

IN RE: PETITION FOR ADMIN. VARIANCE

S/S of Stevens Road, 190' W of
Stevens Road at Beach Road
11th Election District
5th Councilmanic District
(5832 Stevens Road)

Mark A. & Joan Kay Guelta

Petitioners

*
*
*
*
*

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 02-553-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Mark A. and Joan Kay Guelta. The variance request is for property located at 5832 Stevens Road in the White Marsh 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 an accessory structure (pool) to be located partially within the side yard in lieu of the required rear yard only. The subject property and requested relief are more particularly described on Petitioners' 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 Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

OFFICE OF THE DEPUTY ZONING COMMISSIONER
7/25/02
By *[Signature]*

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.

As of the date of this Order, the Department of Environmental Protection & Resource Management (DEPRM) has 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 Deputy Zoning Commissioner for Baltimore County, this 25th day of July, 2002, that a variance from Section 400.1 of the B.C.Z.R., to permit an accessory structure (pool) to be located partially within the side yard in lieu of the required rear yard only, 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 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, if any, made by DEPRM.

ORDER RECEIVED FOR FILING

Date

7/25/02

By

[Signature]

TMK:raj

[Signature]
TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY



Baltimore County
Zoning Commissioner

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

July 25, 2002

Mr. & Mrs. Mark A. Guelta
5832 Stevens Road
White Marsh, Maryland 21162

Re: Petition for Administrative Variance
Case No. 02-553-A
Property: 5832 Stevens Road

Dear Mr. & Mrs. Guelta:

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, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



CRITICAL + BALDWIN

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5832 STEVENS RD
White MARSH MD 21162
which is presently zoned RC-2

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, BCZR to permit a proposed

accessory structure (pool) to be located partially within the side yard in lieu of the required rear yard only.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

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 7/25/02 day of July, 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

Reviewed By JNP Date 6/6/02

Estimated Posting Date 6/17/02

ORDER RECEIVED FOR FILING
DATE 7/25/02
BY [Signature]

CASE NO. 02-553-A

DATE 7/25/02

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

5832 STEVENS RD
Address
White MARSH MD 21162
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):

We request relief from side yard restrictions on placement of a small swimming pool. We believe strict compliance with side yard restrictions presents a practical difficulty in maintaining the esthetic value of the residence while allowing the utility of having an above ground pool for leisure activity.

The subject property is unique in that it is a waterfront residence which alters the description of what is the front and back yard. In this case the back yard faces the street. In owning a waterfront property the esthetic value of the residence is often placed on both back and front approaches to the residence.

Locating the proposed pool in the center of the back yard(facing the road) would greatly reduce the visual appeal of the home when approached from the road. Placement of the pool behind the garage partially satisfies requirements for a back yard location and obscures the pool from the roadway approach. However, a portion of the pool would be in a side yard. Relief from side yard restrictions would allow placement of the pool in a more esthetically appealing location.

Relief from side yard restrictions would not impact nearby neighbors, public safety and health or general welfare.

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.

Signature

Mark A. Guelta

Name - Type or Print

MARK A. GUELTA

Signature

Joan Kay Guelta

Name - Type or Print

Joan Kay Guelta

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5 day of June, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark A. Guelta & Joan Kay Guelta
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Jean Faith
Notary Public

My Commission Expires

4/11/2006

REV 10/25/01



JEAN FAITH
Notary Public State of Maryland
My Commission Expires April 11, 2006

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.

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Address
White MARSH MD 21162
City State Zip Code

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Relief from side yard restrictions would not impact nearby neighbors, public safety and health or general welfare.

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.

Mark A. Guelta
Signature
MARK A. GUELTA
Name - Type or Print

Jean Kay Guelta
Signature
Jean Kay Guelta
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5 day of June, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mark A. Guelta & Jean Kay Guelta
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Jean Faith
Notary Public
My Commission Expires 4/11/2006

REV 10/25/01



JEAN FAITH
Notary Public State of Maryland
My Commission Expires April 11, 2006



COLITKAL to FLOW

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5832 STEVENS RD White MARSH 21162
which is presently zoned RC 2

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, BC2R to permit a proposed

accessory structure (pool) to be located partially within the side yard in lieu of the required rear yard only.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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. 02-553-A

Reviewed By JNP Date 6/6/02

REV 10/25/01

Estimated Posting Date 6/17/02

Zoning Description

ZONING DESCRIPTION FOR 5832 Stevens RD, White Marsh MD. 21162

Election District 11

Councilmanic District 5

Beginning at a point on the south side of Stevens RD which is a 40 ft wide at a distance of 190
feet west of the centerline^{of Stevens Road} at Beach RD, which is 40 ft wide. Being Lot # 187 & 188
~~WPC 7, Folio 187~~ in the subdivision of Bird River Beach as recorded in
Baltimore County Plat Book # WPC 7, Folio # 187, containing 24,360 square feet.

