IN RE: PETITION FOR ADMIN. VARIANCE S/S Delmar Circle, 105' S centerline of Del Rio Road 12th Election District 7th Councilmanic District (87 Delmar Circle) Alice Regina Muranko *Petitioner*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 03-125-A

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by the legal owner of the subject property, Alice Regina Muranko, for that property known as 87 Delmar Circle in the Dundalk area of Baltimore County. The Petitioner herein seeks a variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a front yard setback of 9 ft. in lieu of the required 25 ft. and a side yard setback of 5 ft. in lieu of the required 10 ft., and to permit an open projection (porch) with a front yard setback of 9 ft. in lieu of the required 18.75 ft. and a side yard setback of 5 ft. in lieu of the required 7.5 ft., and to amend the prior variance order and site plan in Case No. 98-252-A. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation contained in the case file. Based upon the information available, there is no evidence in the file to indicate that the requested administrative variance would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted.

10/15/02

In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that the relief requested sufficiently complies with the requirements of Sections 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 Petitioner.

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) in their comments dated October 7, 2002, pursuant to Section 500.14 of the B.C.Z.R. Therefore, the relief granted herein is subject to the Petitioner's compliance with any recommendations made by DEPRM.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 15th day of October, 2002, that the Petitioner's request for Administrative Variance seeking relief from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a front yard setback of 9 ft. in lieu of the required 25 ft. and a side yard setback of 5 ft. in lieu of the required 10 ft., and to permit an open projection (porch) with a front yard setback of 9 ft. in lieu of the required 18.75 ft. and a side yard setback of 5 ft. in lieu of the required 7.5 ft., and to amend the prior variance order and site plan in Case No. 98-252-A, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be

10/15/02

required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the Zoning Advisory Committee (ZAC) recommendations submitted by DEPRM on October 7, 2002, a copy of which is attached hereto and made a part hereof.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

10/15/02

Baltimore County
Zoning Commissioner

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

October 15, 2002

Ms. Alice Regina Muranko
1748 Drexel Road
Baltimore, Maryland 21222

Re: Petition for Administrative Variance
Case No. 03-125-A
Property: 87 Delmar Circle

Dear Ms. Muranko:

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,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Flood CBCA

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 87 DELMAR CIRCLE
which is presently zoned DR 5.5

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) 1B02.3.C.1 and 301.1.A to permit an addition with a front yard setback of 9 feet in lieu of the required 25 feet and a side yard setback of 5 feet in lieu of the required 10 feet, and to permit an open projection (porch) with a front yard setback of 9 feet in lieu of the required 18.75 feet and a side yard setback of 5 feet in lieu of the required 7.5 feet, and to amend the prior variance order and site plan in Case #98-252-A.

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):

ALICE REGINA MURANKO
Name - Type or Print

Alice Regina Muranko
Signature

Name - Type or Print

Signature

1748 DREXEL ROAD — 410-388-1650
Address — Telephone No.

BALTIMORE MARYLAND 21222
City — State — Zip Code

Representative to be Contacted:

ALICE R. MURANKO
Name

1748 DREXEL ROAD — 410-388-1650
Address — Telephone No.

BALTO. MD 21222
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. 03-125-A

Reviewed By JNP **Date** 9/13/02

Estimated Posting Date 9/23/02

REV 10/25/01

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 87 DELMAR CIRCLE
Address
BALTIMORE MARYLAND 21222
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):

need more living space for family & storage
no parking available on street
odd shape lot - no room in back
yard - on (environmental set back)

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.

Alice Regina Muranko
Signature

Signature

ALICE REGINA MURANKO
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of August, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Alice Regina Muranko

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires 5/10/2005

REV 10/25/01

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 87 DELMAR CIRCLE
Address
BALTIMORE MD. 21222
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):

need more living space for family & storage
no parking available on street
odd shape of lot - no room in back
yard - on (environmental set back)

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.

Alice Regina Muranko
Signature

Signature

ALICE REGINA MURANKO
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of August, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Alice Regina Muranko the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires 5/10/2005

REV 10/25/01

Petition Case A

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 87 DELMAR CIRCLE

which is presently zoned DR 5.5

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) 1B02.3.C.1 and 301.1.A to permit an addition with a front yard setback of 9 feet in lieu of the required 25 feet and a side yard setback of 5 feet in lieu of the required 10 feet, and to permit an open projection (porch) with a front yard setback of 9 feet in lieu of the required 18.75 feet and a side yard setback of 5 feet in lieu of the required 7.5 feet, and to amend the prior variance order and site plan in Case # 98-252-A.

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):

ALICE REGINA MURANKO
Name - Type or Print

Alice Regina Muranko
Signature

Name - Type or Print

Signature

1748 DREXEL ROAD — 410-388-1650
Address — Telephone No

BALTIMORE — MARYLAND — 21222
City — State — Zip Code

Representative to be Contacted:

ALICE R. MURANKO
Name

1748 DREXEL RD. — 410-388-1650
Address — Telephone No.

BALTO. — MD. — 21222
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. 03-125-A

Reviewed By JNP **Date** 9/13/02

Estimated Posting Date 9/23/02

REV 10/25/01

ZONING DESCRIPTION FOR 87 DELMAR CIRCLE
(address)

Beginning at a point on the South side of
(north, south, east or west)
DELMAR CIRCLE which is 50'
(name of street on which property fronts) (number of feet of right-of-way width)
wide at the distance of 105 South of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street DEL RIO ROAD
(name of street)
which is 50' wide. *Being Lot # 67,
(number of feet of right-of-way width)
Block ____, Section # – in the subdivision of WATERFRONT INVERNESS ANNEX
(name of subdivision)
as recorded in Baltimore County Plat Book # 13, Folio # 27,
containing 0.133 Also known as 87 DELMAR CIRCLE
(square feet or acres) (property address)
and located in the 12 Election District, 7 Councilmanic District.

03-125-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 17149

DATE 9/13/02 ACCOUNT R-001-006-6150

AMOUNT $ 50.00

RECEIVED FROM: Dennis

FOR: Var. 3-125-A 117 Delmar (sale)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

DATE RECEIPT
PAID RECEIPT
BUSINESS ACTUAL TIME
9/13/2002 9/13/2002 11:05:59
REG W504 WALKIN DEL DAD 0004LP 2
RECEIPT # 195283 9/13/2002 FLJ
DEPT 5 525 ZONING VERIFICATION
CR NO. 017149
Recpt Tot $50.00
.00 CK 50.00 CA
50.00- CH
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-125-A

Petitioner/Developer: MURANKO

Date of Hearing/Closing: 10/8/02

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 87 DELMAR CIRCLE

The sign(s) were posted on 9/21/02
(Month, Day, Year)

Sincerely,

9/21/02
(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)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03-125 -A Address 87 Delmar Circle

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner: Please Print Your Name

Filing Date: 9/13/02 **Posting Date:** 9/23/02 **Closing Date:** 10/8/02

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 03-125 -A Address 87 Delmar Circle

Petitioner's Name Muranko Telephone 410-388-1650

Posting Date: 9/23/02 **Closing Date:** 10/8/02

Wording for Sign *To Permit* an addition with a front yard setback of 9 feet in lieu of the required 25 feet and a side yard setback of 5 feet in lieu of the required 10 feet, and to permit an open projection (porch) with a front yard setback of 9 feet in lieu of the required 18.75 feet and a side yard setback of 5 feet in lieu of the required 7.5 feet, and to amend the prior variance order and site plan in case # 98-252-A.

WCR - Revised 6/28.00

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

October 9, 2002

Alice R. Muranko
1748 Drexel Road
Baltimore, MD 21222

Dear Ms. Muranko:

RE: Case Number: 03-125-A, 87 Delmar Circle

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 13, 02.

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.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: People's Counsel

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

September 24, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items: 125
116-117, 121-130

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

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS ITGT

DATE: October 7, 2002

SUBJECT: Zoning Item 125
Address 87 Delmar Circle (Muranko Property)

Zoning Advisory Committee Meeting of September 23, 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.

