

IN RE: **PETITION FOR ADMIN. VARIANCE** * BEFORE THE
 S/S Cornwall Road, 134' E of the c/l
 Bullneck Road * ZONING COMMISSIONER
(8105 Cornwall Road)
 12th Election District * OF BALTIMORE COUNTY
 7th Council District * Case No. 06-324-A
 John Pijanowski
 Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, John A. Pijanowski. The Petitioner seeks variance relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 20 feet in lieu of the required front yard average of 28 feet for proposed second story additions. The subject property and requested relief are more particularly described on the redlined site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

ORDER RECEIVED FOR FILING
 Date 11/31/06
 By [Signature]

Based upon all of the evidence contained therein, I am persuaded to grant the requested variance. The site plan shows that a small, 6' x 30' addition is proposed over an existing front porch. That addition will project approximately 6 feet beyond the front foundation wall of the existing house. A second addition, 12' x 30' in dimension, is proposed to the rear of the home, over the existing kitchen and family room areas. It was indicated that the proposed improvements are necessary to provide additional living space to accommodate Petitioner's growing family and an elderly parent. There were no adverse comments submitted by any County reviewing agency and there was no opposition voiced by any of the neighbors. Thus, it appears that relief can be granted without detrimental impact to adjacent properties. However, given the property's close proximity to Bullneck Creek, the proposed construction must comply with Chesapeake Bay Critical Areas regulations pursuant to the attached comments from the Department of Environmental Protection and Resource Management (DEPRM).

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

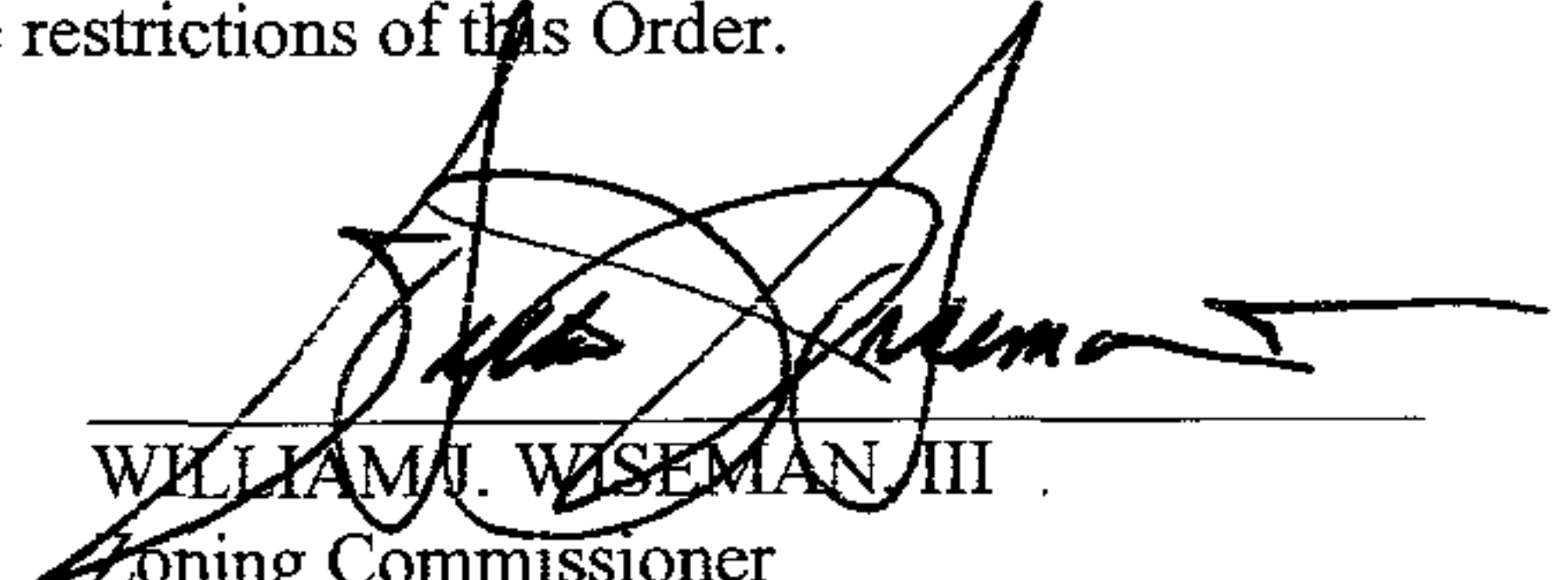
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of January 2006 that the Petition for Administrative Variance seeking relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 20 feet in lieu of the required front yard average of 28 feet for proposed second story additions, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal 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 Chesapeake Bay Critical Areas regulations as set forth in the attached ZAC comments submitted by DEPRM, dated January 19, 2006.

FILED FOR FILING
Date 1/31/06
a. 1032

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

WJW:bjs


WILLIAM J. WISEMAN III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 1/31/06
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

January 31, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. John A. Pijanowski
8105 Cornwall Road
Baltimore, Maryland 21222

