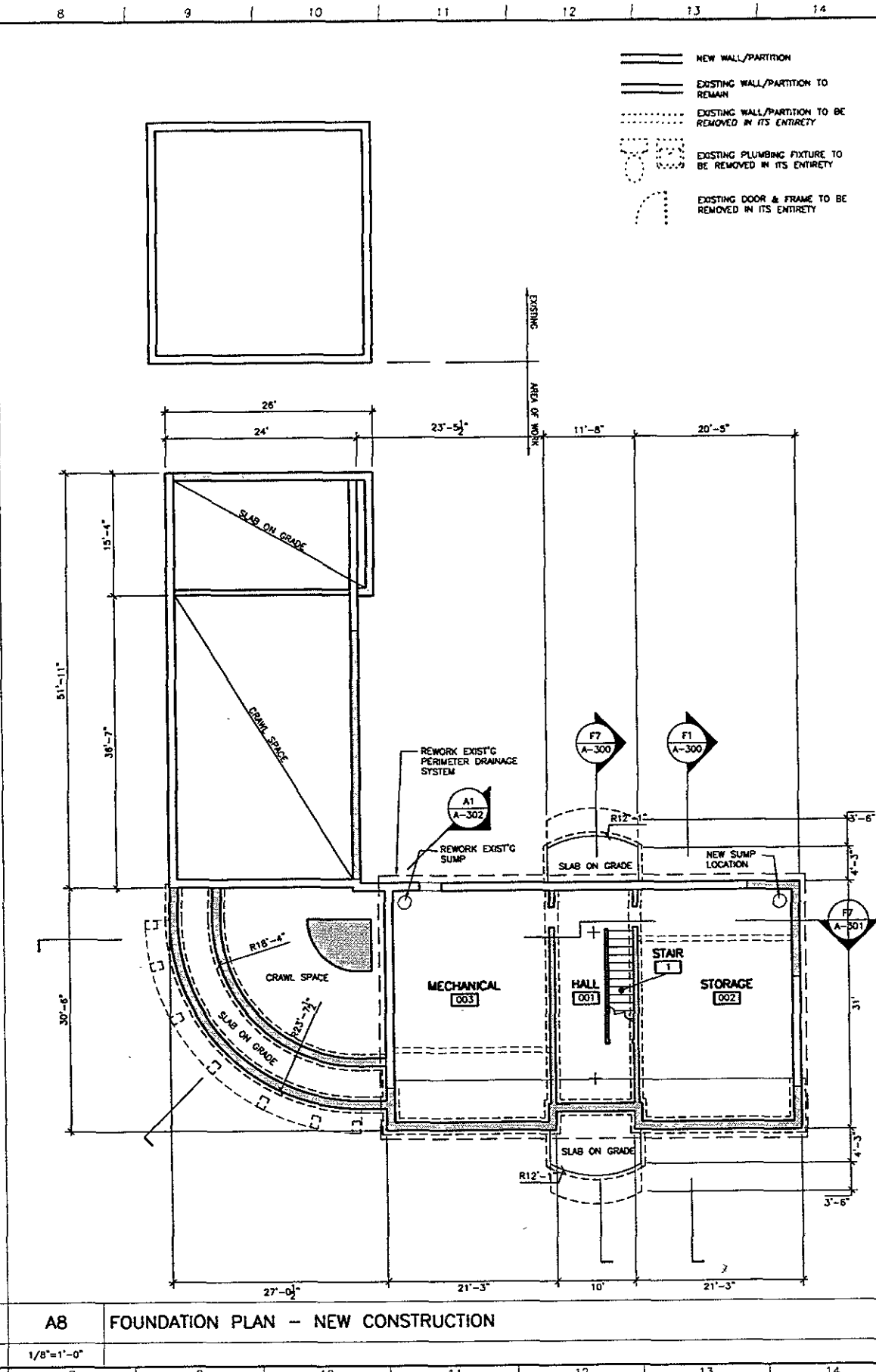
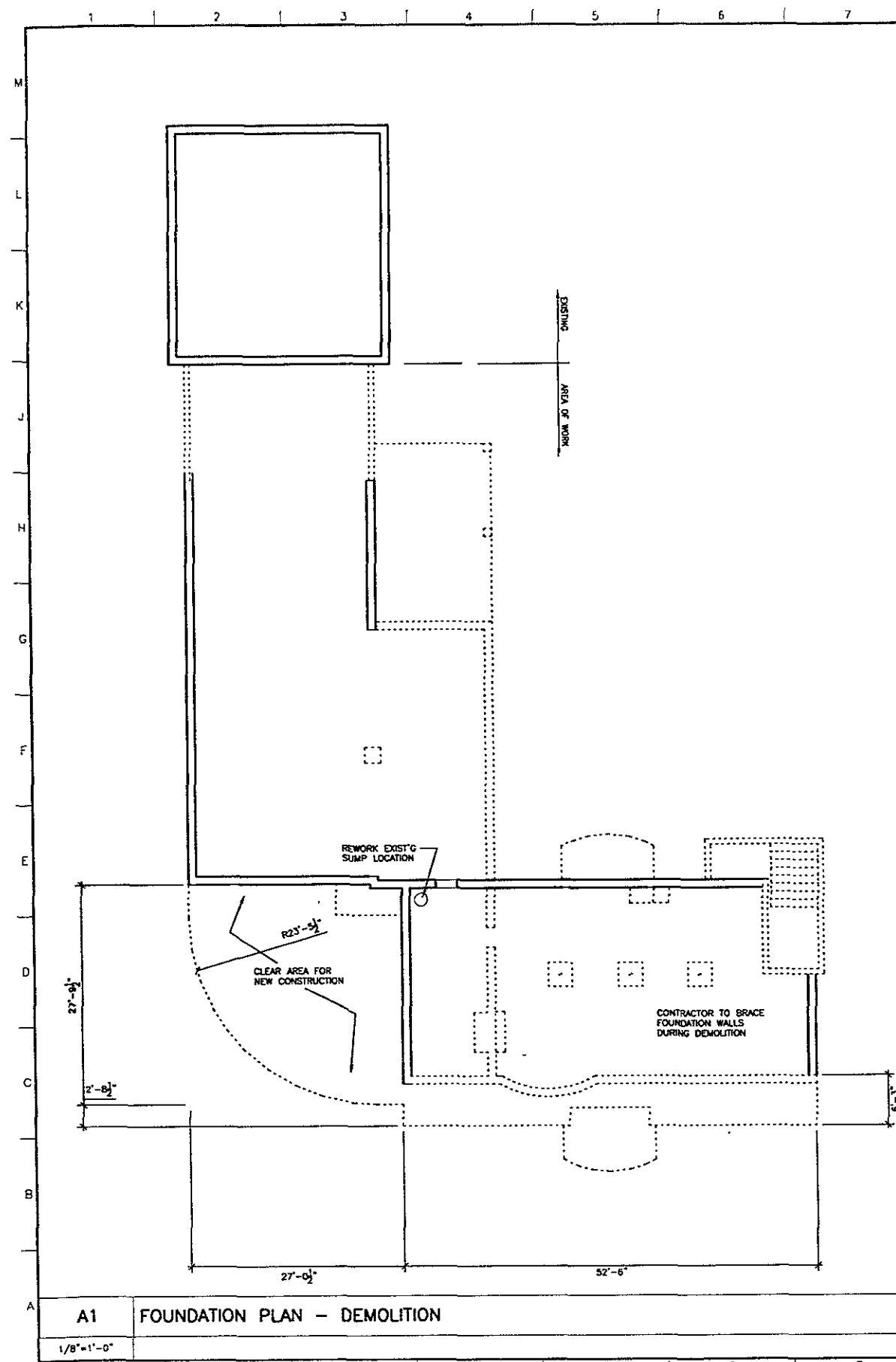
2734 HOLLY BEACH ROAD, ESSEX, BALTIMORE COUNTY, MD 21221

