

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Bowleys Quarters Road, 500' E
centerline of Chesapeake Road
15th Election District
6th Councilmanic District
(1226 Bowleys Quarters Road)

Mary and Darrell Cotherman
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-540-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Mary and Darrell Cotherman. The variance request is for property located at 1626 Bowleys Quarters Road in the eastern area of Baltimore County. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory building (garage) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

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

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

ORDER RECEIVED
Date 6/19/03
By R. J. Gannon

that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM). Therefore, the relief granted herein is subject to the Petitioners' compliance with any recommendations made by DEPRM. Additionally, a Zoning Advisory Committee (ZAC) comment was received from the Bureau of Development Plans Review dated May 30, 2003, a copy of which is attached hereto and made a part hereof. Compliance with these comments shall also be required.

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

THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County, this 19th day of June, 2003, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory building (garage) to be located in the side yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with any recommendations, if any, made by DEPRM.

6/19/03
R. J. Gannon

3. Compliance with the ZAC comments made by Development Plans Review dated May 30, 2003, a copy of which is attached hereto and made a part hereof.
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

6/19/03
R. O'Connell



Baltimore County
Zoning Commissioner

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

June 19, 2003

Mr. & Mrs. Darrell Cotherman
1626 Bowleys Quarters Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 03-540-A
Property: 1626 Bowleys Quarters Road

Dear Mr. & Mrs. Cotherman:

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, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Shane *COBCA*
Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 1626 Bowleys Quarters Rd
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) 400.1 (BCZR)

TO PERMIT A DETACHED ACCESSORY BUILDING
(GARAGE) TO BE LOCATED IN THE SIDEYARD
IN LIEU OF THE REQUIRED REAR YARD

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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 6/19/03 day of June, 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.

Legal Owner(s):

Danrell Cotherman

Name - Type or Print

Danrell Cotherman

Signature

MARY COTHERMAN

Name - Type or Print

Mary Cotherman

Signature

1626 Bowleys Quarters Rd 410 335-8415

Address

Telephone No.

Baltimore

City

MD

State

21220

Zip Code

Representative to be Contacted:

Danrell Cotherman

Name

1626 Bowleys Quarters Rd 410 335-8415

Address

Telephone No.

Baltimore

City

MD

State

21220

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By CTM

Date

5/13/03

Estimated Posting Date

5/25/03

CASE NO. 03-540-A

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 1626 Bowleys Quarters RD
Address
Baltimore MD 21220
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):

1. The Proposed Building is located too close to the property line of Lot #116
 - 2 IF the Proposed Building is Built with a 2' setback from the house it will take up much of my property that I use for other things. And that would make less permeable ground, because were the existing Building is, is All Concrete.
 - 3 IF the Building is Built as the Site Plan shows it will be more uniform with the neighborhood. of 25 Garages, 20 are ^{in front of or} _{even with the house}
- That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Darrell Cotherman
Signature

Darrell Cotherman
Name - Type or Print

Mary Cotherman
Signature

MARY COTHERMAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of May, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Pd T Hunt
Notary Public

My Commission Expires 7-14-2004

REV 10/25/01

4. I AM trying to keep to A minimum IMPERVIOUS SURFACE AREA BY USING the EXISTING AREA AND NO INCREASE IN DRIVEWAY.

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 1626 Bawleys Quarters RD
Address
Baltimore MD 21220
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):

1. The Proposed Building is located too close to the Property line of Lot # 116
2. IF the proposed Building is Built with a 2' set Back From the house, it will take up much of my property that I use for other things. And that will make less permeable ground, because were the existing Building is, is All concrete.
- 3 IF the Building is Built AS the site plan shows it will be more uniform with the neighborhood. of 25 Garages 20, are in front of or even with the house.
4. I AM trying to keep to a minimum the impervious surface area by using the existing driveway and no increase in driveway.

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.