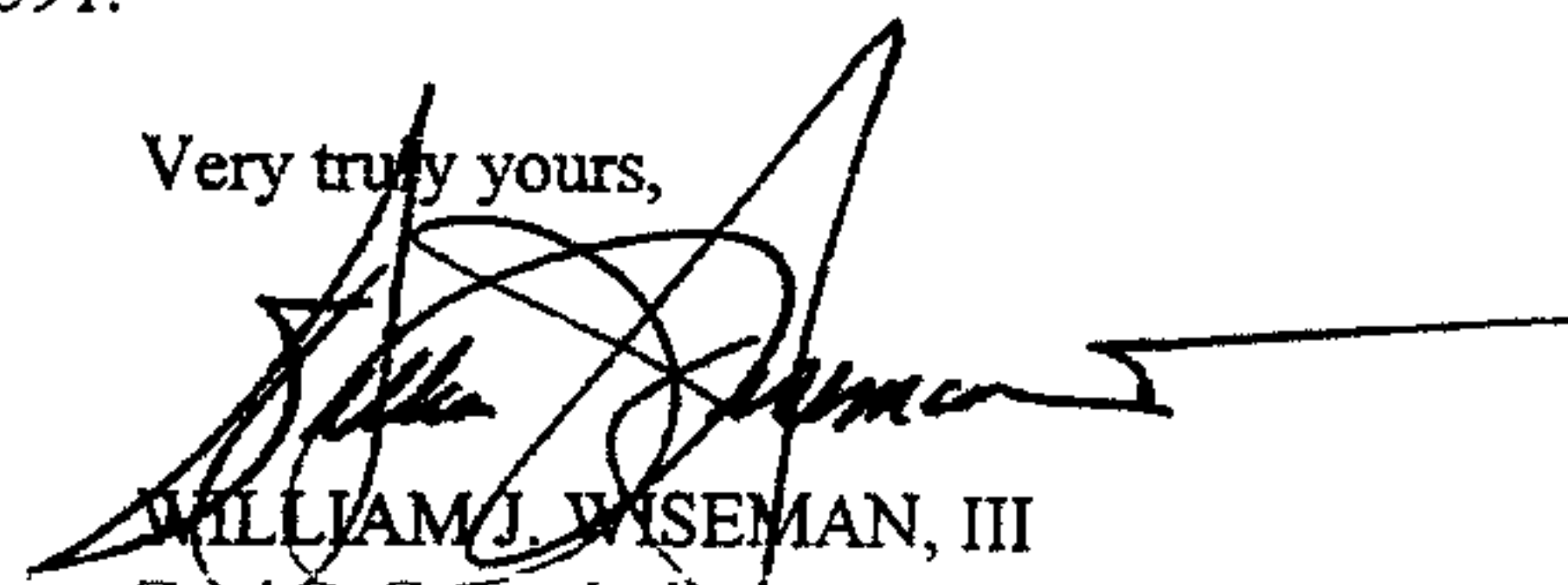
RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
S/S Cornwall Road, 134' E of the c/l Bullneck Road
(8105 Cornwall Road)
12th Election District – 7th Council District
John A. Pijanowski - Petitioner
Case No. 06-324-A

Dear Mr. Pijanowski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance 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: Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
DEPRM; People's Counsel; Case File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8105 CORNWALL RD.
which is presently zoned D.R. 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 Variance from Section(s) 303.1 (BCZR)

TO PERMIT AN ADDITION WITH A FRONT YARD AVERAGE SETBACK
OF 20-FEET IN LIEU OF THE REQUIRED 28-FEET.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No

City State Zip Code

Legal Owner(s):

Name - Type or Print MR JOHN A PISANOWSKI OWNER

Signature John A Pisanowski

Name - Type or Print

Signature

Address 8105 CORNWALL RD Telephone No. 410-284-6950

City BALTIMORE State MD Zip Code 21222

Representative to be Contacted:

Name

Address Telephone No

City State Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 06-324-A

Reviewed By DT Date 1/4/06

Estimated Posting Date 1/15/06

ORDER RECEIVED FOR FILING
Date 1/31/06
By [Signature]

REV 10/25/01

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at

8105 CORNWALL RD
Address
BALTIMORE MD 21222
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

- 1.) To add extra space for care of an elderly parent.
- 2.) To add additional storage space.
- 3.) Their is no way to gain additional property inorder to meet the set backs.
- 4.) Growing children that need additional space.

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

John A. Pijanowski
Signature
JOHN A. PIJANOWSKI
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

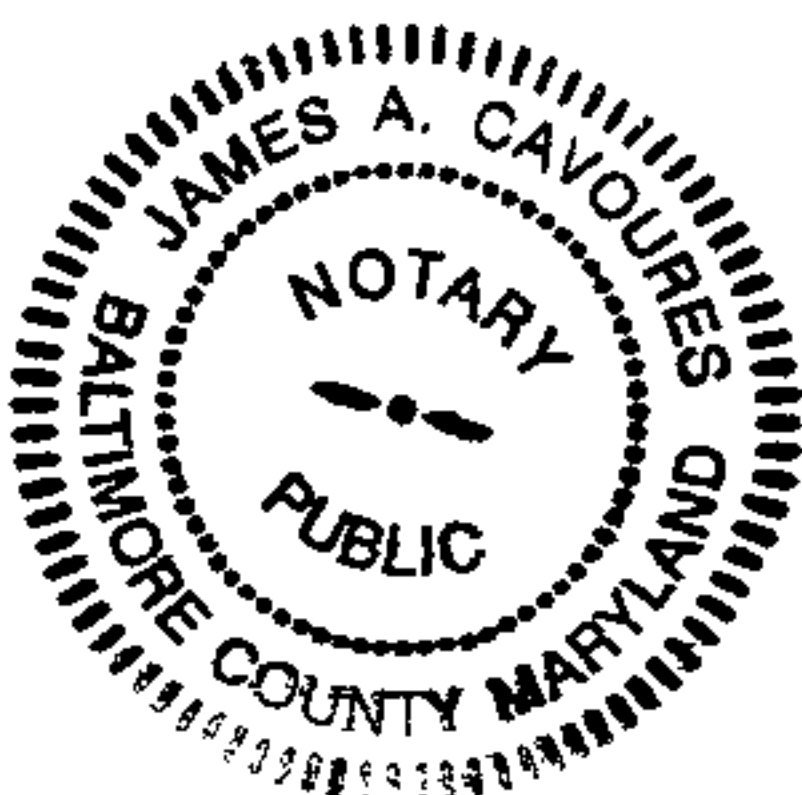
I HEREBY CERTIFY, this 3 day of JAN., 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John A. Pijanowski
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

James A. Cavour
Notary Public

My Commission Expires 9/10/7



Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 8105 COAN WALL RD
Address
BALTIMORE MD 21222
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

- 1.) To add extra space for care of an elderly parent.
- 2.) To add additional storage space.
- 3.) There is no way to gain additional property in order to meet the set backs.
- 4.) Growing children that need additional space.

