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IN RE: PETITION FOR SPECIAL HEARING

SW/S Frog Mortar Road, 591' S of the c/l

Bengies Road

Petitioner

(928 Frog Mortar Road)

15th Election District 5th Council District

Gerald M. Kreiner

BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 05-249-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Gerald M. Kreiner. The Petitioner requests a special hearing seeking approval of a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), of Sections 3112.0 of the Baltimore County Building Code and Sections 32-8-301 (formerly 26-670) and 32-4-107 (formerly 26-172(a)(3)) of the Baltimore County Code, to permit an existing dwelling in a tidal floodplain. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Gerald M. Kreiner, property owner, Vincent Moskunas, a professional land surveyor who prepared the site plan for this property, and Deborah C. Dopkin, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a pie-shaped, waterfront lot, located on the southwest side of Frog Mortar Road, just south of Bengies Road in Bowleys Quarters. The property has approximately 16 feet of frontage along the road; however, is approximately 328 feet deep and widens to a width of 135 feet along Frog Mortar Creek. The property contains a gross area of 0.6969 acres, more or less, zoned D.R.3.5, and is improved with a two-story dwelling, which is located in approximately the center of the lot. The matter comes

before me as the result of a violation notice issued on October 5, 2004 by the Code Enforcement Division of the Department of Permits and Development Management relative to the Petitioner's enclosure of a lower level of the existing dwelling. It was alleged that the Petitioner was in violation of Section 3112.0 of the Baltimore County Code for failure to maintain automatic flood vents and for violation of a non-conversion agreement. The Petitioner was advised to file the instant Petition in order to resolve the matter.

Testimony indicated that Mr. Kreiner purchased the subject property in May 2003 at which time it was fully improved with the existing dwelling and ready for occupancy. The house at issue is a three-story structure that features a ground floor garage, water room and storage area, and two floors above of living area. The lower level has garage doors that provide access to the parking pad and street, as well as access to the waterfront side of the property. Mr. Kreiner testified that the lower level is used solely for the storage of automobiles and marine equipment, and that no part of the lower level is or would ever be used for human habitation. At the time of his purchase, the lower level was already improved with interior finishes, including some dry wall. However, shortly after he purchased the property, Mr. Kreiner contracted to have improvements made to the lower level of the house, due to the fact that the water and sewer pipes entering and leaving the home were exposed and likely to freeze. In addition, the holes that had existed in the lower level to serve as flood vents made the property susceptible to dampness, water and insect infestation. Thus, he closed the flood vents and replaced the original garage doors with insulated doors and installed insulation, green-board (a water-resistant material) and heating to the lower level.

Subsequently, the lower level flooded during Hurricane Isabel and upon filing with FEMA for substantial losses of personal property, the Petitioner's claim was denied. Mr. Kreiner testified that during his discussions with FEMA representatives he was advised that he could use the lower level for any purpose, however would run the risk of vitiating his insurance coverage and/or other permitting requirements. It was apparently during this time that Mr. Kreiner was also made aware that he was in violation of the floodplain regulations and the non-conversion agreement that had been signed by the prior owner, Wayne Edwards. In this regard, Mr. Edwards

had apparently obtained the requisite building permit to construct the dwelling (Permit #B487750) in June 2002, conditioned upon his recording a Declaration of Land Restriction, a standard FEMA document that advises future owners of the floodplain restrictions. A copy of the conversion agreement was submitted into evidence and marked as Petitioner's Exhibit 2. Mr. Edwards signed this document on June 3, 2002; however, his signature was neither witnessed nor notarized.

In any event, Mr. Kreiner now comes before me seeking relief as set forth above to allow the dwelling and improvements thereto to remain as it presently exists. He testified that prior to purchasing the property, he searched the title and neither his investigation nor his subsequent title policy revealed the existence of the non-conversion agreement, nor was he made aware of the existence of such agreement. Counsel for the Petitioner argued that since Mr. Kreiner was not a party to the agreement and was not aware of its existence, it cannot be enforced against the property and he should be permitted to retain the lower level as it presently exists. Mr. Kreiner testified that he is willing to have automatic flood vents installed in the lower level within the next year and will have his contractor submit a certification of completion of the installation in accordance with Code requirements.

After due consideration of the testimony and evidence presented, I am persuaded that the requested waiver should be granted. Equity clearly favors the Petitioner, and as such, I will not require him to remove the improvements that have been made to the lower level. However, within sixty (60) days of the date of this Order, the Petitioner shall be required to sign and record among the Land Records of Baltimore County the attached "Declaration of Land Restriction" limiting the use of the lower level as described above. A copy of the signed Declaration shall be submitted to the Department of Permits and Development Management for inclusion in the case file.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

this _____ day of February 2005 that the Petition for Special Hearing to approve a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), of Sections

3112.0 of the Baltimore County Building Code and Sections 32-8-301 (formerly 26-670) and 32-4-107 (formerly 26-172(a)(3)) of the Baltimore County Code, to permit an existing dwelling in a tidal floodplain, be and is hereby GRANTED, subject to the following terms and conditions:

- 1) The lower level of the building shall not be used for human habitation.
- 2) Within 12 months of the date of this Order, the Petitioner shall have a licensed contractor install automatic flood vents as required by the Baltimore County Code, and present certification to the Department of Permits and Development Management office that the installation meets all applicable Code requirements.
- 3) Within sixty (60) days of the date hereof, the Petitioner shall sign and record among the Land Records of Baltimore County the attached "Declaration of Land Restriction" referencing this case and limiting the use of the lower level to the storage of automobiles and marine equipment. A copy of the signed/recorded Declaration shall be forwarded to the Department of Permits and Development Management for inclusion in the case file.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that any appeal of this decision must be entered within

thirty (30) days of the date hereof.

WJW:bjs

WILLIAM LWISEMAN, III

Loning Commissioner for Baltimore County

DECLARATION OF LAND RESTRICTION FOR CERTAIN STRUCTURES IN THE FLOODPLAIN

(Attached & Detached Garages, Sheds, Enclosed Areas Below Flood Elevation Greater Than 5 Feet in Height)

This DECLARATION is made this 9th day of February, 2005, by Gerald M. Kreiner ("Owner") having an address at 928 Frog Mortar Road, Baltimore, Maryland 21220.

WITNESSETH:

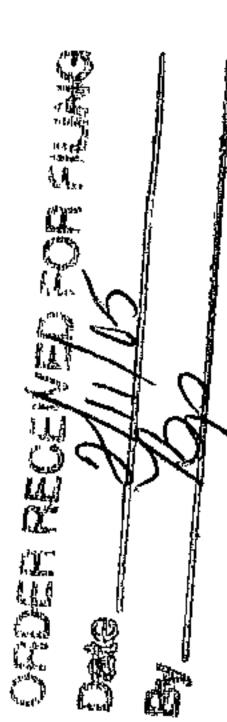
WHEREAS, the Owner is the record owner of all that real property located at 928 Frog Mortar Road in the 15th Election District of Baltimore County, designated in the Tax Records as map 91, parcel 145, plat 74/125, and being that same property acquired by the Owner by deed dated May 29, 2003, and recorded among the Land Records of Baltimore County, Maryland at Liber 18084, Folio 598.

WHEREAS, the Owner has applied for a permit, conditioned permit, or variance to place a structure on that property that either (1) does not conform, or (2) may be made noncompliant by later conversion, to the strict elevation requirements of Section 32-8-207 of the Floodplain Management Ordinance of Baltimore County ("Ordinance").

