

IN RE: PETITION FOR ADMIN. VARIANCE  
N/S of Bird River Road, 1,350 ft.  
W of Ebenezer Road  
15th Election District  
6th Councilmanic District  
**(10538 Bird River Road)**

Donna L. & Winford E. Hall  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 05-088-A

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Donna L. and Winford E. Hall. The variance request is for property located at 10538 Bird River Road in the eastern area of Baltimore County. The variance is requested from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a side yard setback of 16 ft. in lieu of the minimum required 35 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 22, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In addition, the Petitioners must be in compliance with the requirements set forth in the Zoning Advisory Committee (ZAC) comments submitted by the following County agency: the Department of Environmental Protection & Resource Management (DEPRM) dated September 7, 2004, a copy of which is attached hereto and made a part hereof.

Notice is taken that the property, which is the subject of this variance request, consists of 4.587 acres of land, more or less and is zoned RC 2 & RC 3.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the

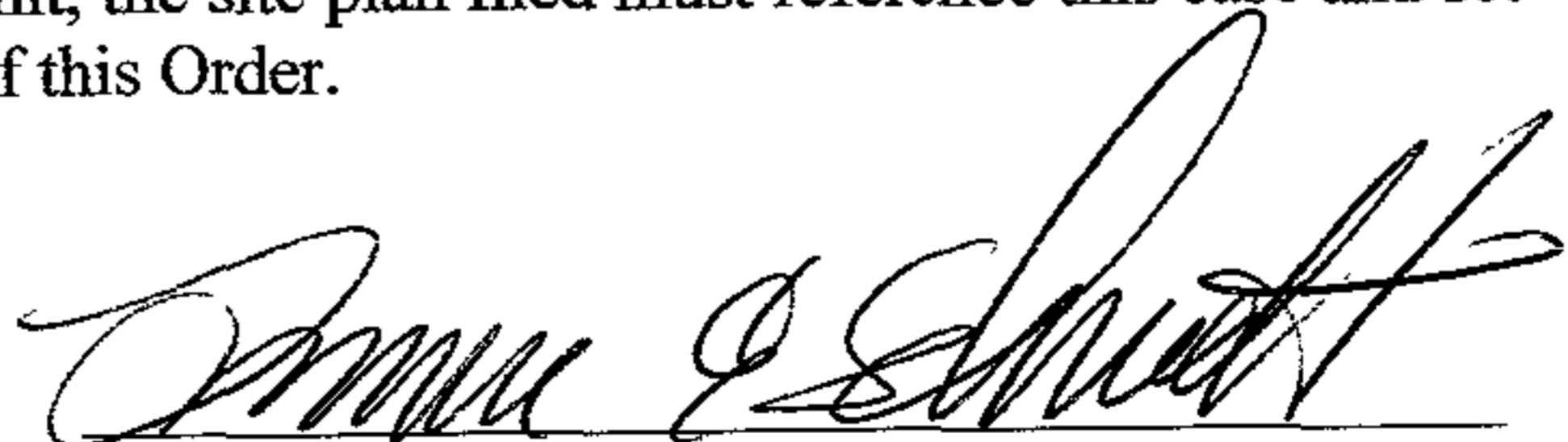
ORDER RECEIVED FOR FILING  
Date 9/15/04  
Ray

file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 15<sup>th</sup> day of September, 2004, by this Zoning Commissioner, that the Petitioners' request for variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a side yard setback of 16 ft. in lieu of the minimum required 35 ft., be and it is hereby APPROVED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
2. Compliance with the ZAC comments submitted by DEPRM dated September 7, 2004, a copy of which is attached hereto and made a part hereof;
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

LES:raj

COPIES RECEIVED FOR FILING  
Date 9/15/04  
By Raj

## 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*

September 15, 2004

Mr. & Mrs. Winford E. Hall  
10538 Bird River Road  
Baltimore, Maryland 21220

Re: Petition for Administrative Variance  
Case No. 05-088-A  
Property: 10538 Bird River Road

Dear Mr. & Mrs. Hall:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:raj  
Enclosure

FLOOD



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 10538 Bird River Road  
which is presently zoned RC2 & RC3