02-553-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 14300

DATE 6/6/02

ACCOUNT A-00-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Mark A. Guelta & Joan Guelta

FOR: 5832 Stevens Road 02-553-A

Alm. Var.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE 6/6/02 TIME 10:00 AM

BY 526 ZENITH VERIFICATION

RECEIVED BY 526 ZENITH VERIFICATION

RECEIVED BY 526 ZENITH VERIFICATION

RECEIVED BY 526 ZENITH VERIFICATION

RECEIVED BY 526 ZENITH VERIFICATION

RECEIVED BY 526 ZENITH VERIFICATION

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-553-A

Petitioner/Developer: _____

GUELTA

Date of Hearing/Closing: 7/22/02

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

MR. GEORGE SAHNER
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 _____

5832 STEVENS RD.

The sign(s) were posted on 7/6/02
(Month, Day, Year)

Sincerely,

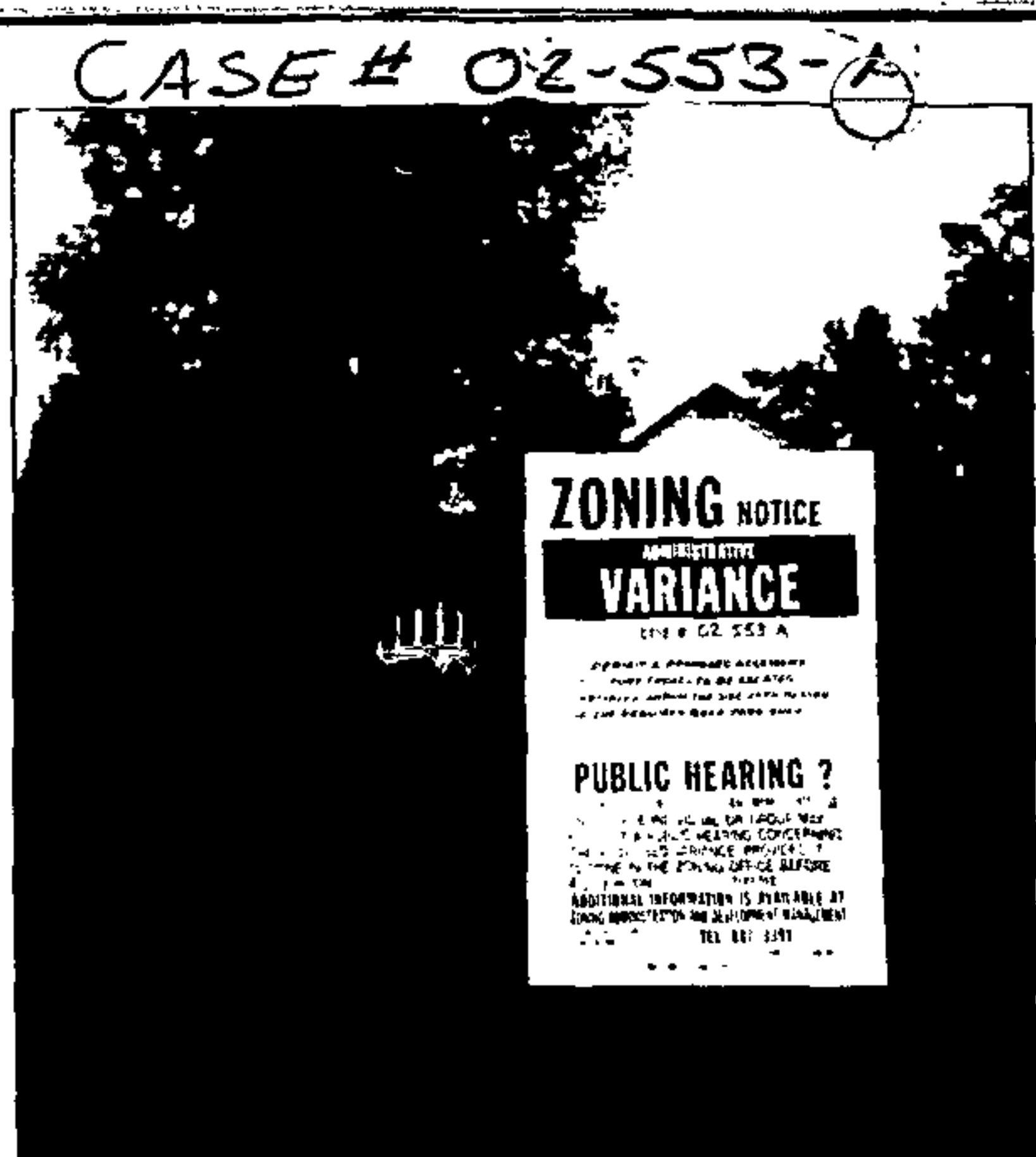
Richard E. Hoffman 7/6/02
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

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

(410) 879-3122
(Telephone Number)



5832 STEVENS RD

POSTED 7/6/02

Richard E. Hoffman 7/6/02

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 553 -A Address 5832 Stevens Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name Yuw
Filing Date: 6/6/02 Posting Date: 6/17/02 Closing Date: 7/22/02
7/02/02

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

1. **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.
2. **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.
3. **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.
4. **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 02- 553 -A Address 5832 Stevens Road
Petitioner's Name Guelta Telephone 410-335-4999
Posting Date: 6/17/02 Closing Date: 7/02/02
Wording for Sign: To Permit a proposed accessory structure (pool) to be located
partially within the side yard in lieu of the required rear yard only.



Baltimore County
Department of Permits and
Development Management

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

July 22, 2002

Mr. and Mrs. Guelta
5832 Stevens Road
White Marsh, MD 21162

Dear Mr. & Mrs. Guelta:

RE: Case Number: 02-553-A, 5832 Stevens Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 6, 2002.

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.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel



Baltimore County
Fire Department

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

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

June 19, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 17, 2002

Item No.: See Below

Dear Mr. Zahner:

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.

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

(553)
550-554, 556&557, 559-562

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

cc: File

JUN 21 2002

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: July 9, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For June 24, 2002
Item Nos. 550, 552, 553, 554, 556, 557,
559, 560, 561, and 562

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

Granted 7/25/02
JW 7/22/02

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
--

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/TBT*

DATE: July 24, 2002

SUBJECT: Zoning Item 553
Address 5832 Stevens Road

Zoning Advisory Committee Meeting of June 17, 2002

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

Additional Comments:

Reviewer: Glen Shaffer

Date: July 22, 2002

AV
7/22

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 20, 2002

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

SUBJECT: 5832 Stevens Road

INFORMATION:

Item Number: 02-553

Petitioner: Mark A. Guelta

Zoning: RC 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit an accessory structure (pool) to be partially located within the side yard of the subject property in lieu of the required rear yard.