__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).

Date 10/15/02
By R. Jameson

Reviewer: Keith Kelly Date: 10/2/02

CBCA Zoning Comments (zoning item #125)

X The property is located within the ~~Limited Development Area (LDA), or Resource Conservation Area (RCA), or~~ Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA).

X This proposal must use best management practices, which reduce pollutant loadings by 10%.

____Man-made impervious surfaces are limited to 15% for lots greater than ½ acre in size.

____Man-made impervious surfaces are limited to 25% for lots less than ½ acre in size.

____Mitigation is required if exceeding the 25% impervious surface limit. Impervious surfaces are limited to 25% of the lot & 500 square feet or 31.25% of the lot. Otherwise, a Critical Area Administrative Variance (CAAV) is required.

____If permitted development on a property currently exceeds impervious surface limits, that percentage may be maintained during redevelopment of the property.

____15% forest must be established or maintained. This equates to ___ trees for a lot of this size.

X Any tree removed in the buffer for this structure must be replaced on a 1:1 basis.

X All downspouts must discharge rainwater runoff across a pervious surface such as a lawn.

X The lot is in a Buffer Management Area (BMA). Mitigation (planting trees, removing impervious area, or paying a fee-in-lieu) is required for the placement of the proposed structure within 100' of tidal waters.

____ If the lot is unimproved, then the proposed dwelling cannot go any closer to the water than the neighboring dwelling farthest away from the water.

____If the lot is improved, then the proposed dwelling can go as close to the water as the existing dwelling.

____A Critical Area Administrative Variance (CAAV) is required for the placement of the proposed structure within 100' of tidal waters, tidal wetlands, stream, or within 25' of non-tidal wetlands.

____A Critical Area Administrative Variance (CAAV) is required since the proposed principal structure cannot honor the required 35' residential building setback or 25' commercial building setback from the 25' or 100' buffer.

Kdk#14/cbcazoningcomments

10/15/02

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 21, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For September 30, 2002
Item No. 125

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

The flood protection elevation for this site is 10.4 feet.

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

In accordance with *Bill No. 18-90, Section 26-276*, filling within a floodplain 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.

The building engineer shall require a permit for this project.

The building shall be designated and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with requirement of B.O.C.A. Inter. Building Code adopted by the county.

RWB:CEN:jrb

cc: File

ZAC-9-30-2002-ITEM 125-10212002

PN
10/8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 11, 2002

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

OCT 11 '02

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-125**

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

Prepared by: Mark A Cunningham

Section Chief: Lynn Lanham

AFK/LL:MAC

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.24.02

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

RE: Baltimore County
Item No. 125 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,

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

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

MDP
Maryland Department of Planning

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

September 23, 2002

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

Re: **Zoning Advisory Committee Agenda re: case numbers 03-106-SPH, 03-116-A, 03-117-A, 03-118-A, 03-119-A, 03-120-XA, 03-121-A, 03-122-A, 03-123-XA, 03-124-A, 03-125-A, 03-126-A, 03-127-SAHSPH, 03-128-A, 03-129-A, 03-130-A**

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 09/23/02. The information has been submitted to Mr. Mike Nortrup.

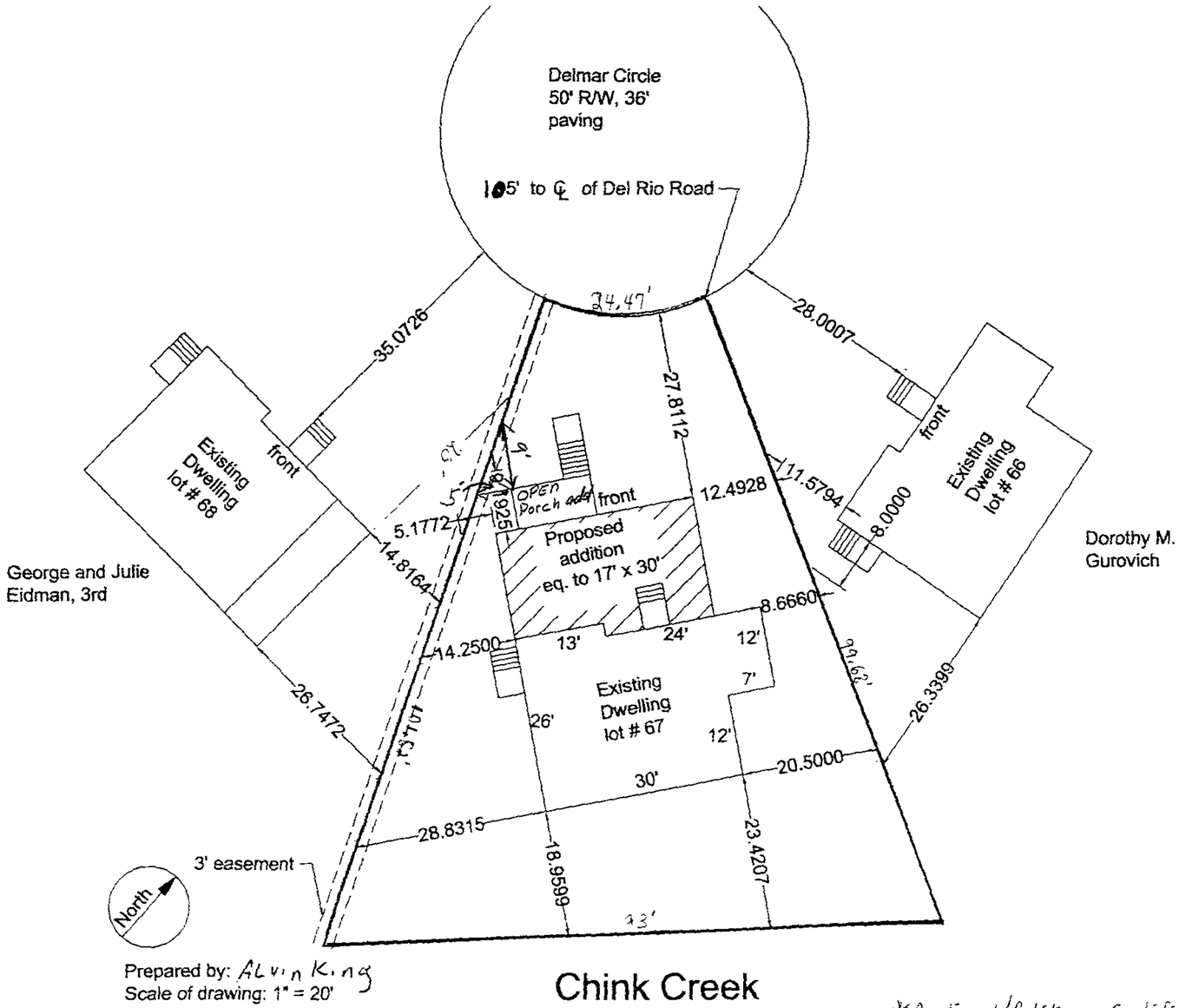
Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup



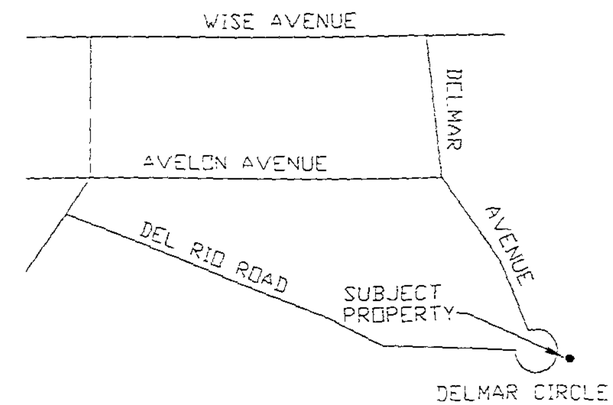
Prepared by: Alvin King
Scale of drawing: 1" = 20'

*Applicant/Petitioner Certifies that Building Plans Review, Room 120, stated that this proposed addition is not substantial construction.