WHEREAS, the Owner agrees to record this DECLARATION and certifies and declares that the following covenants, conditions, and restrictions are placed on the affected property as a condition of granting the Permit, and affects rights and obligations of the Owner and shall be binding on the Owner, his heirs, personal representatives, successors, and assigns.

UPON THE TERMS AND SUBJECT TO THE CONDITIONS, as follows:

- 1. The structure or part thereof to which these conditions apply is: 928 Frog Mortar Road.
- 2. This structure has been allowed without strict conformance with the elevation requirement of the Ordinance. Conversion to habitable space shall not occur unless the enclosed area below the Flood Protection Elevation is brought into full compliance with this Ordinance. At this site, the Flood Protection Elevation is 11.2 feet above mean sea level, National Geodetic Vertical Datum.
- 3. Enclosed areas below the Flood Protection Elevation shall be used for parking of vehicles, limited storage, and/or access to the building. All interior walls, ceilings, and floors below the Flood Protection Elevation shall be constructed of moisture resistant materials. Mechanical, electrical, or plumbing devices shall not be installed below the Flood Protection Elevation after the date of this Declaration.
- 4. The walls of the enclosed areas below the Flood Protection Elevation shall be equipped with at least two vents which permit the automatic entry and exit of flood waters with total openings of at least one square inch for every square foot of enclosed area below flood level. The vents shall be on at least two different walls, and the bottoms of the vents shall be no more than one foot above grade.



- 5. Any alterations or changes from these conditions after the date of this Declaration constitute a violation of the Permit and may render the structure uninsurable or increase the cost for flood insurance. The jurisdiction issuing the Permit and enforcing the Ordinance may take the appropriate legal action to correct a subsequent violation.
- 6. Other conditions: See also Baltimore County Zoning Case No. 05-249.

SIGNATURES:		
OWNER: In witness whereof the undersigned set their h . 2005.	nands and seals this	_day of
Owner Gerald M. Kreiner	(Seal)	
NOTARY:		
STATE OF MARYLAND,	of Baltimore, TO WIT:	•
I hereby certify that on this day subscriber, a Notary Public of the State afores known to me, or satisfactorily proven to be the foregoing instrument, who acknowledged that forth, and that it is his act and deed.	said, personally appeared (person(s) whose name is	Gerald M. Kreiner, subscribed to the
In witness whereof, I have set my hand above.	d and Notarial Seal, the da	y and year first written
-	My commission expire	s on
Note: This declaration must be recorded against the	he deed to the property noted	i above whenever an

enclosed area below the 100-year flood elevation exceeds 300 square feet in an accessory structure or

foundation enclosure exceeding 5 feet in height.

SERVED FOR FURNISHE

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

February 11, 2004

Deborah C. Dopkin, Esquire 409 Washington Avenue Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING SW/S Frog Mortar Road, 591' S of the c/l Bengies Road (928 Frog Mortar Road) 15th Election District — 5th Council District Gerald M. Kreiner - Petitioner Case No. 05-249-SPH

Dear Ms. Dopkin:

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

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

Very truly yours,

WILLIAM J. WISHMAN, III

Zoning Commissioner for Baltimore County

WJW:bjs

cc: Mr. Gerald M. Kreiner
928 Frog Mortar Road, Baltimore, Md. 21220
Mr. Vincent Moskunas, Site Rite Surveying, Inc.
200 E. Joppa Road, Room 101, Towson, Md. 21286
Code Enforcement Division, DPDM; DEPRM; DPW
People's Counsel; Case File



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



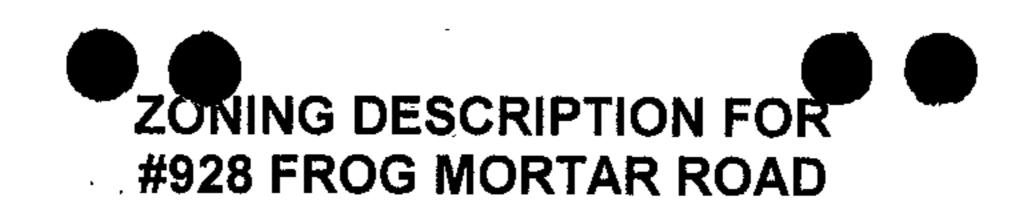
Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at #928	From Movan Poad
which is presen	itly zoned D. P. 3.5

	<u> </u>
owner(s) of the property situate in Baltimore County an made a part hereof, hereby petition for a Special Hereof County, to determine whether or not the Zoning Commi	Permits and Development Management. The undersigned, legal d which is described in the description and plat attached hereto and aring under Section 500.7 of the Zoning Regulations of Baltimore issioner should approve a Speak Heaving for a B.C.Z. R.; Section 3112.0, Baltimore Am 26-670, Balti
	\$P 32-8-301 -32-4-107
Property is to be posted and advertised as prescribed by I, or we, agree to pay expenses of above Special Hearing, according regulations and restrictions of Baltimore County adoptions.	y the zoning regulations. dvertising, posting, etc. and further agree to and are to be bounded by the
Contract Purchaser/Lessee;	Legal Owner(s):
	GERALD M. HREINESL
Name - Type or Print	Name - Type or Print
Signature	Signature
Address Telephone No	Name - Type or Print
City State Zlp Cod Attorney For Petitioner:	928 FROW MORTAR PORDW-416-960-006 Address Telephone No. MISDLE TIVER, MD. 21220
Name - Type or Print	City State Zip Code
Signature	Representative to be Contacted:
Company	SITE KITE SUNYUJING Me.
	200 E. Joppa Poad Room 101 410 828-901
Address Telephone No State Zip Cod	Towson MD 21286
State Zip Coo	e City State Zip Code
	OFFICE USE ONLY
	ESTIMATED LENGTH OF HEARING
case No. 05-249-3PH	UNAVAILABLE FOR HEARING
	Reviewed By JF Date 11-15-04
5 6 6 6 6 6	

1/26/05 (also-588 years stip moin-Liti - 588 of you far Set me Loon of the Violation Let and arm Aluto 's that Other may have- Please return all to me ASAP-J'y return any oneming material to violation File - tranks Fin Wiseman



BEGINNING at a point on the southwest side of Frog Mortar Road which is 40 feet wide at the distance of 591 feet south of the centerline of Bengies Road which is 40 feet wide. Being Lot No. 48A in the subdivision of "Resubdivision of Lots 47, 48 and Part of 49 Revolea Beach" as recorded in Baltimore County Plat Book No. 74, folio No. 125, containing 0.6269 Ac ±. Also known as #928 Frog Mortar Road and located in the 15th Election District, 5th Councilmanic District.



Michael V. Moskunas Reg. No. 21175

Site Rite Surveying, Inc. 200 East Joppa Road, Suite 101 Towson MD 21286 (410) 828-9060

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NOTICE OF ZONING HEARING

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: #05-249-SPH 928 Frog Mortar Road S/west side of Frog Mortar Road at the distance of 591 ft. s/of centerline of Bengles Road

15th Election District
5th Councilmanic District
Legal Owner(s): Gerald
Kreiner
Special Hearing: for a
waiver to rebuild (existing)
dwelling in a tidal flood
plain.

Hearing: Friday, January 28, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Ave-nue, Towson 21204.

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.