Prepared by: Mark A. Guelta

Section Chief: [Signature]

AFK/LL:MAC:

JUN 24



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6-19-02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 553 JNP

Dear Mr. Zahner:

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,

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



Maryland Department of Planning

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

June 20, 2002

Mr. George Zahner
Baltimore County
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
County Office Building (Mail Stop #1105)
Towson MD 21204

Re: Zoning Advisory Committee meeting – June 24, 2002
Case #'s 02-550-A, 02-551-XA, 02-552-X, 02-553-A, 02-554-SPH, 02-555-SPHXA,
02-556-A, 02-557-A, 02-558-SPHXA, 02-559-A, 02-560-A, 02-561-, and 02-562-SPHA

Dear Mr. Zahner:

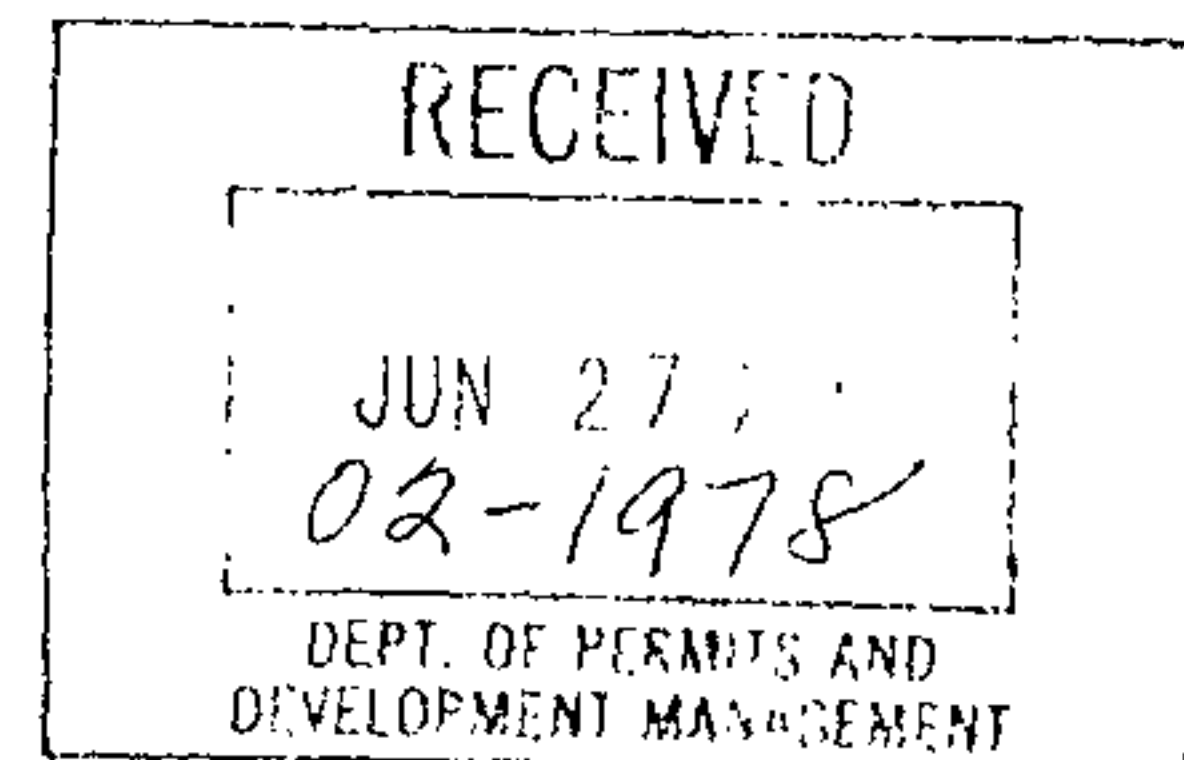
The Maryland Department of Planning has received the above-referenced information on 6/19/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup



ELEVATION CERTIFICATE
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No 3067-0077
Expires May 31, 1993

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION

BUILDING OWNER'S NAME MARK A. GUELTA	FOR INSURANCE COMPANY USE
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER 5832 STEVENS ROAD	POLICY NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.) LOTS 187, 188 BIRD RIVER BEACH	COMPANY NAIC NUMBER
CITY BALTIMORE,	STATE MARYLAND ZIP CODE 21162

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER 240010	2. PANEL NUMBER 0295	3. SUFFIX B	4. DATE OF FIRM INDEX 3/2/1991	5. FIRM ZONE	6. BASE FLOOD ELEVATION (in AO Zones, use depth) 10.0
--------------------------------------	--------------------------------	-----------------------	--	---------------------	--

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): ☐ NGVD '29 ☒ Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level 1.
- 2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of feet NGVD (or other FIRM datum—see Section B, Item 7).
- (b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of feet NGVD (or other FIRM datum—see Section B, Item 7).
- (c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is feet above ☒ or below ☐ (check one) the highest grade adjacent to the building.
- (d). FIRM Zone AO. The floor used as the reference level from the selected diagram is feet above ☐ or below ☐ (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown
3. Indicate the elevation datum system used in determining the above reference level elevations: ☐ NGVD '29 ☒ Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)
4. Elevation reference mark used appears on FIRM: ☐ Yes ☒ No (See Instructions on Page 4)
5. The reference level elevation is based on: ☒ actual construction ☐ construction drawings
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is: feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: feet NGVD (or other FIRM datum—see Section B, Item 7).
2. Date of the start of construction or substantial improvement _____

SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE), V1-V30, VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

Reference level diagrams 6, 7 and 8 - Distinguishing Features-If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available.
I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME

LICENSE NUMBER (or Affix Seal)

Alexander P. Ratych, APR Associates, Inc.