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

John A Pijanowski
Signature
JOHN A PIJANOWSKI
Name - Type or Print

Signature

Name - Type or Print

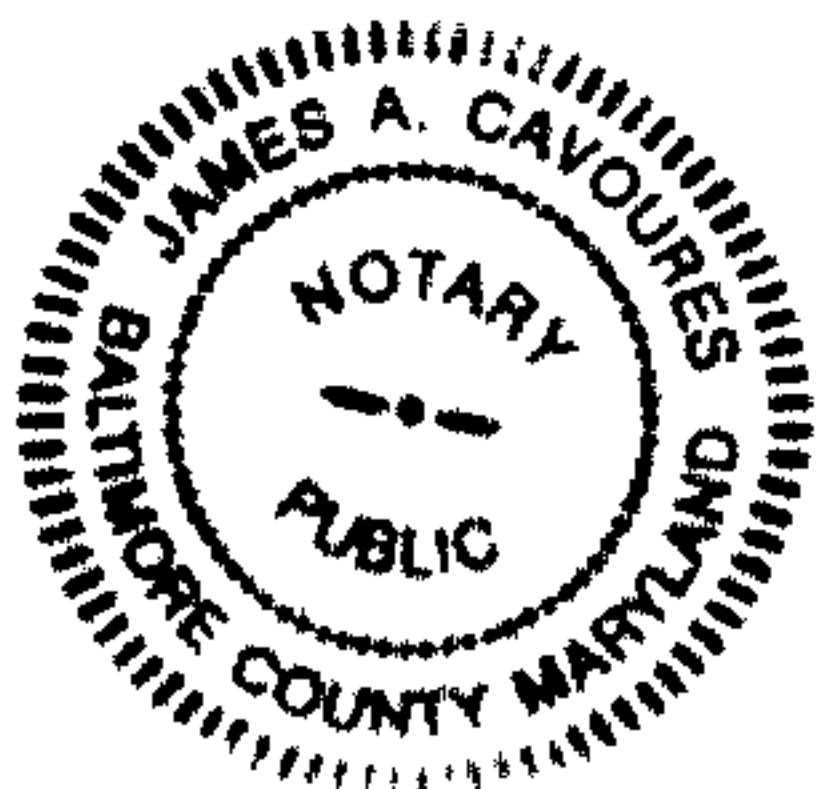
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3 day of JAN., 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John A Pijanowski
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

REV 10/25/01



James A Cavoires
Notary Public
My Commission Expires 9/6/07



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8105 CORNWALL RD.
which is presently zoned D.R.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 Variance from Section(s) 303.1 (BCZR)

TO PERMIT AN ADDITION WITH A FRONT YARD AVERAGE SETBACK
OF 20-FEET IN LIEU OF THE REQUIRED 28-FEET.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Telephone No

Zip Code

Representative to be Contacted:

Name

Address

Telephone No

City

State

Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 06-324-A

Reviewed By D.T. Date 1/4/06

REV 10/25/01

Estimated Posting Date 1/15/06

ZONING DESCRIPTION FOR 8105 Cornwall Road.

Begining at a point on the south side of Cornwall Road which is 50 ft. wide at the distance of 134 ft. east of the centerline of the nearest improved intersecting street Bullneck Road which is 50 ft. wide.

*Being lot #57, Block 4, Section A in a subdivision of Murray Point as recorded in Baltimore County Plat Book # C.W.B., Jr no. 12, Folio # 97, containing 5,135 sq. ft. Alos known as 8105 Cornwall Road and located in the 12 Election District, 7 Councilmanic Distric.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 2827

DATE 1/4/06 ACCOUNT 001 00606150

AMOUNT \$ 65.00

RECEIVED FROM JOHN PITIMOWSKI

FOR ITEM # 204 OK - 204-A

4105 VERMILION RD D THOMPSON

RECEIVED
DATE - 1/4/06

FROM - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME

1/4/06 1/4/06 1/4/06 1/4/06

REG 05000 MARKIN 00000000

>>> 00000000 00000000 00000000

Dept 5 00000000 00000000

CR NO. 00000000

Receipt for \$65.00

1.00 OK

\$65.00 OK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-324-A

Petitioner/Developer: P. JANOWSKI

Date of Hearing/Closing: 1/30/06

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

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

Ladies and Gentlemen:

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

8105 CORNWALL RD

The sign(s) were posted on _____

1/15/06
(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

1/18/06
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

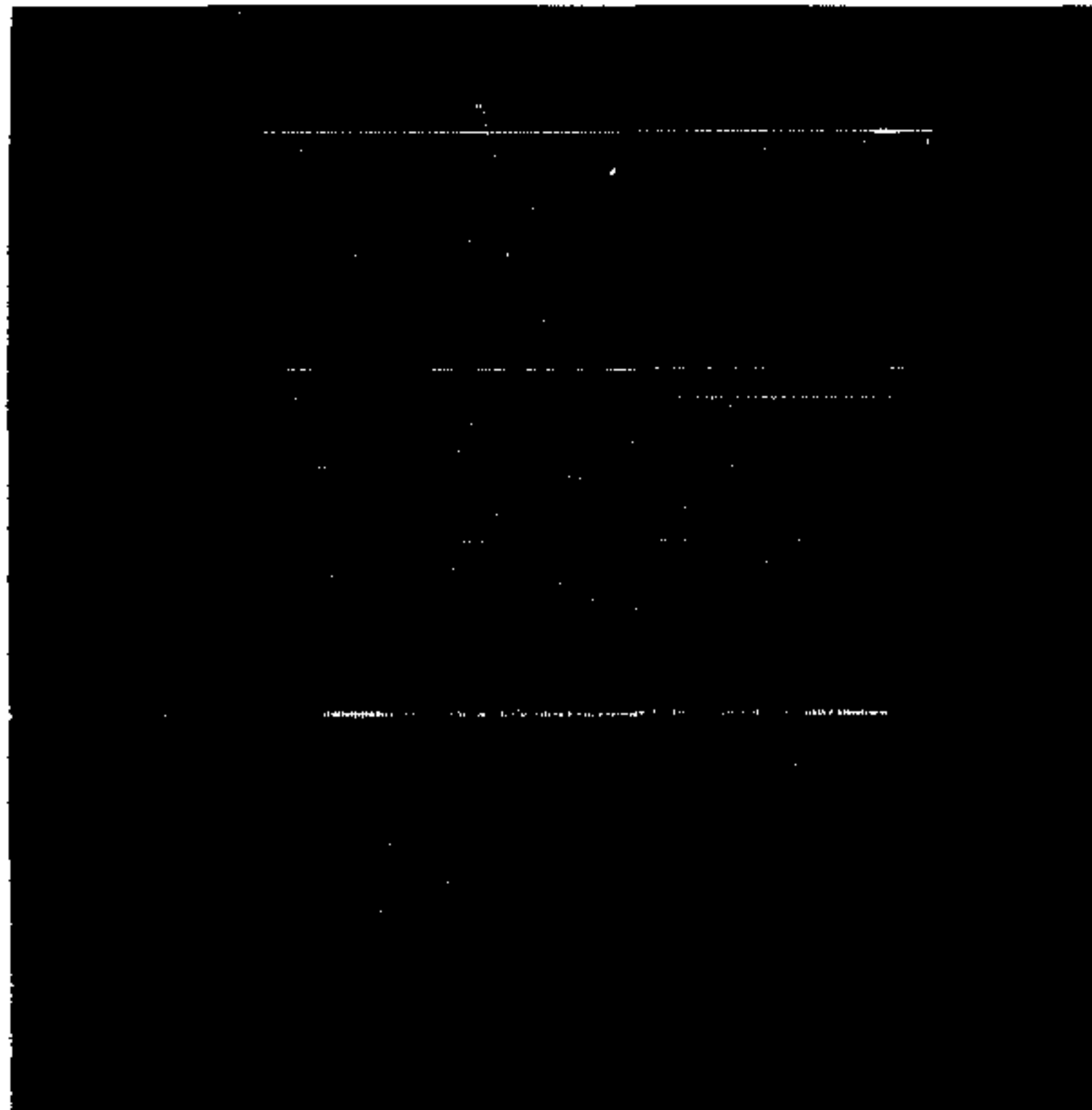
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



