ORDER RECEIVED FOR FILING
Date 8/28/13

IN RE: PETITION FOR SPECIAL HEARING

N/S North River Drive, 195' E of the c/l

Yale Drive

(6924 North River Drive) 15th Election District

6th Council District

Cynthia J. Raudabaugh

Petitioner

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 03-555-SPH

*

* * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Cynthia J. Raudabaugh. The Petitioner requests a special hearing to approve a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), Section 3112.0 of the Baltimore County Building Code, and Sections 26-670 and 26-172(a)(3) of the Baltimore County Code, of the floodplain regulations codified in Article XI, Title 26 of the Baltimore County Code, to construct an addition and deck in a tidal floodplain. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 2.

Appearing at the requisite public hearing in support of the request were Cynthia J. Raudabaugh, property owner; James Deutschendorf; and Vincent J. Moskunas, the consultant who prepared the site plan for this property. Also appearing was David Thomas, Assistant to the Director of the Department of Public Works. There were no Protestants or other interested persons present.

STATEMENT OF FACTS

The underlying facts presented at the hearing are largely undisputed. The subject property is a rectangular shaped, waterfront parcel located adjacent to the Bird River and the north side of North River Drive in the community of Harewood Park in eastern Baltimore County. The property contains a gross area of 0.311 acres, more or less, zoned D.R.5.5. As shown on the site

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plan, the property is approximately 80 feet wide along North River Drive, and nearly 200 feet deep; however, tapers to a width of approximately 70 feet along the water. Presently, the property is improved with a one-story frame and brick dwelling and a detached garage, which are located to the rear of the site, closer to North River Drive. The Petitioner has owned and resided on the property for approximately 4 years and proposes substantial improvements to the dwelling. The dwelling was constructed in 1977 and currently features an approximately 25' x10' sunroom addition to the front of the building facing the water. The Petitioner is desirous of removing the existing sunroom and constructing a two-story addition, with a deck extending off the first floor. Testimony indicated that the proposed addition will allow the expansion of the existing kitchen/dining room and living room areas on the first floor, and provide a new master bedroom suite on the second floor. The proposed improvements are more particularly shown on the floor plan, and elevation/architectural drawings submitted into evidence as Petitioner's Exhibit 6.

Due to the location of the existing dwelling, the proposed improvements will extend into the 100-year floodplain and the required Chesapeake Bay Critical Areas buffer. In this regard, the Petitioner has obtained a variance from the Department of Environmental Protection and Resource Management to allow the proposed construction within the required 100-foot Critical Areas buffer. However, special hearing relief is necessary from the floodplain regulations as set forth above. Moreover, the existing dwelling is located at an elevation of 10.37' and a minimum 11.2' elevation is required.

Baltimore County has adopted the Floodplain Management Program Regulations codified in Article XI of Title 26 of the Baltimore County Code (see Sections 26-661 through 26-670). Those regulations prohibit construction within a tidal floodplain and establish appropriate floodplain elevations for all properties in Baltimore County. The County also requires the lowest level of any new construction be 12 inches above the flood elevation of the site. This 12-inch safety measure is designated as "freeboard" and is defined in the Code as "An increment of elevation added to the ease flood elevation to provide a factor of safety for uncertainties in calculations, wave actions, subsidence, or other unpredictable effects." In this case, the flood

ORDER RECEIVED FOR FILING

elevation for the subject site is 10.2'. Factoring into this calculation the required freeboard, 11.2' is the minimal elevation required for any construction on this property. As noted above, the first floor elevation of the existing dwelling is at 10.37'. Although the building elevation is minimally above the designated flood elevation of 10.2', it is below the required freeboard elevation of 11.2'. Thus, the Petitioner seeks approval of a waiver as set forth above to allow the proposed construction within the tidal floodplain, at the same level of the existing house.

STATEMENT OF THE LAW

As noted above, the Floodplain Management Regulations are codified in Article XI, Sections 26-661 through 26-670 of the Baltimore County Code. Section 26-670 of the Code provides that waivers may be granted from the floodplain regulations and authorizes the Hearing Officer/Zoning Commissioner to hear and decide such requests for waivers. Section 26-670 also references Section 26-172 of the Code, which provides that the Hearing Officer may grant waivers from the development regulations.

Section 26-670 also establishes the requirements for waiver relief to be granted. That Section states "For any waiver issued in a floodplain, whether tidal or riverine, all *applicable* conditions of Section 26-668 of this Code, and Section 517.1 of the Building Code... shall be met." (Emphasis added) Section 26-670 also establishes the basis upon which waivers must be considered. A waiver can be granted only upon the following: 1) a showing of good sufficient cause; 2) a determination that failure to grant a waiver would result in exceptional hardship (other than economic) to the applicant; and, 3) a determination that the granting of a waiver will not increase flood heights, impact public safety, incur extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with existing local and state laws and ordinances. Finally, Section 26-668 of the Code sets out the parameters for development within the 100-year tidal floodplain. Subsection 26-668(3) thereof provides in part that the lowest floor elevations of all new or substantially improved buildings shall be at or above the flood protection elevation level.

DISCUSSION

Ms. Raudabaugh, Mr. Deutschendorf, and Mr. Moskunas all testified in support of the waiver, and Mr. Thomas testified in opposition. First, it is to be noted that Mr. Thomas does not entirely oppose the Petitioner's plans for expansion of the dwelling. He indicated that, as stated above, the existing house is below the minimum required flood protection level. Notwithstanding the fact that the existing house is located 10.37' above mean low tide (rather than the required 11.2'), he does not insist upon any alteration to the existing building to meet that requirement. Secondly, Mr. Thomas does not object, per se, to the proposed location of the addition. That is, the proposed improvements will be located in the tidal floodplain and will be closer to the water than the existing house. Nonetheless, he is willing to accept those locations provided certain conditions are met. However, the parties cannot agree on the height of the lowest floor of the proposed addition. Mr. Thomas insists that the minimum height of the first floor of the proposed addition be at 11.2'. The Petitioner, on the other hand, seeks relief so as to permit the addition at the same level as the existing house, or 10.37'.

The Petitioners essentially present two arguments in support of their request. First, the Petitioners believe that the waiver is justified from a functionality and aesthetic standpoint. As noted above, the addition will enlarge the existing dining room, living room and kitchen areas on the first floor and provide a new master bedroom suite on the second floor. The Petitioners believe that the required elevation of the new area by a single step would create functional difficulties and would not be aesthetically pleasing. If strict adherence is required, an individual would be required to step up approximately one step from the existing house into the new area. It was argued that this would bring about functional limitations on the use of the space and would detract from the interior appearance of the dwelling.

The second basis of their argument relates to a unique health condition associated with Ms. Raudabaugh. A series of letters were offered from her doctors confirming that she suffers from a condition known as "amblyopic right eye secondary to strabismus." This condition has apparently resulted in the loss of depth perception by Ms. Raudabaugh. A letter from Dr. Stan L. Coleman,

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marked into evidence as Petitioners' Exhibit 4, notes that this condition makes it difficult for Ms. Raudabaugh to navigate a single step. Indeed, his letter opines that it is easier for her to climb a narrow staircase with a railing than to negotiate a single, wide step. Based upon these factors, the Petitioner seeks a waiver as set forth above and approval to allow the new construction at the same elevation as the existing dwelling.

It is clear that waivers are intended to be granted sparingly. As noted above, the Code requires a showing of good and sufficient cause in order for relief to be granted. Moreover, the Code requires that the failure to grant a waiver will result in an exceptional hardship to the applicant. Waivers should not be granted for matters of convenience.

CONCLUSION

This is a close case. However, after thoughtful consideration of all of the testimony and evidence offered, I am not persuaded that the Petitioner's medical condition and the aesthetic and functional issues raised by her satisfy the difficult burden established under Section 26-670 of the Code. Although a consistent level throughout the dwelling is no doubt preferable, I believe that a proper design can be developed to allow the functional use of the property by Ms. Raudabaugh while complying with the floodplain requirements. There are many dwelling designs that provide for a "sunken room" or minor elevation change on a single floor. Although a significant redesign of the proposed addition might be required, I believe that a functional and pleasing plan can be developed. Additionally, although I recognize that the Petitioner's condition causes an inconvenience and some difficulty navigating a single step, it does not prohibit her from doing so. Although limited by her medical condition, Ms. Raudabaugh is clearly not totally disabled and immobile. Finally, I am required to look beyond the Petitioner's personal concerns and consider the broader implications to this property. Might a subsequent owner of the subject property be unable to secure flood insurance if the proposal were allowed? Does the grant of relief establish a difficult precedent for similarly situated dwellings in the area?

In sum, I believe that the County Council in enacting Section 26-670 of the Code intended for waivers to be granted only in extraordinary circumstances. I am not persuaded that the Petitioners' circumstances, although compelling, do not meet that high burden. Thus, I will grant the special hearing relief, in part, to allow the proposed addition to be constructed within the tidal floodplain; however, it must be at the required flood elevation level of 11.2'.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted consistent with the comments contained herein and the restrictions set forth hereinafter.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of August, 2003 that the Petition for Special Hearing seeking approval of a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), Section 3112.0 of the Baltimore County Building Code, and Sections 26-670 and 26-172(a)(3) of the Baltimore County Code, of the floodplain regulations codified in Article XI, Title 26 of the Baltimore County Code, to construct an addition and deck in a tidal floodplain, be and is hereby GRANTED, in part, subject to the following restrictions:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed improvements must be constructed at a flood elevation level of 11.2'.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LÁWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

SAIDER RECEIVED FOR FILING

IN RE: PETITION FOR SPECIAL HEARING
N/S North River Drive, 195' E of the c/l
Yale Drive
(6924 North River Drive)
15th Election District
16th Council District

Cynthia J. Raudabaugh Petitioner

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 03-555-SPH

ORDER ON THE MOTION

*

WHEREAS, this matter came before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Cynthia J. Raudabaugh. The Petitioner sought approval of a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 26-172(a)(3) of the Baltimore County Building Code, of Section 3112.0 of the Baltimore County Building Code and Section 26-670 of the Baltimore County Code and the floodplain regulations codified in Article XI, Title 26 thereof to permit construction of a two-story addition and deck in a tidal floodplain.