FIRST AND SECOND FLOOR PLANS

Drawn	MAJB	Project No.	00026
Checked		CAD File No.	026a101
Reviewed		Drawing No.	
Date	27 MAR 2001		
Scale	AS NOTED		

A-101

PROJECT: 00026/D'ANNA RESIDENCE - 07.09.01



KEYING LEGEND

Key Plan

No.	Revisions/Submissions	Date
5	ZONING-PETITION FOR VARIANCE & SPECIAL HEARING	26 JULY 2001
4	PRICING SET - SECOND BID - 97% CD	09 JULY 2001
3	PERMIT SET	09 MAY 2001
2	PRICING SET - 95% CD	01 MAY 2001
1	CD - PROGRESS PRINTING	15 MAR 2001

Architect
SCHAMU MACHOWSKI GRECO ARCHITECTS, INC.
1016 MORTON STREET, BALTIMORE, MD 21201
TEL 410-665-3582 FAX 410-625-4790

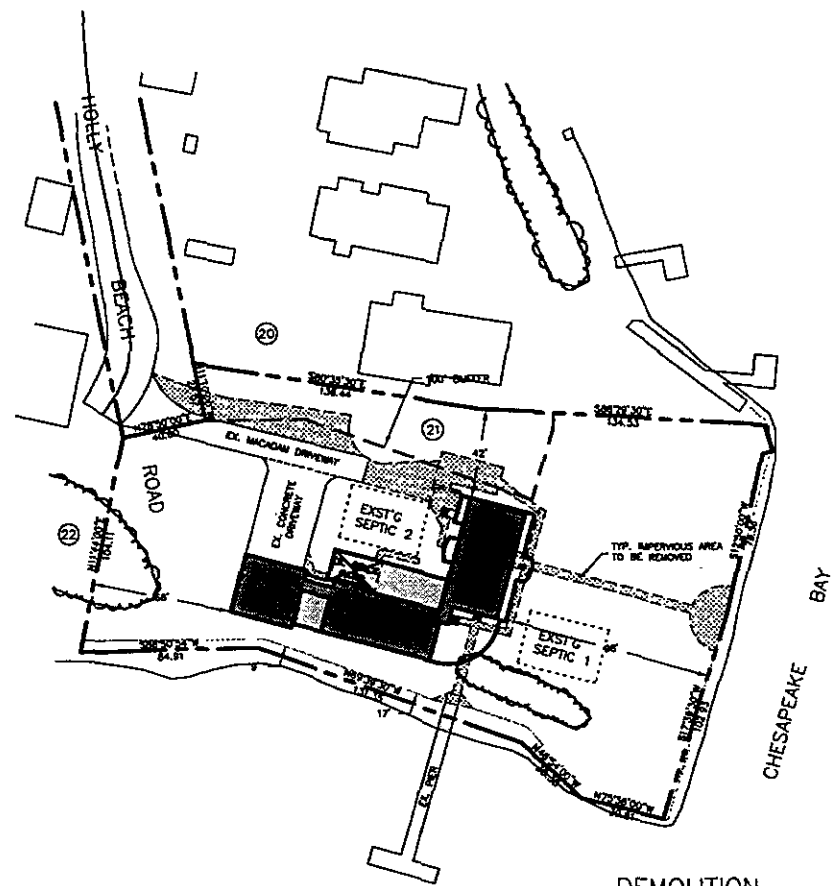
Consultants
STRUCTURAL: ADAMS-MIRZA ENGINEERING 410.563.4131
CIVIL: KJWELLS, INC. 410.592.8800
KITCHEN CONSULTANT: NORTFIELD SALES COMPANY, INC. 410.254.6021

D'ANNA RESIDENCE
2734 HOLLY BEACH ROAD, ESSEX, BALTIMORE COUNTY, MD 21221

Drawing Title
**FOUNDATION PLAN
NEW CONSTRUCTION & DEMOLITION**

Seal	Drawn MJB	Project No.
	Checked	00026
	Reviewed	CAD File No. 026a100
	Date 27 MAR 2001	Drawing No.
	Scale AS NOTED	A-100

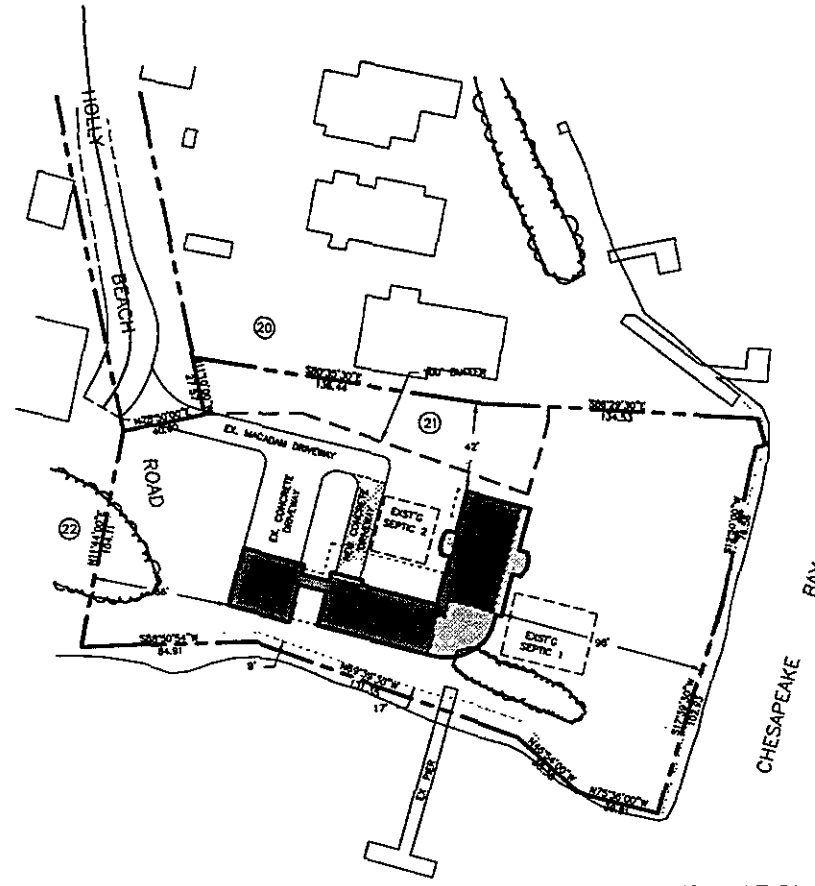
PROJECT: 00026/D'ANNA RESIDENCE - 07.09.01



