IN RE: PETITION FOR SPECIAL HEARING NW/Corner Willys Avenue and Walnut Avenue **(5540-5542 Willys Avenue)** 13th Election District 1st Council District Edward & Helen Okonski Petitioners	* * * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 05-614-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 owners of the subject property, Edward B. Okonski, Sr., and his wife, Helen K. Okonski, and the Contract Purchasers, Diane K. Connelly and A. Scott Connelly, through their attorney, Michael P. Tanczyn, Esquire. The Petitioners request a special hearing to approve a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), of the requirements of Section 3112.0 of the Baltimore County Building Code, and Section 32-8-301 of the Baltimore County Code (B.C.C.), to allow construction of a single-family dwelling on the subject property, which is partially located within a riverine floodplain. As outlined on the Addendum attached to the Petition, the Petitioners request that this Zoning Commissioner; 1) grant a waiver for a riverine floodplain, based on a showing of good and sufficient cause; 2) to determine that failure to grant a waiver would result in exceptional hardship, other than economic hardship, to the applicant; 3) to determine that the granting of the waiver would not increase flood heights, impact public safety, incur extraordinary public expense, create nuisances, cause fraud or victimization of the public or conflict with existing local and state laws and ordinances; 4) to find the riverine floodplain waiver action is the minimum necessary, considering the flood hazard to afford relief, pursuant to Section 32-8-303 of the Code; 5) to find that the waiver will not result in placement of fill or any development in the flood way, if any increase in flood levels would result therefore, pursuant to Section 32-8-304 of the Code; 6) to find and attach conditions to the grant of

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the waiver, pursuant to Section 32-8-305 of the Code, as may be deemed appropriate or just, or as may be required by law; 7) to approve and permit construction within a 0.358 (plus or minus) acre riverine floodplain area, to include: a) regrading of a portion of the lot to offset the portion to be filled with an equivalent amount to be cut, with the approval of the involved Baltimore County departments; b) for construction of a single family dwelling, patio and driveway, retaining wall and stairs; and c) to provide for planting along the stream bank on the west branch Herbert Run from the property line; and 8) to seek approval for and recommendation to FEMA that it amend its 100-year floodplain map for the affected lot to reflect approval of construction at this site. The subject property and requested relief are more particularly described on the site plan submitted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Edward B. Okonski, Jr., who was appointed Power of Attorney for his parents, the legal owners of the subject property, his wife, Betty J. Okonski, their daughter Diane K. Connelly and her husband, A. Scott Connelly. Also appearing were R. Alonzo Childress, the Professional Engineer who prepared the site plan for this property, and Henry Leskinen, an environmental consultant with Eco-Science, Inc. Also appearing were David L. Thomas, a Professional Engineer with the Department of Public Works, and Michael B. Tanczyn, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the northwest corner of Willys Avenue and Walnut Avenue in Halethorpe. The property contains a gross area of 19,771 sq.ft., or 0.454 acres, more or less, zoned D.R.5.5, and is presently unimproved. The Petitioners have owned the property and an adjacent lot on which they reside since June 26, 1939. The Petitioners propose to convey the property to their granddaughter and her husband, Diane and Scott Connelly, who wish to build a single-family dwelling thereon, which will be known as 5542 Willys Avenue. However, given that a large portion of the property (approximately 0.358 acres) is located within a riverine floodplain, the requested special hearing relief is necessary. As shown on the site plan, the property is located

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Date 8/5/02
By

adjacent to the West Branch of Herbert Run, which flows along the site's western property line for a distance of 95 feet. A major portion of the property is lawn with trees and shrubs existing along the top of the stream bank. The lower section of the stream bank is stabilized with riprap.

On behalf of the Petitioners, Mr. Childress offered testimony and evidence regarding the proposed development. Mr. Childress testified about the proposed improvements that will be done along the east side of the stream well above the 100-year water surface and the excavating, grading and filling that will be done to upgrade the site and protect environmentally sensitive areas. He described the floodplain study and analysis undertaken by his firm, R. A. Childress & Associates, Inc., and the methodology used to determine the flood elevation levels at the subject site. A copy of that study was submitted into evidence and marked as Petitioner's Exhibit 2. In this regard, Mr. Childress explained that Baltimore County's Bureau of Engineering had prepared a floodplain study for Herbert Run in 1981 using photogrammetric studies with approximate ground elevations. According to that study, the 100-year water surface in this area was calculated with a HEC-II at elevation 68.60 feet. Using field run actual topography taken during November 2004, Mr. Childress found that the existing ground at this site is actually higher than the 1981 aerial topography. He revised the HEC-II computations, using the field run topography, to elevation 69.02 feet. Construction of the dwelling using the new grades will still necessitate filling in the floodplain at the front portion of the site. To compensate for the fill, the rear portion of the site will be excavated to offset the fill area, as demonstrated on the topography drawings entered into evidence as Petitioner's Exhibits 4A and 4B.

Further testimony revealed that a copy of Mr. Childress' floodplain study was submitted to Baltimore County's Department of Public Works and reviewed and approved by David L. Thomas. Pursuant to a letter dated June 10, 2005 from Edward Adams, Director of Public Works to the Director of Permits and Development Management, that agency indicated they would not object to approval of the requested waiver; however, expressed concerns relative to the Petitioners' proposal to have a basement within the dwelling. In an effort to address those concerns, the Petitioners retained Richard F. Hoffman, a Professional Engineer, who prepared a

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Date 9/9/15
By

structural analysis, including drawings and calculations (Petitioner's Exhibit 3), and proposed steps to be taken to protect the basement level. It was Mr. Hoffman's opinion that the proposed dwelling, if built in accordance with those plans, should be able to withstand the hydrostatic pressures and conditions attendant to providing a basement in this structure during a 100-year floodplain event. Mr. Childress also noted that the Petitioners intend to install a double-submersible pump system in the basement, which would be powered by a non-electric generator system designed to run in circumstances where the power is disturbed and electricity is not provided to the site for any reason.

Mr. Thomas explained in detail how his department had determined that the subject property is appropriate for development. He noted the low flow velocities of water in Herbert Run in this area, the lower level flow due to the steep banks, and that areas susceptible to flooding were located further downstream from this site. Mr. Thomas believes that the proposed development would represent a minimal hazard and minimal impact to the floodplain. He also took note of the extensive floodplain study prepared by Mr. Childress and the Petitioners' proposal to include the dual generator-driven sump pump to address the possible threat of flooding posed by building so close to Herbert Run. Mr. Thomas also testified that he had spoken with Mr. John Joyce, the coordinator for floodplain waiver requests at the Maryland Department of the Environment, who had no objections to the proposal. Essentially, Mr. Joyce concurred with the Department of Public Works' findings and considers the Petitioners' property to be significantly different from other riverine floodplain waiver cases. He further found the report of Mr. Hoffman had adequately addressed the concerns expressed by DPW concerning the provision for a basement in the proposed structure. A ZAC comment was also received from the Department of Environmental Protection and Resource Management (DEPRM) which requires compliance with certain terms and conditions, including the regulations for the protection of water quality, streams, wetlands, and floodplains, as well as forest conservation regulations.

A copy of a report prepared by Mr. Leskinen for the Maryland Department of the Environment, dated June 1, 2005, was submitted into evidence as Petitioner's Exhibit 5. That

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Date 9/19/06
By

report demonstrated that based upon his studies of the site, the proposed development would not impact the wetlands, wetland buffers, or create any deleterious environmental effects.

Letters of support were also received from the immediately adjacent neighbors on Walnut Avenue, namely Dorothy Botts, who resides at 1315 Walnut Avenue, and Hazel Agnuss, 1311 Walnut Avenue, and marked collectively as Petitioner's Exhibit 6. Testimony indicated that these neighboring properties adjoin the Herbert Run on both sides of the stream and that the houses thereon were built with basements at an apparently lower ground elevation than the subject site.

In considering the requested waiver, I have reviewed all of the Petitioners' Exhibits, accepted the proffer of the testimony of the aforementioned witnesses, and considered the testimony of Mr. Thomas and the comments submitted by the Department of Public Works. I note that consideration of the requested waiver is to be viewed under the general standard that waiver actions shall be kept to a minimum, and for any waiver to be issued for construction in a riverine floodplain, all applicable provisions of Section 32-8-207 of the Baltimore County Code and Section 32-8-301 of the Baltimore County Building Code must be met. In this case, I find that the Petitioners have satisfied the requirements of Sections 32-4-107 and 32-8-303(a) of the Code and that a failure to grant the waiver would result in exceptional hardship. Indeed, it appears that the owners have taken great efforts to comply with all applicable requirements of the Baltimore County Code and Building Code. In my view, the proposed improvements are consistent with sound floodplain management and will prevent adverse impacts such as flooding on downstream properties. The Petitioners propose to cut and fill into the site, such that a residual riverine floodplain will remain on a portion of the site, but that the proposed structure will be located at an elevation outside the riverine floodplain. Moreover, the cut area will provide an equivalent placement area for the 100-year estimated flood event elevation, so that surrounding properties will not be placed at greater hazard or additional risk than present conditions present to them. I further find that the granting of the waiver will not increase flood heights, impact public safety, incur extraordinary public expense, create a nuisance, cause fraud or victimization of the public, or conflict with existing local and state laws and ordinances. The waiver requested is the minimum

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Date
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necessary, considering the flood hazard, as described in the flood condition report of the Department of Public Works, which supports the waiver request, and that a failure to grant a waiver will result in exceptional hardship, other than economic hardship. The fact that ground elevation levels at this site as determined by the study prepared by Mr. Childress were found from actual field run topography to be higher than that shown in the 1981 Baltimore County Floodplain Study is persuasive. For all of these reasons, I am persuaded to grant the requested waiver; however, I will require the Petitioners' compliance with the recommendations made by DEPRM. Moreover, pursuant to the findings made by Mr. Thomas, the Petitioners shall seek approval of a recommendation, by way of this Order, to FEMA (Federal Emergency Management Agency) to amend its flood maps to reflect that a waiver was granted to allow the proposed dwelling and basement to be constructed on the subject property.

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.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of August 2005 that the Petition for Special Hearing seeking approval of waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), of the requirements of Section 3112.0 of the Building Code, and Section 32-8-301 of the Baltimore County Code, to construct a single-family dwelling on the subject property, which is partially located within a riverine floodplain, to include regrading of a portion of the lot to offset the portion to be filled with an equivalent amount to be cut, with the approval of the involved Baltimore County Departments, for construction of a patio and driveway, retaining wall and stairs, and to provide for planting along the stream bank of the West Branch of Herbert Run from the property line, in accordance with Petitioner's Exhibit 1 and 4, be and is hereby GRANTED, subject to the following restrictions:

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 the 30-day appeal

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Date 8/9/05
By

period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) Compliance with the Zoning Advisory Committee (ZAC) comment submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated June 14, 2005, a copy of which is attached hereto and made a part hereof.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date
By

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

August 10, 2005

Michael P. Tanczyn, Esquire
606 Baltimore Avenue, Suite 106
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NW/Corner Willys Avenue and Walnut Avenue
(5540-5542 Willys Avenue)
13th Election District – 1st Council District
Edward B. Okonski, Sr., et ux - Petitioners
Case No. 05-614-SPH

Dear Mr. Tanczyn:

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. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. & Mrs. Edward B. Okonski, Sr.
5538 Willys Avenue, Baltimore, Md. 21227
Mr. & Mrs. Edward B. Okonski, Jr.
16-A Dutton Avenue, Catonsville, Md. 21228
Mr. & Mrs. Scott Connelly
917 Stormont Circle, Baltimore, Md. 21227
Mr. R. Alonzo Childress, 713 Pheasant Drive, Forest Hill, Md. 21050
Mr. Henry Leskinen, 1527 York Road, Suite 2, Lutherville, Md. 21093
Mr. David L. Thomas, DPW; DEPRM; People's Counsel; Case File

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FLOOD

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 5540-42 Willys Avenue

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

the building permit

single family detached residence on a lot which is partially in a riverine flood plain. See attached Addendum.

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:

Diane K. Connelly
A. Scott Connelly
Name - Type or Print

Signature

917 Stormont Circle — 410-536-0638
Address — Telephone No.

Baltimore — MD — 21227
City — State — Zip Code

Attorney For Petitioner:

Michael P. Tanczyn
Name - Type or Print

Signature

Michael P. Tanczyn, P.A.
Company

606 Balto. Ave., Ste. 106 — 410-296-8823
Address — Telephone No.

Towson, — Maryland — 21204
City — State — Zip Code

Legal Owner(s):

Edward Bernard Okonski, Sr.
By: Edward B. Okonski, Jr.
Name - Type or Print — Attorney In Fact

Signature

Helen Katherine Okonski
Name - Type or Print — By: Edward B. Okonski, Jr. Attorney In Fact

Signature

5538 Willys Ave. — 410-744-0870
Address — Telephone No.

Baltimore, MD 21227
City — State — Zip Code

Representative to be Contacted:

Name

Address — Telephone No.

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By LTM Date 5/23/05

ORDER RECEIVED FOR FILING
Date 5/16/05
By

Case No. 05-614-SPH

REV 9/15/98

Addendum

Pursuant to BCZR §500.6; §3112.0 - Building Code, and §32-8-301 - Baltimore County Code:

1. To grant a waiver by the Hearing Officer, for a riverine floodplain, based on a showing of good and sufficient cause;

2. To determine that failure to grant a waiver would result in exceptional hardship, other than economic hardship, to the applicant;

3. To determine that the granting of a waiver would not increase flood heights, impact public safety, incur extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with existing local and state laws and ordinances;

4. To find the riverine floodplain waiver action is the minimum necessary, considering the flood hazard to afford relief, pursuant to §32-8-303 - Baltimore County Code;

5. To find that the waiver will not result in placement of fill or any development in the flood way, if any increase in flood levels would result therefrom, pursuant to Baltimore County Code, §32-8-304;

6. To find and attach conditions to the grant of the waiver, pursuant to Baltimore County Code, §32-8-305, as the Hearing Officer may deem appropriate and just, or as may be required by law.

7. To approve and permit construction within a 0.358 (plus or minus) acre riverine floodplain area, to include:

A. Regrading of a portion of the lot, to offset the portion to be filled, with an equivalent amount to be cut, with the approval of the involved Baltimore County departments.

B. For construction of a single family detached dwelling patio and driveway, retaining wall and stairs

C. To provide for planting along the stream bank on the west branch Herbert Run from the property line.

8. To seek approval for and recommendation to FEMA, that it amend its 100 year floodplain map for the affected lot, to reflect the approval of construction at this site.

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Date 8/9/15
By 614

R. A. Childress & Associates, Inc.
Civil Engineering Consultants
713 Pheasant Drive Forest Hill, Maryland 21050-1528
(410) 803-0304 FAX (410) 803-0299

May 17, 2005

ZONING DESCRIPTION FOR
Edward and Helen Okonski
5542 Willys Avenue
Baltimore County, Maryland

Beginning at a point on the northwest corner of Willys Avenue (40' wide Right-of-way) and Walnut Avenue (40' wide Right-of-way) and running along the west side of Willys Avenue Right-of-way N 02 38'32"W 139.98'. Then leaving say Right-of-way the following courses and distances:

1.	S 87 21' 28" W	125.00 ft.
2.	S 02 38' 32" E	45.90 ft.
3.	S 76 50' 36" E	43.13 ft.
	To approximate center of Herbert Run, then along center of stream:	
4.	S 22 33' 11" E	34.77 ft.
5.	S 28 31' 34" E	39.28 ft.
6.	S 35 37' 48" E	21.67 ft
	Leaving center of stream:	
7.	N 87 21' 28" E	126.63 ft.

To the Point of Beginning; as recorded in Deed Liber 6385, Folio 509

Being Lot 171 in the subdivision of North Halethorpe (Plat 3) as recorded in Baltimore County Plat Book 8 Folio 84, containing 0.454 acres of land more or less. Also known as 5542 Willys Avenue, located in the 13th Election District, 1st Councilmanic District,

STATE OF MARYLAND
ROBIN ALONZO CHILDRESS
No. 10227
REGISTERED
PROFESSIONAL ENGINEER

SEAL

R. Alonzo Childress
Registered Professional Engineer
Maryland P.E. No. 10227

614

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: #05-614-SPH
5540-42 Willys Avenue
W/side of Willys Avenue at corner of Walnut Avenue
13th Election District - 1st Councilmanic District
Legal Owner(s): Edward B. Okonski, Jr., & Helen Katherine Okonski
Contract Purchaser: Diane K. & A. Scott Connelly

Special Hearing: for a waiver to allow the building of a single-family detached residence on a lot, which is partially in a riverine flood plain.

Hearing: Tuesday, July 19, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
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.

6/373 June 30 57017

CERTIFICATE OF PUBLICATION

7/1/, 2005

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 6/30/, 2005.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 445397

DATE 5/23/05 ACCOUNT 1001 006 6150

AMOUNT $ 65.00

RECEIVED FROM: D. K. CONNELLY

FOR: OZ-614 SPL

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTIVITY	TIME	DEPT
5/23/2005	5/23/2005	10:50AM	1

PLAN MAPPING OFF OF
RECEIPT # 445397 5/23/2005 DPW
Appt 5 SPL Zoning Verification
Prop. Zoning:

Recpt Tot	65.00	
65.00 CK	0.00	CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-614-SPH

Petitioner/Developer: COMNELLY - MIKES TAMRZYN

Date of Hearing/ Closing: 7-19-2005

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

Attention: Becky Hart

Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #5540-42 WILLYS AVE.

The sign(s) were posted on JULY 1, 2005
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

ZONING NOTICE

CASE # 05-614-SPH

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

PLACE: ROOM 407, COUNTY COURTS BUILDING
401 BOSLEY AVENUE
TOWSON MD. 21204

DATE AND TIME: TUESDAY, JULY 15, 2008
AT 11:00 A.M.

REQUEST: SPECIAL HEARING FOR A WAIVER
TO ALLOW THE BUILDING OF A SINGLE-
FAMILY DETACHED RESIDENCE ON A LOT
WHICH IS PARTIALLY IN A RIVERINE FLOOD
PLAIN

DATES AND HOURS ARE SUBJECT TO WEATHER OR OTHER CONDITIONS AND SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

PROPERTY MUST BE POSTED AND PHOTOGRAPHED ACCORDING TO LAW

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: 05-614-SPH

Petitioner: EDWARD BERNARD OKONSKI SR, HELEN KATHERINE OKONSKI

Address or Location:

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michael P. TANEYM

Address: STE 106 606 BALTIMORE AVE
TOWSON MD 21204

Telephone Number: 410 296 8823

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 30, 2005 Issue - Jeffersonian

Please forward billing to:
Michael Tanczyn
606 Baltimore Avenue, Ste. 106
Towson, MD 21204

410-296-8823

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: 05-614-SPH
5540-42 Willys Avenue
W/side of Willys Avenue at corner of Walnut Avenue
13th Election District – 1st Councilmanic District
Legal Owners: Edward B. Okonski, Jr., & Helen Katherine Okonski
Contract Purchaser: Diane K. & A. Scott Connelly

Special Hearing for a waiver to allow the building of a single-family detached residence on a lot, which is partially in a riverine flood plain.

Hearing: Tuesday, July 19, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J WISEMAN III
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

May 31, 2005

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: 05-614-SPH
5540-42 Willys Avenue
W/side of Willys Avenue at corner of Walnut Avenue
13th Election District – 1st Councilmanic District
Legal Owners: Edward B. Okonski, Jr., & Helen Katherine Okonski
Contract Purchaser: Diane K. & A. Scott Connelly

Special Hearing for a waiver to allow the building of a single-family detached residence on a lot, which is partially in a riverine flood plain.

Hearing: Tuesday, July 19, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Michael Tanczyn, 606 Baltimore Avenue, Ste. 106, Towson 21204
Edward B. Okonski, Jr., 5538 Willys Avenue, Baltimore 21227
Diane & A. Scott Connelly, 917 Stormont Circle, Baltimore 21227

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JULY 4, 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.

Printed on Recycled Paper

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

July 11, 2005

Michael P. Tanczyn
606 Baltimore Avenue, Ste. 106
Towson, Maryland 21204

Dear Mr. Tanczyn:

RE: Case Number: 05-614-SPH, 5540-42 Willys Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 23, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Edward Bernard and Helen Katherine Okonski 5538 Willys Avenue Baltimore 21227
Diane K. and A. Scott Connelly 917 Stormont Circle Baltimore 21227

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

JUN 14 2005

ZONING COMMISSIONER

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr JDO
DEPRM

DATE: June 14, 2005

SUBJECT: Zoning Item # 05-614
Address 5540-42 Willy's Avenue

Zoning Advisory Committee Meeting of June 6, 2005

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

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

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

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

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

Additional Comments:

A Single Lot Declaration of Intent submittal may be required to satisfy the Forest Conservation Requirement in association with this property's proposed improvements. For additional information, please contact the Environmental Impact Review Section of this Departmetn.