At the requisite public hearing held on July 9, 2003, testimony revealed that the subject property is a waterfront lot located on Bird River in eastern Baltimore County. The property is improved with a one-story frame and brick dwelling which was constructed in 1977 and features an approximately 10' x 25' sunroom to the rear of the structure facing the water. As originally planned, the Petitioner proposed removing the existing sunroom and constructing a two-story addition with a deck extending off the first floor. Testimony indicated that the proposed addition would allow the expansion of the existing kitchen/dining room and living room areas on the first floor, and provide a new master bedroom suite on the second floor. At issue was the fact that the new construction was proposed to be at the same flood elevation level as the existing house. Current Federal Flood Insurance guidelines require that the flood elevation height for any new construction be at 11.2 feet; however, the existing house is located at a flood elevation level of

10.37 feet. In fact, the sunroom is actually located 3" below that level. The waiver requested would allow the new construction in a floodplain and at the same elevation as the house.

By Order dated August 28, 2003, the relief requested was granted, in part, and denied in part in that the Petitioner was allowed to construct the proposed addition in a floodplain; however, was required to construct same at the required flood elevation height of 11.2 feet.

Subsequent to the hearing, the Petitioner filed a Motion for Reconsideration seeking approval of a modified site plan, which would allow a portion of the proposed improvements to be constructed at the same flood elevation level as the existing house, or 10.37 feet. As noted above, the original plans proposed the removal of the existing 10' x 25' sunroom to allow the expansion of the existing dining room/kitchen areas by an additional 10 feet. Compliance with the required 11.2-foot elevation height would result in a "step up" of approximately 9 inches in the middle of the expanded kitchen/dining room areas, and thus, create an impractical condition. Moreover, as noted in the prior opinion, the Petitioner suffers from a loss of vision in one eye and has limited depth perception. Having to contend with the aforementioned "step up" in the middle of a room would be problematic for the Petitioner. In order to eliminate this condition, the Petitioner now seeks approval to allow the existing kitchen/family room and dining room areas, only, to be extended by 10 feet, utilizing the space now occupied by the sunroom, at the flood elevation height of the existing dwelling (10.37 feet). The new family room addition and deck beyond would then be at the required 11.2 flood elevation height.

Upon due consideration of the evidence presented, I am persuaded to grant the Motion. It is clear that without the modified relief, the Petitioner would suffer an unreasonable hardship and practical difficulty. The relief requested is essentially limited to the extent of existing improvements and will actually improve current conditions on the property, given the flood elevation height of the existing sunroom. Moreover, the proposed modification has been reviewed and approved by Mr. Dave Thomas in the Department of Public Works. Thus, I am persuaded to grant the modified relief.

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 THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this _____ day of October, 2003 that the Motion for Reconsideration be and is hereby GRANTED, and as such, the Order issued on August 28, 2003 is hereby AMENDED as follows:

The Petitioner shall be permitted to expand the existing kitchen/living room and dining room areas into the area occupied by the existing sunroom at the flood elevation height of the existing dwelling, or 10.37 feet. However, the proposed new family room addition and deck beyond the expanded areas shall be constructed at the required 11.2-foot flood elevation level.

IT IS FURTHER ORDERED that prior to the issuance of any permits, the Petitioner shall submit a revised site plan and building elevation drawings incorporating the modified relief granted herein for inclusion in the case file.

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued August 28, 2003 shall remain in full force and effect.

Any appeal of this decision must be entered within thirty days of the date hereof.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc: Ms. Cynthia J. Raudabaugh

6924 North River Drive, Baltimore, Md. 21220

Mr. James Deutschendorf, 12009 Hunting Tweed Drive, Owings Mills, Md. 21111

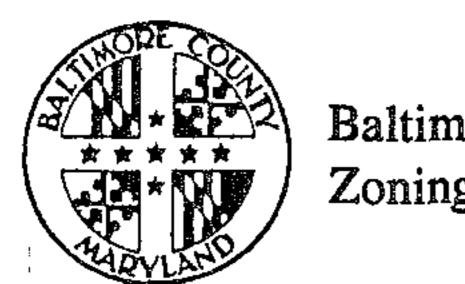
Mr. Vincent J. Moskunas, Site Rite Surveying, Inc.

200 E. Joppa Road, Room 101, Towson, Md. 21286

Chesapeake Bay Critical Areas Commission,

1804 West Street, Suite 100, Annapolis, Md. 21401

DEPRM; DPW; People's Counsel; Case File



Baltimore County Zoning Commissioner

August 28, 2003

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

Fax: 410-887-3468

Ms. Cynthia J. Raudabaugh 6924 North River Drive Baltimore, Maryland 21220

RE: PETITION FOR SPECIAL HEARING
N/S North River Drive, 195' E of the c/l Yale Drive
(6924 North River Drive)
15th Election District – 6th Council District
Cynthia J. Raudabaugh - Petitioner
Case No. 03-555-SPH

Dear Ms. Raudabaugh:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in part, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT Zoning Commissioner

for Baltimore County

LES:bjs

cc: Mr. Vincent J. Moskunas, Site Rite Surveying, Inc. 200 E. Joppa Road, Room 101, Towson, Md. 21286

Mr. James Deutschendorf, 12009 Hunting Tweed Drive, Owings Mills, Md. 21111

Chesapeake Bay Critical Areas Commission,

1804 West Street, Suite 100, Annapolis, Md. 21401

DEPRM; DPW; People's Counsel; Case File



FLood CBCA Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6924 N. River B.	
which is presently zoned Dillis	_

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a waiver pursuant to Section 500.6, BCZR; Section 3112.0, Baltimore County Building Code, and Sections 26-670, 26-172 (a) (3), Baltimore county code to construct an addition and a drek in a tidal floodplain.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

		I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:		<u>Legal Owner(s):</u>
		CYNTHIA RAUDABAUGH
Name - Type or Print		Name - Type or Print Name - Type or Print
Signature	<u> </u>	Signature That Automotion Signature
Address	Telephone No.	Name - Type or Print
City	Zip Code	Signature
Attorney For Petitioner:		6924 N. RIVER DR. 410-344-2004
; ; ;		Address Telephone No. BALTIMORE MD. 21220
Name - Type or Print		City State Zip Code
Signature		Representative to be Contacted:
Company		JIM DEUTSCHENDORF
		Name 12009 HUNTING TWEED Drz. 410-356-9152
Address	Telephone No	Address Telephone No.
State	Zíp Code	OWINGS MILLS MD. 217 20 21117 City State Zip Code
		OFFICE USE ONLY
		ESTIMATED LENGTH OF HEARING
Case No. 03-555-58H		UNAVAILABLE FOR HEARING
REU 9/15/98	Rev	riewed By Bh Date 5/21/03
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ZONING DESCRIPTION FOR #6924 NORTH RIVER DRIVE

BEGINNING AT A POINT ON THE NORTH SIDE OF NORTH RIVER DRIVE WHICH IS 30

FEET WIDE AT THE DISTANCE OF 195 FEET EAST OF THE CENTERLINE OF YALE ROAD

WHICH IS 40 FEET WIDE. BEING LOT NOS. 5 AND 6 IN THE SUBDIVISION OF

"HAREWOOD PARK" AS RECORDED IN BALTIMORE COUNTY PLAT BOOK NO. 7, FOLIO

NO. 131, CONTAINING 13,585 SQUARE FEET. ALSO KNOWN AS #6924 NORTH RIVER DRIVE

AND LOCATED IN THE 15TH. ELECTION DISTRICT, 6TH. COUNCILMANIC DISTRICT.

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J. TILGHMAN DOWNEY, JR.

SITE RITE SURVEYING, INC. 200 E. JOPPA ROAD SUITE 101 TOWSON, MD 21286 (410)828-9060

BALTIMORE COUNTY, MARYI OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	.AND No. 23 ປ ບ 5	
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NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson. Maryland on the property identified herein as follows:

Case: #03-555-SPH

6924 North River Road ' N/side North River Drive, 195 feet east of centerline Yale Road 15th Election District, 6th Councilmanic District Legal Owner(s): Cynthia Raudabaugh

Special Hearing to permit a waiver pursuant to Section 500.6, BCZR; Section 3112, Baltimore County Building Code, and Sections 26-670, 26-172 (a) (3), Baltimore County Code to construct an addition and a deck in a tidal flood plain.

Hearing: Wednesday, July 9, 2003 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

L'AWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Com-

missioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391. JT 6/765 June 24

CERTIFICATE OF PUBLICATION

626,2003
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
once in each ofsuccessive weeks, the first publication appearing on 694 ,2003.
The Jeffersonian Arbutus Times Catonsville Times Towson Times Owings Mills Times NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING



Mr. Garland E. Moore

CASO#03-555-SPH
SIGN WAS COMPECTED
7-1-03, CHANGED
THE DAY TO WEDINEDU,
DATE WAS CORRECT!
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J. Thore
PURSE SEO NOW
PHOTO INCCOSED
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ZONING NOTICE

CASE # 03-555- SPH

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

PLACE: TOWSON MARYLAND, 21204
WEDNESMY, JULY 9, 2003
DATE AND TIME: AT 2:00 P.M.

REQUEST: SPECIAL HEARING TO PERMIT A
WAIVER PURSUANT TO SECTION 500.6 BCZR;
SECTION 3112, BALTIMORE COUNTY BUILDING
CODE, AND SECTIONS 26-570, 26-172(2)(3)
BALTIMORE COUNTY CODE, TO CONSTRUCT AN ADDITION AND A DECK IN A TIDAL FLOOD

PLAIN_

POSTPONEMENTS DUE TO WEATHER ON OTHER CONDITIONS ARE SOMETIMES NECESSARY.

