

IN RE: PETITION FOR VARIANCE
SW/S Burke Road, 500' SW of the c/l
Bowleys Quarters Road
(1240 Burke Road)
15th Election District
6th Council District

Ronald Symenski & Roxane Henke
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-334-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Ronald Symenski and his wife, Roxane Henke. The Petitioners request a variance from Sections 1A04.3.A and B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front street centerline setback of 31 feet in lieu of the required 75 feet, side yard setbacks of 21 feet and 10.1 feet in lieu of the required 50 feet each, and a height of 42 feet in lieu of the maximum allowed 35 feet, for a proposed dwelling reconstruction. 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 1.

Appearing at the requisite public hearing in support of the request were Ronald Symenski and Roxane Henke, property owners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a narrow waterfront lot, located on the southwest side of Burke Road on Galloway Creek in Bowleys Quarters. The property is approximately 87 feet wide along Burke Road, however, tapers to a narrower width along the water and contains a gross area of 0.40 acres, more or less, zoned R.C.5. The property was previously improved with a single family dwelling that was originally built as a summer home many years ago; however, that structure was destroyed as the result of Hurricane Isabel. The Petitioners seek relief to permit redevelopment of the site with a new dwelling.

ORDER RECEIVED FOR FILING
Date 4/27/04
By [Signature]

Although, the new dwelling will be larger than the previous structure, the house will be built over the foundation of the previously existing home. It is to be particularly noted that the new house will be setback more than 125 feet from the bulkhead. As shown on the site plan, the houses on both sides of the subject lot are closer to the water. Thus, the new house will not impact the view of the water from either of the adjacent dwellings. The Petitioners indicated that the house was situated where proposed in order to comply with Chesapeake Bay Critical Areas regulations and the recommendations of DEPRM to site the house as far as possible from the bulkhead and water.

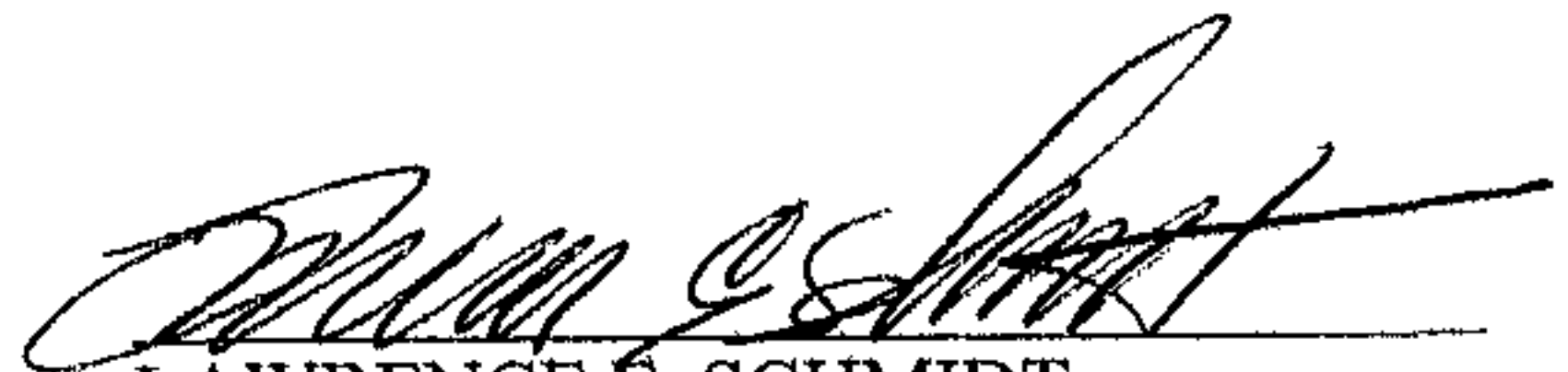
Zoning Advisory Committee (ZAC) comments were received from DEPRM regarding the applicability of the Chesapeake Bay Critical Areas regulations and from Development Plans Review Division of the Department of Permits and Development Management (DPDM) regarding the applicability of the Floodplain Regulations in this instance. Additionally, the comment by the Office of Planning voiced support for the proposed front street centerline and side yard setbacks; however, recommended a denial of the height variance. In this regard, the Petitioners indicated that the new house will be constructed on cement pilings so that the first floor elevation will be higher than the minimum elevation required. Thus, the first floor will be 9 feet above ground level. In order to construct the home in compliance with floodplain regulations and build an aesthetically pleasing structure with a pitched roof and architectural details, the Petitioners propose a maximum height of 42 feet. As noted above, the house will be setback further from the water than adjacent houses and will not block their view. Additionally, the Petitioners indicated that the property on the other side of the road is undevelopable due to environmental constraints. Thus, the height of the house will not impact anyone's view of the water from that side of Burke Road.