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) IA 01.3.B.3, BC2A, to permit a proposed addition with a side yard setback of 16 feet in lieu of the minimum required 35 feet

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Legal Owner(s):

WINFORD, F. HALL  
Name - Type or Print \_\_\_\_\_  
Winford F. Hall  
Signature \_\_\_\_\_  
DONNA L. HALL  
Name - Type or Print \_\_\_\_\_  
Donna L. Hall  
Signature \_\_\_\_\_  
10538 Bird River Rd (410) \_\_\_\_\_  
Address Telephone No. \_\_\_\_\_  
Baltimore Maryland 21220  
City State Zip Code \_\_\_\_\_

### Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

Name \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

At a public hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 05-088-A  
REV 01/01

Reviewed By JNP Date 8/13/04  
Estimated Posting Date 8/22/04

OFFICE RECEIVED FOR FILING  
9/15/04

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 10538 Bird River Rd.  
Address  
Baltimore Md. 21220  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

N+NW. Side of Structure is impeded by Sandmound Septic System with underground lines & main underground electric service

W. Side of Structure has no entrance or egress to motorized traffic, coupled together with the fact that it is wooded with a 2 tiered deck, dual heat pumps & basement entrance.

E. (Front of House), would destroy the Architectural Aesthetic of the House Design.

S. Side of Structure is the only option I have, this would attach to the existing Garage Bay, & lend itself to the existing driveway & not interfere with any underground utilities & blend with the existing roof line.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Winford E. Hall  
Signature

WINFORD E. HALL  
Name - Type or Print

Donna L. Hall  
Signature

DONNA L. HALL  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of June, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Winford E Hall and Donna L Hall  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Thomas S. Cole  
Notary Public

My Commission Expires 8/10/06

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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Address  
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S. Side of Structure is the only option I have, this would attach to the existing Garage Bay, & lend itself to the existing driveway & not interfere with any underground utilities & blend with the existing roof line.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Winford E. Hall  
Signature  
WINFORD E. HALL  
Name - Type or Print

Donna L. Hall  
Signature  
DONNA L. HALL  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of June, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Winford E Hall and Donna L Hall  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Thomas S. Cole  
Notary Public  
My Commission Expires 8/10/06

FLOOD



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 10538 Bird River Road  
which is presently zoned RC2 & RC3

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) 1A01.3.B.3, BCZR, to permit a proposed addition with a side yard setback of 16 feet in lieu of the minimum required 35 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Legal Owner(s):

WINFORD, E. HALL  
Name - Type or Print \_\_\_\_\_  
Winford E. Hall  
Signature \_\_\_\_\_  
DONNA L. HALL  
Name - Type or Print \_\_\_\_\_  
Donna L. Hall  
Signature \_\_\_\_\_ (410)  
10538 Bird River Rd 335-3504  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Baltimore Maryland 21220  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

Name \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 05-088-A

Reviewed By JNP Date 8/13/04

Estimated Posting Date 8/23/04

**zoning description for: 10538 Bird River Raod**

**Beginning at a point north side of Bird River road , which is 20' wide, at a distance of 1350' west of Ebenezer road, which is 22' wide. Being Lot #2 in the minor subdivision of Tanner Property ,minor sub #93-101-mp containing 4.587 acres knowas 10538 Bird River Rd. and located in the 15th Eection Dstrict. 6th Councilmanic District.**

**As recorded in Deed liber 10290,folio386**

**Beginning at centerline Bird River Road:  
N. 03 38' 38" W 450.00', N. 32 45' 00 " W 225.45', S. 85 28' 48" W 110.82, S. 56 00' 00" W 91.44', S. 85 28' 48" W 360.00, S 35 24' 49" W 124.06, N 87 20' 38" W 129.00',S 03 14' 17"E 238.35' ,N 86 10' 14" E 201.37', N. 58 00' 33" E 259.91', N. 85 28' 48" E 429.35', S 03 38' 38" E 402.59', and end at centerline Bird River Road at start.**

05-088-A



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. **39739**

DATE 8/13/04 ACCOUNT R-001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Winford E Hall

FOR: Adm. Expense - 10538 Bird River Road

03-018-A (Hall)

