

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W/S of Galloway Road, 1,300 ft. N		
centerline of Cold Spring Road	*	DEPUTY ZONING COMMISSIONER
15th Election District		
6th Councilmanic District	*	OF BALTIMORE COUNTY
(3608 Galloway Road)		
	*	CASE NO. 05-196-A
Grace Terry		
<i>Petitioner</i>	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Grace Terry. The variance request is for property located at 3608 Galloway Road in the eastern area of Baltimore County. The variance is requested from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed dwelling (replacing Isabelle damaged dwelling) with a street setback of 55 ft. centerline and side yard setbacks of 10 ft. and 14 ft. in lieu of the minimum required 75 ft. to centerline and 50 ft. (each) to side yard, respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on October 24, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In addition, the Petitioner must be in compliance with the requirements set forth in the Zoning Advisory Committee (ZAC) comments submitted by the following County agencies: A ZAC comment was received from the Office of Planning dated November 15, 2004, a copy of which is attached hereto and made a part hereof. A ZAC comment was also received from the Department of Environmental Protection & Resource Management (DEPRM) dated November 16, 2004, a copy of which is attached hereto and made a part hereof. In addition, a ZAC

NOTED RECEIVED FOR FILING

Date 11/19/04

By Ray

comment was received from the Bureau of Development Plans Review dated November 4, 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 11,000 sq. ft. and is zoned RC 5.

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

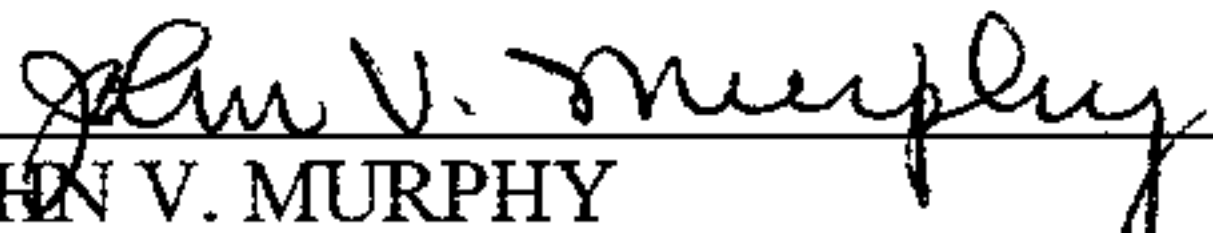
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 19 day of November, 2004, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed dwelling (replacing Isabelle damaged dwelling) with a street setback of 55 ft. centerline and side yard setbacks of 10 ft. and 14 ft. in lieu of the minimum required 75 ft. to centerline and 50 ft. (each) to side yard, respectively, be and it is hereby APPROVED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be

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

2. Compliance with the ZAC comments submitted by the Office of Planning dated November 15, 2004, a copy of which is attached hereto and made a part hereof;
3. Compliance with the ZAC comments submitted by DEPRM dated November 16, 2004, a copy of which is attached hereto and made a part hereof;
4. Compliance with the ZAC comment submitted by the Bureau of Development Plans Review dated November 4, 2004
5. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

NOTED RECEIVED FOR FILING

Date

11/19/04

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
William J. Wiseman III, Zoning Commissioner

November 19, 2004

Ms. Grace Terry
3608 Galloway Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 05-196-A
Property: 3608 Galloway Road

Dear Ms. Terry:

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

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

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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



CBA / FLOOD



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3608 Galloway Rd
which is presently zoned RC5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.2, BCZR

TO PERMIT A PROPOSED DWELLING (REPLACING ISABELLE DAMAGED DWELLING)
WITH A STREET SETBACK OF 50 FEET CENTERLINE AND SIDE YARD
SETBACKS OF 10 FEET AND 14 FEET (IN LIEU OF THE MINIMUM REQUIRED
75 FEET TO CENTERLINE AND 50 FEET EACH) TO SIDE YARD, RESPECTIVELY.

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):

Grace Terry
Name - Type or Print

Signature

Name - Type or Print

Signature

3608 Galloway Rd 410-335-2094
Address Telephone No

Baltimore md 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 11/19/04 day of November 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. 05-196-A

REV 10/25/01

Reviewed By JNP Date 10/15/04

Estimated Posting Date 10/24/04

ORDER RECEIVED FOR FILING

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 3608 GACCANA RD.
Address
BALTI 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):

SEE ATTACHED

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.

[Signature]
Signature
Gracie Jean Terry
Name - Type or Print

Signature

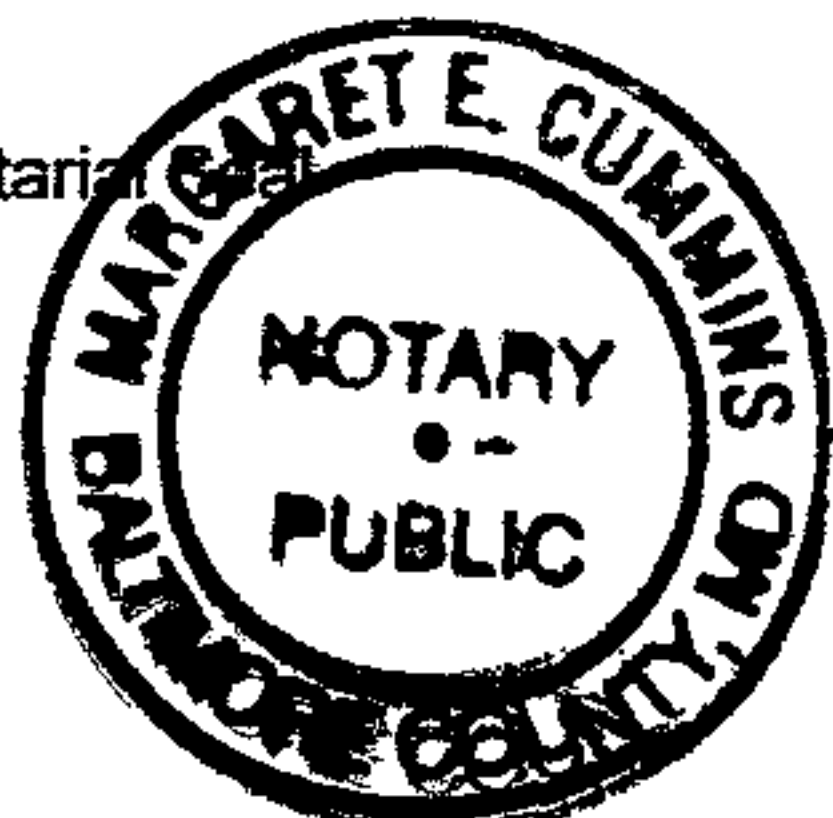
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of October, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Margaret E. Cummins
Notary Public