MD REG. No. 3633

TITLE

COMPANY NAME

Professional Land Surveyor

APR Associates, Inc.

ADDRESS

7427 Harford Road , Baltimore,

Maryland 21234 ZIP

SIGNATURE

Alexander P. Ratych

DATE

2-18-1994

PHONE

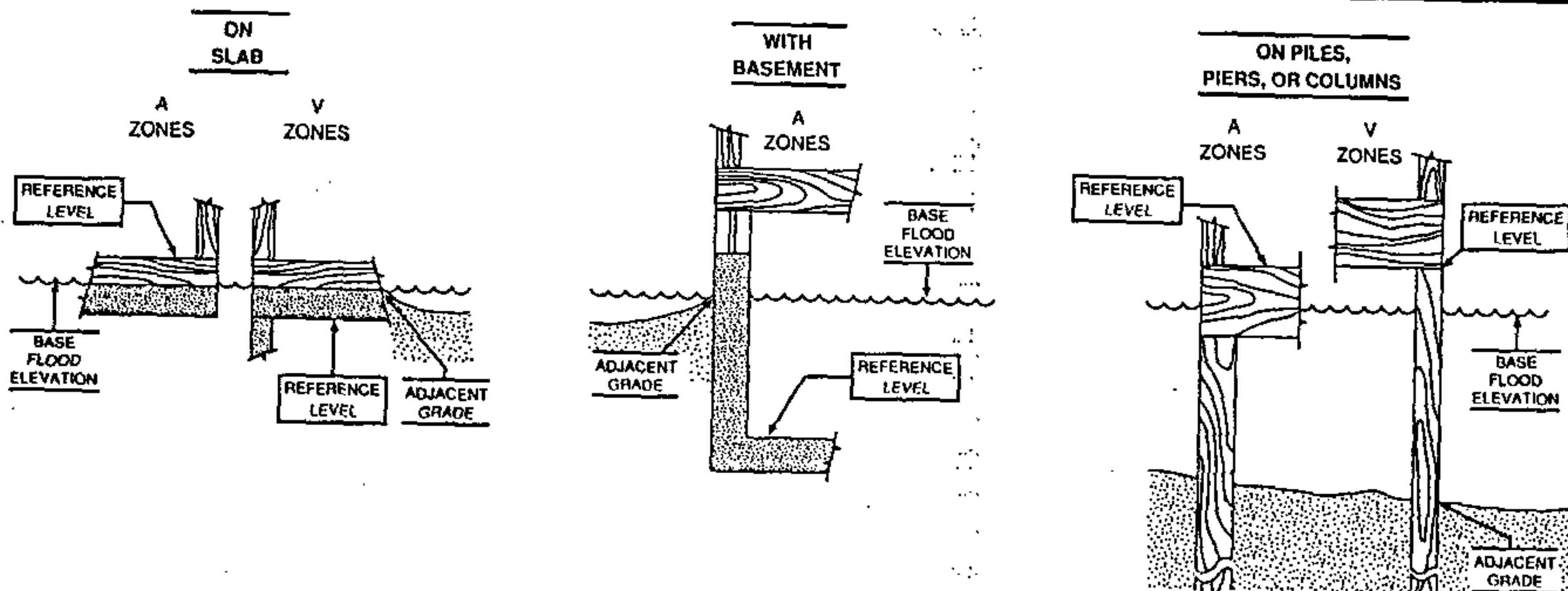
(410) 444-4312

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS: Elevations are based on Baltimore County Datum

Bench Mark No. 13190, ELEVATION 31.27

See attached plot plan showing the location of elevations taken.



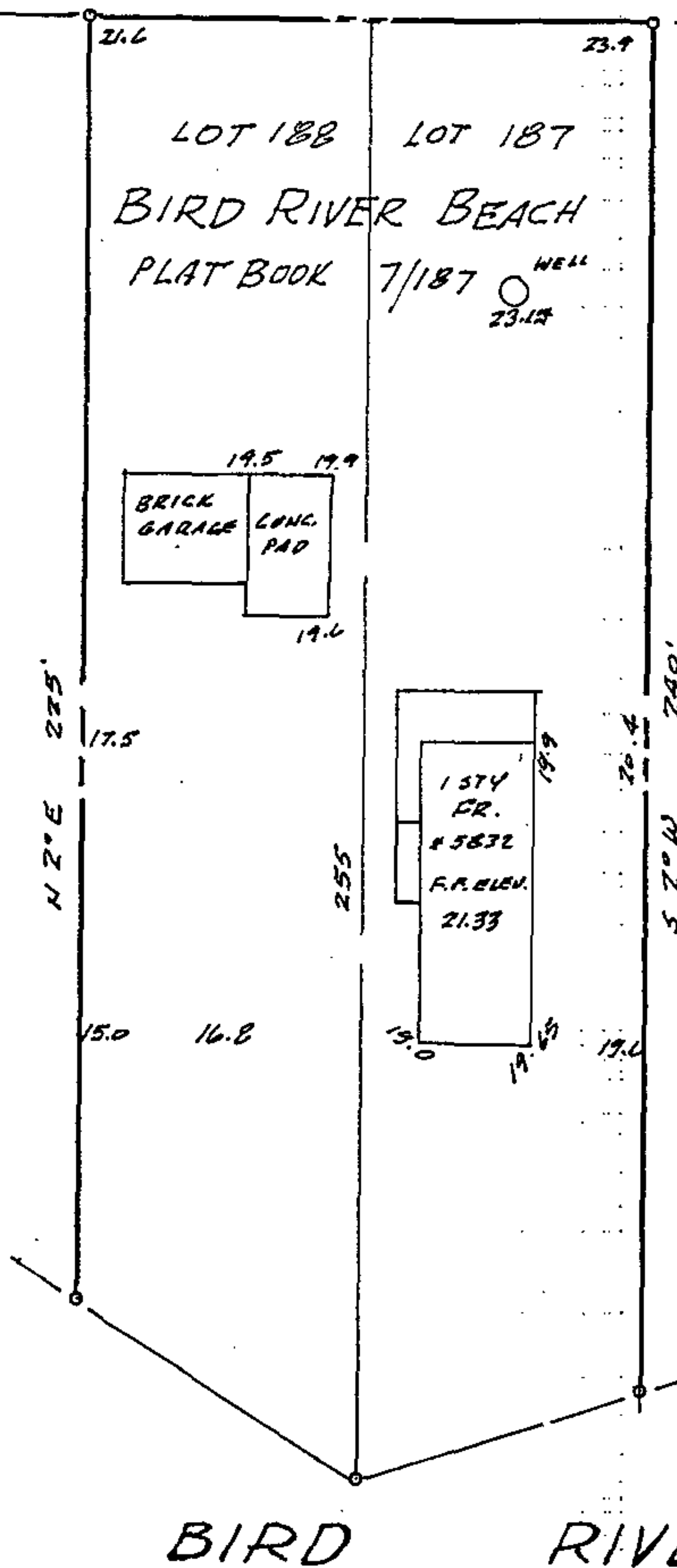
The diagrams above illustrate the points at which the elevations should be measured in A Zones and V Zones.