Based upon the testimony and evidence offered, I am persuaded to grant the requested relief. I find that the Petitioners have met the requirements of Section 307 for variance relief to be granted and that there will be no detriment to the health, safety or general welfare of the surrounding locale. However, the proposed construction must be in compliance with Chesapeake Bay Critical Areas and Floodplain regulations and those relative comments are attached hereto.

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.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of April 2004 that the Petition for Variance seeking relief from Sections 1A04.3.A and B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front street centerline setback of 31 feet in lieu of the required 75 feet, side yard setbacks of 21 feet and 10.1 feet in lieu of the required 50 feet each, and a height of 42 feet in lieu of the maximum allowed 35 feet, for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the 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) Compliance with the ZAC comments submitted by DEPRM and the Development Plans Review division of DPDM relative to Chesapeake Bay Critical Areas regulations and all other appropriate environmental, floodplain and B.O.C.A. regulations relative to the protection of water quality, streams, wetlands and floodplains. Copies of those comments have been attached hereto and are made a part hereof.
- 3) When applying for any permits, 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:bjs

ORDER RECEIVED FOR FILING

Date 4/7/04

By [Signature]

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

April 7, 2004

Mr. Ronald Symenski & Ms. Roxane Henke
1401 Grafton Shop Road
Bel Air, Maryland 21014

RE: PETITION FOR VARIANCE
SW/S Burke Road, 500' SW of the c/l Bowleys Quarters Road
(1240 Burke Road)
15th Election District – 6th Council District
Ronald Symenski & Roxane Henke - Petitioners
Case No. 04-334-A

Dear Mr. Symenski & Ms. Henke:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, 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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
Development Plans Review, DPDM; DEPRM; Office of Planning
People's Counsel; Case File

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





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1240 Burke Rd

which is presently zoned RCS

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) 1 A 0 4 . 3 . A 3 B . 2 ; BC ZR, To permit A. FRONT Set back From Centerline of road of 31 FT. in Lieu of The required 75 FT., Side YARD Setbacks of 21 FT. and 10.1 FT. in Lieu of The required 50 FT., AND a Height of 42 FT. in Lieu of The permitted 35 FT.

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

To be Presented AT Hearing.

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.

State Zip Code

Case No. 04-334-A

EV 9/15/08

By

Legal Owner(s):

Symenski, Ronald
Name - Type or Print

Ronald Symenski
Signature

Henke Roxane
Name - Type or Print

Roxane Henke C 443-807-8208
Signature

1240 Burke Rd H 410-838-4858
Address Telephone No.

Bowleys Quarters MD 21220
City State Zip Code

Representative to be Contacted:

SATISH K. Symenski
Name

1401 GRAFTON SHOP RD 410 838 4858
Address Telephone No.

Bel Air MD 21014
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date 1.23.04

ZONING DESCRIPTION FOR 1240 BURKE ROAD.

Beginning at a point on the Southwest side of Burke Road which is 18 feet wide at the distance of 500 feet southwest of the center line of the nearest improved intersecting street Bowley's Quarters Road which is 20 feet wide. Being Lot #125 in the subdivision of Bowley's Quarters as recorded in Baltimore County Plat Book #7, Folio #12 containing 12218 square feet. Also known as 1240 Burke Road and located in the 15 Election District, 01 Councilman District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

334

No. 32137

DATE 2-23-04

ACCOUNT 001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM E. Symeusk 1240 Book

FOR UAP

PAID RECEIPT

BUSINESS 43104 THE 178/2004 1/23/2004 14-36-21

RECEIPT 1 310043 1/23/2004 178

DEPT 5 328 ZONING VERIFICATION

RECEIPT 101 \$65.00
\$65.00 BK \$65.00 BK
Baltimore County, Maryland

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #04-334-A

1240 Burke Road

SW/side of Burke Road, 500 feet s/west of centerline of Bowley's Quarters Road

15th Election District - 6th Councilmanic District

Legal Owner(s): Ronald Symenski and Roxane Henke

Variance: to permit a front setback from centerline of road of 31 feet in lieu of the required 75 feet, sideyard setbacks of 21 feet and 10.1 feet in lieu of the required 50 feet and a height of 42 feet in lieu of the permitted 35 feet.