TO CONFIRM NEARING CALL 887 3391

DO NOT REMOVE THE SIGH AND POST UNTIL DAY OF HEARING, WINDER PENALTY OF HANDICAPPED ACCESSIBLE

LE NOTICE

CASE # 03-55-SPH

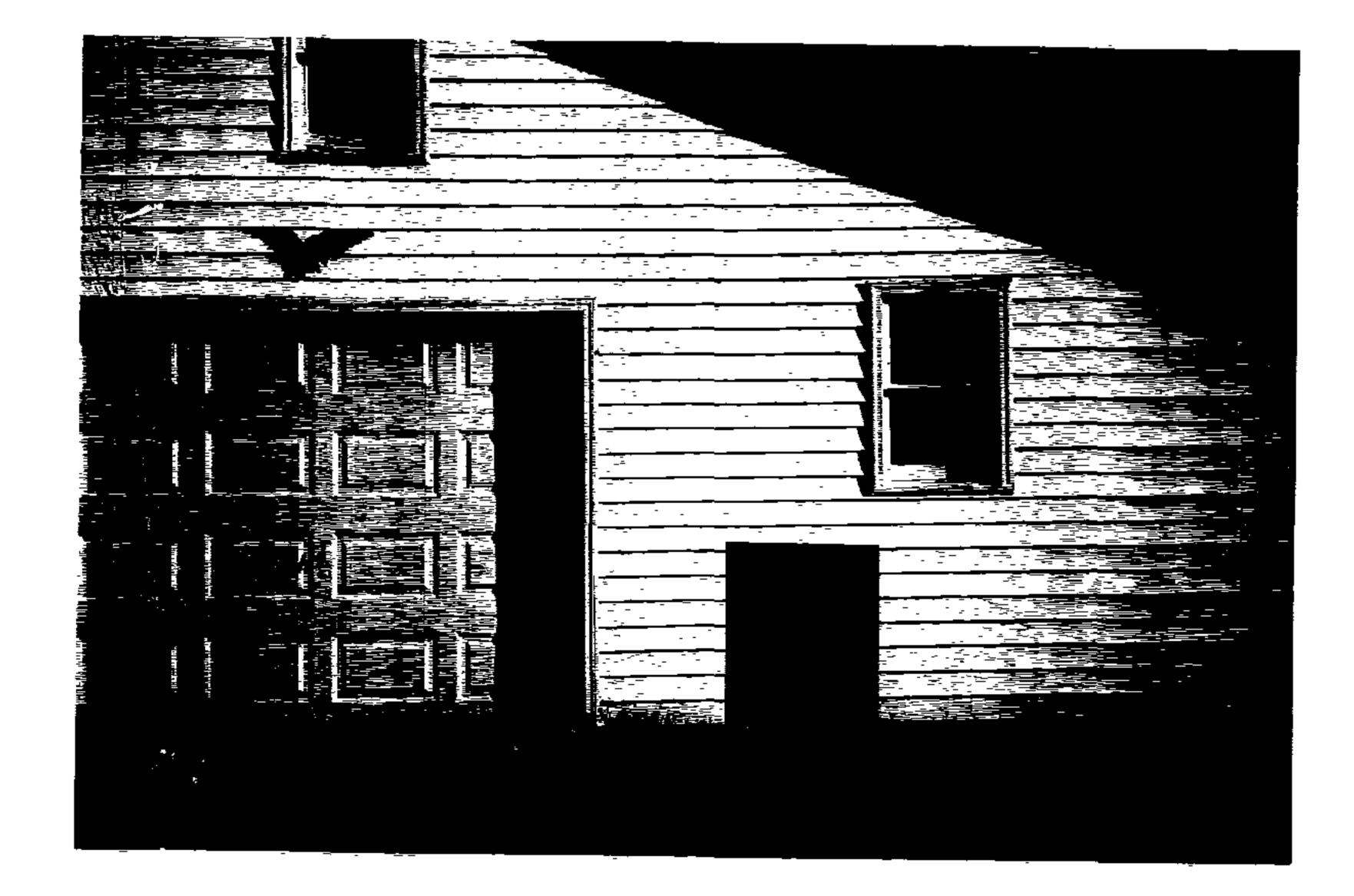
A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

PLACE TOWSON MARYLAND 21204

DATE AND TIME: AT 2:00 P.M. 2003

REQUEST SPECIAL HEARING TO PERMIT A
WALVER PURSUANT TO SECTION 500 & BCZR;
SECTION 3112, BALTIMORE COUNTY BDILDING
CODE, AND SECTIONS 26-10 26-172(A)(3)
BALTIMORE COUNTY CODE, TO CONSTRUCT
AN ADDITION AND A DECK IN A TIDAL PLOOD

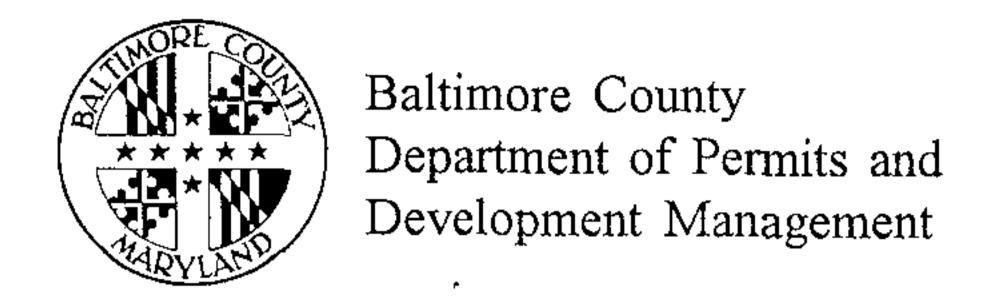
PASTPORENTAL DUE TO WEATHER OR OTHER WAR AND POST WITH A STATE OF THE STATE OF THE



CERTIFICATE OF POSTING

	Tennoner/Developer. CTATATATODATATO
	Date of Hearing/Closing: <u>July</u> 12003
altimore County Department of ermits and Development Management ounty Office Building, Room 111 11 West Chesapeake Avenue owson, MD 21204	
ttention: BECKY HART	
adies and Gentlemen: This letter is to certi	ify under the penalties of perjury that the necessary sign(s) required by
	erty located at #6924 Non714 RIVER DRIVE
were bested constructionary on me brobe	sty located at 10724 COICTIFICITY CICIDICIO
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·	•
he sign(s) were posted on JUNIC	5 23, 2003.
	(Month, Day, Year)
	Sincerely,
	(Signature of Sign Poster and Date)
; 	GARLANDE. MOORE
	(Printed Name)
	3225 RYERSON CIRCLE
} 	(Address)
	PAUTIVIARE, MD. 2127 (City, State, Zip Code)
· · · ·	(410) 242-4263
	(Telephone Number)
ļ	

RE: Case No.: 03-555-SPH



Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax: 410-887-5708

June 11, 2003

CORRECTED NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-555-SPH

6924 North River Road

N/side North River Drive, 195 feet east of centerline Yale Road

15th Election District – 6th Councilmanic District

Legal Owner: Cynthia Raudabaugh

Special Hearing to permit a waiver pursuant to Section 500.6, BCZR; Section 3112, Baltimore County Building Code, and Sections 26-570, 26-172 (a) (3), Baltimore County Code to construct an addition and a deck in a tidal flood plain.

Hearings:

Wednesday, July 9, 2003 at 2:00 p.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:rlh

C: Cynthia Raudabaugh, 6924 North River Drive, Baltimore 21220 Jim Deutschendorf, 12009 Hunting Tweed Drive, Owing Mills 21117

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 24, 2003.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, June 24, 2003 Issue - Jeffersonian

Please forward billing to:

Cynthia Raudabaugh 6924 North River Drive Baltimore, MD 21220

410-344-2004

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-555-SPH

6924 North River Road

N/side North River Drive, 195 feet east of centerline Yale Road

15th Election District – 6th Councilmanic District

Legal Owner: Cynthia Raudabaugh

Special Hearing to permit a waiver pursuant to Section 500.6, BCZR; Section 3112, Baltimore County Building Code, and Sections 26-670, 26-172 (a) (3), Baltimore County Code to construct an addition and a deck in a tidal flood plain.

Hearings:

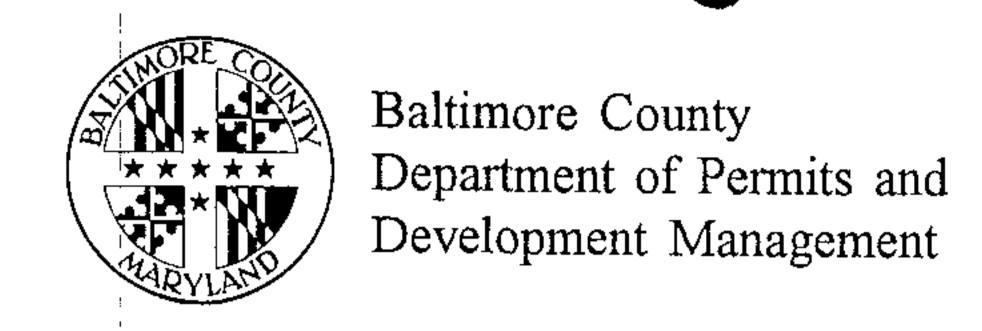
Wednesday, July 9, 2003 at 2:00 p.m. in Room 407, County Courts

Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

> FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax: 410-887-5708

June 2, 2003

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-555-SPH

6924 North River Road

N/side North River Drive, 195 feet east of centerline Yale Road 15th Election District – 6th Councilmanic District

Legal Owner: Cynthia Raudabaugh

Special Hearing to permit a waiver pursuant to Section 500.6, BCZR; Section 3112, Baltimore County Building Code, and Sections 26-570, 26-172 (a) (3), Baltimore County Code to construct an addition and a deck in a tidal flood plain.

Hearings:

Thursday, July 10, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon

Director

AJ:rlh

C: Cynthia Raudabaugh, 6924 North River Drive, Baltimore 21220 Jim Deutschendorf, 12009 Hunting Tweed Drive, Owing Mills 21117

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 25, 2003.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, June 24, 2003 Issue - Jeffersonian

Please forward billing to:

Cynthia Raudabaugh 6924 North River Drive Baltimore, MD 21220

410-344-2004

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-555-SPH

6924 North River Road

N/side North River Drive, 195 feet east of centerline Yale Road

15th Election District – 6th Councilmanic District

Legal Owner: Cynthia Raudabaugh

Children Carried Control of the Cont

Special Hearing to permit a waiver pursuant to Section 500.6, BCZR; Section 3112, Baltimore County Building Code, and Sections 26-670, 26-172 (a) (3), Baltimore County Code to construct an addition and a deck in a tidal flood plain.

