

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Beachwood Avenue, 43 ft. N
centerline of Evergreen Lane
15th Election District
7th Councilmanic District
(1732 Beachwood Avenue)

Marie Brannan & Clifton Walsh, Jr.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-466-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Marie Brannan and Clifton Walsh, Jr. The Petitioners are requesting variance relief for property located at 1732 Beachwood Avenue in the Essex area of Baltimore County. Variance relief is requested from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a proposed addition with a side yard setback of 45 ft. in lieu of the minimum required 50 ft.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 26, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: : A ZAC comment was received from the Department of Environmental Protection & Resource Management (DEPRM) dated May 19, 2005 stating that the Petitioners must comply with the Chesapeake Bay Critical Area Regulations, a copy of which is attached hereto and made a part hereof

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

ORDER RECEIVED FOR FILING
5/20/05
Ray

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

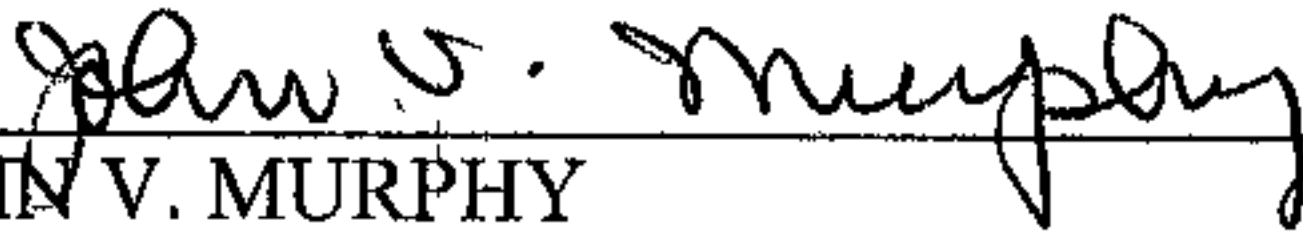
The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 20 day of May, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a proposed addition with a side yard setback of 45 ft. in lieu of the minimum required 50 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
2. Compliance with the ZAC comments submitted by DEPRM dated May 19, 2005, a copy of which is attached hereto and made a part hereof;
3. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

5/20/05
JVM

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr
DEPRM

DATE: May 19, 2005

SUBJECT: Zoning Item # 05-466
Address 1732 Beachwood Avenue

Zoning Advisory Committee Meeting of April 11, 2005

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

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

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

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

 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 property is located within a Buffer Management Area and Limited Development Area of the Chesapeake Bay Critical Area. The site is limited to 25% maximum impervious surface coverage and a minimum of 15% tree coverage. Also, disturbances within 100-feet of the Mean High Tide (MHT) of the open water must be mitigated for.

Reviewer: Mike Kulis

Date: May 19, 2005

5/20/05
Ray

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

May 20, 2005

Ms. Marie Brannan
Mr. Clifton Walsh, Jr.
1732 Beachwood Avenue
Baltimore, Maryland 21221

Re: Petition for Administrative Variance
Case No. 05-466-A
Property: 1732 Beachwood Avenue

Dear Ms. Brannan & Mr. Walsh:

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

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

Very truly yours,


John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Buck Jones, 500 Vogts Lane, Baltimore, MD 21221

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



Printed on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

CBCA / FLOOD

for the property located at 1732 Beachwood Avenue
which is presently zoned RC 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 Variance from Section(s) 1704.3.B.2.6

To allow a proposed addition with a side yard setback of 45 ft. in lieu of the minimum required 50 ft.

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

Property is to be posted and advertised as prescribed by the zoning regulations.

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

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

Contract Purchaser/Lessee:

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

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____

Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Cliffon Walsh JR
Name - Type or Print _____
Signature _____
Marie Brannan
Name - Type or Print _____
Signature _____

1732 Beachwood Ave 410-391-8405
Address _____ Telephone No. _____
Baltimore MD 21221
City _____ State _____ Zip Code _____

Representative to be Contacted:

Buck Jones
Name _____
500 Vogts Lane 410-574-9337
Address _____ Telephone No. _____
Baltimore MD 21221
City _____ State _____ Zip Code _____

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

Zoning Commissioner of Baltimore County

Reviewed By [Signature] Date 3-17-05

Estimated Posting Date 3-27-05

05-466A

CASE NO.

REV 11/19

ORDER RECEIVED FOR FILING
5/20/05
[Signature]