1/118 Jan. 13 35367

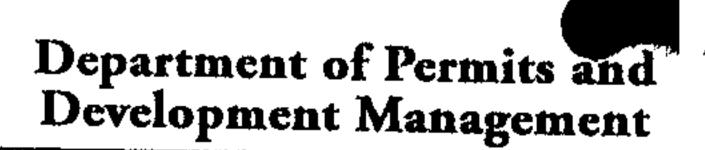
CERTIFICATE OF PUBLICATION

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

LEGAL ADVERTISING

CERTIFICATE OF POSTING

	RE: Case No. : 05-249- SPH
	Petitioner/Developer: GELACO
	KREINER
	Date of Hearing/Closing: 1/28/05
Baltimore County Department of Permits and Development Manageme County Office Building, Room 111	ent
Attention:	
adies and Gentlemen:	
This letter is to certify under the penal sign(s) required by law were posted contact.	ties of perjury that the necessary onspicuously on the property OG MOKTAR ROAD
This sign(s) were posted on(Mo	uay 13,2005 onth, Day Year)
	Sincerely, Marke 1/13/04
	Signature of Sign Poster and Date) <u>Martin Ogle</u> Sign Poster
	5016 Castlestone Drive Address
	Balto. Md 21237
	(443-629-3411)



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

December 22, 2004

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 05-249-SPH

928 Frog Mortar Road

S/west side of Frog Mortar Road at the distance of 591 ft. s/of centerline of Bengies Road 15th Election District – 5th Councilmanic District

Legal Owner: Gerald Kreiner

Special Hearing for a waiver to rebuild (existing) dwelling in a tidal flood plain.

Hearing: Friday, January 28, 2005 at 11:00 a.m. Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: Gerald Kreiner, 928 Frog Mortar Rd., Middle River 21220 Site Rite Surveying, 200 E. Joppa Rd., Rm. 101, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JANUARY 13, 2005.

- (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, January 13, 2005 Issue - Jeffersonian

Please forward billing to:

Gerald Kreiner 928 Frog Mortar Road

928 Frog Mortar Road Middle River, MD 21220 410-960-0065

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: 05-249-SPH

928 Frog Mortar Road

S/west side of Frog Mortar Road at the distance of 591 ft. s/of centerline of Bengies Road 15th Election District – 5th Councilmanic District

Legal Owner: Gerald Kreiner

Special Hearing for a waiver to rebuild (existing) dwelling in a tidal flood plain.

Hearing: Friday, January 28, 2005 at 11:00 a.m. 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.

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 29, 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: 05-249-SPH

928 Frog Mortar Road

S/west side of Frog Mortar Rd. at the distance of 591 feet south of the centerline of Bengies Rd.

15th Election District – 5th Councilmanic District

Legal Owners: Gerald Kreiner

Special Hearing for a waiver to rebuild (existing) dwelling in a tidal flood plain.

Hearing: Wednesday, January 12, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Gerald Kreiner, 928 Frog Mortar Rd., Middle River 21220 Site Rite Surveying, Inc., 200 E. Joppa Rd., Rm. 101, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BYAN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 28, 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.



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



ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

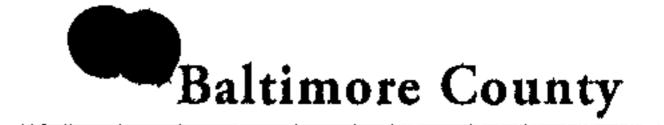
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number: 05-249-5PH
Petitioner: <u>Gwald Krainar</u>
Address or Location: 928 Frog Mortar Road
PLEASE FORWARD ADVERTISING BILL TO: Name: Gwald Kreiner
Name: Otovove Prototov
Address: 128 100 MOVIW FORCE
Address: 928 Frog MOVAW Poad Middle River, MD 21220
Telephone Number: 410 960 - 0066

Department of Permits as Development Management

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





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

January 18, 2005

Gerald M. Kreiner 928 Frog Mortar Road Middle River, Maryland 21220

Dear Mr. Kreiner:

RE: Case Number:05-249-SPH, 928 Frog Mortar Road

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

U. Calland D.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel Site Rite Surveying, Inc. 200 E. Joppa Road, Rm. 101 Towson 21286



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 22, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: November 22, 2004

Item No.: 2:

227-241, 243, 245-249

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



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

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

Maryland Department of Transportation

Date: 11. 27.04

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

RE:

Baltimore County

Item No.

249

J 72 F

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

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

TO:

Tim Kotroco

PDM

JAN 1 2 2005

FROM:

John D. Oltman, Jr

DEPRM

ZONING COMMISSIONER

DATE:

December 10, 2004

SUBJECT:

Zoning Item

05-249

Address

928 Frog Mortar Road (Kreiner Property)

Zoning Advisory Committee Meeting of November 22, 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:

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:

This development proposal must comply with the 25% maximum impervious surface limits and 15% Minimum Tree Cover (8 trees) limit.

Reviewer:

Martha Mickey

Date: December 30, 2004

S:\Devcoord\ZAC SHELL 11-20-03.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: December 13, 2004

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

928 Frog Mortor Road

INFORMATION:

Item Number:

5-249

Petitioner:

Gerald Kreiner

Zoning:

DR 3.3

Requested Action:

Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has determined that the subject structure is in violation of failing to maintain flood vents in that they have been sealed with concrete. In additions, the subject structure is also in violation of the non-conversion agreement in that the area below flood protection elevation has been finished. As such, this office recommends that petitioner's request be **DENIED**.

Prepared by:

Division Chief:

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: December 7, 2004

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For November 29, 2004

Item No. 249

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

PETITION FOR SPECIAL HEARING RE: 928 Frog Mortar Road; SW/side Frog Mortar Road, 591' S c/line Bengies Road 15th Election & 6th Councilmanic Districts Legal Owner(s): Gerald M. Kreiner Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

05-249-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.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

RECEIVED Deputy People's Counsel Old Courthouse, Room 47 NOV 2 4 2004 400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of November, 2004, a copy of the foregoing Entry of Appearance was mailed to Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286, Representative for Petitioner(s).

People's Counsel for Baltimore County



more County
Department of Permits and
Development Management

Code Inspect and Enforcement
County Office Suilding
111 West Chesopeake Avenue
Towson, MD 21204

Code Enforcement: Building Inspections

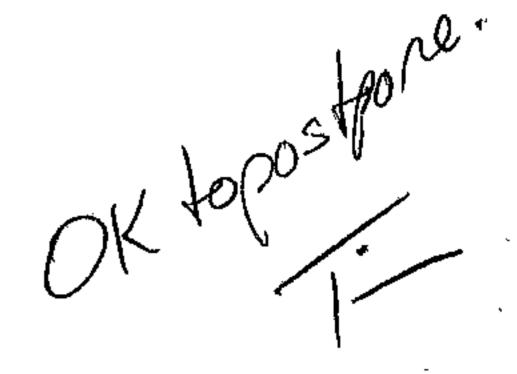
410-887-3351 410-887-3953

Plumbing Inspection: Electrical Inspection:

410-887-3620 410-887-3960

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December 17, 2004



County Office Building Zoning Review Office 111 W. Chesapeake Avenue Towson MD 21204

Dear Mr. Kotroco:

cc:

On November 15, 2004 I filed an application for a Special Hearing for a waiver of tidal flood plain restrictions at my residence; 928 Frog Mortar Road Middle River MD 21220. The request was assigned Case Number: 05-249-SPH. A notice was recently received which scheduled the hearing for Wednesday, January 12, 2005 @ 11:00 a.m. Unfortunately, I am scheduled to be out of state from January 12 through January 18, 2005. As a result, a postponement for the hearing is respectfully requested. Thank you in advance for your consideration in this matter. If needed, I may be contacted at the following numbers; work 410-875-3911, home 410-335-7630, and cell 410-960-0065.

