

IN THE MATTER OF:

MARY AND ASHOK BASKAR-LEGAL OWNER

N/S WEST SEMINARY AVENUE, 240' E/ OF

GREENSPRING DRIVE

510 W. SEMINARY AVENUE

8TH ELECTION DISTRICT

4TH COUNCILMANIC DISTRICT

BEFORE THE

BOARD OF APPEALS

OF BALTIMORE COUNTY

Case No.: 05-206-SPH

RE: Petition for Special Hearing to permit construction of an addition to an existing dwelling located in a riverine floodplain.

* * * * *

ORDER OF DISMISSAL

This matter having come before this Board on appeal dated June 18, 2002 from a decision dated June 4, 2002 from the Deputy Zoning Commissioner, wherein the Petition for Special Hearing to permit construction of an addition to an existing dwelling located in a riverine floodplain was denied.

WHEREAS, the Board has been reviewing its docket with reference to inactive cases with the intent to dismiss and close as many of these cases as possible;

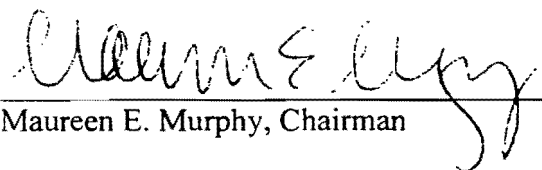
WHEREAS, the subject matter has been held on the Board's docket since January 20, 2006, and no further action having occurred in this matter;

WHEREAS, by letter dated June 19, 2009, the Board of Appeals notified the Counsel of record that the above-entitled matter would be dismissed for lack of prosecution after a period of 30 days; and

WHEREAS, there has been no request made for hearing in this matter, nor objection made to said dismissal;

IT IS THEREFORE ORDERED, this 5th day of August, 2009 by the Board of Appeals for Baltimore County that the above-referenced appeal filed in Case No.: 05-206-SPH, be and is hereby **DISMISSED FOR LACK OF PROSECUTION**.

**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**


Maureen E. Murphy, Chairman



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

June 19, 2009

J. Neil Lanzi, Esquire
409 Washington Avenue, Suite 617
Towson, MD 21204

RE: In the Matter of: Mary & Ashok Baskar
Case No.: 05-206-SPH

Dear Mr. Lanzi:

The Board of Appeals has been reviewing its docket, particularly with reference to inactive cases. By this review, the Board intends to dismiss and close as many of these cases as possible.

A review of the subject file indicates that your request for postponement was granted on 01/20/06, with no further action reflected in the file to date.

Pursuant to the above intent regarding inactive cases, the purpose of this letter is to advise you that an Order of Dismissal of Petition for lack of prosecution will be entered in the above-captioned matter after the expiration of 30 days from the date of this Notice. Upon receipt of a request filed at any time before 30 days after date of this Notice, the Board, for good cause, may defer entry of the Order of Dismissal for the period and on the terms it deems proper.

Very truly yours,

A handwritten signature in cursive script that reads "Theresa Shelton/kc".

Theresa R. Shelton
Administrator

TRS/klc

Case No. 05-206-SPH

In the Matter of: Mary and Ashok "Sam" Baskar
- Petitioners

SPH – Approval of a waiver of requirements of § 3112, Bco Bldg Code and §§ 32-4-414, 32-4-107(a)(2) and 32-8-301 of the BCC to permit construction of an addition to an existing dwelling located in a riverine floodplain.

12/21/04 – Z.C.'s Order in which requested zoning relief was DENIED.

05-206-SPHA

In the Matter of: Ashok S. Baskar et ux
510 W. Seminary Avenue

3/07/05 – Entry of Appearance filed by C. Robert Loskot, Assistant County Attorney, on behalf of Baltimore County, Maryland. File noted.

6/06/05 -Notice of Assignment sent to following; assigned for hearing on Wednesday, August 31, 2005 at 10 a.m.:

Mary and Ashok "Sam" Baskar
Eric Rockel
Al Fischer
Eric Dana
Russell M. Timmons
Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
David L. Thomas, P.E. /DPW
John R. Reisinger /PDM
Timothy M. Kotroco, Director /PDM
C. Robert Loskot, Assistant County Attorney

8/12/05 – Entry of Appearance by J. Neil Lanzi, Esquire, on behalf of Mr. & Mrs. Ashok S. Baskar; also requesting postponement of hearing scheduled for 8/31/05

8/17/05 – Letter from C. Robert Loskot, Assistant County Attorney – County has no objection to the postponement of hearing.

- Letter to Mr. Lanzi from L. Fliegel, with copy to all parties and interested persons – Board has granted his postponement request; new hearing date to be assigned.

9/29/05 - Notice of Reassignment; hearing scheduled for Tuesday, January 24, 2006 at 10:00 a.m.

9/30/05 – Letter requesting postponement filed by C. Robert Loskot, counsel for Baltimore County, due to Circuit Court schedule conflict.

11/04/05 – Second Notice of PP and Reassignment sent to parties; case reassigned to Wednesday, February 8, 2006 at 10:00 a.m.

1/17/06 – Request for postponement filed by Neil Lanzi, Esq. – requesting postponement for at least 90 days.

1/18/06 – T/C to N. Lanzi regarding 90-day requested postponement. He will contact Protestants through Mr. Rockel regarding this postponement request and get back to this office as soon as possible.

1/20/06 – T/C from N. Lanzi – indicating that Mr. Rocket contacted his people; has no objection to this postponement request. Will review and get back to me in approx. 30 days regarding status of this matter.
- Notice of PP sent to parties; case to be put on HOLD docket temporarily for at least 90 days; to be reset only upon request of either party.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

January 20, 2006

NOTICE OF POSTPONEMENT / ON TEMPORARY HOLD

CASE #: 05-206-SPH

IN THE MATTER OF: MARY & ASHOK BASKAR

**-Legal Owners /Petitioners 510 W. Seminary Avenue
8th Election District; 3rd Councilmanic District**

12/21/04 – Z.C.'s Order in which requested zoning relief was DENIED.

which was reassigned for hearing on 2/08/06 has been **POSTPONED** at the request of Counsel for Petitioners, without objection by Protestants; **ON HOLD DOCKET FOR A PERIOD OF 90 DAYS AS REQUESTED; TO BE RESET FOR HEARING ONLY UPON REQUEST OF EITHER PARTY.**

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c:	Counsel for Appellants /Petitioners	: J. Neil Lanzi, Esquire
	Appellants /Petitioners	: Mary and Ashok "Sam" Baskar
	Protestants	: Eric Rockel
		Al Fischer
		Eric Dana
		Russell M. Timmons

Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
David L. Thomas, P.E. /DPW
Paul Hohe, Code Enforcement /MS 1009
John R. Reisinger /PDM
Timothy M. Kotroco, Director /PDM
John E. Beverungen, Acting County Attorney



J. NEIL LANZI, P.A.
ATTORNEY AT LAW
MERCANTILE BUILDING, SUITE 617
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(410) 296-0686

FAX: (410) 296-0689

E-Mail: lanzilaw@cs.com

J. Neil Lanzi

OF COUNSEL
Fred L. Coover*

*Also Admitted in District of Columbia

COLUMBIA

Suite 420, Parkside Bldg
10500 Little Patuxent Parkway
Columbia, Maryland 21044-3563

Reply to Towson

January 13, 2006

County Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204
Attn: Kathleen C. Bianco, Administrator

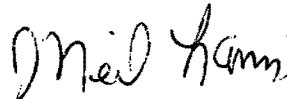
Re: Petitioner: Ashok S. Baskar, et ux
Case No.: 05-206-SPH
Address: 510 W. Seminary Avenue

Dear Ms. Bianco:

The above referenced case has been scheduled for hearing on Wednesday, February 8, 2006 at 10:00 a.m. The purpose of this letter is to request that the appeal hearing be postponed for at least ninety days.

Thank you for your consideration.

Very truly yours,



J. Neil Lanzi

JNL\mal

cc: People's Counsel
William J. Wiseman, III, Zoning Commissioner
Eric Rockel
Eric Dana
Russell Timmons
Al Fischer
John Beverungen, County Attorney

RECEIVED

JAN 17 2006

**BALTIMORE COUNTY
BOARD OF APPEALS**

IN THE MATTER OF
MARY & ASHOK BASKAR
510 W. Seminary Avenue
8th Election District
3rd Councilmanic District

Legal Owners/
Petitioners

* BEFORE THE
* COUNTY BOARD
* OF APPEALS
* FOR BALTIMORE COUNTY
* Case No: 05-206-SPH

* * * * *

**NOTICE OF ENTRY OF APPEARANCE
AND WITHDRAWAL OF APPEARANCE**

Please strike the appearance of Jay L. Liner, County Attorney, and C. Robert Loskot, Assistant County Attorney, and enter the appearance of John E. Beverungen, Acting County Attorney, and Nancy C. West, Assistant County Attorney, as attorneys for Baltimore County, Maryland, in the above-referenced case and forward all filings and notices of future hearings to my attention.

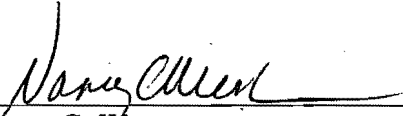
John E. Beverungen
Acting County Attorney


Nancy C. West
Assistant County Attorney
Office of Law
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4420

CERTIFICATE OF MAILING

I HEREBY CERTIFY that on this 21st day of November 2005, a copy of this Entry of Appearance was mailed, first class mail, postage prepaid, to:

Ashok Baskar
Mary Baskar
510 W. Seminary Avenue
Lutherville, MD 21093


Nancy C. West
Assistant County Attorney

RECEIVED

NOV 22 2005

BALTIMORE COUNTY
BOARD OF APPEALS

Office of Law

400 Washington Avenue
Towson, Maryland 21204
Tel: 410-887-4420 • Fax: 410-296-0931

James T. Smith, Jr., County Executive
Jay L. Liner, County Attorney



Baltimore County

*One of the Best-Managed
Counties in America*

September 30, 2005

HAND DELIVERED

Kathleen C. Bianco, Administrator
County Board of Appeals of Baltimore County
400 Washington Avenue, Room 49
Towson, Maryland 21204

Re: *In the Matter of Mary & Ashok Baskar*
Case No. 05-206-SPH

Dear Ms. Bianco:

Pursuant to the Notice of Assignment dated September 29, 2005, scheduling the hearing in the captioned case for Tuesday, January 24, 2006, at 10:00AM, please be advised that I currently am scheduled to be in trial that day before the Circuit Court for Baltimore County in the case of *Baltimore County, Maryland v. Wayne P. Sullivan, et al.* Case No. 03-C-05-000925.

Accordingly, I respectfully request that the Board reschedule the hearing in the captioned case to another date. If you wish, I will be happy to provide you a copy of my calendar for the months of February, March, and April.

Thank you for your consideration and assistance in this matter. If you or the Board have any questions or concerns, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "C. Robert Loskot".

C. Robert Loskot
Assistant County Attorney

cc: J. Neil Lanzi, Esquire
Jay L. Liner, County Attorney
Office of People's Counsel
William J. Wiseman III / Zoning Comm'r
All Other Persons of Record

C:\CODE ENFORCEMENT\LETTERS\BASKAR-510 W SEMINARY-CO BD APPEALS-POSTPONEMENT1.WPD

RECEIVED

SEP 30 2005

**BALTIMORE COUNTY
BOARD OF APPEALS**

2/08/06

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





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

August 17, 2005

J. Neil Lanzi, Esquire
Mercantile Building – Suite 617
409 Washington Avenue
Towson, MD 21204

Re : *In the Matter of: Ashok S. Baskar, et ux*
Case No.: 05-206-SPH
Trial Date: Wednesday, August 31, 2005 at 10:00 a.m.

Dear Mr. Lanzi:

The Board is in receipt of your request for postponement of the above-entitled case and your postponement has been granted.

Unfortunately, we are unable to reschedule this matter for a hearing at this time, however, our Office Administrator, Kathleen Bianco, will be in touch with you in the future to reassign a new hearing date for this case.

Please feel free to contact our office should you need any further assistance.

Very truly yours,

A handwritten signature in cursive script, reading "Linda B. Fliegel".

Linda B. Fliegel
Legal Secretary

C: C. Robert Loskot, Asst. Co. Atty.
People's Counsel for Baltimore County
William J. Wiseman, III,
Zoning Commissioner
Eric Rockel
Eric Dana
Al Fischer
Russell Timmons



Office of Law

400 Washington Avenue
Towson, Maryland 21204
Tel: 410-887-4420 • Fax: 410-296-0931



Baltimore County

*One of the Best-Managed
Counties in America*

James T. Smith, Jr., County Executive
Jay L. Liner, County Attorney

August 17, 2005

HAND DELIVERED

Kathleen C. Bianco, Administrator
County Board of Appeals of Baltimore County
400 Washington Avenue, Room 49
Towson, Maryland 21204

Re: *In the Matter of Mary and Ashok Baskar*
Case No. 05-206-SPH

Dear Ms. Bianco:

I am in receipt of Mr. Lanzi's letter dated August 12, 2005. Please be advised that, with regard to appellants' request, the County has no objection to postponement of the hearing presently scheduled for August 31, 2005.

Thank you for your attention to this matter. If you or the Board have any questions or concerns, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "C. Robert Loskot".

C. Robert Loskot
Assistant County Attorney

cc: Edward C. Adams, Jr., Director/DPW
Eric Dana
Al Fischer
Arnold F. Keller, III, Director/OP
J. Neil Lanzi, Esquire
Jay L. Liner, County Attorney
Office of People's Counsel
John R. Reisinger
Eric Rockel
David L. Thomas, P.E./DPW
Russell M. Timmons
William J. Wiseman, III, Zoning Comm'r

CAOTHER LITIGATION\LETTERS\BASKAR-FLOODPLAIN WAIVER-CBA-APPELLANTS REQUEST TO POSTPONE.WPD

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



J. NEIL LANZI, P.A.
ATTORNEY AT LAW
MERCANTILE BUILDING, SUITE 617
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(410) 296-0686

FAX: (410) 296-0689

E-Mail: lanzilaw@cs.com

J. Neil Lanzi

OF COUNSEL
Fred L. Coover*

*Also Admitted in District of Columbia

COLUMBIA

Suite 420, Parkside Bldg
10500 Little Patuxent Parkway
Columbia, Maryland 21044-3563

Reply to Towson

August 12, 2005

Hand-Delivered

County Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204
Attn: Kathleen C. Bianco, Administrator

Re: Petitioner: Ashok S. Baskar, et ux
Case No.: 05-206-SPH
Address: 510 W. Seminary Avenue

Dear Ms. Bianco:

Enclosed please find an Entry of Appearance on behalf of Petitioners, Mr. & Mrs. Ashok S. Baskar in the above referenced appeal. The purpose of this letter is to request that the appeal hearing currently set for August 31, 2005 be postponed.

Thank you for your consideration.

Very truly yours,



J. Neil Lanzi

JNL\mal

cc: People's Counsel
William J. Wiseman, III, Zoning Commissioner
Eric Rockel
Eric Dana
Russell Timmons
Al Fischer
Rob Loskot, Assistant County Attorney

RECEIVED

AUG 12 2005

BALTIMORE COUNTY
BOARD OF APPEALS

RE: PETITION FOR SPECIAL HEARING
N/S Seminary Avenue, 240' E of the c/l
Greenspring Drive
(510 W. Seminary Avenue)
8th Election District
3rd Council District

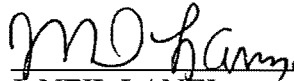
Ashok S. Baskar, et ux
Petitioners

* BEFORE THE
* COUNTY BOARD OF APPEALS
* FOR
* BALTIMORE COUNTY
* Case No. 05-206-SPH
*

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of J. Neil Lanzi for Ashok S. Baker and Mary Basker,
Petitioners/Appellants in the above-captioned matter. Notice should be sent of any hearing dates
or other proceedings in this matter.