8105 CORNWALL RD

**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: 06-324-A
Petitioner: PATANOWSKI
Address or Location: 8105 CORNWALL RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN PATANOWSKI
Address: 8105 CORNWALL RD
BALTO. MD 21222
Telephone Number: 410-284-6950

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 324 -A Address 8105 CORNWALL RD.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/4/06 Posting Date: 1/15/06 Closing Date: 1/30/06

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 06- 324 -A Address 8105 CORNWALL RD.

Petitioner's Name PIJANOWSKI Telephone 410-284-6950

Posting Date: 1/15/06 Closing Date: 1/30/06

Wording for Sign: To Permit AN ADDITION WITH A FRONT AVERAGE SETBACK OF
20-FEET IN LIEU OF THE REQUIRED 28-FEET.

WCR - Revised 6/25/04

**Department of Permits and
Development Management**

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



Baltimore County

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

January 30, 2006

John A. Pivanowski
8105 Cornwall Road
Baltimore, Maryland 21222

Dear Mr. Pivanowski:

RE: Case Number: 06-324-A, 8105 Cornwall Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 4, 2006.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the "Very truly yours," text.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel



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

January 10, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: January 9, 2006

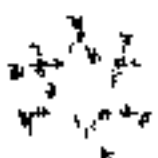
Item No.: 321, 322, 323, 324, 325, 327.

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.

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

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 17, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For January 16, 2005
Item Nos. 321, 322, 323, 324, 325 and 326

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-01172006.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: R. Bruce Seeley, DEPRM
DATE: January 19, 2005
SUBJECT: Zoning Item # 06-324-A
Address 8105 Cornwall Road
(Pivanowski Property)

Zoning Advisory Committee Meeting of January 9, 2006

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Glenn Shaffer

Date: January 17, 2006

INTER-OFFICE CORRESPONDENCE

DATE: January 11, 2006

SUBJECT: Zoning Advisory Petition(s): Case(s) 6-324- Administrative Variance

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

Prepared By:

Division Chief:

CMLL

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



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

Maryland Department of Transportation

Date: 1.9.01

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

RE: Baltimore County
Item No. 324 DT

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

PLAT 10 ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS **8105 Cornwall Rd.** SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