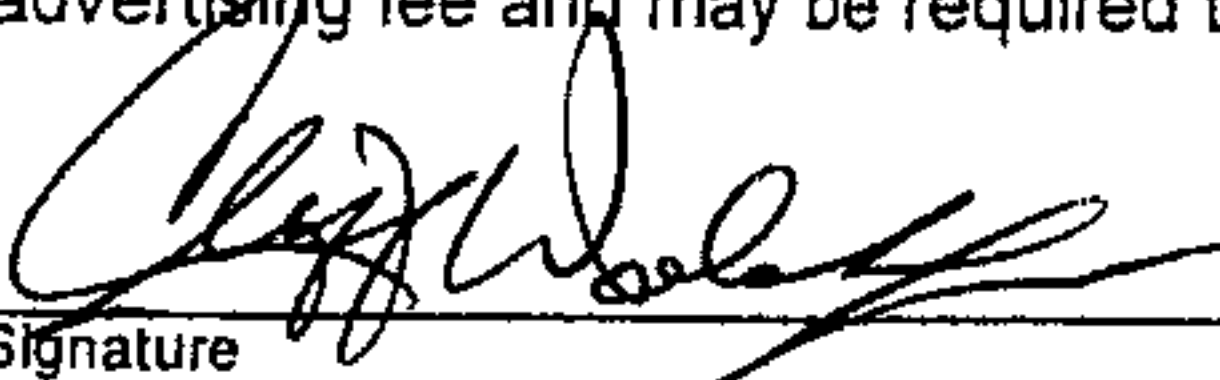
Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 1732 Beachwood Avenue
Address
Baltimore MD 21221
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty): The homeowner's have lived at the above named address since 1987 or 18 years. They desire to improve there property. In doing so they wish to raze a existing second home on there property and to build an addition on the north side and on the east side (roadside). Due to zoning changes there area now has a much more restricted zoning. This is keeping the property owners from making a reasonable use of there property. This hardship is not the result of applicants own action.

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


Signature

Clifton Walsh JR
Name - Type or Print


Signature

Marie Brannan
Name - Type or Print

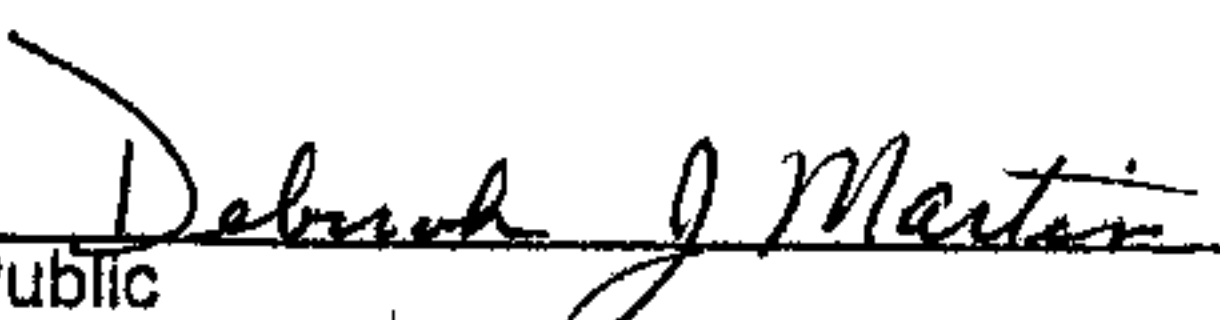
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of March, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Clifton Walsh JR + Marie Brannan
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

3/16/05
Date


Notary Public

My Commission Expires

Deborah J. Martin
Notary Public
Baltimore County, Maryland
My Comm. Exp. 11/01/07

Affidavit in Support of Administrative Variance

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

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City State Zip Code

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

Signature

Clifton Walsh JR
Name - Type or Print

Signature

Marie Brannan
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of March, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Clifton Walsh Jr + Marie Brannan
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

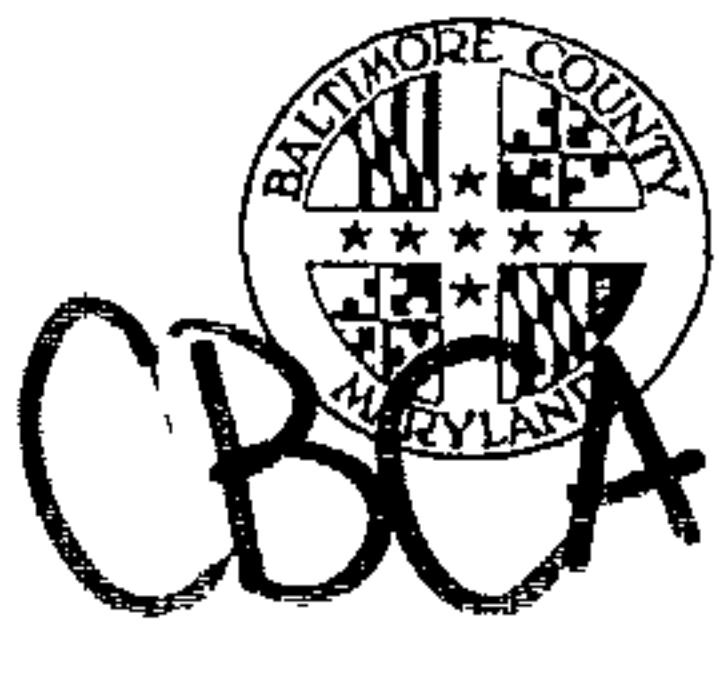
Date

3/16/05

Notary Public

My Commission Expires

Deborah J. Martin
Notary Public
Baltimore County, Maryland
My Comm. Exp. 11/01/07



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1732 Beachwood Avenue
which is presently zoned RC 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 Variance from Section(s) 1A04.3.B.2.6.

To allow a proposed addition with a side yard setback

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

Property is to be posted and advertised as prescribed by the zoning regulations.