Elevations for all A Zones should be measured at the top of the reference level floor.

Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.

BEACH AVENUE (40' WIDE)

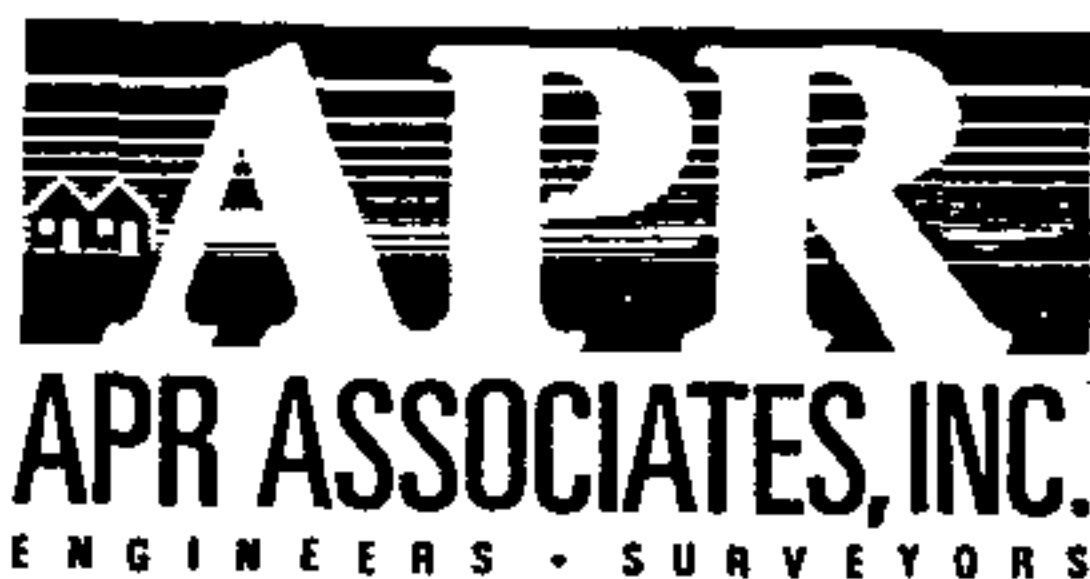
588° E 100.00'



ELEVATIONS ARE BASED
ON BALTIMORE COUNTY DATUM
B.M. # 13190, ELEV. 31.27



2-18-1994



7427 Harford Road • Baltimore, Maryland 21234 • (301) 444-4312

PLOT PLAN

5832 STEVENS ROAD
LOTS 187, 188
BIRD RIVER BEACH
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

2/18/1994

SCALE: 1"=40'