Sincerely,

Gerald M. Kreiner

Site Rite Surveying, Inc., 200 E. Joppa Road, Room 101, Towson MD 21286

DEC 2 0 2005

O 4-4078

DEPT OF PERMITS AT DEVELOPMENT INVESTIGATION





From:

David Thomas

To:

Wiseman, Bill

Date:

1/29/2005 10:17:14 AM

Subject:

Case No. 05-249 SPH waiver request for 928 Frog Mortar Road

Bill,

I'm sending attached copies of the documents requiring the enclosed area of the subject dwelling to remain unfinished and equipped with flood vents. Please note that the non-conversion agreement requires the property owner (who was also the builder, indicated as a Mr. Wayne Edwards) to record a Declaration of Land Restriction, a standard FEMA document that advises future owners of floodplain restrictions. The document bears Mr. Edwards' signature, and was a condition on the permit approval.

The approval of building permit B487750 for this property recommended by this office on July 3, 2002 was explicitly conditioned on compliance with County Council Bill 173-93, the flood plain ordinance that establishes the above requirement. The memo from Mr. Adams dated 11/26/04 also requests that the flood vents be maintained and the finished basement be returned to the condition required by the non-conversion agreement. (At the time of the memo, we were under the impression that additional, acceptable waivers were being requested for permits at this site in addition to the violation corrections; that is why the "no exception" language was used.)

It is possible that granting this waiver would raise concern at FEMA Region III, possibly placing the County at risk of losing federal disaster assistance eligibility.

It is also likely that the current property owner would no longer be eligible for flood insurance, probably resulting in the loss of any mortgages.

By copy of this correspondence, I ask that Mr. Joyce advise on the above possibilities and any other matters of concern to the case that may be of assistance to you in rendering a decision.

Finally, please be advised that granting the waiver requested under case no. 05-249 SPH would involve a life safety issue and could expose the County to liability. It may be appropriate to consult the office of law about this.

I hope this is helpful; thanks for your consideration.

Dave Thomas

David L. Thomas Baltimore County DPW (410) 887-3984

CC:

Adams, Edward; Joyce, John; Kotroco, Timothy; Reisinger, John



From:

"John Joyce" <jjoyce@mde.state.md.us>

To:

<www.iseman@co.ba.md.us> =

Date:

1/26/2005 10:41:18 AM

Subject:

Declaration of Land Restriction

Bill:

Attached are the forms and a list of requirements for building in the floodplain which is generally implemented through the County's Building Code and Floodplain Ordinance. The Declaration of Land Restriction is designed to be recorded against the deed to the property and runs with the property. Generally, it is used for areas that are 300 square feet or more and that are below the 100-year flood elevation, e.g. garages, sheds, crawlspaces, walk-out basements. The Nonconversion Agreement is used for sheds and garages less than 300 square feet and does not have to be recorded.

John

John M. Joyce Flood Mitigation Division Water Management Administraton Maryland Department of the Environment 1800 Washington Blvd., 4th Floor Baltimore, MD 21230-1718 Phone - (410) 537-3914 Fax - (410) 537-3751 E-mail - jjoyce@mde.state.md.us

The information contained in this communication may be confidential, is intended only for the use of the recipient named above, and may be legally privileged.

If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and delete the original message and any copy of it from your computer system. Thank you.

<<<GWIASIG 0.07>>>>

File

DEBORAH C. DOPKIN, P.A.

ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 1000
TOWSON, MARYLAND 21204

TELEPHONE 410-821-0200 FACSIMILE 410-823-8509 e-mail ddopkin@dopkinlaw.com RECEIVED

MAY 1 0 2005

ZONING COMMISSIONER

May 9, 2005

Mr. Gerald Kreiner 928 Frog Mortar Road Baltimore, Maryland 21220

RE: 928 Frog Mortar Road

Zoning Case No. 05-249 SPH

Dear Captain Kreiner:

Please find enclosed the recorded Declaration of Land Restriction which was recorded among the Land Records of Baltimore County in Liber 21600, Folio 588.

By copy of this letter, I am sending the Zoning Commissioner a copy of the recorded Declaration for the zoning file in Case No. 05-249 SPH.

I believe this concludes my involvement in this case, but if I may be of further service to you, please do not hesitate to contact me.

Very truly yours,

Deborah C Donkin

DCD/kmc

DEBORAH C. DOPKIN

Enclosure

cc: Zoning Commissioner for Baltimore County (w/encl.)

C:\docs\KMC\DCD\LETTERS 2005\kreiner gerald.wpd

DECLARATION OF LAND RESTRICTION FOR CERTAIN STRUCTURES IN THE FLOODPLAIN

(Attached & Detached Garages, Sheds, Enclosed Areas Below Flood Elevation Greater Than 5 Feet in Height)

This DECLARATION is made this 9th day of February, 2005, by Gerald M. Kreiner ("Owner") having an address at 928 Frog Mortar Road, Baltimore, Maryland 21220.

WITNESSETH:

WHEREAS, the Owner is the record owner of all that real property located at 928 Frog Mortar Road in the 15th Election District of Baltimore County, designated in the Tax Records as map 91, parcel 145, plat 74/125, and being that same property acquired by the Owner by deed dated May 29, 2003, and recorded among the Land Records of Baltimore County, Maryland at Liber 18084, Folio 598.

WHEREAS, the Owner has applied for a permit, conditioned permit, or variance to place a structure on that property that either (1) does not conform, or (2) may be made noncompliant by later conversion, to the strict elevation requirements of Section 32-8-207 of the Floodplain Management Ordinance of Baltimore County ("Ordinance").

WHEREAS, the Owner agrees to record this DECLARATION and certifies and declares that the following covenants, conditions, and restrictions are placed on the affected property as a condition of granting the Permit, and affects rights and obligations of the Owner and shall be binding on the Owner, his heirs, personal representatives, successors, and assigns.

UPON THE TERMS AND SUBJECT TO THE CONDITIONS, as follows:

- 1. The structure or part thereof to which these conditions apply is: 928 Frog Mortar Road,
- 2. This structure has been allowed without strict conformance with the elevation requirement of the Ordinance. Conversion to habitable space shall not occur unless the enclosed area below the Flood Protection Elevation is brought into full compliance with this Ordinance. At this site, the Flood Protection Elevation is 11.2 feet above mean sea level, National Geodetic Vertical Datum.
- 3. Enclosed areas below the Flood Protection Elevation shall be used for parking of vehicles, limited storage, and/or access to the building. All interior walls, ceilings, and floors below the Flood Protection Elevation shall be constructed of moisture resistant materials. Mechanical, electrical, or plumbing devices shall not be installed below the Flood Protection Elevation after the date of this Declaration.
- 4. The walls of the enclosed areas below the Flood Protection Elevation shall be equipped with at least two vents which permit the automatic entry and exit of flood waters with total openings of at least one square inch for every square foot of enclosed area below flood level. The vents shall be on at least two different walls, and the bottoms of the vents shall be no more than one foot above grade.