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

**PAID RECEIPT**

BUSINESS ACTUAL TIME INW  
8/16/2004 8/17/2004 10:41:32 5  
NO. 8805 WALKIN HALL HALL  
RECEIPT # 367185 8/13/2004 ONLN  
DEPT. 5 128 TRAINING VERIFICATION  
R NO. 039739

Receipt Total \$65.00  
\$65.00 TX \$1.00 CA  
Baltimore County, Maryland

CASHIER'S VALIDATION

Certificate Of Posting

RE: Case NO.: 05-088-A

Petitioner/Developer: \_\_\_\_\_  
WINFORD HALL

Date of Hearing/Closing: 9/6/04

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

Attention:

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  
at 10538 BIRD RIVER ROAD

This sign(s) were posted on 8/22/04  
(Month, Day, Year)

Sincerely,

Martin Ogle 8/22/04  
(Signature of Sign Poster and Date)

Martin Ogle

(Printed Name)

5016 Castlestone Drive

(Address)

Balto, MD 21237

(City, State, Zip Code)

(410)-933-9470

(Phone Number)



*W. J. Dyle 8/22/04*

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 05- 088 -A Address 10538 Bird River Road  
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 8/13/04 Posting Date: 8/22/04 Closing Date: 9/6/04

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 05- 088 -A Address 10538 Bird River Road  
Petitioner's Name Winford & Donna Hall Telephone \_\_\_\_\_  
Posting Date: 8/22/04 Closing Date: 9/6/04  
Wording for Sign: To Permit a proposed addition with a side yard setback of 16 feet in lieu of the minimum required 35 feet.

**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*

September 7, 2004

Winford E. Hall  
Donna L. Hall  
10538 Bird River Road  
Baltimore, Maryland 21220

Dear Mr. and Mrs. Hall:

RE: Case Number: 05-088-A, 10538 Bird River Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 13, 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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)

**Fire Department**

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



**Baltimore County**

*James T. Smith, Jr., County Executive*  
*John J. Hohman, Chief*

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

August 24, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: August 23, 2004

Item No.: 073, 078, 082-089



Pursuant to your request, the referenced plan(s) have been reviewed 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



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

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

Maryland Department of Transportation

Date: 8.20.04

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

RE: Baltimore County  
Item No. 088 JMP

Dear Ms. Matthews:

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,

Steven D. Foster, Acting Chief  
Engineering Access Permits Division

AV  
9/16

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

TO: Tim Kotroco  
FROM: John D. Oltman, Jr *JPO*  
DATE: September 7, 2004

SEP 14 2004

ZONING COMMISSIONER

SUBJECT: Zoning Item # 05-088  
Address 10538 Bird River Road

Zoning Advisory Committee Meeting of August 23, 2004.

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

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

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

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

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

Additional Comments:

A variance request\approval is required in order to allow the proposed addition to intrude into the 35 foot setback to the Forest Buffer Easement. This Administrative Variance must be granted by DEPRM before the petitioners could request a zoning variance for the same setback reduction.

Reviewer: Glen Shaffer, Sue Farinetti

Date: September 7, 2004

ORDER RECEIVED FOR FILING  
9/15/04  
Ray



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** September 1, 2004  
**RECEIVED**

SEP - 3 2004

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

**ZONING COMMISSIONER**

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 5-088 – Administrative Variance**

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

Prepared By:

Mark A. Cunningham

Division Chief:

Diana Altier

for Jeff Mayles

MAC/LL

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** September 10, 2004

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For August 30, 2004  
Item No. 088

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 with materials resistant to flood damage.

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

RWB:CEN:jrb

cc: File



Garage to be erected to the left of house  
Closest House to the left of property is app.  
750'

Closest House to the  
left front of house  
is app. 180'

CLIENT:  
SUBJ:  
LOC:  
NEG#: 09030575

Copyright © MAR 29 1999

by  
**MATHEWS AERIAL SERVICES, INC.**  
*Specializing in Aerial Advertising & Photography*  
9203 TWIN HILL LANE LAUREL, MARYLAND 20708