A. K.

PLAT TO ACCOMPANY PETITION FOR ☐ ZONING
☐ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 87 DELMAR CIRCLE
SUBDIVISION NAME WATERFRONT INVERNESS ANNEX
PLAT BOOK# 13 FOLIO# 27 LOT# 67 SECTION —
OWNER ALICE REGINA MURANKO



SCALE OF MAP: 1"=250'

LOCATION INFORMATION

ELECTION DISTRICT 12
COUNCIL MANIC DISTRICT 7
1"=200' SCALE MAP # S.E.4 G
ZONING DR 5.5

LOT SIZE 0.133 ACREAGE 5800 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	X	☐
WATER	X	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	X	☐
100 YEAR FLOOD PLAIN	X	☐
HISTORIC PROPERTY/ BUILDING	☐	X

*See Note

PRIOR ZONING HEARING 98-252-A

ZONING OFFICE USE ONLY
REVIEWED BY JNP ITEM # 125 CASE # 03-125-A

Pet Ex #1

FLOOD PLAIN INQUIRY - 87 DELMAR CIRCLE

Coordinate System:
Maryland State Plane:
NAD83/91 Horizontal Datum
Elevations in Feet:
NAVD88 Vertical Datum

Date of Data Capture: March 1995
Scale of Data Capture : 1" = 100'

For internal use only!
Not releasable to the public.
Source: Property line information
is compiled from the State of MD Dept.
Of Assessments and Taxation Cadastral
Map, March, 1993.
This information should not be considered
legally authoritative data.

NOTE:
Floodplain Elevation Data from
FEMA Flood Insurance Rate Map
240010-0440C is based on
Baltimore Co. Datum.
Add 1.7 feet vertically to NAVD88
elevation to approximate BCD elevation.

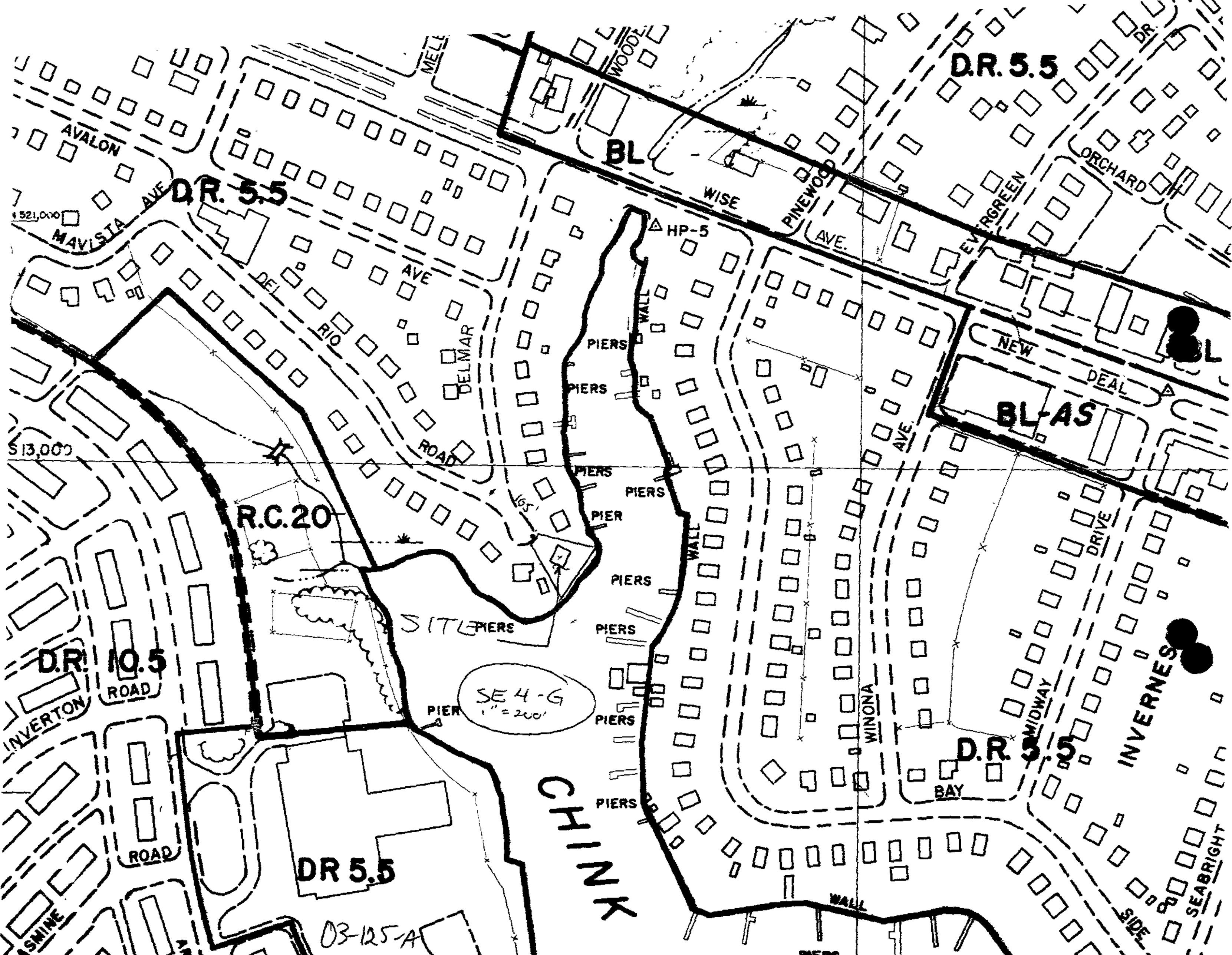
Baltimore County, MD
Department of Public Works
GIS Services