21600. \$8-A

- 5. Any alterations or changes from these conditions after the date of this Declaration constitute a violation of the Permit and may render the structure uninsurable or increase the cost for flood insurance. The jurisdiction issuing the Permit and enforcing the Ordinance may take the appropriate legal action to correct a subsequent violation.
- 6. Other conditions: See also Baltimore County Zoning Case No. 05-249.

SIGNATURES:
OWNER: In witness whereof the undersigned set their hands and seals this 15 day of FEBRUARY Owner Gerald M. Kreiner (Seal)
NOTARY: STATE OF MARYLAND, OWNEY of Baltimore, TO WIT:
STATE OF MARYLAND, OUNTY of Baltimore, TO WIT:
I hereby certify that on this
In witness whereof, I have set my hand and Notarial Seal, the day and year first written
above.
My commission expires on Sept 2005
wy commission expires on <i>yioyd Jou</i> 5

Note: This declaration must be recorded against the deed to the property noted above whenever an

foundation enclosure exceeding 5 feet in height.

enclosed area below the 100-year flood elevation exceeds 300 square feet in an accessory structure or

 0021600 589

State of Maryland Land Instrument Intake Sheet

Baltimore City County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of
Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

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DEBORAH C. DOPKIN, P.A.

ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 1000
TOWSON, MARYLAND 21204

TELEPHONE 410-821-0200 FACSIMILE 410-823-8509 e-mail ddopkin@dopkinlaw.com RECEIVED

MAR 2 9 2005

ZOWING COMMISSIO: IER

DEBORAH C. DOPKIN

March 24, 2005

William J. Wiseman, III
Zoning Commissioner for
Baltimore County
County Courts Building
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

RE: Case No. 05-249-SPH
928 Frog Mortar Road
Gerald M. Kreiner, Petitioner

Dear Mr. Wiseman:

This is to advise you that in accordance with your Order dated February 11, 2005, I have recorded the Declaration of Land Restriction among the Land Records of Baltimore County. Enclosed please find a copy of the recording receipt and Intake Sheet evidencing that recording. Upon return of the document by the Circuit Court, I will send you a copy for the zoning file which includes the liber and folio reference. At that time, I will also forward a copy to the Department of Permits and Development Management to be included in the case file.

If you should have any questions regarding this matter, do not hesitate to call me.

Very truly yours,

Dehorah C. Dogkid

DCD/kmc Enclosure

cc: Mr. Gerard M. Kreiner

Mr. Vincent Moskunas

C \docs\KMC\DCD\LETTERS 2005\wiseman william.wpd

Circuit Court for BALTIMORE COUNTY
Clerk of the Court,
SUZANNE MENSH
COUNTY COURTS BUILDING
401 BOSLEY AVE. P.O. BOX 6754
TOWSON, HD 21285-6754
(418) 887-2601

Transaction Block: 2789
Ref: KREINER
DECLARATION/BY LAWS AMOUNT
IMP FO SURE \$20.00 20.00
RECORDING FEE 28 20.00

SUBTOTAL: 40.00

TOTAL CHARGES: 40.80

PAYMENTS
CHECK 40.02

TOTAL TENDERED: 40.00

Cashier: DM Reg # BA15 Rcpt # 12905 Date: Mar 23, 2005 Time: 12:46 pm -

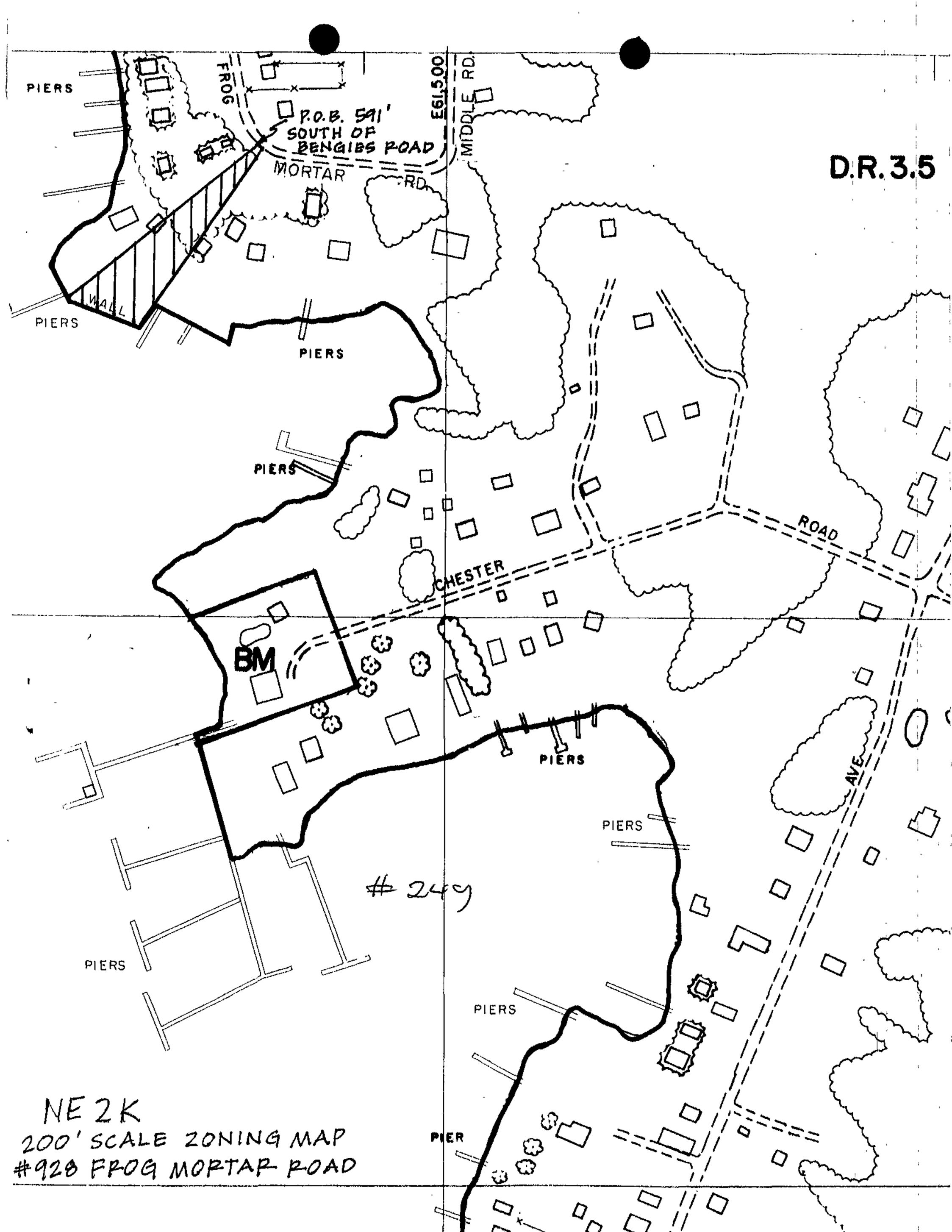
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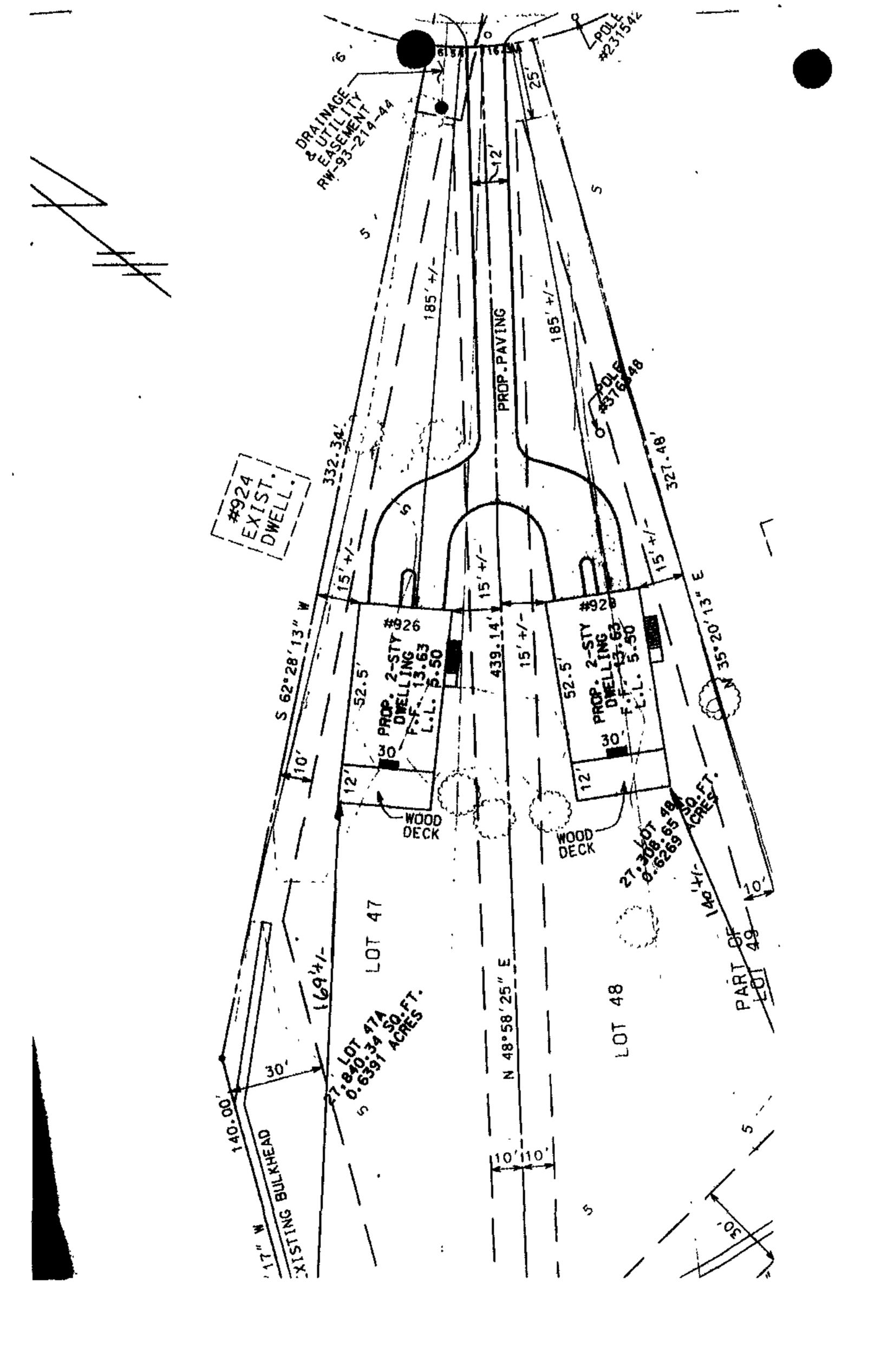
PLEASE PRINT CLEARLY