My Commission Expires 10/1/7

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

Address 3608 Callaway Rd
City Balto State md Zip Code 21220

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):

See Attached

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.

Signature [Signature]
Name - Type or Print Grace Jean Terry

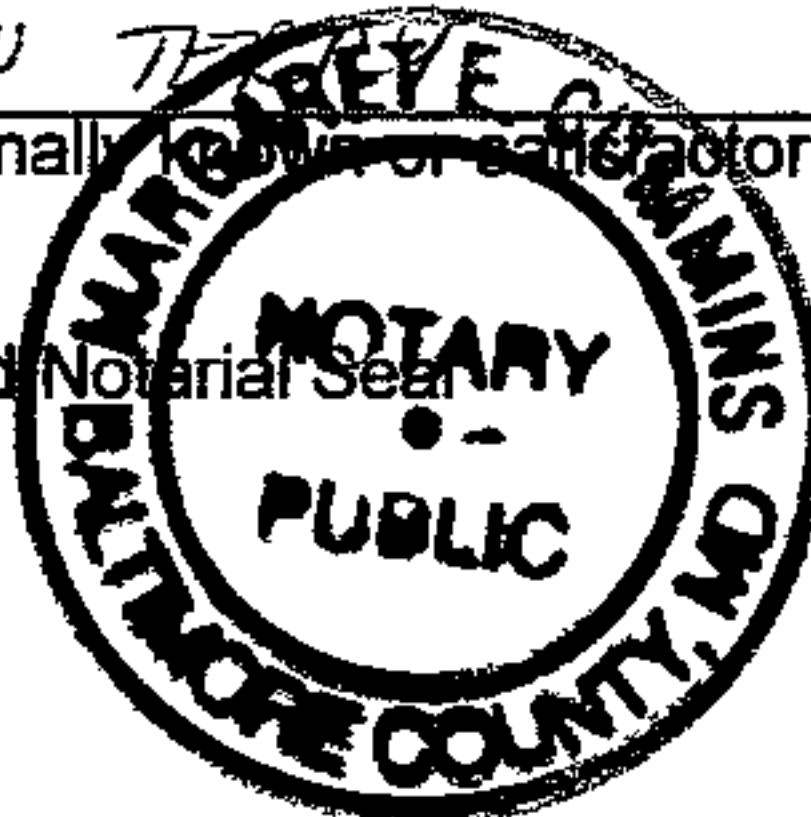
Signature _____
Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of October, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Margaret E. Cummins
Notary Public

My Commission Expires 10/1/7



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3608 Galloway Rd
which is presently zoned RC5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.2, BC2R

to permit a proposed dwelling (replacing Isabelle damaged dwelling) with a street setback of 50 feet centerline and side yard setbacks of 10 feet and 14 feet in lieu of the minimum required 75 feet to centerline and 50 feet (each) to side yards, respectively.

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):

Grace Terry
Name - Type or Print

Signature

Name - Type or Print

Signature

3608 Galloway Rd 410-335-2094
Address Telephone No

Baltimore md 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. 05-196-A

REV 10/25/01

Reviewed By JNP Date 10/15/04

Estimated Posting Date 10/24/04

Practical Difficulty
Hardship

For 3608 Galloway Rd.

We must move the current location of any dwelling that was destroyed by Isabelle, Back from the waters Edge which I will ~~not~~ not be able to meet current Set back of 50' To Lot Lines and 75 FT To Street centerline. The Zones Setbacks Preclude Any Dwelling Replenishment We would like to move the new dwelling away from the water for the environment preservation.

196

~~Coming~~ Description
3608 Galloway Rd

West Side Galloway Rd 1,300 FT. NORTH OF
COLD SPRING RD. Being Lot 38, PLAT ONE,
BOWLEY'S QUARTERS GLB 7 FOLIO 222
11,000 SQ FT 15 CE

CERTIFICATE OF POSTING

RE: Case No.: 05-196-A

Petitioner/Developer: GRACE

TERRY

Date of Hearing/Closing: 11/8/04

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

ATTN: Kristen Matthews {(410) 887-3394}

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: _____

3608 GALLOWAY RD

The sign(s) were posted on _____

10/24/04
(Month, Day, Year)