DEMOLITION SITE PLAN

D'ANNA PROPERTY
2734 HOLLY BEACH ROAD
BALTIMORE COUNTY, MARYLAND
TAX ACCOUNT # 1504001670

SCALE: 1" = 40' DATE: 5/25/2001



NEW CONSTRUCTION SITE PLAN

D'ANNA PROPERTY
2734 HOLLY BEACH ROAD
BALTIMORE COUNTY, MARYLAND
TAX ACCOUNT # 1504001670

SCALE: 1" = 40' DATE: 5/25/2001

KEYING LEGEND

SITE DATA:

- 1) OWNER: KATHERINE D. D'ANNA
- 2) ADDRESS: 2734 HOLLY BEACH ROAD
BALTIMORE, MARYLAND
- 3) ZONING: RC-5 MAP NO. SE L2
- 4) SOIL SERIES: MiB
- 5) DEED REFERENCE: 12874/696
- 6) PLAT REFERENCE: 2562/252
- 7) CBCA: LDA
- 8) EXISTING IMPERVIOUS AREA = 11,700 sf
- 9) PROPOSED IMPERVIOUS AREA = 8,000 sf
- 10) TOTAL ACERAGE = 43,560 sf
- 11) LIMIT OF DISTURBANCE = 5000 sf
- 12) TOTAL SQUARE FOOTAGE OF EXISTING
HOUSE = 6100± SF
- 13) TOTAL SQUARE FOOTAGE OF HOUSE
PROPOSED = 5790 SF
- 14) EXISTING FIRST FLOOR ELEV. = 10.7 BC DATUM
- 15) NEW FIRST FLOOR ELEV. = 11.2 BC DATUM
- 16) EXIST'G UTILITY ROOM ELEV. = 2.6 BC DATUM
- 17) EXISTING BEDROOMS = 7
- 18) PROPOSED BEDROOMS = 5

D1 DEMOLITION SITE PLAN

1"=1'-0"

D8 NEW CONSTRUCTION SITE PLAN

1"=1'-0"

4	PRICING SET - SECOND BID 97% CD	09 JULY 2001
3	PERMIT SET	09 MAY 2001
2	PRICING SET - 95% CD	01 MAY 2001
1	CD - PROGRESS PRINTING	15 MAR 2001

No.	Revisions/Submissions	Date
-----	-----------------------	------

Architect

SCHAMU MACHOWSKI GRECO ARCHITECTS, INC.
1016 MORTON STREET, BALTIMORE, MD 21201
TEL 410-685-3582 FAX 410-625-4790

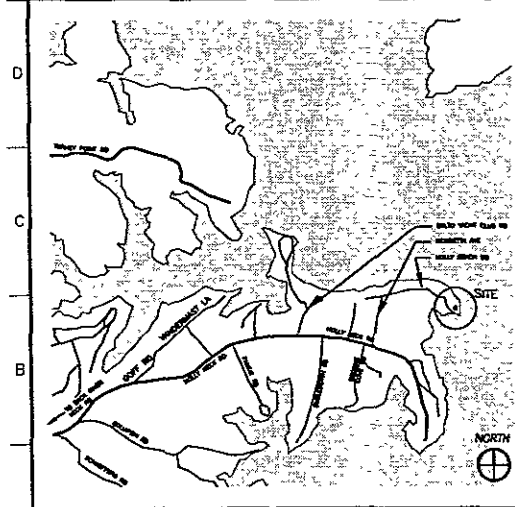
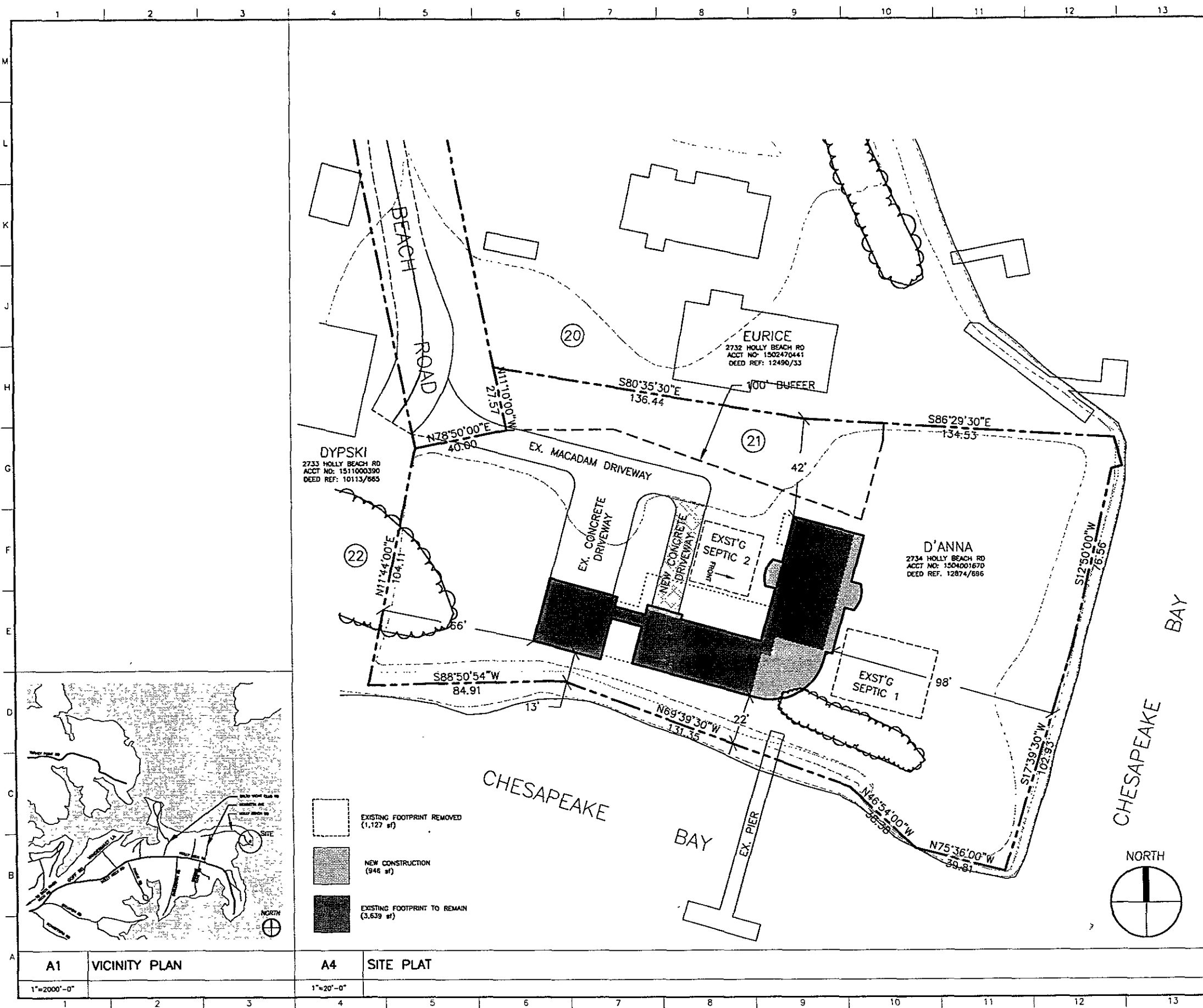
Consultants
STRUCTURAL ADAMS-MRZA ENGINEERING 410.563.4131
CIVIL KJWELLS, INC. 410.592.8800
KITCHEN CONSULTANT NORTHFIELD SALES COMPANY, INC. 410.254.6021