Hearing: Monday, March 22, 2004 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4388.

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

3/012 Mar. 4

0652208

CERTIFICATE OF PUBLICATION

3/4, 2004

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/4, 2004.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE POSTING

RE: Case No.: 04-334-A

Petitioner/Developer: _____

RON SYMENSKI
ROYANE HEWLE

Date of Hearing/Closing: 3/22/04

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

Attention: KRISTEN MATTHEWS

Ladies and Gentlemen:

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

1240 BURKE RD

The sign(s) were posted on 3/6/04
(Month, Day, Year)

CASE # 04-334-A

Sincerely,

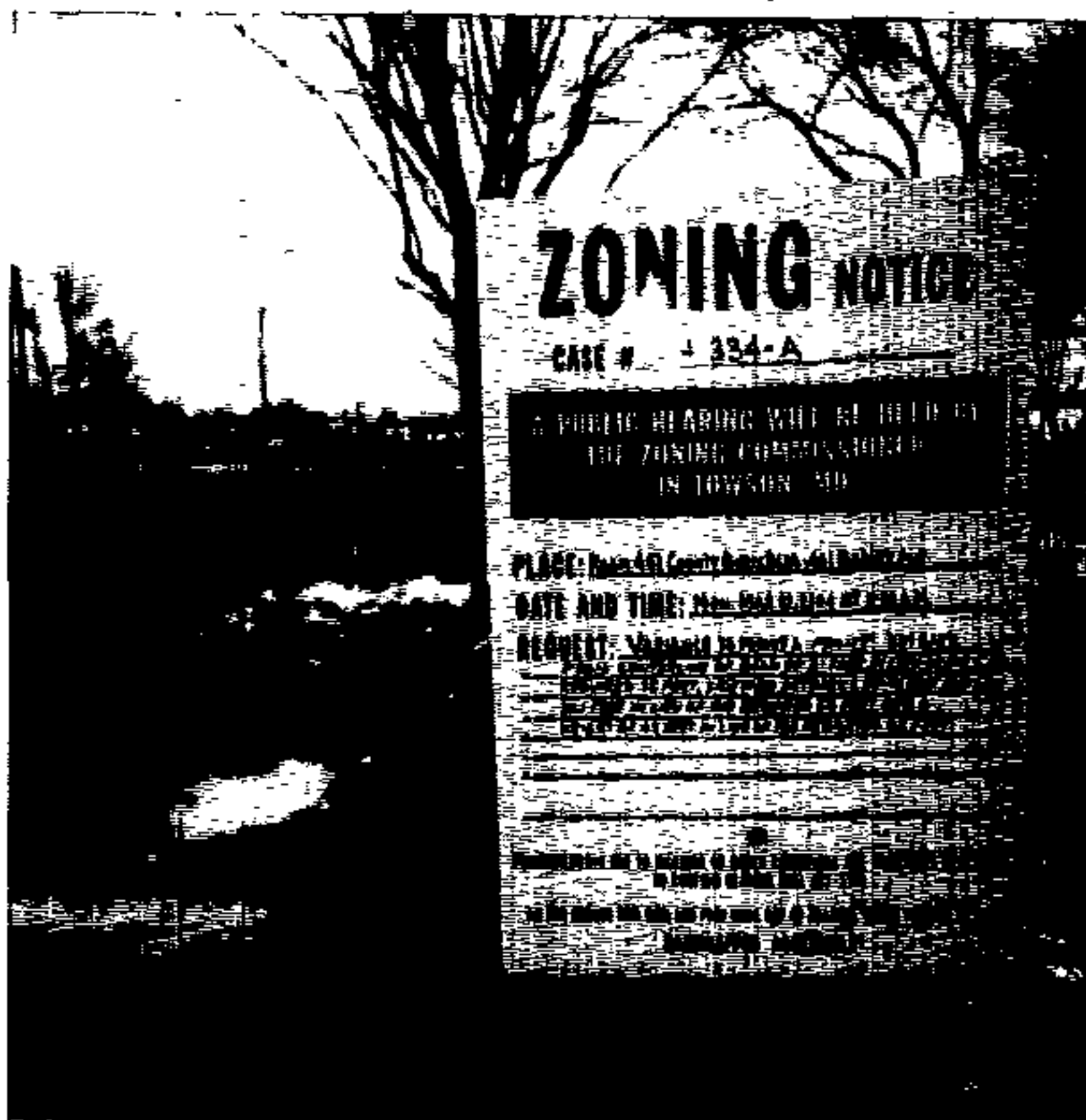
Richard E. Hoffman 3/6/04
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