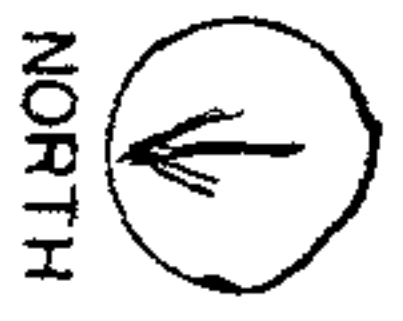
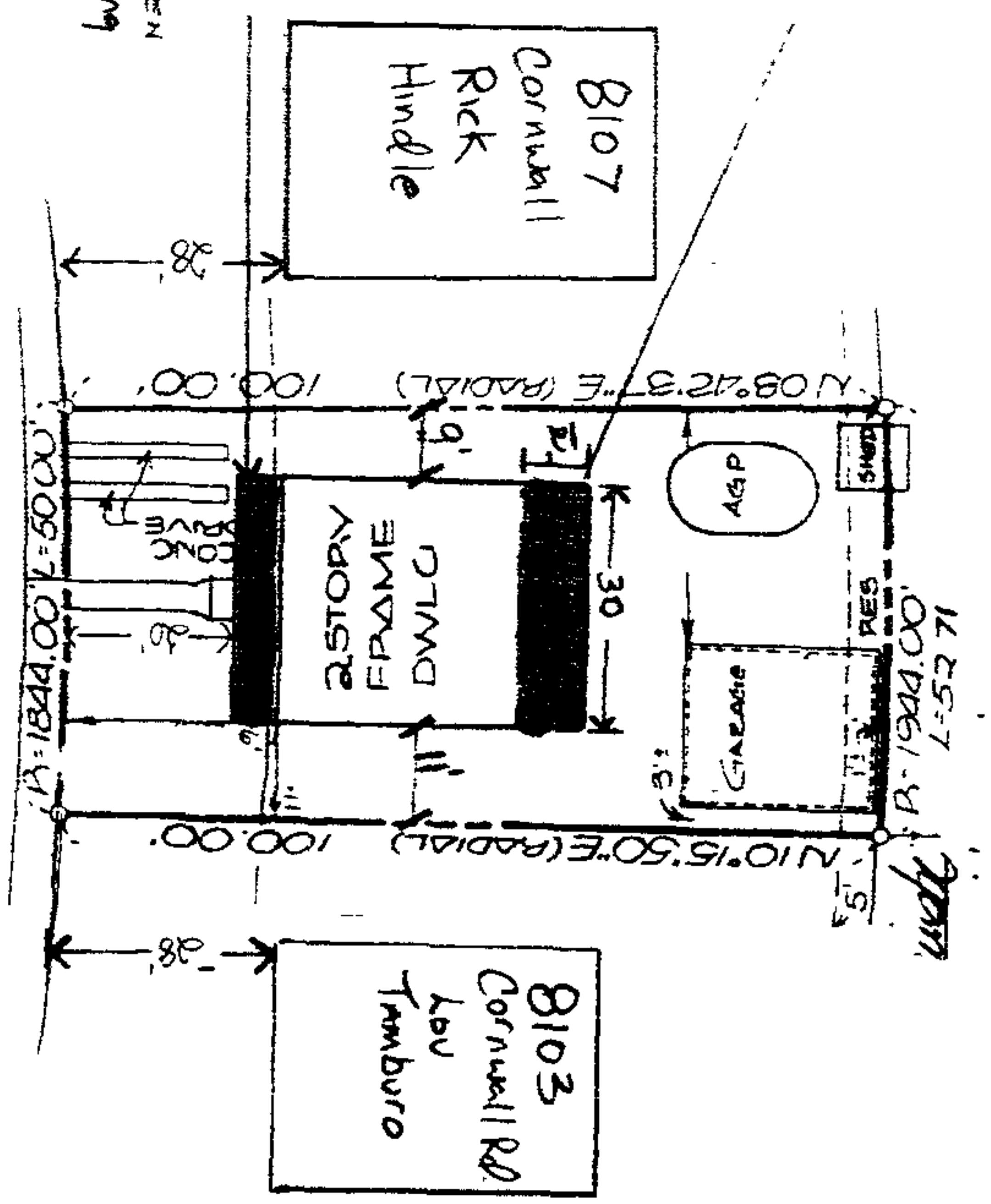
SUBDIVISION NAME **Murray Point**

PLAT BOOK # **12** FOLIO # **97** LOT # **57** SECTION # **A**

OWNER **JOHN RIVANOWSKI**

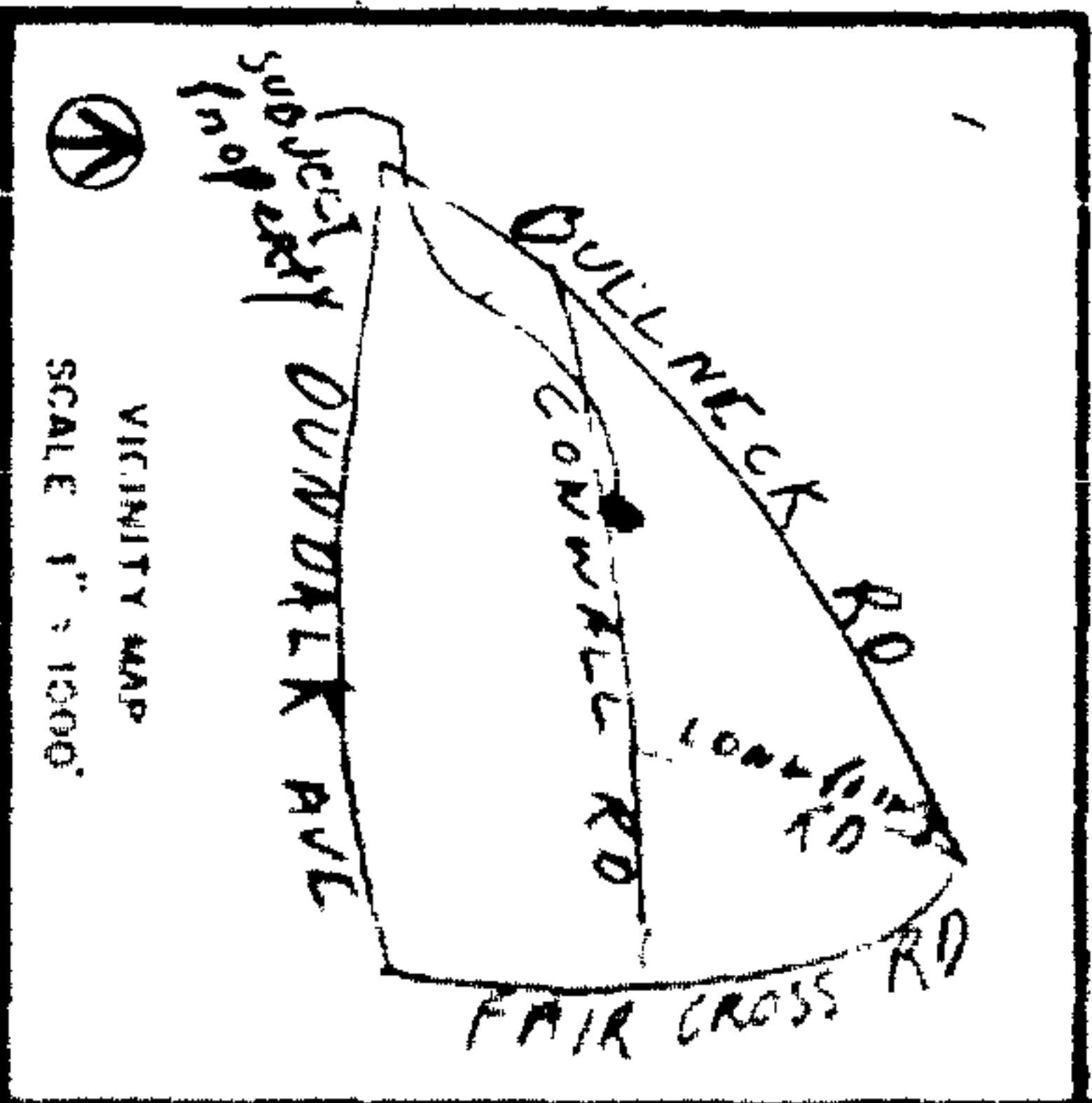
Proposed 2nd story addition over existing Kitchen & Family room.