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

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

Contract Purchaser/Lessee:

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

Attorney For Petitioner:

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

Legal Owner(s):

Clifton Walsh JR
Name - Type or Print _____
Signature _____
Marie Brannan
Name - Type or Print _____
Signature _____

1732 Beachwood Ave 410-391-8405
Address _____ Telephone No. _____
Baltimore MD 21221
City _____ State _____ Zip Code _____

Representative to be Contacted:

Buck Jones
Name _____
500 Vogts Lane 410-574-9337
Address _____ Telephone No. _____
Baltimore MD 21221
City _____ State _____ Zip Code _____

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

Zoning Commissioner of Baltimore County

CASE NO. 05-466A

REV 9/15/98

Reviewed By [Signature]

Date 3-17-05

Estimated Posting Date 3-27-05

ZONING DESCRIPTION FOR 1732 BEACHWOOD AVENUE

**BEGINNING AT A POINT ON THE WEST SIDE OF BEACHWOOD AVENUE
WHICH IS 30' WIDE AT THE DISTANCE OF 43' NORTH OF THE CENTERLINE
OF THE NEAREST IMPROVED INTERSECTING STREET EVERGREEN LANE
WHICH IS 30' WIDE. *BEING LOT # 35 & 36, IN THE SUBDIVISION OF
EVERGREEN PARK CONTAINING 17,877 / .410. ALSO KNOWN AS 1732
BEACHWOOD AVENUE AND LOCATED IN THE 15 ELECTION DISTRICT, 6
COUNCILMAN DISTRICT.**

466

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Pay No. 44315
05.466A

DATE 3-17-05 ACCOUNT R-001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM Friar State General Contractors, Inc.

FOR Residential Varnished Floor
in 1732 Beachwood Rd (Horse)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE TIME DOW
3/18/2005 3/17/2006 14:42:39 1

NO. 44315
RECEIPT # 221057 3/17/2006 OFLN

5 528 ZONING VERIFICATION

CS NO. 043706

RECEIPT YAK 145.00

145.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date

March 31, 2005

RE: Case Number 05-466-A

Petitioner/Developer: CLINTON WALSH/BUCK JONES

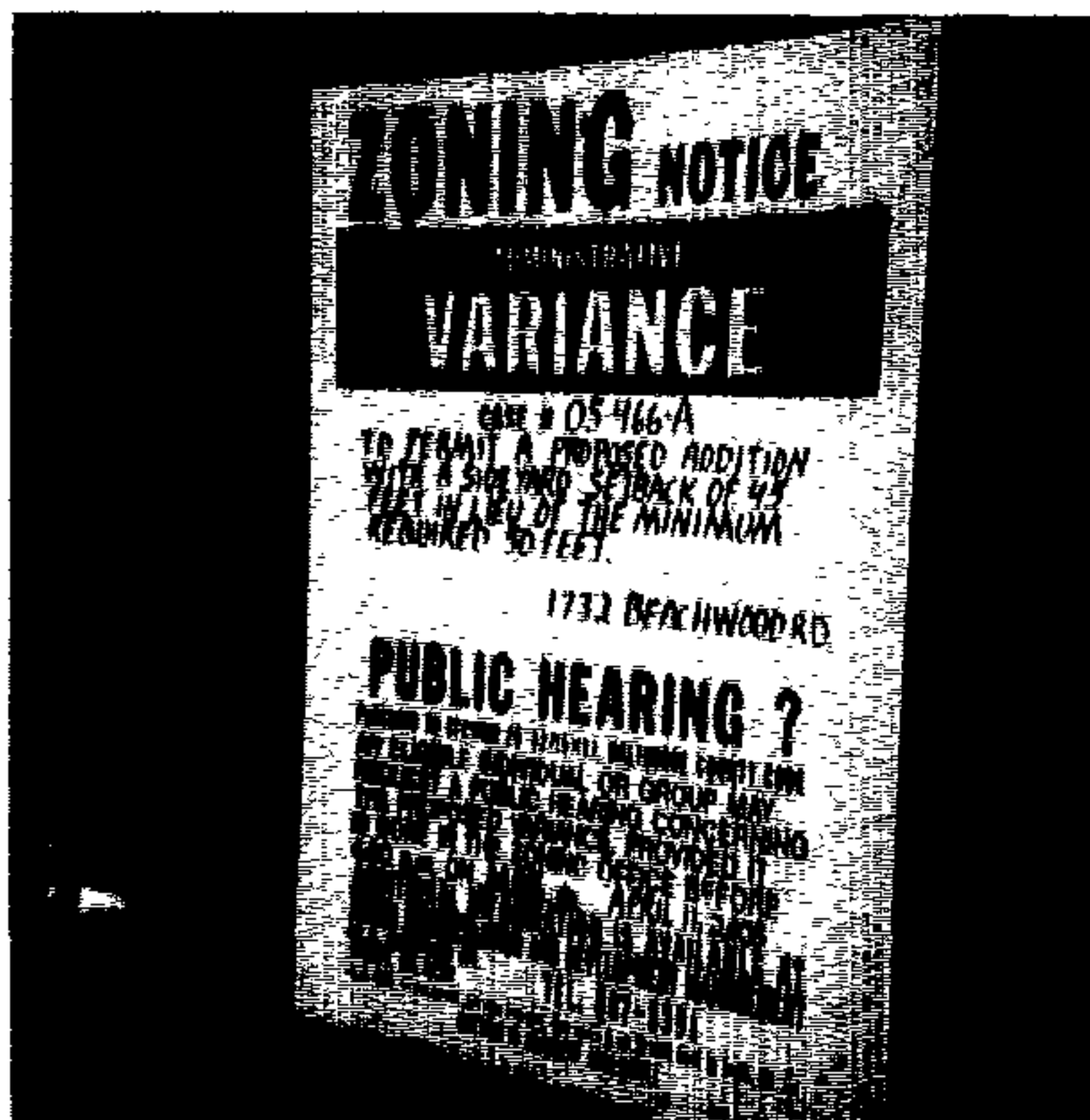
Date of Hearing (Closing): April 11, 2005