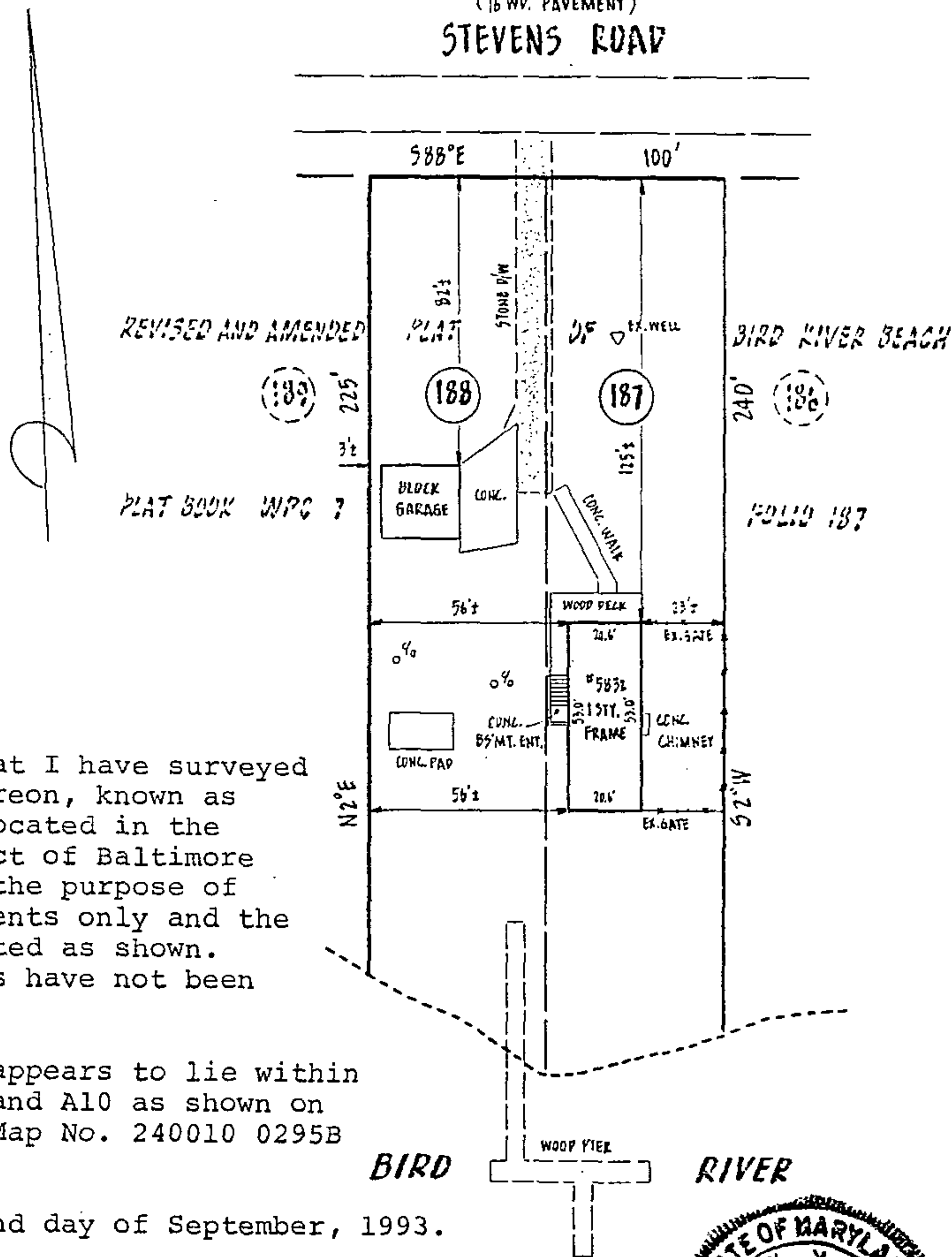
DATE

02-553-A

LEON A. PODOLAK AND ASSOCIATES SURVEYING AND CIVIL ENGINEERING

63 EAST MAIN STREET, P.O. BOX 266
WESTMINSTER, MARYLAND 21157
TELEPHONES: WESTMINSTER 848-2229 BALTIMORE 876-1226

40' WD. RIGHT-OF-WAY
(16' WD. PAVEMENT)
STEVENS ROAD



This is to certify that I have surveyed the property shown hereon, known as #5832 Stevens Road, located in the 11-th Election District of Baltimore County, Maryland for the purpose of locating the improvements only and the improvements are located as shown. Exact property corners have not been established or set.

The subject property appears to lie within Flood Hazard Zones B and A10 as shown on Flood Insurance Rate Map No. 240010 0295B dated March 2, 1981.

Westminster, this 22-nd day of September, 1993.