J. NEIL LANZI
Counsel for the Petitioners
409 Washington Avenue, Suite 617
Towson, Maryland 21204
(410) 296-0686

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of August, 2005, a copy of the foregoing
Entry of Appearance was mailed to People's Counsel for Baltimore County, Old Courthouse,
Room 47, 400 Washington Avenue, Towson, Maryland 21204, William J. Wiseman III, Zoning
Commissioner for Baltimore County, County Courts Building, 401 Bosley Avenue, Suite 405,
Towson, MD 21204, Eric Rockel, Bureau of Land Acquisition, 3rd Floor County Office
Building, 111 W. Chesapeake Avenue, Towson, MD, 21204, Eric Dana, 318 Starlight Place,

Lutherville, MD 21093, Russell Timmons, 1715 Green Spring Drive, Lutherville, MD 21093, Al
Fisher, 1605 Trebor Court, Lutherville, MD 21093, and C. Robert Loskot, Assistant County
Attorney, Office of Law, 400 Washington Avenue, Towson, MD, 21204.



J. NEIL LANZI

IN RE: PETITION FOR
SPECIAL HEARING
N/S W. Seminary Avenue,
240' E of C/L Greenspring Drive
(510 W. Seminary Avenue)
8th Election District
3rd Councilmanic District

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 05-206-SPH

NOTICE OF ENTRY OF APPEARANCE

Please enter the appearance of Jay L. Liner, County Attorney, and C. Robert Loskot, Assistant County Attorney, attorneys for Baltimore County, Maryland, in the captioned matter, and direct all filings and correspondence to the attention of the Assistant County Attorney so named.

JAY L. LINER
County Attorney

RECEIVED

MAR - 7 2005

BALTIMORE COUNTY
BOARD OF APPEALS



C. ROBERT LOSKOT
Assistant County Attorney
400 Washington Avenue, Room 219
Towson, Maryland 21204
410-887-4420

Attorneys for Baltimore County, Maryland

CERTIFICATE OF SERVICE

I HEREBY CERTIFY, this 7th day of March, 2005, that a copy of the foregoing Notice of Entry of Appearance was mailed, first class, postage prepaid, to:

Ashok S. Baskar
Mary Baskar
510 West Seminary Avenue
Lutherville, Maryland 21093

Appellants / Petitioners

Edward C. Adams, Jr., Director
David L. Thomas, Assistant to the Director
Department of Public Works
111 West Chesapeake Avenue
M.S. 1315
Towson, Maryland 21204

Timothy M. Kotroco, Director
John R. Reisinger, Supervisor
Department of Permits and Development Management
111 West Chesapeake Avenue
M.S. 1105
Towson, Maryland 21204



C. ROBERT LOSKOT
Assistant County Attorney

APPEAL

Petition for Special Hearing
510 W. Seminary Avenue
N/side West Seminary Avenue, 240' E/of Greenspring Drive
8th Election District - 3rd Councilmanic District
Legal Owners: Mary & Ashok Baskar

Case No.: 05-206-SPH

- ✓ Petition for Special Hearing (October 21, 2004)
- ✓ Zoning Description of Property
- ✓ Notice of Zoning Hearing (November 3, 2004)
- ✓ Certification of Publication (November 18, 2004)
- ✓ Certificate of Posting (November 18, 2004) by Diana Sugiuchi
- ✓ Entry of Appearance by People's Counsel (October 29, 2004)
- ✓ Petitioner(s) Sign-In Sheet - One Sheet
- ✓ County Representative (s) Sign-In Sheet - One Sheet
- ✓ Citizen(s) Sign-In Sheet - One Sheet
- ✓ Zoning Advisory Committee Comments (November 22, 04)
- ✓ EXHIBIT SHEET
Petitioners' Exhibit
 - ✓ 1. Site Plan
- ✓ Protestants' Exhibits
 - ✓ 1. ZAC - Public Works
 - ✓ 2. Building Permit
 - ✓ 3. Photo of general flooding
- ✓ Miscellaneous (Not Marked as Exhibit)
 - ✓ 1. Real Property Search
- ✓ Zoning Commissioner's Order (December 21, 2004 - DENIED)
- ✱ ✓ Notice of Appeal received on January 19, 2005 from Mary Fairchild Baskar

RECEIVED
FEB 11 2005

BALTIMORE COUNTY
BOARD OF APPEALS

c: People's Counsel of Baltimore County, MS #2010
Zoning Commissioner/Deputy Zoning Commissioner
Timothy Kotroco, Director of PDM
Eric Rockel, 1610 Riderwood Lane, Lutherville 21093
Eric Dana, 318 Starlight Place, Lutherville 21093
Russell Timmons, 1715 Greenspring Drive, Lutherville 21093
Al Fischer, 1605 Trebor Court, Lutherville 21093
Dave Thomas, DPW

Rob Hoskot, Esq. for BCo.

date sent February 10, 2005, klm

✱ ASHOK BASKAR
MARY FAIRCHILD BASKAR
510 W. SEMINARY AVENUE
LUTHERVILLE, MD 21093
PETITIONERS/APPELLANTS

ERIC ROCKEL
1610 RIDERWOOD LANE
LUTHERVILLE, MD 21093

ERIC DANA
318 STARLIGHT PLACE
LUTHERVILLE, MD 21093

RUSSELL TIMMONS
1715 GREENSPRING DRIVE
LUTHERVILLE, MD 21093

AL FISCHER
1605 TREBOR COURT
LUTHERVILLE, MD 21093

me. ←
Paul Hoke
M.D. 1009
Rm. G129

Please
Notify of
Hearing

> Code

VE

APPEAL

Petition for Special Hearing
510 W. Seminary Avenue
N/side West Seminary Avenue, 240' E/of Greenspring Drive
8th Election District – 3rd Councilmanic District
Legal Owners: Mary & Ashok Baskar

Case No.: 05-206-SPH

Petition for Special Hearing (October 21, 2004)

Zoning Description of Property

Notice of Zoning Hearing (November 3, 2004)

Certification of Publication (November 18, 2004)

Certificate of Posting (November 18, 2004) by Diana Sugiuchi

Entry of Appearance by People's Counsel (October 29, 2004)

Petitioner(s) Sign-In Sheet – One Sheet

County Representative (s) Sign-In Sheet – One Sheet

Citizen(s) Sign-In Sheet – One Sheet

Zoning Advisory Committee Comments

Petitioners' Exhibit

1. Site Plan

Protestants' Exhibits

1. ZAC – Public Works
2. Building Permit
3. Photo of general flooding

Miscellaneous (Not Marked as Exhibit)

1. Real Property Search

Zoning Commissioner's Order (December 21, 2004 - DENIED)

Notice of Appeal received on January 19, 2005 from Mary Fairchild Baskar

c: People's Counsel of Baltimore County, MS #2010
Zoning Commissioner/Deputy Zoning Commissioner
Timothy Kotroco, Director of PDM
Eric Rockel, 1610 Riderwood Lane, Lutherville 21093
Eric Dana, 318 Starlight Place, Lutherville 21093
Russell Timmons, 1715 Greenspring Drive, Lutherville 21093
Al Fischer, 1605 Trebor Court, Lutherville 21093
Dave Thomas, DPW

date sent February 10, 2005, klm

**Department of Permits and
Development Management**

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



Baltimore County

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

February 10, 2005

Ashok Baskar
Mary Fairchild Baskar
510 W. Seminary Avenue
Lutherville, MD 21093

Dear Mr. & Mrs. Baskar:

RE: Case: 05-206-SPH, 510 W. Seminary Avenue

Please be advised that we received your appeal of the above-referenced case in this office on January 19, 2005. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

A handwritten signature in black ink that reads "Timothy Kotroco". The signature is fluid and cursive, with the first name "Timothy" written in a larger, more prominent script than the last name "Kotroco".

Timothy Kotroco
Director

TK:klm

c: Lawrence E. Schmidt, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Eric Rockel, 1610 Riderwood Lane, Lutherville 21093
Eric Dana, 318 Starlight Place, Lutherville 21093
Russell Timmons, 1715 Greenspring Drive, Lutherville 21093
Al Fischer, 1605 Trebor Court, Lutherville 21093
Dave Thomas, DPW

**Department of Permits and
Development Management**

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

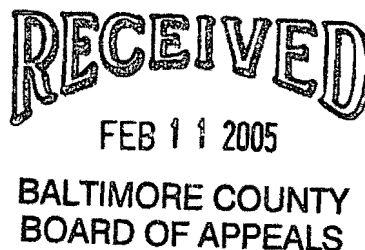


Baltimore County

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

February 10, 2005

Ashok Baskar
Mary Fairchild Baskar
510 W. Seminary Avenue
Lutherville, MD 21093



Dear Mr. & Mrs. Baskar:

RE: Case: 05-206-SPH, 510 W. Seminary Avenue

Please be advised that we received your appeal of the above-referenced case in this office on January 19, 2005. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

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

Timothy Kotroco
Director

TK:klm

c: William Wiseman, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Eric Rockel, 1610 Riderwood Lane, Lutherville 21093
Eric Dana, 318 Starlight Place, Lutherville 21093
Russell Timmons, 1715 Greenspring Drive, Lutherville 21093
Al Fischer, 1605 Trebor Court, Lutherville 21093
Dave Thomas, DPW

510 W. Seminary Avenue
Lutherville, Maryland 21093

January 18, 2005

Zoning Review Board
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: case no. 05-206-SPH

To whom it may concern:

I am writing to request an appeal of the decision in our petition of special hearing issued December 21, 2004.

The decision was based on the determination that our site advisor misinformed county employees about our property's location in a floodplain. We would like the opportunity to bring our site advisor before the County Board of Appeals. He would like to explain that he did NOT tell any county employee that our property was not in a floodplain. In fact, he states that he advised one employee to check the floodplain map.

Additionally, we were given permission to build the pillars upon which the addition would be built. The pillars have been installed. At this point there would be no additional impact on the flooding in our area by building an addition on these pillars. We would like to bring experts before the County Board of Appeals to give their opinion of this.

Enclosed are two checks: one for \$275 for the appeal and one for \$75 as the posting fee. If you should need additional information, please contact me at 410-453-6644.

Yours truly,



Mary Fairchild Baskar

Enclosures

RECEIVED

JAN 18 2005

Per. clb

IN RE: PETITION FOR SPECIAL HEARING	* BEFORE THE
N/S W. Seminary Avenue, 240' E of the c/l	* ZONING COMMISSIONER
Greenspring Drive	* OF BALTIMORE COUNTY
(510 W. Seminary Avenue)	* Case No. 05-206-SPH
8 th Election District	
3 rd Council District	
Ashok S. Baskar, et ux	
Petitioners	

* * * * *

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 owners of the subject property, Ashok S. Baskar, and his wife, Mary Baskar. The Petitioners request a special hearing, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), seeking approval of a waiver of the requirements of Section 3112 of the Baltimore County Building Code, and Sections 32-4-414, 32-4-107(a)(2), and 32-8-301 of the Baltimore County Code, to permit construction of an addition to an existing dwelling located in a riverine 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 1.

Appearing at the requisite public hearing in support of the request were, Ashok "Sam" Baskar, and his wife, Mary Baskar, property owners, and Mrs. Baskar's parents, Harold and Nancy Fairchild, who also reside on the subject property. Appearing as Protestants in the matter were Eric Rockel, adjacent property owner, Al Fischer, Eric Dana, and Russell M. Timmons. Also present were representatives of Baltimore County Government, namely, John R. Reisinger, Supervisor of Permits and Licenses, and David L. Thomas, a Professional Engineer with the Department of Public Works. There were no other interested persons present.

Testimony and evidence offered revealed that the subject property is a roughly pie-shaped parcel located on the north side of West Seminary Avenue, just east of Greenspring Drive

ORDER RECEIVED FOR FILING
 Date 12/21/04
 By [Signature]

in Lutherville. The property contains a gross area of 1.41 acres, more or less, zoned D.R.5.5, and is improved with a two-story, single-family dwelling in which the Petitioners reside. Other improvements on the site include an accessory shed and an aboveground pool. Access to the property is by way of a macadam driveway that leads into the site from West Seminary Avenue. In addition, a stream runs through the property along the southern boundary line. Thus, most of the improvements are located towards the center/rear portions of the lot.

The Petitioners have owned and resided on the property since June 2002. Earlier this year, Mary Baskar wished to have her aging parents to come live with her. There can be no question that the reason for having her parents come to live on the property was for the family's comfort, convenience and necessity in having them nearby for their safety and security. It was this motivation and the circumstances of the elderly parents being unable to care for themselves in their home that the Petitioners applied for a permit in April 2004 to construct an addition to their home to provide separate living quarters for Mrs. Baskar's parents. Mr. Baskar testified that he engaged the services of Stanley Elzovich, a home improvement contractor, to construct a 24' x 35' addition on the southeast side of the existing home to provide an in-law suite. The addition would consist of a bedroom, bathroom, living room, and an area for storage and laundry. Mr. Elzovich applied for and obtained Building Permit No. B-552374, a copy of which was marked into evidence as Protestant's Exhibit 2, and commenced working immediately, excavating and pouring fittings. While this work was being done, Mr. & Mrs. Fairchild testified that they sold their house and moved to the subject property in anticipation of having their own independent living quarters in the near future. Little did the Petitioners and Mrs. Baskar's parents realize that the proposed addition would become complicated by the existence of the stream described above, which generates a riverine floodplain on their property. In this regard, testimony indicated that the Petitioners were advised at the time they purchased the property that it was located in a floodplain. Indeed, the site plan shows the bulk of the property to be located in Flood Zone A-5, the 100-year floodplain for Roland Run.

ORDER RECEIVED FOR FILING

Date

By

The Petitioners' nightmare began in early July when a Building Code Inspector visited the site and issued a "stop work order," informing the Baskars that in no way would approval be granted for the addition in view of its location. Apparently, the subject property and others in the immediate vicinity of this stream have suffered serious flooding/drainage conditions in the past and building permits for improvements have been withheld under the circumstances. In any event, subsequent to receiving the stop work order, heavy rains then damaged the existing dwelling and caused a wall to collapse as the contractor was unable to continue with construction efforts. At this point, the Petitioners had spent in excess of \$15,000 and began meeting with County officials who indicated that the proposed improvements located within the floodplain would not be allowed without a waiver and advised them to file the instant Petition. The Petitioners and the parents now come before me seeking relief as set forth above so that the proposed improvements can be completed. The Petitioners testified at length as to the practical difficulty and unreasonable hardship they have endured since being issued a building permit to commence construction and then being issued a stop work order, which has left them in an untenable condition with an unfinished project.

As noted above, several residents from the surrounding locale appeared in opposition to the request. Mr. Rockel questioned Mr. Baskar as to whether the contractor realized the property was located within a floodplain and whether any consideration had been given to a possible third floor addition as opposed to a ground level addition prior to obtaining the permit. Mr. Baskar opined that climbing steps would be difficult and impractical for Mrs. Baskar's parents and that a first floor addition would be more appropriate. He argued that they followed all County instructions they received from both Zoning Review and the Department of Environmental Protection and Resource Management and that no one saw any problem with regard to the environment and the close proximity of the stream. Furthermore, he indicated that they even discussed revising their plans to cantilever the addition or place it on stilts as suggested by the Supervisor of Inspections, John Altmeyer, who was present when the stop work order was issued.

ORDER RECEIVED FOR FILING

Date

By

Testimony was also received from David Thomas an engineer in the Department of Public Works. Mr. Thomas offered a written Zoning Advisory Committee (ZAC) comment on behalf of Mr. Edward Adams, Director of Public Works, dated November 8, 2004, recommending a denial of the requested waiver. That comment, which was incorporated into the record of this case and marked as Protestants' Exhibit 1, notes that the Roland Run Flood Study indicates flow depths approaching 3 feet or more at the location of the proposed addition. Mr. Thomas explained that due to the fact that the entire property is located in the Roland Run 100-year floodplain, any obstructions placed in the floodplain that would or could impact other improvements on the site would be prohibited. He noted that any addition on that side of the property would encroach further into the stream and riverine floodplain area and whether placed on pillars or stilts, the potential exists for erosion and large blocks of debris coming in contact with the pillars is a strong possibility. Mr. Thomas also testified that the Maryland Department of the Environment supports the conclusion contained within Mr. Adams' ZAC comment.