D'ANNA RESIDENCE

2734 HOLLY BEACH ROAD, ESSEX, BALTIMORE COUNTY, MD 21221

Drawing Title
**- SITE PLAN -
SEPTIC SYSTEM**

Seal	Drawn MJB	Project No. 00026
	Checked	CAD File No. 026c100
	Reviewed	Drawing No. C-100
	Date 27 MAR 2001	
	Scale AS NOTED	



A1 VICINITY PLAN
1"=2000'-0"

- EXISTING FOOTPRINT REMOVED (1,127 sf)
- NEW CONSTRUCTION (948 sf)
- EXISTING FOOTPRINT TO REMAIN (3,639 sf)

A4 SITE PLAT
1"=20'-0"

PLAT TO ACCOMPANY PETITION FOR ZONING ■ Variance ■ Special Hearing

PROPERTY ADDRESS: 2734 HOLLY BEACH ROAD, BALTIMORE, MD 21221
 Subdivision Name: N/A
 Plot Book # 12874, Folio # 696, Lot # 21, Section # N/A
 OWNER: KATHRINE D D'ANNA - TRUSTEE

LOCATION INFORMATION

ELECTION DISTRICT: 15TH
 COUNCILMANIC DISTRICT: 5TH
 1"=200' SCALE MAP #: SE-2L
 ZONING: RC-5
 LOT SIZE: 1.07 ACREAGE 43,560 SQ. FT.

public private
 SEWER: ☐ ☐
 WATER: ☐ ☐
 Chesapeake Bay Critical Area: ☐ ☐
 Historic Property: ☐ ☐
 Prior Zoning Hearings: N/A

REVIEWED BY	ITEM #	CASE #

Vicinity Map Scale 1"=1,000'

No	Revisions/Submissions	Date
6	ZONING REVIEW - VARIANCE & SPECIAL HEARING	26 JULY 2001
5	ZONING REVIEW - SPECIAL HEARING	18 JULY 2001
4	PRICING SET - SECOND BID - 97% CD	09 JULY 2001
3	PERMIT SET	09 MAY 2001
2	PRICING SET - 95% CD	01 MAY 2001

Architect: **SCHAMU MACHOWSKI GRECO ARCHITECTS, INC.**
 1016 MORTON STREET, BALTIMORE, MD 21201
 TEL 410-685-3582 FAX 410-625-4790

Consultants:
 STRUCTURAL: ADAMS-MRZA ENGINEERING 410.563.4131
 CIVIL: KJWELLS, INC. 410.592.8800
 KITCHEN CONSULTANT: NORTHFIELD SALES COMPANY, INC 410.254.6021

D'ANNA RESIDENCE
 2734 HOLLY BEACH ROAD, ESSEX, BALTIMORE COUNTY, MD 21221

Drawing Title: **PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE AND SPECIAL HEARING**

Seal	Drawn	Project No.
	WJS	00026
	Checked	CAD File No 026c001.dwg
	Reviewed WJS	Drawing No.
	Date 17 JUL 2001	C-001
	Scale AS NOTED	



#046

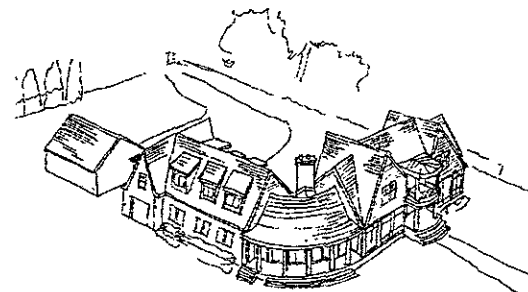
D'Anna Residence

Residential - Project No. 00026

2734 Holly Beach Road, Essex, Maryland

Zoning Review - Variance and Special Hearing

26, July 2001



KEYING LEGEND

Key Plan

5	ZONING-PETITION FOR VARIANCE & SPECIAL HEARING	26 JULY 2001
4	PRICING SET - SECOND BID - 87% CD	09 JULY 2001
3	PERMIT SET	09 MAY 2001
2	PRICING SET - 95% CD	01 MAY 2001
1	CD - PROGRESS PRINTING	15 MAR 2001

No. Revisions/Submissions Date

Architect
SCHAMU MACHOWSKI GRECO ARCHITECTS, INC.
1015 MORTON STREET, BALTIMORE, MD 21201
TEL 410-685-3582 FAX 410-625-4790



Consultants
STRUCTURAL ADAMS-MIRZA ENGINEERING 410.563.4131
CML KIWELLS, INC. 410.592.8800
KITCHEN CONSULTANT NORTHFIELD SALES COMPANY, INC. 410.254.6021