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1732 BEACHWOOD AVENUE

The sign(s) were posted on

March 26, 2005

(Month, Day, Year)



Linda O'Keefe

(Signature of Sign Poster)

LINDA O'KEEFE

(Printed Name of Sign Poster)

523 PENNY LANE

(Street Address of Sign Poster)

HUNT VALLEY MD 21030

(City, State, Zip Code of Sign Poster)

410-666-5366

(Telephone Number of Sign Poster)

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 - 466 - A
Petitioner: CLIFTON WALSH & MARIE BRANNAN
Address or Location: 1732 BROOKWOOD AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: CLIFTON WALSH
Address: 1732 BROOKWOOD AVE
BALT MD 21221
Telephone Number: 410-574-9337

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 466 -A Address 1732 Beachwood Rd.
Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3-17-05 Posting Date: 3-27-05 Closing Date: 4-11-05

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 05- 466 -A Address 1732 Beachwood Rd.
Petitioner's Name Clinton Walsh Telephone 410-391-8405
Posting Date: 3-27-05 Closing Date: 4-11-05
Wording for Sign: To Permit a proposed addition with a sideyard
Setback of 45 ft. in lieu of the minimum required 50 ft.

**Department of Permits and
Development Management**

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



Baltimore County

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

April 11, 2005

Clifton Walsh, Jr.
Marie Brannan
1732 Beachwood Avenue
Baltimore, Maryland 21221

Dear Mr. Walsh and Ms. Brannan:

RE: Case Number: 05-466-A, 1732 Beachwood Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 17, 2005.

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 faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Buck Jones 500 Vogts Lane Baltimore 21221

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

March 29, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No. 458, 459, 460, 464, 465, (466), 467, 468, 469, 470, 471, 472,

Pursuant to your request, the above 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.

The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

The Fire Marshal's Office has no comment at this time.

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Tim Kotroco, Director
Department of Permits & Development
Management

FROM: ^{DAK} Dennis Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 4, 2005
Item No. 466

DATE: April 19, 2005

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The Flood protection elevation for this site is 10.4.

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.

In accordance with *Bill No. 18-90, Section 26-276*, filling within a flood plain is prohibited.

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 anchored to prevent flotation, collapse or lateral movement of the structure and be built with materials resistant to flood damage.

Flood resistant construction shall be in accordance with the requirements of BOCA International Building code, as adopted by Baltimore County.

DAK:CEN:clw
Cc: file
ZAC-ITEM NO 466-04192005

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 6, 2005

RECEIVED

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

APR - 8 2005

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-466 – Administrative Variance

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

Prepared By:

Mark A. Cunningham

Division Chief:

John L. Lohman

MAC/LL

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



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

Maryland Department of Transportation

Date: 3.25.05

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

RE: Baltimore County
Item No. 466

JJS

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

Roberta Jameson - Re: 05-466-A

From: John Oltman
To: Jameson, Roberta
Date: 4/13/2005 1:08 PM
Subject: Re: 05-466-A

Robin,

Looks like it will be later rather than earlier for 05-445. 05-466 just got distributed on Friday so that one may take a bit more time to come back. Do you need that one right away?

John D. Oltman, Jr.
joltman@co.ba.md.us
Baltimore County
Department of Environmental Protection and Resource Management
Natural Resources Specialist

>>> Roberta Jameson 4/13/2005 9:49:38 AM >>>
F.Y.I.

At your convenience, I will need ZAC comments for the above-captioned admin. variance that closed on 4/11/05. The property owners are Clifton & Marie Walsh who live at 1732 Beachwood Avenue.

Thanks.