Hearings:

Thursday, July 10, 2003 at 9:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 03-555-59H
Petitioner: <u>Mathia Panda bangh</u>
Address or Location: 6924 NOWN Prvw Druc
;
PLEASE FORWARD ADVERTISING BILL TO:
Name: Untua Paudabaugh
Address: 6924 North River Brice
Balto-, MD 21220
· · · · · · · · · · · · · · · · · · ·
Telephone Number: (410) 344-2004

Revised 2/20/98 - SCJ

RE: PETITION FOR SPECIAL HEARING 6924 N. River Drive N/side River Drive, 195' E c/line Yale Road

15th Election & 6th Councilmanic Districts Legal Owner(s): Cynthia Raudabaugh Petitioner(s) * BEFORE THE

* ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* 03-555-SPH

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of June, 2003, a copy of the foregoing Entry of Appearance was mailed to Jim Deutschendorf, 12009 Hunting Tweed Drive, Owings Mills, MD 21117, Representative for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

LunnaRNY



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 3, 2003

Cynthia Raudabaugh 6924 N. River Drive Baltimore, MD 21220

Dear Ms. Raudabaugh:

RE: Case Number: 03-555-SPH, 6924 N. River Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 21, 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,

W. Carl Richards, Jr.

Supervisor, Zoning Review

u. Call Robal D.

WCR:klm

Enclosures

c: People's Counsel Jim Duetschendorf, 12009 Hunting Tweed Drive, Owings Mills 21117



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: June 2, 2003

Item No.:

552-557/55

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6.3.63

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

RE: Baltimore County

Item No. 555

乃て

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

TO:	Tim Kotroco						
FROM:	R. Bruce Seeley PBS Tot						
DATE:	August 6, 2003						
SUBJECT:	Zoning Item 555 Address 6924 North River Drive (RandaBaugh Property)						
	Zoning Advisory Committee Meeting of June 2, 2003						
The Docume	epartment of Environmental Protection and Resource Management has no ents on the above-referenced zoning item.						
an exte	epartment of Environmental Protection and Resource Management request ension for the review of the above-referenced zoning item to determine the to which environmental regulations apply to the site.						
X The Details	epartment of Environmental Protection and Resource Management offers lowing 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:						
Review	er: Glenn Shaffer Date: July 21, 2003						

Anga Ma

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: June 27, 2003

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

RECEIVED

SUBJECT:

6924 N. River Drive

0924 N. Kiver Drive

INFORMATION:

Item Number:

03-555

ZONING COMMISSIONER

JUN 3 0 2003

Petitioner:

Cynthia Raudabaugh

Zoning:

DR 5.5

Requested Action:

Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends the petitioner's request to permit a one-story addition and a proposed deck be **DENIED**.

The proposed addition would infringe on the 100-foot critical area buffer. This buffer is respected by the current home and adjacent neighboring structures. The petitioner should investigate alternative architectural configurations.

Prepared by:

Section Chief:

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

RECEIVED

OCT - 3 2003
ZONING COMMISSIONER

TO:

Lawrence E. Schmidt,

Zoning Commissioner

FROM:

Dave Thomas

Department of Public Works

DATE:

October 3, 2003

SUBJECT:

Case No. 03-555-SPH

6924 North River Drive

Waiver of Regulations for construction in Tidal Floodplain

Petitioner's Request for Reconsideration

This is to advise that I have reviewed the Mr. Deutschendorf and Ms. Raudabaugh's request for reconsideration dated September 26, 2003, and take no exception to the subject request.

Attachment: request for reconsideration DLT/s

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: June 17, 2003

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For June 9, 2003 Item No. 555

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 flood 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.

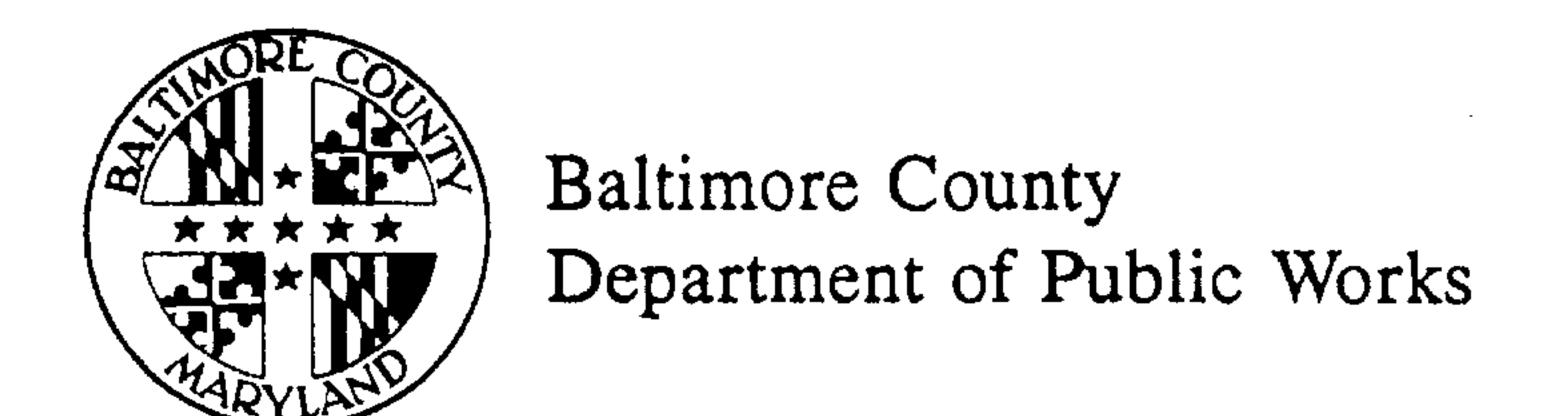
The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure.

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

RWB:CEN:jrb

cc: File



Office of the Director 111 W. Chesapeake Avenue Towson, Maryland 21204 410-887-3300

Fax: 410-887-3406

June 26, 2003

James Deutschendorf 12009 Hunting Tweed Drive Owings Mills, Maryland 21117

Subject: Case No. 03-555-SPH 6924 North River Drive

Waiver of Regulations for construction in Tidal Floodplain

Dear Mr. Deutschendorf:

At your request, our office has prepared comments concerning the subject waiver as required in section 26-670, Baltimore County Code, as quoted below:

"The waiver action shall be the minimum necessary, considering the flood hazard, to afford relief. In considering a waiver action, comments from the state coordinating office of the water resources administration and the county department of public works must be taken into account and maintained with the permit file."

I have discussed this waiver with John Joyce, WRA State Coordinating Officer, and he has authorized this letter to speak for us both.

Your waiver request is needed to support construction of an addition to an existing dwelling in the tidal floodplain. The lowest floor elevation of the existing dwelling is less than one foot below the Flood Protection Elevation (that is, the base flood elevation of 10.2, Baltimore County Datum, plus one foot of vertical freeboard). This letter recommends approval of the waiver subject to the following:

- All new portions of the house shall be built in full compliance with the floodplain regulations. In particular, the lowest floor elevation shall be at or above the Flood Protection Elevation.
- The existing portion of the house may remain at the current elevation; however, to ensure that this waiver action is "the minimum necessary", every reasonable effort shall be made to comply with all other applicable floodplain requirements. Examples include provision of adequate flood venting of any crawlspaces, elevation of mechanical and electrical equipment and fixtures to the prescribed safe elevations, grading for positive drainage, and the like. The specific measures



DAVID M. CROSS, A.I.B.D.

PROFESSIONAL BUILDING DESIGNER
1937-B GLEN COVE ROAD
DARLINGTON, MARYLAND 21034

JULY 17, 2003

MR. DEUTSCHENDORF,

4104574428

I HAVE REVIEWED YOUR PLANS FURTHER AND HAVE THE FOLLOWING COMMENTS REGARDING THE COUNTIES REQUEST TO RAISE THE ELEVATION OF THE ADDITION FLOOR LEVEL 10" OR TO MATCH THE EXISTING FLOOR ELEVATION.

THE ORIGINAL INTENT OF THE ADDITION DESIGN WAS TO CREATE A LARGER SPACE WITH AN OPEN EFFECT AND TO NOT REQUIRE THE USE OF WALLS OR COLUMNS TO SUPPORT THE SECOND FLOOR AREA. IN ORDER TO DO THIS WE HAVE DESIGNED THE ADDITION USING CLEAR SPAN BEAM SYSTEMS TO SUPPORT THE FLOOR ABOVE. THE DEPTH OF THIS BEAM IS 16" (SEE BEAM ENGINEERING DATA ENCLOSED) WHICH ENCROACHES INTO THE CEILING HEIGHT OF THE FIRST FLOOR, WHICH PROMPTED ME TO LOWER THE FLOOR LEVEL AT LEAST 8".

THIS ALSO HELPS WITH THE DESIGN OF THE SECOND FLOOR SYSTEM AND GAINING ACCESS TO THE EXISTING ATTIC SPACE FROM THE PROPOSED SECOND FLOOR CLOSET AREA.

RAISING THE FLOOR ELEVATION OF THE ADDITION 10" ABOVE THE EXISTING FLOOR ELEVATION WOULD:

- A. ELIMINATE THE ATTIC ACCESS
- B. CREATE 2 5" RISERS (NOT A NORMAL RISE OR USER FRIENDLY RISE AND NOT RECOMMENDED). 7.5" TO 8.25" BEING THE REQUIRED RISE.
- C. RAISE THE RIDGE LINE OF THE ADDITION 18" OVERALL TO MAINTAIN DESIGN INTENT. (ARCHITECTURALLY NOT RECOMMENDED).
- D. RESTRICT THE SIGHT LINE TO THE WATERVIEW FROM THE DINING AND KITCHEN AREAS.

PLEASE FEEL FREE TO CALL ME WITH ANY OTHER QUESTIONS.

SINCERELY.

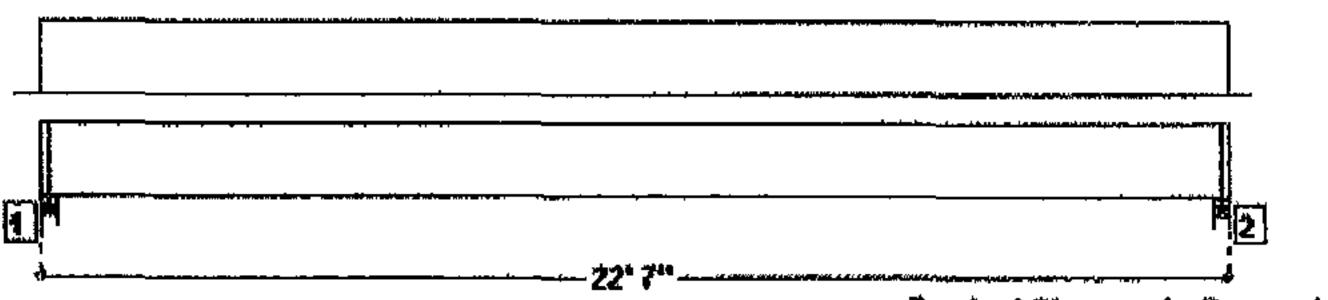
DAVID M. CROSS, AIBD.