Mr. Eric Dana, past president of the Lutherville Community Association expressed the concerns of the community over the increased effects of flooding in the area and produced photographs depicting high waters after minimal rain events. He indicated that the community is opposed to the requested waiver in this instance and expressed empathy for the position that the Petitioners find themselves in, but felt that the overall good would be served by denying the request preventing further construction in this delicate area.

Finally, Mr. John Reisinger testified regarding the issuance of the building permit, a copy of which was entered into evidence as Protestant's Exhibit 2. That document contains a note thereon where someone, thought to be the contractor, indicated to Mr. Jeffrey Perlow during the application process that the proposed addition was not located within a floodplain, which would have been fatal to the permit being issued.

Based upon the cumulative testimony and evidence presented, I am persuaded to deny the requested waiver. In my judgment the Petitioners have not satisfied the requirements for relief to be granted, pursuant to Section 500.6 of the Baltimore County Code, and that approval of the

waiver as requested would adversely impact the health, safety and general welfare of the locale involved as well as the Petitioners. In this regard, I am saddened, as were all of the individuals who appeared and testified at the hearing, by the unfortunate situation in which the Petitioners and their family find themselves. Before arriving at this conclusion, I reviewed the long line of cases starting with O'Donnell v. Basler, 289 Md. 501 (1981), which determined when one receives vested rights after the issuance of a building permit. This was done primarily in view of the Protestants' belief that they had done everything expected of them and followed all County instructions provided. They believed that the building engineer and Department of Permits and Licenses were dilatory in not advising the homeowners that their home was in a floodplain and that the permit should not have been issued in the first place. Briefly stated, in order to obtain a vested right in an existing zoning use that will be protected against a subsequent change prohibiting that use, the owner must initially obtain a **valid building permit**. Additionally, in reliance upon the valid permit, the owner must make a substantial beginning in construction and in committing the land to the permitted use before the change, or in this case, the authority revoked, suspended or voided the building permit.

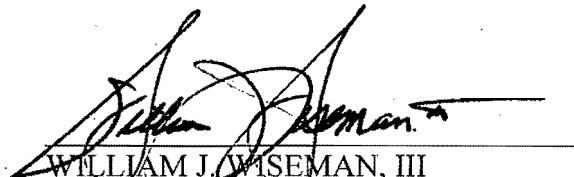
The Petitioner did not obtain a vested right because they never received a valid permit. As noted above, either they or their agent participated in the issuance of the mistaken permit by indicating to the zoning officials that the property was not located in the floodplain. Unfortunately, this has proved to be a fatal error. In any event, it is clear that the standards and requirements set forth in Section 3112 of the Baltimore County Building Code, and Sections 32-4-414, 32-4-107(a)(2), and 32-8-301 of the Baltimore County Code have not been met in this case for a waiver to be granted, and thus, the relief requested must be denied.

Pursuant to the advertising, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of December 2004 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.), of the

requirements of Section 3112 of the Baltimore County Building Code, and Sections 32-4-414, 32-4-107(a)(2), and 32-8-301 of the Baltimore County Code, to permit construction of an addition to an existing dwelling located in a riverine floodplain, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

IT IS FURTHER ORDERED that any appeal of this decision must be entered within thirty (30) days of the date hereof.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 12/21/14
By Rpp

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

December 21, 2004

Mr. & Mrs. Ashok S. Baskar
510 W. Seminary Avenue
Lutherville, Maryland 21093

RE: PETITION FOR SPECIAL HEARING
N/S W. Seminary Avenue, 240' E of the c/l Greenspring Drive
(510 W. Seminary Avenue)
8th Election District – 3rd Council District
Ashok S. Baskar, et ux - Petitioners
Case No. 05-206-SPH

Dear Mr. & Mrs. Baskar:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been denied, 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 "William J. Wiseman III", written over a large, stylized, and somewhat abstract graphic element.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Eric Rockel, 1610 Riderwood Lane, Lutherville, Md. 21093
Mr. Eric Dana, 318 Starlight Place, Lutherville, Md. 21093
Mr. Russell M. Timmons, 1715 Greenspring Drive, Lutherville, Md. 21093
Mr. Al Fischer, 1605 Trebor Court, Lutherville, Md. 21093
Mr. Dave Thomas, DPW; Mr. John Reisinger, DPDM
DEPRM; People's Counsel; Case/File



RE: PETITION FOR SPECIAL HEARING * BEFORE THE
510 West Seminary Avenue; N/side West * ZONING COMMISSIONER
Seminary Avenue, 240' E Greenspring Drive*
8th Election & 3rd Councilmanic Districts *
Legal Owner(s): Mary & Ashok Baskar * FOR
Petitioner(s) * BALTIMORE COUNTY
* 05-206-SPH

* * * * *

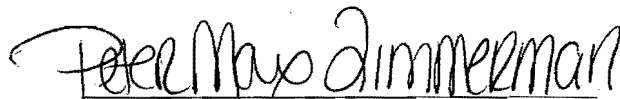
ENTRY OF APPEARANCE

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 and documentation filed in the case.

RECEIVED

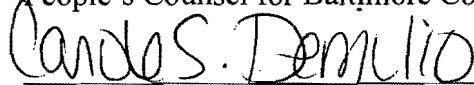
OCT 29 2004

Per.....



PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

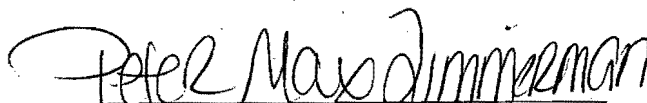
400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of October, 2004, a copy of the foregoing Entry of Appearance was mailed to Mary & Ashok S. Baskar, 510 W. Seminary Avenue, Lutherville, MD 21093, Petitioner(s).



PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 510 W. Seminary Ave.
which is presently zoned DR-5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a 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 Building Code, and Sections
32-4.414, 32-4-107(a)(2), 32-530 BCC to permit construction
of an addition to an existing dwelling in a riverine
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:

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 hrs

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 10-21-04

ORDER RECEIVED FOR FILING

Date 12/21/14
By [Signature]

Case No. 05-206 SPH

REV 8/15/98



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 510 W. Seminary Ave
which is presently zoned DR-5.5.

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

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Section 500.6, BCZR Section 3112.0 Building Code, and sections
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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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1 1/2 hrs

UNAVAILABLE FOR HEARING

Case No. 05-206 STH

Reviewed By

Date

10-21-04

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

Case No. 42171
05-206 SPH

DATE 10-21-04 ACCOUNT R-001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM Mary Gaskes

FOR Residential Special Hearing filing
for for 510 W. Seminary Ave.

DISTRIBUTION
WHITE CASHIER

PINK AGENCY

YELLOW CUSTOMER

PAID RECEIPT

BUSINESS ACTING TIME

10/22/2004 10/21/2004 11:59:41 1

REG. NO. 042171

RECEIPT # 210450 10/21/2004 OFLN

Dept 5 535 JUDICIAL VERIFICATION

TR NO. 042171

Reg'd Tot \$6.00

\$65.00 OK

Baltimore County, Maryland

CASHER'S VALIDATION

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 05-206 SPH
Petitioner: Ashkar & MARY BASKAR
Address or Location: 510 W. Seminary Ave

PLEASE FORWARD ADVERTISING BILL TO

Name: Same

Address _____

Telephone Number: 410-453-6644

ZONING DESCRIPTION

Zoning description for 510 W. Seminary Avenue, Lutherville, MD 21093

As recorded in the Land Records of Baltimore County in Liber No. 1443, folio 167.

Metes and bounds: N. 63 19' S. 29 10'

Beginning at a point on the North side of W.
Seminary Ave. 240 ft. East of Green Spring DR.
thence running N 63° 26' E 64.08 ft., thence N 29° 10' W
207 ft., thence N 29° 10' W 124.73 ft., thence N 51° 49' W
83.02 ft., thence S 63° 15' W 185.75 ft., thence S 36° 58' E
65 ft., thence N 01° 43' E 47 ft., thence N 32° 30' E 53 ft.,
thence N 72° 45' E 54 ft., thence N 32° 30' E 81 ft., thence
N 76° 58' E 58 ft., thence N 52° 15' 15" E 100.8 ft. to the point
of beginning. Containing 1.41 AC± and located in
the 8th Election District.

206

**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: #05-206-SPH
510 W. Seminary Avenue
N/side of W. Seminary Avenue, 240 feet east of Greenspring Drive
8th Election District
3rd Councilmanic District
Legal Owner(s): Mary & Ashok Baskar

Special Hearing: to permit construction of an addition to an existing dwelling in a riverine floodplain.

Hearing: Friday, December 3, 2004 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

WILLIAM WISEMAN
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations 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.

11/194 Nov. 18 29952

CERTIFICATE OF PUBLICATION

11/18/, 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 11/18/, 2004.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No. **05-206-SPH**
Petitioner/Developer:
Mary & Ashok Baskar
Hearing Date: **Dec. 3, 2004**

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

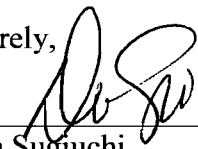
Attention: Ms. Kristen Matthews:

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 **510 W. Seminary Ave.**

The sign(s) were posted on **11/18/04.**

Sincerely,



Diana Sugiuchi
Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson, MD. 21204
410-296-3668

RECEIVED

DEC 2 2004

ZONING COMMISSIONER

BW
12/3

ZONING NOTICE

CASE # 05-206-SPH

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

PLACE: Room 407, County Courts Bldg, 401 Ross Ave

DATE AND TIME: Friday, December 3, 2004 at 11:00 am

REQUEST: SPECIAL HEARING TO PERMIT CONSTRUCTION
OF AN ADDITION TO AN EXISTING DWELLING
IN A RIVERINE FLOODPLAIN

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

APPEAL SIGN POSTING REQUEST

CASE NO.: 05-206-SPH

MARY AND ASHOK BASKAR- LEGAL OWNER

510 W. SEMINARY AVENUE

8th ELECTION DISTRICT
RECEIVED AT BOARD ON 2/11/2005

APPEALED: 1/19/05

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

*******COMPLETE AND RETURN BELOW INFORMATION*******

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, Maryland 21204

Attention: Kathleen Bianco
Administrator

CASE NO.: 05-206-SPH

Petitioner/Developer:

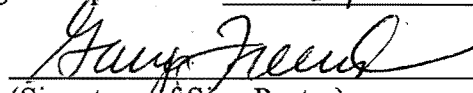
ASHOK AND MARY BASKAR

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

510 W. SEMINARY AVENUE

The sign was posted on 3/9, 2005

By:


(Signature of Sign Poster)

GARY FREUND
(Printed Name)

APPEAL SIGN POSTING REQUEST

CASE NO. 05-206-SPH

MARY & ASHOK BASKAR

8th ELECTION DISTRICT

APPEALED: 1/19/05

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

*****COMPLETE AND RETURN BELOW INFORMATION*****

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, MD 21204

Attention: Kathleen Bianco
Administrator

CASE NO.: 05-206-SPH

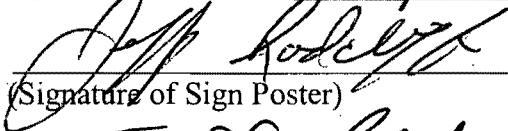
LEGAL OWNER: MARY AND ASHOK BASKAR

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

510 W. SEMINARY AVENUE

The sign was posted on 10/13, 2005

By:



(Signature of Sign Poster)

JEFF RADCLIFFE

(Print Name)

**Department of Permits and
Development Management**

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



Baltimore County

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

November 3, 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: 05-206-SPH

510 W. Seminary Avenue
N/side of W. Seminary Avenue, 240 feet east of Greenspring Drive
8th Election District – 3rd Councilmanic District
Legal Owners: Mary & Ashok Baskar

Special Hearing to permit construction of an addition to an existing dwelling in a riverene floodplain.

Hearing: Friday, December 3, 2004 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Mary & Ashok Baskar, 510 W. Seminary Avenue, Lutherville 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, NOVEMBER 18, 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.



TO: PATUXENT PUBLISHING COMPANY
Thursday, November 18, 2004 Issue - Jeffersonian

Please forward billing to:
Ashok & Mary Baskar
510 W. Seminary Avenue
Lutherville, MD 21093

410-453-6644

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: 05-206-SPH

510 W. Seminary Avenue

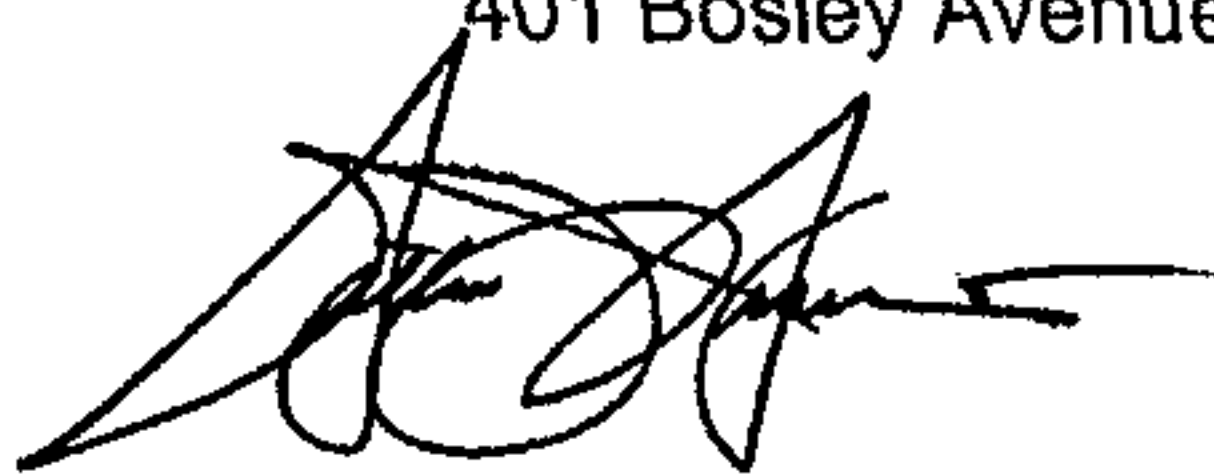
N/side of W. Seminary Avenue, 240 feet east of Greenspring Drive

8th Election District – 3rd Councilmanic District

Legal Owners: Mary & Ashok Baskar

Special Hearing to permit construction of an addition to an existing dwelling in a riverene floodplain.

Hearing: Friday, December 3, 2004 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM WISEMAN
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.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

June 6, 2005

*pp'd @ reg. of
Council for Petitioners
must to
1/24/06*

NOTICE OF ASSIGNMENT

CASE #: 05-206-SPH

IN THE MATTER OF: MARY & ASHOK BASKAR
-Legal Owners /Petitioners 510 W. Seminary Avenue
8th Election District; 3rd Councilmanic District

12/21/04 – Z.C.'s Order in which requested zoning relief was DENIED.