Robin

4/13

From: Roberta Jameson
To: Oltman, John
Subject: 05-466-A

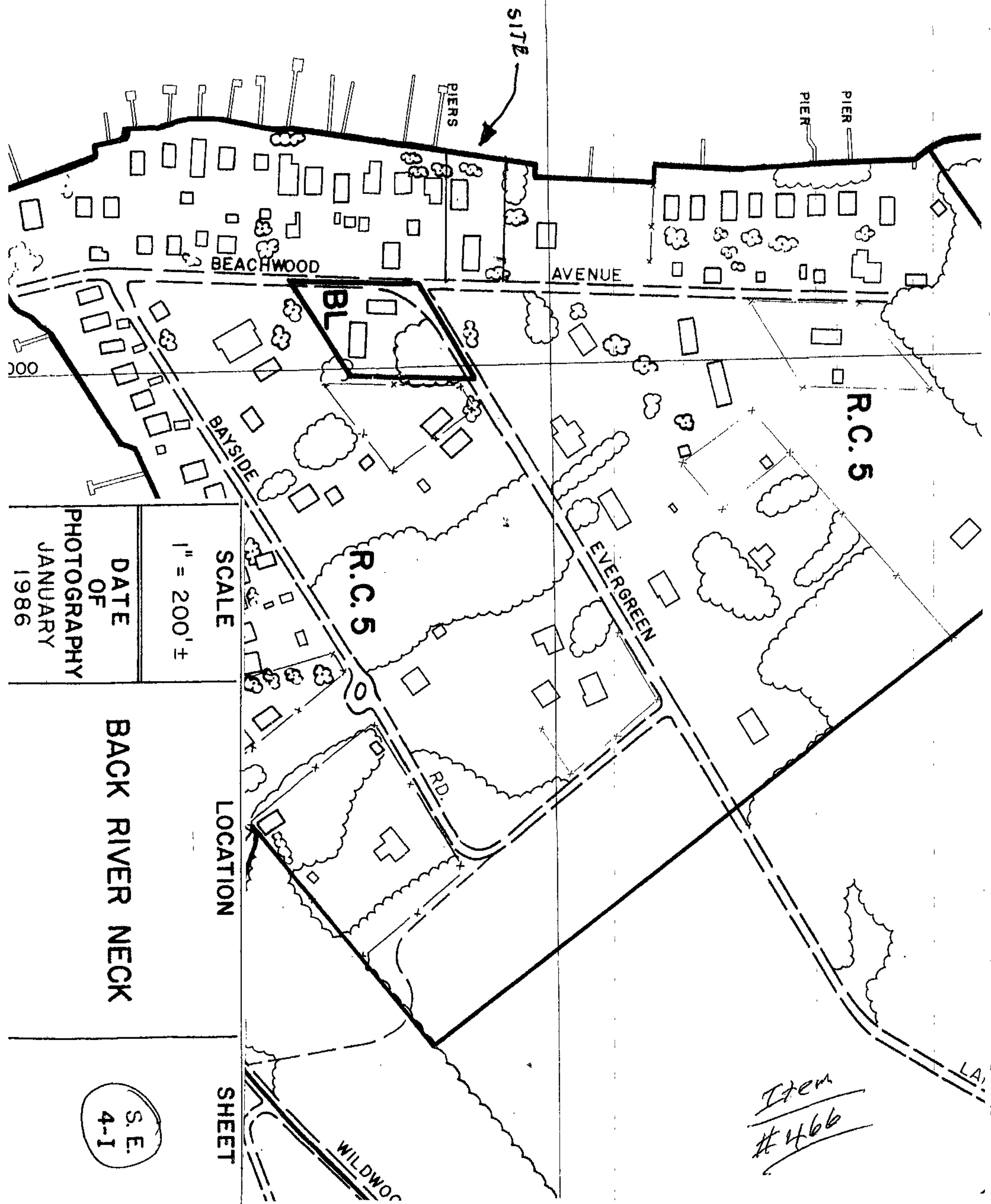
F.Y.I.

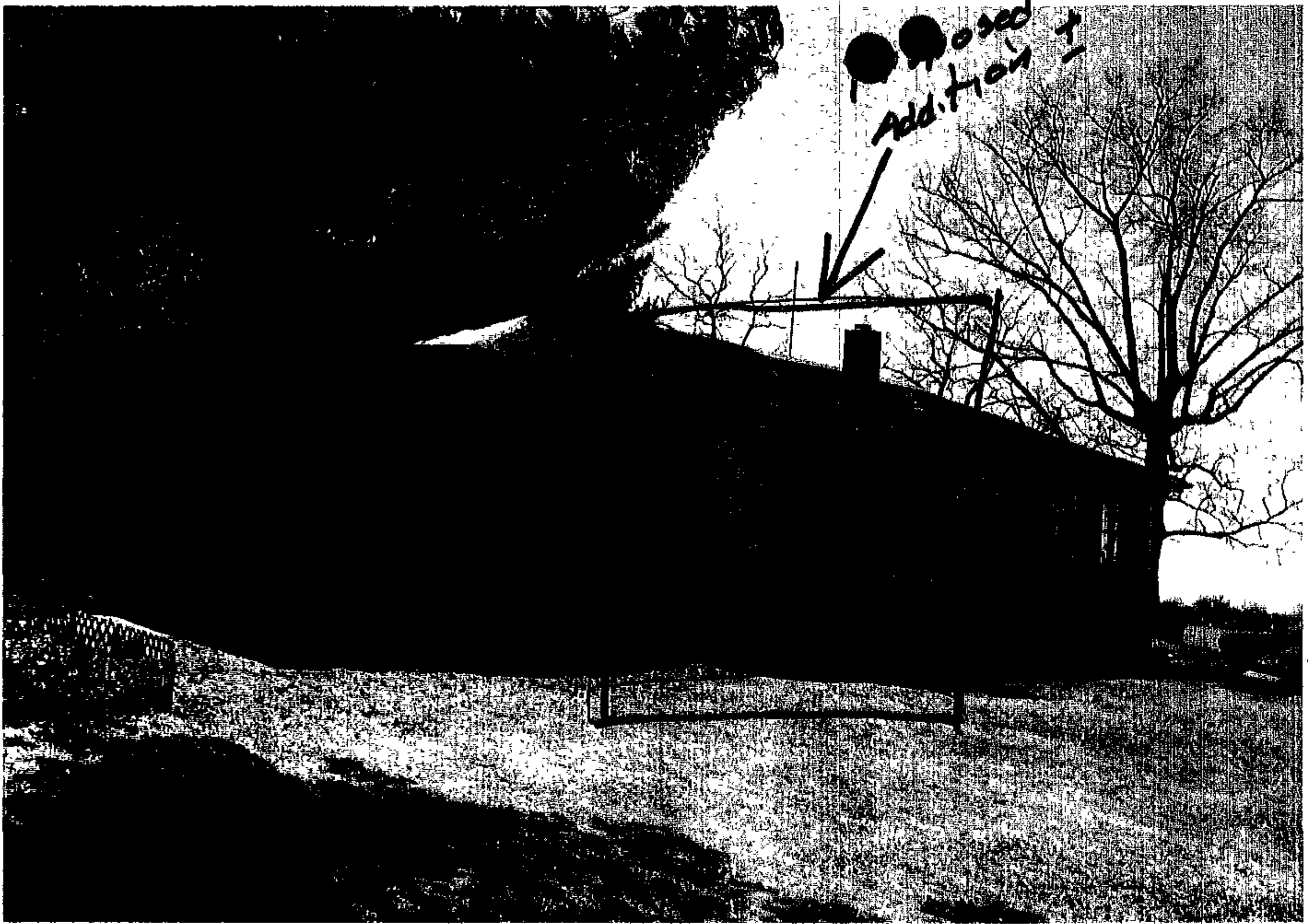
At your convenience, I will need ZAC comments for the above-captioned admin. variance that closed on 4/11/05. The property owners are Clifton & Marie Walsh who live at 1732 Beachwood Avenue.