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

(410) 879-3122
(Telephone Number)



1240 BURKE RD. POSTED 3/6/04

Richard E. Hoffman 3/6/04

RE: PETITION FOR VARIANCE * BEFORE THE
1240 Burke Road; SW/side Burke Road, *
500' SW c/line Bowley's Quarters Rd * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Ronald Symenski & * FOR
Roxanne Henke *
Petitioner(s) * BALTIMORE COUNTY
* 04-334-A

* * * * *

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
PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio
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 9th day of February, 2004, a copy of the foregoing Entry of Appearance was mailed to, Ron Symenski, 1401 Grafton Shoppe, Bel Air, Md 21014, Representative for Petitioner(s).

RECEIVED

FEB 09 2004

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 4, 2004 Issue - Jeffersonian

Please forward billing to:
Ronald Symenski
1401 Grafton Shop Road
Bel Air, MD 21014

443-807-8608

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: 04-334-A

1240 Burke Road

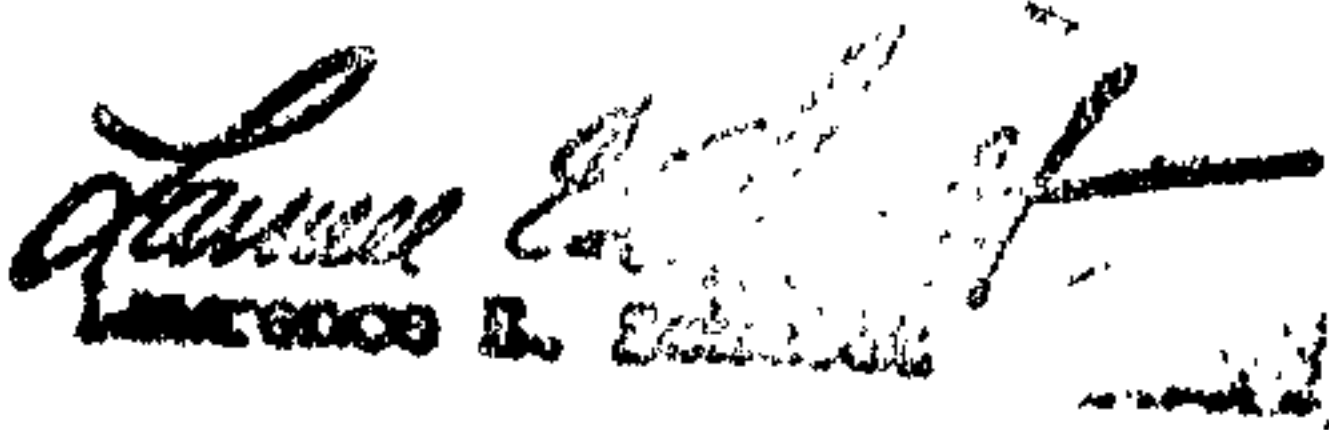
SW/side of Burke Road, 500 feet s/west of centerline of Bowley's Quarters Road

15th Election District – 6th Councilmanic District

Legal Owners: Ronald Symenski and Roxane Henke

Variance to permit a front setback from centerline of road of 31 feet in lieu of the required 75 feet, sideyard setbacks of 21 feet and 10.1 feet in lieu of the required 50 feet and a height of 42 feet in lieu of the permitted 35 feet.

Hearing: Monday, March 22, 2004 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



LAWRENCE E. SCHMIDT

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.



Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

February 5, 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: 04-334-A

1240 Burke Road

SW/side of Burke Road, 500 feet s/west of centerline of Bowley's Quarters Road

15th Election District – 6th Councilmanic District

Legal Owners: Ronald Symenski and Roxane Henke

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Hearing: Monday, March 22, 2004 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

CC: Roxane Henke, 1240 Burke Rd., Bowleys Quarters 21220
Ron Symenski, 1401 Grafton Shop Rd., Bel Air 21014

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 6, 2004.**
- (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.



**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: _____

334

Petitioner: RONALD SYMENSKI

Address or Location: 1240 BURKE ROAD, BALD., Md.