ASSIGNED FOR:

WEDNESDAY, AUGUST 31, 2005 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c: Appellants /Petitioners

: Mary and Ashok "Sam" Baskar

Protestants

: Eric Rockel
Al Fischer
Eric Dana
Russell M. Timmons

Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
David L. Thomas, P.E. /DPW
John R. Reisinger /PDM
Timothy M. Kotroco, Director /PDM
C. Robert Loskot, Assistant County Attorney





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

September 29, 2005

NOTICE OF POSTPONEMENT & REASSIGNMENT

CASE #: 05-206-SPH

IN THE MATTER OF: MARY & ASHOK BASKAR
-Legal Owners /Petitioners 510 W. Seminary Avenue
8th Election District; 3rd Councilmanic District

12/21/04 – Z.C.'s Order in which requested zoning relief was DENIED.

which was postponed by request of Counsel for Petitioner, without objection by Counsel for Baltimore County, has been rescheduled for hearing; and has been

REASSIGNED FOR:

TUESDAY, JANUARY 24, 2006 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c: Counsel for Appellants /Petitioners
Appellants /Petitioners

: J. Neil Lanzi, Esquire
: Mary and Ashok "Sam" Baskar

Protestants

: Eric Rockel
Al Fischer
Eric Dana
Russell M. Timmons

Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
David L. Thomas, P.E. /DPW
John R. Reisinger /PDM
Timothy M. Kotroco, Director /PDM
C. Robert Loskot, Assistant County Attorney

*Please notify
Paul H. B. of
Code of B.
hearing date*



Mark Gawel - Re-Posting of Sign - 05-206-SPH - Baskar

From: Linda Fliegel
To: Mark Gawel
Date: 12/27/2005 1:57 PM
Subject: Re-Posting of Sign - 05-206-SPH - Baskar

Dear Mark,

I received a call from a fellow who said that the sign that was posted at 510 W. Seminary Avenue was down/or missing. We have a hearing scheduled for February 8, 2005. I suppose if the sign is there we can re-post it. If not, please let me know and I'll check with Kathi to see if we shouldn't post it closer to the hearing date.

Thanks. I hope you and your family had a Merry Christmas.

12/28/05 - someone removed the bolts.
Sign put back up.

ORA

* updated Linda 3:20pm.
12/28/05



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

November 4, 2005

SECOND NOTICE OF POSTPONEMENT & REASSIGNMENT

CASE #: 05-206-SPH

IN THE MATTER OF: MARY & ASHOK BASKAR

**-Legal Owners /Petitioners 510 W. Seminary Avenue
8th Election District; 3rd Councilmanic District**

12/21/04 – Z.C.'s Order in which requested zoning relief was DENIED.

which was reassigned for hearing on 1/24/06 has been **POSTPONED** at the request of Counsel for Baltimore County due to Circuit Court schedule conflict; and has been

REASSIGNED FOR:

WEDNESDAY, FEBRUARY 8, 2006 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c: Counsel for Appellants /Petitioners
Appellants /Petitioners

: J. Neil Lanzi, Esquire
: Mary and Ashok "Sam" Baskar

Protestants

: Eric Rockel
Al Fischer
Eric Dana
Russell M. Timmons

Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
David L. Thomas, P.E. /DPW
Paul Hohe, Code Enforcement /MS 1009
John R. Reisinger /PDM
Timothy M. Kotroco, Director /PDM
C. Robert Loskot, Assistant County Attorney



**Department of Permits
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 22, 2004

Mary Baskar
Askor S. Baskar
510 W. Seminary Avenue
Lutherville, Maryland 21093

Dear Mr. and Mrs. Baskar:

RE: Case Number:05-206-SPH , 510 W. Seminary Avenue

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



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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 4, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For November 8, 2004
Item No. 206

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

No building addition will be permitted in a riverine flood plain.

RWB:CEN:jrb

cc: File

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



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

Maryland Department of Transportation

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. 206 JJS

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 9, 2004

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-206

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:

John J. Janhan

MAC/LL

BW
12/3

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr. JDO
DEPRM

DATE: November 29, 2004

SUBJECT: Zoning Items # See List Below

RECEIVED

NOV 30 2004

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of November 1, 2004.

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-197
05-200
05-201
05-202
05-203
05-204
05-206

Reviewers: Sue Farinetti, Dave Lykens

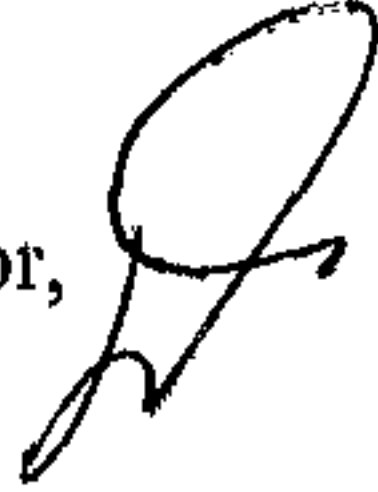
To File:
TMK

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

TO: Timothy Kotroco, Director,
Permits & Development Management

ATTN: Kristen Matthews
MS 1105

FROM: Edward Adams, Director,
Public Works 

DATE: November 8, 2004

SUBJECT: Case No. 05-206 SPH
Special Hearing to permit construction of an addition to an existing
dwelling in a riverine floodplain

Section 32-8-303 (c) of the Baltimore County Code concerning waivers to the floodplain regulations says, "In considering a waiver action, comments from the state coordinating office and the County Department of Public Works shall be taken into account and maintained with the permit file." This memo is the comment from the Department of Public Works for the subject waiver.

The existing dwelling is located entirely within the 100-year riverine floodplain of Roland Run. Section 3112.2 (1) of the Building Code prohibits new buildings or additions in any riverine floodplain. The applicant does not show any reason why this requirement may be safely waived. The base flood elevation at this location is 309.59 (Baltimore County Datum (BCD)) at cross section 79 on the Roland Run Flood Study accepted by this department (see attachment), indicating flow depths approaching three feet or more at the location of the addition.

This department recommends denial of the waiver.

ECA/DLT/s

Attachments: Roland Run Flood Study, page B-2 and Dwg. 9 of 17; Petitioner site plan.
CC: John Joyce, State Coordinating Office, Maryland Department of Natural Resources;
Peter Max Zimmerman, People's Counsel; Steve Walsh, Chief, Storm Drain Design;
John Reisinger, Buildings Engineer (attn.: Plans Review)



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Account Identifier: District - 08 Account Number - 0819071276

Owner Information

Owner Name: BASKAR ASHOK
 BASKAR MARY
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 510 W SEMINARY AVE
 LUTHERVILLE MD 21093-5014
Deed Reference: 1) /16542/ 728
 2)

Location & Structure Information

Premises Address
 510 W SEMINARY AVE

Legal Description
 LT NS SEMINARY AVE
 240 E GREEN SPRING DR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
60	17	125						81	Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built
 1926

Enclosed Area
 1,292 SF

Property Land Area
 1.41 AC

County Use
 04

Stories
 2

Basement
 YES

Type
 STANDARD UNIT

Exterior
 SIDING

Value Information

	Base Value	Value As Of 01/01/2002	Phase-In Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	70,920	70,920		
Improvements:	56,240	56,240		
Total:	127,160	127,160	127,160	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: STORM DOROTHY M
Type: IMPROVED ARMS-LENGTH

Date: 06/21/2002
Deed1: /16542/ 728
Price: \$162,900
Deed2:

Seller:
Type:

Date:
Deed1:
Price:
Deed2:

Seller:
Type:

Date:
Deed1:
Price:
Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

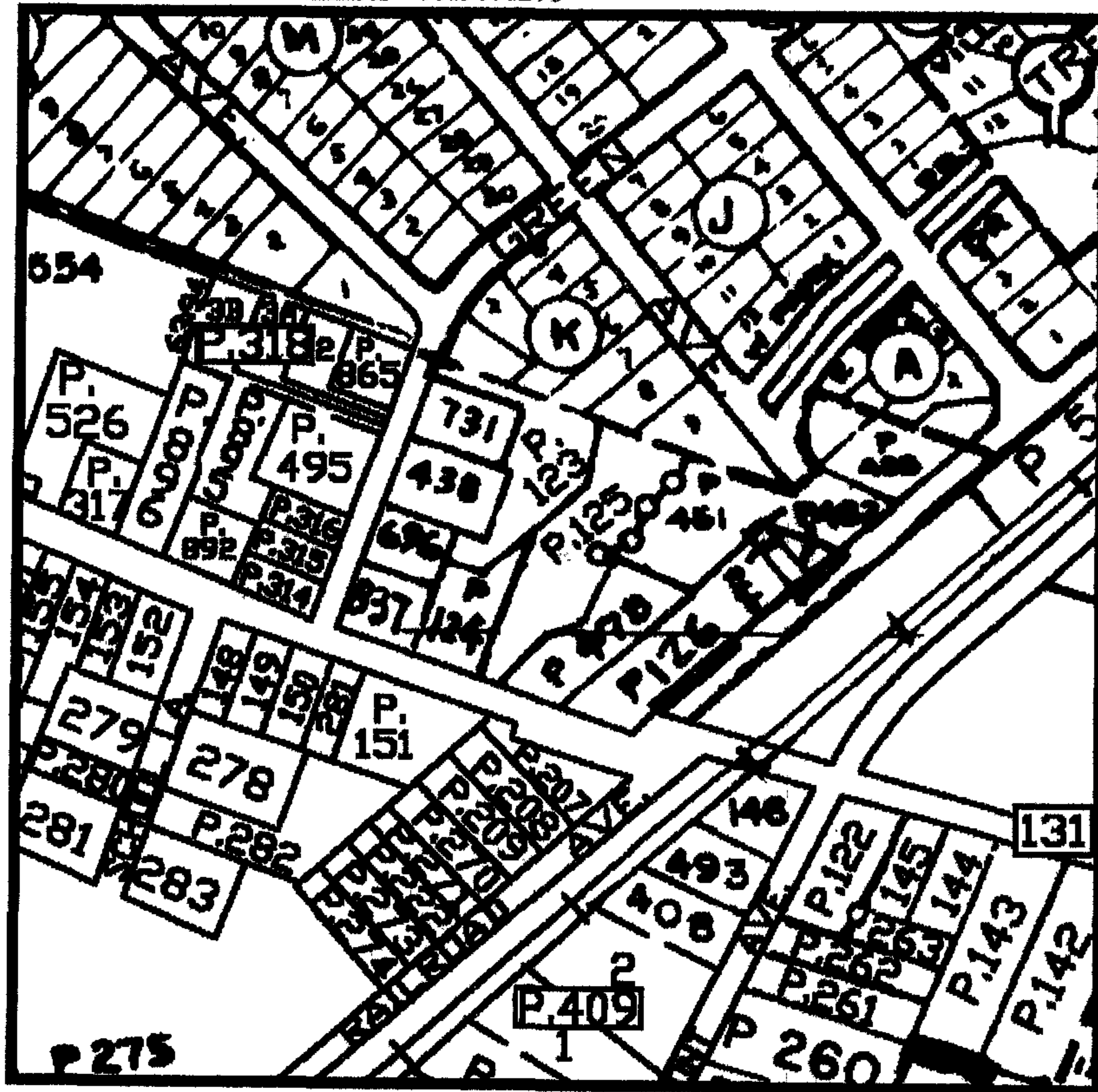
* NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[View Map](#)

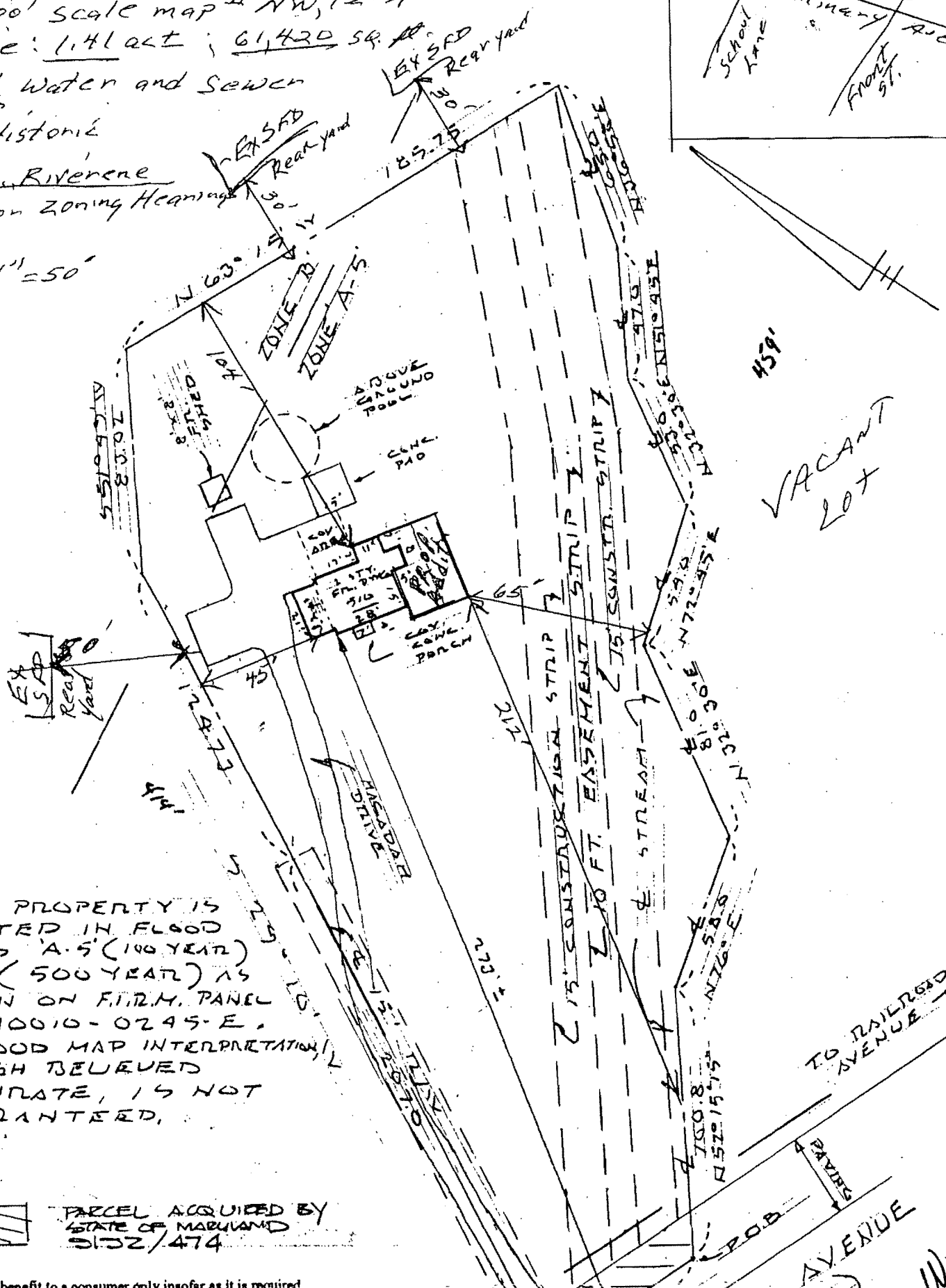
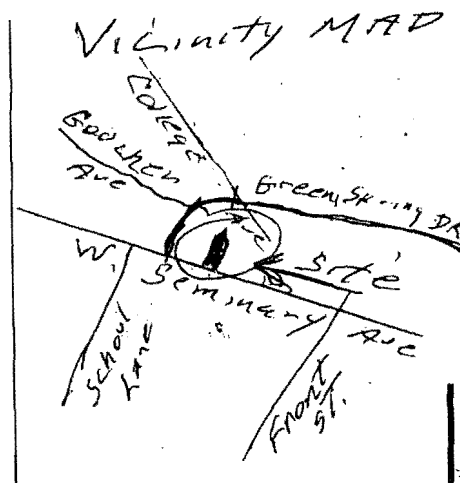
District - 08 Account Number - 0819071276



Property maps provided courtesy of the Maryland Department of Planning ©2004.
 For more information on electronic mapping applications, visit the Maryland Department of Planning
 web site at

Plat to accompany petition for
 Special Hearing
 Owners: Ashok & Mary BASKAR

8th ED 3rd CO. DIST
 1" = 200' scale map # NW, 12-A
 Lot size: 1.141 ac ± ; 61,420 sq. ft.
 Public Water and Sewer
 NOT Historic
 100 YR. Riverine
 NO prior Zoning Hearing
 Scale: 1" = 50'



THIS PROPERTY IS
 LOCATED IN FLOOD
 ZONES 'A-5' (100 YEAR)
 & 'D' (500 YEAR) AS
 SHOWN ON FIRM, PANEL
 NO. 240010-0245-E.
 FLOOD MAP INTERPRETATION,
 THOUGH BELIEVED
 ACCURATE, IS NOT
 GUARANTEED.