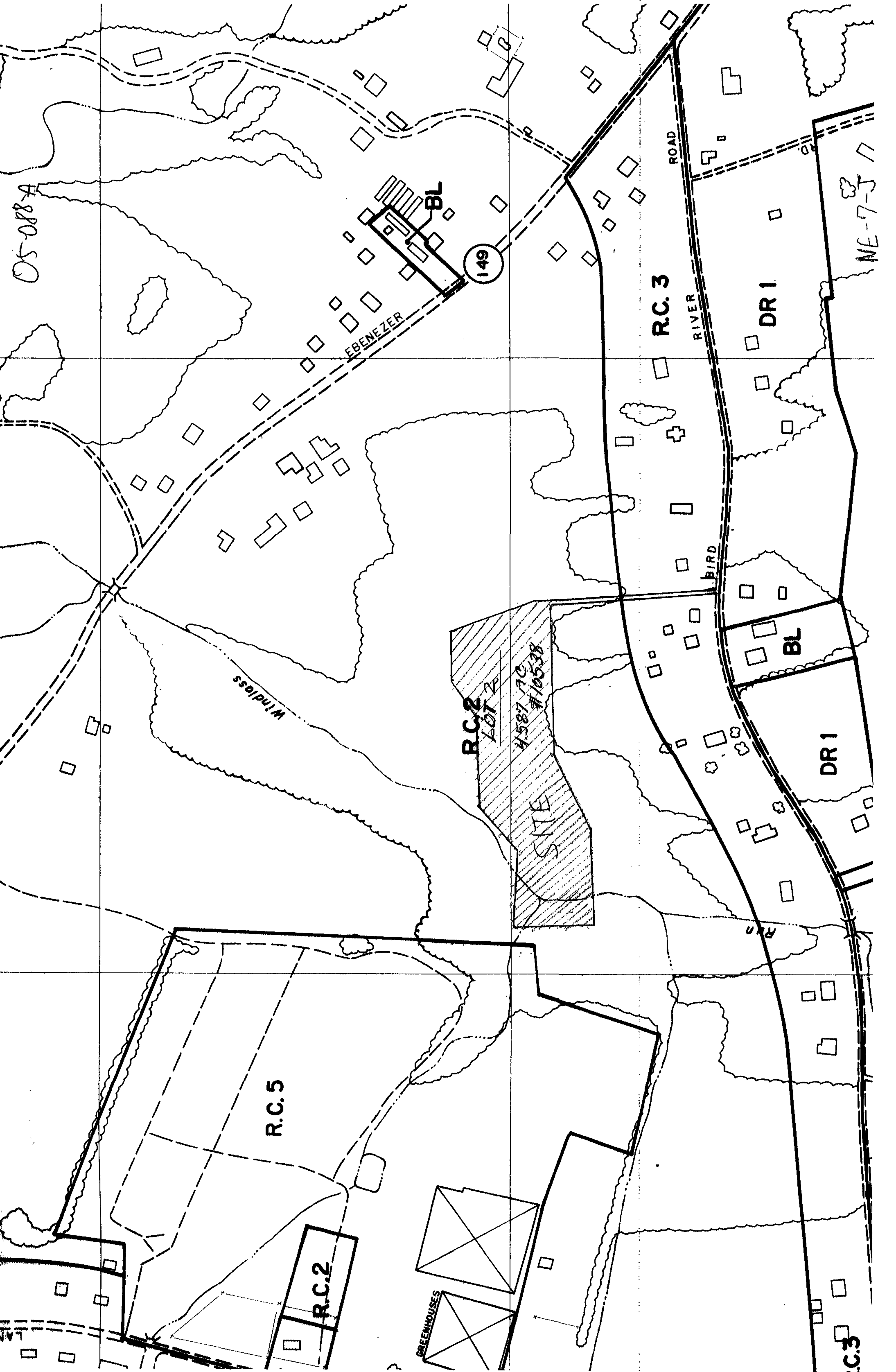
TEL: (301) 604-8439  
FAX: (301) 604-8412

The Copyright Act protects

**MATHEWS AERIAL SERVICES, INC.**

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this photograph, or make copies by any means. Our  
written approval is required for any reproduction.  
Violators of this Federal Law are subject to costly  
civil and criminal penalties.