7" x 16" 2.0E Parallam® PSL

TJ-Beam(TM) 5.05 Serial Number: 7002101361 User: 2 7/17/2003 5:58:51 PM Page 1 Engine Version: 1.5.12

THIS PRODUCT MEETS OR EXCEEDS THE SET DESIGN CONTROLS FOR THE APPLICATION AND LOADS LISTED



Product Diagram is Conceptual.

LOADS:

Analysis is for a Header (Flush Beam) Member. Tributary Load Width: 13' 6" Primary Load Group - Residential - Living Areas (psf): 30.0 Live at 100 % duration, 15.0 Dead

SUPPORTS:

		Input Width	Bearing Longth	Vertical Reactions (lbs) Live/Dead/Uplift/Total	Detail	Other
1	Stud wall	3.50"	3.50"	4573 / 2683 / 0 / 7256	A3: Rim Board	1 Ply 1 1/4" 0.8E TJ-Strand Rim Board®
2	Stud wall	3.50"	3.50"	4573 / 2683 / 0 / 7256	A3: Rim Board	1 Ply 1 1/4" 0.8E TJ-Strand Rim Board®

⁻See TJ SPECIFIER'S / BUILDERS GUIDE for detail(s): A3: Rim Board

DESIGN CONTROLS:

	Maximum	Design	Control	Control	Location
Shear (lbs)	7149	-6 21†	21653	Passed (29%)	Rt. end Span 1 under Floor loading
Moment (Ft-Lbs)	39764	39764	69909	Passed (57%)	MID Span 1 under Floor loading
Live Load Defl (in)		0.493	0.556	Passed (L/541)	MID Span 1 under Floor toading
Total Load Defl (in)		0.782	1.112	Passed (L/341)	MID Span 1 under Floor loading

⁻Deflection Criteria: STANDARD(LL:L/480,TL:L/240).

ADDITIONAL NOTES:

-IMPORTANT! The analysis presented is output from software developed by Trus Joist (TJ). TJ warrants the sizing of its products by this software will be accomplished in accordance with TJ product design criteria and code accepted design values. The specific product application, input design loads, and stated dimensions have been provided by the software user. This output has not been reviewed by a TJ Associate.

Not all products are readily available. Check with your supplier or TJ technical representative for product availability.

PROJECT INFORMATION:

RAUDABAUGH RESIDENCE

OPERATOR INFORMATION:

David Cross David M. Cross, Inc. 1937-B Glen Cove Road Darlington, Maryland 21034 Phone: 410-836-3621

Fax : 410-457-4428 dmcaibd@aol.com

Bracing(Lu): All compression edges (top and bottom) must be braced at 2' 8" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.

⁻THIS ANALYSIS FOR TRUS JOIST PRODUCTS ONLY! PRODUCT SUBSTITUTION VOIDS THIS ANALYSIS.

Allowable Stress Design methodology was used for Building Code UBC analyzing the TJ Distribution product listed above.



BEAM OVER FAMILY ROOM

7" x 16" 2.0E Parallam® PSL

User: 2 7/17/2003 5:56:52 PM Page 2 Engine Version: 1.5.12

THIS PRODUCT MEETS OR EXCEEDS THE SET DESIGN CONTROLS FOR THE APPLICATION AND LOADS LISTED

Load Group: Primary Load Group

			221	3.00"	^
Max. Vertical Read	ction Total	(lbs) 72	256		7256
Max. Vertical Read	ction Live	(1bs) 45	73		4573
Required Bearing)	Length in	2.44	(W)		2.44(W)
Max. Unbraced Lend	ath (in)		33	2	

Loading on all spans.	LDE = 1.00	, Dead +	Floor
Design Shear (1bs)		6211	~6211
Max Shear (lbs)		7149	-7149
Member Reaction (1bs)		7149	77,49
Support Reaction (1bs)		7256	7256
Moment (FC-Lbs)		39	764
Live Deflection (in)		0.	493
Total Deflection (in)		0.	782

Loading on all spans,	LDF = 0.90 , Dead	Only
Design Shear (lbs)	2296	-2296
Max Shear (1bs)	2643	-2643
Member Reaction (lbs)	2643	2643
Support Reaction (lbs)	2683	2683
Moment (Ft~Lbs)	14701	

PROJECT INFORMATION: RAUDABAUGH RESIDENCE

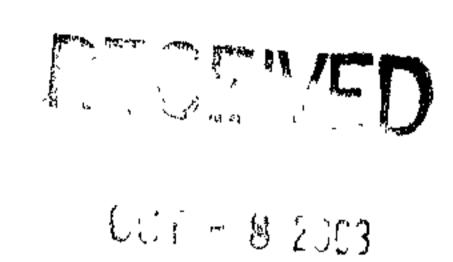
OPERATOR INFORMATION:

David Cross
David M. Cross, Inc.
1937-8 Glan Cove Road
Darlington, Maryland 21034
Phone: 410-836-3621
Fax : 410-457-4428
dmcaibd@sol.com

Lawrence E Schmidt Zoning Commissioner for Baltimore County 401 Bosley Ave. Room 405 Towson, MD. 21204 Cynthia Raudabaugh Jim Deutschendorf 6924 N. River Dr. Baltimore, MD. 21220 410-344-2004 800-233-4545 (Jim-Work)

September 26, 2003

RE: REQUEST FOR RECONSIDERATION
Case No. 03-555-SPH
6924 N. River Dr.
Waiver of Regulations for construction in Tidal Floodplain
(Elevation Requirements)



Dear Larry,

We would like to file a motion to request reconsideration of your decimal of the land of t

As previously discussed, our initial plans called for the removal of the existing (approx. 10' x 25') sunroom, and replacing it with a two story addition. The "step up" requirement at this particular location is quite burdensome as it would fall in the middle of the proposed new dining room. When we addressed this issue at the Hearing, it was our recollection that when you asked Dave Thomas his opinion, that while he did not support our request to build the entire area of the addition at the same level as the existing house, he said he would not object to the first 10 (approx) feet of the addition being built to the same level as the existing house so we could then have a functional dining room. In hindsight, we could have submitted our plans with keeping the sunroom intact and incorporating it in to the addition, which would then have pushed the "existing house" by definition out an additional 10 (approx) feet. The end result would have been a level floor in the dining room, and the same elevations that would exist if Dave Thomas' compromise suggestion were followed.

As a point of information, we made the decision not to submit our original plans incorporating the existing sunroom because of structural considerations as advised by our builder, and because there is an existing 3"(approx) step down from the main house in to the sunroom which causes problems for Cindy due to her handicap. Also, if the sunroom were not removed, the floor of the sunroom would have to be built up to match the floor level of the main house in order to have a level floor in the proposed new dining room. For your reference, the cross hatched area on the enclosed site plan shows the existing sunroom that would have to become part of the addition using this alternate less practical plan.

In addition, we now have some very practical experience with a 100 year flood as it relates to Cindy's property. We are very happy to report that her home, at an elevation of 10.36 feet, and with adequate flood venting, functioned and performed exactly as it was designed to do. Even after the two foot surge, the water level was still 6 to 7 inches below the sub flooring on the first floor. Enclosed are two photos of the house where we've indicated the high water mark. Also, two gentlemen from Baltimore County Dept. of Public Works were out at the house to take measurements of the high water mark.

Based on the above information, we would appreciate your reconsideration of this case. Please don't hesitate to contact us for any additional information, clarification, or further discussion.

Thank you for your time and concern in this matter.

Sincerely,

Jim Deutschendorf (for Cindy Raudabaugh)

CC: Dave Thomas

SIPD PIVER (BODY OF WATER) EX BULLHEAD? AD / BEACH FRONTAGE EX CONC SULATEAD 17 17 18 PHOPOSED WOOD DEC (12' / 26.5') 7W01 MEDPOSED ONE: ST: X==76-87 75 BUFFEF - ADDITION (27/21 25° I 26.8 ---[]--EX ADDITION -- TO BE HEMOVED (HATCHED) EX. DWL4. A 29' #6920 15't #6924 LOTS 7/8 10. FF-7 ME & 1-EX W0017 (QNE STY) PO264 10 PEMAIN (TO PEMAIN) OF 5-1: 184164 -EX 1577 FRAME TO KEMAIN EX POPER 13 THOM'AS HEID 26400450 10 14748/669 79.8 Ti 13,199 SF EVGL PO.B. 195 EAST OF & YALE FOAD STONE 30': DFWY NOPTH VER-FRIVER DIZIVE EX. PAVING

.

.

DEED -- FEE SIMPLE -- INDIVIDUAL GRANTOR -- LONG FORM

6924 N NORTH RIVER DRIVE Property I.D. 15-11-350000 District 15

PLEASE RETURN TO: THE TITLE COMPANY OF MARYLAND, INC. 400 East Joppa Rd Towson, Maryland 21286 (410) 825-0177 TCM # 20596

This Deed, MADE THIS 28th day of May in the year one thousand nine hundred and ninety-nine by and between JULIUS F. SCHATTALL and LIESELOTTE KIMMEL SCHATTALL, husband and wife of BALTIMORE COUNTY, MARYLAND, Grantor(s), party of first part, and CYNTHIA J. RAUDABAUGH, Grantee(s), party of the second part.

WITNESSETH, That in consideration of the sum of TWO HUNDRED AND SEVENTY-EIGHT THOUSAND and 00/100ths Dollars (\$278,000.00), the receipt of which is hereby acknowledged, the said party of the first part, Grantor(s), does grant and convey to the said party of the second part, Grantee(s), as sole owner, his/her personal representatives and assigns, in fee simple, all that/those lot(s) of ground situate in BALTIMORE COUNTY, Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lots Nos. 5 and 6, on Plat of Harewood Park, which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 131. The improvements thereon being known as No. 6924 North River Drive.