Proposed 2nd story addition over existing open porch. Projecting 6' from house.



ROAD (M/D.05) TOWN

PREPARED BY **JOHN Sullivan** SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION			
ELECTION DISTRICT	12		
COUNCILMANIC DISTRICT	7		
1"=200' SCALE MAP #	11001		
ZONING	DR S.5		
LOT SIZE	ACREAGE	SQ. ARE	FEET
SEWER	PUBLIC	PRIVATE	
WATER			
FLOOD ZONE AND CHESAPEAKE BAY CRITICAL AREA		YES	NO
100 YEAR FLOOD PLAIN		YES	NO
HISTORIC PROPERTY/ BUILDING		YES	NO
PRIOR ZONING HEARING		NONE	

ZONING OFFICE USE ONLY	
REVIEWED BY	ITEM #
DT	324
	06/24/14

ELEVATION CERTIFICATE

FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM

OMB 3067-007
EXPIRES: JUNE 30

This form is to be used for: 1) Post-FIRM construction only when the base flood information is available for the building site; and 2) Pre-FIRM buildings rated using Post-FIRM rules. Instructions for completing this form can be found on the reverse side.

BUILDING OWNER'S NAME MR. JOHN PILANOWSKI **POLICY NUMBER** _____

STREET ADDRESS 8105 CORNWALL ROAD

Apt./Unit/U Suite/S/Bldg./B _____ **NO.** _____ **ROUTE** _____ **BOX NUMBER** _____

OTHER DESCRIPTION (Block and lot numbers, etc.) BALTIMORE **CITY** MARYLAND **STATE** 21222 **ZIP CODE**

This form is to be completed by a land surveyor, engineer, or architect who is authorized by state law to certify elevation information when the elevation information for zones A1-A30, AE, AH, A(with BFE), V1-V30, VE, and V(with BFE) is required. In the case of zone AO, the building official, the property owner, or the owner's representative should complete the information in Section I and may also complete the certification. Community officials who are authorized by local law or ordinance to provide floodplain management information may also complete this form.

SECTION I - BUILDING ELEVATION INFORMATION

- Using the Flood Insurance Manual or the NFIP Flood Insurance Application—Part 2 Worksheet, indicate the proper diagram number N/A.
 - FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of 10.39 feet NGVD. (or other datum—see #5)
 - FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level floor from the selected diagram is at an elevation of N/A feet NGVD (or other datum—see #5).
 - FIRM Zone AO. The floor used as the reference level from the selected diagram is 0.2 feet above highest natural grade next to the building (also enter in line 8). This value must be equal to or greater than the AO Zone flood depth number listed below. If no flood depth number is available, is the building's lowest floor (or reference level) elevated in accordance with the community's floodplain management ordinances? ☒ Yes ☐ No ☐ Unknown
 - Indicate the elevation datum system used in determining the above reference level elevations: ☐ NGVD ☒ Other (describe on back)
 - Indicate the elevation datum system used on the FIRM for base flood elevations: ☐ NGVD ☒ Other (describe on back)
- (ATTENTION: If the elevation datum used in measuring the elevations is different than that used on the FIRM, then the elevations provided must be converted to the datum system used on the FIRM.)
- Is the reference level based on actual construction? ☒ Yes ☐ No
 * A "No" answer is only valid if the building does not have the reference level floor in place. Fill in the elevation based on construction drawings and do not complete question #8. If "No" is checked, this certification will be valid only for buildings in the course of construction. After construction of the reference level floor is completed, a post-construction elevation certificate will be required for continued flood insurance coverage.
 - Provide the following measurements using the natural grade next to the building (round to the nearest foot).
 a. The reference level is: ☐ feet ☐ above ☐ below (check one) the highest grade. ☐ feet ☐ above ☐ below (check one) the lowest grade.
 b. The garage floor (if applicable) is: 0.2 feet ☒ above ☐ below (check one) the highest grade. ☐ feet ☐ above ☐ below (check one) the lowest grade.

SECTION II - FLOOD INSURANCE RATE MAP INFORMATION

Provide the following from the proper FIRM (see Instructions on back—Date of FIRM) and accompanying insurance application:

COMMUNITY NO.	PANEL NO.	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEV. (in AO Zone, use depth)	COMMUNITY ESTIMATED BASE FLOOD ELEVATION ESTABLISHED FOR ZONE A OR ZONE V, IF AVAILABLE
240010	0535	B	MAR. 2, 1981	A9	9	

Elevation reference mark used appears on FIRM ☐ Yes ☐ No (See reverse side for details)

SECTION III - CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state law to certify elevation information when the elevation information for zones A1-A30, AE, AH, A(with BFE), V1-V30, VE, and V(with BFE) is required. In the case of zone AO, the building official, the property owner, or the owner's representative can sign the certification. Community officials who are authorized by local law or ordinance to provide floodplain management information may also sign the certification. I certify that the information on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S.C. Code Section 1001.