PARCEL ACQUIRED BY
 STATE OF MARYLAND
 SJ22/474

- 1) This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 3) This plat does not provide accurate identification of property boundary lines but such identification may not be required for the transfer of title or securing financing or re-financing.

This is to certify that this drawing meets the Minimum
 Standards of Practice of the State of Maryland.

PERMISSIBLE EJECT
 FOR SUPPORTING
 SLOPE AS SHOWN ON
 PLAT. SEE SJ22/474
 GREEN SPRING DR.

WEST SEMINARY AVENUE
 (MD ROUTE 131)
 NO BASEMENT - WILL
 BE PLACED ON POLES
 #206

Petitioner
 Exhibit ONE

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

NO LIMIT
 FROM 2007
 NO LIMIT
 FROM 2007

Account Identifier: District - 08 Account Number - 0819071276

Owner Information

Owner Name: BASKAR ASHOK
 BASKAR MARY
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 510 W SEMINARY AVE
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Deed Reference: 1) /16542/ 728
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Premises Address
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Legal Description
 LT NS SEMINARY AVE
 240 E GREEN SPRING DR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
60	17	125						81	Plat Ref:

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1926	1,292 SF	1.41 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2002	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	70,920	70,920		
Improvements:	56,240	56,240		
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Type: IMPROVED ARMS-LENGTH	Deed1: /16542/ 728	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

CASE NUMBER 05-206-SPH

DATE _____

[illegible]

CASE NAME 05-206-SPIA
CASE NUMBER 257
DATE _____

NAME _____

CITY, STATE, ZIP

E-MAIL

Dave Thomas

Rm 307 CQB

dthomas@co.ba.md.us

PLEASE PRINT CLEARLY

CASE NAME _____

CASE NUMBER _____

DATE _____

CITIZEN'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

AL FISCHER

1605 TREBOR CT

LUTHERVILLE, MD 21093

JFFISCHER3@aol.com

ERIC DANIA

318 STARLIGHT PLACE

LUTHERVILLE MD 21093

erica@dania-ins.com

RUSSELL M. TIMMONS

1715 GREENSPRING DR

LUTHERVILLE, MD 21093

melvet@comcast.net

ERIC ROCKE

1610 RIDGEWOOD LUTHERVILLE DR

LUTHERVILLE MD 21093

erocke@msn.com

M. RANZEN - Code

Case No.:

05-206 SPH

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	ZAC Comment Public works
No. 2		Bldg Permit
No. 3		Photo of general flooding
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

TO: Timothy Kotroco, Director,
Permits & Development Management

ATTN: Kristen Matthews
MS 1105

FROM: Edward Adams, Director,
Public Works

DATE: November 8, 2004

SUBJECT: Case No. 05-206 SPH
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This department recommends denial of the waiver.

ECA/DLT/s

Attachments: Roland Run Flood Study, page B-2 and Dwg. 9 of 17; Petitioner site plan.
CC: John Joyce, State Coordinating Office, Maryland Department of Natural Resources;
Peter Max Zimmerman, People's Counsel; Steve Walsh, Chief, Storm Drain Design;
John Reisinger, Buildings Engineer (attn.: Plans Review)

PROTESTANT'S
EXHIBIT NO. 1

Page 1

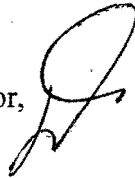
BALTIMORE COUNTY, MARYLAND

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ATTN: Kristen Matthews
MS 1105

FROM: Edward Adams, Director,
Public Works



DATE: November 8, 2004

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Peter Max Zimmerman, People's Counsel; Steve Walsh, Chief, Storm Drain Design;
John Reisinger, Buildings Engineer (attn.: Plans Review)

PROTESTANT'S
EXHIBIT NO. 1

Page 1

Section	EXISTING DEVELOPMENT CONDITIONS				ULTIMATE DEVELOPMENT CONDITIONS			
	Q ₁₀	WSEL ₁₀	Q ₁₀₀	WSEL ₁₀	Q ₁₀	WSEL ₁₀	Q ₁₀₀	WSEL ₁₀₀
51		268.52*		269.21*		268.62*		269.30*
52		269.19*		270.22*		269.30*		270.01*
53		267.58		270.81		269.65		270.29
54		269.18		271.33		270.22		271.43
55 t		270.48		271.58		270.79		271.98
56	2590	271.80	4250	272.25	2710	271.74	4500	272.36
57		273.99		274.62		274.07		274.71
58		275.50		276.40		275.54		276.49
59 t		277.35		278.23		277.32		278.33
60	2640	278.93	3900	280.06		279.08	4000	280.22
61		279.74		280.53		279.85		280.59
62		281.19		283.17		281.40		283.32
63		283.25		285.75		283.50		285.93
64		285.87		289.20		286.20		289.45
65		285.93		289.23		286.26		289.48
66		286.17		289.31		286.47		289.55
67	2400	286.82		289.47	2470	287.01		289.70
68	1740	289.01	2900	289.74	1775	289.02	2900	289.82
69		295.14		297.99		295.26		297.99
70		296.82		299.86		296.93		299.86
71		297.50		299.52		297.57		299.52
711		298.86		301.25		298.94		301.25
712		300.92		304.20		301.03		304.20
72		301.02		304.28		301.12		304.28
73 t	1730	301.10	2800	304.30	1760	301.20	2850	304.30
74	1480	301.98	2350	304.53	1510	302.01	2400	304.54
75		303.96		304.77		304.01		304.81
76	1450	305.35	2325	308.46	1500	305.46	2360	308.46
77		306.72		309.07		304.78		309.08
78		308.72		309.49		309.42		309.51
79		308.78		309.57		309.45		309.59
80		308.99		309.77		309.53		309.80
81		311.75		313.15		311.83		313.18
82	1435	314.85	2260	315.55	1460	314.97	2300	315.51
83		315.39		316.11		315.55		316.13
84		316.43		317.09		316.43		317.12
85		316.67		317.96		316.71	2285	317.97
86		318.77		319.32		318.79		319.33
87	1365	321.70		322.85	1390	321.73		322.88
88	850	326.46	1315	326.92	870	326.48	1335	326.94
89		329.80		330.48		329.83		330.50
90		333.21		334.04		333.25		334.07
91		336.54		337.17		336.57		337.20
92		344.80		345.39		344.83		345.41
93		347.65		348.31		347.69		348.33
94		351.62		352.88		351.67		352.90
95	785	355.35	1215	356.77	800	355.39	1230	356.79
96		359.22		359.62		359.23		359.64
97		361.13		361.63		361.15		361.65
98		361.20		361.73		361.22	560	361.78
99	345	361.75	550	362.38	360	361.78		361.87
100		363.36		364.03		363.41		364.16

Plat to accompany Petition for a
Special Hearing

Owners: Ashok & Mary BASKAR

8th ED 3rd CO. DIST

1" = 200' SCALE MAP # NW, 12-A

Lot size: 1.41 A.C.T. ; 61,430 SQ. FT.

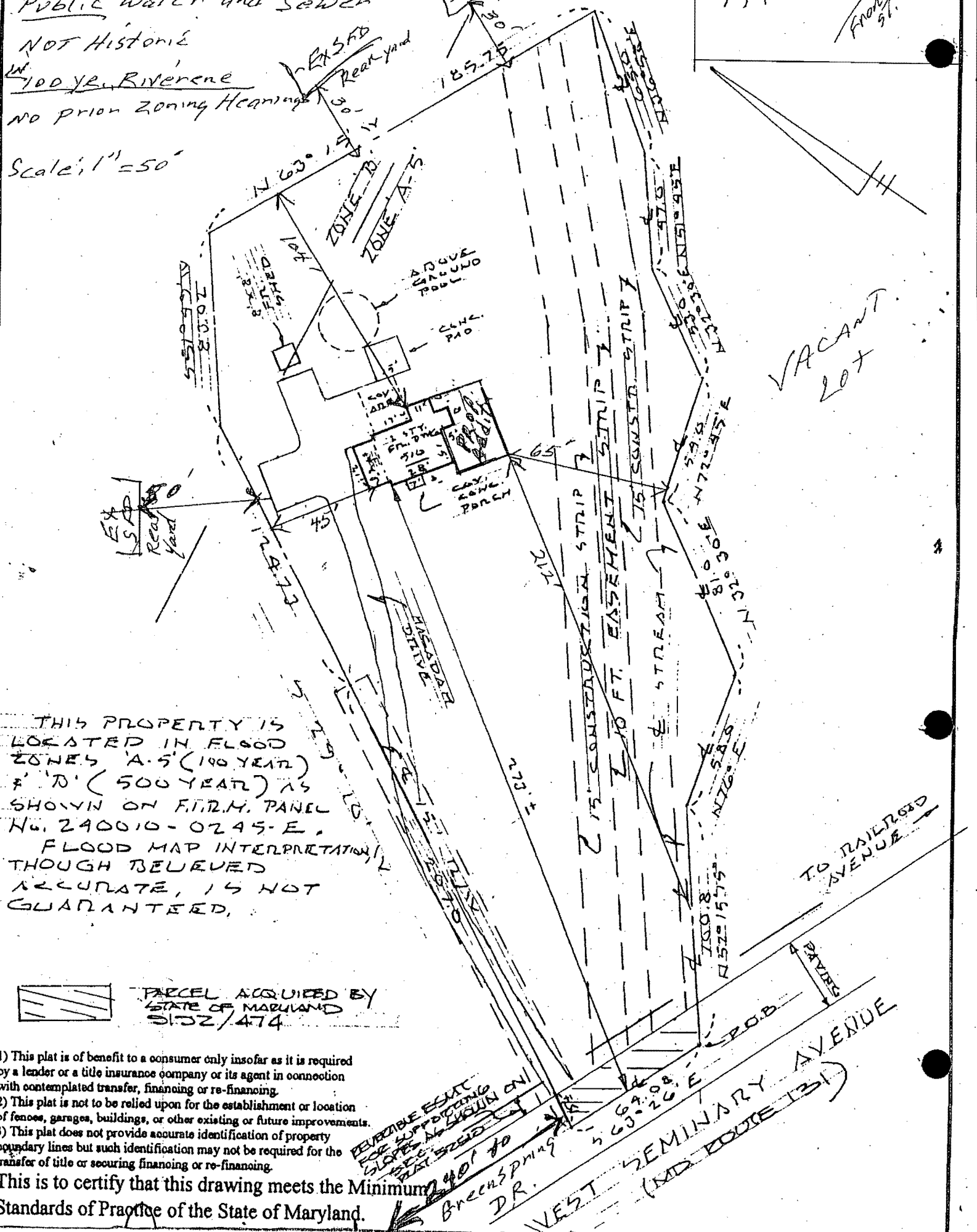
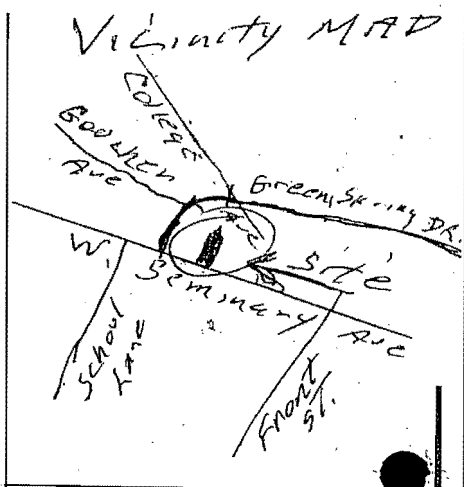
Public Water and Sewer

NOT HISTORIC

100 YR. Riverine

NO PRIOR Zoning Hearings

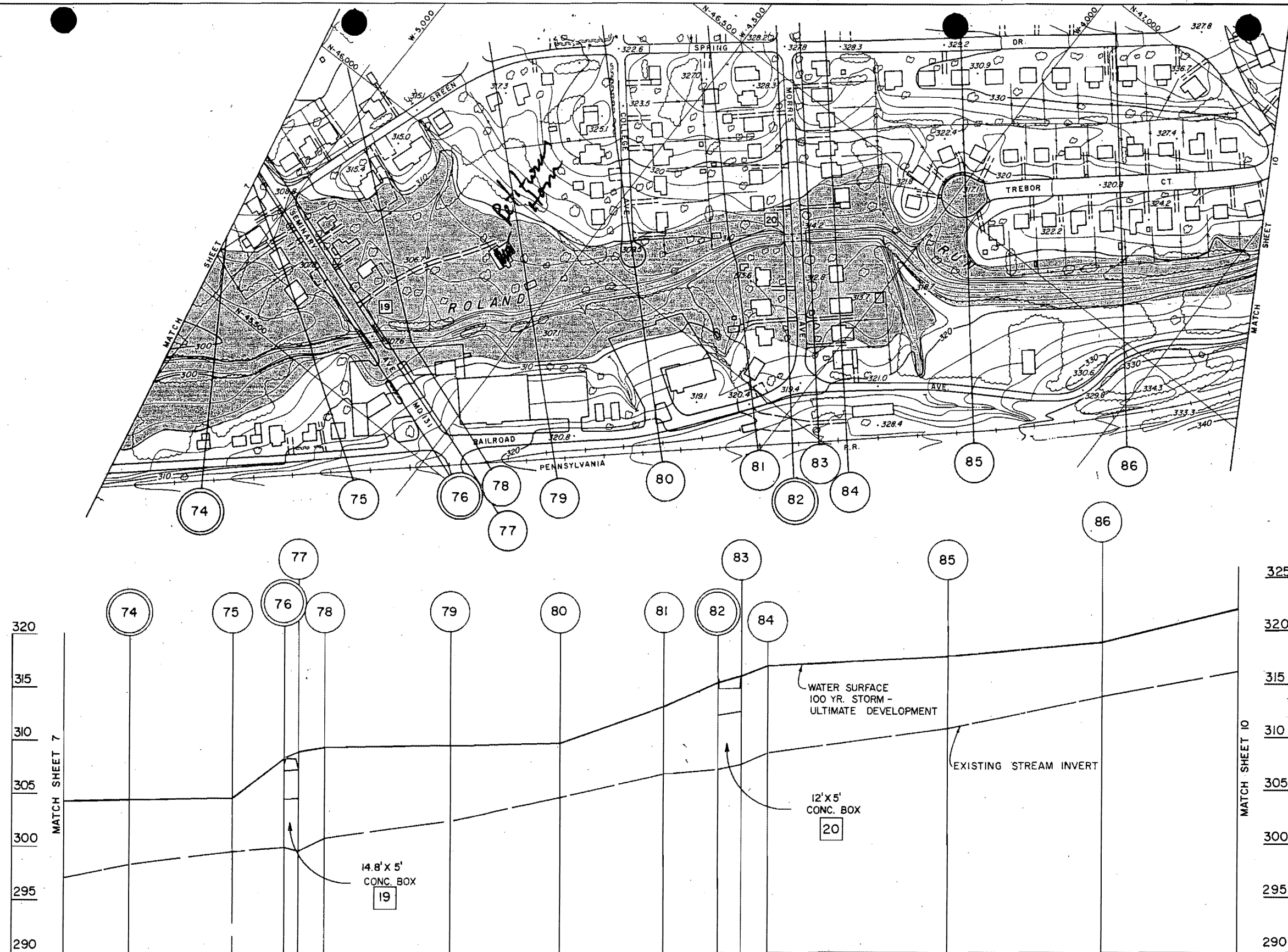
Scale: 1" = 50'



- 1) This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 3) This plat does not provide accurate identification of property boundary lines but such identification may not be required for the transfer of title or securing financing or re-financing.

This is to certify that this drawing meets the Minimum Standards of Practice of the State of Maryland.