100 0 100 Feet
Scale Bar

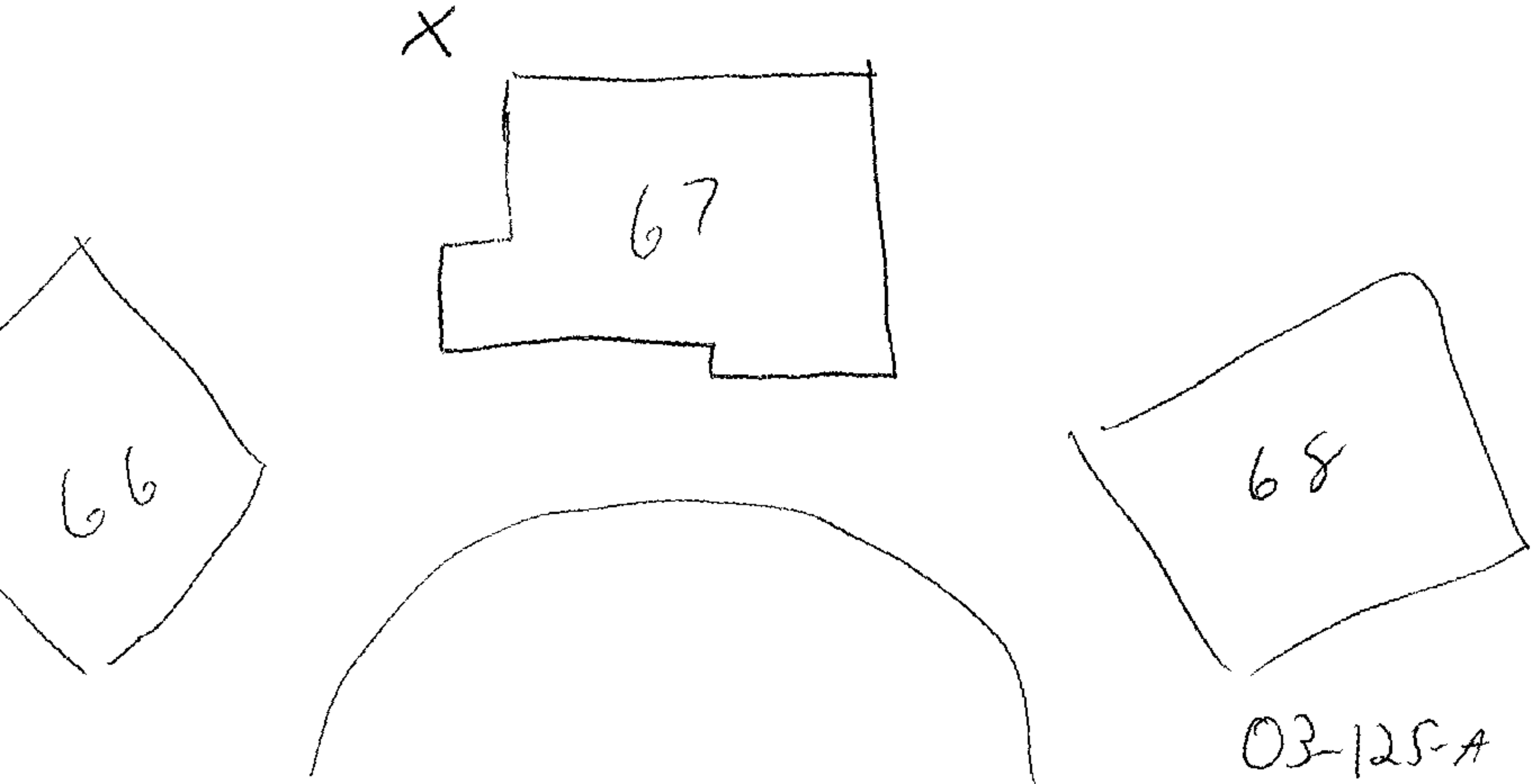
N
W E
S

Prepared By:
Robin B. Hurley, EA1
DPW Directors Office
July 24, 2002

03-125-A

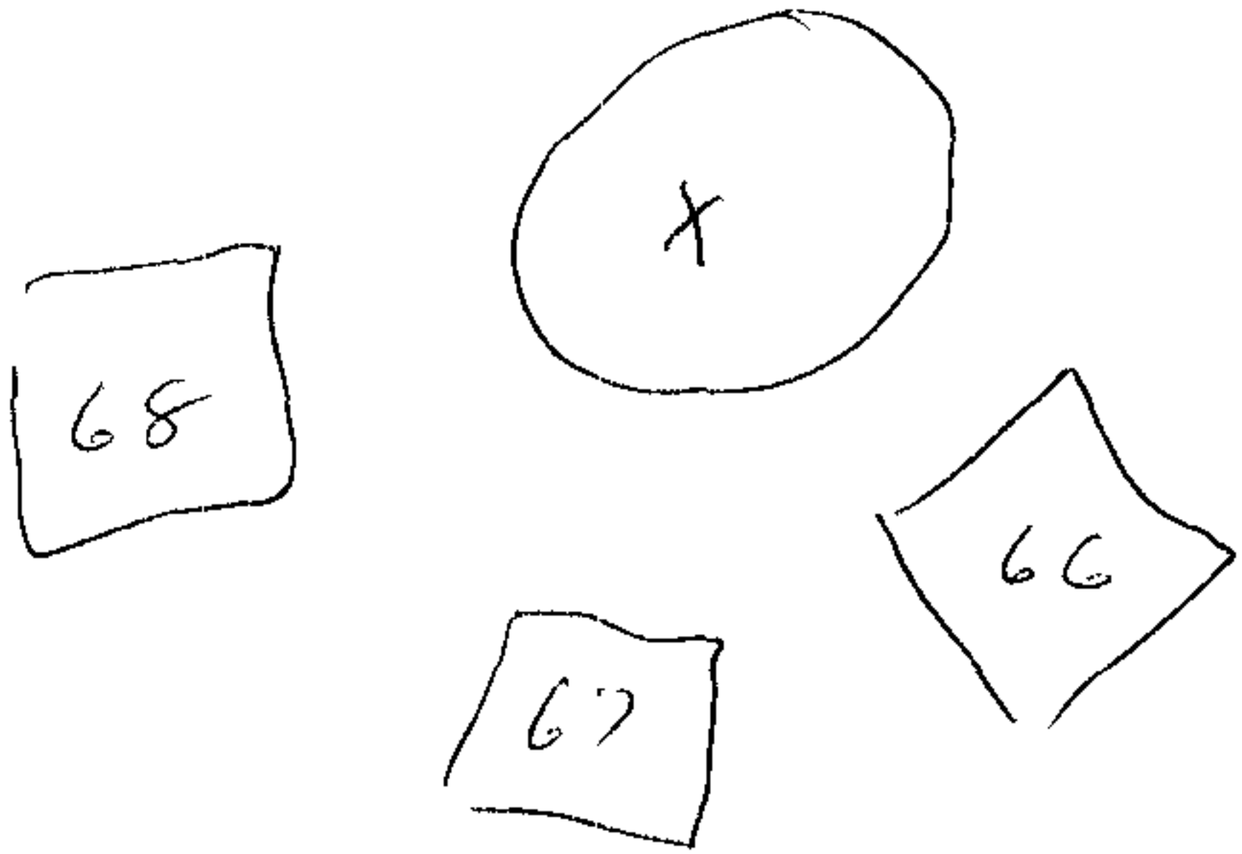

D.R. 5.5
BL
WISE
AVE.
PINEWOOD
EVERGREEN
ORCHARD
AVALON
MAVISTA AVE
D.R. 5.5
HP-5
DEL RIO
AVE
DELMAR
ROAD
WALL
PIERS
NEW DEAL
BL
BL-AS
AVE.
R.C.20
SITE
D.R. 10.5
INVERTON
ROAD
SE 4-G
1" = 200'
PIER
CHINK
DR 5.5
03-125-A
WINONA
BAY
D.R. 5.5
MIDWAY
DRIVE
INVERNESS
SEABRIGHT
SIDE
WALL