CASE NAME CASE NUMBER DATE

PETITIONER'S SIGN-IN SHEET

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E- MAIL	8	J. Holling					-							
CITY, STATE, ZIP	MIDDLE FINEL, MID. 21220	2021												
ADDRESS	928 Feed MUSTRE FLORIS	9 Machine	131213											
NAME	GERAN M. + SPEINSE	exercate ()	Mostu											





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Violation Care

Case No.: 05-249 SPH

Exhibit Sheet

Petitioner/Developer

Protestant

No. 10 No. 11			
No. 3 No. 4 No. 5 No. 6 No. 7 No. 8 No. 9 No. 10 No. 11	No. 1	5,te Plans	
No. 3 No. 4 No. 5 No. 6 No. 7 No. 8 No. 9 No. 10 No. 11	No. 2	un recorded Non Conversión	
No. 5 No. 6 No. 7 No. 8 No. 9 No. 10	No. 3	- Company of the state of the s	
No. 6 No. 7 No. 8 No. 9 No. 10 No. 11	No. 4		
No. 7 No. 8 No. 9 No. 10 No. 11	No. 5		
No. 8 No. 9 No. 10 No. 11	No. 6		
No. 9 No. 10 No. 11	No. 7		
No. 10 No. 11	No. 8		
No. 11	No. 9		
	No. 10		
No. 12	No. 11		
·	No. 12		

NONCONVERSION AGREEMENT FOR CERTAIN STRUCTURES IN THE FLOOD PLA

	Application has been made for a Permit, Conditioned Permit, or Variance to build a S.F.D. Conditioned Permit,
	which does not conform to the elevation requirements of the Flood Plain Management Ordinance of County of Baltimore,
,	PERMIT no. B487747 & B 487750
]	Property Owner WAYNE EDWARDS
,	Address 926 9928 == 006 hand-no
I	Deed dated 2-8-02. Recorded in Liber 16087, Folio 592 Tax map 91. Block Parcel 145 Lot no. 47
۴	Map Panel Number, effective date feet
M	consideration for the granting of a Permit, Conditioned Permit, or Variance for the bove structure which does not conform to the requirements of the Flood Plain languagement Ordinance of Baltimore County Council Bill no. 34-97, the Property where agrees to the following:
1.	That the enclosed area, if permitted, shall be used solely for parking of vehicles, limited storage, or access to the building and will never be used for human habitation without first becoming fully compliant with the Flood Plain Management Ordinance in effect at the time of conversion.
2.	That all interior walls, ceilings, and floors below the Flood Protection Elevation shall be unfinished or constructed of flood resistant materials.
	That mechanical, electrical, or plumbing devices shall not be installed below the

4. The walls of the enclosed areas below the Flood Protection Elevation shall be equipped with at least two (2) vents which permit the automatic entry and exit of flood water with total openings of at least one square inch for every square foot of enclosed area below flood level. The vents shall be on at least two (2) different walls, and the bottoms of the vents shall be not more than one (1) foot above grade.

- over -

- 5. That the requested simpling may increase the risk to life and property, and may be subject to increased premium rates for flood insurance available from the National Flood Insurance Program.
- 6. That the conditions above must be recorded on the deed to the property or on a Declaration of Land Restriction, and shall run with and bind on the land to the heirs, assigns, or successors of the property owner.
- 7. That any variation in construction beyond what is permitted shall constitute a violation and be abatable as such.
- 8. That this Nonconversion Agreement becomes part of Permit no. B 487747.5

<u>0-3-02</u>
Date

Witness

Signature of Property Owner

Based on satisfaction of the above conditions and proper recordation in the land records of <u>Baltimore County</u>, a permit may be issued for an enclosed structure which is not fully compliant with the Flood Plain Management Ordinance of <u>Baltimore County Council Bill no. 34-97</u>.

Date

Signature, Permitting Official

NOTE:

This Agreement must be used whenever an enclosed structure is requested to be built or substantially improved within the 100-year Flood Plain below the Flood Protection Elevation. This agreement must be signed whenever Conditioned Permits or Variances are to be issued, for example, garages and accessory structures which exceed the 300 square foot exemption and foundation enclosures which exceed 5 feet in height.