Darrell Cotherman
Signature

Darrell Cotherman
Name - Type or Print

Mary Cotherman
Signature

MARY COTHERMAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of May, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires 7-14-2004



Hand *BCA*
Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 1626 Bowleys Quarters RD
which is presently zoned RC5

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 DETACHED ACCESSORY BUILDING
(GARAGE) TO BE LOCATED IN THE SIDE YARD
IN LIEU OF THE REQUIRED REAR YARD.

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:

Legal Owner(s):

Name - Type or Print

Danrell Cotheman
Name - Type or Print

Signature

Danrell Cotheman
Signature

Address Telephone No.

MARY COTHERMAN
Name - Type or Print

City State Zip Code

Mary Cotheman
Signature

Attorney For Petitioner:

1626 Bowleys Quarters RD 410335-8415
Address Telephone No

Name - Type or Print

Baltimore MD 21220
City State Zip Code

Signature

Representative to be Contacted:

Company

Danrell Cotheman
Name

Address Telephone No

1626 Bowleys Quarters RD 410335-8415
Address Telephone No

City State Zip Code

Baltimore MD 21220
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 03 day of May, 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.

03 540-A

Zoning Commissioner of Baltimore County

CASE NO. ~~03-534-A~~

Reviewed By LCM Date 5/13/03

REV 10/25/01

Estimated Posting Date 5/25/03

ZONING DESCRIPTION FOR 1626 BOWLEYS QUARTERS ROAD

Beginning at a point on the north side of Bowleys Quarters Road which has a right-of-way width of 40 feet at a distance of 500 feet east of the centerline of Chesapeake Road which has a right-of-way width of 30 feet. This property, being Lot 106 and 115 of the subdivision of Bowleys Quarters as recorded in Baltimore County Record Plat Book #9, Folio #56, does contain 29,962 square feet. Said property is also known as 1626 Bowleys Quarters Road. It is located in the 15th Election District and the 6th Councilman District.

#539

D 3- ⁵⁴⁰ ~~540~~ - A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23521

DATE 5/13/03 ACCOUNT POC 1 0 0 0 150

AMOUNT \$ 65.00

RECEIVED
FROM:

D. C. THERMAN

FOR:

VARIANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 5/26/03

RE: Case Number 03-540-A
Petitioner/Developer: DARRELL COTHERMAN
Date of Hearing/Closing: 6/9/03

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1626 BOWLEYS
QUARTERS ROAD

The sign(s) were posted on MAY 25, 2003
(Month, Day, Year)

ZONING NOTICE
CASE # 03-461-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

PLACE: COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
ROOM 106

DATE AND TIME: WEDNESDAY JUNE 11, 2003
@ 11:00 AM

REQUEST: VARIANCE TO PERMIT A PROPOSED
REAR SETBACK OF 15 FEET, AN
EXISTING SIDE YARD OF 7 FEET, A
REAR YARD OF 14 FEET AND A
DISTANCE TO A PUBLIC STREET
RIGHT-OF-WAY OF 15 FEET, ALL
IN LIEU OF REQUIRED 25 FEET
SETBACK IN AN R.C.4 ZONE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
IF CONFIRMED HEARING CALL 847-3391

DO NOT SIGNIFY THIS SIGN AND POST OVER DUE OF HEARING, UNDER PENALTY OF LAW

Charles E. Merritt
(Signature of Sign Poster)

CHARLES E. MERRITT
(Printed Name of Sign Poster)

9831 MAGLEDT ROAD
(Street Address of Sign Poster)

BALTIMORE, MD 21234
(City, State, Zip Code of Sign Poster)

410 665-5562
(Telephone Number of Sign Poster)

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: 03-540-A

Petitioner: Darrell Cotherman

Address or Location: 1626 Bowleys Quarters Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Darrell Cotherman

Address: 1626 Bowleys Quarters Rd
Baltimore MD 21220

Telephone Number: 410 335-8415

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 540 -A Address 1626 BOWLEYS QUARTERS RD
Contact Person: LLOYD T. MOXLEY Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 5/13/03 Posting Date: 5/25/03 Closing Date: 6/9/03

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

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 540 -A Address 1626 BOWLEYS QUARTERS RD
Petitioner's Name MARY & DARRELL COTHERMAN Telephone 410 335 8415
Posting Date: 5/25/03 Closing Date: 6/9/03
Wording for Sign: To Permit A DETACHED ACCESSORY
STRUCTURE TO BE LOCATED IN THE SIDE YARD IN
LIEU OF THE REQUIRED REAR YARD.