LOT 67 Back Left corner



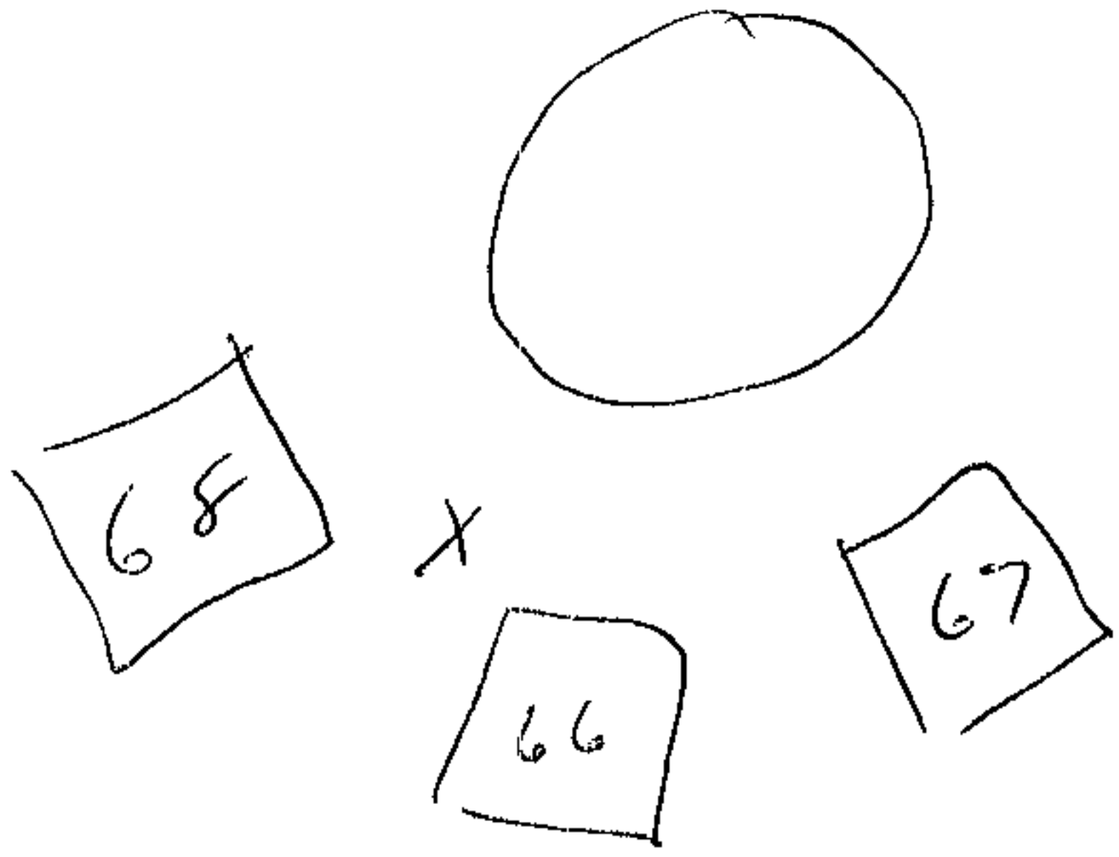
03-125-A

LOT 68 FRONT



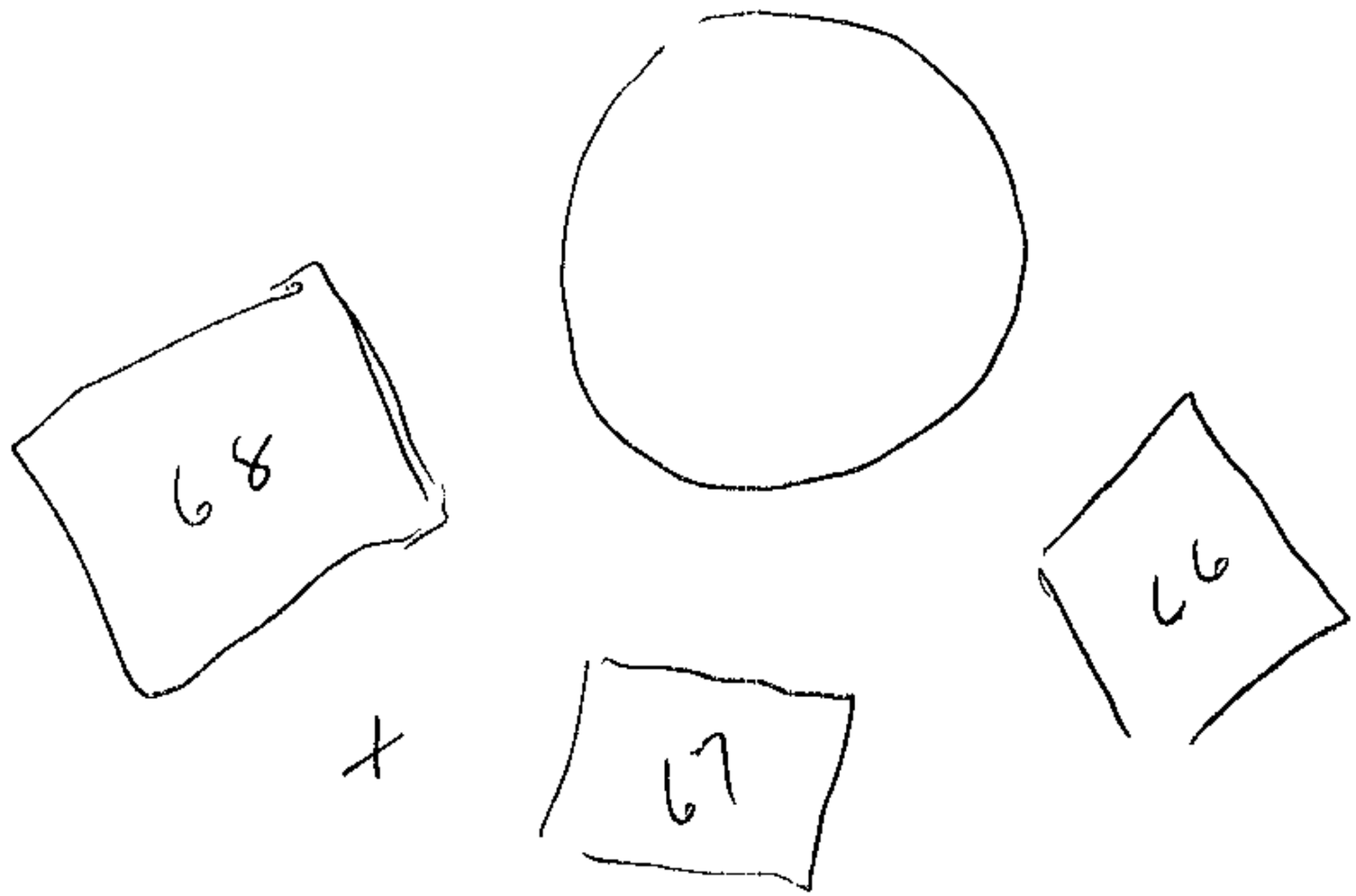
03-125-A

LOT 68 Left side