05-088A



WINDMILLS

EBENEZER

R.C. 2  
LOT 2  
4587 AC  
#10538

SITE

149

R.C. 3

RIVER

BIRD

ROAD

DR1

BL

DR1

R.C. 5

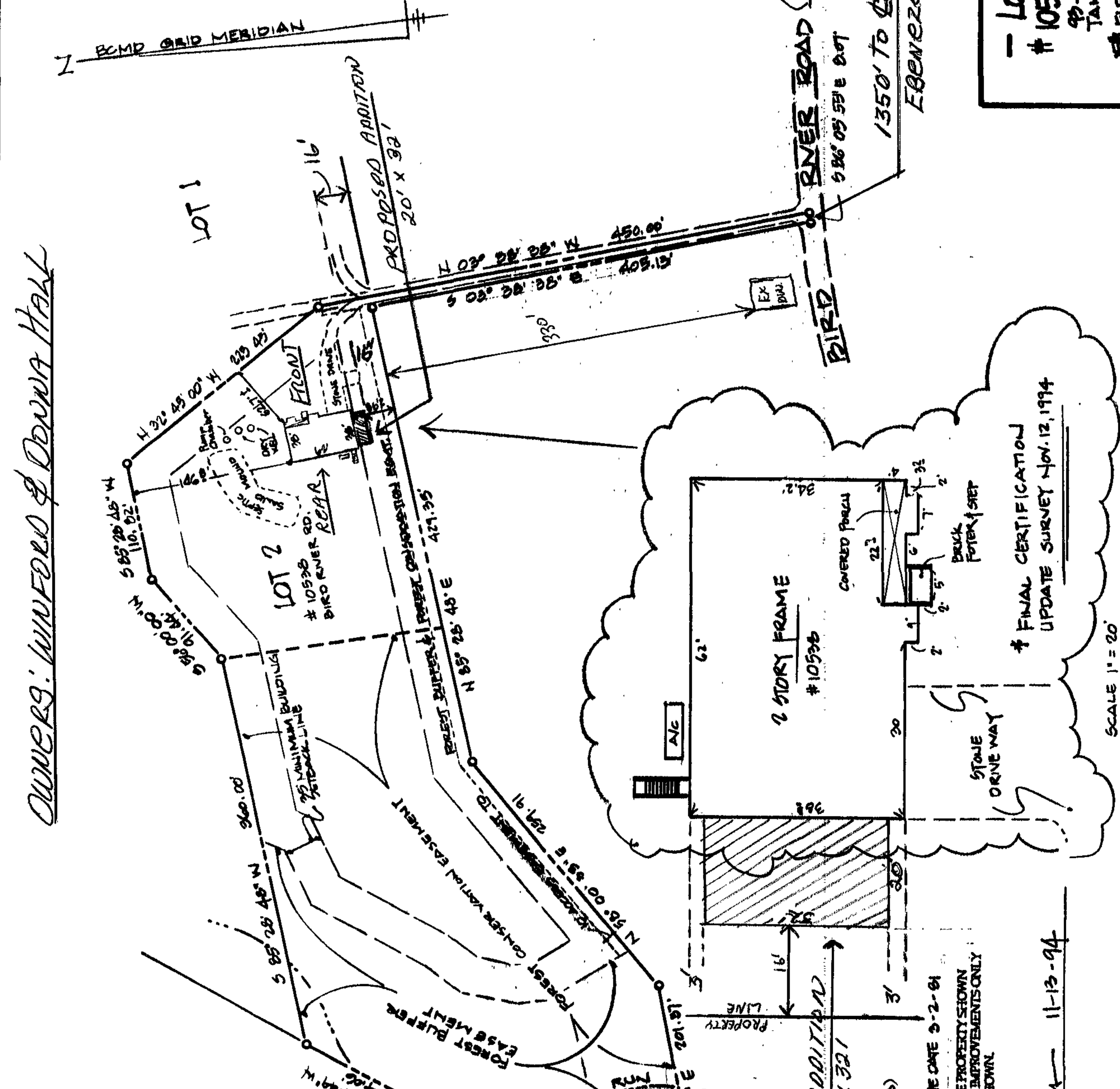
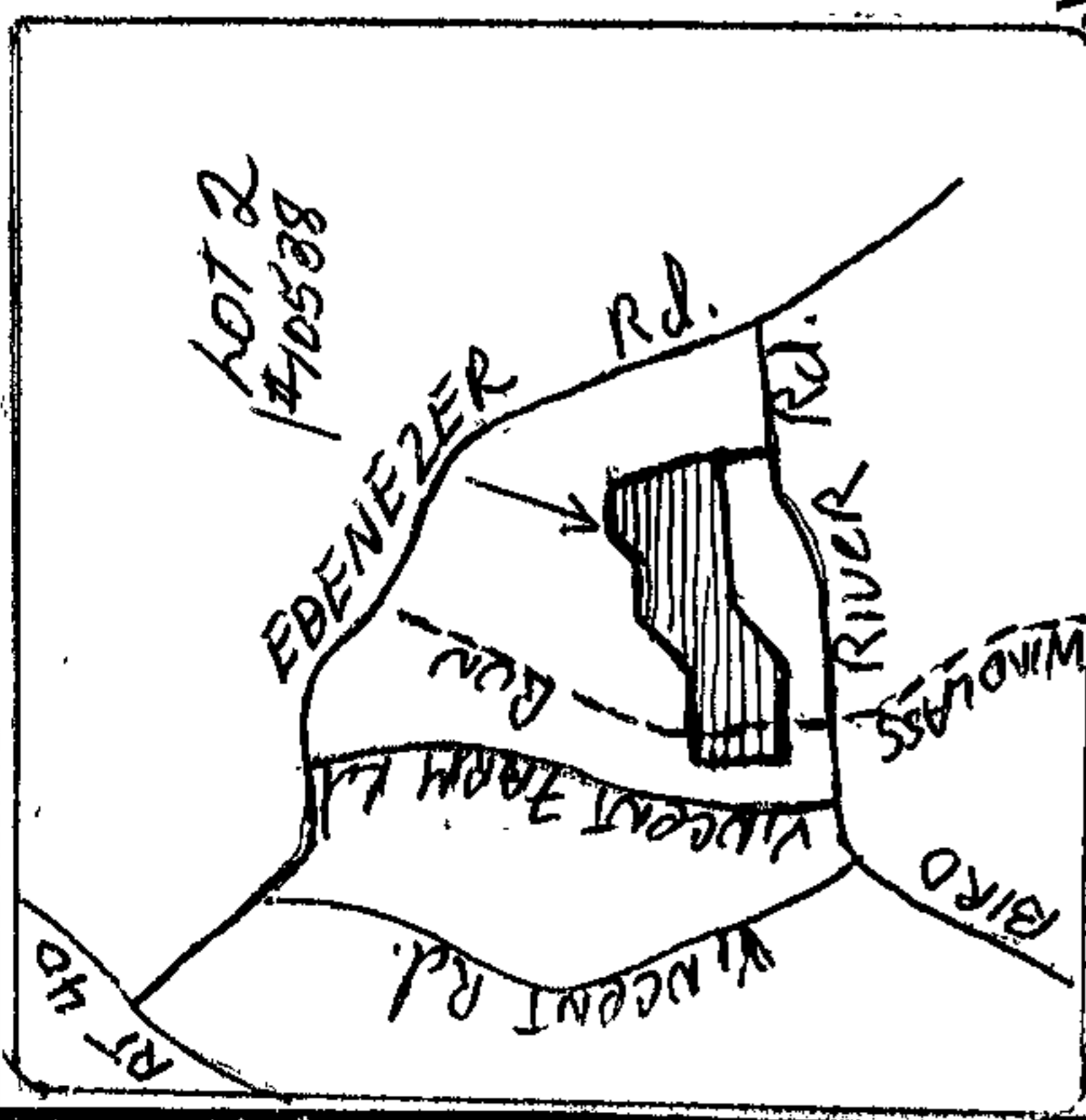
R.C. 2