Reviewer: John Russo, Sue Farrinetti Date: June 14, 2005

ORDER RECEIVED FOR FILING
Date 6/16/05
By

BW 7/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 9, 2005

RECEIVED

JUN 15 2005

ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-614- Special Hearing**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. This office will defer to any comments provided by DEPRM.

For further questions or additional information concerning the matters stated herein, please contact Curtis Murray in the Office of Planning at 410-887-3480.

Prepared By: Curtis Murray

Division Chief: [signature]

CM/LL

\\NCH_NW\VOL3\WORKGRPS\DEVREV\ZAC\5-614 doc

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

SHA
State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 6-3-05

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

RE: Baltimore County
Item No. 614 LTM

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,

S. D. Foster

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: June 9, 2005

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Director, Office of Planning

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Prepared By: Curtis Murray

Division Chief: [signature]

CM/LL

\\NCH_NW\VOL3\WORKGRPS\DEVREV\ZAC\5-614.doc

RECEIVED

JUN 2 1 2005

DEPT OF PLANNING &
DEVELOPMENT MANAGEMENT

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 6, 2005

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 13, 2005
Item No. 607, 610, 614, 615, 616, 618, 620, 621, 623, 625, 628, 630, 631, 632

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-06062005.doc

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

June 2, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: **June 6,** 2005

Item No.: **595,** ~~608-632~~ 614

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.

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

Lieutenant J.D.Mezick
Fire Marshal's Office
(O)410-887-488[illegible] (C)443-829-[illegible]
MS-1102F

cc: File

Printed on Recycled Paper

To File + Kristen
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: June 10, 2005

SUBJECT: Case No. 05-614 SPH
Special Hearing to permit construction of a single family detached residence on a lot partially within 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.

This waiver involves construction of a new house on a lot partially in the riverine floodplain. The lot is to be regraded to remove the area occupied by the proposed dwelling from the riverine floodplain, since section 32-8-304 prohibits waivers for new buildings in the riverine floodplain.

The plan to accompany the petition for the Special Hearing is supported by an extensive engineering report sealed by a Professional Engineer certifying that the proposed grading and construction will not increase the 100-year flood elevation and therefore will have no adverse impact on offsite properties.

Comments received from the Bureau of Engineering and Construction express concern about the arrangement of the basement steps and windows being vulnerable to flood damage in extreme events. Comments received verbally from the NFIP State Coordinating Office expressed concern that a basement would be allowed at all in a dwelling so close to the floodplain area, and that office recommends that no basement be used unless the lowest floor elevation is at or above the Flood Protection Elevation of 68.60 + 1.00 = 69.60' (Baltimore County Datum). If this is not possible, the applicant

should explain how the basement is to be made safe from floodwater seepage through the fill, both by waterproofing and by structural ability to resist hydrostatic loading in a flood event.

Although this department prefers to not give a positive approval recommendation to filling and construction in riverine floodplain, the applicant has taken sufficient measures in this case to assure there will be no adverse impact should the waiver be granted. Therefore I take no exception to approval of this waiver request.

ECA/DLT/s
CC: John Joyce, State Coordinating Office, Maryland Department of Natural Resources; Alonzo Childress; Michael Tanczyn; Diane Connelly; Peter Zimmerman; Dennis Kennedy

RECEIVED
JUN 14 2005
05-1099
DEPT. OF PLANNING &
DEVELOPMENT MAIN OFFICE

RE:	PETITION FOR SPECIAL HEARING 5540-42 Willys Avenue; W/side Willys Avenue corner of Walnut Avenue 13th Election & 1st Councilmanic Districts Legal Owner(s): Edward & Helen Okonski Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 05-614-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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED
JUN - 2 2005
Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of June, 2005, a copy of the foregoing Entry of Appearance was mailed to Michael Tanczyn, Esquire, 606 Baltimore Avenue, St. 106, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

OKONSKI / CONNELLY

Case No.: 05-614 SPH

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	SITE PLAN	
No. 2	ALONZO CHILDRESS	
No. 3	RICHARD F. HOFFMANN PE STRUCTURAL ANALYSIS	
No. 4	BLOW UP OF 4A - CUT AND FILL 4B - FLOOD PLAN DELINATION	
No. 5	HENRY A. LESKINEN ECO-SCIENCE PROFFESIONALS	
No. 6	~~Photo of neighboring Properties with Varients.~~	Letters of Support from neighbors
No. 7	Photo of neighboring Properties with Varients	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER
DATE JULY 19, 2005

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Edward B. Okonski	16A DUTTON AVE	CATONSVILLE MD	ED.OKONSKI@MIE
EDWARD OKONSKI JR			PROPERTIES.COM
Betty J. Okonski	16A Dutton Ave	Catonsville md. 21228	
Diane Connelly	917 Stormont Cir	Balto Md. 21227	dkc@mdstad.com
SCOTT CONNELLY	917 STORMONT CIRCLE	BALTO. MD. 21227	
ALONZO CHILDRESS	713 PHEASANT DRIVE	FOREST HILL Md 21050	rachildress@earthlink.net
MICHAEL TANCZYN	STE 102, 606 BALTIMORE AVE	TOWSON Md 21204	MPTLAW@VERIZON.NET
Henry Leskinen	1527 York Rd, Suite 2	Lutherville, MD 21093	espiemail@aol.com

PLEASE PRINT CLEARLY

CASE NAME 5540-42 Willow Ave
CASE NUMBER 05-614 SPH
DATE 7/19/2005

COUNTY REPRESENTATIVE'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Dave Thomas	Rm. 307 County Ofc. Bldg.		dthomas@co.ba.md.us

(3) They intend to occuppy Home —
They are aware of possibility of Water entering dwelling and basement - and have designed for such contingencies.

DR 5.5
severe flood
32 8-301 et seq.

Walnut Ave — Letters of Support
Mr. Thomas - in his addendum
Item 8 - Seek approval for recommendation to FEMA

Other Homes - Grandfathers Home
and Mr. Loyds Home has
1305 basement.

Revised May 17, 2005
April 15, 2005

Floodplain Report for the "Okonski Property"–5542 Willys Avenue
@ Walnut Avenue (Arbutus)

Baltimore County Dist. 13c1 Maryland

PREPARED BY: *R. A. Childress & Assoc., Inc.*
713 Pheasant Drive
Forest Hill, MD 21050
Telephone (410) – 803–0304

PREPARED FOR: *Diane Connelly*
917 Stormont Circle
Baltimore, MD. 21227
Telephone (410) –536–0638

STATE OF MARYLAND
ROBIN ALONZO CHILDRESS
No. 10227
REGISTERED
PROFESSIONAL ENGINEER

PETITIONER'S

EXHIBIT NO. 2

4/15/05

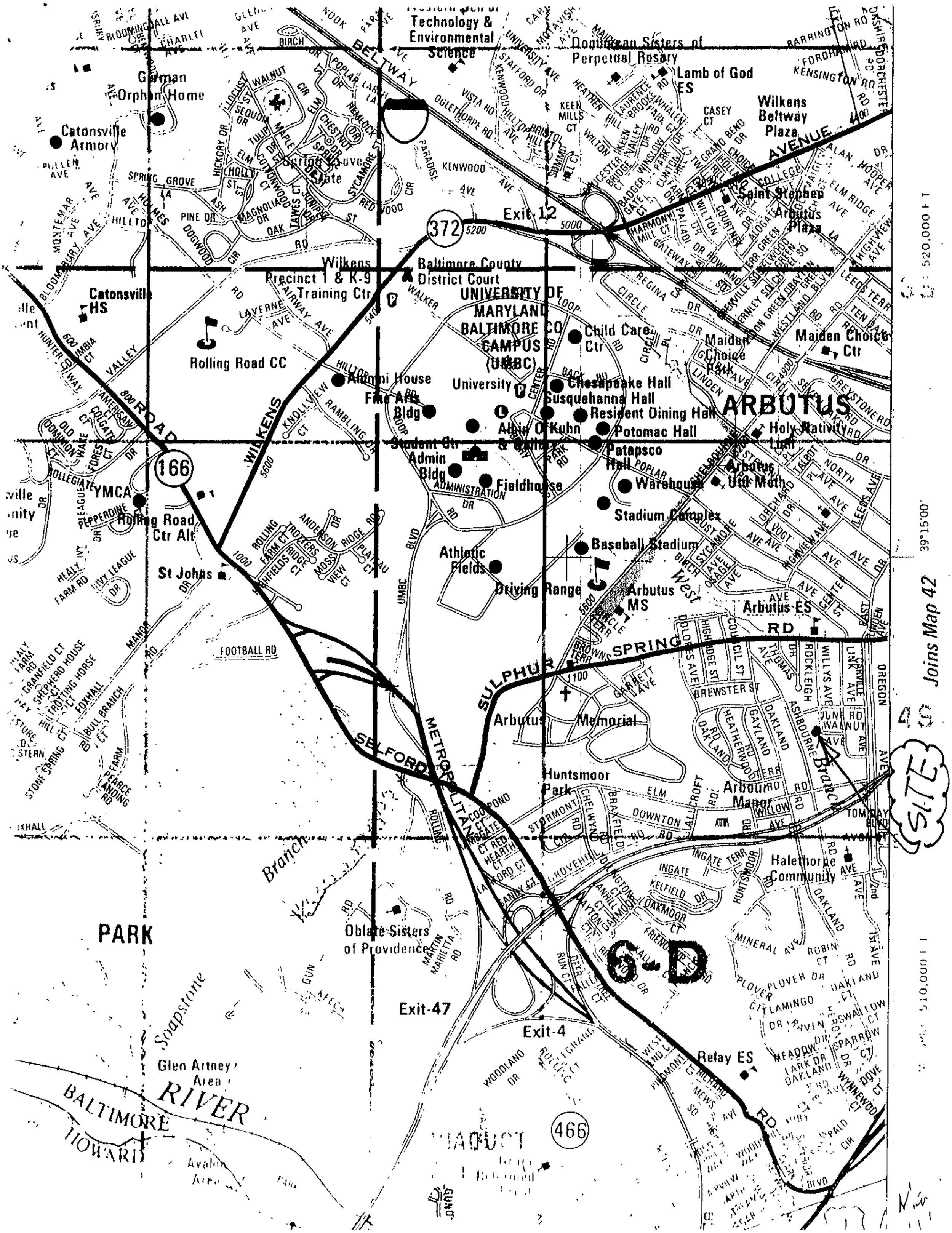
TABLE OF CONTENTS

DESCRIPTION	PAGE No
Location Map	
General Information / Stormwater Management	1 - 2
Site Plan – 1"=50' Herbert Run Study	3
Site Plan – 1"=50' Existing Condition Field Run Topo	4
Site Plan – 1"=50' Proposed Condition	5
Stream Cross section @ station 147	6
HEC-II Input & Output - Herbert Run Study	7 – 8
HEC-II Input & Output - Existing Condition Field Run Topo	9 – 10
HEC-II Input & Output - Proposed Condition	11 – 12
Storage Volume Comps - Existing Condition	13 – 14
Storage Volume Comps – Proposed Condition	15 – 16
Site Photographs	17 - 18

Attachments:

Site Plan – 1"=20' Existing Condition Field Run Topo

Site Plan – 1"=20' Proposed Condition


Technology & Environmental Science
Dominican Sisters of Perpetual Rosary
Lamb of God ES
German Orphan Home
Catonsville Armory
Wilkens Beltway Plaza
Saint Stephen Arbutus Plaza
Exit 12
372
Wilkens Precinct 1 & K-9 Training Ctr
Baltimore County District Court
UNIVERSITY OF MARYLAND BALTIMORE CO CAMPUS (UMBC)
Catonsville HS
Child Care Ctr
Maiden Choice Ctr
Rolling Road CC
Alumni House
Fine Arts Bldg
University
Chesapeake Hall
Susquehanna Hall
Resident Dining Hall
Albin O Kuhn
Potomac Hall
Patapsco Hall
Holy Nativity Luth
ARBUTUS
Student Ctr
Admin Bldg
Fieldhouse
Warehouse
Arbutus Uth Meth
166
YMCA
Rolling Road Ctr Alt
Stadium Complex
Baseball Stadium
Athletic Fields
St Johns
Driving Range
Arbutus MS
Arbutus ES
West
SULPHUR SPRING RD
Arbutus Memorial
SELFORD
METROPOLITAN
Huntsmoor Park
Arbourn Manor
Branch
Halethorpe Community
PARK
Oblate Sisters of Providence
Exit-47
Exit-4
Soapstone
Glen Artney Area
Relay ES
BALTIMORE
RIVER
HOWARD
466
VIADUCT
SITE
Joins Map 42

May 17, 2005

General Information – Willys Avenue

Introduction:

The subject site consists of approximately 19,000 sf (0.4 acre) located on the west side of Willys Avenue at the intersection of Walnut Avenue. The West Branch of Herbert Run flows along the site's west property line. A major portion of the property is lawn with trees and shrubs existing along the top of the stream bank. The lower section of the stream bank is stabilized with un-grouted rip-rap. (See site photographs in this report).

approximately 9.5'

The property is owned by Edward and Helen Okonski who also are the owners of the adjacent lot and dwelling at 5538 Willys Avenue. The Okonski's granddaughter (Diane Connell) wants to build a two story dwelling on the vacant lot.

According to the 1981 Herbert Run Floodplain Study prepared by Baltimore County Bureau of Engineering, the 100-year water surface overflows the east stream bank and flows over the lawn and floods the intersection of Willys Avenue and Walnut Avenue. The 1981 Floodplain Study was based on photogrammetry with approximate ground elevations. The 100-year water surface was calculated with HEC-II at elevation 68.60 (See page 3 of this report).

R. A. Childress & Assoc. Inc. revised the HEC-II computations using field run topography taken during November 2004. The existing ground is slightly higher than the 1981 aerial topography. The HEC-II data was updated using the field run topography and the 100-year water surface increased to elevation 69.02 (See page 4 of this report).

The HEC-II was modified using field run topography and the proposed grades for the proposed house. Construction of the dwelling will necessitate filling the floodplain at the front portion of the property. To compensate for the fill, the rear portion of the property will be excavated as shown on the site plan (See page 5 of this report).

HEC-II Calculations:

1. Existing Conditions: from West Branch – Herbert Run Study (provided by Baltimore County Storm Drain Section).
   100 Yr. W.S. Elev. 68.60

2. Existing Conditions: with field survey dated Nov. 2004. The lawn area is approximately 6" to 9" higher that the existing ground shown in the County's 1981 Study.
   100 Yr. W.S. Elev. 69.02

3. Proposed Conditions: with lot grading for the proposed house. The rear yard will be excavated to elevation 64.0 at the stream bank and elevation 64.75 at the proposed 48" high retaining wall to compensate for filling the floodplain at the new house.
   100 Yr. W.S. Elev. 68.29

Summary of HEC II Runs:

Stream Section	100 YR. WATER SURFACE ELEVATION 146	147	148	149	150	151
RUN 1- West Branch Herbert Run (1981)	66.45	68.60	71.20	74.46	77.83	78.71
RUN 2 – Field topo. Nov. 4, 2004 Ex. Condition	66.45	69.02	71.34	74.43	77.84	78.71
Run 3 – Prop. Lot Grading for House	66.45	68.29	71.19	74.46	77.83	78.71

On-site Storage Volume:

Using the 100-year water surface of elevation 68.6, the volume provided on-site between elevation 64.0 and elevation 68.6 was calculated for Existing Condition and Proposed Condition.

	Existing Vol.	Proposed Vol
On-site storage volume above elev. 64.0	17,548 cf	17,451 cf

Conclusion:

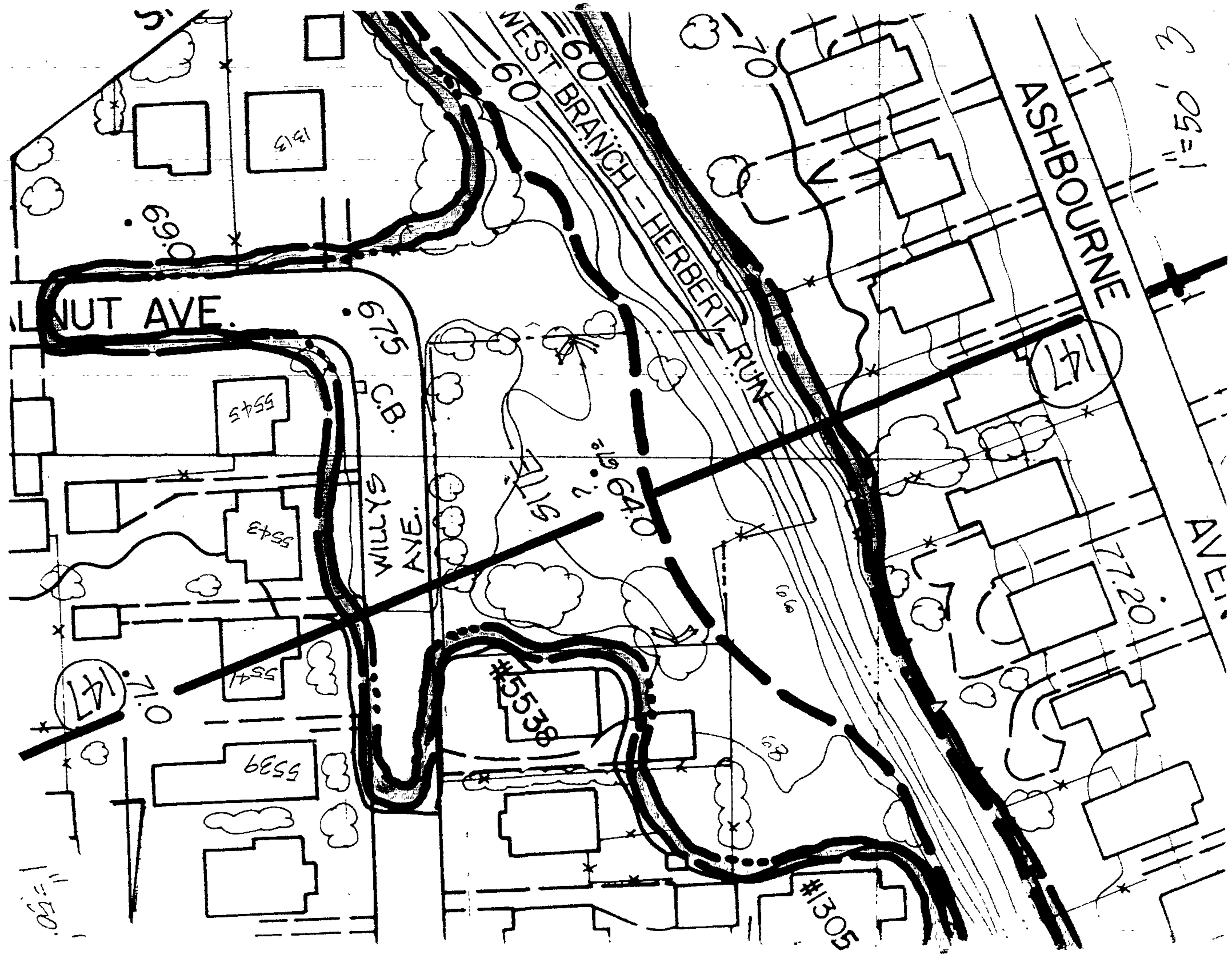
Based on the HEC-II analysis, the proposed grading for the house will not increase the 100-year water surface.