DR. # 206

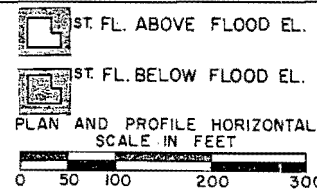


Page 3

PURDUM & JESCHKE
CONSULTING ENGINEERS
LAND SURVEYORS

- 100 YEAR FLOOD
- CROSS SECTION
- CROSS SECTION NUMBER

- LEGEND**
- CROSS SECTION WHERE STREAM FLOW HAS CHANGED (TR-20 REACH SECTION)
 - STRUCTURE NUMBER



STREAM PLAN & PROFILE

ROLAND RUN
LIMITS OF 100 YEAR FLOOD
ULTIMATE DEVELOPMENT

DRAWING NO.
9 of 17

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT
TOWSON, MARYLAND 21204

DATE: 4/8/04
OEA: MR/MEX
HISTORIC DISTRICT/BLDG

RMIT #: 3552374
CEIPT #: A 493629
NTROL #: MR
EF #:

PROPERTY ADDRESS: 510 W Seminary Ave
SUITE/SPACE/FLOOR
SUBDIV: 240 C Greenspring Dr.
TAX ACCOUNT #: 08-19-071276
DISTRICT/PRECINCT

E: 6045-65-00
ID: 65-00
ID BY: app
SPECTOR:

OWNER'S INFORMATION (LAST, FIRST)
NAME: Baskar, ASHOK Samuel & Mary
ADDR: 510 W Seminary Ave
Luthermile 21093-5014
DOES THIS BLDG. HAVE SPRINKLERS
YES - NO X

PLEASE CAREFULLY READ THIS APPLICATION
I KNOW THE SAME IS CORRECT AND TRUE,
I THAT IN DOING THIS WORK ALL PROVI-
NS OF THE BALTIMORE COUNTY CODE AND
PROPRIATE STATE REGULATIONS WILL BE
PLIED WITH WHETHER HEREIN SPECIFIED
NOT AND WILL REQUEST ALL REQUIRED
PECTIONS.

APPLICANT INFORMATION
NAME: Stanley Ekovich
COMPANY:
STREET: 305 Senat Rd
CITY/STATE: Reisterstown MD 21136
PHONE #: 410-526-4560
APPLICANT
SIGNATURE: [Signature]
DRC#
PLANS: CONST 2 FLOT 14 PLAT 0 DATA 0 EL 1 PL 1
TENANT
CONTR: Homeowner to be Contractor
ENGR:
SELLER:

PE OF IMPROVEMENT

- NEW BLDG CONST
X ADDITION
ALTERATION
REPAIR
WRECKING
MOVING
OTHER

PE OF USE

SIDENTIAL

- X ONE FAMILY
TWO FAMILY
THREE AND FOUR FAMILY
FIVE OR MORE FAMILY
(ENTER NO UNITS)
SWIMMING POOL
GARAGE
OTHER

PE FOUNDATION

- SLAB
X BLOCK
CONCRETE

- BASEMENT
1. FULL
2. PARTIAL
3. NONE

PROTESTANT'S
XHIBIT NO. 2

PE OF CONSTRUCTION

- X MASONRY
WOOD FRAME
STRUCTURE STEEL
REINF. CONCRETE

- TYPE OF HEATING FUEL
1. GAS
2. OIL
3. ELECTRICITY
4. COAL

TYPE OF WATER SUPPLY

- NTRAL AIR: 1. PUBLIC SYSTEM
2. PRIVATE SYSTEM
EXISTING USE: SFD + add.
EXISTING USE: SFD

ATERIALS AND LABOR

- WERSHIP
1. PRIVATELY OWNED
2. PUBLICLY OWNED
3. SALE
4. RENTAL

SIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE

- FF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. HIRISE
FAMILY BEDROOMS
RBAGE DISPOSAL 1. Y 2. N BATHROOMS
WDER ROOMS KITCHENS

BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR 2371 SIZE 64.07X407
WIDTH 24'8" FRONT STREET
DEPTH 34'8" SIDE STREET
HEIGHT 32' FRONT SETBK
STORIES 2 base SIDE SETBK
LOT # 3 SIDE STR SETBK
CORNER LOT REAR SETBK
1. YES 2. N ZONING
APPROVAL SIGNATURES: [Signature] DATE: 4/14/04
PERMITS: REC

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

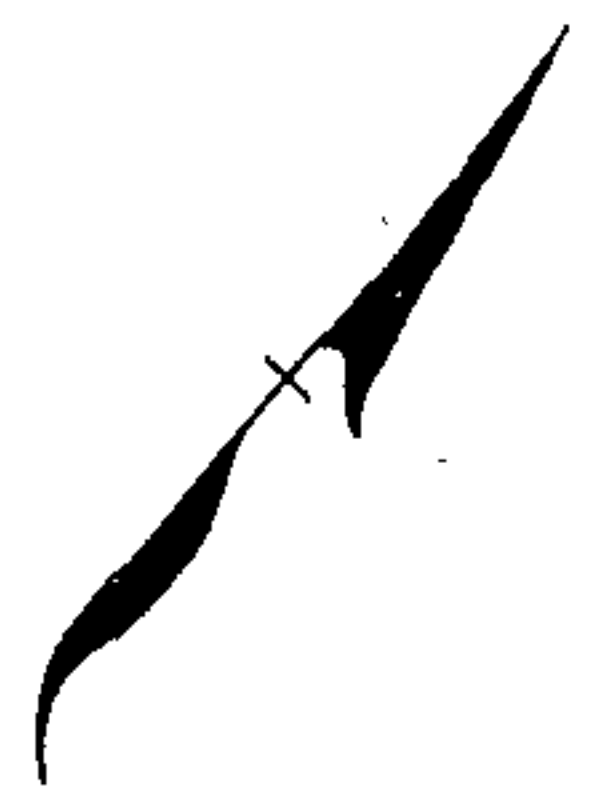
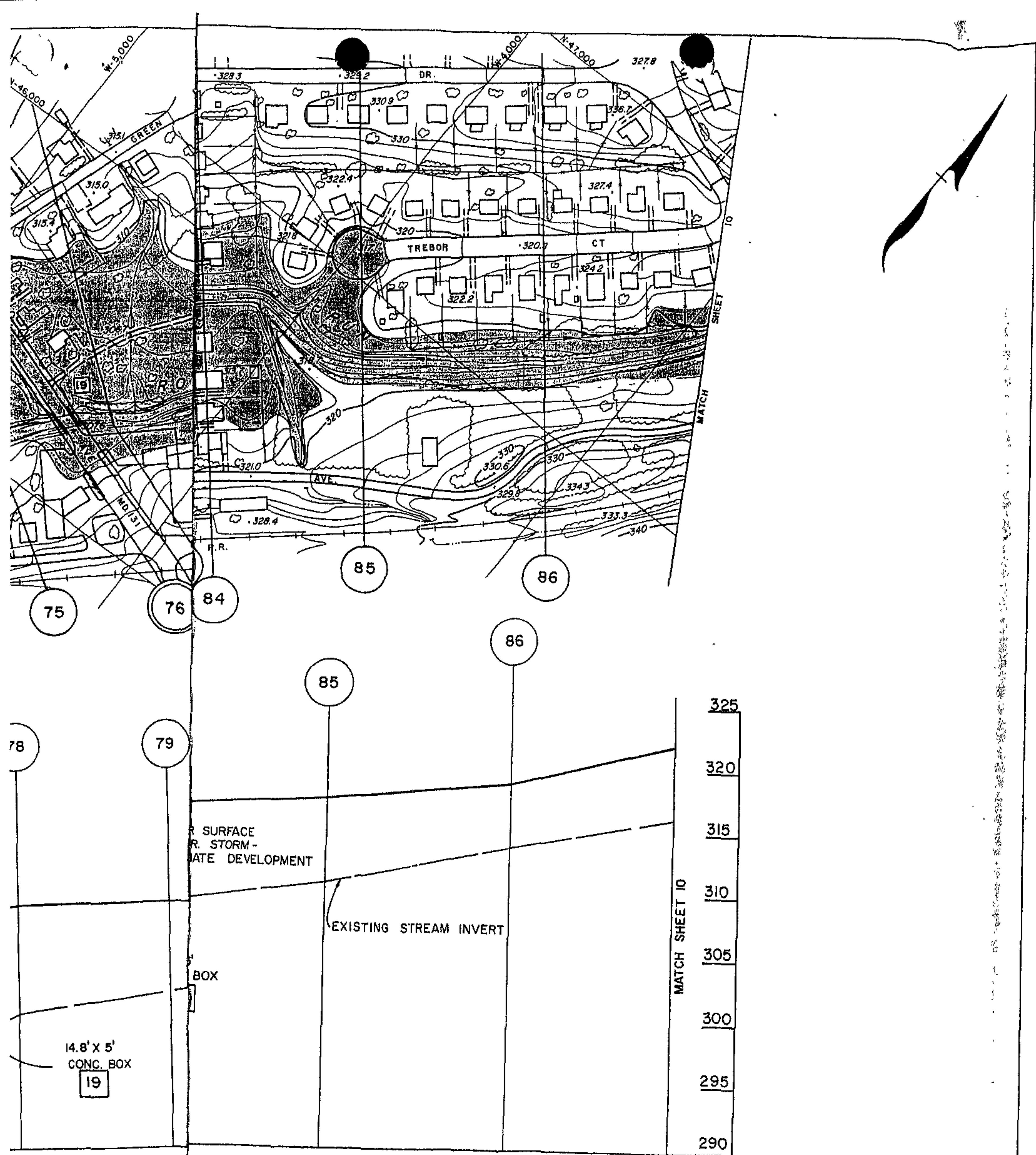
* Need Declaration of understanding recorded in County
FOR IN-LAW BPT



PROTESTANTS
EXHIBIT NO. 3

(1.5" STORM LESS THAN 1 HOUR)

AT THE BRIDGE
MORRIS AVE
17 MAY 2004



Page 3

LEGEND

SECTION WHERE STREAM
HAS CHANGED (TR-20
SECTION)
TURE NUMBER

PLAN & PROFILE

ROLAND RUN
LIMITS OF 100 YEAR FLOOD
ULTIMATE DEVELOPMENT

DRAWING NO.

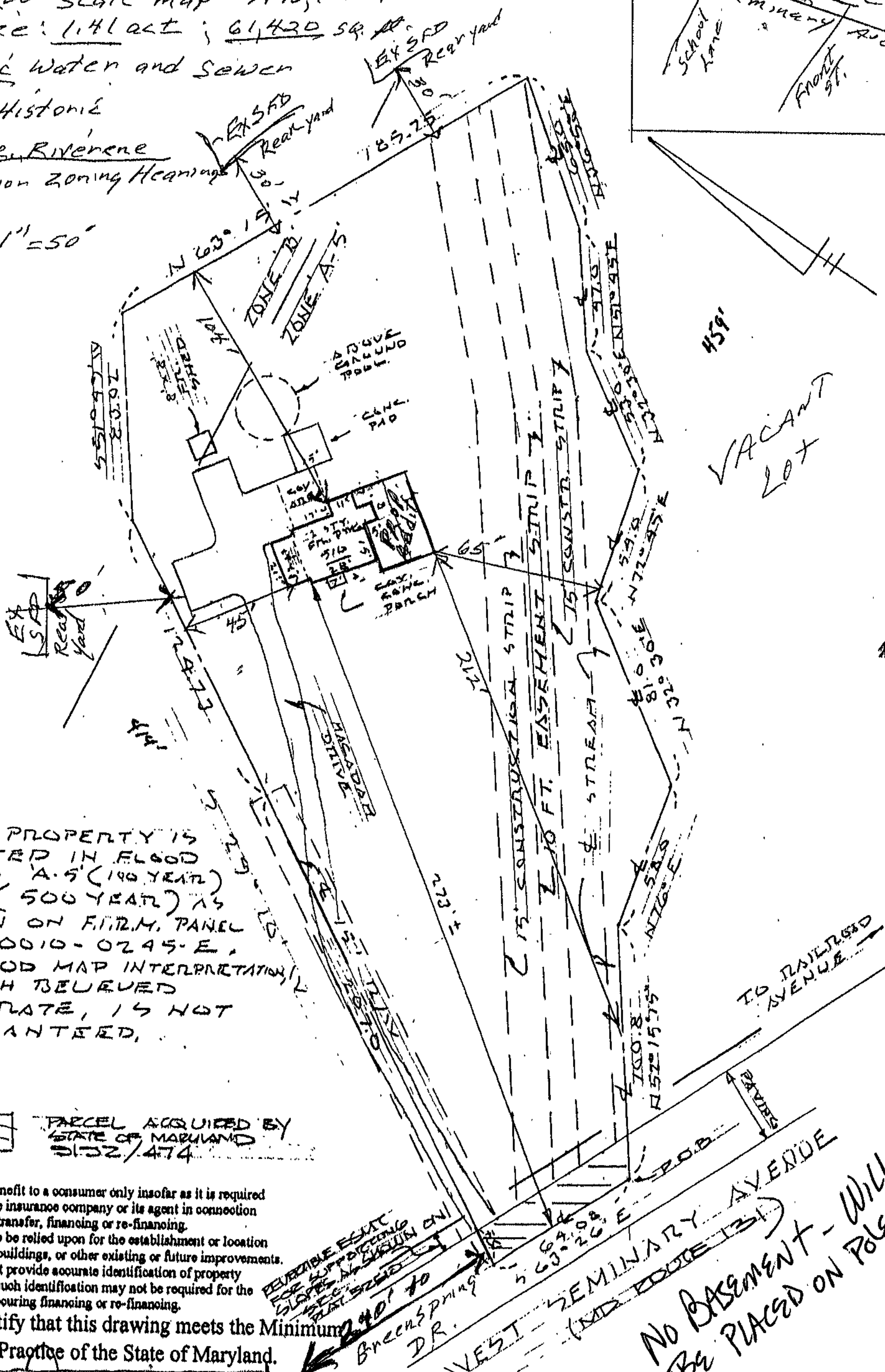
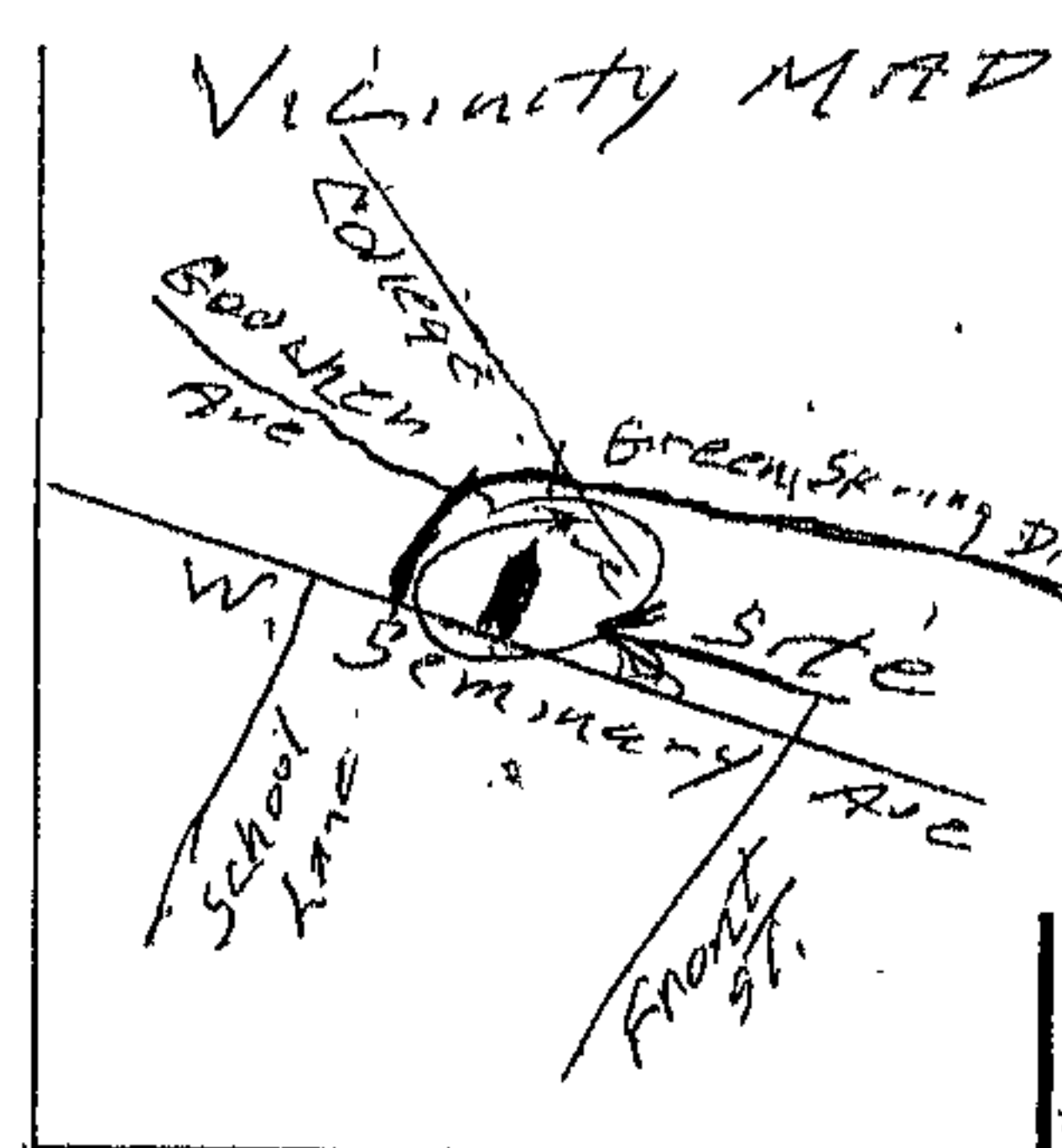
9 of 17