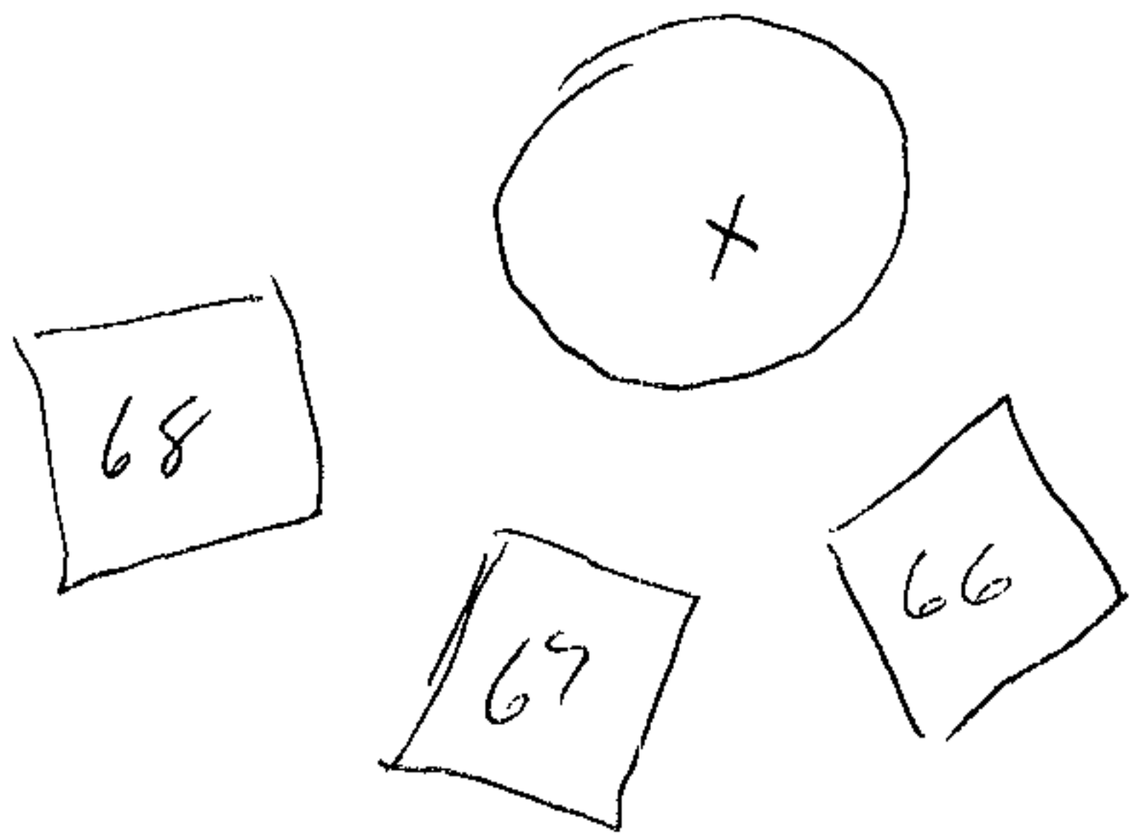
03-125A

LOT 68 LEFT side



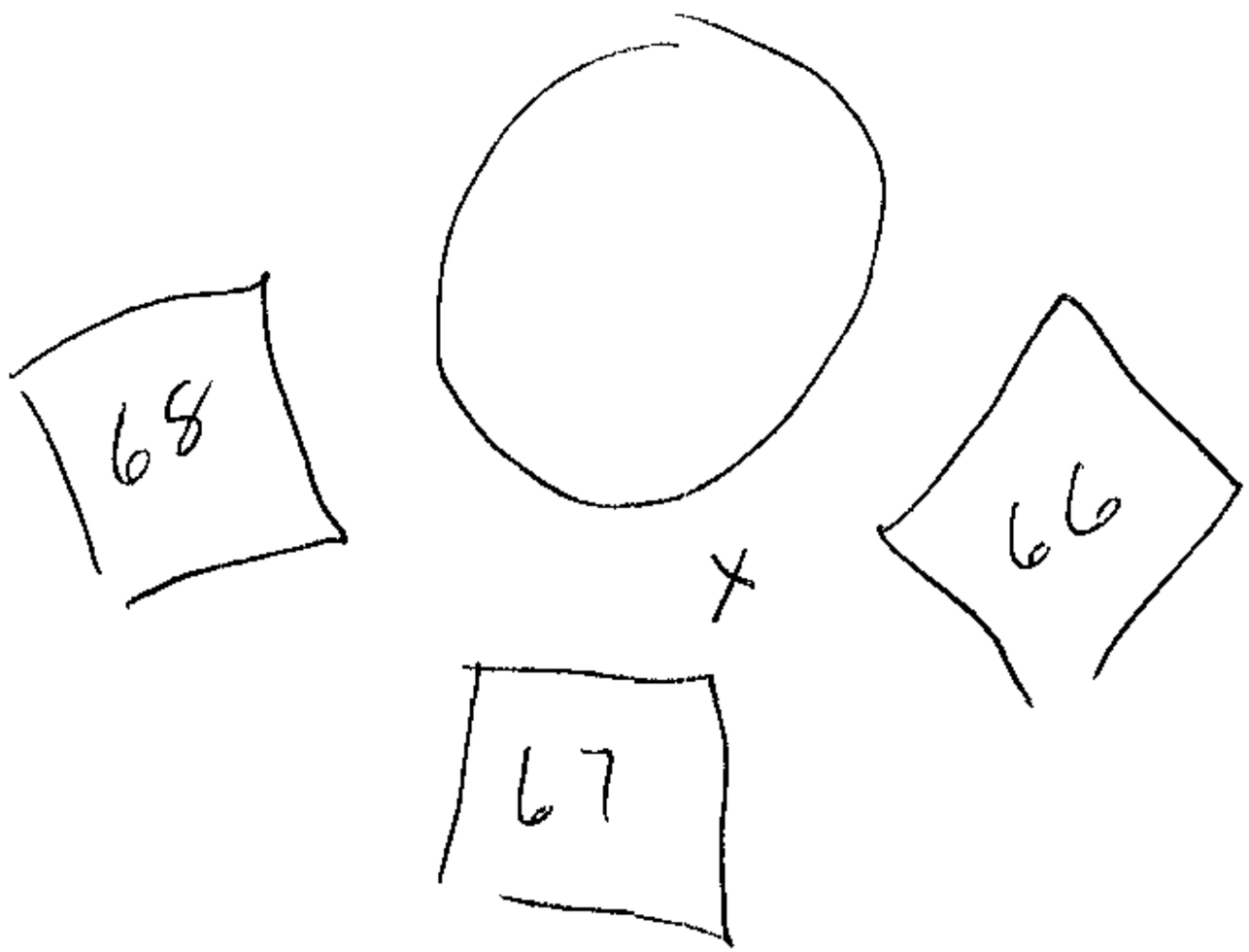
03-125-A

Frount of Lot 66



03-125-A