Sincerely,

Robert Black 10/25/04
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

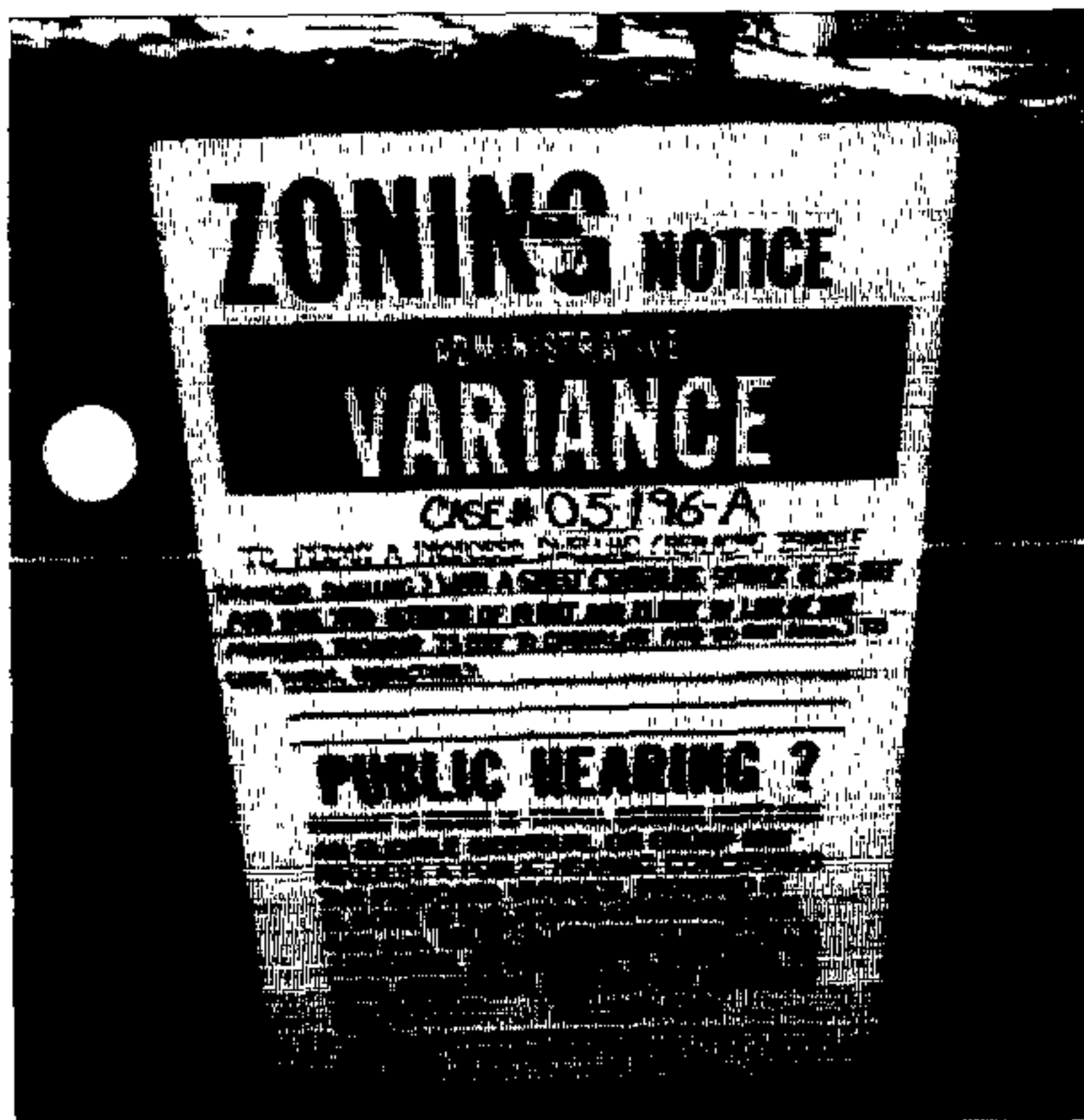
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 196 -A Address 3608 Galloway Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 10/15/04 Posting Date: 10/24/04 Closing Date: 11/8/04

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 05- 196 -A Address 3608 Galloway Road
Petitioner's Name Grace Terry Telephone _____
Posting Date: 10/24/04 Closing Date: 11/8/04
Wording for Sign: To Permit a proposed dwelling (replacing Isabelle damaged dwelling) with a street centerline setback of 55 feet and side yard setbacks of 10 feet and 14 feet in lieu of the minimum required 75 feet to centerline and 50 feet (each) to side yards, respectively.

WCR - Revised 6/25/04

**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

November 8, 2004

Grace Terry
3608 Galloway Road
Baltimore, Maryland 21220

Dear Ms. Terry:

RE: Case Number:05-196-A, 3608 Galloway Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 15, 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.", written 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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr JDO

DATE: November 16, 2004

SUBJECT: Zoning Item # 05-196
Address 3608 Galloway Road (Terry Property)

Zoning Advisory Committee Meeting of November 1, 2004.

_____ 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:

X 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: Martha Mickey

Date: November 16, 2004

SCALE: 1"=50'