Don Lynn **SURVEYOR** #110 **COMPANY NAME** DON LYNN ASSOCIATES, INC. **STATE** MARYLAND **ZIP CODE** 21224

TITLE PRESIDENT **STREET ADDRESS** 4907 BARFORD ROAD **CITY** BALTIMORE

06-324-A

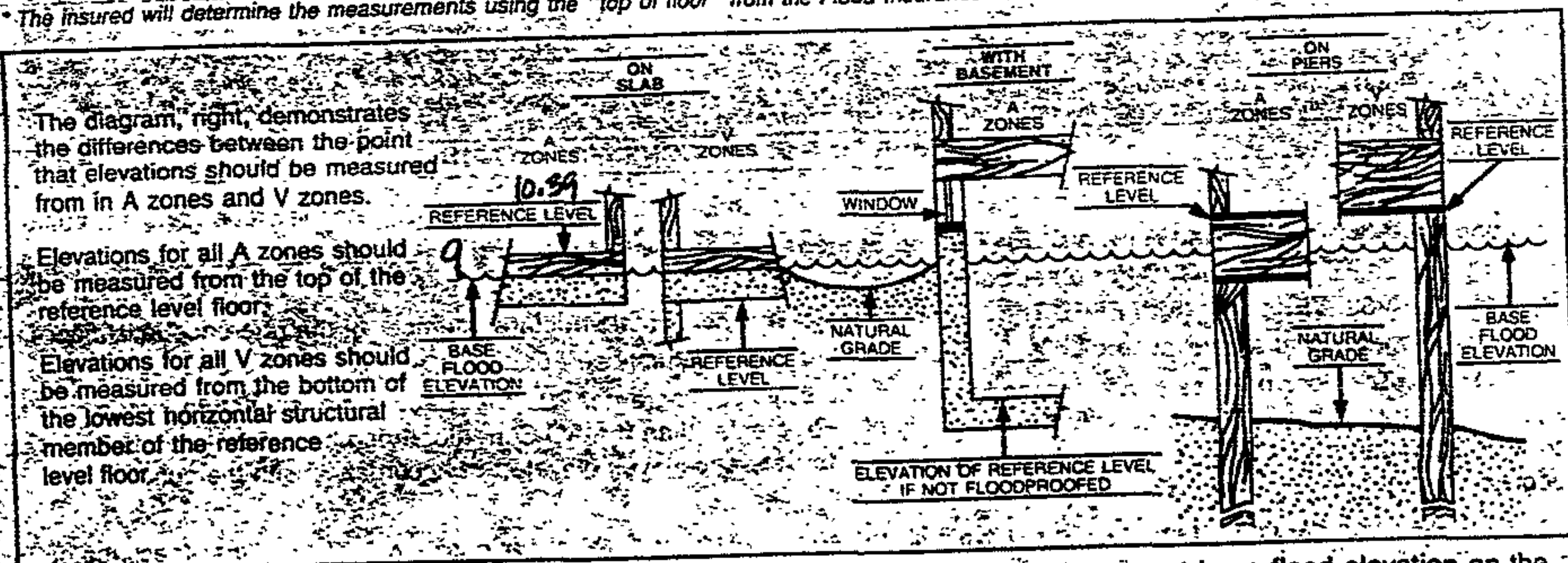
INSTRUCTIONS FOR COMPLETING THE ELEVATION CERTIFICATE

The Flood Insurance Manual and the Flood Insurance Application—Part 2 Worksheet contains a series of diagrams that are to be used to determine the reference level for the specific structure in question. The diagrams are available through local insurance agents or the National Flood Insurance Program.

"Natural grade" is defined as the "grade unaffected by construction techniques such as fill, landscaping, or berming."

A reference level is shown in each of the worksheet diagrams of the various building types. For property locations in zones A1-A30, AE, AH, and A (with BFE), Line 2 of the Elevation Certificate indicates that the elevation should be measured from the top of the reference level floor. For property locations in zones V1-V30, VE, and V (with BFE), Line 3 of the Elevation Certificate indicates that the elevation should be measured from the bottom of the lowest horizontal structural member of the reference level floor.

The insured will determine the measurements using the "top of floor" from the Flood Insurance-Part 2 Worksheet diagrams.



The reference level elevation may be reported to the same level of precision used to report base flood elevation on the FIRM (e.g., if the base flood elevation is shown to the nearest half foot, the reference level may be reported to the nearest half foot).

Base flood elevations are shown on the community's Flood Insurance Rate Map (FIRM) for zones A1-A30, AH, AE, V1-V30, and VE. Base flood elevations may also be on file with the community for zones A and V for all subdivisions and other new developments greater than 50 lots or 5 acres, whichever is the lesser, if the start of construction was after December 31, 1974.

Base flood depth numbers are shown on the community's Flood Insurance Rate Map (FIRM) for zone AO. These depth numbers should be used to compare with the height of the reference level floor above highest natural grade in Line 8 of the Elevation Certificate.

Elevation reference marks other than those shown on the FIRM may be used for reference level elevation determinations. In areas experiencing ground subsidence, the most recently adjusted reference mark elevations available must be used for elevation determinations. If a reference mark not shown on the FIRM is used, identify the reference mark used in the comment section.

Date of FIRM used in Section II of the Elevation Certificate can be either the date of the FIRM in effect when the certification is being provided or the date of the FIRM that was in effect at the time the building was constructed.

COMMENTS:

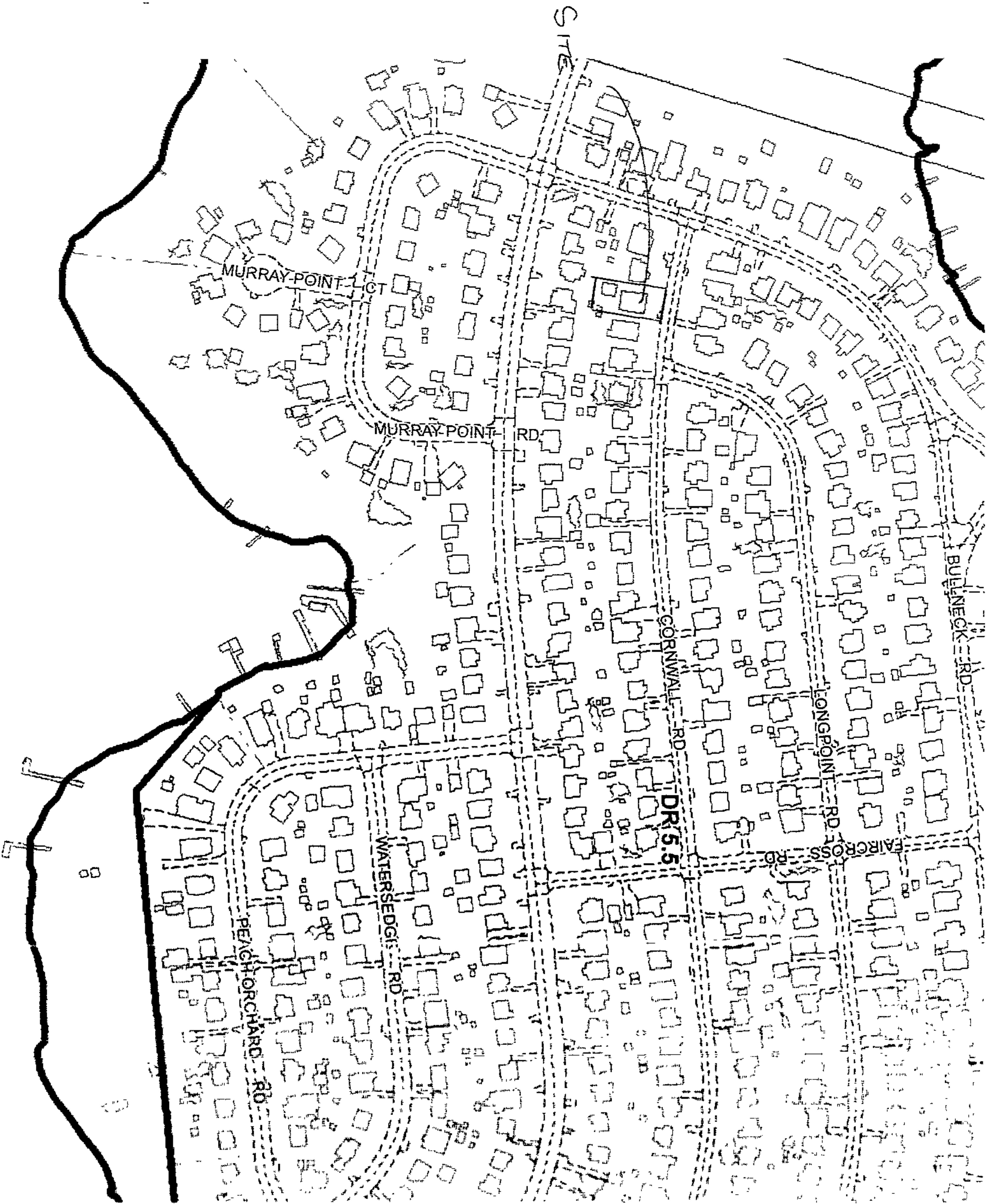
DATE DATUM - MEAN LOW TIDE - BALTIMORE CONTROL

BALTIMORE COUNTY SURVEY CONTROL NO. 19787-A

Baltimore County - My Neighborhood



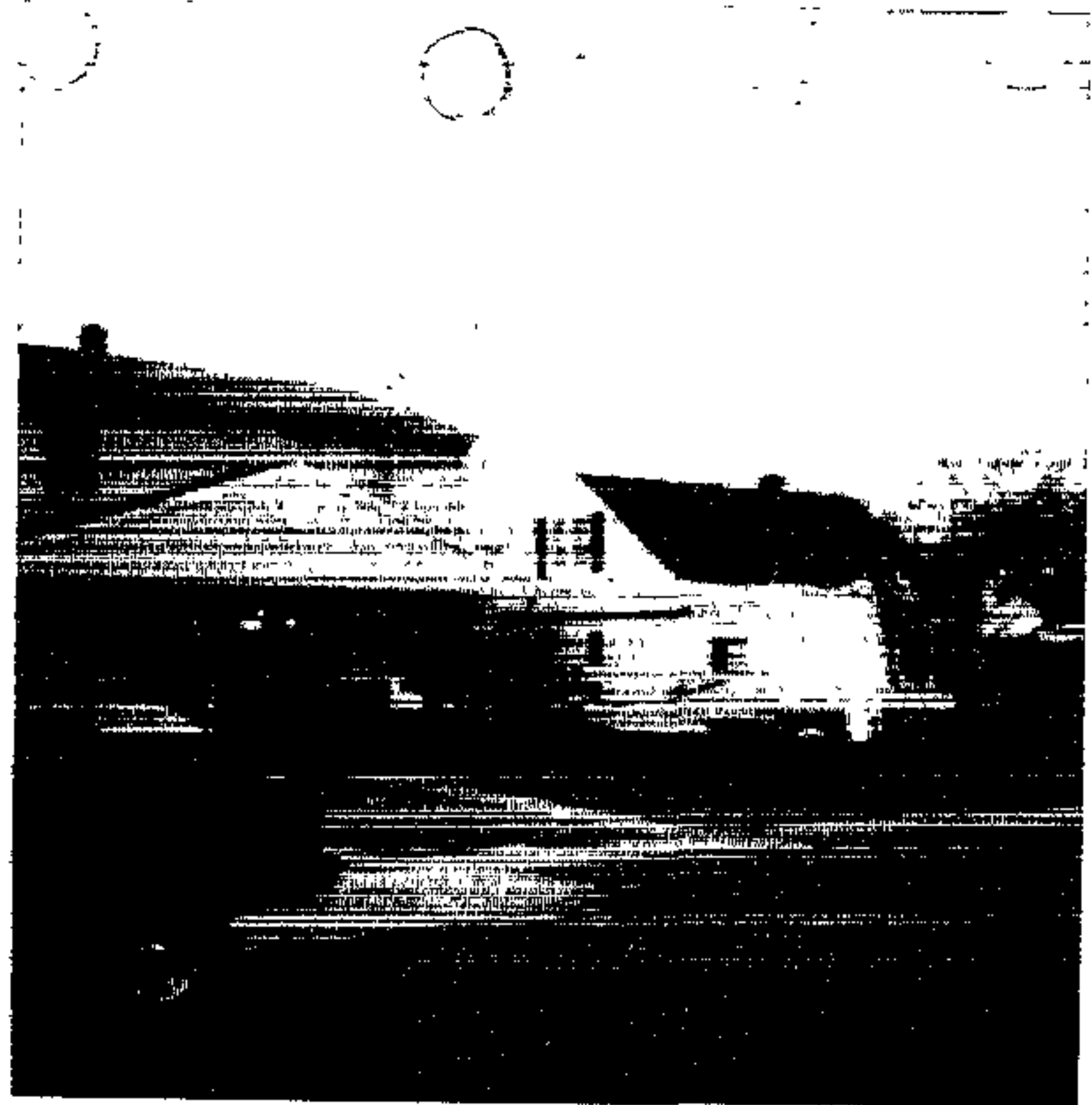
06-334-A



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06-324-A