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

R. ~~BR~~ SYMENSKI

Address: _____

~~SARAZ~~

1401 GRAFTON SHOP Rd.
Bel Air, Md 21014

Telephone Number: _____

443 - 807 - 8608

**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

March 15, 2004

Ronald Symenski
Roxanne Henke
1240 Burke Road
Bowleys Quarters, Maryland 21220

Dear Mr. Symenski and Ms. Henke:

RE: Case Number: 04-334-A, 1240 Burke Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 23, 2004.

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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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





**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

February 4, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: February 2, 2004

Item No.: 329-336, 338, 339

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.

6. 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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: February 10, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For February 9, 2004
Item No. 334

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 movements of structure with materials resistant to flood damage.

Flood-resistant construction shall be in compliance with B.O.C.A. International Building Code adopted by the county.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *rm*

DATE: 2-10-04

SUBJECT: Zoning Item # 04-334
Address 1240 Burke Road
(Symenski Property)

Zoning Advisory Committee Meeting of 2-2-04

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: K. Kelley

Date: 2-5-04

Jm
2/22

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: February 11, 2004

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

RECEIVED

FEB 17 2004

SUBJECT: 1240 Burke Road

INFORMATION:

Item Number: 4-334

Petitioner: Ron Symenski

Zoning: RC 5

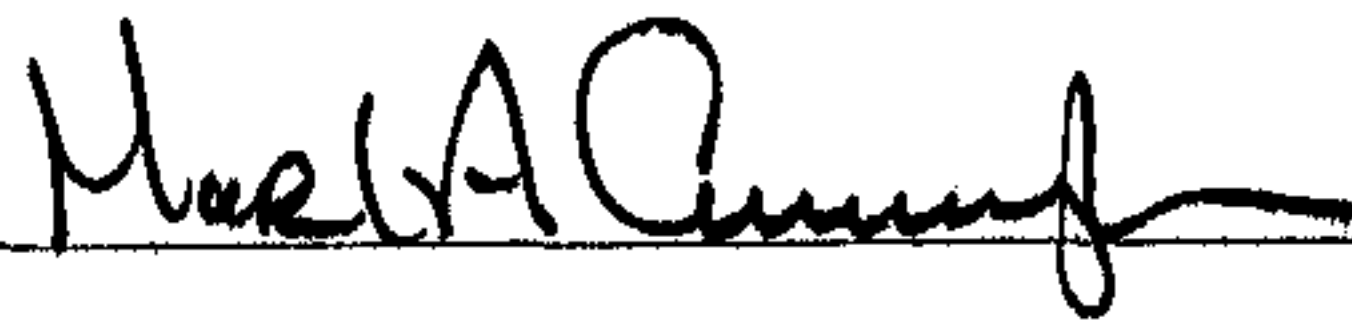
Requested Action: Variance

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit a 31-foot setback from the centerline of the road in lieu of the minimum required 75 feet, and side yard setbacks of 21 feet and 10.1 feet in lieu of the minimum required 50. However, this office opposes the request to permit a building height of 42 feet in lieu of the maximum permitted 35 feet.

Prepared by:



Section Chief:



AFK/LL:MAC:

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2-3-09

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

RE: Baltimore County
Item No. 334 JCM

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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.201.7165 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

flood property

Sent to
address
M
Belair

140 RC 5-

Following crash -

house has demolished -

Owned 1995.