E 64,750
N 5,500

NEW DWELLING (26' x 44')
REPLACING EXISTING
ISABELLE DAMAGED DWELLING

1300' TO COLD SPRING ROAD

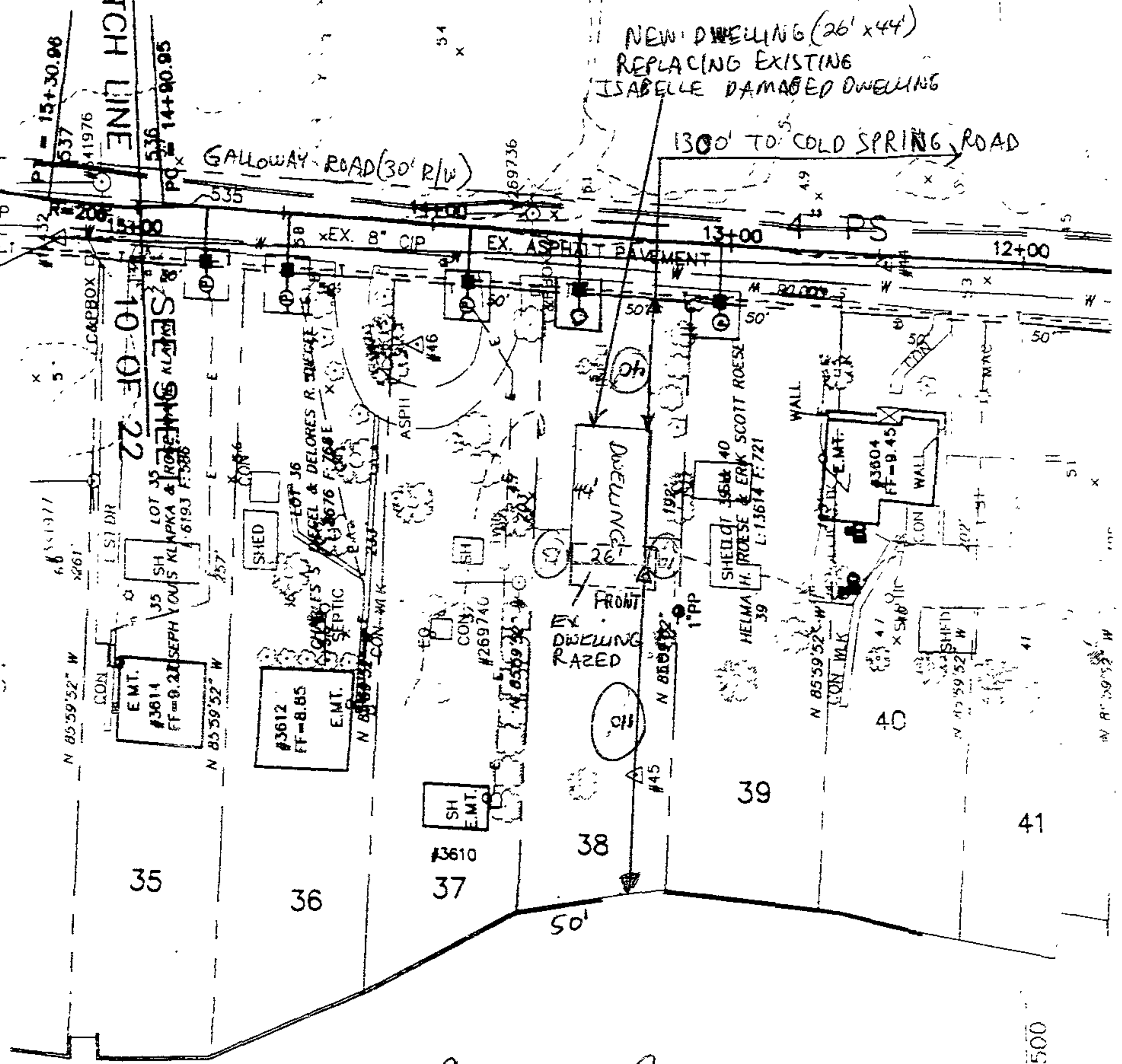
GALLOWAY ROAD (30' R/W)

MATCH LINE

13+30.98

14+90.95

SEE SHEET 10 OF 22



Galloway Creek

Lot 38

3608 Galloway Rd

Owner: ~~Grace~~ Terry

855 Seneca Park Rd.

Baltimore MD 21220-2311

SCALE: 1"=50'

VARIANCE PLAN SHEET 1 of 2

* SEE SHEET 2 of 2

05-196-A

Det A #1

NE 2K

VARIANCE PLAN
SHEET 2 of 2
#3608 GALLOWAY ROAD.

OWNERS: GRACE
~~TERESA~~ TERRY ~~TERESA~~
~~TERESA~~

THE UNDERSIGNED ARE RESPONSIBLE FOR THE
ACCURACY OF INFORMATION DRAWN/WITTEN BY
BALTIMORE COUNTY FOR THIS VARIANCE.

John A. [unclear] 10-15-11

John A. [unclear]

ZONING: RC 5. MAP NE 2K

LOT 38, PLAT 1, BOWLEYS QUARTERS
RECORDED IN GLB #7 FOLIO 122

LOCATED IN 100 YEAR FLOOD PLAIN.

" " CBCA.

NOT HISTORIC.

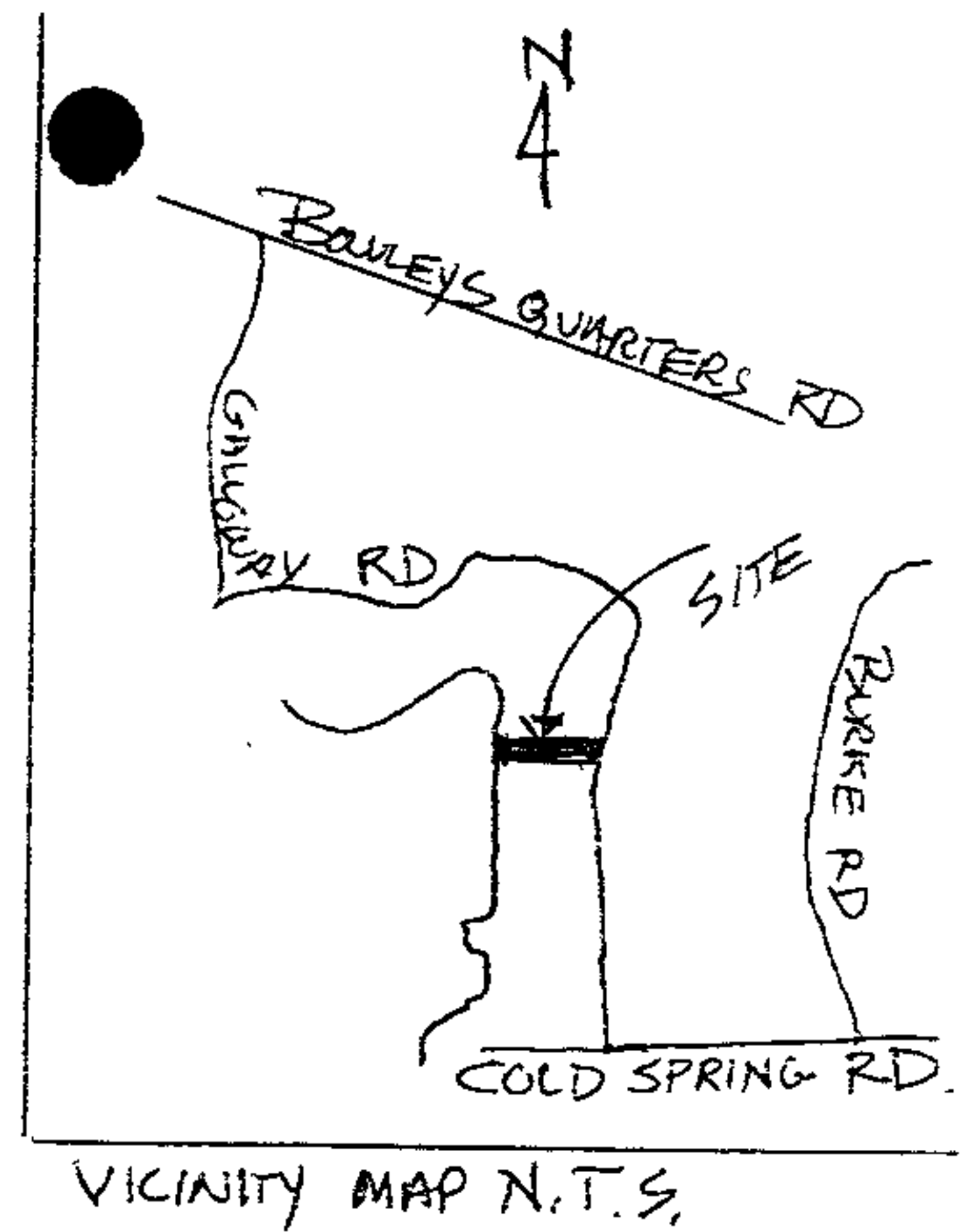
UTILITIES: PUBLIC WATER & SEWER.