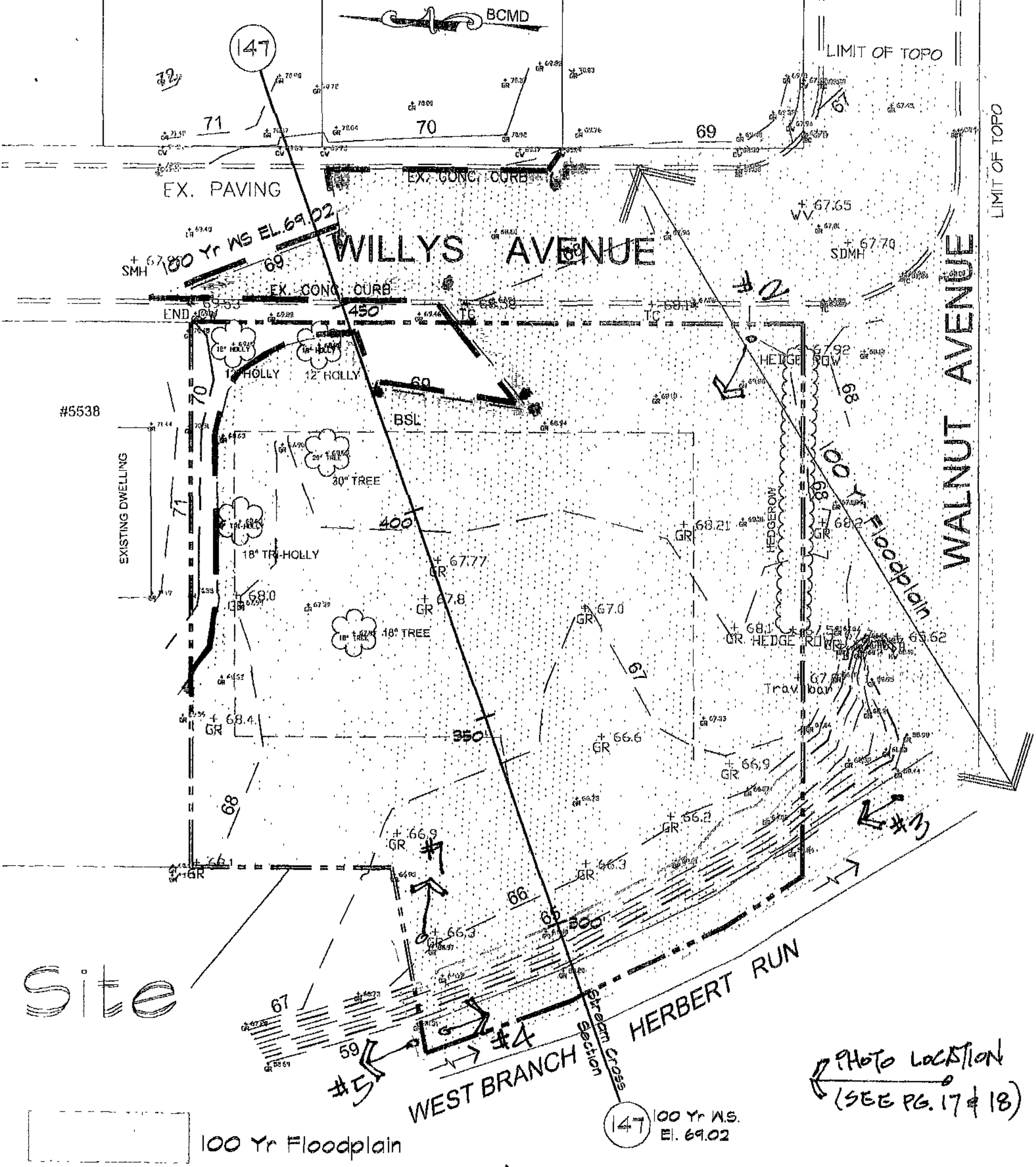
It is also the recommendation of R. A. Childress & Assoc. Inc that the 100-year water surface at station 147 be set conservatively at elevation 68.60 to be consistent with the 1981 Herbert Run Floodplain Study. Furthermore, the house first floor should be set at elevation 72.00 (3.4' above the 100-year water surface). The top step of outside access stairs to the basement shall be set at elevation 70.25' (1.65' above the 100-year water surface). See page 5 of this report.

Volume of Cut and Fill:

Volume of Fill within the 100 year floodplain = 195 CY+/-

Volume of Cut within the 100 year floodplain = 200 CY+/-


WEST BRANCH - HERBERT RUN
ASHBOURNE AVE.
WILLYS AVE.
NUT AVE.
C.B.
147
147
1515
5545
5543
5541
5539
#5538
#1305
69.0
67.5
64.0
72.0
77.20
60
60
70
68
68
1" = 50'
1" = 50'



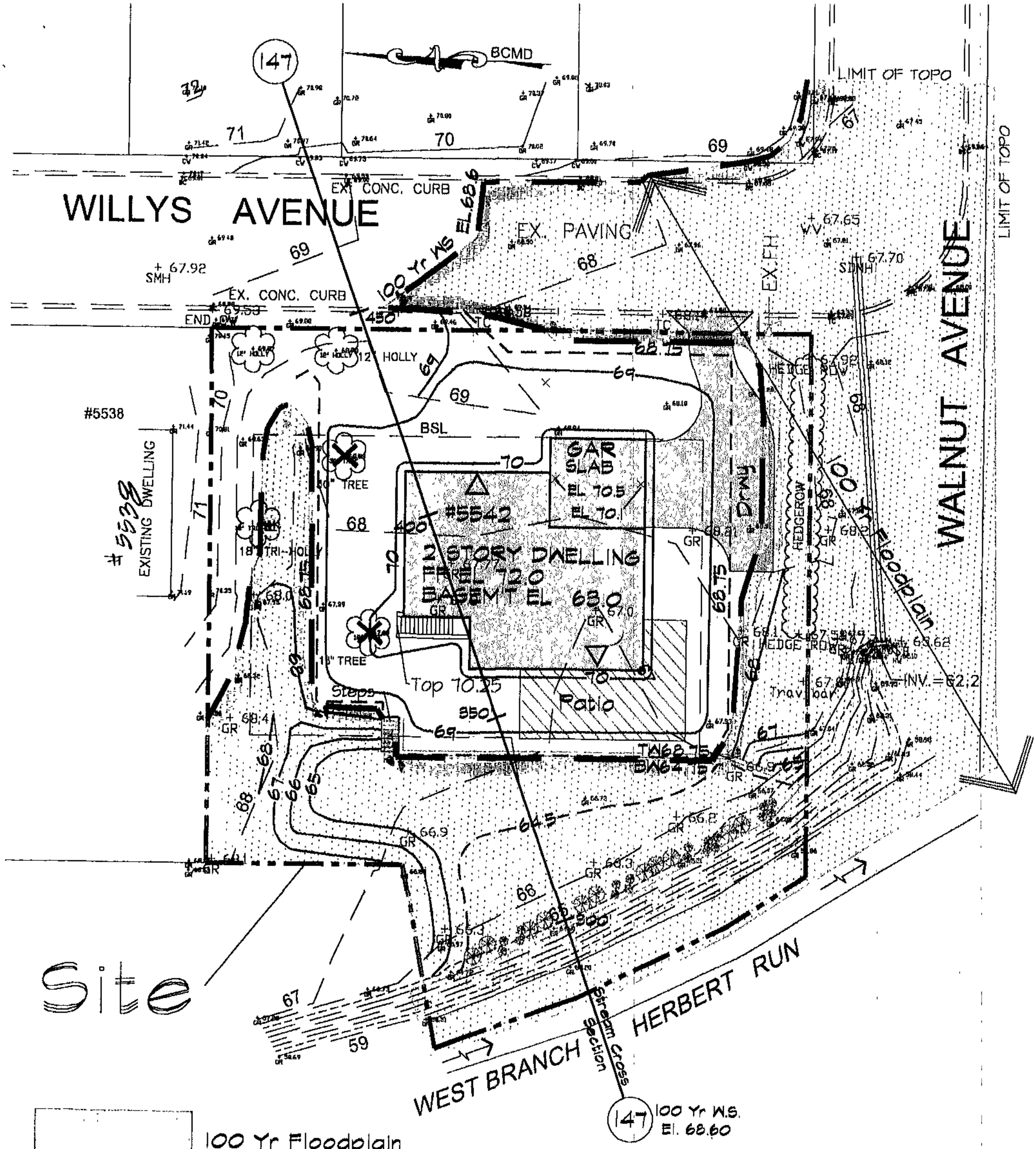
SURVEY ON BALTO. COUNTY ELEVATION DATUM

0' 30' 60' 90'

LEO W. RADER SURVEYORS, INC.
STATE REGISTERED
38 BELFAST ROAD
TIMONIUM, MD 21093
PHONE: (410)252-2920

5542 WILLYS AVE. - EXISTING CONDITIONS
BALTIMORE COUNTY, MARYLAND
SCALE 1"=30' APR. 14, 2004

PREPARED BY: R. A. CHILDRESS & ASSOC., INC.
713 PHEASANT DRIVE
FOREST HILL, MARYLAND 21050
PHONE 410-803-0304



100 Yr Floodplain

Water Surf. EL.68.6

SURVEY ON BALTO. COUNTY ELEVATION DATUM

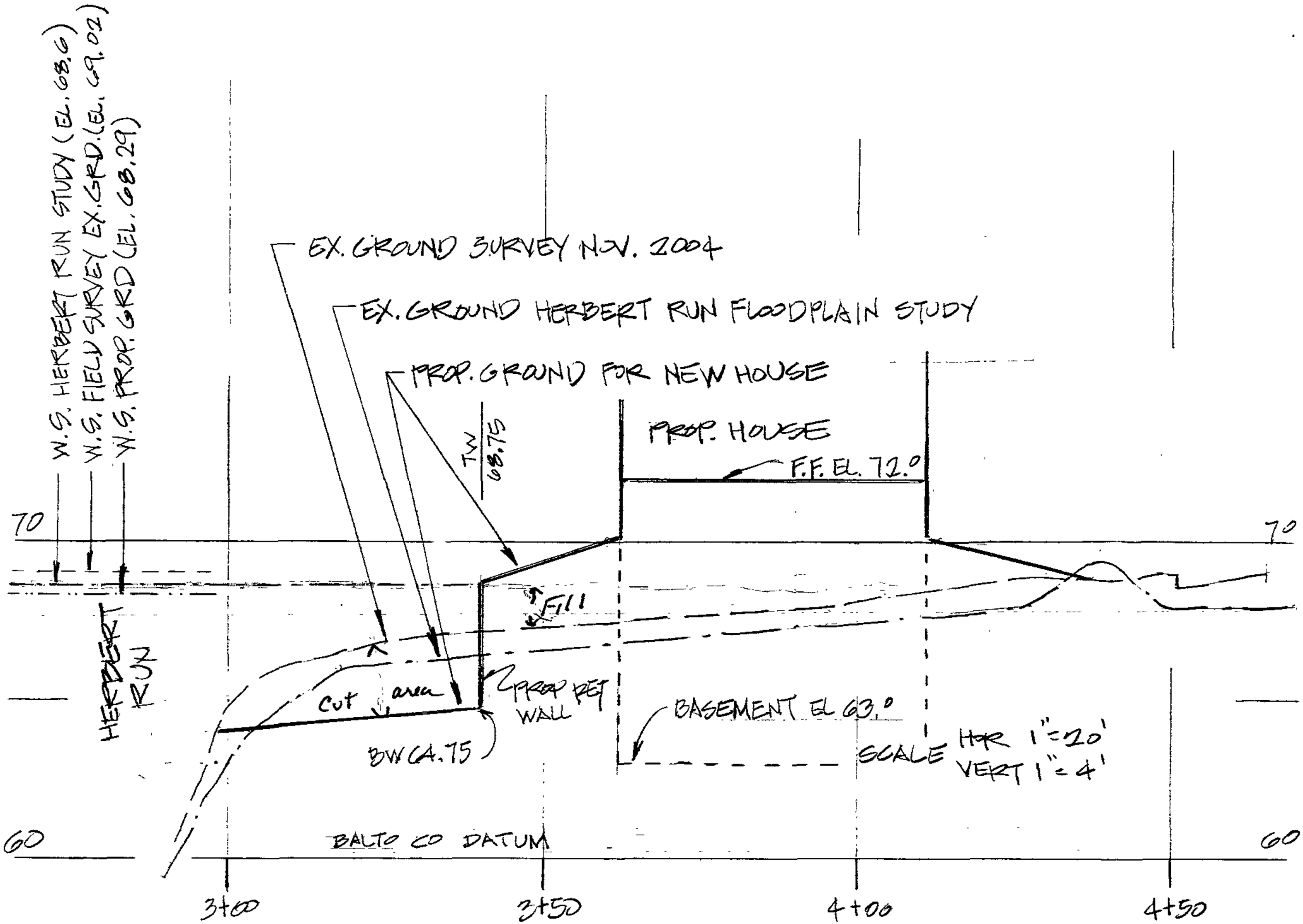
0' 30' 60' 90'

LEO W. RADER SURVEYORS, INC.
STATE REGISTERED
38 BELFAST ROAD
TIMONIUM, MD 21093
PHONE: (410)252-2920

GRADING PLAN FOR PROPOSED DWELLING
SIDE ENTRANCE GARAGE
@ 5542 WILLYS AVE.
BALTIMORE COUNTY, MARYLAND
SCALE 1"=30' APR. 14, 2005

PREPARED BY: R. A. CHILDRESS & ASSOC., INC.
713 PHEASANT DRIVE
FOREST HILL, MARYLAND 21050
PHONE 410-803-0304

5



STREAM SECTION 147
(FACING NORTH)

12/18/04

```
NC    0.043     0.040     0.032     0.1       0.3
QT    6.        4070.8    2872.8    1570.1
X1    146.      28.       356.      405.      370.      420.      400.
GR    75.       100.      74.4      111.      74.9      130.      74.1      154.      92.       154.01
GR    92.       181.99    71.8      182.      70.       209.      68.       221.      66.       235.
GR    64.       356.      62.       360.      60.       367.      58.       370.      56.1      371.
GR    56.1      385.      60.       390.      62.       397.      64.       405.      66.       472.
GR    68.       545.      70.       573.      70.85     587.      92.       587.01    92.       622.99
GR    72.2      623.      73.       682.      74.       702.

NC    0.03      0.034     0.043     0.1       0.3
QT    6.        4066.2    2872.8    1570.1
X1    147.      32.       267.      318.      420.      390.      400.
GR    78.       100.      76.07     113.      76.07     140.      76.       170.      90.       170.01
GR    90.       213.99    71.7      214.      70.       257.      66.       267.      64.       270.
GR    59.3      282.      59.3      290.      62.       296.      64.       303.      66.       318.
GR    68.       427.      69.6      439.      68.       448.      67.95     451.      68.       470.
GR    68.1      483.      70.       494.      70.2      513.      90.       513.01    90.       549.99
GR    70.6      550.      71.       588.      74.1      699.      90.       699.01    90.       728.99
GR    75.       729.      77.5      749.

NC    0.028     0.043     0.039
X1    148.      31.       245.      309.      440.      380.      400.
GR    78.       100.      76.3      117.      76.3      145.      76.05     179.      90.       179.01
GR    90.       225.99    72.45     226.      72.       232.      70.       245.      68.       253.
GR    66.       258.      61.6      285.      61.6      292.      64.       297.      66.       300.
GR    68.       305.      70.       309.      72.       398.      72.9      514.      90.       514.01
GR    90.       557.99    73.25     558.      73.5      582.      73.5      612.      74.       625.
GR    74.2      649.      90.       649.01    90.       693.99    74.6      694.      75.       734.
GR    80.       799.
```

	SECNO	Q	QLOB	QCH	QROB	AREA	CWSEL	CRIWS	EG	HL
	145.000	4070.80	459.15	3597.53	14.12	515.04	64.32	.00	65.40	.09
*	145.000	2872.80	2.76	2870.04	.00	232.44	60.48	60.41	62.87	.15
*	145.000	1570.10	.00	1570.10	.00	138.87	58.25	58.25	60.24	.17
*	146.000	4070.80	481.31	3300.24	289.25	613.22	66.45	66.45	67.68	1.34
*	146.000	2872.80	32.74	2820.58	19.48	288.72	64.83	64.83	66.67	3.61
	146.000	1570.10	.00	1570.10	.00	167.30	62.94	.00	64.31	4.01
*	147.000	4066.20	41.92	3040.27	984.01	516.87	68.60	68.60	69.82	2.11
	147.000	2872.80	25.50	2276.14	571.16	462.37	68.34	.00	69.11	2.34
	147.000	1570.10	.68	1555.63	13.79	213.74	66.56	.00	67.44	3.09
	148.000	4066.20	14.09	3988.81	63.30	432.34	71.20	.00	72.75	2.83
	148.000	2872.80	.20	2871.67	.92	336.77	70.25	.00	71.39	2.17
*	148.000	1570.10	.00	1570.10	.00	257.67	69.00	.00	69.58	2.10
*	149.000	4066.20	136.93	3874.04	55.22	343.87	74.46	74.46	76.89	3.09
*	149.000	2872.80	5.42	2864.95	2.42	231.37	72.71	72.65	75.16	3.38
*	149.000	1570.10	.00	1570.10	.00	147.31	70.76	.00	72.53	2.59
*	150.000	4156.70	1122.21	2766.78	267.70	625.73	77.83	.00	78.83	1.80
*	150.000	2872.80	433.19	2348.53	91.08	395.67	76.54	76.41	77.74	2.46
	150.000	1570.10	7.67	1560.84	1.59	172.93	74.53	74.01	75.89	3.33
*	151.000	3862.60	387.57	3150.29	324.74	481.23	78.71	78.71	80.40	.47
*	151.000	2696.90	74.05	2510.64	112.21	301.21	77.49	77.49	79.25	.59
	151.000	1504.00	.00	1504.00	.00	142.45	75.29	.00	77.02	.94
*	152.000	3862.60	.00	3862.60	.00	242.92	79.69	79.69	83.61	.28
*	152.000	2696.90	.00	2696.90	.00	191.09	78.01	78.01	81.10	.30
*	152.000	1504.00	.00	1504.00	.00	129.27	76.01	76.01	78.11	.37

```
NC   0.043    0.040     0.032     0.1       0.3
 QT   6.      4070.8    2872.8    1570.1
 X1   146.    28.       356.      405.      370.      420.      400.
 GR   75.     100.      74.4      111.      74.9      130.      74.1      154.      92.       154.01
 GR   92.     181.99    71.8      182.      70.       209.      68.       221.      66.       235.
 GR   64.     356.      62.       360.      60.       367.      58.       370.      56.1      371.
 GR   56.1    385.      60.       390.      62.       397.      64.       405.      66.       472.
 GR   68.     545.      70.       573.      70.85     587.      92.       587.01    92.       622.99
 GR   72.2    623.      73.       682.      74.       702.

 NC   0.03     0.034     0.043     0.1       0.3
 QT   6.      4066.2    2872.8    1570.1
 X1   147.    28.       267.      292.      420.      390.      400.
 GR   78.     100.      76.07     113.      76.07     140.      76.       170.      90.       170.01
 GR   90.     213.99    71.7      214.      70.       257.      66.       267.      64.       270.
 GR   58.26   282.      58.26     290.      60.       292.      64.       298.      65.       300.
 GR   66.     308.      67.       340.      67.8      380.      68.       396.      69.       430.
 GR   69.     451.      68.48     451.01    69.       465.      69.09     470.      69.12     483.
 GR   69.72   483.01    70.       490.      71.       500.

 NC   0.028    0.043     0.039
 X1   148.    31.       245.      309.      440.      380.      400.
 GR   78.     100.      76.3      117.      76.3      145.      76.05     179.      90.       179.01
 GR   90.     225.99    72.45     226.      72.       232.      70.       245.      68.       253.
 GR   66.     258.      61.6      285.      61.6      292.      64.       297.      66.       300.
 GR   68.     305.      70.       309.      72.       398.      72.9      514.      90.       514.01
 GR   90.     557.99    73.25     558.      73.5      582.      73.5      612.      74.       625.
 GR   74.2    649.      90.       649.01    90.       693.99    74.6      694.      75.       734.
 GR   80.     799.
1
    18DEC04      11:30:44                                                                          PAGE
7
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	SECNO	Q	QLOB	QCH	QROB	AREA	CWSEL	CRIWS	EG	HL
	145.000	4070.80	459.15	3597.53	14.12	515.04	64.32	.00	65.40	.09
*	145.000	2872.80	2.76	2870.04	.00	232.44	60.48	60.41	62.87	.15
*	145.000	1570.10	.00	1570.10	.00	138.87	58.25	58.25	60.24	.17
*	146.000	4070.80	481.31	3300.24	289.25	613.22	66.45	66.45	67.68	1.34
*	146.000	2872.80	32.74	2820.58	19.48	288.72	64.83	64.83	66.67	3.61
	146.000	1570.10	.00	1570.10	.00	167.30	62.94	.00	64.31	4.01
*	147.000	4066.20	56.46	2282.79	1726.94	489.62	69.02	69.02	70.31	1.93
	147.000	2872.80	22.70	1921.96	928.14	347.89	68.14	68.00	69.38	2.66
	147.000	1570.10	.00	1311.10	258.99	175.05	66.16	.00	67.43	3.11
	148.000	4066.20	18.36	3965.34	82.49	451.34	71.34	.00	72.80	2.43
	148.000	2872.80	1.89	2862.42	8.49	366.66	70.60	.00	71.59	2.18
*	148.000	1570.10	.00	1570.10	.00	259.28	69.02	.00	69.59	2.09
*	149.000	4066.20	132.80	3879.55	53.85	341.35	74.43	74.43	76.89	2.96
*	149.000	2872.80	4.40	2866.43	1.97	228.34	72.66	72.66	75.16	2.99
*	149.000	1570.10	.00	1570.10	.00	146.81	70.75	.00	72.52	2.57
*	150.000	4156.70	1127.44	2759.92	269.34	628.74	77.84	.00	78.84	1.80
*	150.000	2872.80	444.36	2334.78	93.66	401.45	76.57	.00	77.74	2.45
	150.000	1570.10	7.96	1560.49	1.65	173.46	74.54	74.01	75.90	3.33
*	151.000	3862.60	387.50	3150.39	324.72	481.19	78.71	78.71	80.40	.47
*	151.000	2696.90	73.64	2511.45	111.81	300.74	77.48	77.48	79.25	.58
	151.000	1504.00	.00	1504.00	.00	142.50	75.29	.00	77.02	.94

10

HEC-II Output - Existing Condition Field Run Topo

```
NC    0.036     0.037     0.037     0.3       0.5
X1    145.      51.       429.      477.      45.       45.       45.
GR    71.9      100.      71.7      114.      72.       117.      72.3      130.      72.       146.
GR    92.       146.01    92.       175.99    68.       176.      66.       255.      90.       255.01
GR    90.       280.99    65.92     281.      65.9      290.      66.       308.      90.       308.01
GR    90.       330.99    66.03     331.      66.       340.      66.1      357.      90.       357.01
GR    90.       382.99    65.1      383.      64.       399.      62.       402.      60.       429.
GR    58.       437.      52.9      445.      52.9      462.      58.       471.      62.       477.
GR    64.       481.      64.85     510.      90.       510.01    90.       532.99    65.53     533.
GR    66.       547.      67.5      563.      92.       563.01    92.       589.99    69.       590.
GR    70.5      620.      92.       620.01    92.       644.99    71.75     645.      72.       650.
GR    72.13     666.      92.       666.01    92.       694.99    72.35     695.      72.5      708.
GR    72.5      715.