02-553-A



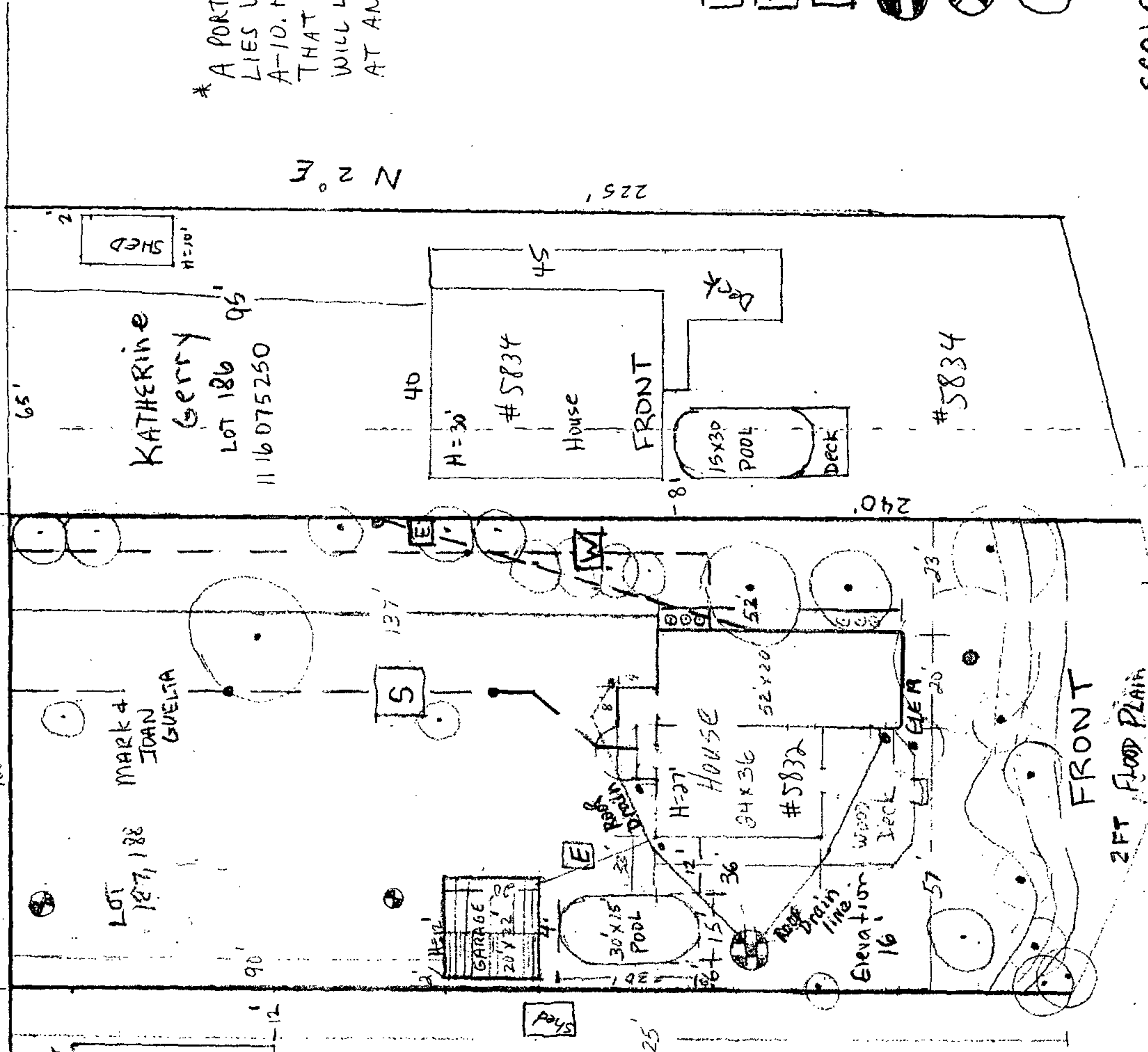
Betty Billmeyer

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARIN

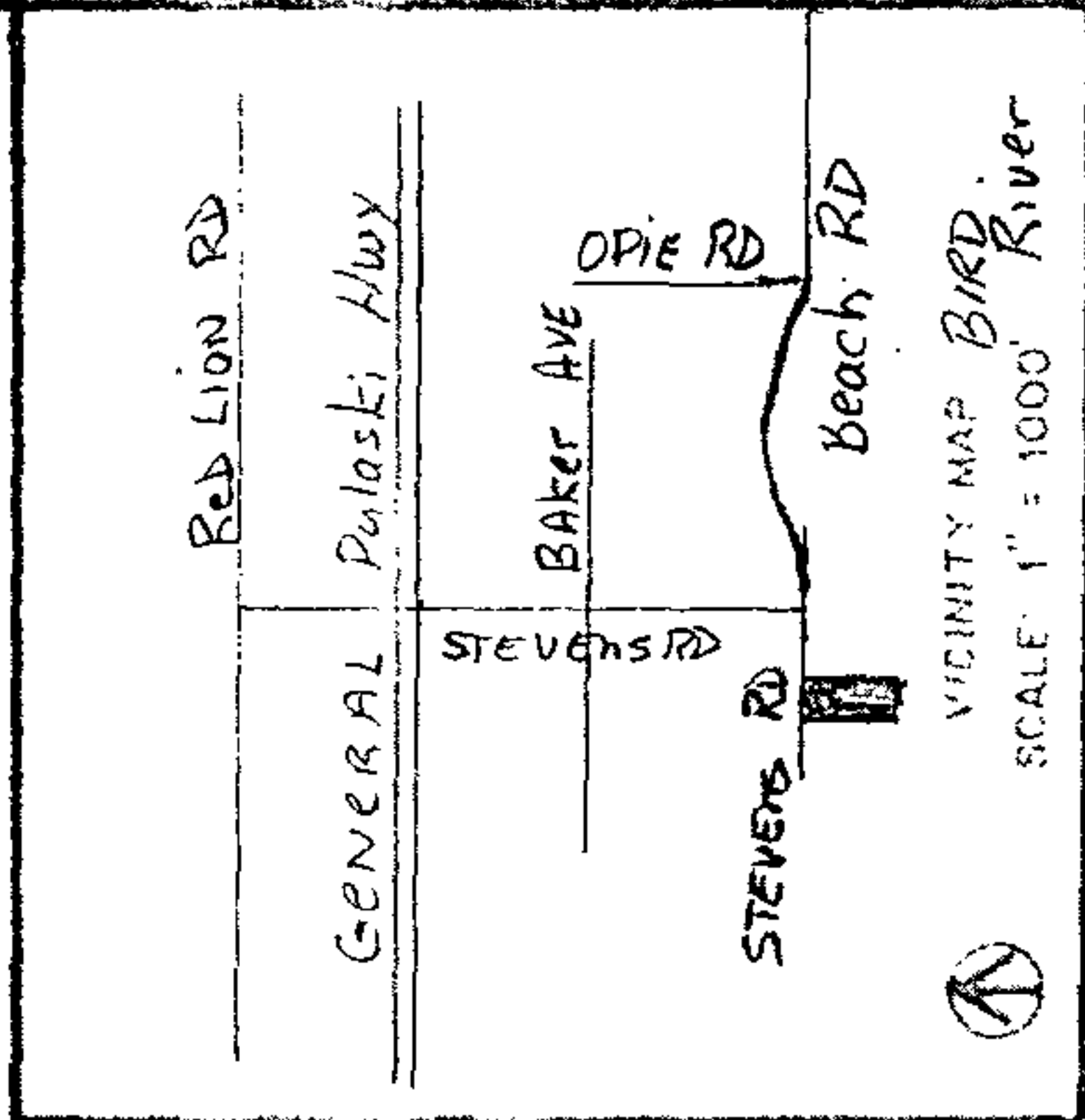
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 5832 Stevens RD, White Marsh, MD 21162
SUBDIVISION NAME BIRD RIVER BEACH
PLAT BOOK # 07 FOLIO # 187 LOT # 187.188 SECTION #
OWNER MARK A. and JOAN K. GUELTA
TAX # 1108068700

16' PAVED STEVENS RD
190' TO CENTER OF STEVENS +
BEACH RD



* A PORTION OF THE PROPERTY LIES WITHIN FLOOD ZONE A-10. HOWEVER, APPLICANT CERTIFIES THAT PROPOSED POOL LOCATION WILL LIE WITHIN FLOOD ZONE B AT AN ELEVATION OF 17 FEET.