ELECTION DISTRICT: 15

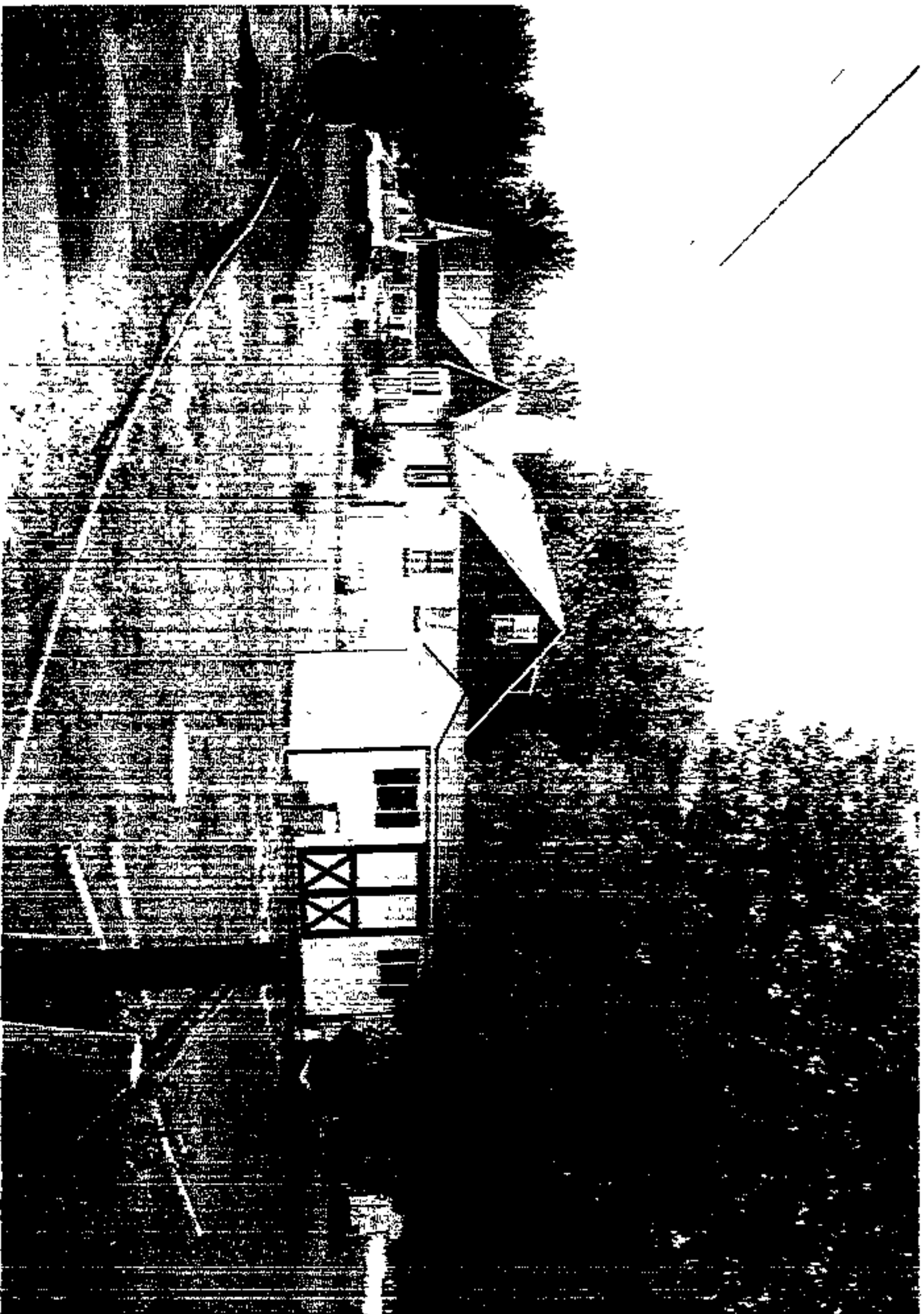
COUNCIL DISTRICT: 6

LOT SIZE 11,000 SQ FT.