NC    0.043     0.040     0.032     0.1       0.3
QT    6.        4070.8    2872.8    1570.1
X1    146.      28.       356.      405.      370.      420.      400.
GR    75.       100.      74.4      111.      74.9      130.      74.1      154.      92.       154.01
GR    92.       181.99    71.8      182.      70.       209.      68.       221.      66.       235.
GR    64.       356.      62.       360.      60.       367.      58.       370.      56.1      371.
GR    56.1      385.      60.       390.      62.       397.      64.       405.      66.       472.
GR    68.       545.      70.       573.      70.85     587.      92.       587.01    92.       622.99
GR    72.2      623.      73.       682.      74.       702.

NC    0.03      0.034     0.043     0.1       0.3
QT    6.        4066.2    2872.8    1570.1
X1    147.      32.       267.      318.      420.      390.      400.
GR    78.       100.      76.07     113.      76.07     140.      76.       170.      90.       170.01
GR    90.       213.99    71.7      214.      70.       257.      66.       267.      64.       270.
GR    58.26     282.      58.26     290.      63.       297.      64.       298.      64.5      323.
GR    64.75     340.      68.75     340.1     69.00     345.0     70.00     360.      70.1      362.
GR    90.0      362.1     90.       411.00    70.1      411.01    69.0      430.00    68.8      438.
GR    68.85     451.      68.48     451.01    69        465.      69.12     483.      69.72     483.01
GR    70.       490.      71.       500.

NC    0.028     0.043     0.039
X1    148.      31.       245.      309.      440.      380.      400.
GR    78.       100.      76.3      117.      76.3      145.      76.05     179.      90.       179.01
GR    90.       225.99    72.45     226.      72.       232.      70.       245.      68.       253.
GR    66.       258.      61.6      285.      61.6      292.      64.       297.      66.       300.
GR    68.       305.      70.       309.      72.       398.      72.9      514.      90.       514.01
GR    90.       557.99    73.25     558.      73.5      582.      73.5      612.      74.       625.
GR    74.2      649.      90.       649.01    90.       693.99    74.6      694.      75.       734.
GR    80.       799.
1
    01APR05      11:30:04                                                                          PAGE
7
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HEC-II Input - Proposed Condition

	SECNO	Q	QLOB	QCH	QROB	AREA	CWSEL	CRIWS	EG	HL
	145.000	4070.80	459.15	3597.53	14.12	515.04	64.32	.00	65.40	.09
*	145.000	2872.80	2.76	2870.04	.00	232.44	60.48	60.41	62.87	.15
*	145.000	1570.10	.00	1570.10	.00	138.87	58.25	58.25	60.24	.17
*	146.000	4070.80	481.31	3300.24	289.25	613.22	66.45	66.45	67.68	1.34
*	146.000	2872.80	32.74	2820.58	19.48	288.72	64.83	64.83	66.67	3.61
	146.000	1570.10	.00	1570.10	.00	167.30	62.94	.00	64.31	4.01
	147.000	4066.20	29.86	2546.79	1489.55	404.65	68.29	.00	69.91	2.11
	147.000	2872.80	16.94	1834.15	1021.71	386.00	68.05	.00	68.95	2.19
	147.000	1570.10	.00	1226.38	343.72	242.77	66.17	.00	66.88	2.51
	148.000	4066.20	13.83	3990.26	62.11	431.11	71.19	.00	72.74	2.83
	148.000	2872.80	.00	2872.80	.00	318.38	69.99	.00	71.25	2.19
	148.000	1570.10	.00	1570.10	.00	220.06	68.32	.00	69.11	2.21
*	149.000	4066.20	137.17	3873.73	55.30	344.01	74.46	74.46	76.89	3.09
	149.000	2872.80	8.19	2860.95	3.66	238.42	72.85	72.69	75.16	3.60
*	149.000	1570.10	.00	1570.10	.00	155.65	70.97	.00	72.55	3.21
*	150.000	4156.70	1121.92	2767.17	267.61	625.56	77.83	.00	78.83	1.80
	150.000	2872.80	409.23	2377.93	85.64	383.56	76.46	76.36	77.74	2.47
	150.000	1570.10	3.71	1565.63	.77	164.71	74.40	73.88	75.86	3.29
*	151.000	3862.60	387.59	3150.26	324.75	481.24	78.71	78.71	80.40	.47
*	151.000	2696.90	76.56	2505.68	114.66	304.10	77.51	77.51	79.25	.60
	151.000	1504.00	.00	1504.00	.00	141.27	75.25	75.17	77.01	1.00
*	152.000	3862.60	.00	3862.60	.00	242.92	79.69	79.69	83.61	.28
*	152.000	2696.90	.00	2696.90	.00	191.13	78.01	78.01	81.10	.30
*	152.000	1504.00	.00	1504.00	.00	128.84	76.00	76.00	78.11	.38

HEC-II Output - Proposed Condition

Willys Avenue

100Yr WS volume storage above Elev. 64.0

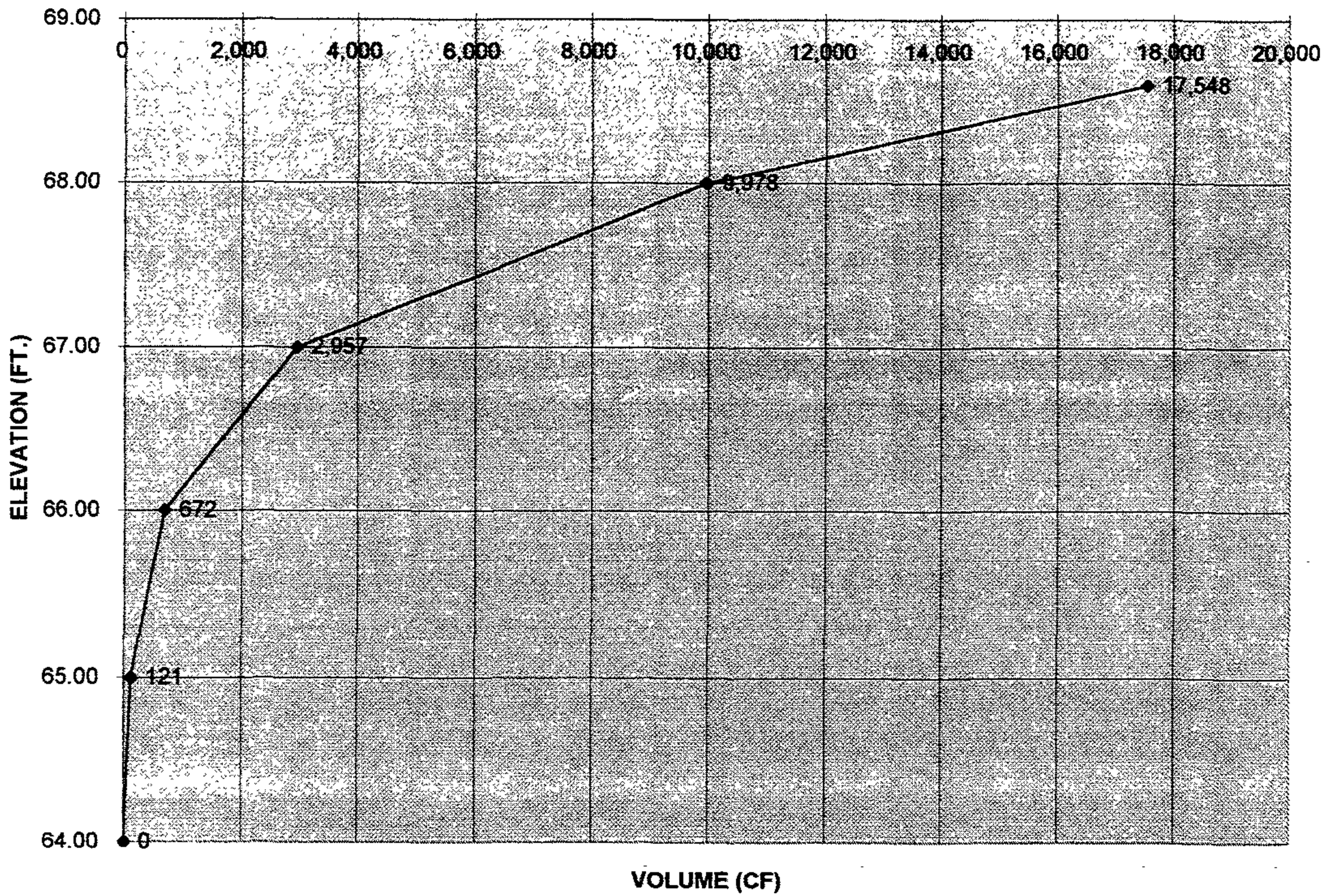
11/22/2004

ELEV.	DEPTH (ft)	AVE. AREA (sf)	VOLUME (cf)	CUMM. VOL. (cf)	TOT. DEPTH (ft)
64.00		0		0	
	1.00		121		
65.00		242		121	1.00
	1.00		551		
66.00		859		672	2.00
	1.00		2,285		
67.00		3,711		2,957	3.00
	1.00		7,021		
68.00		10,331		9,978	4.00
	0.60		7,691		
68.60		15,307		17,548	4.60

VOLUME (cf)	ELEVATION
0	64.00
121	65.00
672	66.00
2,957	67.00
9,978	68.00
17,548	68.60

100yr WS Elev 68.60

Storage Vol. Between Elev. 64.0 and 68.6 - Existing Conditions



14

Willys Avenue

100 Yr WS volume above Elev. 64.0- Proposed Conditins

4/14/2005

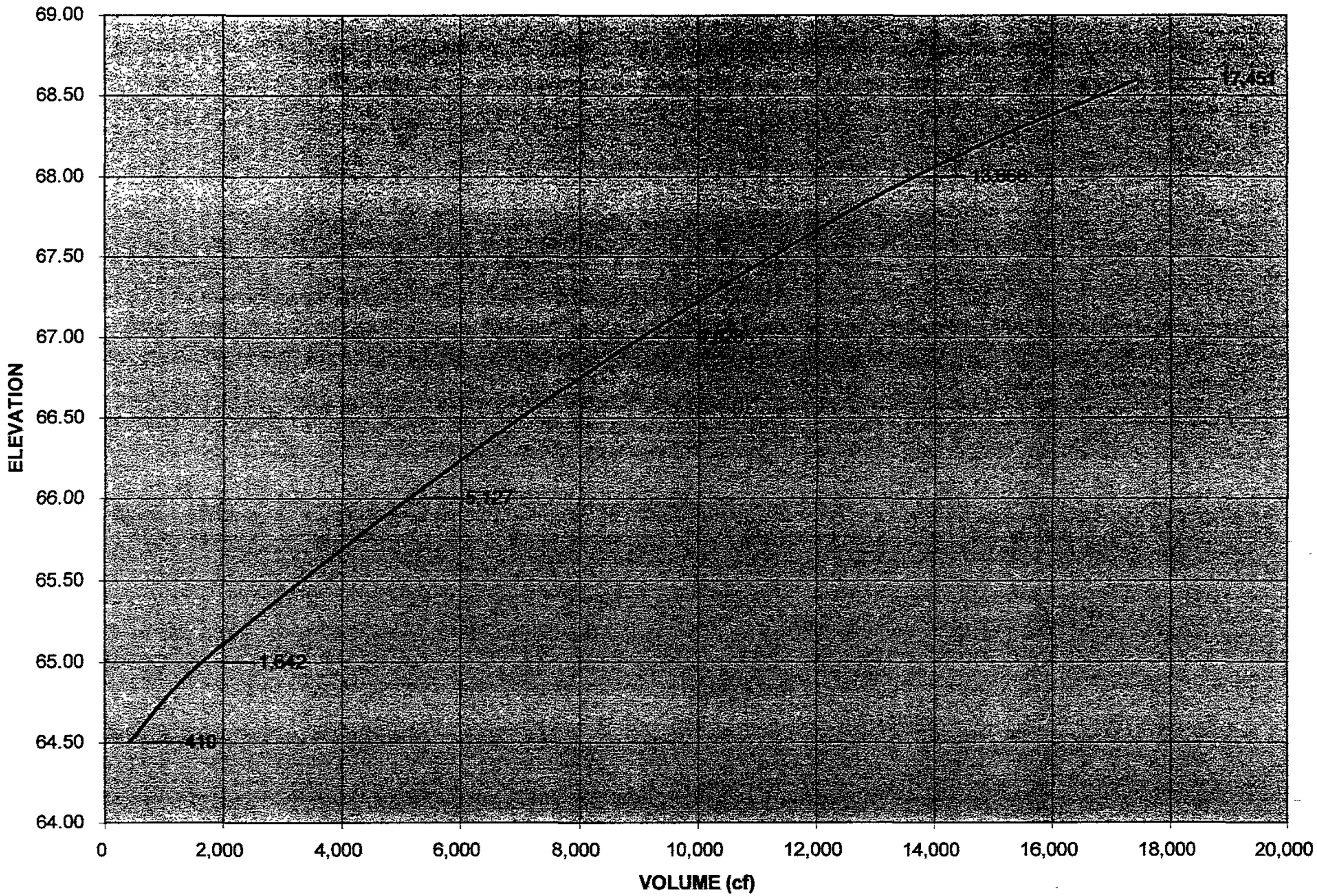
ELEV.	Δ DEPTH	AVE. AREA (sf)	VOLUME (cf)	CUMM. VOL. (cf)	TOT. DEPTH (ft)
64.00		0			
	0.50		410		
64.50		1,641		410	0.50
	0.50		1,232		
65.00		3,286		1,642	1.00
	1.00		3,485		
66.00		3,684		5,127	2.00
	1.00		3,901		
67.00		4,118		9,028	3.00
	1.00		4,638		
68.00		5,158		13,666	4.00
	0.60		3,784		
68.60		7,457		17,451	4.60

GRAPH PLOT DATA

VOLUME (cf)	ELEVATION	CY
0		
410	64.50	15
1,642	65.00	61
5,127	66.00	190
9,028	67.00	334
13,666	68.00	506
17,451	68.60	646

Willys Avenue

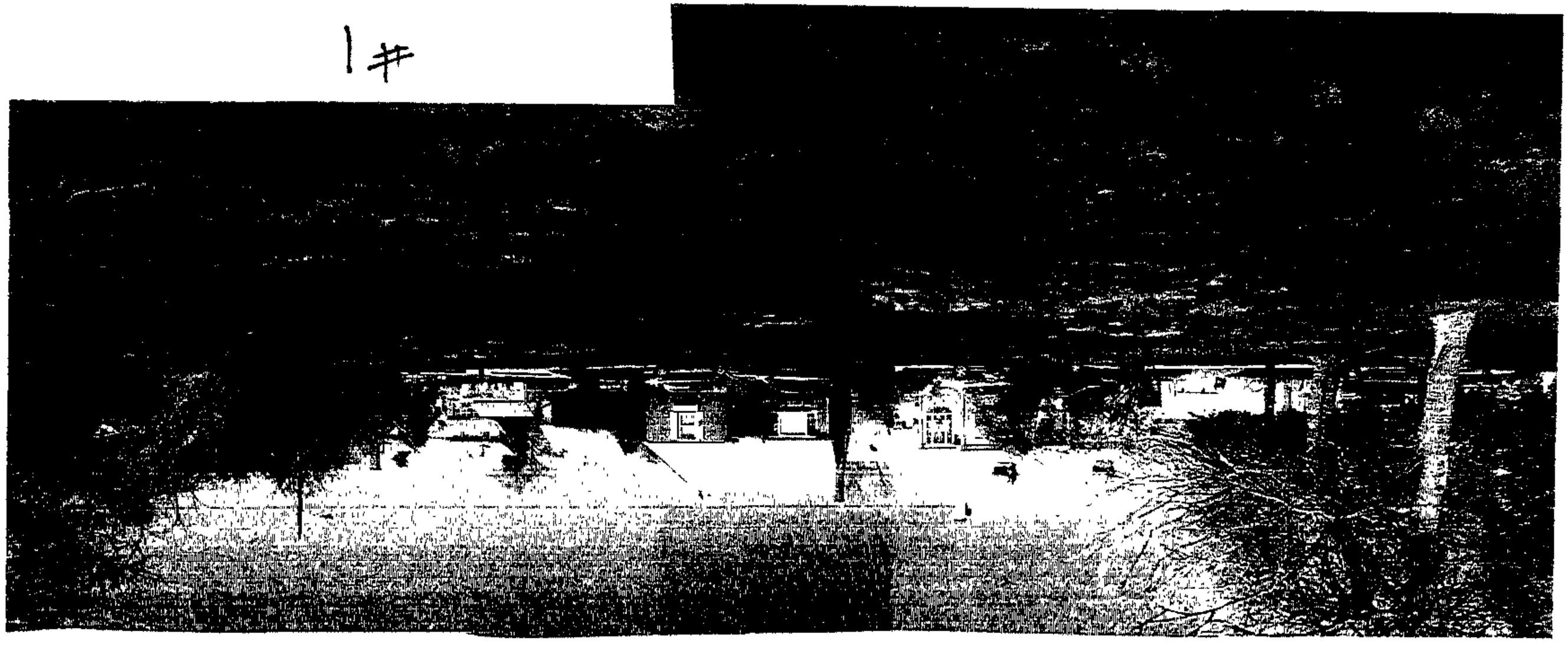
Storage Vol. Between Elev. 64.0 and 68.6 - Prop. Condition



16

2#

1#



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Structural Analysis
(June 24, 2005)

5542 Willys Avenue
Arbutus
Baltimore County Dist 2C4 Maryland

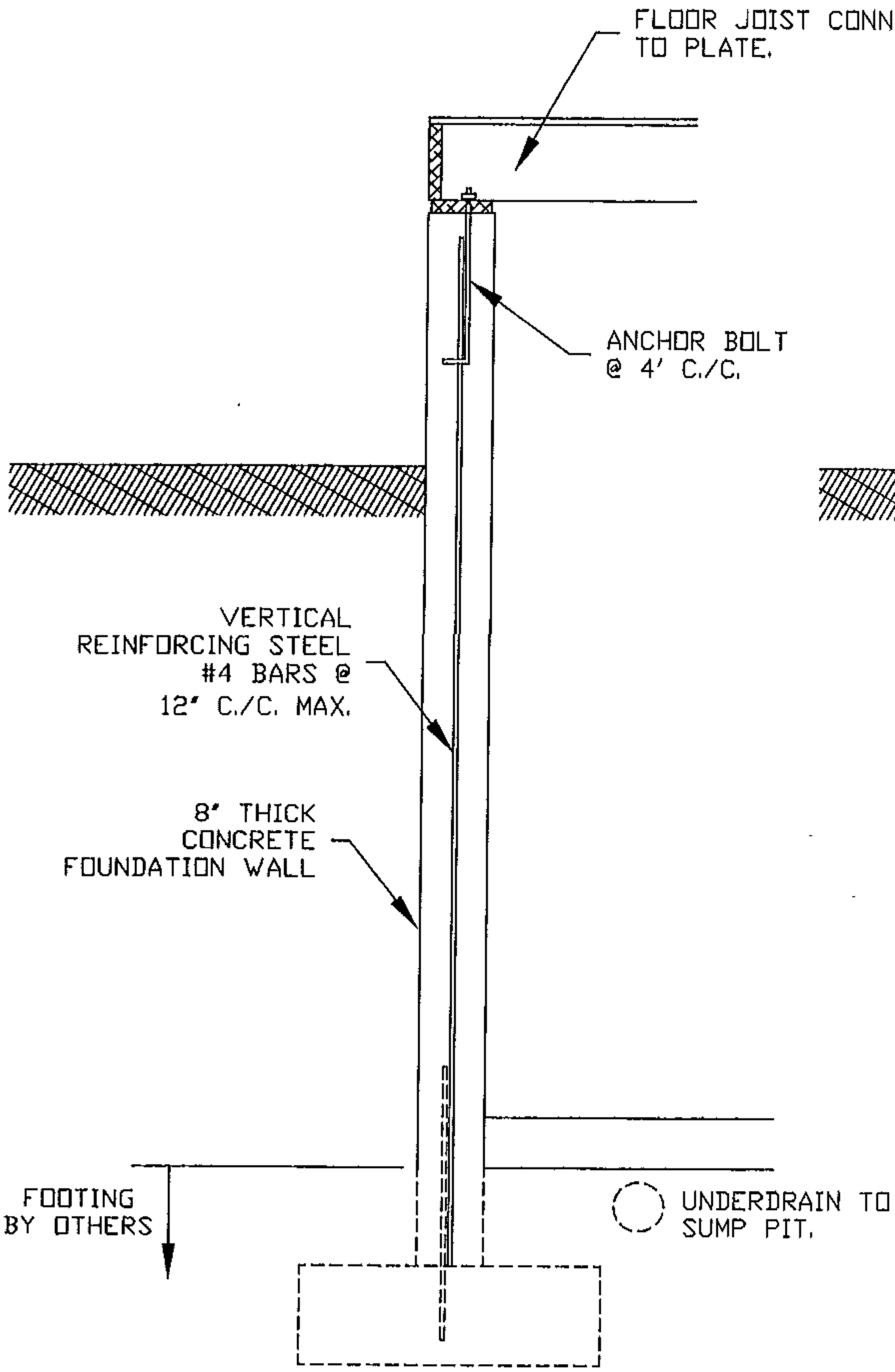
- 8" thick reinforced concrete wall will resist hydrostatic loading in a flood event.
- Underdrain around perimeter of foundation on the interior with stone layer will eliminate hydrostatic pressure on the floor slab. Underdrain system to be tied to a sump pit with proper pumps to handle discharge.
- Exterior of foundation to be waterproofed to prevent any ground water infiltration.
- Sill plate to be anchored to the concrete foundation wall.
- Floor joist to be connected to the plate with shear clips.