Plat to accompany Petition for a Special Hearing

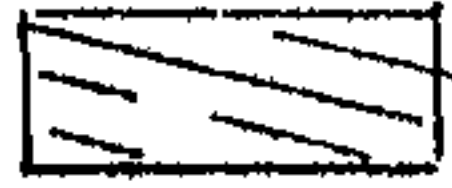
Owners: Ashok & Mary BASKAR

8th ED 3rd CO. DIST
1" = 200' SCALE MAP # NW, 12-A
Lot size: 1.41 AC ± ; 61,420 SQ. FT.

Public Water and Sewer
NOT Historic
100 YR. Riverine
NO prior Zoning Hearing
Scale: 1" = 50'



THIS PROPERTY IS
LOCATED IN FLOOD
ZONES 'A-5' (100 YEAR)
& 'D' (500 YEAR) AS
SHOWN ON FIRM, PANEL
NO. 240010-0245-E,
FLOOD MAP INTERPRETATION,
THOUGH BELIEVED
ACCURATE, IS NOT
GUARANTEED.



PARCEL ACQUIRED BY
STATE OF MARYLAND
5152/474

- 1) This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
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This is to certify that this drawing meets the Minimum
Standards of Practice of the State of Maryland.

TO RAILROAD
AVENUE
NO BASEMENT - WILL
BE PLACED ON POLES
Petitioner
Exhibit ONE

PRR # 206

PLOT PLAN

B-552 374
Application Number

OWNER ASHOK S. BASKAR

ADDRESS 510 W SEMINARY AVE LUTHERVILLE, MD 21093

PLEASE SHOW BELOW:

- Property line dimensions and easements;
- Existing buildings;
- Existing well/septic; (show distance to nearest structure)
- Road names and location of alleys;
- If your property is in a tidal or riverine flood area, indicate elevation of lowest floor of proposed work.
- The proposed work and the setback distances to the proposed work.

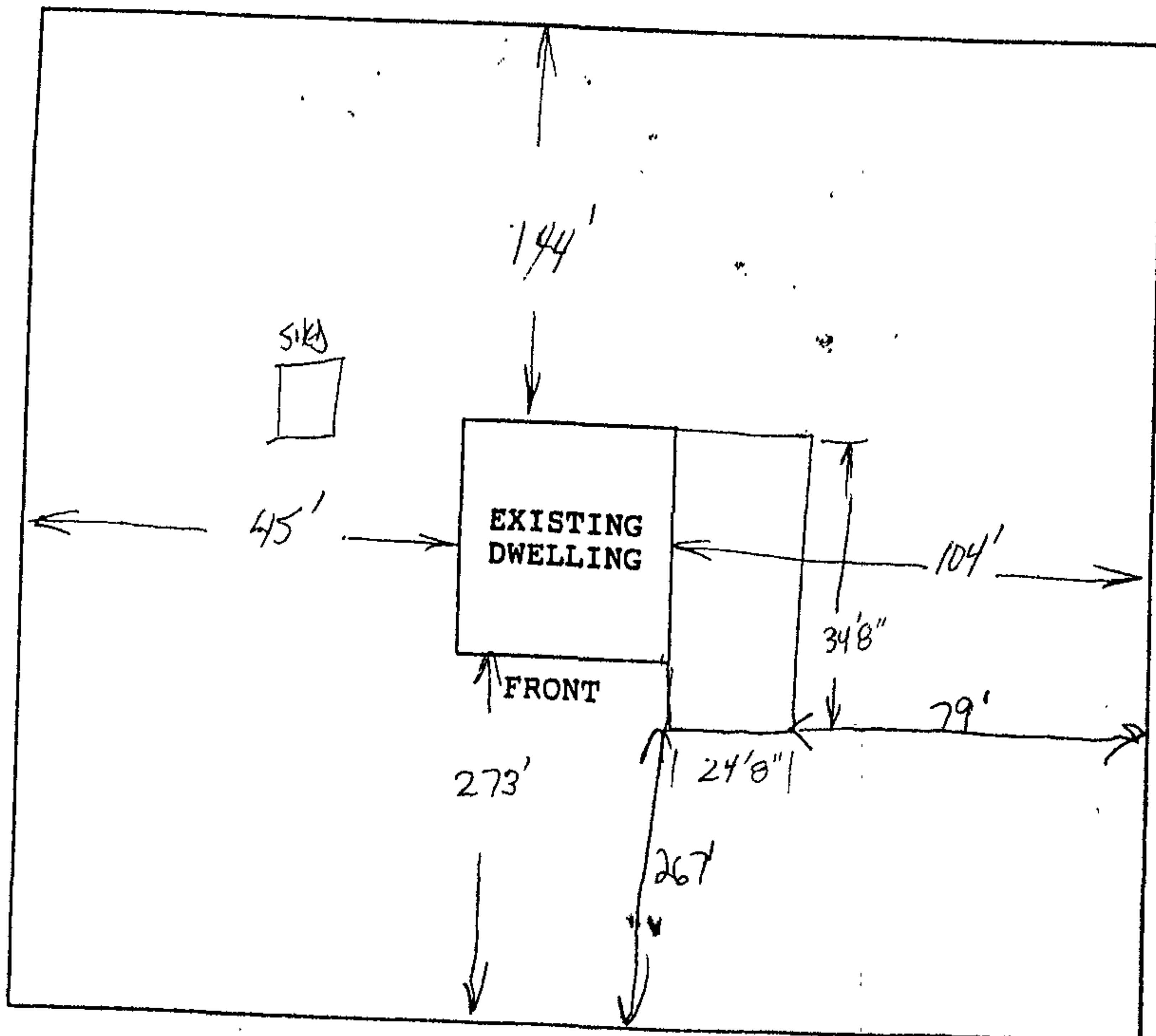
Front Setback 267'

Left Setback NC

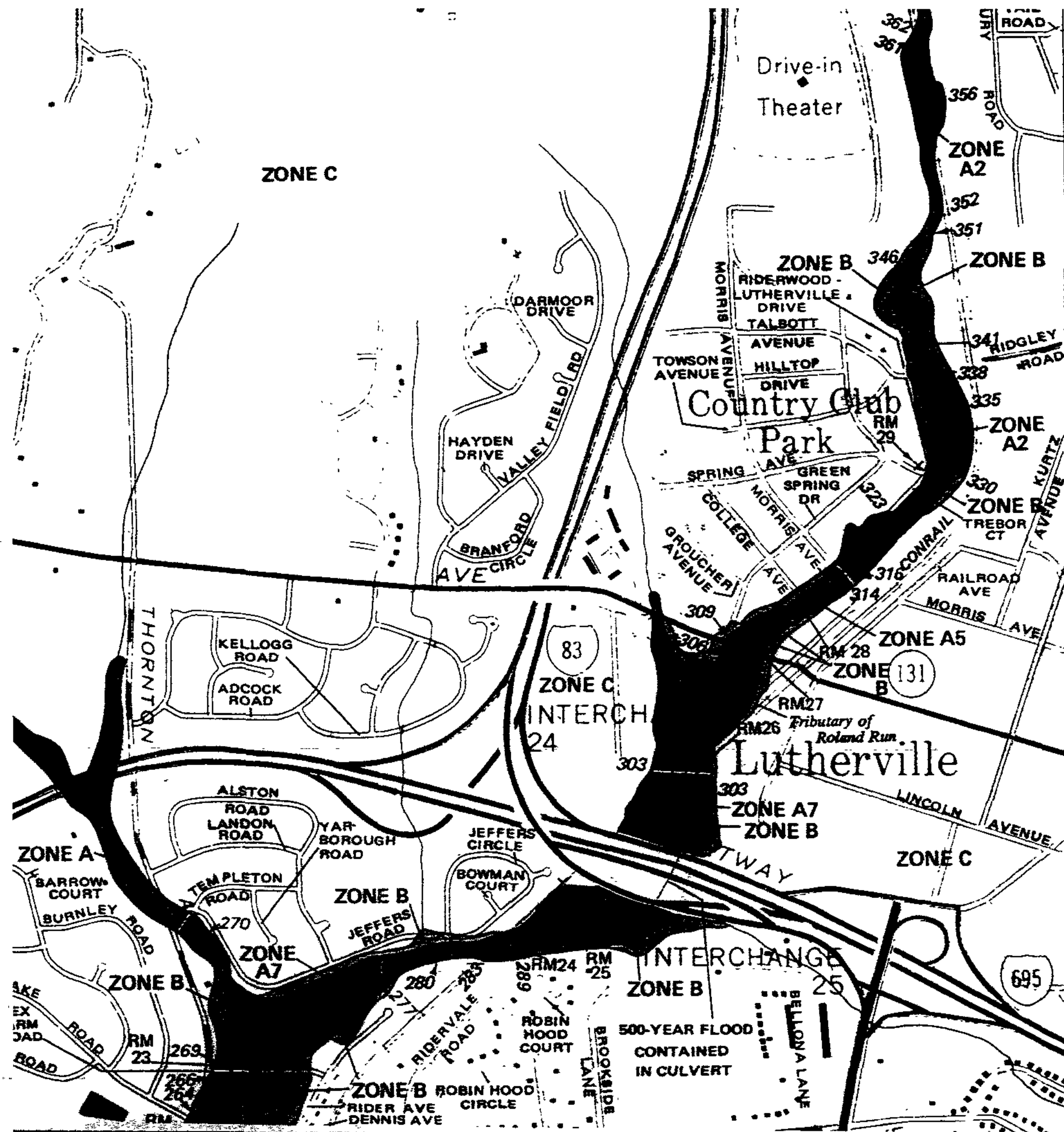
Rear Setback NC

Right Setback 79'4"

NOTE: Cannot fence access easement.



ROAD NAME W. SEMINARY AVE



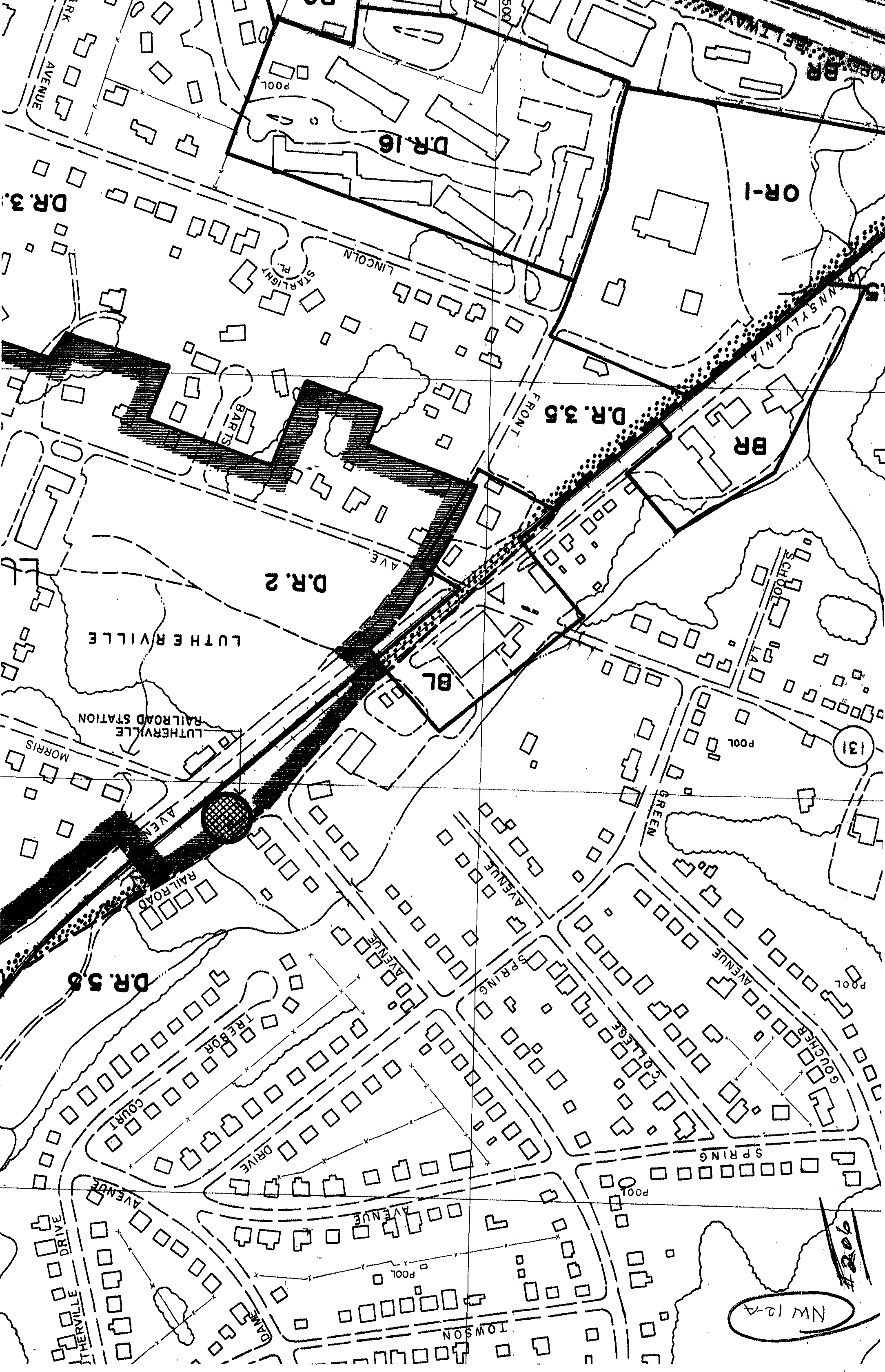
With Elevation In Feet
Base Flood Elevation
Where Uniform With
Elevation Reference
Zone D Boundary—
River Mile

**Referenced to Balt

*EXPLANATION

ZONE	
A	Areas of flood hazard
A0	Areas of flood hazard are between of inundation
AH	Areas of flood hazard are between elevation are determined
A1-A30	Areas of flood hazard
A99	Areas of flood hazard protection elevation
B	Areas of flood hazard year flooding with the community; or (Medium)
C	Areas of flood hazard
D	Areas of flood hazard
V	Areas of flood hazard (action); not determined
V1-V30	Areas of flood hazard (action); not determined

Certain areas not in
may be protected by
This map is for use in ad
does not necessarily id
local drainage sources
flood hazard areas. T
significantly from the
hurricane evacuation p
For adjoining map
Panels.