BEING the same property described in a Deed dated May 4, 1977 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., JR. No. 5750, folio 141, wherein LIESELOTTE KIMMEL SCHATTALL, formerly LIESELOTTE KIMMEL granted and conveyed the fee simple interest in the above described property to JULIUS F. SCHATTALL and LIESELOTTE KIMMEL SCHATTALL, his wife, Grantors herein.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said party of the second part, Grantee(s), as sole owner, his/her personal representatives and assigns, in fee simple.

14108574477

Q.M.B. No. 3067-0077

FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM

ONAL FLOOD INSURANCE PROGRAM Expires December 31, 2005

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1						
SECTION A - PROPERTY OWNER INFORMATION	For Insurance Company Use:					
BUILDING OWNER'S NAME	Policy Number					
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bidg. No.) OR P.O. ROUTE AND BOX No. 16924 No. RIVER DRIVE	O, Company NAIC Number					
CITY BALTIMONE COUNTY STATE MI	ZIP CODE 2/220					
25/24-7/7010/2/5						
LOT & PLAT OF HAPELOODS MARK PLAN LIBER	27, FOLIO 131					
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, in recidential 12,65106217744	=ssary₁) 					
LATITUDE/LONG!TUDE (OPTIONAL) HORIZONTAL DATUM: SOURCE: [_ GPS (_ ##° - ## - ##.##" or ##.####") NAD 1927 NAD 1983 USG	(Type):					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFO	ORMATION					
B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER 182. COUNTY NAME	B3, STATE					
BALTIMORE COUNTY (UNINCORPORATED) BALTIMORE	MARYLAND					
B4. MAP AND PANEL B5. SUFFIX B6. FIRM INDEX B7. FIRM PANEL B5. SUFFIX DATE EFFECTIVE/REVISED DATE 2	B9. BASE FLOOD ELEVATION(S) ONE(S) (Zone AO, use depth of flooding) -/0 //O					
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in E	39.					
	M'					
B11. Indicate the elevation datum used for the BFE in B9: [NGVD 1929 NAVD 1988 >	Other (Describe): /SAL/MORS VINO					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Page 1.	motected Area (OPA): 185					
Designation Date:						
SECTION C - BUILDING ELEVATION INFORMATION (SURVE	Y REQUIRED)					
C1. Building elevations are based on: _ Construction Drawings* _ Building Under Cons	struction* [X]Finished Construction					
** *** Flouris Cariffeets will be required when construction of the building is complete.						
C2. Building Diagram Number 8 (Select the building diagram most similar to the building for	which this certificate is being completed - see					
was a condit it on dispress accurately represents the building provide A SKRICD OF DOGIO	irapri.)					
AN Elevations - Zanga An Agn All All A (with DEE) VE V1.V30, V (with BEE), AK, ARVA, Ah	CAE, ARVA INDOV, MINDING IN A ALLA					
Camalaka kama C3 asi balaw eccaming to the building diagram 609Cifed in 169M UZ. State the datum deco, it the datum decoming to the building diagram 609Cifed in 169M UZ. State the datum deco, it the datum decoming to the building diagram 609Cifed in 169M UZ.						
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calculation. Use the space provided or the Comments area of Section D or Section G, as a	ppropriate, to doormone the action of					
Datum Balto, Co. Conversion/Comments Does the elevation reference mark	used appear on the FIRM? Yes > No					
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C) DOLLOW OF IDMEST HOUSENING STRUCTURE HIGH DOLLAR SAMP COMP.	t (m) eg = 1					
a d) Attached garage (top of slab)	四月日 《					
(i) e) Lowest elevation of machinery and/or equipment continue the building (Describe in a Comments area.)						
Servicing the punding (Describe in a Commont aroun)						
CL I) COMEST Solerctif (Illienten) Arana (er.ca)	t.(m) 2000 (21080)					
h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade	S WILLIAM SUR HILLIAM					
(i) Total area of all permanent openings (flood vents) in C3.hsq. in. (sq. cm)	WINNING LAND					
1) Total gree or an permanent operango (ness terra) in the management of the second of						
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION						
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorize	ed by law to certify elevation information.					
· I certify that the information in Sections A. B. and C on this certificate represents my best enon	(2 to unterbier rue nord evenous).					
I understand that any false statement may be punishable by fine or imprisonment under 18 U.S.	NUMBER ~7 (4)					
CERTIFIER'S NAME /3/2/AN DIETZ	21080					
COMPANY NAME /2 0	AN DIETZ					
ADDRESS CITY AS ASSET	STATE NO ZIP CODE 2/237					
CIGNATURE OF THE DATE OF THE PARTY OF THE PA	TELEPHONE 410-686-1198					
	Replaces all previous editions					
FEMA Form 81-31, January 2003 See reverse side for continuation.	• 1 					

14108574477

IMPORTANT: In these spaces, c	opy the correspond	ing information from S	ection Ä.	For Insurance Company Use:			
BUILDING STREET ADDRESS (Includ	ing Apt., Unit, Suite, and	for Bldg. No.) OR P.O. RO	UTE AND BOX NO.	Policy Number			
CITY BALTIMONE	County	STATE	21PC 2122	CODE Company NAIC Number			
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)							
Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.							
COMMENTS							
							
				Check here if attachme			
CHOTION E BUILDING ELE	CATION INCORMATION	ON /SUBVEY NOT REC	LIRED) FOR ZONE	AO AND ZONE A (WITHOUT BEE)			
For Zone AO and Zone A (without E	SEE) complete items	F1. through E5. If the E	levation Certificate is	intended for use as supporting			
information for a LOMA or LOMB-F.	Section C must be a	omnisted.					
E1. Building Diagram Number	_ (Select the building	diagram most similar to	the building for which	h this certificate is being completed —			
see pages 6 and 7. If no diagrate. E2. The top of the bottom floor (incl.)	am accurately represe Juding basement or er	nciosure) of the building i	s ft. (m)	in. (cm) above or below			
(check one) the highest ediace:	nt grade. (i ise patufa	al arade, if available.)					
E3. For Building Diagrams 6-8 with [ft. (m) [fin. (cm) ab	nove the highest adiac	ent grade. Complete ite	ims C3'u and C3'i oi) Iron of ionii.			
E4. The top of the platform of mach	inery and/or equipme	int servicing the building	is _ ft. (m)	in. (cm) above or below			
(check one) the highest adjacent E5. For Zone AO only: If no flood d	et arade - (i lee notura	ol orade, it available.)					
floodolain management ordinar	nce? Yes N	lo Unknown. The	local official must ce	fully this intornation in decider of			
SECTION	IF - PROPERTY OW	NER (OR OWNER'S RE	PRESENTATIVE)	ERIFICATION			
The property owner or owner's aut (without a FEMA-issued or commutate best of my knowledge.	thorized representative unity-issued BFE) or Z	e who completes Section cone AO must sign here.	ns A. B. C (Items C3 The statements in .	h and C3.i only), and E for Zone A Sections A, B, C, and E are correct to			
PROPERTY OWNER'S OR DWNER'S	SAUTHORIZED REPRE	SENTATIVE'S NAME					
ADDRESS,	dahaugh	13,1+1,CITY	<u> </u>	TATE ZIP CODE 11) 2/2Z0			
SIGNATURE MANAGER ()	Day Sala &	DATE/16/	03	TELEPHONE 4/0 - 344-2004			
COMMENTS							
				Check here if attachme			
	SECTION G -	COMMUNITY INFORMA	ATION (OPTIONAL)				
The local official who is authorized to Sections A, B, C (or E), and G of the	by law or ordinance to	administer the commun	iity's floodplain mana	agement ordinance can complete			
G1. [] The information in Section engineer, or architect who	C was taken from oth is authorized by state	id tedi dolifetamentation tost Di	as been sidhed and	embossed by a licensed surveyor, (Indicate the source and date of the			
G2. A community official complex Zone AO.	ments area below.) leted Section E for a b	ouilding located in Zone	A (without a FEMA-is	ssued or community-issued BFE) or			
G3. The following information (Items G4-G9) is provi	ided for community flood	plain management p	urpôses.			
G4. PERMIT NUMBER	G5. DATE PERMIT I		G6. DATE CERTIFIC	ATE OF COMPLIANCE/OCCUPANCY			
G7. This permit has been issued fo	r: New Constru	,	Improvement	ft (m) Datum:			
G8. Elevation of as-built lowest floo	or (including basement	t) of the building is:		ft. (m) Datum: ft. (m) Datum:			
G9. BFE or (in Zone AO) depth of f	Jooding at the britishoo	g anto 10.		······································			
LOCAL OFFICIAL'S NAME		TITL					
COMMUNITY NAME		TEL	EPHONE				
SIGNATURE		DAT	E				
COMMENTS				<u></u>			
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				Replaces all previous edition			
FEMA Form 81-31, January 2003							



Baltimore County Department of Environmental Protection and Resource Management

141085<u>74</u>477

401 Bosley Avenue, Suite 416 Towson, Maryland 21204

December 10, 2002

Ms. Cynthia Raudabaugh 6924 North River Drive Chase, Maryland 21220

Re:

6924 North River Drive

Critical Area Administrative Variance

Dear Ms. Raudabaugh:

This Department has received the copy of the Certificate of Publication which indicates that the "Notice of Granting of Variance" advertisement was published in <u>The Avenue News</u> newspaper on October 11, 2002; and/or otherwise verified the publication of this advertisement. Additionally, we have received the fee-in-lieu of mitigation, the signed copy of the variance approval letter, and your revised plot plan showing all of the items listed in our variance approval letter.

In accordance with Section 26-445(c) of the Baltimore County Code, your variance to the Chesapeake Bay Critical Area Regulations for the purpose of constructing a residential addition on the referenced property became final on October 26, 2002, or fifteen (15) calendar days after the date the advertisement was published. However, an aggrieved party would have had thirty (30) calendar days after this date to appeal the Department's decision to the County Board of Appeals.

Please be advised that to obtain building permit approval you must submit the revised plot plan to the Department of Permits and Development Management with your permit application, or as a revision to any permit application which you have submitted previously for the proposed structure.

If you have any questions, please contact me at 410-887-3980.