S. de of Lot 66



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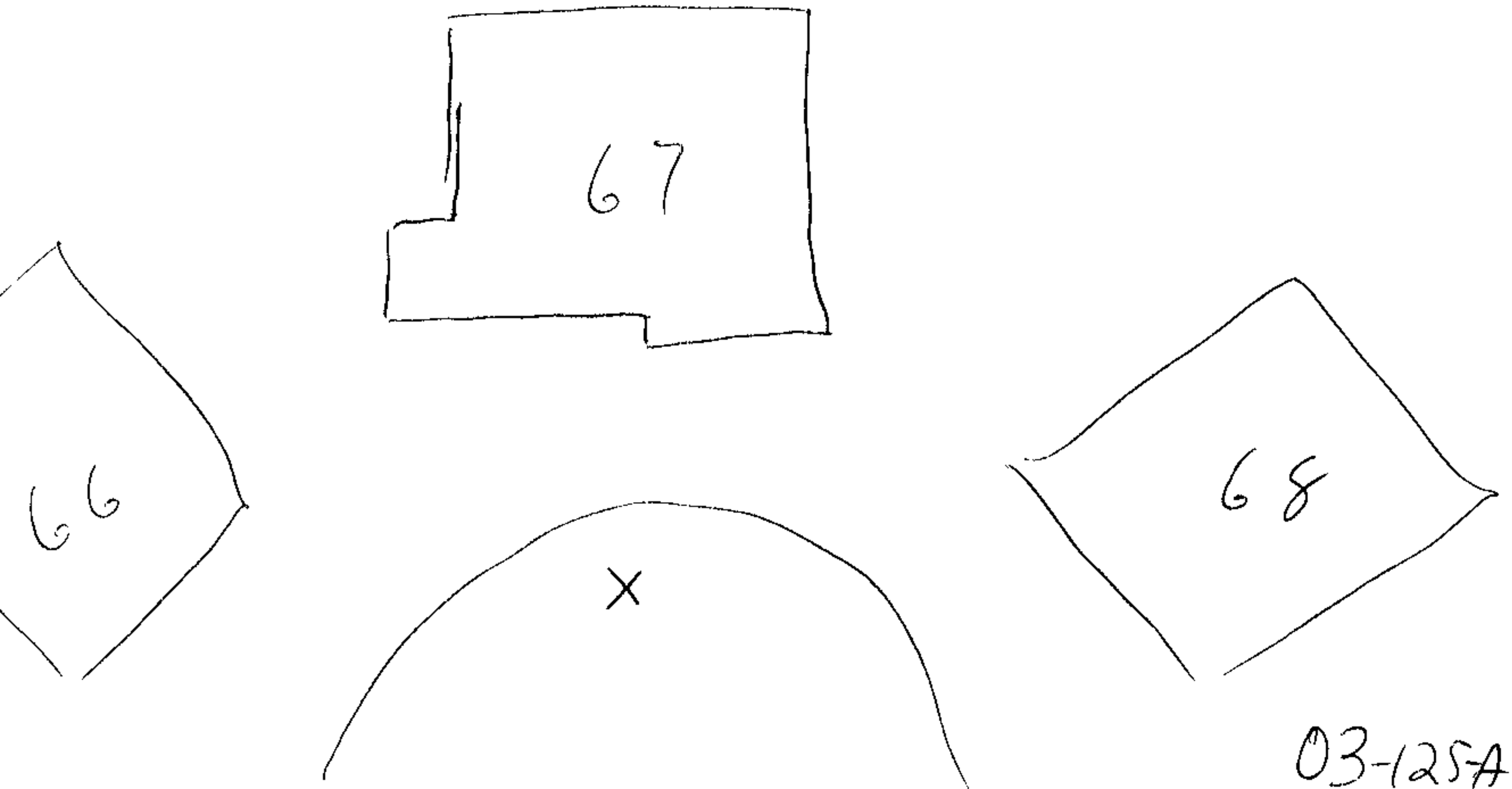
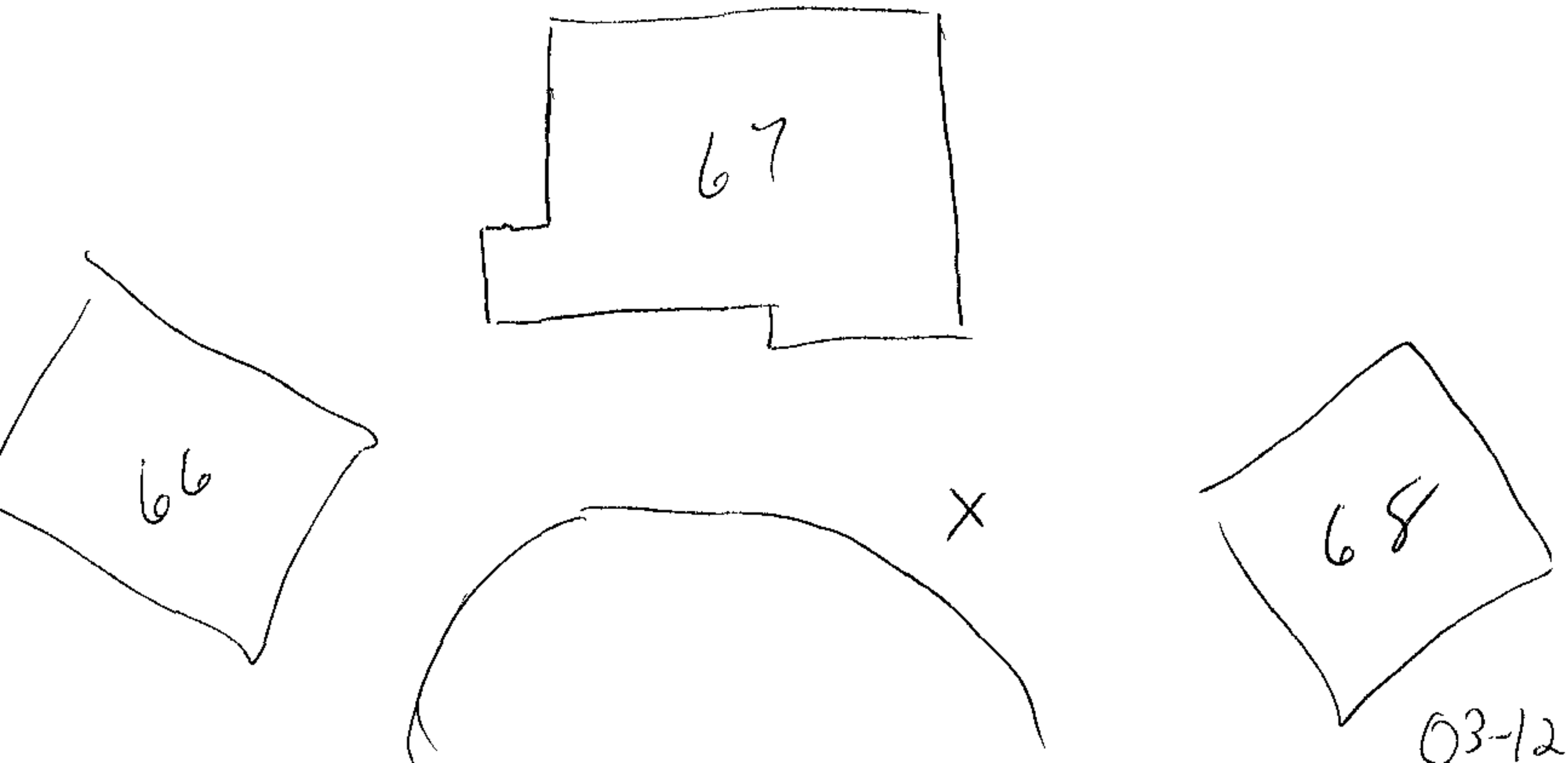
LoT 67 FRoum