D'ANNA RESIDENCE

2734 HOLLY BEACH ROAD, ESSEX, BALTIMORE COUNTY, MD 21221

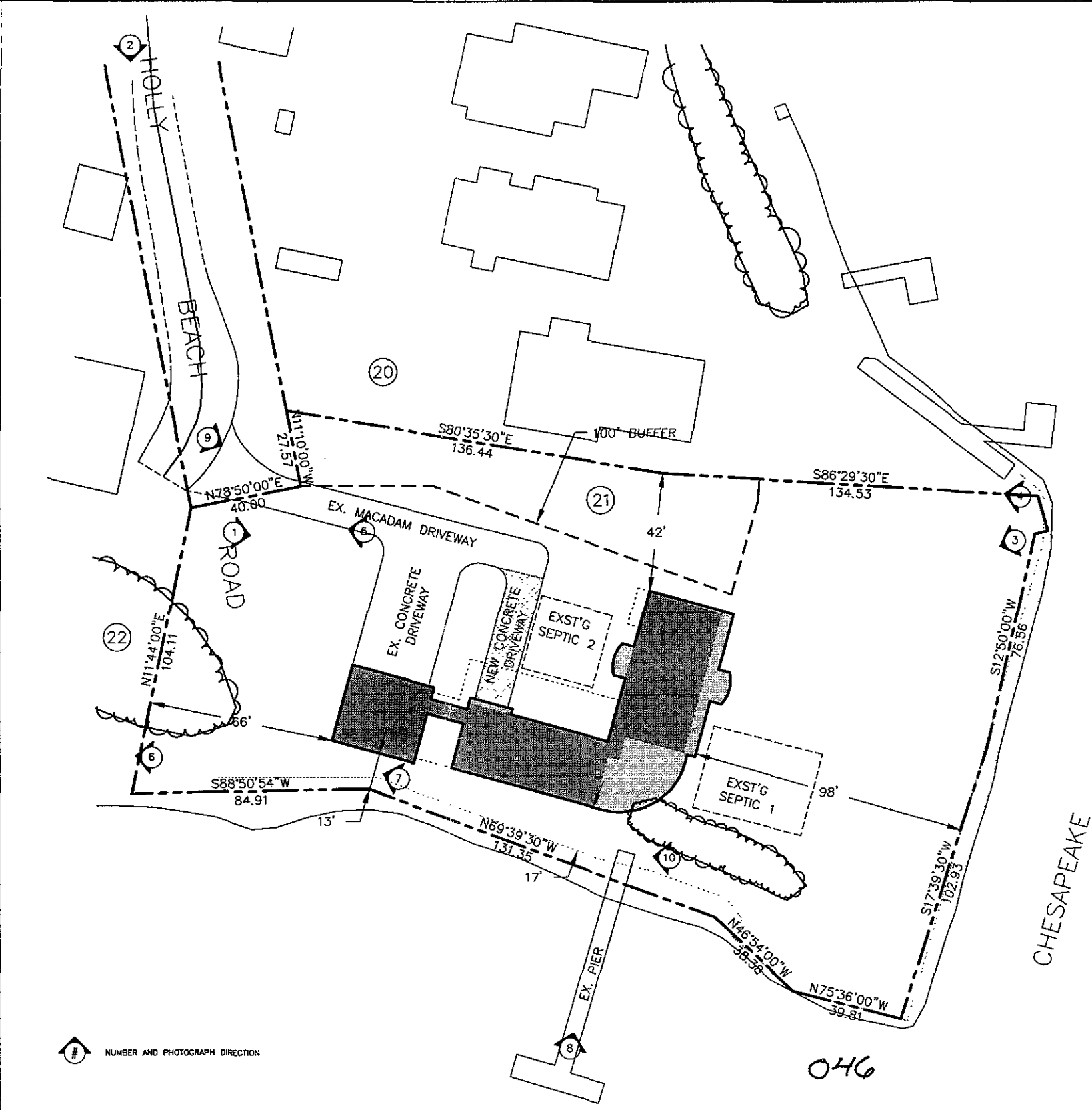
Drawing Title **COVER SHEET**

Seal	Drawn MJB	Project No. 00026
	Checked	CAD File No. 026cs
	Reviewed WCS	Drawing No. CS
	Date 27 MAR 2001	
	Scale AS NOTED	