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

June 9, 2003

Darrell Cotherman
Mary Cotherman
1626 Bowleys Quarters Road
Baltimore, MD 21220

Dear Mr. and Mrs. Cotherman:

RE: Case Number: 03-540-A, 1626 Bowleys Quarters Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 13, 2003.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel

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





**Baltimore County
Fire Department**

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

June 3, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: May 19, 2003

Item No.: 532-536, 538-542 (510)

Dear Ms. Hart:

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.

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

cc: File

Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor



Robert L. Flanagan, Secretary
Neil J. Pedersen, Acting Administrator

Date: 5.27.03

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

RE: Baltimore County
Item No. 540 LTM

Dear Ms. Hart:

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

*Y ranted
6/19/03.*

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB/ST*

DATE: July 3, 2003

RECEIVED

JUL 17 2003

ZONING COMMISSIONER

SUBJECT: Zoning Item 540
Address 1626 Bowleys Quarters Rd.

Zoning Advisory Committee Meeting of May 19, 2003

☐ 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: Keith Kelley

Date: July 11, 2003

6/9

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 19, 2003

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

SUBJECT: Zoning Advisory Petition(s): **Case 03-540**

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: Lynne Paulson

AFK/LL:MAC

JUN 18 '03

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 30, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For May 27, 2003
Item No. 540

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

The flood protection elevation 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 floor plain elevation in all construction.

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.

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

Construction shall be in accordance with requirements of B.O.C.A. International Building Code adopted by the county.

RWB:CEN:jrb

cc: File

ZAC-5-27-2003-ITEM 540-05302003

6/19/03
R. Johnson

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burlan
Deputy Secretary

May 19, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue, Room 111
Mail Stop #1105
Towson MD 21204

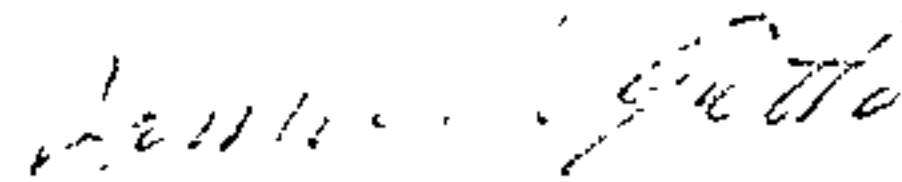
Re: Zoning Advisory Committee Agenda 05/27/03 re: case numbers 03-532-X, 03-533-A, 03-534-SPH, 03-535-A, 03-536-SPH, 03-537-XA, 03-538-A, 03-539-A, 03-540-A, 03-541-A, 03-542-A, 03-543-X

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 05/19/03. 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
Manager
Metropolitan Planning
Planning Services