Revised 05/17/01 jav

BALTIMORE COUNTY

Zoning Administration and Development Management Baltimore County Flood Plain Management Ordinance

CERTIFICATE OF ACKNOWLEDGEMENT

OWNER/BUILDER: WAYNE EDWARDS DATE: 6-3-02
BUILDING PERMIT NO. B 487747 & B487750
LOCATION: 926 928 FROG MORTAR ROAD
I HEREBY ACKNOWLEDGE THAT I HAVE BEEN NOTIFIED BY THE BALTIMORE
COUNTY DEPARTMENT OF PUBLIC WORKS THAT MY PROPERTY HAS BEEN
DETERMINED TO BE IN FLOOD ZONE $A-10$ IN ACCORDANCE WITH THE
"FLOOD INSURANCE RATE MAPS" FOR BALTIMORE COUNTY. AS SUCH, THE
LOWEST FLOOR ELEVATION OF THE PROPOSED STRUCTURE OR SUBSTANTIAL
IMPROVEMENT, WHICHEVER IS APPROPRIATE, SHALL BE ONE FOOT ABOVE THE
"100-YEAR" BASE FLOOD ELEVATION OF 10.2 I ACKNOWLEDGE
THAT I WILL BE REQUIRED TO HAVE THE ELEVATION OF THE LOWEST FLOOR OF
THE STRUCTURE AND THE ADJACENT GROUND CERTIFIED BY A REGISTERED
PROFESSIONAL ENGINEER, LAND SURVEYOR OR ARCHITECT. ALL ELEVATIONS
SHALL REFER TO THE BALTIMORE COUNTY METROPOLITAN DATUM.
TOPO. MAP: OWNER AGREES TO SET THE LOWEST
EX. GRD. ELEV.: FLOOR ELEVATION = 11. Z
Warno Olub 6-3-02
OWNER/BUILDER DATE

NOTE: PRIOR TO RELEASING THE ABOVE NOTED BUILDING PERMIT APPLICATION, THIS ACKNOWLEDGEMENT IS TO BE SIGNED AND RETURNED TO:

BUILDING PLANS REVIEW
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM # 120
111 WEST CHESAPEAKE AVENUE, TOWSON, MD 21204

ALL ELEVATIONS SHALL BE REFERENCED TO BALTIMORE COUNTY DATUM "BCD" NOT NATIONAL GEODETIC VERTICAL DATUM.

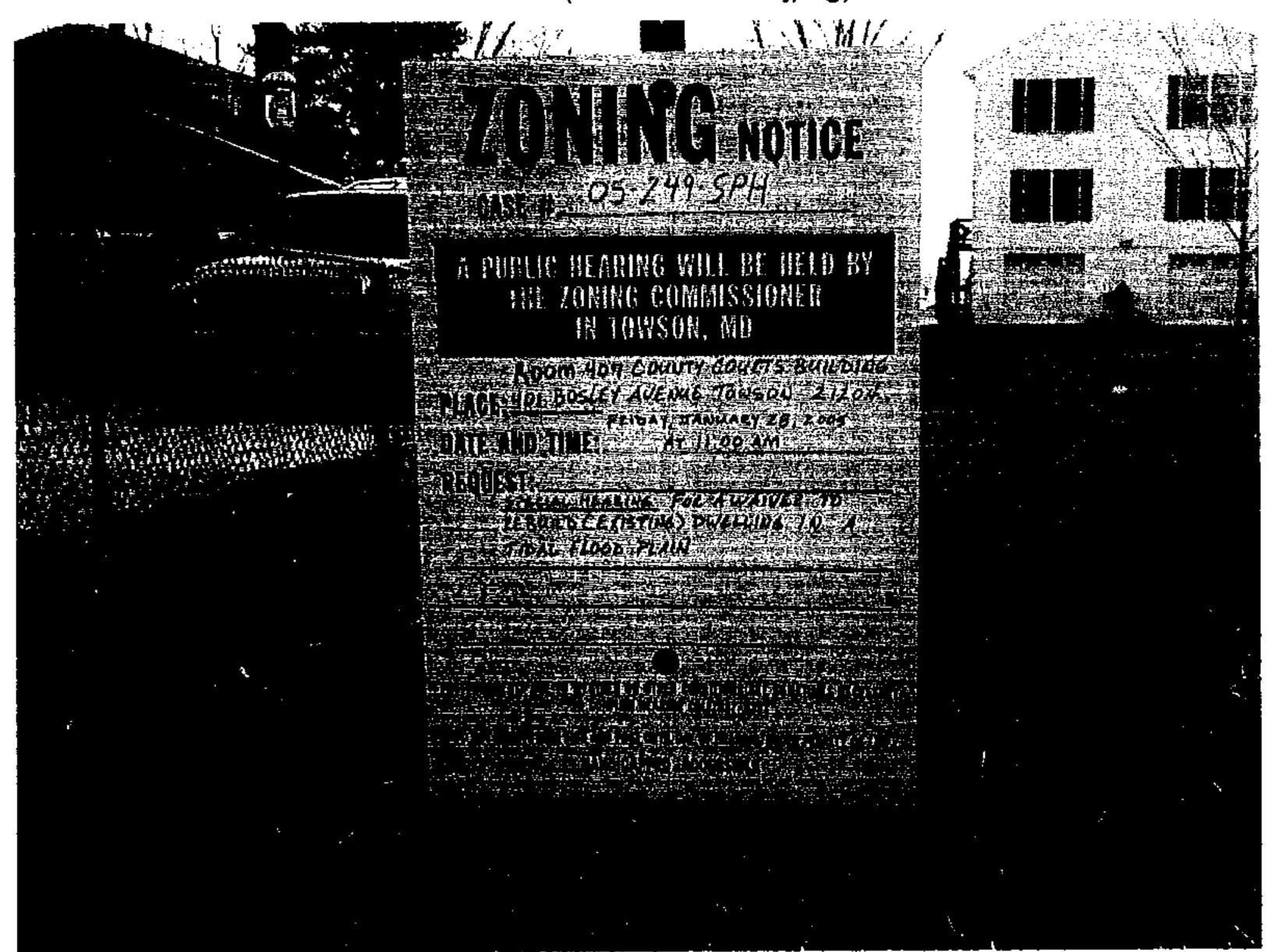
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DATE: 06/11/2002
                          STANDARD ASSESSMENT INQUIRY (1)
TIME: 14:26:29
PROPERTY NO. DIST
                    GROUP
                           CLASS
                                  OCC. HISTORIC
                                                                  LOAD DATE
                                                            DEL
15 19 480151
                     3-3
                           34~00
                                   H
                                          NO
                                                                  06/10/02
EDWARDS WAYNE
                                   DESC-1.. IMPSLT 47-48 PT 49
EDWARDS PATRICIA
                                   DESC-2.. REVOLEA BEACH
928 FROG MORTAR RD
                                   PREMISE. 00928
                                                     FROG MORTAR
                                                                        RD
                                                                     00000~0000
BALTIMORE
                      MD 21220-4304 FORMER OWNER: BENNETT JAMES SEAN
----- FCV ---
                             ----- PHASED IN
          PRIOR
                  PROPOSED
                                          CURR
                                                      CURR
                                                                  PRIOR
       162,770
LAND:
                   172,270
                                           ECA
                                                    ASSESS
                                                                 ASSESS
IMPV:
         62,280
                  63,210
                             TOTAL..
                                       235,480
                                                   235,480
                                                                232,002
TOTL:
        225,050
                   235,480
                             PREF...
PREF:
                             CURT...
                                       235,480
                                                   235,480
                                                                232,002
CURT:
       225,050
                   235,480
                             EXEMPT.
DATE:
        01/02
                   01/02
---- TAXABLE BASIS
                             FM DATE
                   ----
02/03 ASSESS:
                235,480
                            06/06/02
01/02 ASSESS:
               232,002
                            06/01/01
00/01 ASSESS:
               101,860
                            06/01/00
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RA1001C