Summer residence -

2 sheds also lost -
✓ house -

Larger house -

over ¹²⁵ ~~100~~ feet from water -

Depn required -

narrow lot -

Neighbors -

& 2 story structure on

on pier -

deck -

had to go up 9 feet to get out
of flood plain -

nothing across street -

very swampy across the
street

not blocking the view

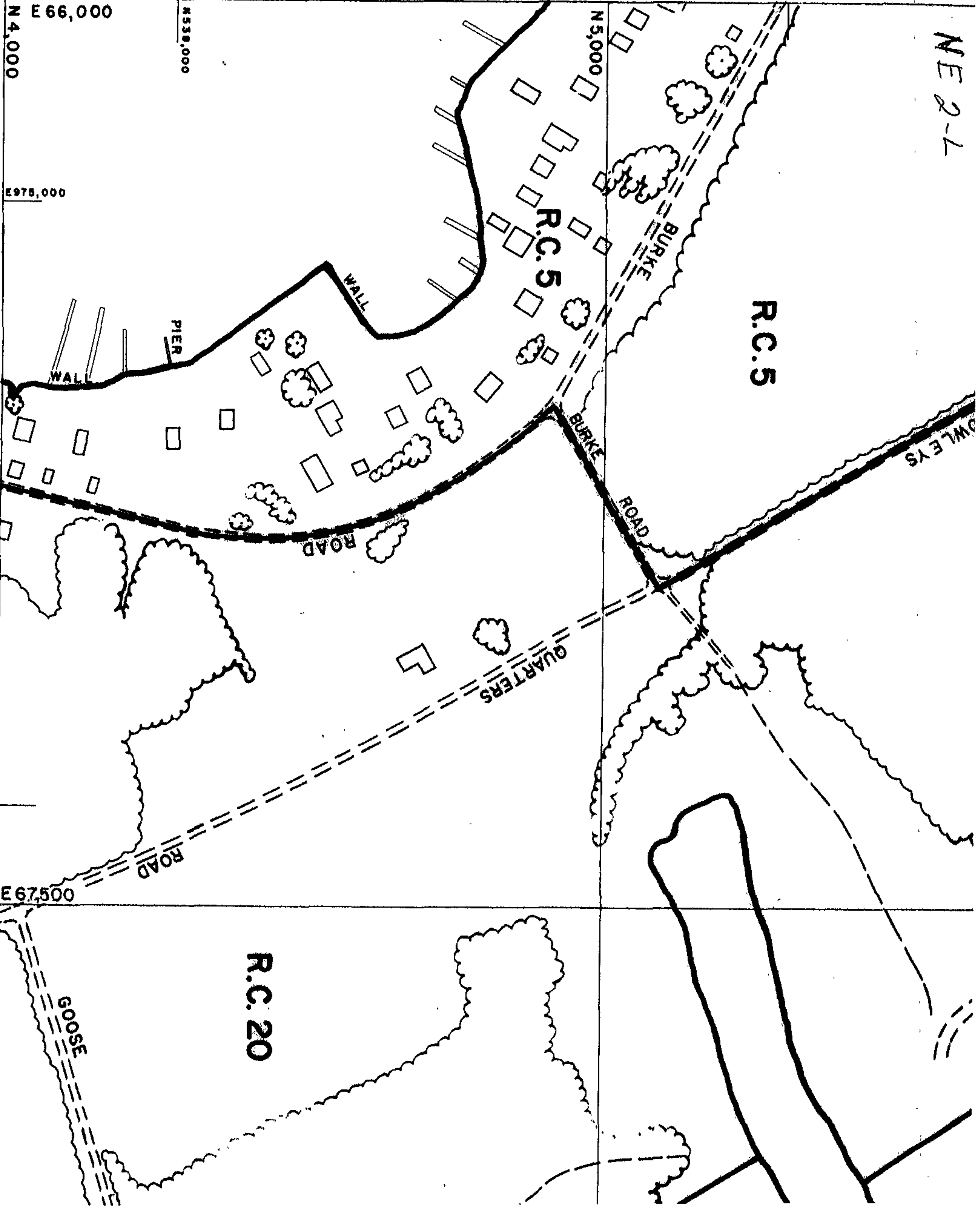
NE 2-1

N 4,000
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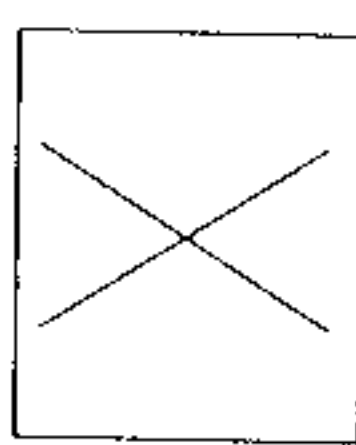
N 538,000