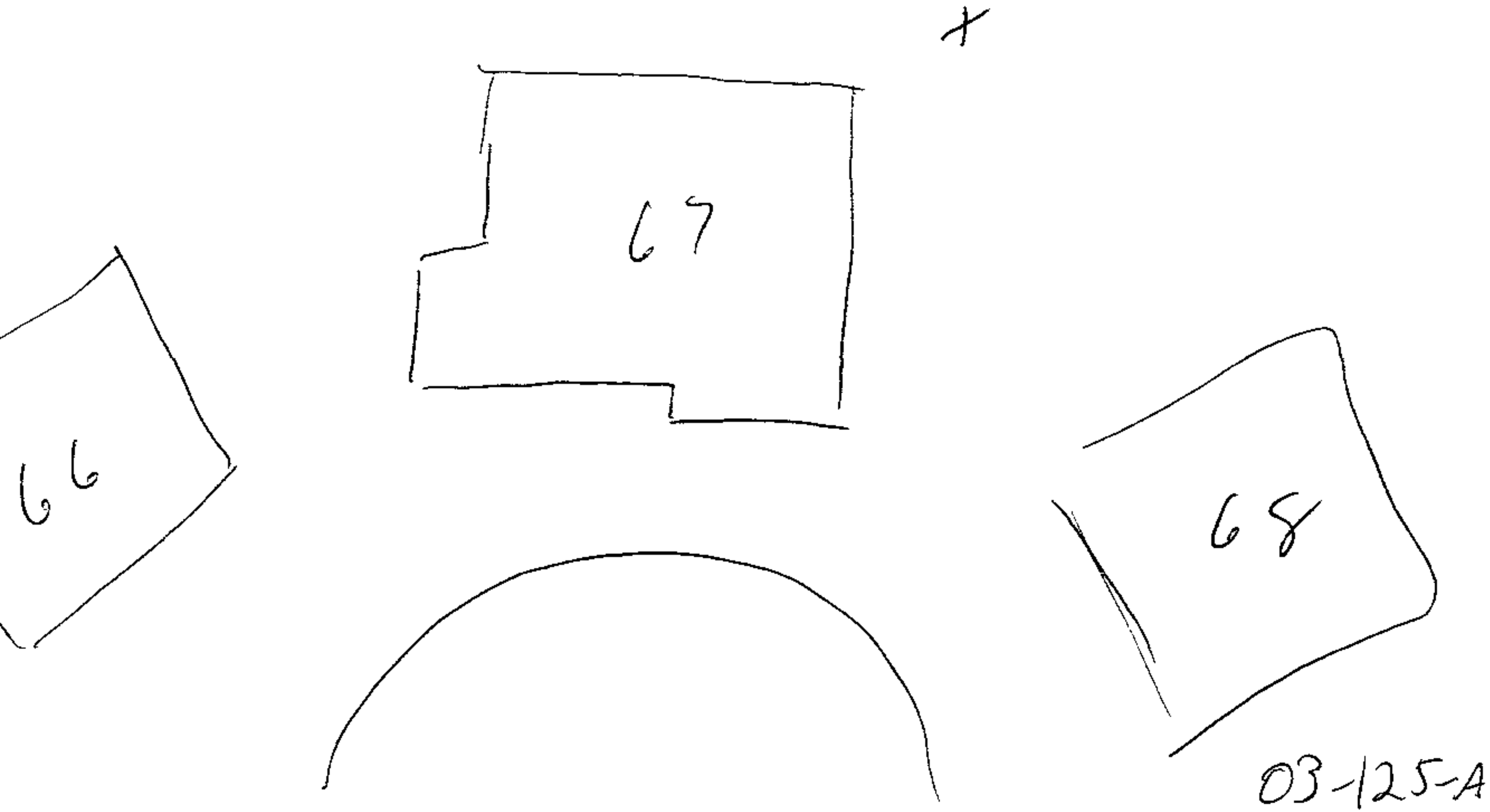
03-125A

LOT 67 RightFrount



03-125A

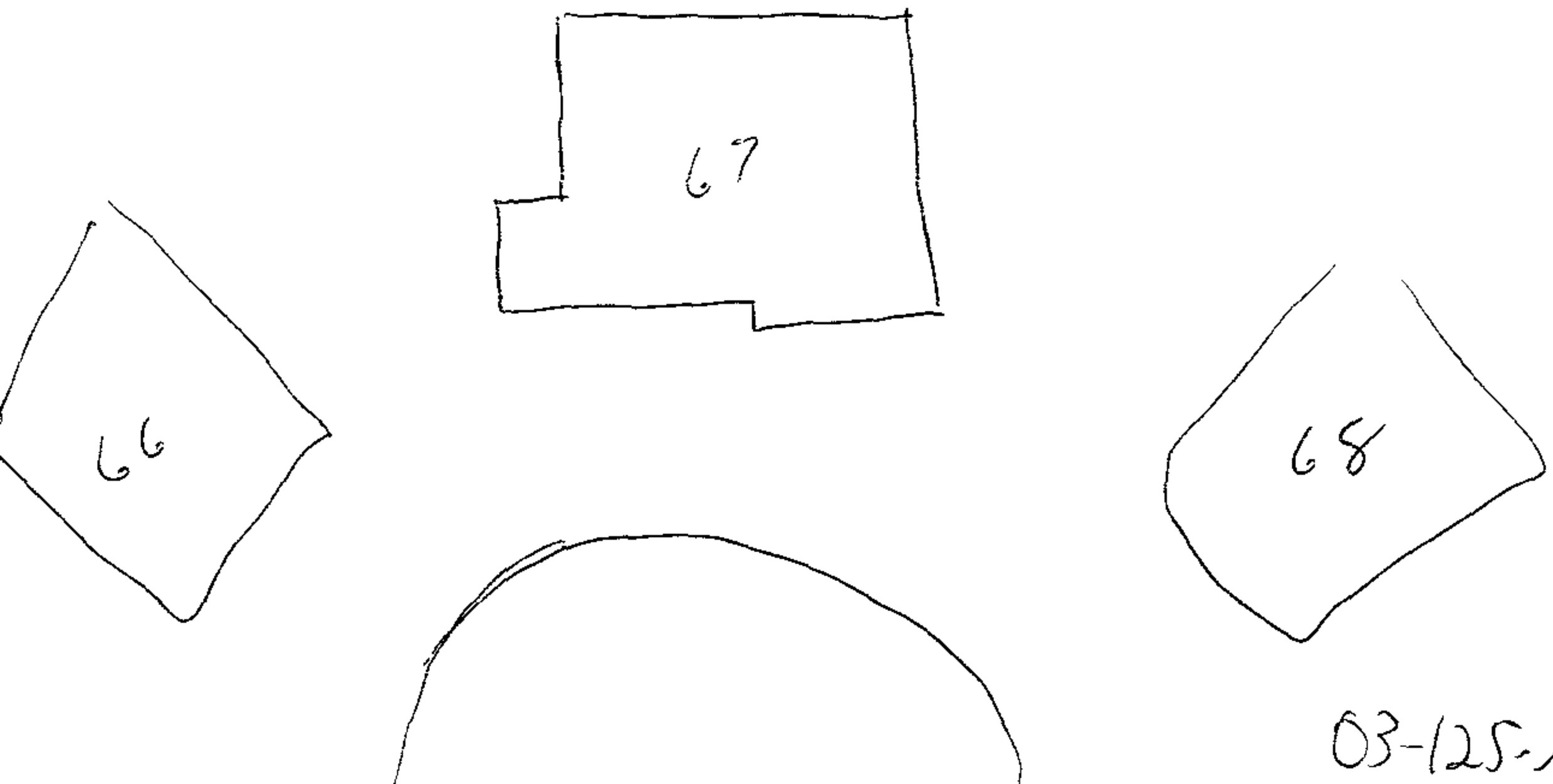
LOT 67 Rear Right Side



03-125-A

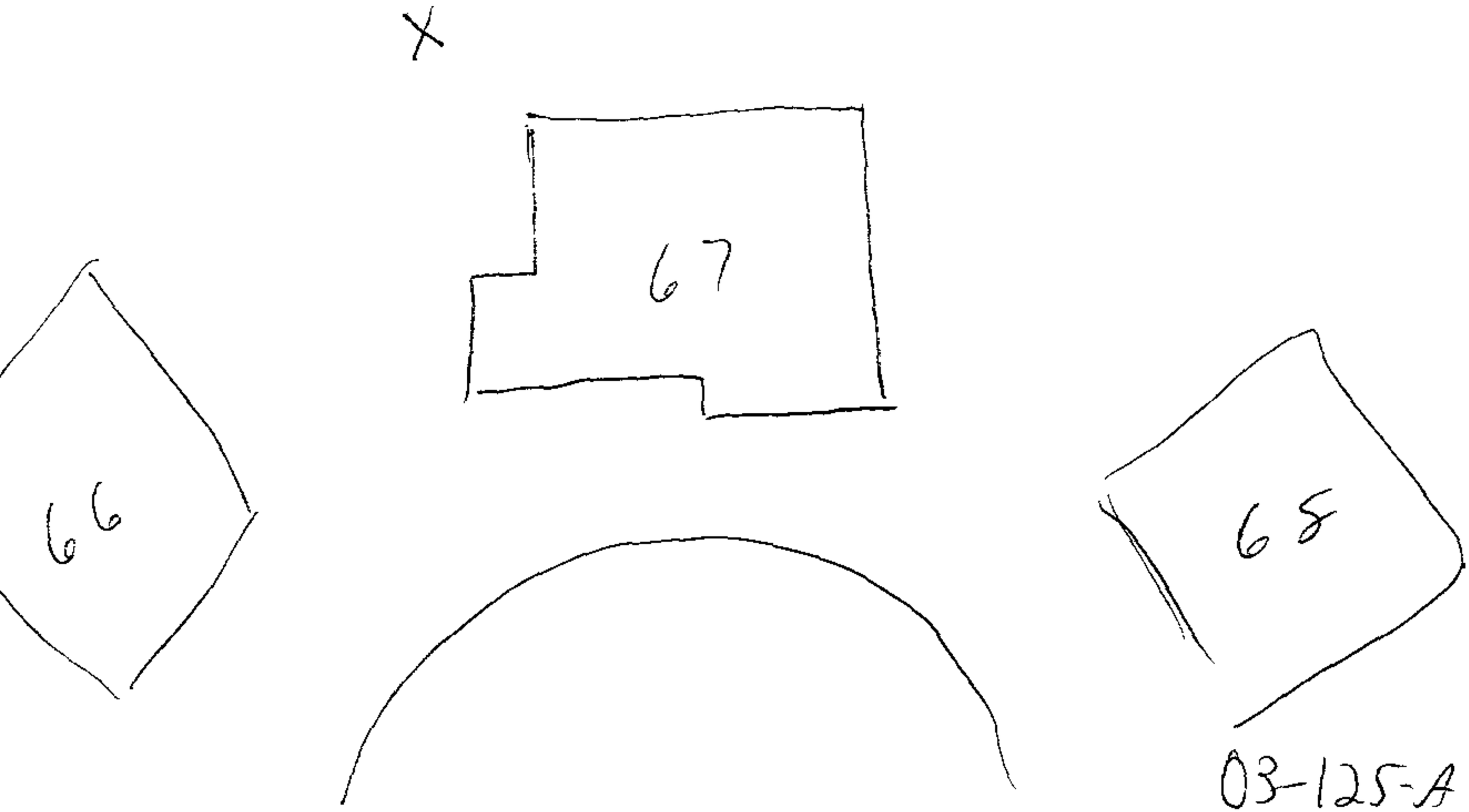
LOT 67 Right Back of House

X



03-125-A

Lot 67 Back Left corner



03-125-A