Thanks.

Robin

*Need DEPRM
Comments*





STANDING ON NORTH SIDE OF PROPOSED SITE LOOKING AT DWELLING
WHERE NEW ADDITION WILL BE ATTACHED.

466



STANDING ON BEACHWOOD AVENUE LOOKING WEST INTO LOT HOME ON
RIGHT SIDE T BE RAZED.

466



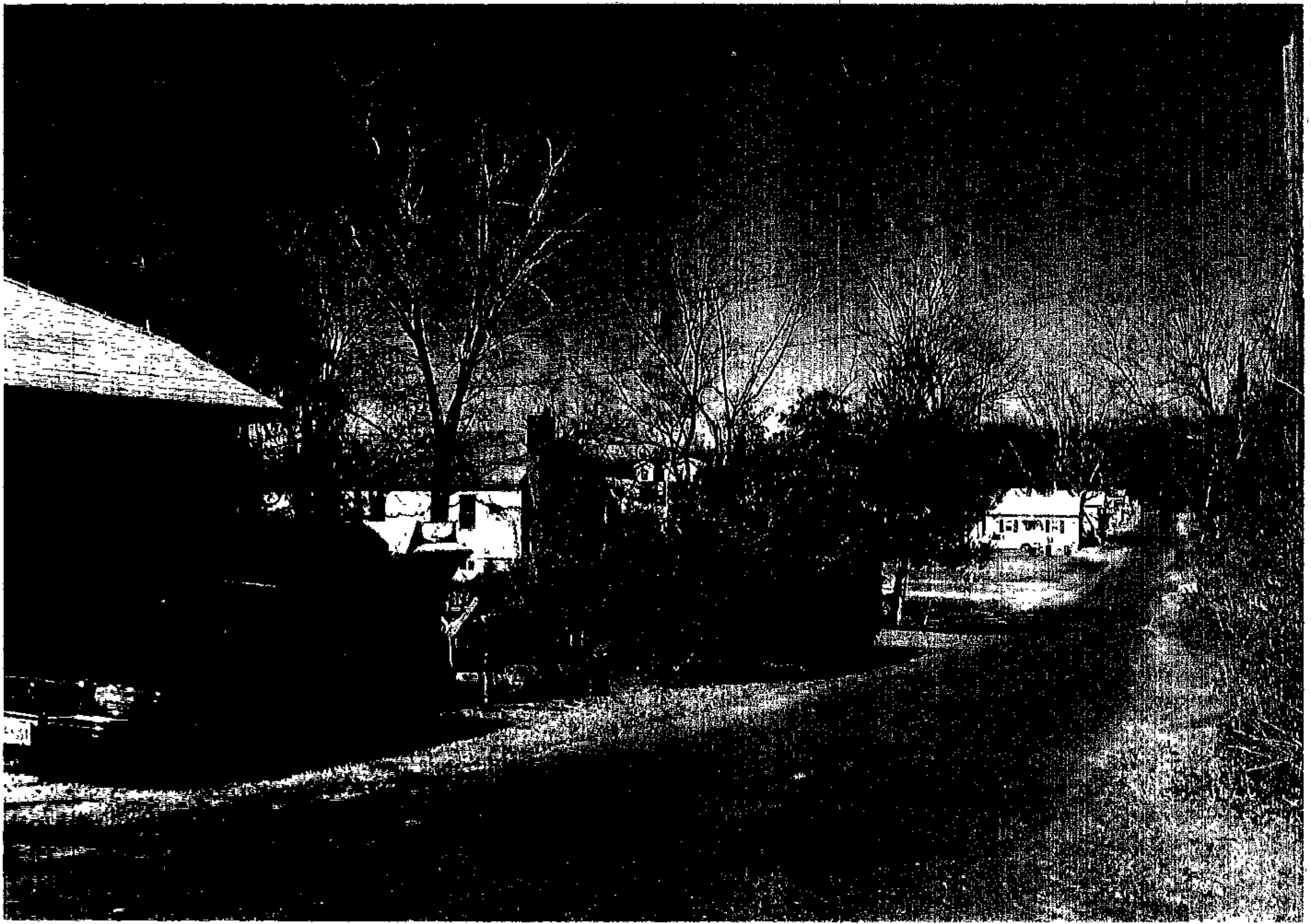
STANDING ON BEACHWOOD AVENUE LOOKING SOUTH.