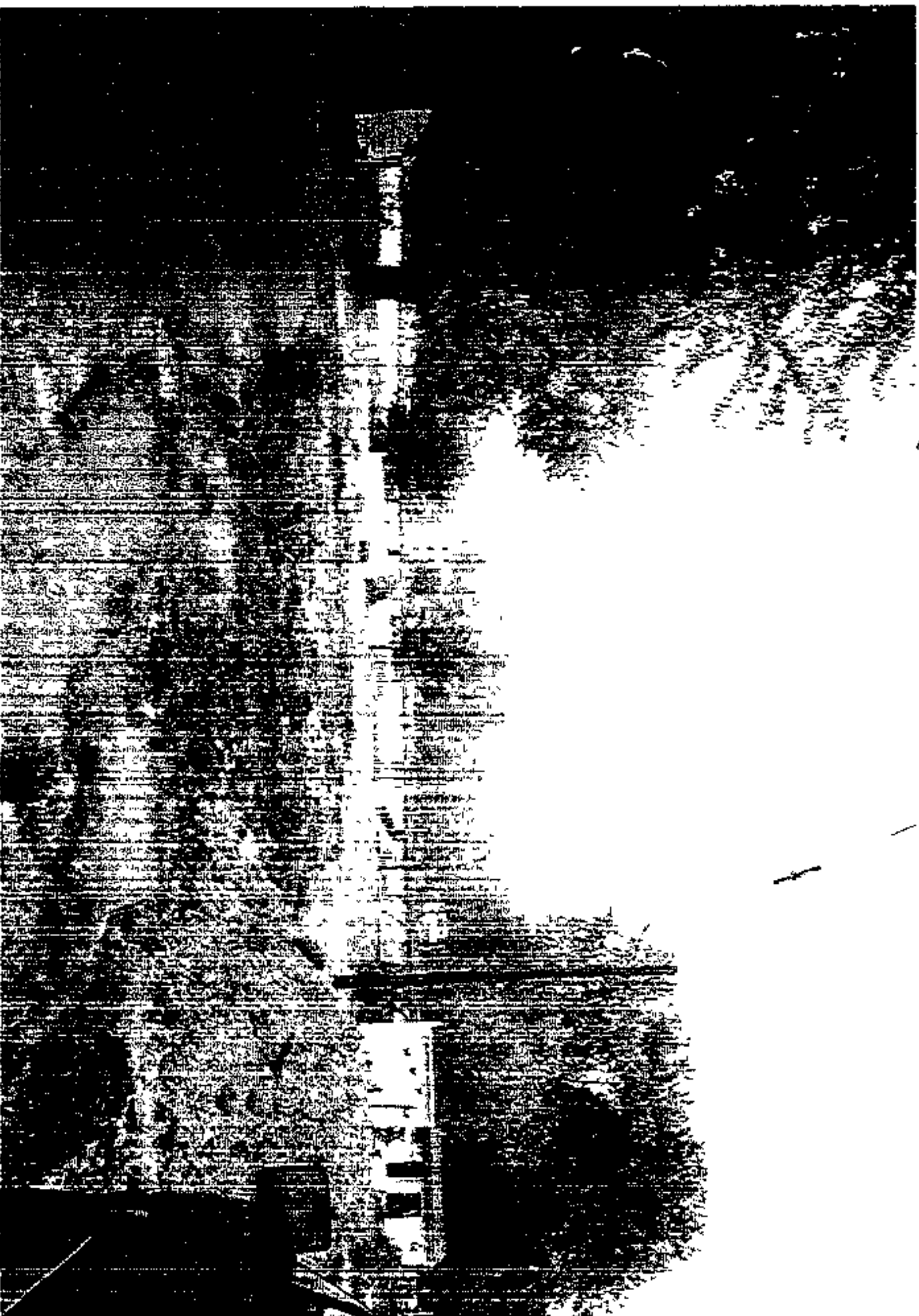
NO PRIOR ZONING HEARINGS



FACING PROPERTY - LOOKING AT NEIGHBOUR

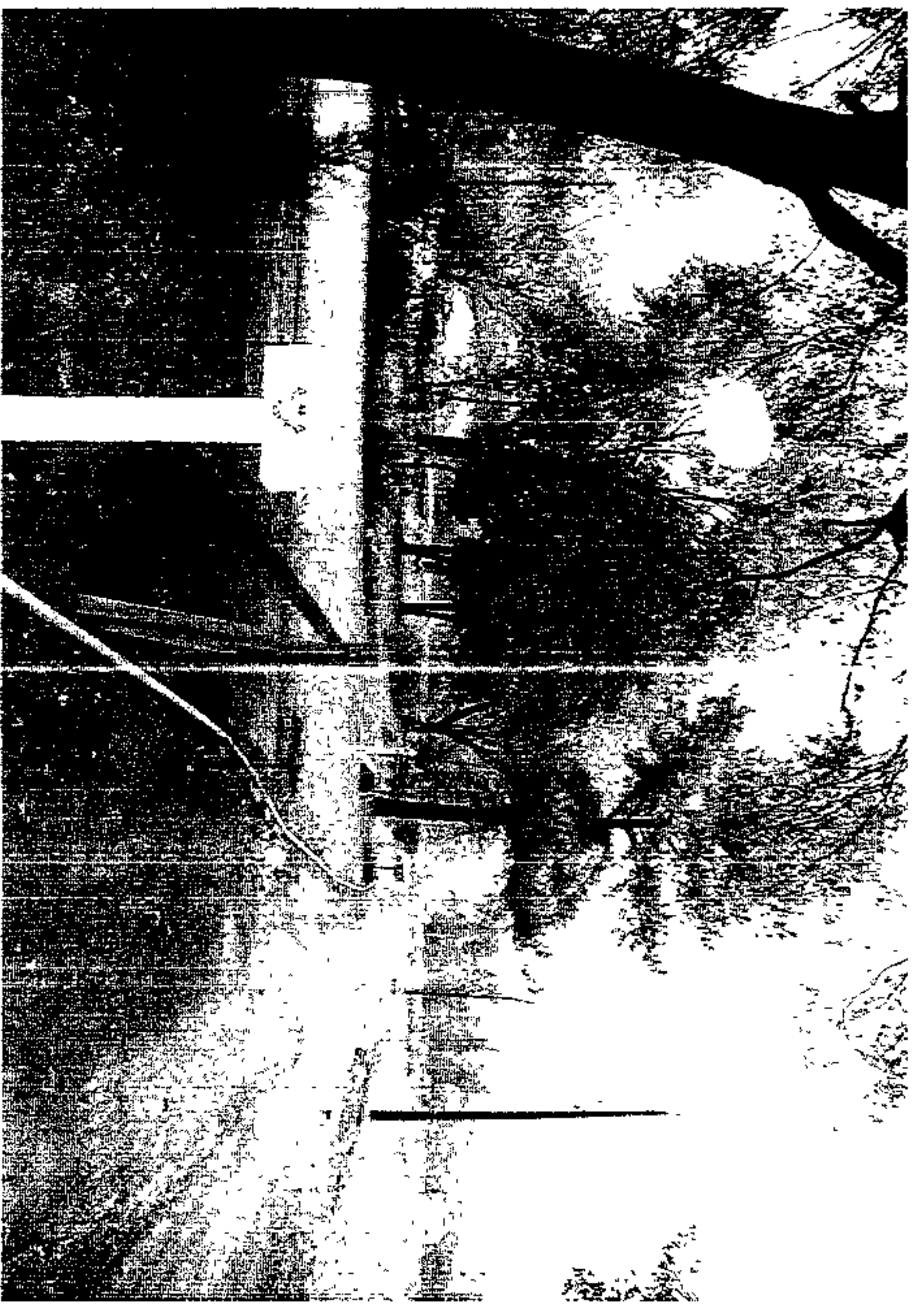


LOOKING DIRECTLY AT WHERE THE OLD HOUSE SAT.



3608 GAVOON

LOOKING DOWN STREET TO THE RIGHT



LOOKING AT NEIGHBOUR TO RIGHT



GRACE TERRY

CASE # 195

hp officejet 4100 seri 110

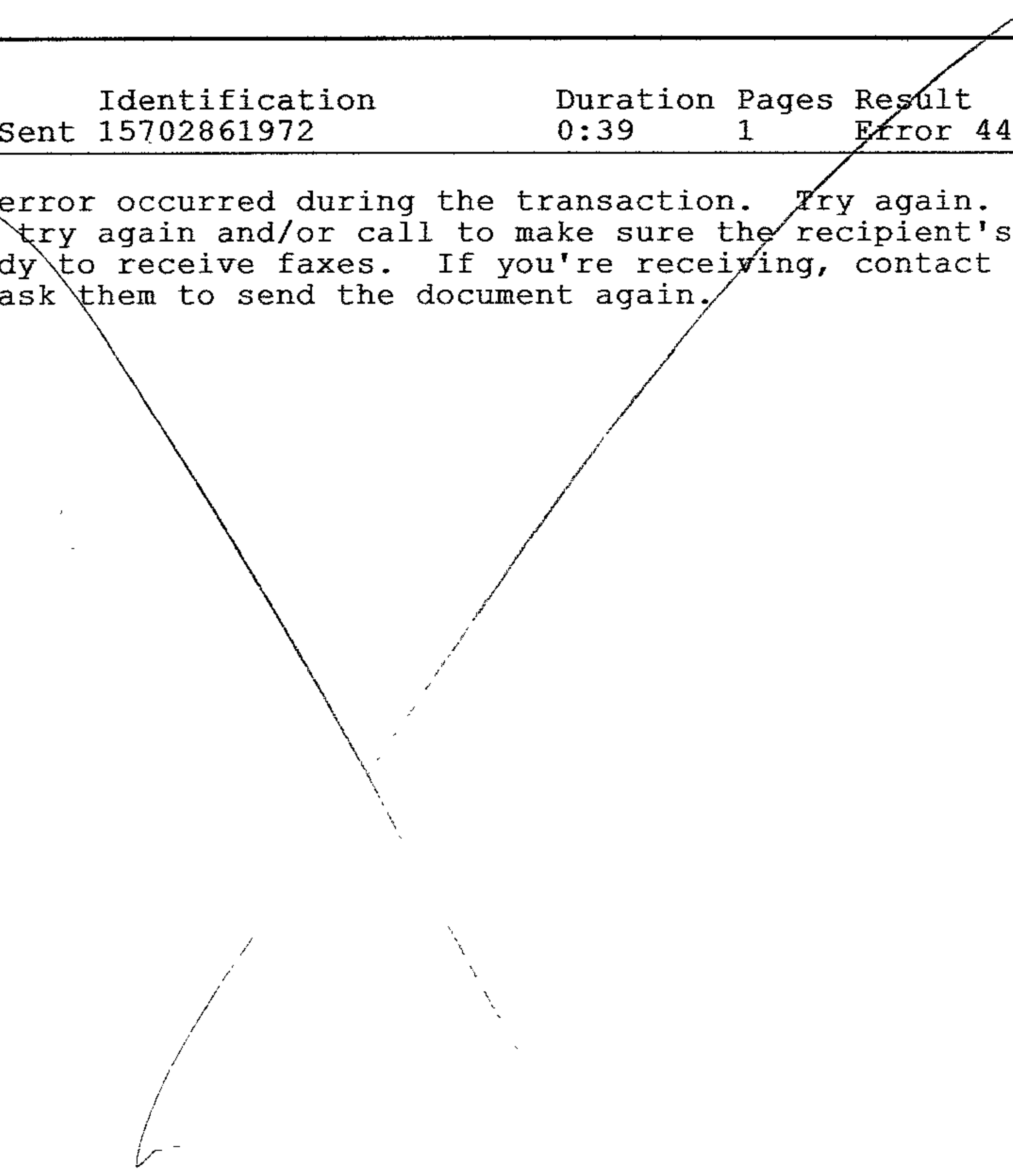
Personal ter/Fax/Copier/Scanner

Log for
Chris Smith
301-881-1345
10/21/2004 17:04

Last Transaction

Date	Time	Type	Identification	Duration	Pages	Result
21 Oct	17:03	Fax Sent	15702861972	0:39	1	Error 441*

* A communication error occurred during the transaction. Try again.
If you're sending, try again and/or call to make sure the recipient's
fax machine is ready to receive faxes. If you're receiving, contact
the initiator and ask them to send the document again.