Plat to accompany petition for a
Special Hearing

Owners: Ashok & Mary BASKAR

8th ED 3rd CO, DIST

1" = 200' scale map # NW, 12-A

Lot size: 1.141 ac. ; 61,420 sq. ft.

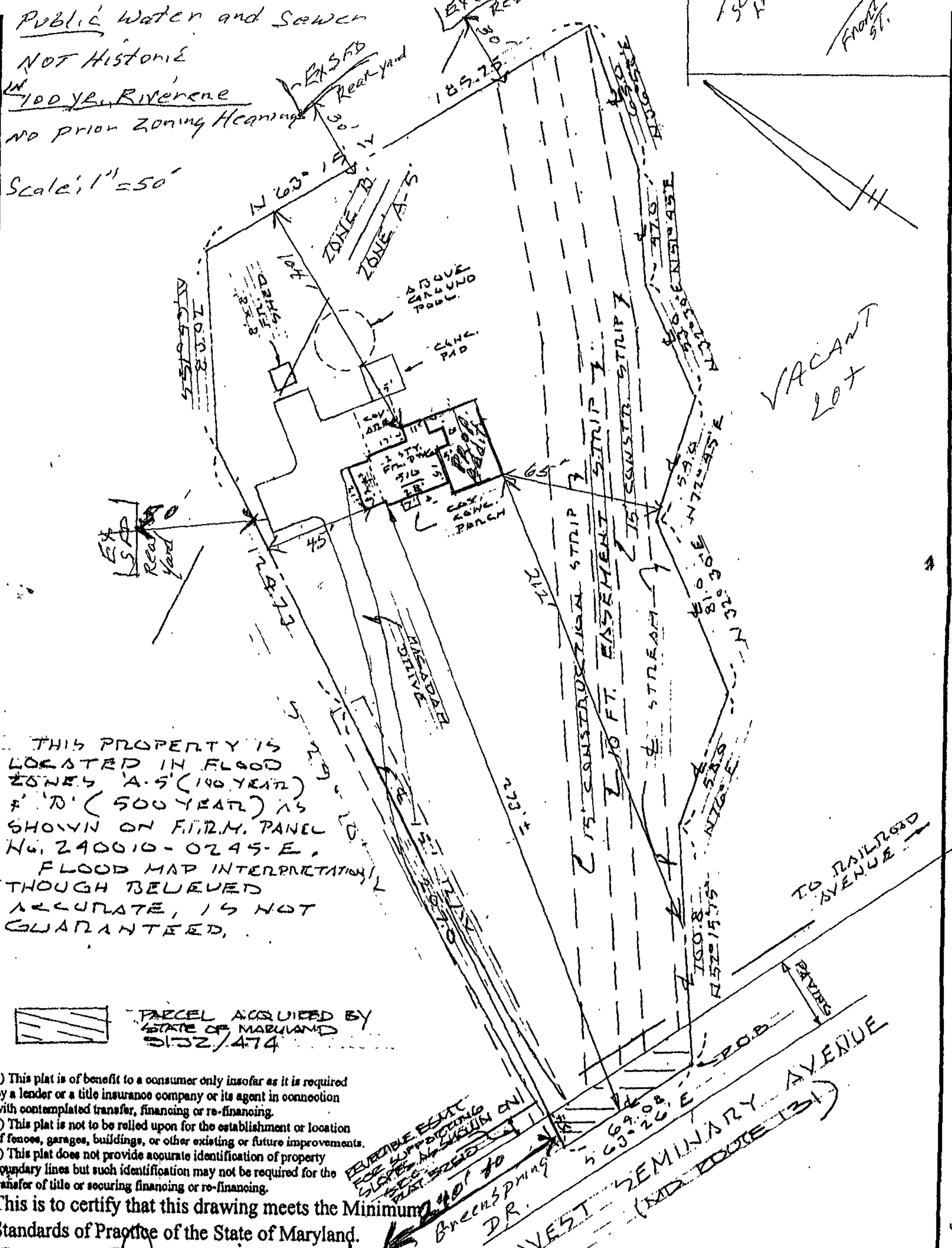
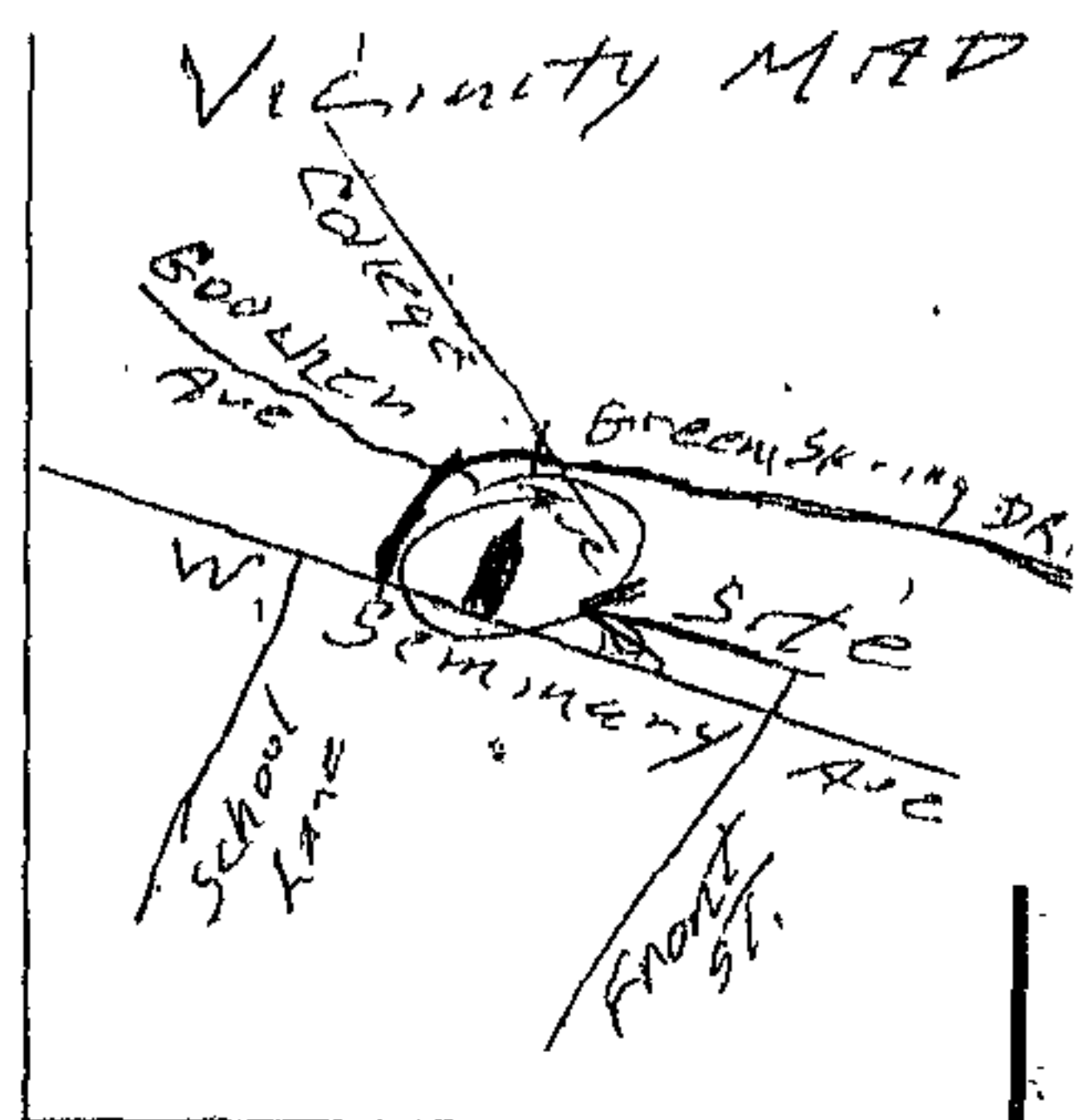
Public Water and Sewer

NOT HISTORIC

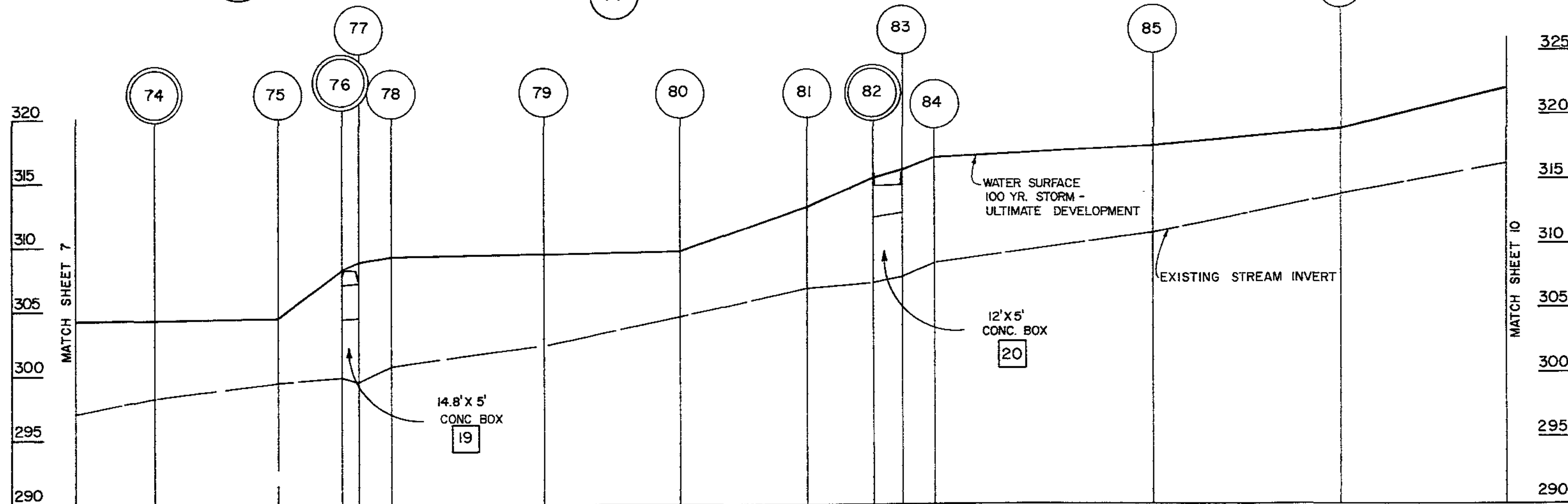
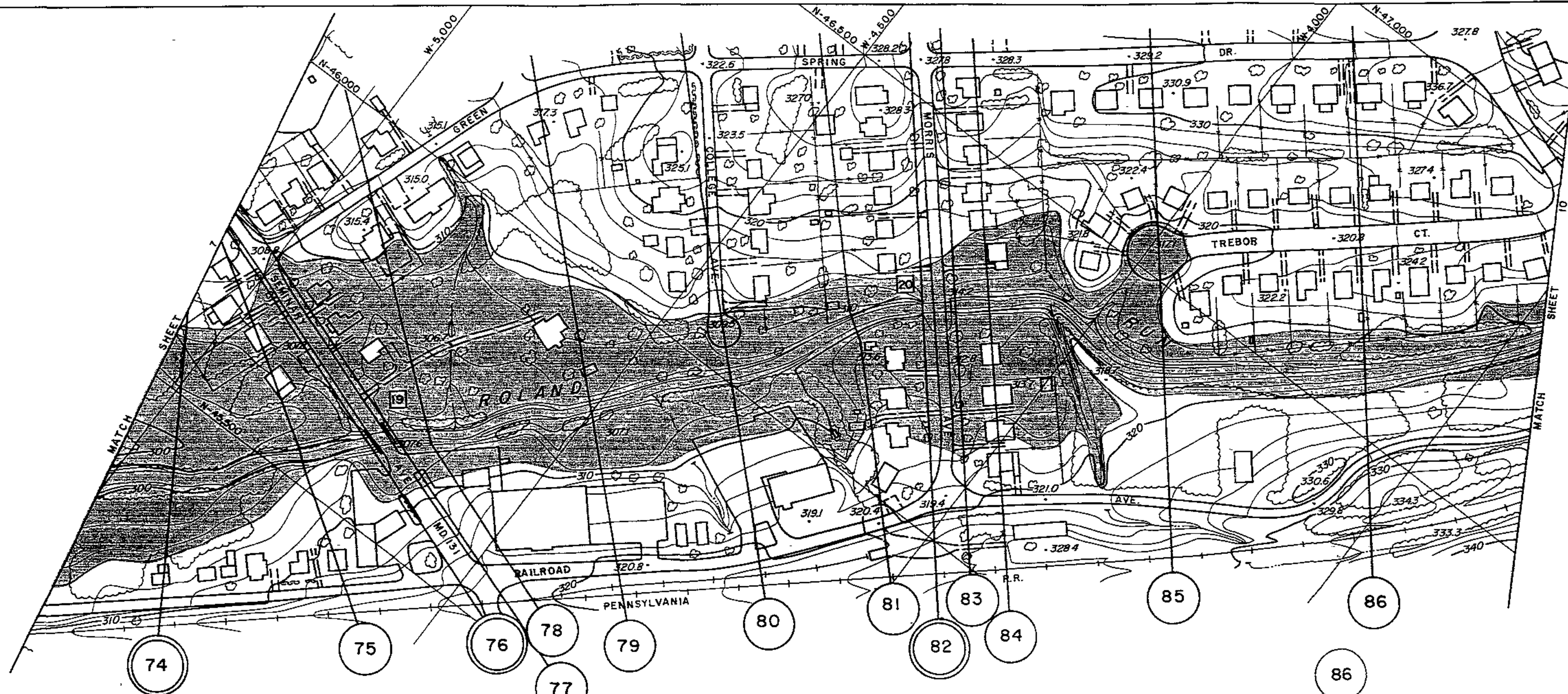
100 YR. RIVERINE

NO PRIOR ZONING HEARING

Scale: 1" = 50'



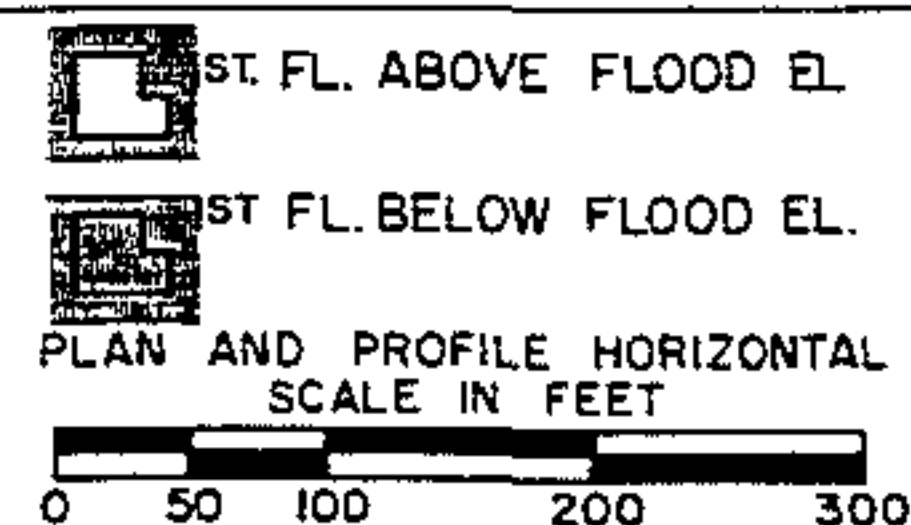
DR # 206



PURDUM & JESCHKE
CONSULTING ENGINEERS
LAND SURVEYORS

- 100 YEAR FLOOD
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