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STANDARD ASSESSMENT INQUIRY (2)
O6/11/2002
FIME: 14:26:33
                                                DEL LOAD DATE
PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC
                                                     06/10/02
                                  NO
                           Ħ
                     34-00
                 3-3
15 19 480151 15
                                        LOT WIDTH..... 300.00
                          MAP..... 0091
             BOOK .... 0005
        47
COT....
                                        GRID.... 0021
             FOLIO... 0067
BLOCK..
                                        LAND AREA.. 59096.000 3
                           PARCEL.. 0145
SECTION..
                                         YEAR BUILT..... 00
PLAT..
                            ----EXEMPT DATA-----
----TRANSFER DATA----
                            STATUS.....
NUMBER..... 227269
                            CLASS CODE..... 000
DATE..... 02/08/02
                            STATE EXEMPT CODE...... 000
PURCHASE PRICE..... 300,000
                            COUNTY EXEMPT CODE...... 900
GROUND RENT.....
                             CURR STATE EX ASMT....
DEED REF LIBER..... 16087
                             PRIOR STATE EX ASMT...
DEED REF FOLIO..... 0592
                            CURR COUNTY EX ASMT...
CONVEYED IND..... 1
                             PRIOR COUNTY EX ASMT...
TOT-PART TRAN IND..... T
GRANTOR ACCT NO.. 15-19-480151
                            ----STRUCTURE----
           NEW CONST
                     CARD
CRITICAL
                                     SQ. FEET
                              CODE
                      NO
             YEAR
AREAS CODE
                                         1358
                    09176
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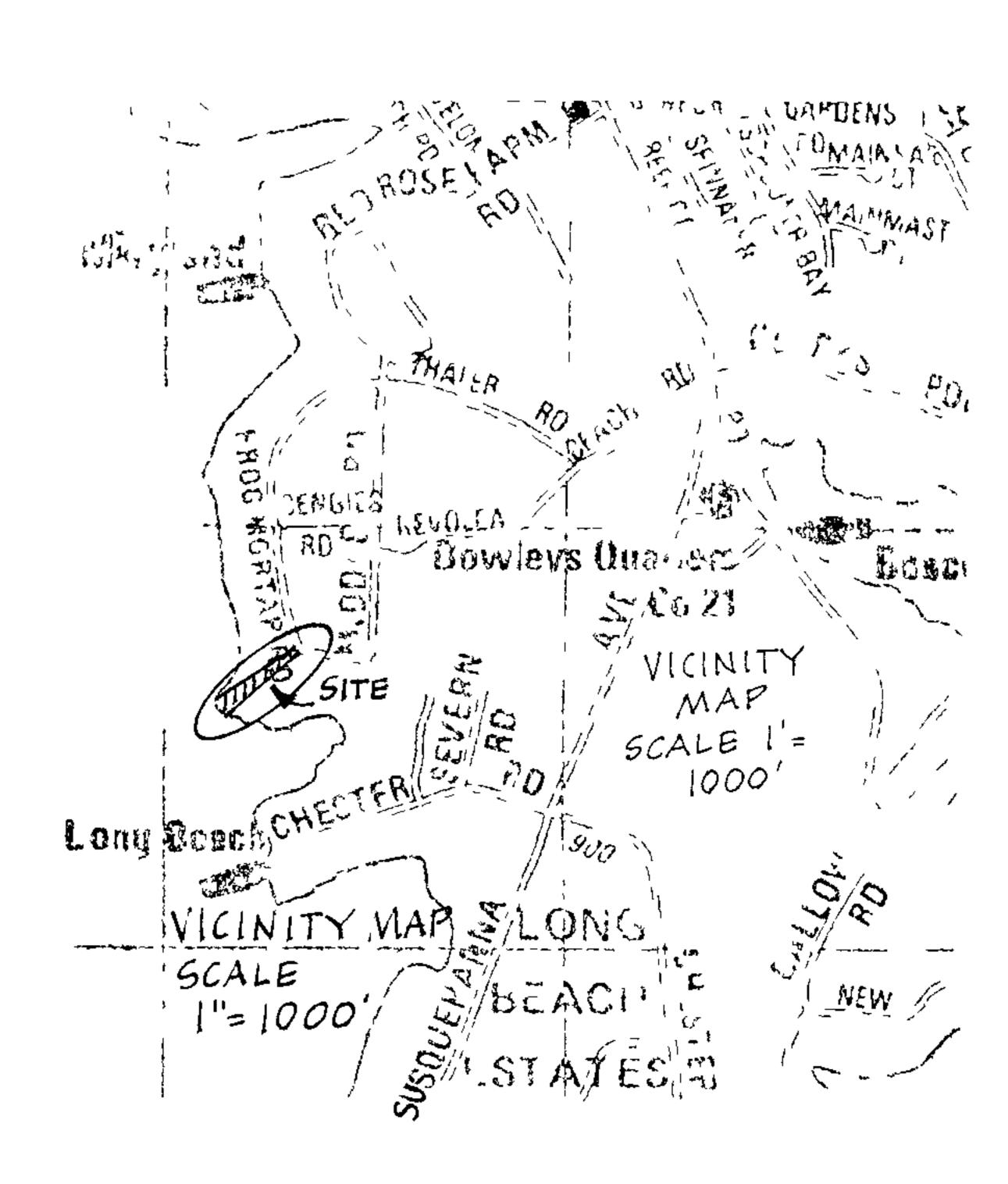
ENTER-INQUIRY3 PAI-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

im000177 (1152x864x256 jpeg)



matter fle 1/13/05





GENERAL NOTES:

- 1 Existing Zoning DR 35 (NE 2K)
- 2 Lot Area 27,309 Ac \pm or 0 6269 Ac \pm
- 3 Public Water and Sewer Connections
- 4 Located in the LDA of Chesapeake Bay Critical Area วิ 'Located in the 100 Year Flood Plain Area
- Community Panel No 240010 0435B Zone "A10"
- 6 Not located in a Historic Area
- 7 No prior zoning hearings

928 Frog Mortar Road

Baltimore MD 21220-4304

Tax Acct No 2400000977

Deed Ref 18084 / 598

(410) 335-7630

Tax Map 91 Grid 21 Parcel 145

- 8 Existing use Single family dwelling constructed in 2003
- 9 Violation Notice received October 5, 2004
 - a Failure to maintain flood vents existing flood vents closed b Violation of non-conversion agreement – area below flood protection elevation finished

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING #928 FROG MORTAR ROAD LOT NO 48A

24c)

"RESUBDIVISION OF LOTS 47, 48 AND PART OF 49 **REVOLEA BEACH 74/125**

> **ELECTION DISTRICT NO. 15** COUNCILMANIC DISTRICT NO. 5 BALTIMORE COUNTY, MD SCALE. 1" = 30"**NOVEMBER 1, 2004**