PROJECT: 00026/D'ANNA RESIDENCE - 07.05.01

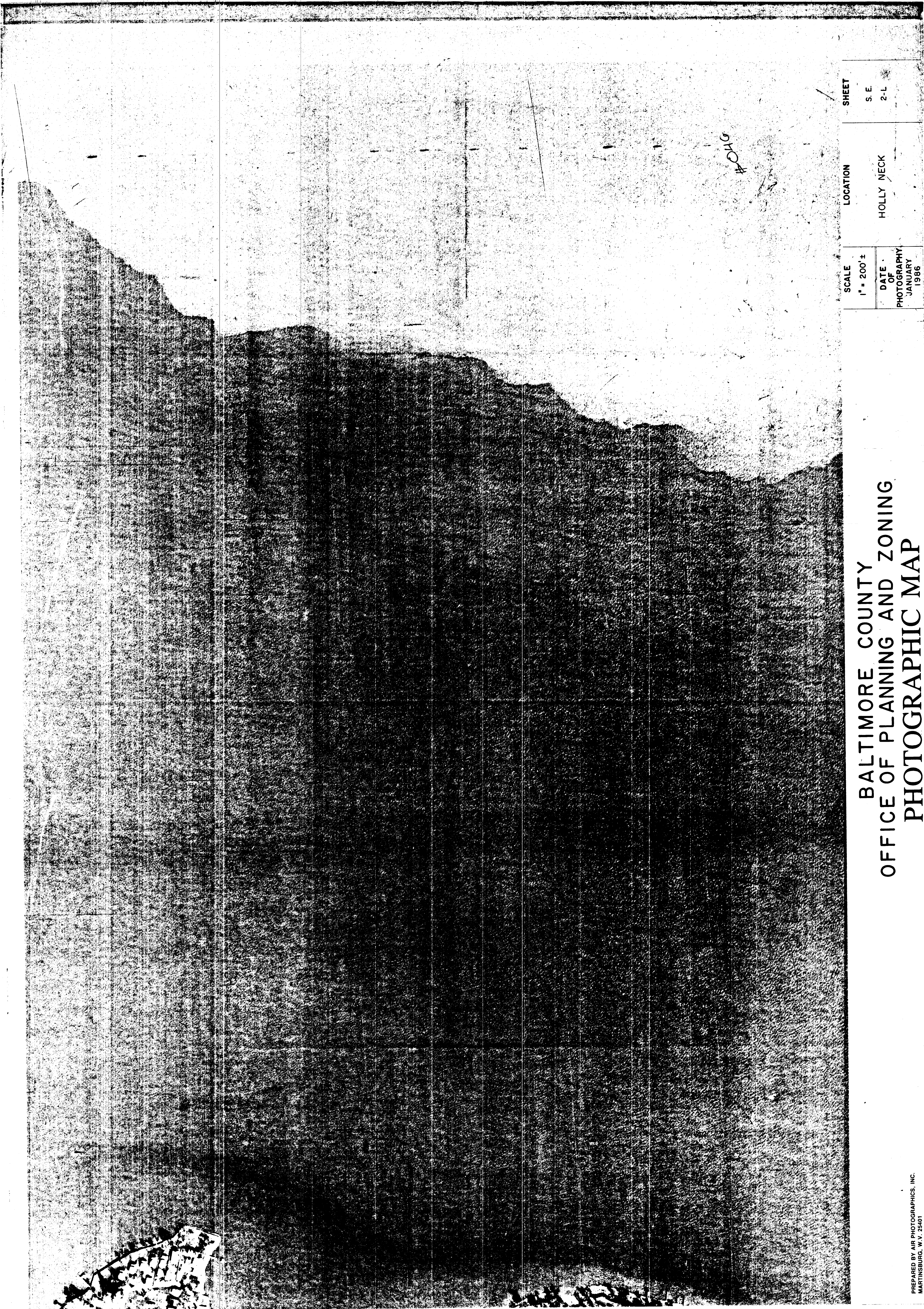
KEYING LEGEND

4	PRICING SET - SECOND BID 97% CD	09 JULY 2001
3	PERMIT SET	09 MAY 2001
2	PRICING SET - 95% CD	01 MAY 2001
1	CD - PROGRESS PRINTING	15 MAR 2001
No.	Revisions/Submissions	Date
Architect		
SCHAMU MACHOWSKI GRECO ARCHITECTS, INC.		
1016 MORTON STREET, BALTIMORE, MD 21201		
TEL 410-685-3582 FAX 410-625-4790		
Consultants		
STRUCTURAL	ADAMS-MIRZA ENGINEERING	410.563.4131
CIVIL	KJWELLS, INC.	410.592.8800
KITCHEN CONSULTANT	NORTHFIELD SALES COMPANY, INC.	410.254.6021
D'ANNA RESIDENCE		
2734 HOLLY BEACH ROAD, ESSEX, BALTIMORE COUNTY, MD 21221		
Drawing Title		
- SITE PLAN -		
PHOTOGRAPH ORIENTATION		
Seal	Drawn	Project No
	MJB	00026
	Checked	CAD File No.
		026c101
Date	Reviewed	Drawing No
	27 MAR 2001	C-101
Scale		AS NOTED



A5 SITE - PHOTOGRAPH ORIENTATION

NOT TO SCALE



#016

SCALE	LOCATION	SHEET
1" = 200' ±	HOLLY NECK	S. E.
DATE OF PHOTOGRAPHY		2-L
JANUARY 1986		

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2734 HOLLY BEACH ROAD, BALTIMORE, MD 21221
Subdivision Name: N/A
plat book # 12874, folio # 696 , lot # 21 , section # N/A
OWNER: KATHRINE D D'ANNA - TRUSTEE

LOCATION INFORMATION

ELECTION DISTRICT: 15TH
COUNCILMANIC DISTRICT: 5TH
1"=200' SCALE MAP #: SE-2L

ZONING:	RC-5
LOT SIZE:	1.07 ACRES
	43,560 SQ. FT.

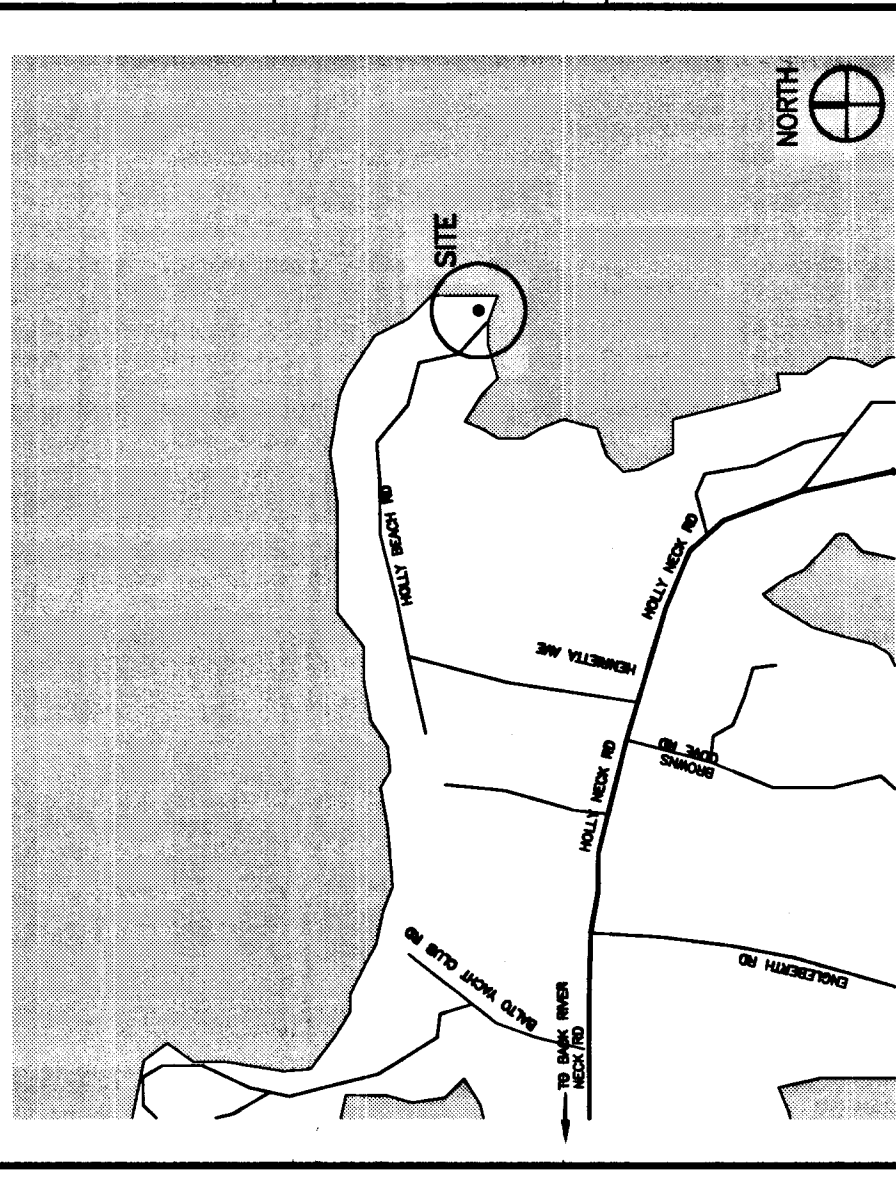
SEWER:	WATER:	yes	no
☐	☒	☒	☐
☒	☐	☐	☒

Chesapeake Bay Critical Area:
Historic Property:

Prior Zoning Hearings: N/A

REVIEWED BY	ITEM #	CASE #
-------------	--------	--------

Vicinity Map
Scale 1" = 1,000'



6	ZONING REVIEW – VARIANCE & SPECIAL HEARING	26 JULY 2001
5	ZONING REVIEW – SPECIAL HEARING	18 JULY 2001
4	PRICING SET – SECOND BID – 97% CD	09 JULY 2001
3	PRICING SET	08 MAY 2001
2	PRICING SET – 95% CD	01 MAY 2001

No.	Revisions/Submissions	Date
-----	-----------------------	------

Architect
SCHAMLI MACHOWSKI CRECO ARCHITECTS INC.