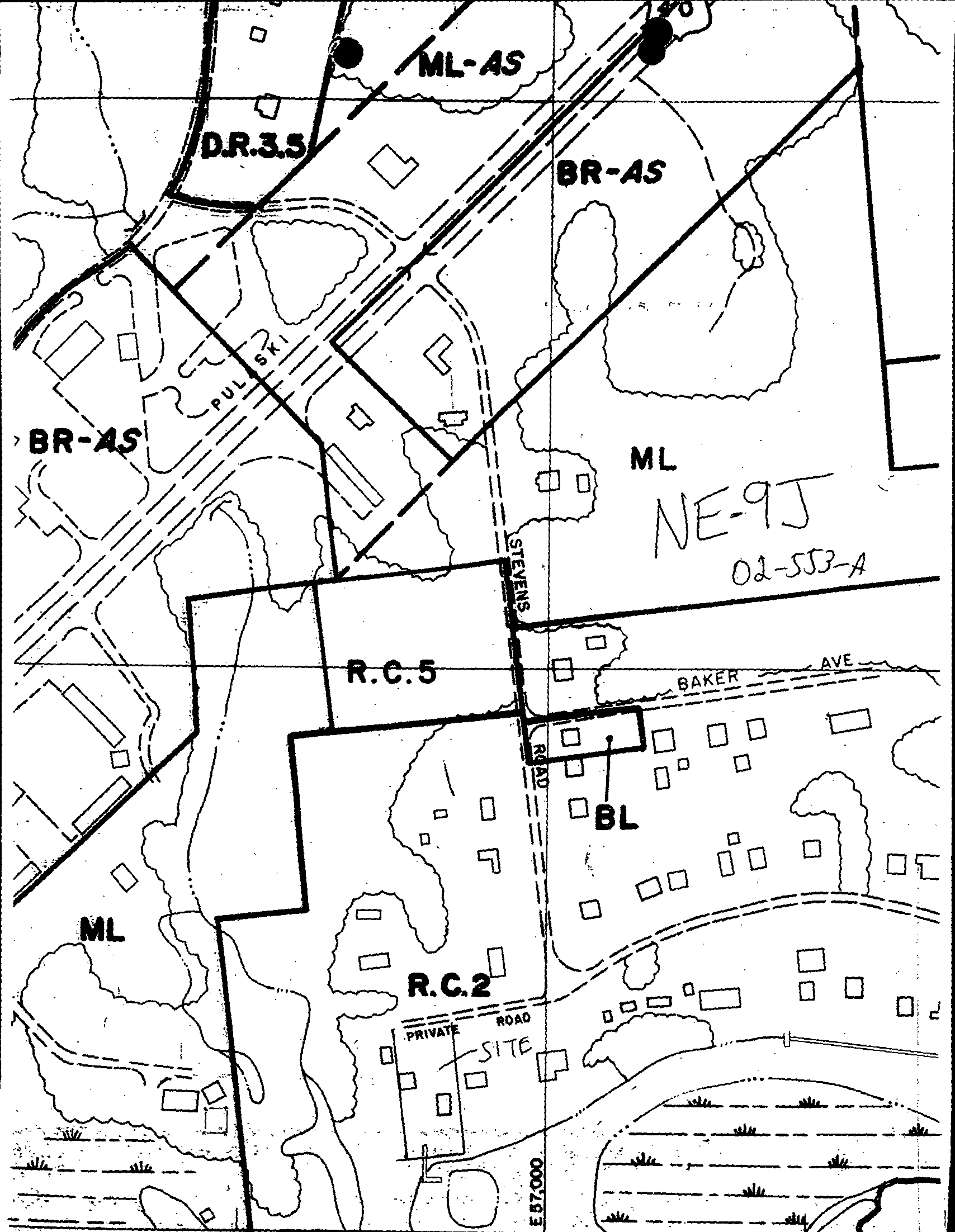
LOCATION INFORMATION	
ELECTION DISTRICT	11 5
COUNCILMANIC DISTRICT	
(1" = 200' SCALE MAP #	NE-9-J
ZONING	RC2
LOT SIZE	.559
ACREAGE	24,360
SQUARE FEET	
SEWER	☒ PUBLIC ☐ PRIVATE
WATER	☒ PUBLIC ☐ PRIVATE
CHESAPEAKE BAY CRITICAL AREA	YES ☒ NO ☐
100 YEAR FLOOD PLAIN	☒ ☐
HISTORIC PROPERTY/BUILDING	☐ ☒
PRIOR ZONING HEARING	94-220A
ZONING OFFICE USE ONLY	
REVIEWED BY	ITEM #
CASE #	

SCALE 1" = 30'
Prepared by: M. GUELTA 6-2-02

BIRD RIVER

Det. 24 #1

JNP 153 102-553A



ML-AS

D.R.3.5

BR-AS

BR-AS

ML

NE-9J

02-553-A

R.C.5

BAKER AVE

BL

ML

R.C.2

PRIVATE ROAD

SITE

E 57,000



Back yard facing south from road



West side yard facing NNW (pool area)

02-553-A



West side yard facing south (pool area)



West side yard facing east(pool area)

02-553-A



Front yard facing WNW



Front yard facing east

02-553-A



Front yard facing north, from river



East side yard facing south

02-553-A