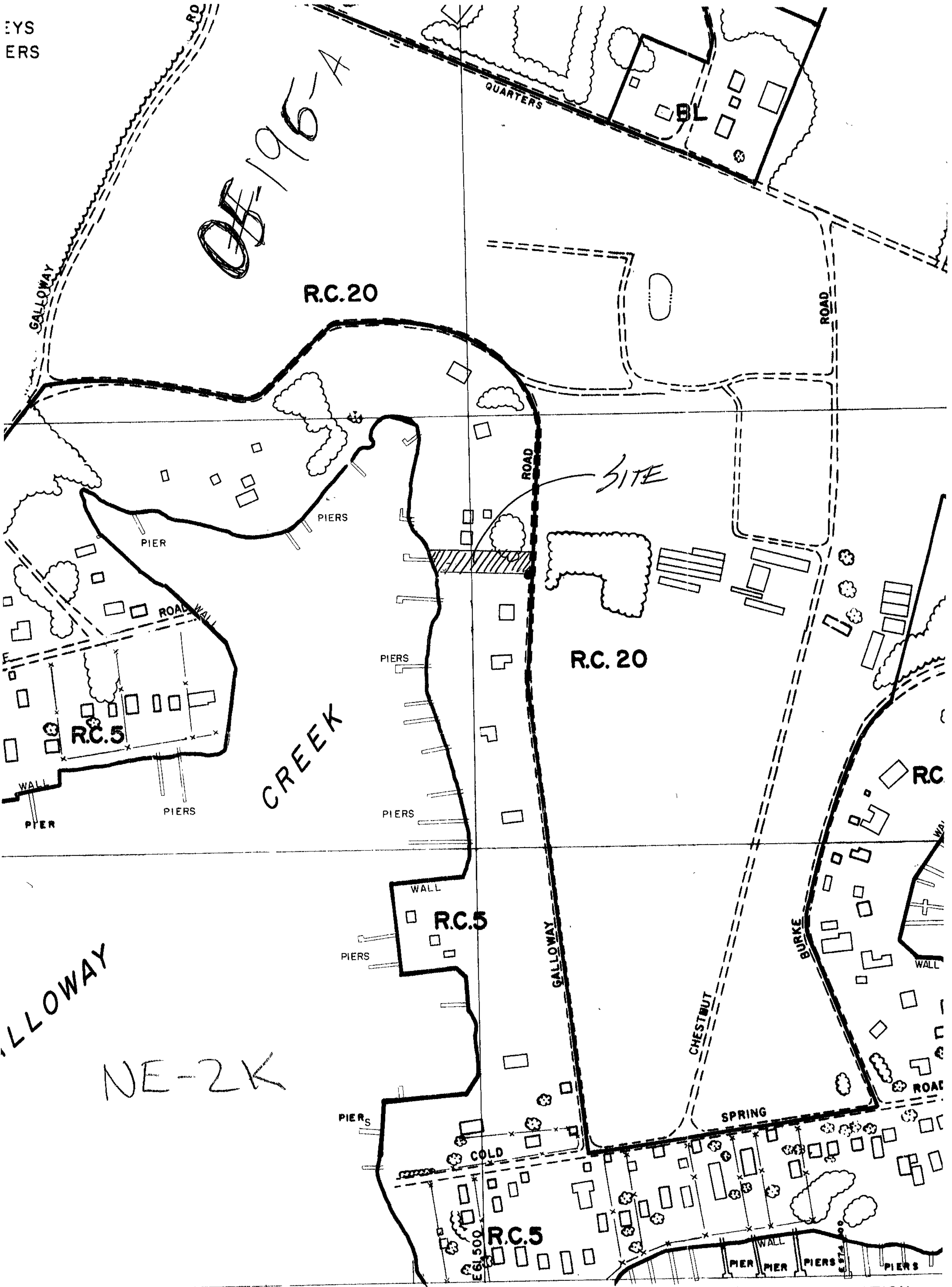




-OLD HOUSE THAT WAS RAZED-

3608 Galloway

05-196-A



NTY
ND ZONING
G MAP

SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

BOWLEYS

QUARTERS

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

November 3, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: November 1, 2004

Item No.: 196-204, 206

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

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



Printed on Recycled Paper

AN
11/8



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

Driven to Excel
State Highway
Administration

Maryland Department of Transportation

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

RECEIVED

NOV 12 2004

ZONING COMMISSIONER

Date: 11.9.04

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

RE: Baltimore County
Item No. 196 JNP

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, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 15, 2004

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

SUBJECT: 3608 Galloway Road

INFORMATION:

Item Number: 5-196

Petitioner: Grace J Terry

Zoning: RC 5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the height of the proposed dwelling does not exceed 45 feet if the 1st floor is to be uninhabited due to flood requirements, or 35 feet if the first floor is to be inhabited. In addition, the petitioner shall provide building elevations (all sides) of the proposed dwelling to this office for review and approval.

For further information concerning the matters stated herein, please contact David Pinning at 410-887-3480.

Prepared by:

Mark A. Coughlin

Division Chief:

John J. Fabela

AFK/LL:MAC:

11/19/04
Ray

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 8, 2004
Item No. 196

DATE: November 4, 2004

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

ZAC-11-08-2004-ITEM NO 196-11042004

11/19/04
Ray