N 5,000

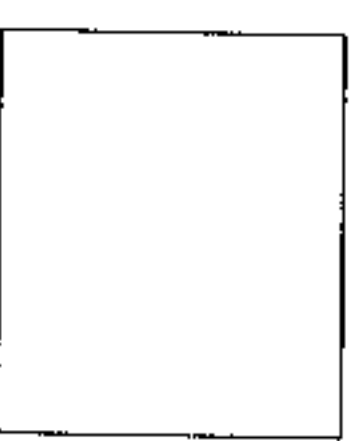
E 975,000



PLAT TO ACCOMPANY PETITION FOR ZONING



VARIANCE



SPECIAL HEARING

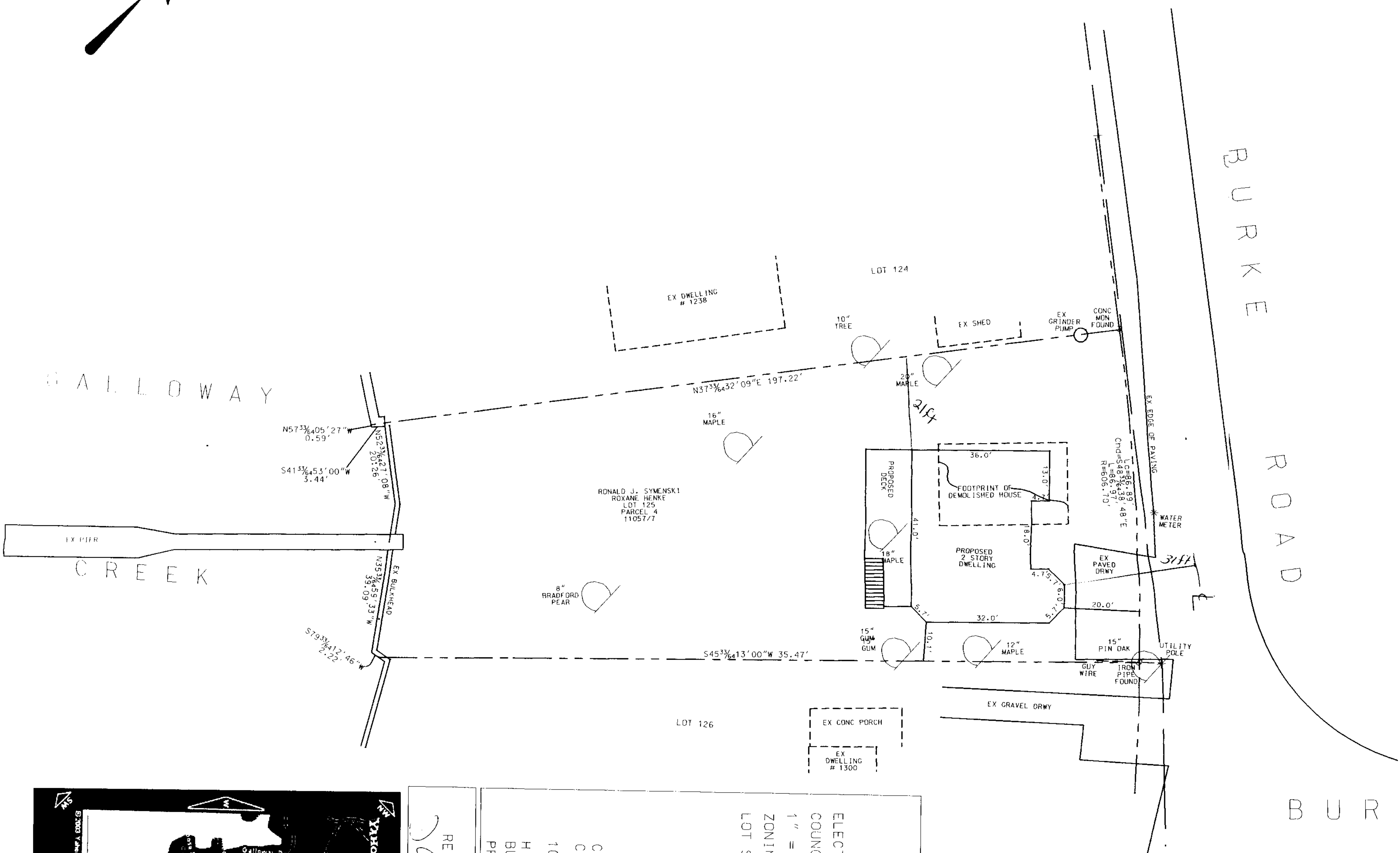
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 1240 BURKE ROAD

SUBDIVISION NAME

PLAT BOOK # 7 FOLIO # 12 LOT # 125 SECTION #

OWNER RONALD SYMENSKI ROXANE HENKE



BURKE ROAD

LOCATION INFORMATION

ELECTION DISTRICT /5
COUNCILMANIC DISTRICT /

1" = 200' SCALE MAP # NE 2-L

ZONING RC-5

LOT SIZE 0.40

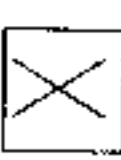
ACREAGE

12,218 SF

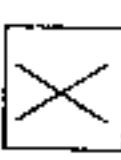
SQUARE FEET

PUBLIC PRIVATE

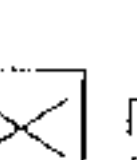
SEWER



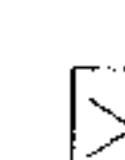
WATER



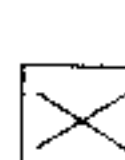
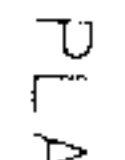
CHESAPEAKE BAY