SCHAMU MACHOWSKI GREGG ARCHITECTS, INC.
1016 WOSTON STREET BALTIMORE MD 21201

1010 MONTON STREET,
BALTIMORE, MD 21201
TEL 410-685-3582 FAX 410-625-4790
ARCHITECTS

Consultants	

STRUCTURAL
ADAMS-MIRZA ENGINEERING
410.563.4131

CIVIL	KJWELLS, INC.	410.592.8800
KITCHEN CONSULTANT	NORTHFIELD SALES COMPANY, INC.	410.254.6021

--	--

D'ANNA RESIDENCE

DANINA RESIDENCE
2734 HOLLY BEACH ROAD, ESSEX, BALTIMORE COUNTY, MD 21221

Drawing Title	BIAT TO ACCOMPANY
---------------	-------------------

D'ANNA RESIDENCE

2734 HOLLY BEACH ROAD, ESSEX, BALTIMORE COUNTY, MD 21221

^e PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
AND SPECIAL HEARING

Seal	Drawn	Project No.
		00026

Checked	CAD File No:
NJB	

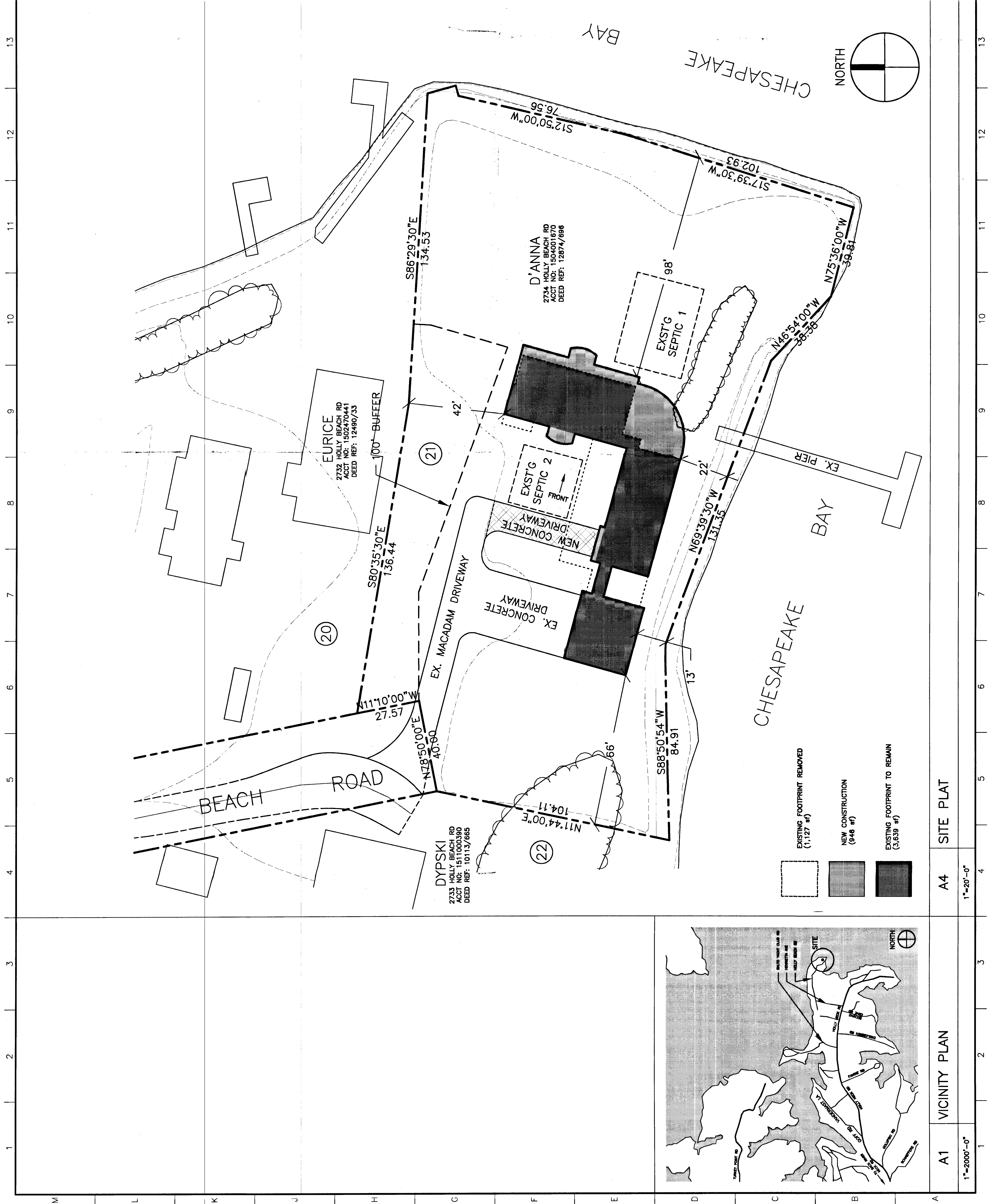
026c001.dwg	026c001.dwg
-------------	-------------