Very truly yours,

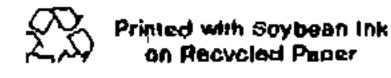
Glenn Shaffer

Natural Resource Specialist II Environmental Impact Review

C:

Wanda Cole, CBCA

6924nrvrcavfa.doc/gs



Visit the County's Website at www.baltimorecountyonline.info

Baltimore County
Department of Permits and
Development Management

Cynthia Raudabaugh 6924 N. River Dr. Baltimore, MD. 21220 410-344-2004

July 9, 2003

Re: Case No. 03-555-SPH 6924 N. River Dr. Waiver of Regulations for construction in Tidal Foodplain (Elevation Requirements)

To Baltimore County Zoning Commissioner:

I would like to construct an addition and a wooden deck as per the plat drawing dated 5-21-03 that accompanies my petition for the hearing, and my preliminary Plans Drawings dated February, 2003.

The first floor level of my existing house, which was built in 1978, has an elevation of 10.36 feet, which may have been in compliance with requirements at that time. With the current required elevation requirement at 11.2 feet (10.2 + 1.0 freeboard), I am missing being in compliance by approximately 10 inches.

I am requesting a waiver of the elevation requirement of 11.2 feet, so that I may construct the addition with the first floor at the same level (10.36 feet) as my existing house. Raising my existing house 10 inches is not a viable option. Building a two step rise from the current house to the addition is also not an option because: 1) it does not work architecturally or functionally (the two step rise would end up under my dining doom table); and 2) my physical handicap (lack of depth perception due to being blind in one eye) makes steps in the middle of a room a physical hazard.

Your consideration of my request for a waiver is most appreciated.

Sincerely,

Cynthia Raudabaugh

WW.



THE WILMER EYE INSTITUTE THE JOHNS HOPKINS UNIVERSITY SCHOOL OF MEDICINE THE JOHNS HOPKINS HOSPITAL

June 9, 2003

RE: Cynthia Raudabaugh

To Whom It May Concern:

Ms. Raudabaugh has an amblyopic right eye secondary to strabismus. She therefore has lost depth perception.

A person with this situation will certainly find it much easier to go up a narrow staircase with a railing than to negotiate a single wide step. A single step is very difficult for an amblyopic person to climb. This fact has been confirmed with our staff at the Wilmer Institute having to deal with amblyopia and depth perception.

I hope this confirms Ms. Raudabaugh's concerns.

Sincerely,

Stan L. Coléman, M.D.

SLC:ads:lds

DAVID M. CROSS, A.I.B.D.

PROFESSIONAL BUILDING DESIGNER 1937-B GLEN COVE ROAD DARLINGTON, MARYLAND 21034

JUNE 26, 2003

MR. DEUTSCHENDORF,

IN REVIEW OF YOUR PLAN # 02-91 AND THE PENDING REQUEST FOR CHANGE OF FLOOR ELEVATIONS IN THE NEW ADDITION, I FEEL THIS WOULD NOT LET YOU ACHIEVE THE GOAL OF EXPANDING THE DINING AREA WHICH IN TURN DOES NOT LET YOU EXPAND THE KITCHEN TO THE DIMENSIONS YOU REQUESTED AND AS SHOWN IN THE PRELIMINARY AND BID PLANS PROVIDED TO YOU .

THE RAISE IN ELEVATION IN MY PROFESSIONAL OPINION WOULD NOT LET YOU END UP WITH A DESIGN SUITABLE FOR YOUR NEEDS AS DISCUSSED IN OUR MEETINGS.

IF WE CAN AVOID THIS REQUEST IT WILL WORK OUT BETTER FOR YOUR NEEDS AS WELL AS HELP THE OVERALL ARCHITECTURAL DESIGN OF THE PROPOSED ADDITION.

PLEASE FEEL FREE TO CALL ME WITH ANY OTHER QUESTIONS.

SINCERELY,

DAVID M. CROSS, AIBD.

RESIDENTIAL

STRUCTURAL

DAVID M. CROSS, A.I.B.D.

PROFESSIONAL BUILDING DESIGNER

1937 GLEN COVE RD.

DARLINGTON, MD 21034

MEMBER AMERICAN INSTITUTE OF BUILDING DESIGN

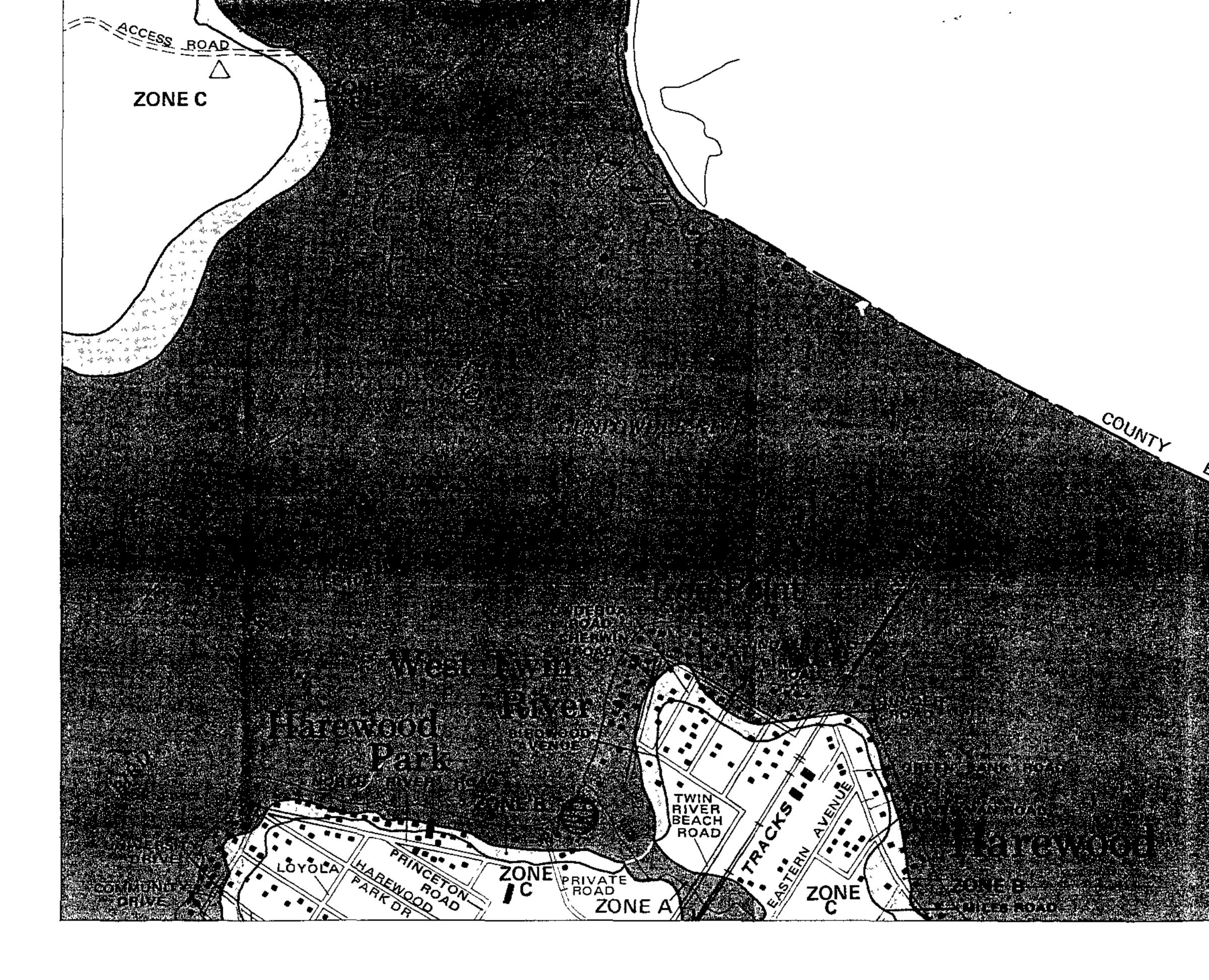
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CASE NAME	CYNTHIA	RAUDAB	auc H
CASE NUMBI	ER 03-5	J5-SPH	
DATE 7-09	-03		_

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
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Cindy Raudabaugh	6924N RWEDR.	Baltimore, Old 21220	
James Dentschendoct	12009 Hunting Tweed Dr.	Owings Mills, MD. 21117	jima clemco, com
			
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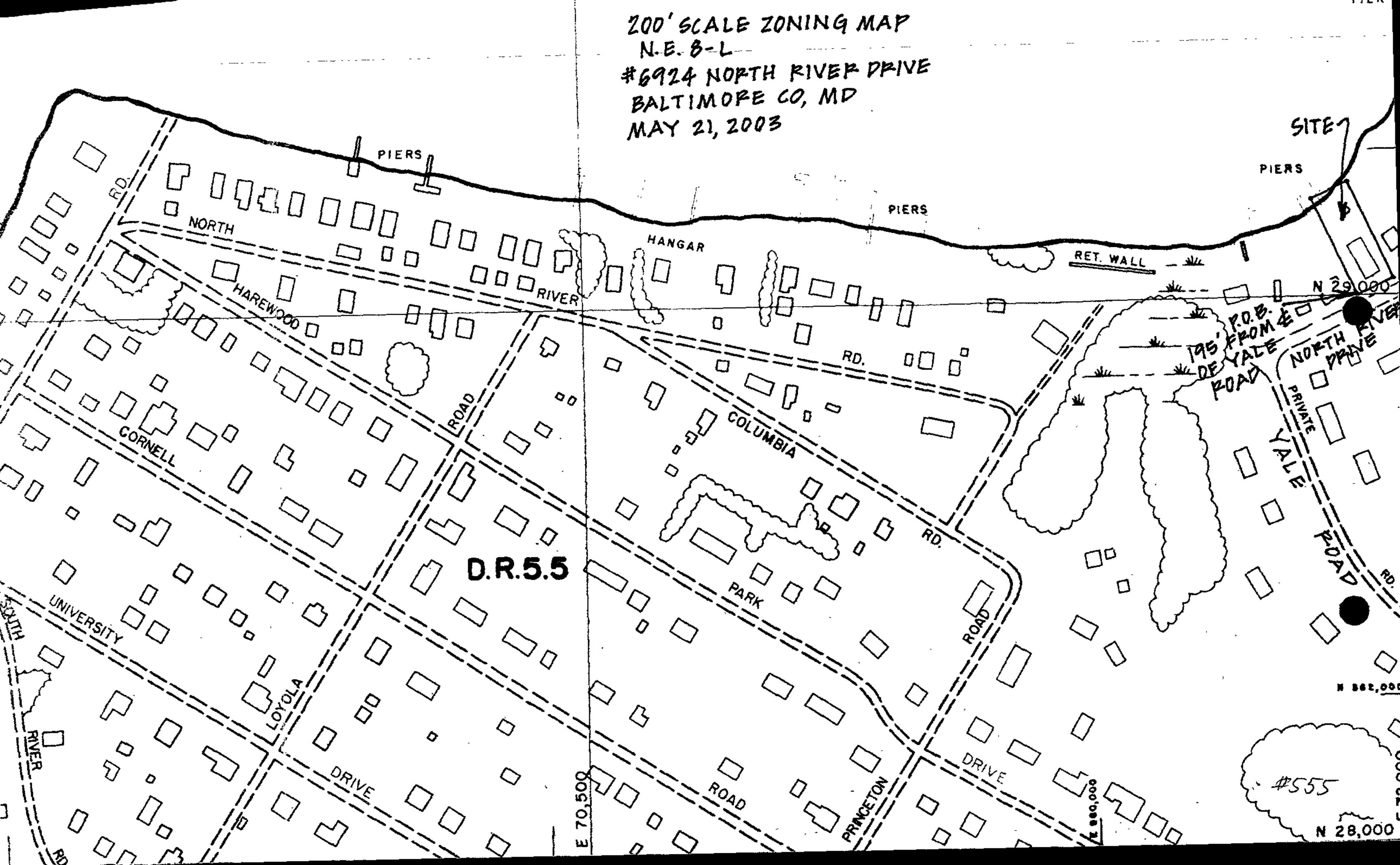
HIGH WATER LINE