466



STANDING ON PROPOSED SITE LOOKING WEST OVER BACK RIVER..

466



STANDING ON BEACHWOOD AVENUE LOOKING NORTH PROPOSED
PROPERTY AT LEFT EDGE.

466



STANDING ON WEST END OF PROPERTY LOOKING OUT OVER THE BACK RIVER.

466

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE

PROPERTY ADDRESS 1730 & 1732 BEACHWOOD AVE

SUBDIVISION NAME EVERGREEN PARK

PLAT BOOK # 7 FOLDER # 174 LOT # 3536

OWNER CLIFTON WALSH & MARIE BRANNAN

BEACHWOOD AVE 30' R/W 1/3 PAVED

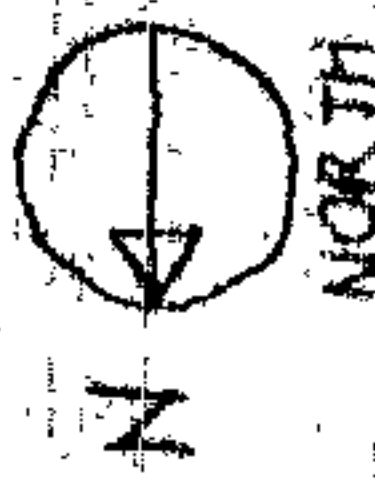
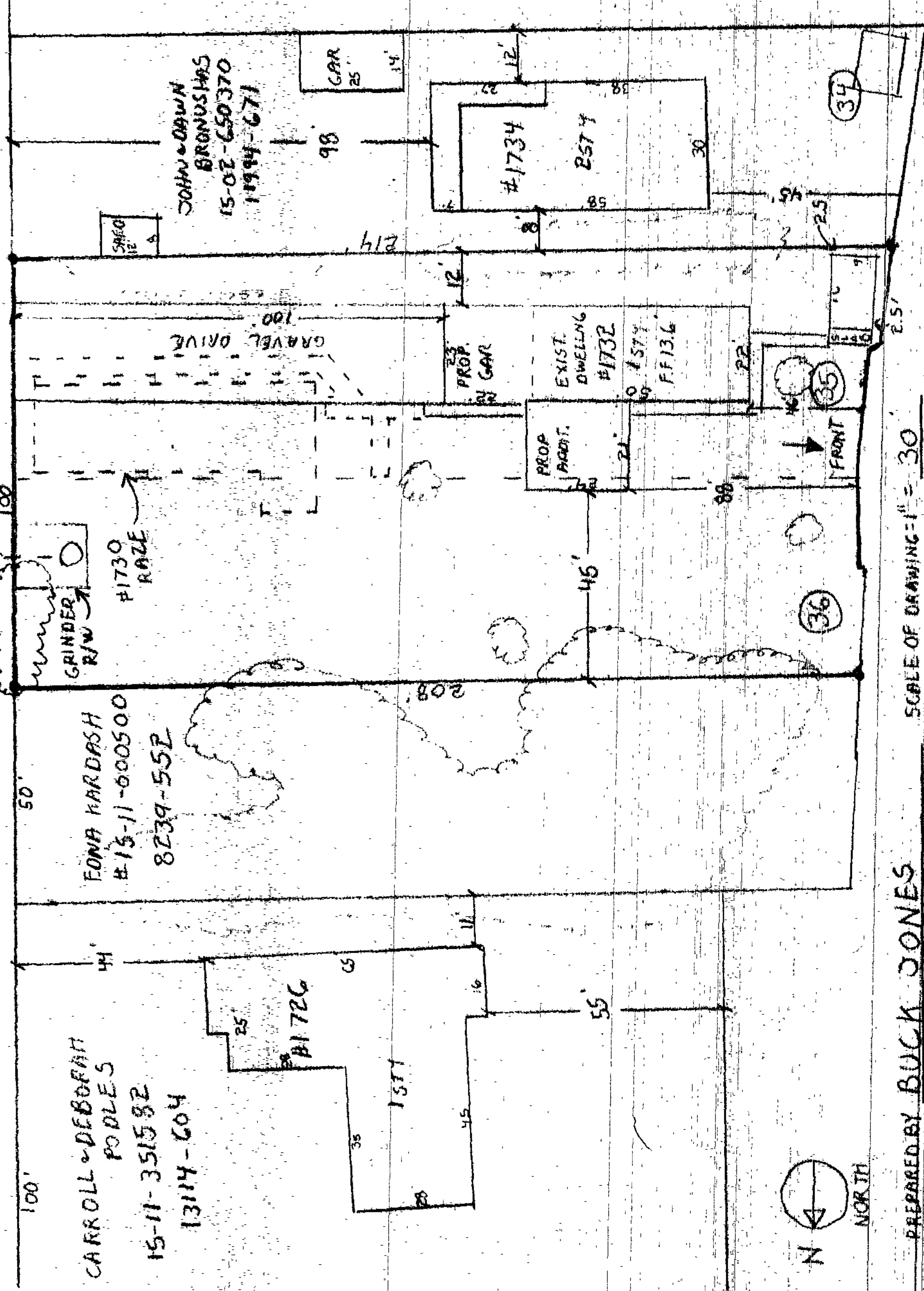
EVERGREEN LN.