Richard F. Hoffmann, P.E.
3616 Lynway Court
Ellicott City, MD 21042
(410) 531-2597

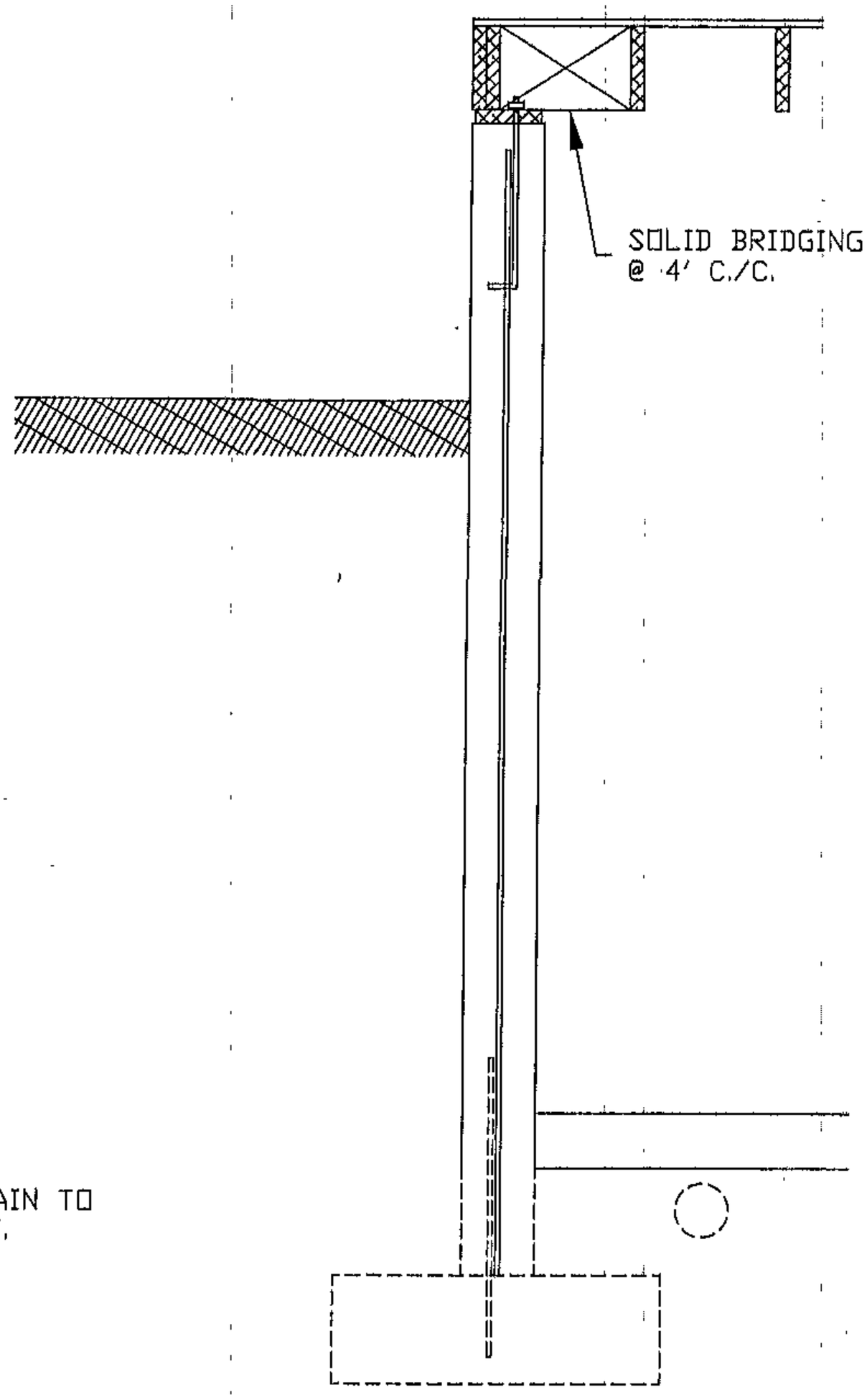
PETITIONER'S
EXHIBIT NO. 3

5542 WILLYS AVENUE

BASEMENT WALL - STRUCTURAL DETAILS REQUIRED TO WITHSTAND HYDROSTATIC LOADING



WALLS PERPENDICULAR TO FLOOR JOISTS



WALLS PARALLEL TO FLOOR JOISTS

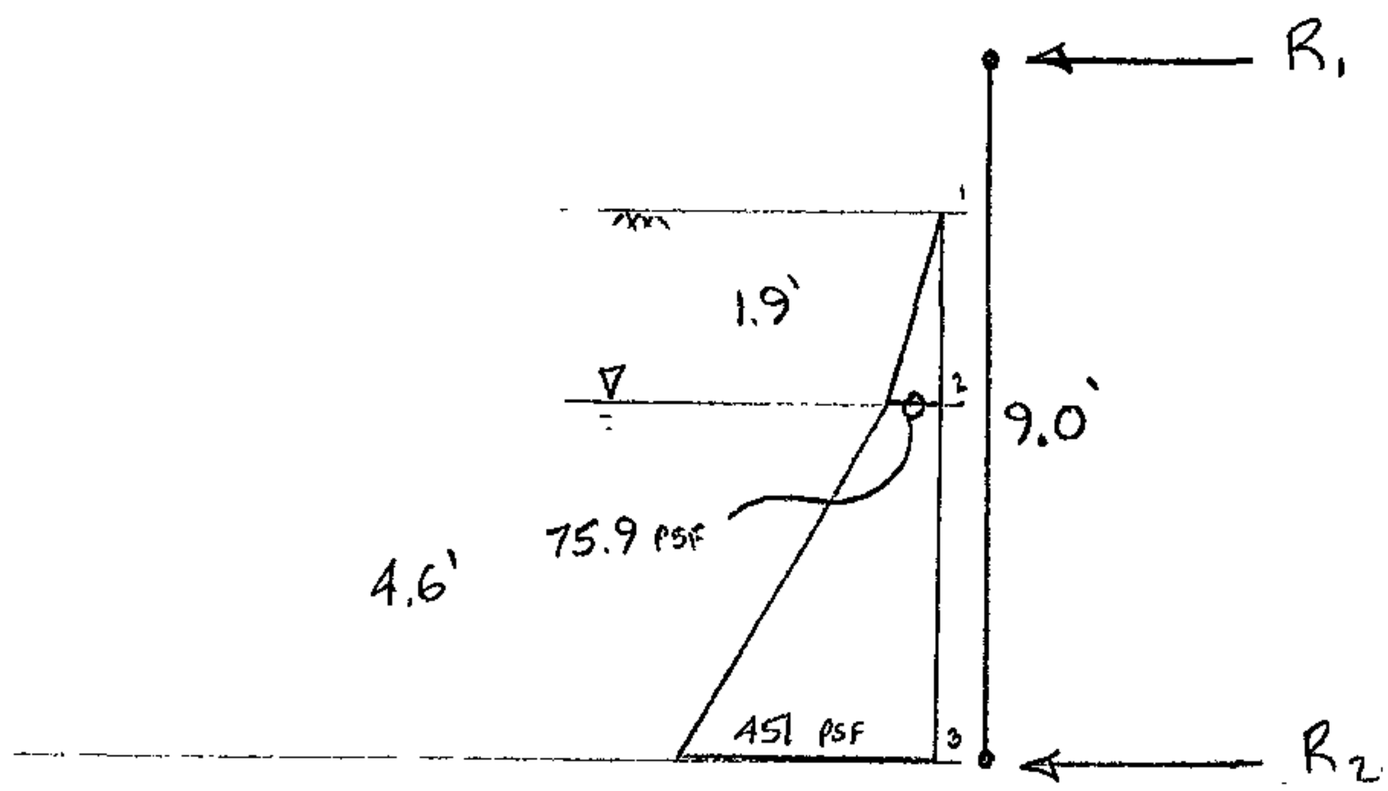
5542 WILLYS AVE.

BASEMENT WALL - STRUCTURAL CAPACITY - HYDROSTATIC LOADING

FLOOR EL. 64.0
1ST FLOOR EL. 73.0

ASSUME 1' FLOOR DEPTH
EFFECTIVE WALL HEIGHT, $H = 9.0'$

WATER LEVEL EL. 68.6
GROUND LEVEL EL. 70.5



SOIL: ASSUME SELECT BACKFILL $\gamma = 120$ PCF
$\phi = 30°$
$c = 0$

$K_a = 0.333$

$P_1 = 0$

$P_2 = 120(1.9)(0.333) = 75.9$ PSF

$P_3 = (120 - 62.4)(4.6)(0.333) + (62.4)(4.6) + 75.9 = 451$ PSF

WINBEAM ANALYSIS

$R_1 = 280$ PLF

$R_2 = 1010$ PLF

$M_{MAX} = 1340$ FT-LB / FT

$V_{MAX} = 1010$ LB / FT

8" CONC. WALL

ASSUME $f_c' = 3000$ PSI

$f_y = 60000$ PSI $\qquad f_s = 24000$ PSI

$f_c = 0.40(3000) = 1200$ PSI

$E_s = 29000$ KSI

$E_c = 57\sqrt{3000} = 3120$ KSI

$n = 29000/3120 = 9$

$K = 1200/(24000/9 + 1200) = 0.310$

$j = 1 - 0.310/3 = 0.897$

ASSUME #4 @ 12" A_s = 0.20 IN² / FT
@ ℄ d = ½(8) = 4.0"

M_{ALL} = (0.20)(24000)(0.897)(4.0)/12 = 1440 LB-FT / FT

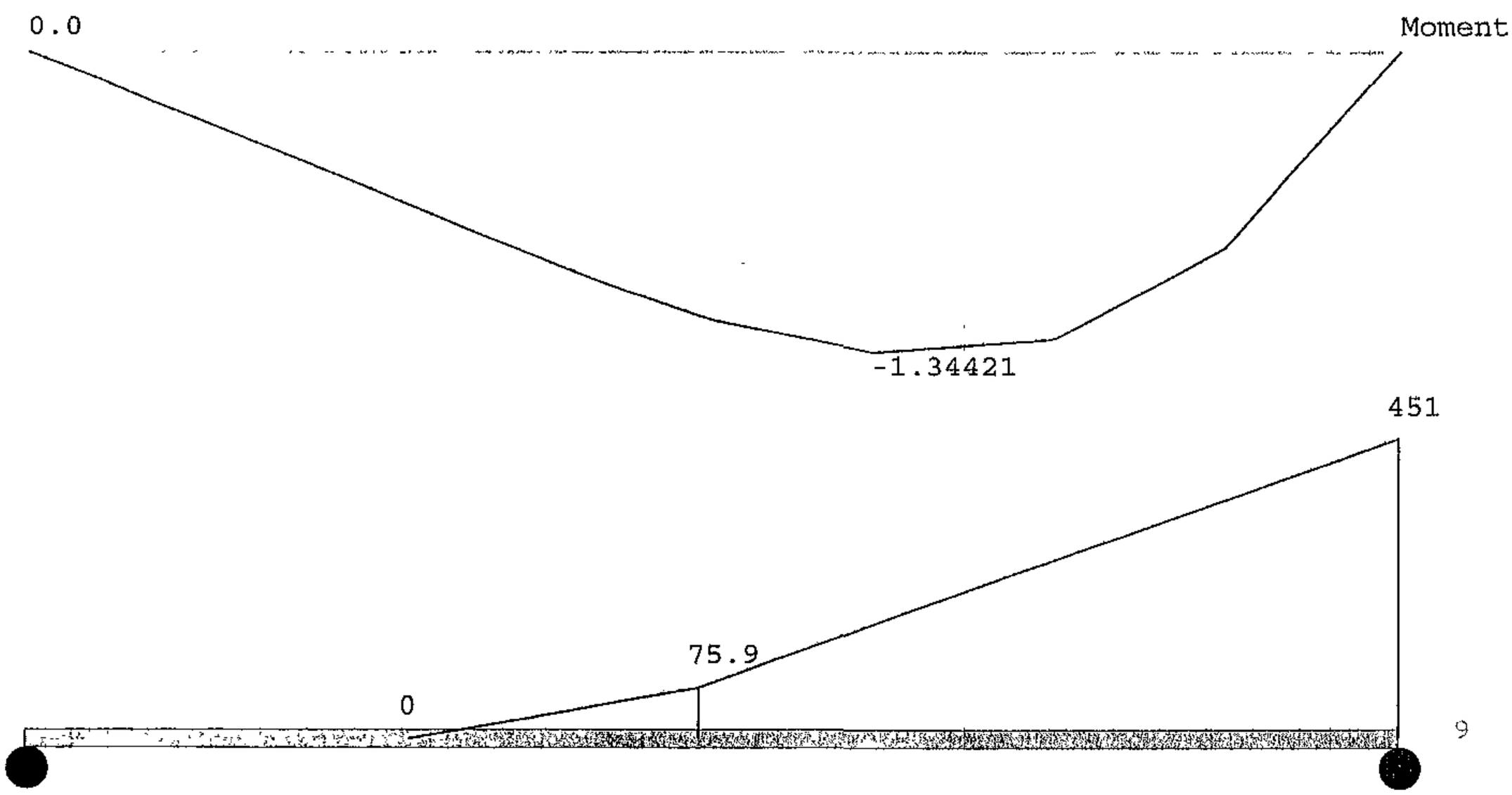
$M_{ALL} > M_{MAX}$ O.K.

V_{ALL} = ½(0.95 $\sqrt{3000}$)(12)(4.0) = 1250 LB / FT

$V_{ALL} > V_{MAX}$ O.K.

BASEMENT SLAB

- PROVIDE UNDERDRAIN AND SUMP PUMP TO ALLEVIATE UPLIFT FORCES.


0.0
Moment
-1.34421
451
75.9
0
9

```
*************************************
* SUMMARY OF THE INPUT INFORMATION *
*************************************

TYPE OF THE PROBLEM : CONTINUOUS BEAM CALCULATION

* Types and the locations of the supports in Feet

   Hinged support at X=      0.000
   Hinged support at X=      9.000

* Total number of different materials    :     1

  From X=      0.000   to X=      9.000   E=   3100.000 ksi

* Total number of different sections     :     1

  From X=      0.000 to X=      9.000 IX=    500.000 Inch**4

* Total number of distributed loads :     2   Unit lb/ft
  At X=      2.500 W1=      0.000 At X=      4.400 W2=     75.900
  At X=      4.400 W1=     75.900 At X=      9.000 W2=    451.000


***************************
* SUMMARY OF THE RESULTS *
***************************

  * LENGTH UNIT Feet ; FORCE UNIT : Kip

* MAXIMUM VALUES

  * Max. displacement is    0.00097  at  X=      4.500
  * Min. displacement is    0.00000  at  X=      0.000

  * Max. shear force is    0.27814  at  X=      2.500
  * Min. shear force is   -1.00584  at  X=      9.000
```

* Max. moment is 0.00000 at X= 0.000
* Min. moment is -1.34421 at X= 5.550

* TOTAL APPLIED LOADS

* Total applied concentrated load: 0.000 Kip
* Total applied concentrated moment: 0.000 Kip Feet
* Total applied distributed load: 1.284 Kip

* SUPPORT REACTIONS

* Reaction at X= 0.000 : Force= -0.278 Moment= 0.000
* Reaction at X= 9.000 : Force= -1.006 Moment= 0.000

****
* DETAILS OF THE ANALYSIS *
****

* DISPLACEMENT AT OUTPUT POINTS :

At X=	0.000	Displacement=	0.00000
At X=	2.250	Displacement=	0.00063
At X=	2.500	Displacement=	0.00069
At X=	2.975	Displacement=	0.00078
At X=	3.450	Displacement=	0.00086
At X=	3.925	Displacement=	0.00092
At X=	4.400	Displacement=	0.00096
At X=	4.500	Displacement=	0.00097
At X=	5.550	Displacement=	0.00095
At X=	6.700	Displacement=	0.00077
At X=	7.850	Displacement=	0.00076
At X=	9.000	Displacement=	0.00044
At X=	9.000	Displacement=	0.00000

* SHEAR FORCES :

Coordinate		Shear (LT side)	Shear (RT side)
X=	0.0000		0.2781
X=	2.2500	0.2781	0.2781
X=	2.5000	0.2781	0.2781
X=	2.9750	0.2736	0.2736

X=	3.4500	0.2601	0.2601
X=	3.9250	0.2376	0.2376
X=	4.4000	0.2060	0.2060
X=	4.5000	0.1980	0.1980
X=	5.5500	0.0648	0.0648
X=	6.7000	-0.1842	-0.1842
X=	6.7500	-0.1975	-0.1975
X=	7.8500	-0.5411	-0.5411
X=	9.0000	-1.0058	

* MOMENTS :

Coordinate		Moment (LT side)	Moment (RT side)
X=	0.0000		0.0000
X=	2.2500	-0.6258	-0.6258
X=	2.5000	-0.6953	-0.6953
X=	2.9750	-0.8267	-0.8267
X=	3.4500	-0.9539	-0.9539
X=	3.9250	-1.0724	-1.0724
X=	4.4000	-1.1781	-1.1781
X=	4.5000	-1.1983	-1.1983
X=	5.5500	-1.3442	-1.3442
X=	6.7000	-1.2859	-1.2859
X=	6.7500	-1.2763	-1.2763
X=	7.8500	-0.8792	-0.8792
X=	9.0000	0.0000	

Eco-Science Professionals, Inc.