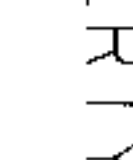
CRITICAL AREA



100 YEAR FLOOD PLAN



HISTORIC PROPERTY /



PRIOR ZONING HEARING

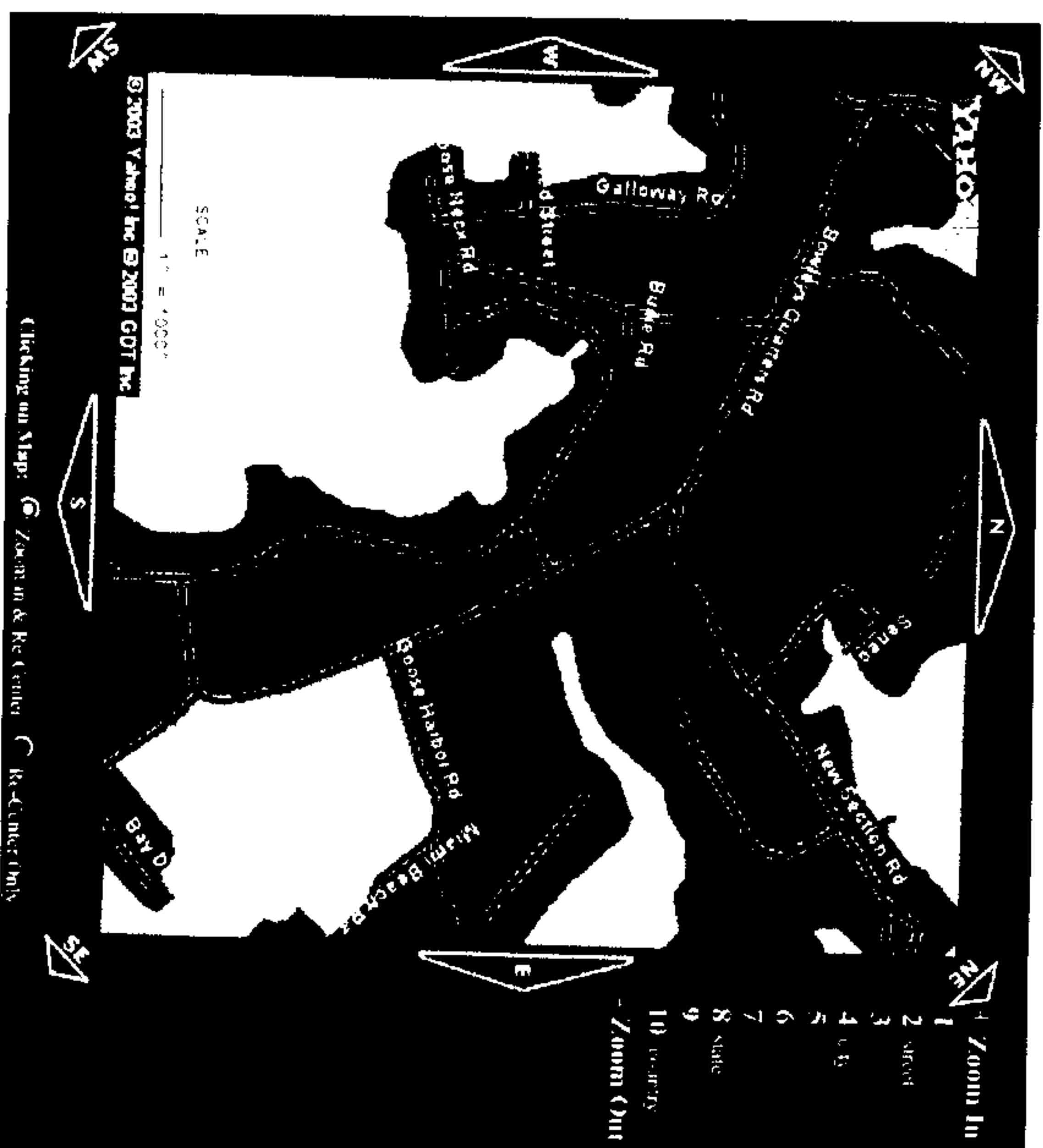
ZONING OFFICE USE ONLY

REVIEWED BY

ITEM #

CASE #

334



Handwritten signature/initials