Reviewed	Drawing No.
WGS	

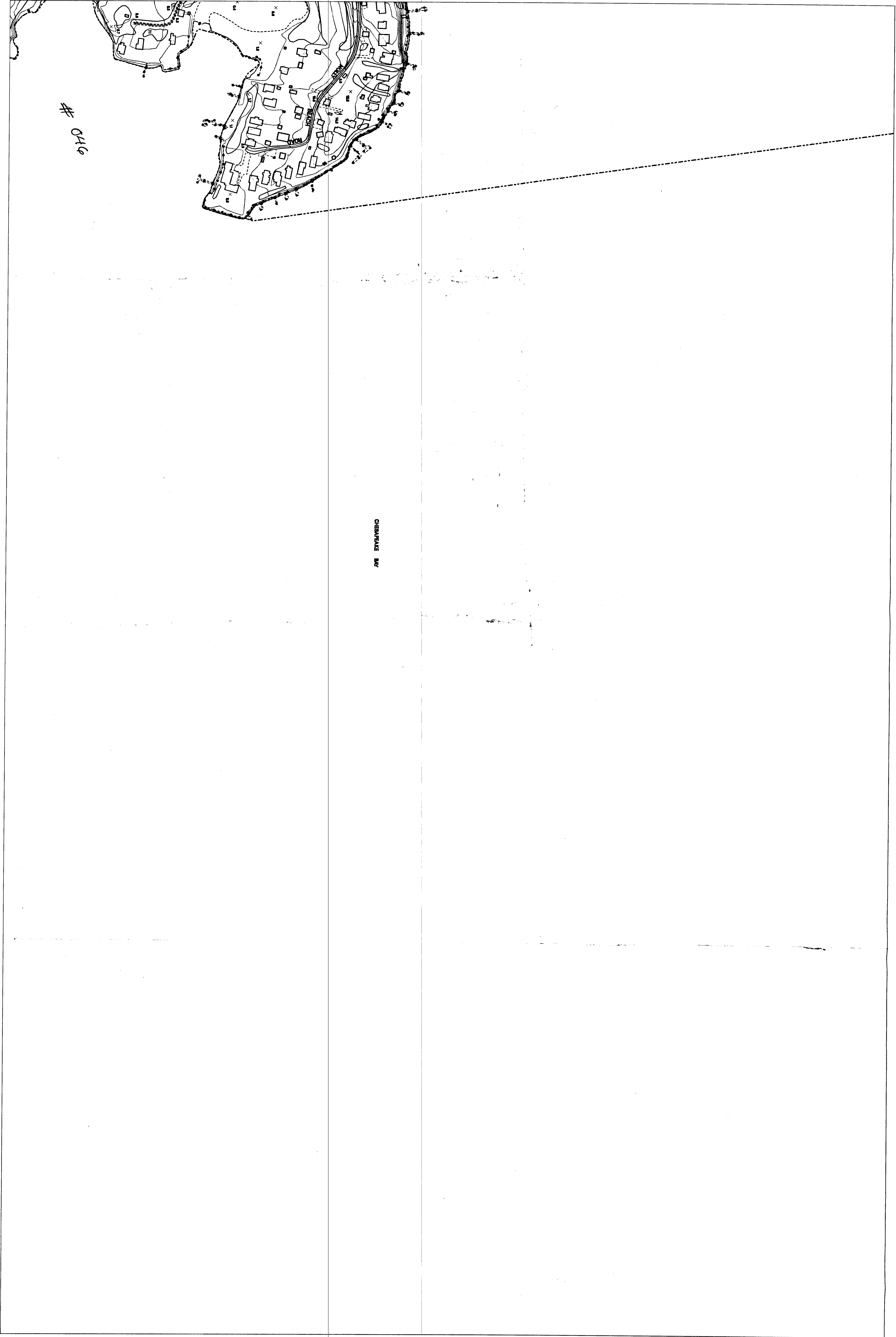
C-001

17 JUL 2001	17 JUL 2001
-------------	-------------

Scale	AS NOTED



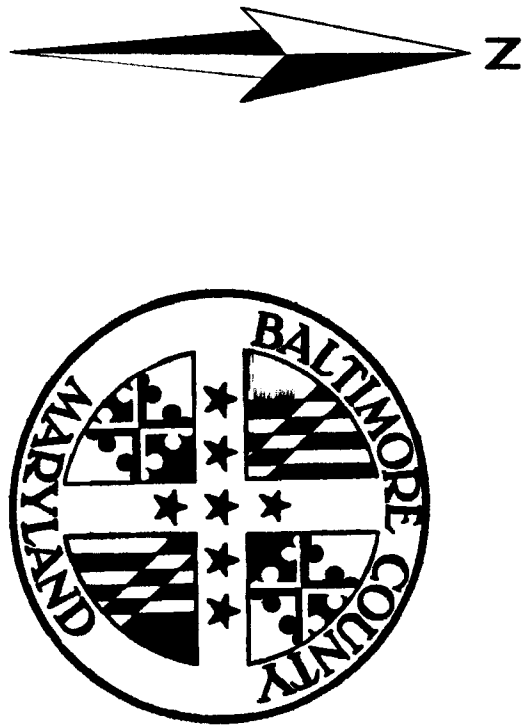
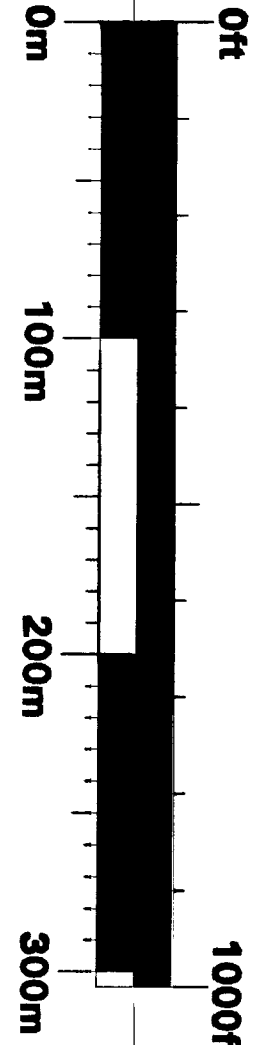
PLANIMETRICS PLOT



Legend

Mapsheet Index	Ramp Centerlines
Residential Buildings	Recreational Areas, Golf Courses
Commercial Buildings	Commercial Pools
Institutional Buildings	Billcliffe Areas
Garages and Other Structures	Athletic Fields, Tennis Courts, Playgrounds
Buildings Under Construction	Natural Hydrography
Toll Booths and Rail Stations	Retention Ponds
Water Towers and Storage Tanks	Bay Area
Curbs	Boat Ramps, Piers, Dams, and Bulkheads
Paved Roads	Drainage Connector
Unpaved Roads	Culverts
Paved Alleys	Headwall/Floodwall
Unnamed Roads	Hidden Hydrography
Hidden Roads, Roads Under Construction	Index Contour
Road Intersections	Intermediate Contour
Paved Parking Lots, Driveways, Runways, Taxiways	Index Depression Contour
Bridges and Overpasses	Intermediate Depression Contour
Tunnel Portal	Obscured Index Contour
Rail Line	Obscured Intermediate Contour
Hidden Rail Line	Obscured Index Depression Contour
Abandoned Rail	Obscured Intermediate Depression Contour
Metro Rail	Hidden Contour
Light Rail	Headline
Transmission Line	Radio Towers
Pipeline	Transmission Towers
Junkyards, Landfills, Quarries, Gravel and Sand Pits	Microwave Transmitters
Areas Under Construction, Power Stations	Spot Elevations
Race Tracks, Cemetaries	Water Elevations
Wooded Areas, Orchards/Nurseries	Bridge Elevations
Tree Rows	Foottop Elevations
Wetlands/Swamps	
State Plane Grid Lines	
Street Centerlines	
Alley Centerlines	

1:2400



Baltimore County - OIT GIS Services Unit

Layers:

INDEX, BLDG, ROADS, CLINE, TRANS
CULT, VEG, REC, HYDROL, HYDROP
COMM, SPOT, TOPO

Coordinate System:

Maryland State Plane: NAD83/91 Horiz. Datum
Elevations in Feet: NAVD88 Vertical Datum
Date of Data Capture: March 1993

Tile ID: 098C3