CONSULTING ECOLOGISTS

June 1, 2005

MD Department of the Environment
Regulatory Services Coordination Center
Montgomery Park Business Center, Suite 430
1800 Washington Boulevard
Baltimore, MD 21230-1708

RE: Okonski Property - 5542 Willys Avenue
Arbutus, Baltimore County, MD
Request for 100 Year Floodplain Impacts

Dear Sir or Madam,

Enclosed find one (1) original and four (4) copies of a Joint Permit Application with appropriate sections completed. The project involves the construction of a single family home on an existing lot of record. Construction of the project will require the reconfiguration of a 100 year floodplain of a Use I stream in order to provide a suitable building envelope outside of the floodplain. **The project will not impacts wetlands, wetland buffers, or stream channels.**

Please note that two (2) copies of the Joint Permit Application contain the floodplain study for the project. The other copies contain everything but the floodplain study.

Please call me at (410) 592-6752 if you have any questions. I thank you for your time and assistance in this matter.

Sincerely,

Henry A. Leskinen

Henry A. Leskinen

Encl.

cc: Mr. Alonzo Childress, R.A. Childress & Assoc., Inc.

PETITIONER'S
EXHIBIT NO. 5

P.O. BOX 5006 GLEN ARM, MD 21057 (410

July 13, 2005

Re: Okonski Property / 5540-42 Willys Avenue

To whom it may concern,

I'm writing this letter to express my support for Diane & Scott Connelly to build their single family home on the lot owned by her grandparents, Helen and Edward Okonski, Sr. who have owned their home adjacent to the lot since 1939.

I understand that the Connelly's are seeking the County's approval to grade the lot to create a building area outside of the flood plain. I support the Connelly's in their efforts to make the lot suitable to build on.

My home is located diagonally across from the area where they hope to build their home. I believe the building of the Connelly's home on Willys Avenue would be a welcome addition to our neighborhood.

Sincerely,

Dorothy E. Botts

Ms. Dorothy Botts
1315 Walnut Avenue
Arbutus, MD 21227

PETITIONER'S

EXHIBIT NO. 6A

June 20, 2005

Re: Okonski Property / 5542 Willys Avenue

To whom it may concern,

This letter expresses my support for the building of a single family home by Diane & Scott Connelly on the lot owned by her grandparents, Helen and Edward Okonski, Sr.

I understand that the lot is considered to be in the flood plain and will require excavation to fill and cut in order to construct a residence. I do not object to this proposal.

I have lived adjacent to the lot and the Okonski's for over 50 years. I believe the building of the Connelly's home on Willys Avenue would add value and would be a welcome addition to our neighborhood.

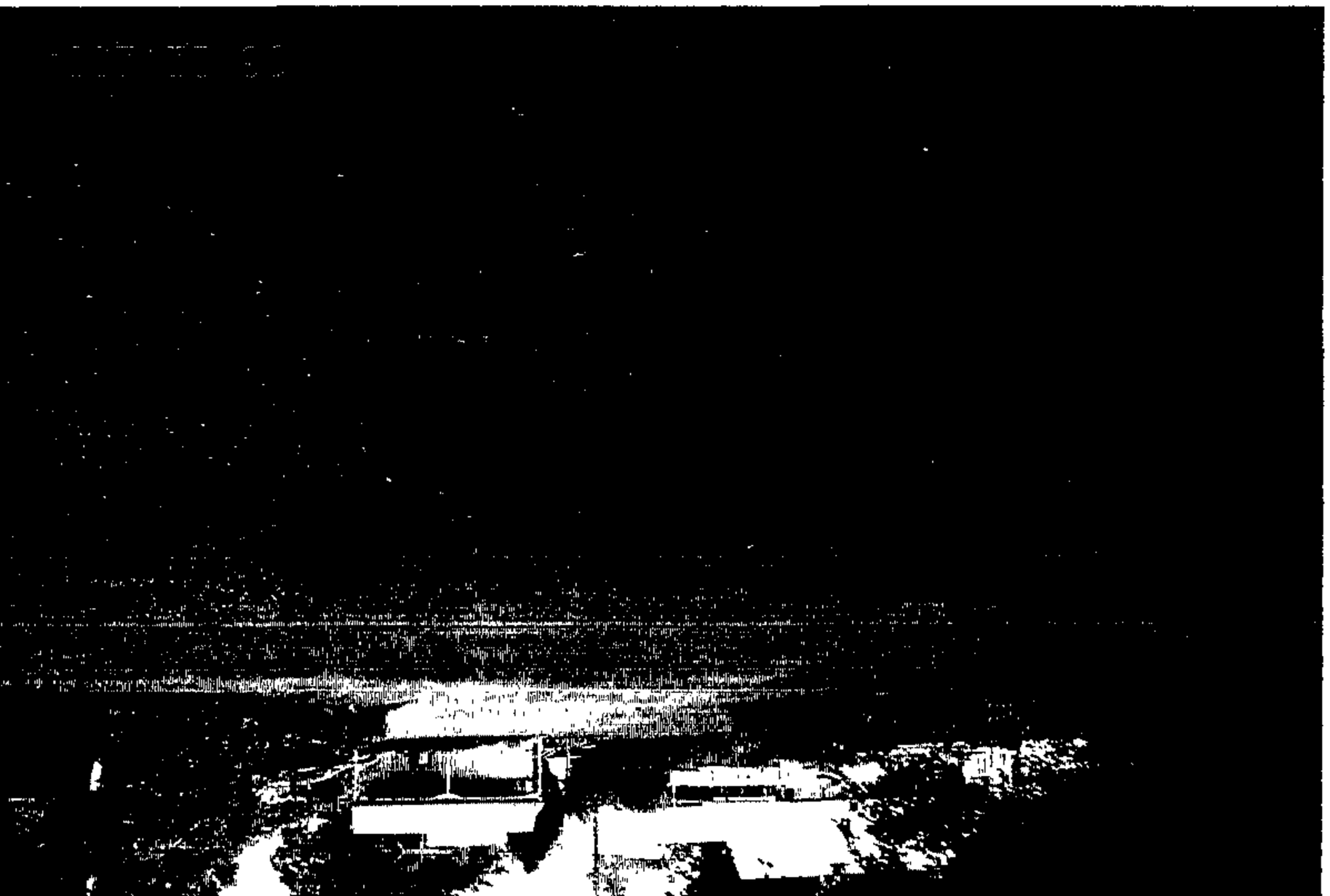
Sincerely,

Mrs. Hazel Agnuss

Mrs. Hazel Agnuss
1311 Walnut Avenue
Arbutus, MD 21227

PETITIONER'S
EXHIBIT NO. 4B

L3# unidentified



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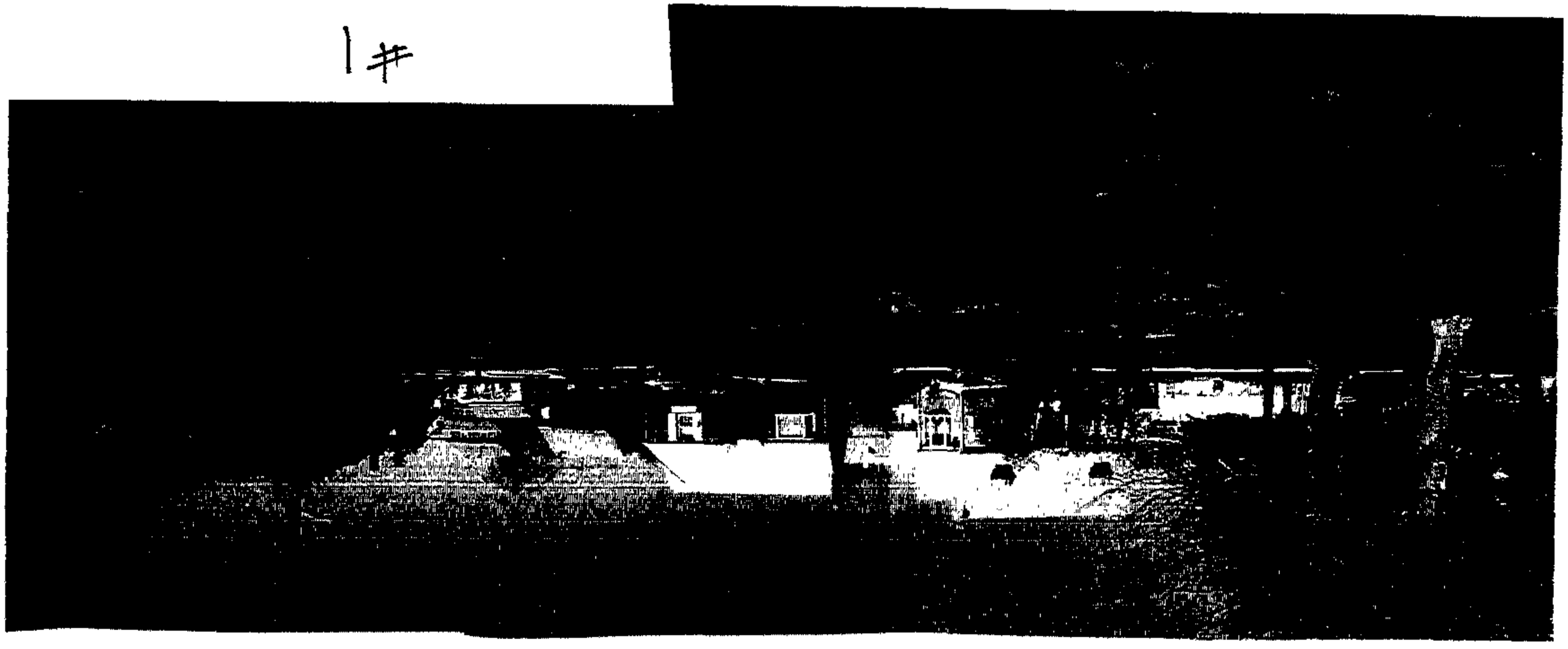

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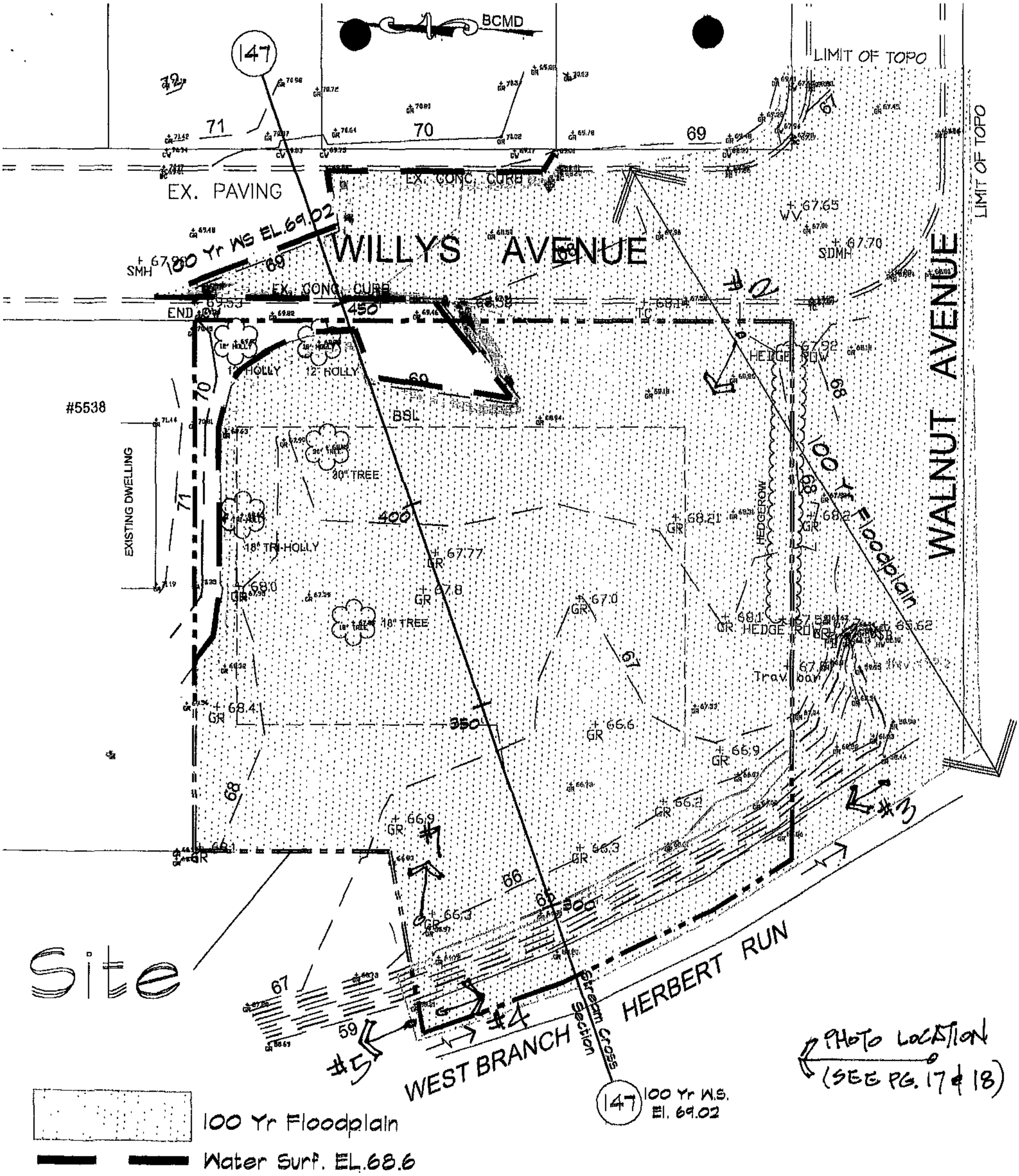

SURVEY ON BALTO. COUNTY ELEVATION DATUM

0' 30' 60' 90'

LEO W. RADER SURVEYORS, INC.
STATE REGISTERED
38 BELFAST ROAD
TIMONIUM, MD 21093
PHONE: (410)252-2920

5542 WILLYS AVE. - EXISTING CONDITIONS
BALTIMORE COUNTY, MARYLAND
SCALE 1"=30' APR. 14, 2004

PREPARED BY: R. A. CHILDRESS & ASSOC., INC.
713 PHEASANT DRIVE
FOREST HILL, MARYLAND 21050
PHONE 410-803-0304

POWER OF ATTORNEY
OF
EDWARD BERNARD OKONSKI, SR.

1. APPOINTMENT OF ATTORNEY:

I, Edward Bernard Okonski, Sr. of Baltimore County Maryland, do hereby constitute and appoint Edward Bernard Okonski, Jr. and Earl Frank Seboda, Sr., to be my true, sufficient and lawful agent and attorneys-in-fact (my "Attorney") to act for me, in my name, place and stead, and on my behalf, and to act in any way which I myself could act, if I were personally present. If Edward Bernard Okonski, Jr. or Earl Frank Seboda, Sr. shall resign or fail for any other reason to continue as my Attorney then I constitute and appoint Carol Ann Seboda to act as my Attorney.

2. EFFECTIVE ON EXECUTION; SURVIVES INCAPACITY:

2.01 This General Power of Attorney shall be effective as of the date of execution by me.

2.02 This General Power of Attorney shall not be affected by my subsequent disability or incapacity, and the powers conferred on my Attorney hereunder shall be exercisable by my Attorney notwithstanding my later disability or incapacity or later uncertainty as to whether I am dead or alive.

3. POWERS OF MY ATTORNEY:

3.01 In addition to all powers, authorities and discretions granted to my Attorney by common law, statute or under any rule of court, I hereby authorize and empower my Attorney in my Attorney's sole and absolute discretion:

(a) To exercise or perform any act, power, duty, right or obligation whatsoever that I now have, or may hereafter acquire the legal right, power or capacity to exercise or perform, in connection with, arising from or relating to any person, item, transaction, thing, property (real or personal, tangible or intangible) or matter whatsoever.

(b) To make, receive, sign, indorse, execute, acknowledge, deliver and possess such applications, contracts, agreements, options, covenants, conveyances, deeds, trust deeds, security agreements, bills of sale, leases, mortgages, deeds of trust (including indemnity deeds of

#614

trust), assignments, insurance policies, bills of lading, warehouse receipts, documents of title, bills, bonds, debentures, checks, drafts, bills of exchange, letters of credit, notes, stock certificates, proxies, warrants, commercial paper, receipts, withdrawal receipts and deposit instruments relating to accounts or deposits in, or certificates of deposit of banks, savings and loan or other institutions or associations, proofs of loss, evidences of debts, releases and satisfaction of mortgages, liens, judgments, security agreements and other debts and obligations and such other instruments in writing of whatever kind and nature as may be necessary or proper in the exercise of the rights and powers herein granted.

(c) To use all means and processes in the law for the effectual exercise of the powers, rights and duties herein created; to institute, answer and reply to all actions, causes, matters and things whatsoever; to appeal for and represent me before and to appeal from any adverse decision of any court, bureau, commission, board or other legal authority; to submit any matter in dispute to arbitration; to compromise and settle any and all claims by or against me; and to make and execute due releases, acquittances and discharges.

(d) To request, ask, demand, sue for, recover, collect, receive and hold and possess all such sums of money, debts, dues, commercial paper, checks, drafts, accounts, deposits, legacies, bequests, devises, notes, interests, stock certificates, bonds, savings bonds, government securities, dividends, certificates of deposit, annuities, pension and retirement benefits (including individual retirement accounts), insurance benefits and proceeds, any and all documents of title, choses in action, personal and real property, intangible and tangible property and property rights and demands whatsoever, liquidated or unliquidated, as now are, or shall hereafter become, owned by or due, owing, payable or belonging to me or in which I have or may hereafter acquire any interest, to have, use, and take all lawful means and equitable and legal remedies, procedures and writs in my name for the collection and recovery thereof and to adjust, sell, compromise and agree for the same, and to make execute and deliver for me, on my behalf and in my name, all endorsements, acquittances, releases receipts or other sufficient discharges for the same.

(e) To buy or lease assets of every kind and description, whether real, personal or mixed, for cash or on credit and to execute any and all contracts, leases, security devices, mortgages, deeds of trust and all other instruments in writing securing any unpaid purchase price thereof, as my attorney may deem necessary or appropriate.

(f) To maintain, repair, improve, manage, insure, sell, lease for any period of time (including leases for ninety-nine years renewable forever), grant options on, borrow on, hypothecate, mortgage, subordinate, exchange and/or convey any property real or personal, tangible or intangible, which I now have or which I may hereafter acquire, whether real or personal and wheresoever situate, with full power to execute, seal and acknowledge all necessary instruments and documents in that connection; to take possession and to dispose of any and all properties of whatsoever nature, real or personal, and wheresoever situate, and under such terms and conditions as my attorney may deem necessary or appropriate.

(g) To conduct, engage in and transact all business of whatsoever character or description in which I have had, now have, or may hereafter have any interests or rights of whatsoever nature, whether individually, jointly with others, as a partner or otherwise.

(h) To vote stock, sign proxies, exercise rights, warrants and options pertaining to stock and securities, and to execute, amend and terminate Voting Trust Agreements.

(i) To withdraw from any banks or other financial institutions in which I have or may hereafter have any deposits, any or all monies so deposited in my name and/or in my name jointly with others; to close any accounts in any banks or other financial institutions now or hereafter standing in my name and/or in my name jointly with others; to open accounts in banks or other financial institutions in my name or jointly with others, and to close the same and to withdraw all monies which may be deposited therein to my account; to enter any safe deposit box and to remove any contents therefrom.

(j) To sign and swear to, in my name and on my behalf, all federal, state and local income and gift tax returns and reports and any other returns and reports required by any governmental agency, department or body; to appear for me and represent me before any office of the Internal Revenue Service, before the United States Treasury Department and before any State or Local Tax Department in connection with any matter involving federal, state or local taxes in which I am or may hereafter become a party, giving my said agents or attorneys full power whatsoever requisite and necessary to be done in the premises, including the right to appeal, regardless of how long heretofore or hereafter any such matter may arise. All communications addressed to the undersigned regarding such tax matters may be addressed to my said agents or attorneys at any address which they may furnish.

(k) To execute waivers of restrictions on assessment or collection of deficiencies in tax; to execute consents extending the statutory period for assessment or collection of taxes; to execute closing agreements in respect of any tax liability or other specific matters; and to execute protests to determinations of taxes.

(l) To make gifts (outright, in trust or otherwise) to [himself/~~herself~~], individually, and to my descendants, said gifts not to be limited to the $11,000 amount of the annual gift tax exclusion, as adjusted for inflation, provided in Section 2503(b) of the Internal Revenue Code of 1986, as amended.

3.02 I grant to said attorney in fact full power and authority to do, take and perform all and every act and thing whatsoever requisite, proper or necessary to be done, in the exercise of any of the rights and powers herein granted, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that said attorney in fact shall lawfully do or cause to be done by virtue of this power of attorney and the rights and powers herein granted, and I hereby ratify and confirm all and whatsoever my said attorney shall lawfully do or cause to be done by virtue of these presents.