43 TO 4 OF
EVERGREEN RD

3'-5" 50'-1-96-15

3'-5"

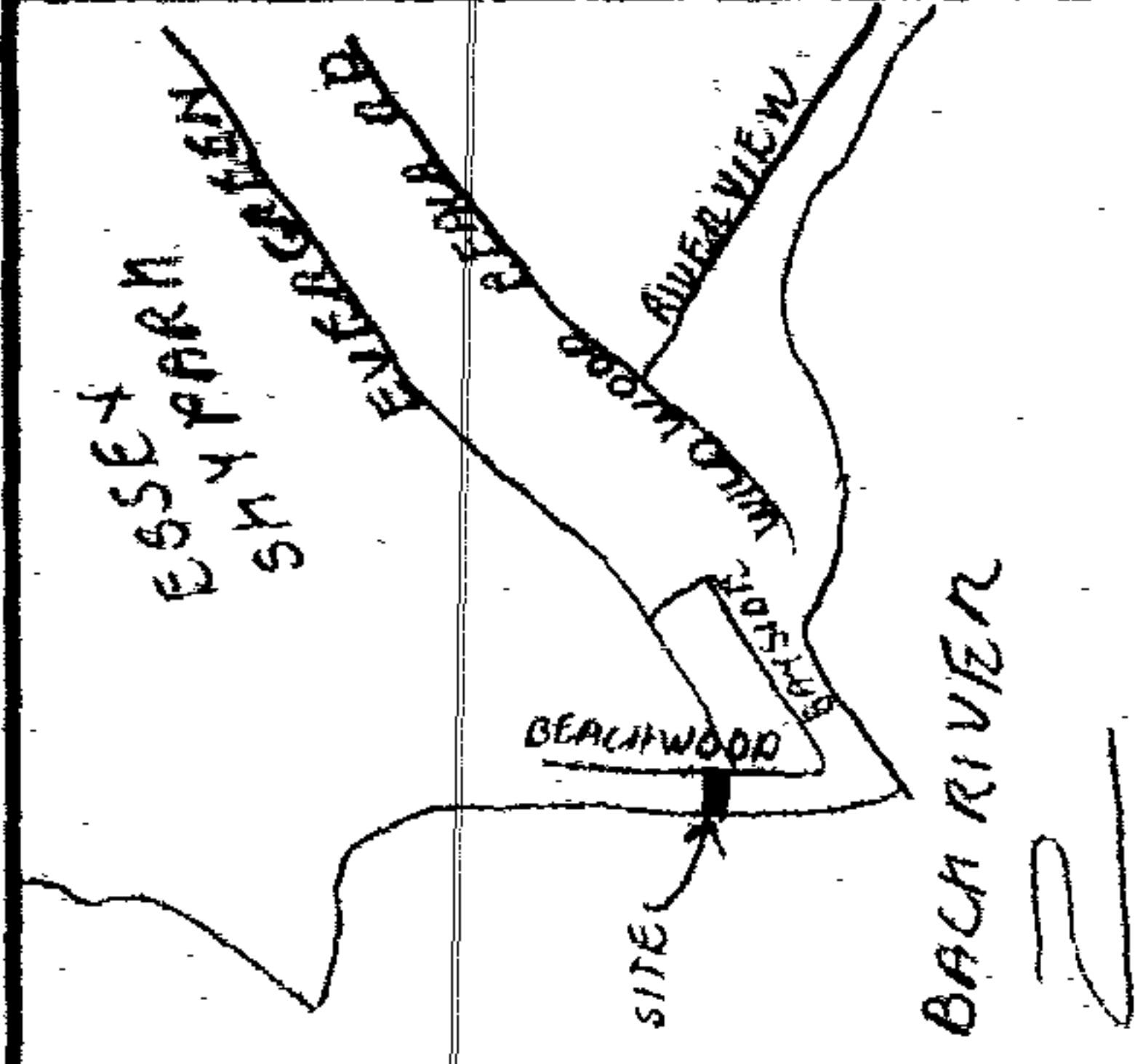
43 TO 4 OF
EVERGREEN RD



PREPARED BY BUCK JONES

SCALE OF DRAWING = 1" = 30'

STRUCTURE IS NOT IN
FLOOD PLAIN



VICINITY MAP
SCALE 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT: 15

COUNCILMANIC DISTRICT: C

1" = 200' SCALE MAP # SE-4-I

ZONING: RC-5

LOT SIZE 410

17,877

SEWER ☒

WATER ☒

PUBLIC ☒

PRIVATE ☐

CHESAPEAKE BAY

CRITICAL AREA ☒

100 YEAR FLOOD PLAIN ☒

HISTORIC PROPERTY/
BUILDING ☐

PRIOR ZONING HEARING ☐

NONE ☒

ZONING OFFICE USE ONLY
REVIEWED BY ITEM# CASE #

Walsh Site Plan

SCALE 1" = 30'

DATE 3-15-05

APPROVED BY

BUCK JONES

DRAWING NUMBER