9/19/03 @ NOON



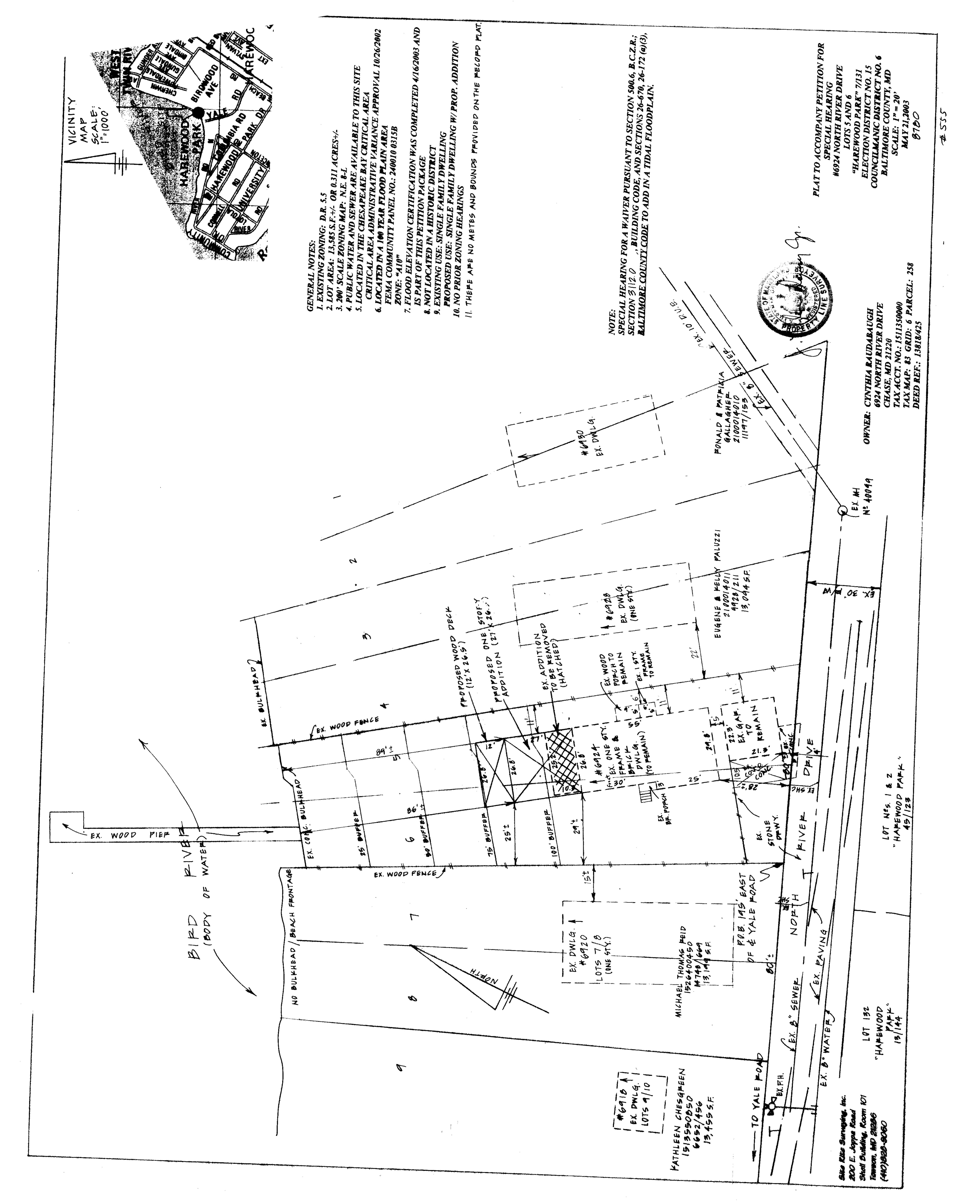
HIGH WATER LINE 9/19/03 @ NOON














may be shown on the site plan and construction drawings submitted with the building permit application.

Please present this letter at the hearing. A copy also will be forwarded to the case file from this office.

If there are questions, please feel free to contact me at (410) 887-3984.

Sincerely,

David L. Thomas, PE Assistant to the Director

DLT/s

CC: Zoning Office, attn.: Case 03-555-SPH file

Ed Adams, Director, DPW

John Joyce, NFIP coordinator, MDE

Lawrence E. Schmidt Zoning Commissioner for Baltimore County 401 Bosley Ave. Room 405 Towson, MD. 21204

July 18, 2003

RE: Case No. 03-555-SPH 6924 N. River Dr. Waiver of Regulations for construction in Tidal Floodplain (Elevation Requirements)

Dear Larry,
We hope you enjoyed your vacation!

Cynthia Raudabaugh Jim Deutschendorf 6924 N. River Dr. Baltimore, MD. 21220 410-344-2004 800-233-4545 (Jim Work)

RECEIVED

JUL 2 2 2003

ZONING COMMISSIONER

As a follow up to our hearing last week, and as per your suggestion in accordance with comments from Dave Thomas, we asked Dave Cross (our architect) to re-visit the elevation/step-up issue with the hope that he could come up with a solution that would satisfy the concerns of all parties. Unfortunately, and as you can see from the attached copy of his letter dated July 17th, he has provided specific reasons why raising the floor elevation 10 inches above the floor level in the existing house would not be an option-not just for aesthetic reasons, but for serious functional design and structural reasons as well.

However, the MUCH LARGER ISSUE IN THIS CASE IS CINDY'S HANDICAP!

I will take the blame if for any reason we did not do a better job of communicating the necessity of her not having to deal with mid-floor risers or steps in her home everyday. (As you know, we are rookies at going to hearings). Please understand that the letter we provided from Dr. Coleman was not intended to be some gimmick or ploy to influence your decision in our favor. Cindy is blind in her right eye, which definitely causes her lack of depth perception, which most definitely has contributed to a series of injuries that have negatively impacted the quality of her life. Dr. Coleman has indicated that he would be happy to provide any additional documentation you may require to support the fact that risers/steps in the middle of a floor are a serious hazard to anyone lacking depth perception due to her condition.

Please consider the following:

1. The floor level of the sunroom off the front of Cindy's existing house is about 4 inches lower than the level of her first floor. She has already stumbled several times while walking across this area — even in her own home. (This is the main reason why we planned to remove the sunroom — so the addition could be constructed at the same level as the main part of her existing house.

- 2. Cindy has fallen several times outside of her home as well. I witnessed her taking a nasty fall along a cement path at Harper's Ferry simply because there was a drop off of a few inches from the side of the path to the adjoining ground. I have learned the importance of taking her hand whenever we are walking together.
- 3. As we mentioned at the hearing, as a result of, or exacerbated by, a fall at work in September, 2001, and/or a car accident in October, 2001, Cindy currently has two fractures in her back, as well as scoliosis (curvature of the spine). She has a broken coccyx (tail bone) and what is called a pars fracture along one of her vertebrae. We have x-rays, an MRI report, and doctor's notes to substantiate these findings. We can provide these documents for you, if necessary. Cindy is living with constant pain, with the prospect of future injections whenever the pain becomes intolerable, and perhaps even spinal surgery. SHE SIMPLY CANNOT HANDLE ANY MORE FALLS! Her coccyx actually moves around at the end of her spine. One more fall on that area could either cause her coccyx to break off, mandating a difficult surgical procedure, or re-initiate coccydynia, the intolerable pain for which she must have the injections. We can't do anything to change the environment outside, but IT OBVIOUSLY WOULD NOT BE VERY SMART FOR US TO INTENTIONALLY BUILD A HAZARD IN HER OWN HOME!
- 4. We understand and appreciate the reasons for the elevation regulations with regards to Federal Flood Insurance issues. We also know that our government at all levels has shown its concern for those of us who are handicapped. The evidence is all around us. We hope that everyone involved in this case will work towards accommodating Cindy's handicap concerns as well.
- 5. We are not asking to build a living area at ground level, a basement, or anything unrealistic. Cindy's existing house was constructed in 1978 with all due diligence with regards to waterfront issues, including a crawl space with flood vents. Her property is heavily landscaped, and includes many mature trees. Her addition would be designed, built, and occupied in the same spirit of compliance with the intent of the elevation regulations.
- 6. We hope that you will agree that our request for waiver of the 10 inches in elevation is not unreasonable, nor would it contradict good common sense, not only in with regard to good architectural planning, but especially in light of Cindy's handicap issues.

Thanks again for your time and consideration.

Sincerely,

Jim Deutschendorf (for Cindy Raudabaugh)

CC: Dave Thomas