3.03 The foregoing enumeration of rights, powers and duties shall not be interpreted as restricting said attorney to those matters and things, but, it is my intention to give my attorney the fullest possible powers I am capable of granting to him/her so that my affairs may be attended to in the same manner by my attorney as if I were personally present and were acting in my own behalf.

4. DESIGNATION OF GUARDIAN:

I request that no guardianship proceeding for my property be commenced in the event of my incapacity, but in the event it nevertheless becomes necessary for any court to appoint a guardian for my property, I direct that the individuals named above, in the order specified, shall serve as such guardian. I further direct that any guardian who shall at any time be appointed by any court shall be excused from giving bond.

5. REVOCATION OF PRIOR POWERS; USE OF PHOTOCOPY; CONSTRUCTION:

5.01 I hereby revoke, annul and cancel any and all general powers of attorney heretofore executed by me, if any, and the same shall be of no further force or effect; provided, however, that

this paragraph shall not affect, modify or terminate in any way any durable power of attorney for health care or any special, restricted or limited power or power of attorney I may have heretofore given in connection with any borrowing, banking or other commercial transaction.

5.02 I hereby authorize the use of a photocopy of this Power of Attorney, in lieu of the original copy executed by me, for the purpose of effectuating the terms and provisions hereof.

5.03 The masculine, feminine, and neuter, and the singular and plural, shall include each other wherever appropriate with regard to all references to the Attorney hereunder.

(SIGNATURES ON THE FOLLOWING PAGE)

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of February, 2005.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

_____ _____ (SEAL)
Edward Bernard Okonski, Sr.

STATE OF MD)
) to wit:
CITY/COUNTY OF Howard)

I HEREBY CERTIFY, that on this 9 day of February, 2005, before me, the subscriber, a Notary Public, in and for the State aforesaid, personally appeared Edward Bernard Okonski, Sr. known to me (or satisfactorily proven) to be the person whose name is subscribed to the above instrument and in my presence signed and sealed the same, and acknowledged that [he/~~she~~] executed the same for the purposes therein contained and acknowledged the same to be [his/~~her~~] act and deed.

AS WITNESS, my hand and Notarial Seal.

Notary Public

My Commission Expires: 2-28-07

JENNIFER PENA
MY COMMISSION EXPIRES
FEB 28 2007
HOWARD COUNTY, MD.
NOTARY PUBLIC

POWER OF ATTORNEY
OF
HELEN KATHERINE OKONSKI

1. APPOINTMENT OF ATTORNEY:

I, Helen Katherine Okonski. of Baltimore County Maryland, do hereby constitute and appoint Edward Bernard Okonski, Jr. and Earl Frank Seboda, Sr., to be my true, sufficient and lawful agent and attorneys-in-fact (my "Attorney") to act for me, in my name, place and stead, and on my behalf, and to act in any way which I myself could act, if I were personally present. If Edward Bernard Okonski, Jr. or Earl Frank Seboda, Sr. shall resign or fail for any other reason to continue as my Attorney then I constitute and appoint Carol Ann Seboda to act as my Attorney.

2. EFFECTIVE ON EXECUTION; SURVIVES INCAPACITY:

2.01 This General Power of Attorney shall be effective as of the date of execution by me.

2.02 This General Power of Attorney shall not be affected by my subsequent disability or incapacity, and the powers conferred on my Attorney hereunder shall be exercisable by my Attorney notwithstanding my later disability or incapacity or later uncertainty as to whether I am dead or alive.

3. POWERS OF MY ATTORNEY:

3.01 In addition to all powers, authorities and discretions granted to my Attorney by common law, statute or under any rule of court, I hereby authorize and empower my Attorney in my Attorney's sole and absolute discretion:

(a) To exercise or perform any act, power, duty, right or obligation whatsoever that I now have, or may hereafter acquire the legal right, power or capacity to exercise or perform, in connection with, arising from or relating to any person, item, transaction, thing, property (real or personal, tangible or intangible) or matter whatsoever.

(b) To make, receive, sign, indorse, execute, acknowledge, deliver and possess such applications, contracts, agreements, options, covenants, conveyances, deeds, trust deeds, security agreements, bills of sale, leases, mortgages, deeds of trust (including indemnity deeds of trust), assignments, insurance policies, bills of lading, warehouse receipts, documents of title, bills, bonds, debentures, checks, drafts, bills of exchange, letters of credit, notes, stock certificates,

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proxies, warrants, commercial paper, receipts, withdrawal receipts and deposit instruments relating to accounts or deposits in, or certificates of deposit of banks, savings and loan or other institutions or associations, proofs of loss, evidences of debts, releases and satisfaction of mortgages, liens, judgments, security agreements and other debts and obligations and such other instruments in writing of whatever kind and nature as may be necessary or proper in the exercise of the rights and powers herein granted.

(c) To use all means and processes in the law for the effectual exercise of the powers, rights and duties herein created; to institute, answer and reply to all actions, causes, matters and things whatsoever; to appeal for and represent me before and to appeal from any adverse decision of any court, bureau, commission, board or other legal authority; to submit any matter in dispute to arbitration; to compromise and settle any and all claims by or against me; and to make and execute due releases, acquittances and discharges.

(d) To request, ask, demand, sue for, recover, collect, receive and hold and possess all such sums of money, debts, dues, commercial paper, checks, drafts, accounts, deposits, legacies, bequests, devises, notes, interests, stock certificates, bonds, savings bonds, government securities, dividends, certificates of deposit, annuities, pension and retirement benefits (including individual retirement accounts), insurance benefits and proceeds, any and all documents of title, choses in action, personal and real property, intangible and tangible property and property rights and demands whatsoever, liquidated or unliquidated, as now are, or shall hereafter become, owned by or due, owing, payable or belonging to me or in which I have or may hereafter acquire any interest, to have, use, and take all lawful means and equitable and legal remedies, procedures and writs in my name for the collection and recovery thereof and to adjust, sell, compromise and agree for the same, and to make execute and deliver for me, on my behalf and in my name, all endorsements, acquittances, releases receipts or other sufficient discharges for the same.

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(f) To maintain, repair, improve, manage, insure, sell, lease for any period of time (including leases for ninety-nine years renewable forever), grant options on, borrow on, hypothecate,

mortgage, subordinate, exchange and/or convey any property real or personal, tangible or intangible, which I now have or which I may hereafter acquire, whether real or personal and wheresoever situate, with full power to execute, seal and acknowledge all necessary instruments and documents in that connection; to take possession and to dispose of any and all properties of whatsoever nature, real or personal, and wheresoever situate, and under such terms and conditions as my attorney may deem necessary or appropriate.

(g) To conduct, engage in and transact all business of wl atsoever character or description in which I have had, now have, or may hereafter have any interests or rights of whatsoever nature, whether individually, jointly with others, as a partner or otherwise.

(h) To vote stock, sign proxies, exercise rights, warrants and options pertaining to stock and securities, and to execute, amend and terminate Voting Trust Agreements.

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(j) To sign and swear to, in my name and on my behalf, all federal, state and local income and gift tax returns and reports and any other returns and reports required by any governmental agency, department or body; to appear for me and represent me before any office of the Internal Revenue Service, before the United States Treasury Department and before any State or Local Tax Department in connection with any matter involving federal, state or local taxes in which I am or may hereafter become a party, giving my said agents or attorneys full power whatsoever requisite and necessary to be done in the premises, including the right to appeal, regardless of how long heretofore or hereafter any such matter may arise. All communications addressed to the undersigned regarding such tax matters may be addressed to my said agents or attorneys at any address which they may furnish.

(k) To execute waivers of restrictions on assessment or collection of deficiencies in tax; to execute consents extending the statutory period for assessment or collection of taxes; to

execute closing agreements in respect of any tax liability or other specific matters; and to execute protests to determinations of taxes.

(l) To make gifts (outright, in trust or otherwise) to [himself/herself], individually, and to my descendants, said gifts not to be limited to the $11,000 amount of the annual gift tax exclusion, as adjusted for inflation, provided in Section 2503(b) of the Internal Revenue Code of 1986, as amended.

3.02 I grant to said attorney in fact full power and authority to do, take and perform all and every act and thing whatsoever requisite, proper or necessary to be done, in the exercise of any of the rights and powers herein granted, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that said attorney in fact shall lawfully do or cause to be done by virtue of this power of attorney and the rights and powers herein granted, and I hereby ratify and confirm all and whatsoever my said attorney shall lawfully do or cause to be done by virtue of these presents.

3.03 The foregoing enumeration of rights, powers and duties shall not be interpreted as restricting said attorney to those matters and things, but, it is my intention to give my attorney the fullest possible powers I am capable of granting to him/her so that my affairs may be attended to in the same manner by my attorney as if I were personally present and were acting in my own behalf.

4. DESIGNATION OF GUARDIAN:

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5. REVOCATION OF PRIOR POWERS; USE OF PHOTOCOPY; CONSTRUCTION:

5.01 I hereby revoke, annul and cancel any and all general powers of attorney heretofore executed by me, if any, and the same shall be of no further force or effect; provided, however, that this paragraph shall not affect, modify or terminate in any way any durable power of attorney for health care or any special, restricted or limited power or power of attorney I may have heretofore given in connection with any borrowing, banking or other commercial transaction.

5.02 I hereby authorize the use of a photocopy of this Power of Attorney, in lieu of the original copy executed by me, for the purpose of effectuating the terms and provisions hereof.

5.03 The masculine, feminine, and neuter, and the singular and plural, shall include each other wherever appropriate with regard to all references to the Attorney hereunder.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20 day of February, 2003.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

_____ _____(SEAL)
Helen Katherine Okonski

STATE OF Maryland)
) to wit:
CITY/COUNTY OF Baltimore)

I HEREBY CERTIFY, that on this 19th day of February, 2003, before me, the subscriber, a Notary Public, in and for the State aforesaid, personally appeared known to me (or satisfactorily proven) to be the person whose name is subscribed to the above instrument and in my presence signed and sealed the same, and acknowledged that [he/she] executed the same for the purposes therein contained and acknowledged the same to be [his/her] act and deed.

AS WITNESS, my hand and Notarial Seal.

MICHELE M. ERDMAN
Notary Public
Baltimore County
Maryland
My Commission Expires Sep 29, 2004

Notary Public Michele M. Erdman

My Commission Expires: Sept. 29, 2004

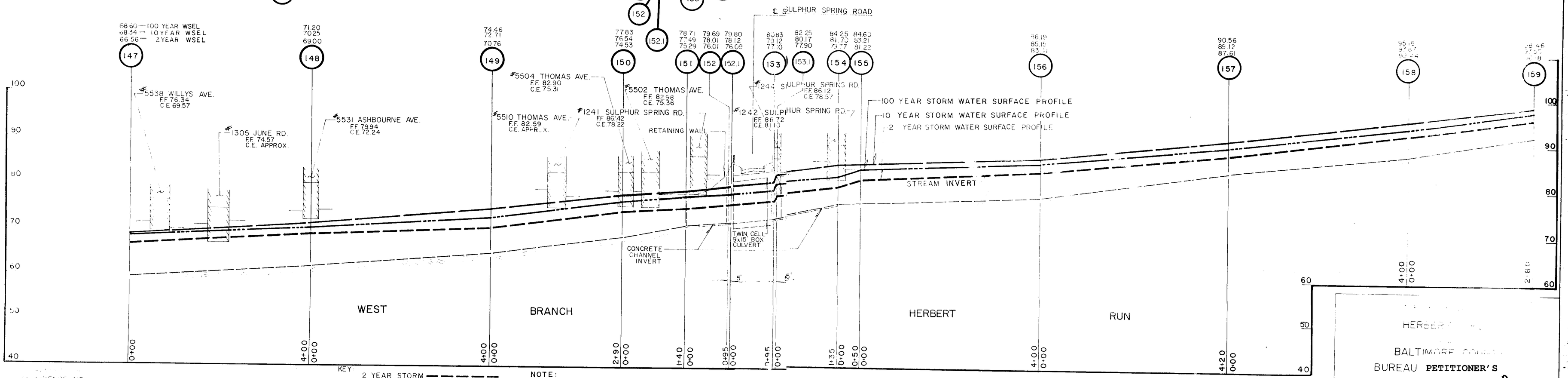
001=11

SITE

ASHBOURNE AVENUE
JUNE ROAD
OAKLAND ROAD
SULPHUR SPRING RD
COUNCIL STREET
WALNUT AVE
WILLYS AVENUE
THOMAS AVENUE
ROCKLEIGH DRIVE
BIRCH AVENUE
WEST BRANCH HERBERT RUN
MATCH SHEET
5 W
7 W
5 N

#5531
#5538
#1305
#5510
#5504
#5502
#1241
#1244

100 YEAR FLOOD PLAIN (ULTIMATE WATERSHED DEVELOPMENT)
10 YEAR FLOOD PLAIN (ULTIMATE WATERSHED DEVELOPMENT)
2 YEAR FLOOD PLAIN (ULTIMATE WATERSHED DEVELOPMENT)



PLAN & PROFILE SCALE: HORIZONTAL: 1" = 100'
VERTICAL: 1" = 10'

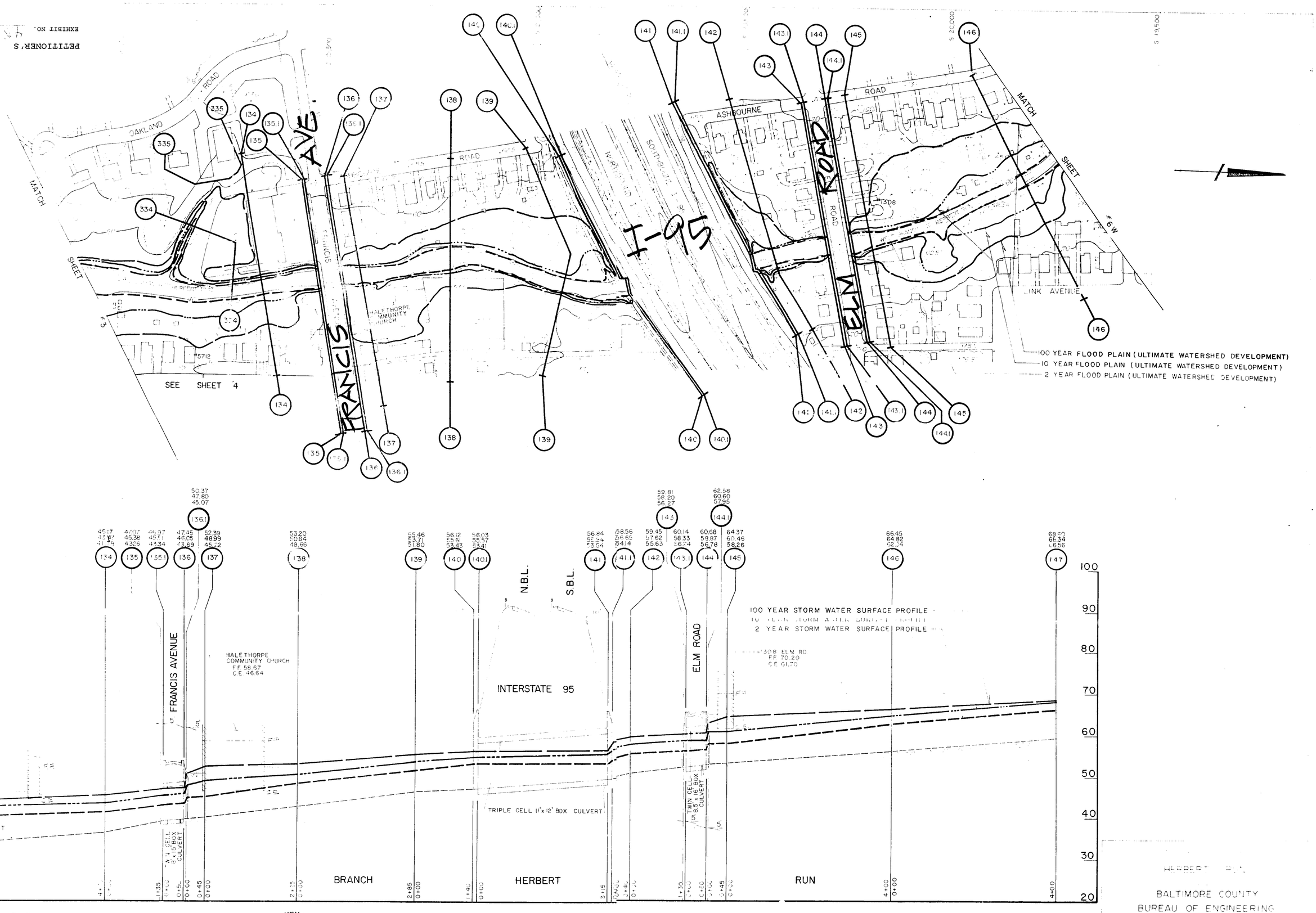
KEY:
2 YEAR STORM
10 YEAR STORM
100 YEAR STORM

NOTE:
WHERE NOT INDICATED, FLOODPLAIN LIMITS FOR A PARTICULAR STORM ARE COINCIDENT WITH THE NEXT LARGER INDICATED STORM.

SCIENCE INC

HERBERT
BALTIMORE COUNTY
BUREAU PETITIONER'S
TOWS EXHIBIT NO. 4B
SCALE 1" = 100'
DATE OF
SHEET 6 OF

PETITIONER'S EXHIBIT NO. 4



PLAN
PROFILE SCALE = HORIZONTAL 1" = 100' VERTICAL 1" = 10'

KEY: 2 YEAR STORM
10 YEAR STORM
100 YEAR STORM

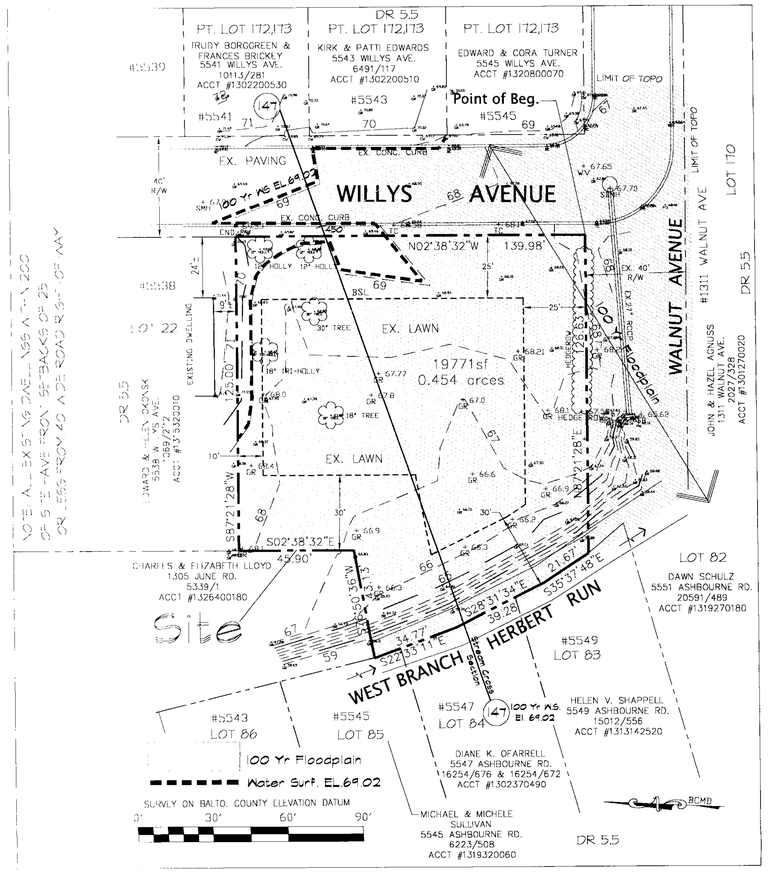
NOTE:
WHERE NOT INDICATED, FLOODPLAIN LIMITS FOR A PARTICULAR STORM ARE COINCIDENT WITH THE NEXT LARGER INDICATED STORM.