GREENHOUSES

R.C. 3

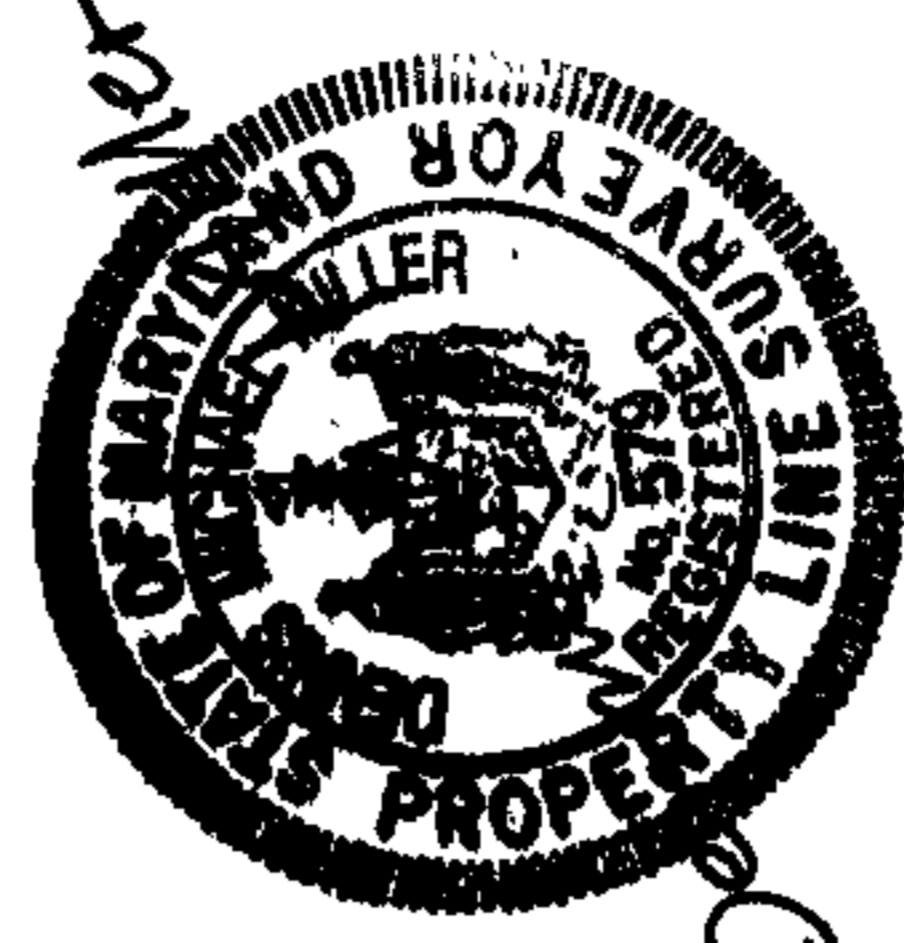
NE-7-J

OWNERS: WINFORD & DONNIA HALL



LOCATION INFORMATION  
 ELECTION DISTRICT 15  
 COUNCILMANIC DISTRICT 6  
 1" = 200' SCALE MAP # NE-7-J  
 ZONING RC 2 & RC 3  
 LOT SIZE 4.587 19989.72  
 ACRES PUBLIC PRIVATE  
 SEWER    
 WATER    
 CHESAPEAKE BAY CRITICAL AREA YES  NO   
 100 YEAR FLOOD PLAIN YES  NO   
 HISTORIC PROPERTY/BUILDING YES  NO   
 PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY  
 REVIEWED BY JNP 1088 105-088-A  
 CASE #



THE SUBJECT PROPERTY DOES LIE (ZONE B) WITHIN A FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 240010 0435D EFFECTIVE DATE 9-2-91

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS ONLY AND THE IMPROVEMENTS ARE LOCATED AS SHOWN.

# FINAL CERTIFICATION  
 UPDATE SURVEY NOV. 12, 1994

Dennis M. Miller 11-13-94

LOCATION SURVEY -  
 # 10538 BIRD RIVER ROAD  
 49-101MP MINOR SUBDIVISION LOT  
 TANNER PROPERTY-BIRD RIVER RD. #2  
 ELECTION DISTRICT BALTIMORE COUNTY MD.  
 SCALE 1" = 100' DATE: 5-28-94

EBENEZER Rd. Plot #1

BIRD RIVER ROAD (80' R/W, 20' PAVING)

1350' TO E OF

SCALE 1" = 20'