cc: Mike Nortrup

PLANN TO ACCOMPANY... HEARING VARIANCE

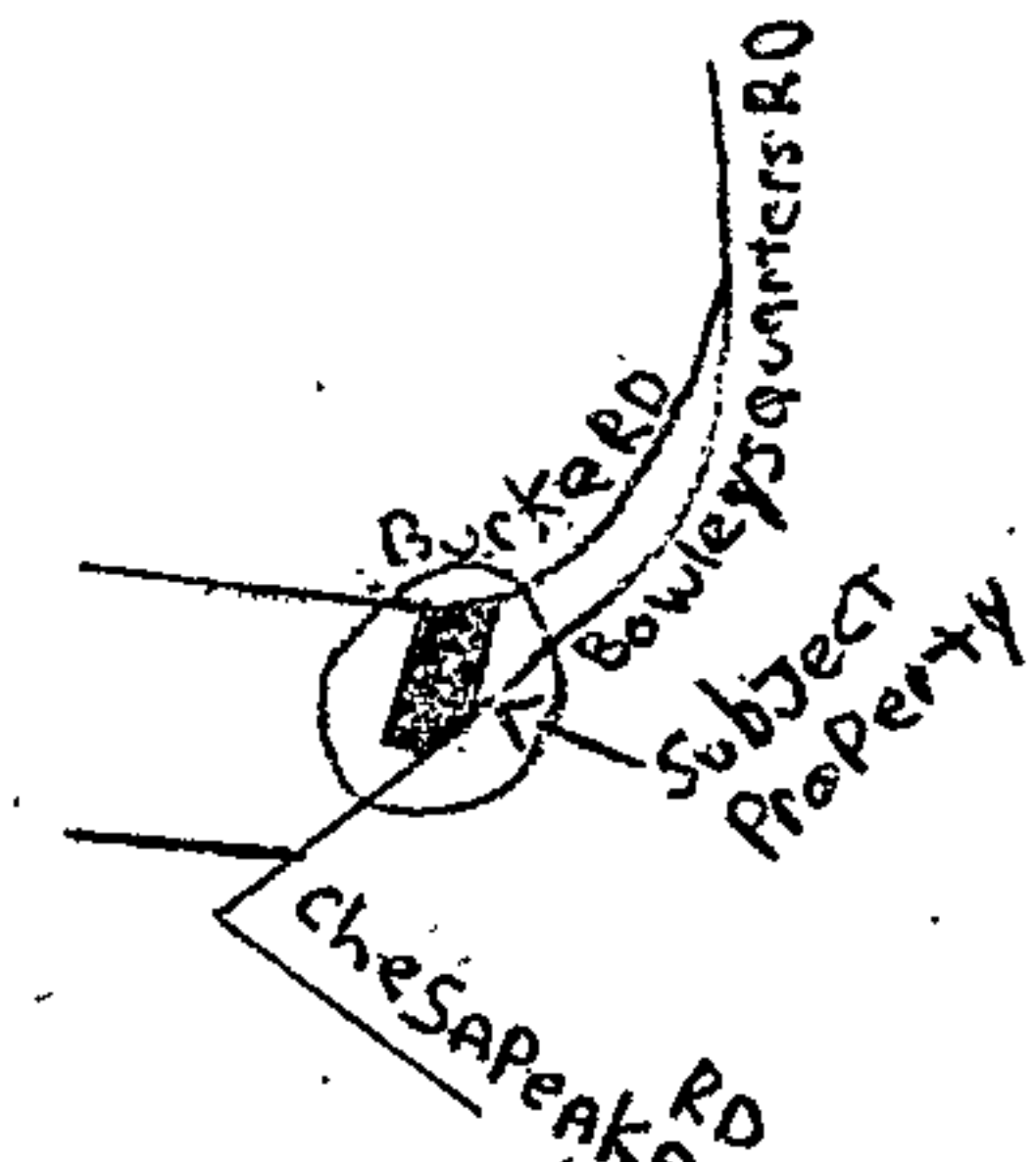
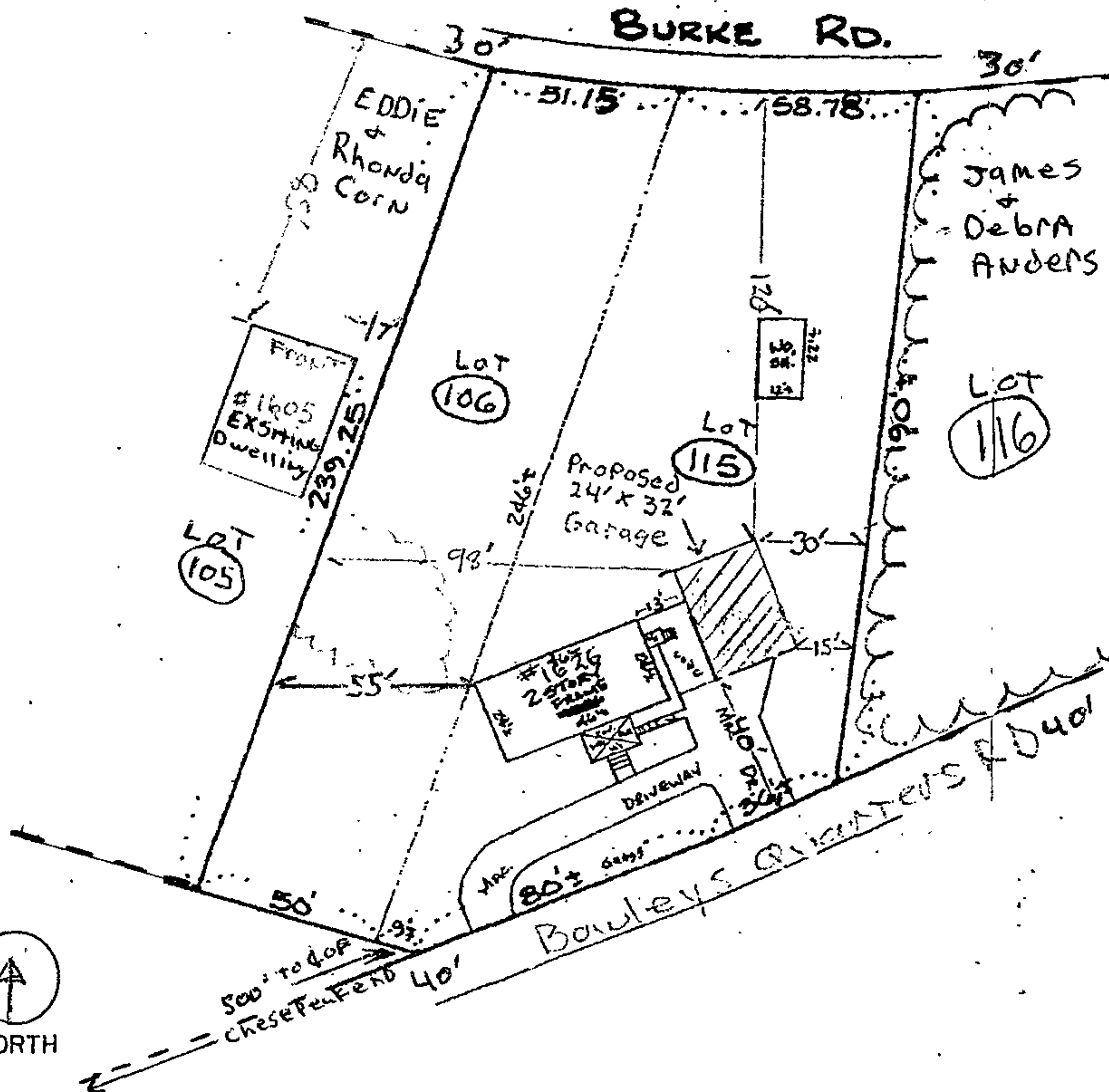
PROPERTY ADDRESS 1626 Bowleys Quarters RD

SUBDIVISION NAME Bowleys Quarters

PLAT BOOK # 9 FOLIO # 56 LOT # 106, 115 SECTION #

OWNER Darrell & Mary Cotterman

Date 5/13/03



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15th

COUNCILMANIC DISTRICT 6th

1"=200' SCALE MAP # NE 1-L

ZONING RC-5

LOT SIZE 0.69 29,962
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐

	YES	NO
100 YEAR FLOOD PLAIN	☒	☐

	YES	NO
HISTORIC PROPERTY/BUILDING	☐	☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY CTM ITEM # 540 CASE #

PREPARED BY Darrell Cotterman

SCALE OF DRAWING: 1" = 50

Plot # 4.1



Front view #534



East side property line
#534



Rear view #534