HERBERT RUN

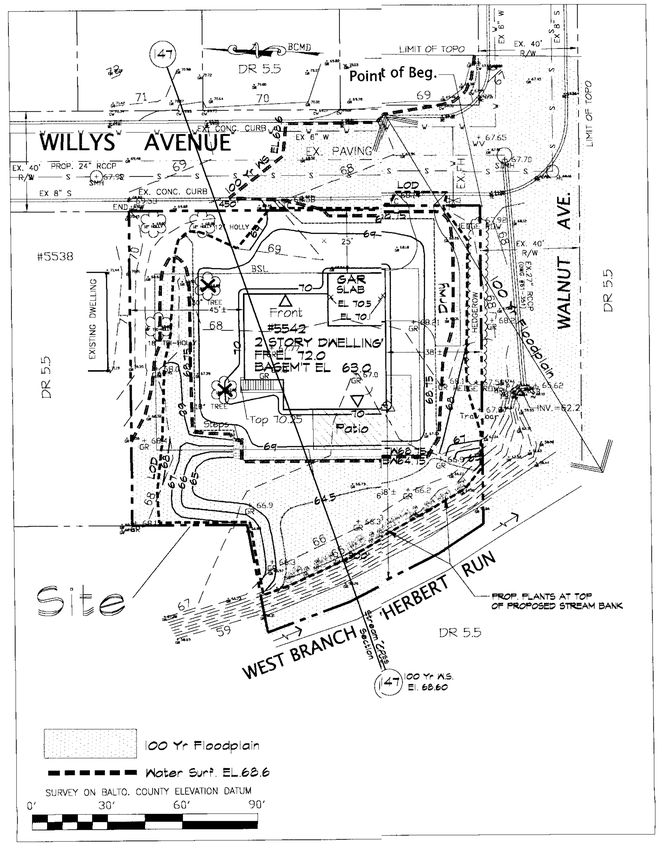
BALTIMORE COUNTY
BUREAU OF ENGINEERING
TOWSON, MARYLAND

SCALE 1" = 100' HORIZONTAL
DATE OF PHOTOGRAPHY APRIL 5, 1988

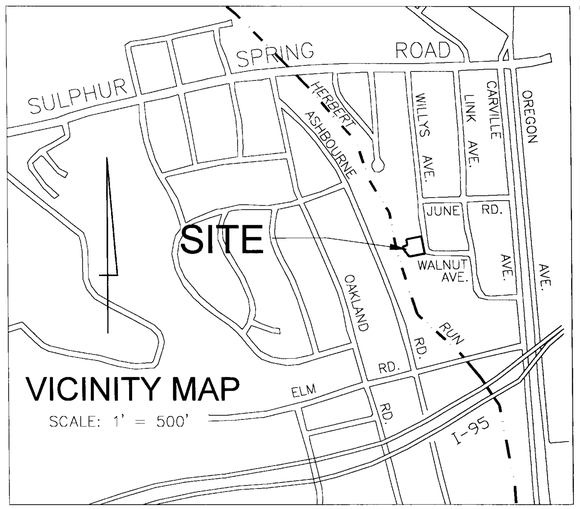
SHEET #5 W



EXISTING CONDITIONS
SCALE 1"=30'



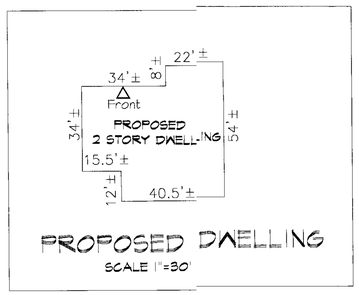
PROPOSED CONDITIONS
SCALE 1"=30'



GENERAL ZONING NOTES

1. TOTAL AREA OF SITE : 19,771sf / 0.454ac.
   Lot 171 of "Plat No. 3 of North Halethorpe" Ref. Plat 8 Folio 84 and
   Deed Ref. 6385/509 Acct. No. 1315320000
2. ZONING CLASSIFICATION : DR 5.5
3. EXISTING USE: VACANT
4. PROPOSED USE: SINGLE FAMILY DWELLING
5. ZONING HISTORY: NONE
6. TOPOGRAPHY SHOWN WAS PROVIDED BY LEO W. RADER SURVEYORS, INC.
7. THIS SITE IS ON BALTIMORE COUNTY 200 SCALE MAP : "SW 5-D (ZONING PLAT 108 C1)"
8. WETLANDS AT THE BOTTOM OF THE STREAM BANK WILL NOT BE DISTURBED.
9. THE MAJOR PORTION OF THIS SITE IS WITHIN A RIVERINE 100 YEAR FLOODPLAIN.
   SITE IS WITHIN FLOODWAY AREAS IN "ZONE AE" AS SHOWN ON FLOOD INSURANCE RATE MAP -PANEL 502 OF 575.
10. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL AGREEMENT, EASEMENT, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.
11. THE SITE IS NOT ON THE MARYLAND HISTORIC TRUST INVENTORY.
12. SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

NOTE : ALL CONSTRUCTION WITHIN THE FLOODPLAIN SHALL COMPLY WITH REQUIREMENTS OF:
1. BALTO. CO. DEPARTMENT OF PUBLIC WORKS AND
2. BALTO. CO. DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT



PROPOSED DWELLING
SCALE 1"=30'

PETITION FOR SPECIAL HEARING:

To permit construction within 0.358± acre riverine floodplain area, to include:

1. Regrading to modify the limits of the 100 year floodplain.
2. Construction (beyond the modified 100 year floodplain) to include a Dwelling, Patio, Driveway, Retaining wall, and Stairs.
3. Planting along stream bank as required by the Baltimore County Department of Environmental Protection and Resource Management.

DATE	REVISION DESCRIPTION	BY
-	-	-

Plan to Accompany Petition for a Zoning Special Hearing
from
EDWARD B. & HELEN K. OKONSKI
to Permit Construction Within a 100 year Riverine Floodplain at
5542 WILLYS AVE. (at Walnut Ave.)

BALTIMORE COUNTY — DISTRICT 13 C1 — MARYLAND
SCALE: 1" = 30 ft. — DATE: 5/19/05

CONSULTING ECOLOGIST:
ECO-SCIENCE PROFESSIONAL, INC
P.O. BOX 5006
GLEN ARMS, MD. 21057
(410) - 592-6752

SURVEYOR :
LEO W. RADER SURVEYORS, INC.
STATE REGISTERED
38 BELFAST ROAD
TIMONIUM, MD 21093
PHONE: (410)252-2920

STATE OF MARYLAND — ROBIN ALONZO CHILDRESS — No. 10227 — PROFESSIONAL ENGINEER — REGISTERED
SEAL

ENGINEER:
R. A. CHILDRESS & ASSOC. INC.
713 PHEASANT DRIVE
FOREST HILL, MD. 21050
(410) 803-0304

OWNER / PETITIONER :
EDWARD & HELEN OKONSKI
5538 WILLYS AVENUE
BALTIMORE, MD. 21227
-

DWG. NO. Z-1
SHEET 1 OF 1

614

Plan Sheet: *108C1*

Note:
Section 32-3-202 of the Baltimore County, 2003 Code establishes the zoning geodatabase. This map represents the actions of the Baltimore County Council on August 31, 2004 (Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04) effective September 3, 2004.

Legend

Zoning — Streams — Vegetation
Buildings — Roads

Baltimore County
Office of Planning and Zoning
Official Zoning Map

101A3	101B3	101C3	102A3	102B3
108A1	108B1	108C1	109A1	109B1
108A2	108B2	108C2	109A2	109B2

Scale

1" = 200'

0 100 200 400 Feet

1

Data Sources:
Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

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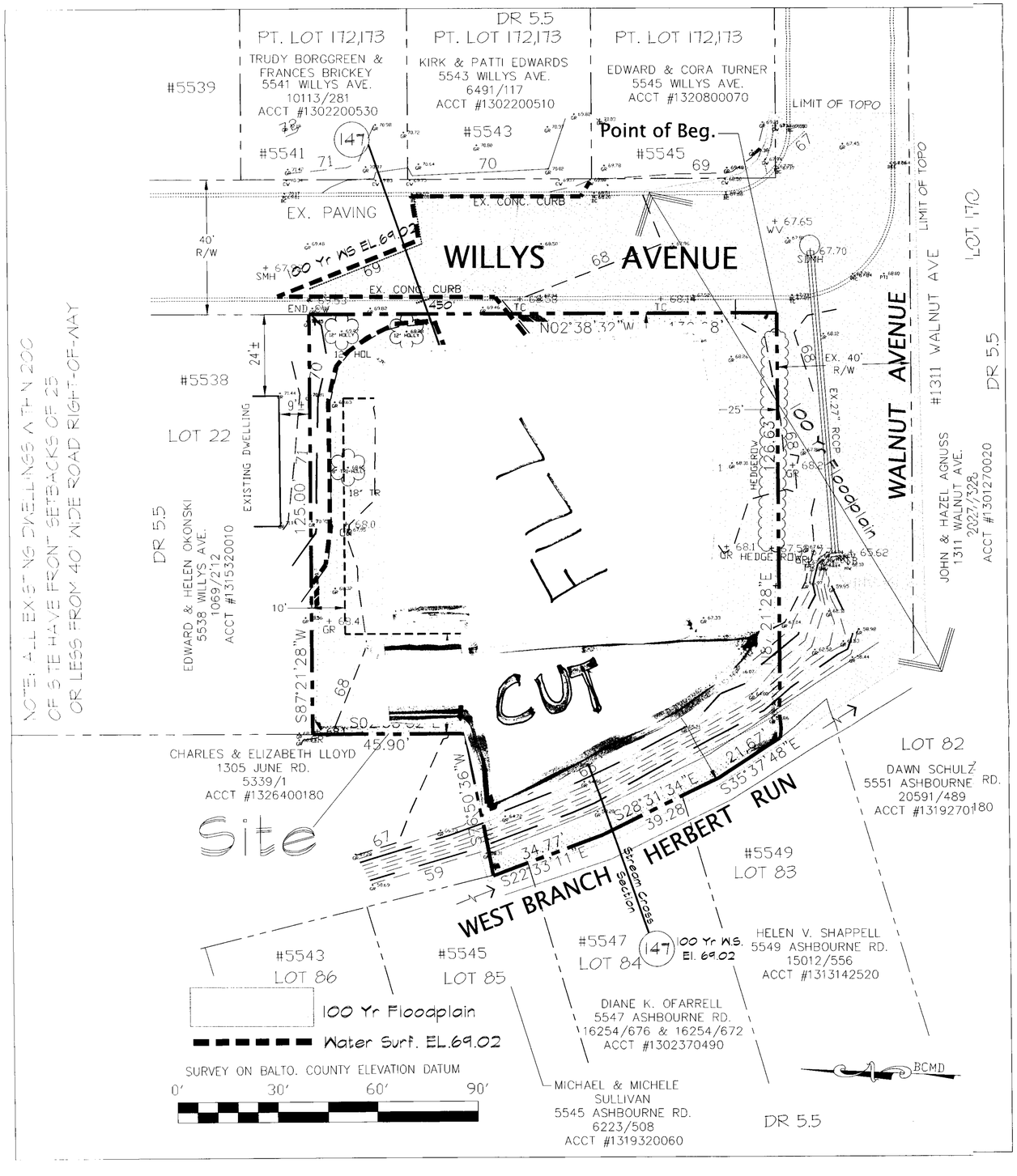
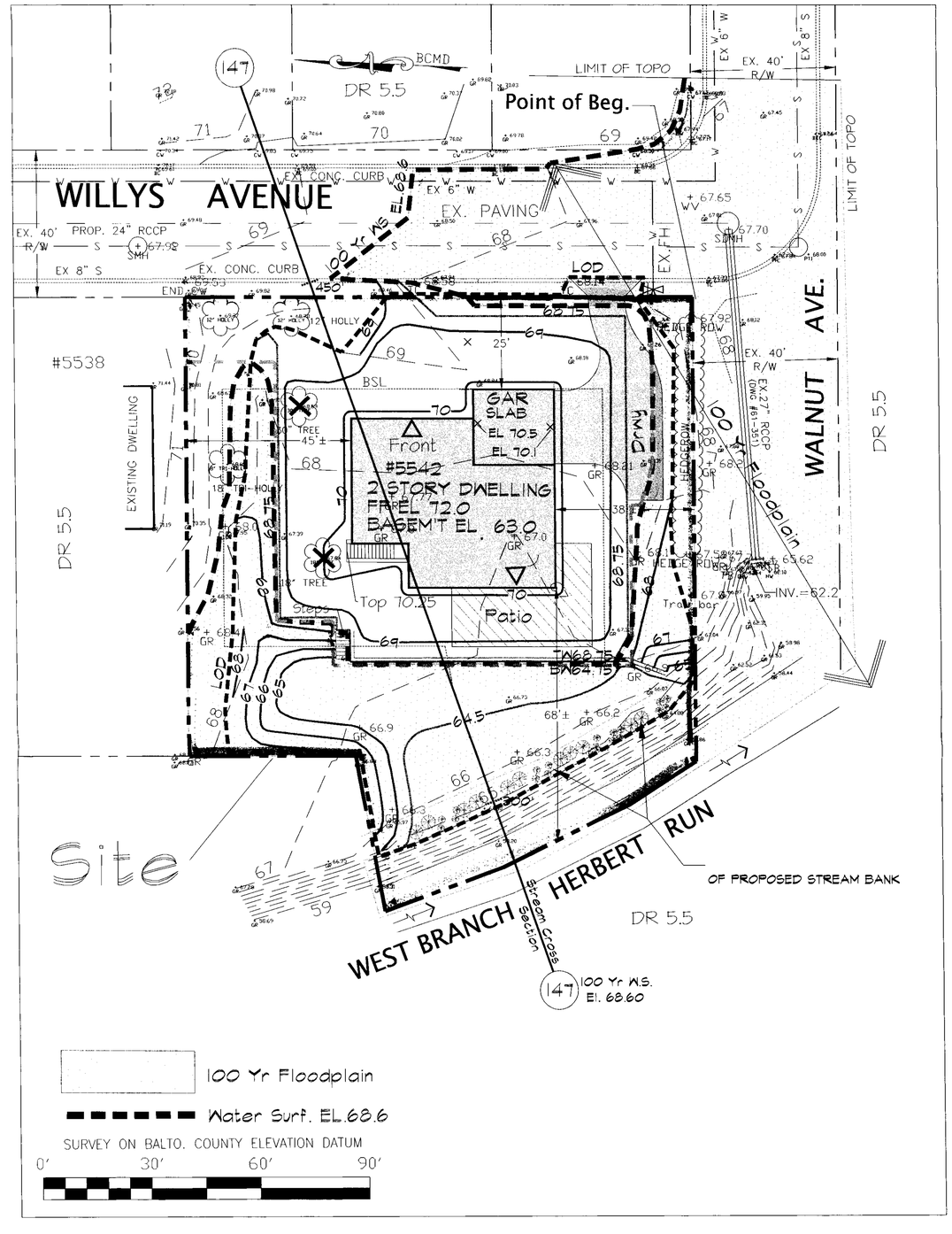


EXISTING CONDITIONS

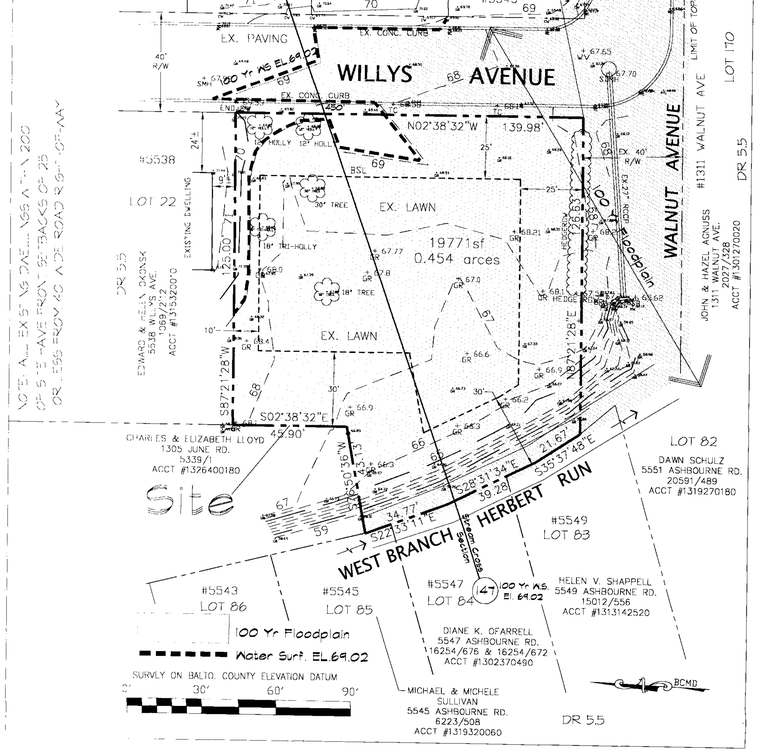
SCALE 1"=~~30'~~ 20'



PROPOSED CONDITIONS

SCALE 1"=~~30'~~ 20'

PETITIONER'S EXHIBIT NO. 4A



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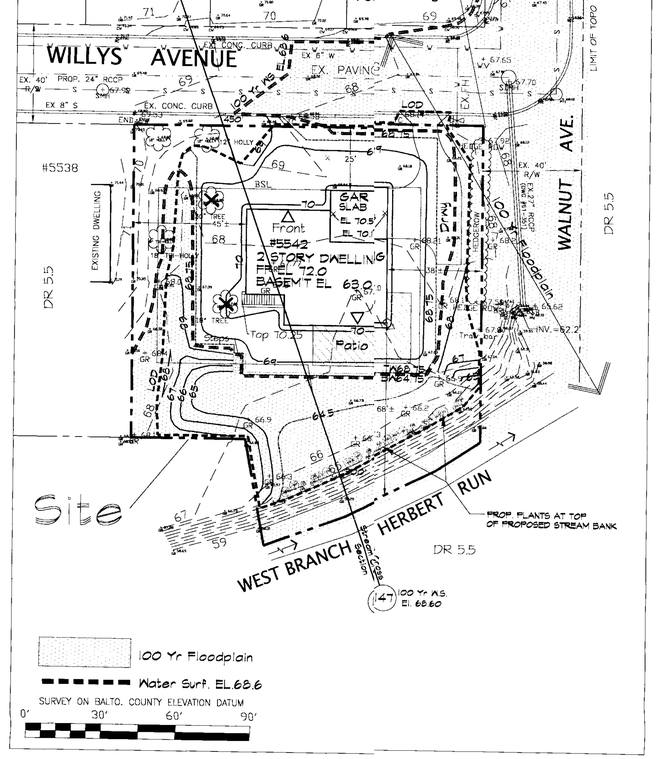

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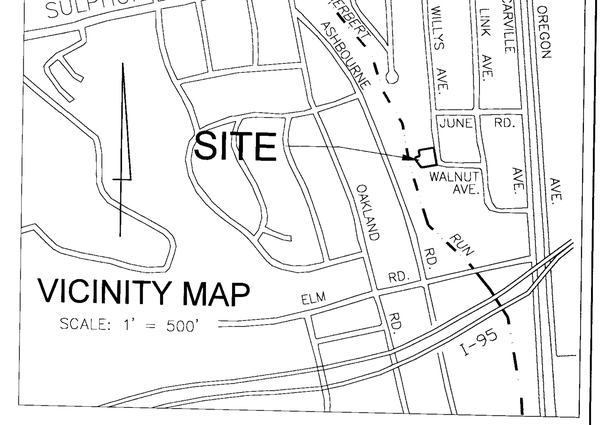
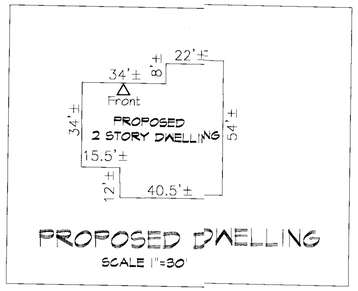


GENERAL ZONING NOTES

1. TOTAL AREA OF SITE : 19,771sf / 0.454ac.
   Lot 171 of "Plat No. 3 of North Halethorpe" Ref. Plat 8 Folio 84 and Deed Ref. 6385/509 Acct. No. 1315320000
2. ZONING CLASSIFICATION : DR 5.5
3. EXISTING USE: VACANT
4. PROPOSED USE: SINGLE FAMILY DWELLING
5. ZONING HISTORY: NONE
6. TOPOGRAPHY SHOWN WAS PROVIDED BY LEO W. RADER SURVEYORS, INC.
7. THIS SITE IS ON BALTIMORE COUNTY 200 SCALE MAP : "SW 5-D (ZONING PLAT 108 C1)"
8. WETLANDS AT THE BOTTOM OF THE STREAM BANK WILL NOT BE DISTURBED.
9. THE MAJOR PORTION OF THIS SITE IS WITHIN A RIVERINE 100 YEAR FLOODPLAIN. SITE IS WITHIN FLOODWAY AREAS IN "ZONE AE" AS SHOWN ON FLOOD INSURANCE RATE MAP -PANEL 502 OF 575.
10. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL AGREEMENT, EASEMENT, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.
11. THE SITE IS NOT ON THE MARYLAND HISTORIC TRUST INVENTORY.
12. SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

NOTE : ALL CONSTRUCTION WITHIN THE FLOODPLAIN SHALL COMPLY WITH REQUIREMENTS OF:
1. BALTO. CO. DEPARTMENT OF PUBLIC WORKS AND
2. BALTO. CO. DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT



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SHEET 1 OF 1

PETITIONER'S
EXHIBIT NO. 1

614