

IN RE: PETITION FOR ADMIN. VARIANCE
North Side of Bird River Grove Rd., 4,752'
South of Centerline of Ebenezer Road
15th Election District
6th Councilmanic District
(11204 Bird River Grove Road)

Russell J. Thompson & Teresa A. Mallonee
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 06-349-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Russell J. Thompson and Teresa A. Mallonee. The variance request is for property located at 11204 Bird River Grove Road in the White Marsh area of Baltimore County. The variance request is from 1A01.3B.3 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition and open projection (deck) with a 14 ft. and 15 ft. side setback in lieu of the minimum required 35 ft. and 26.25 ft., respectively and to permit an accessory structure (garage) in the front yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Department of Environmental Protection and Resource Management (DEPRM) dated February 27, 2006 and the Bureau of Development Plans Review dated February 13, 2006, copies of which are attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date March 1, 2006
By Deputy Zoning Commissioner

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 29, 2006, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

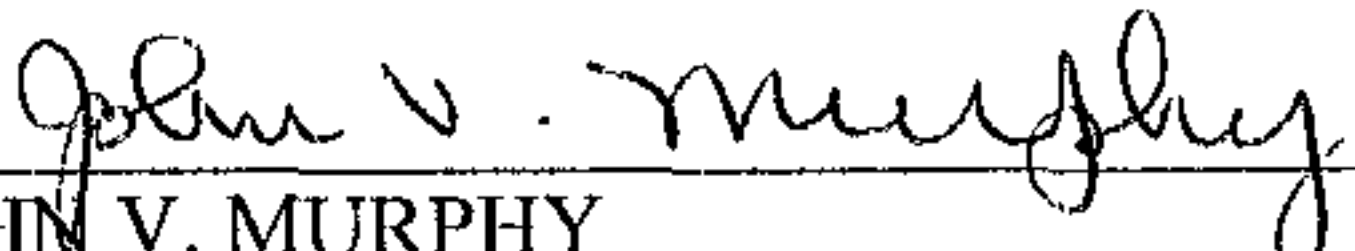
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 31st day of March, 2006, that a variance from 1A01.3B.3 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition and open projection (deck) with a 14 ft. and 15 ft. side setback in lieu of the minimum required 35 ft. and 26.25 ft., respectively and to permit an accessory structure (garage) in the front yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners must be in compliance with the ZAC comments received from the Department of Environmental Protection and Resource Management (DEPRM) dated February 27, 2006 and the Bureau of Development Plans Review dated February 13, 2006, copies of which are attached hereto and made a part hereof.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw

ORDER RECEIVED FOR FILING
Date 3-1-06
By Dave B. [unclear]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 28, 2006

Russell J. Thompson
Teresa A. Mallonee
11204 Bird River Grove Road
White Marsh, Maryland 21162

Re: Petition for Administrative Variance
Case No. 06-349-A
Property: 11204 Bird River Grove Road

Dear Mr. Thompson and Ms. Mallonee:

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

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

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100,
Annapolis, MD 21401
People's Counsel; Case File



Shane
Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 11204 Bird River Grove Rd
which is presently zoned RC2

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) 1A01.3B.3,400.1 (BCZR)

To permit an addition and open projection (deck) with a 14' and 15' side setback in lieu of the minimum required 35' and 26.25', respectively and to permit an accessory structure (garage) in the front yard in lieu of the required rear yard.

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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 3-1-06 day of March, 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.

Legal Owner(s):

Russell J. Thompson
Name - Type or Print

Signature

Name - Type or Print

Terese A. Mallonee
Signature

Signature

11204 Bird River Grove Rd (H) 410-688-0420
Address Telephone No.

White Marsh Md 21162
City State Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By D.T. Date 1/18/06

Estimated Posting Date 1/29/06

ORDER RECEIVED FOR FILING

CASE NO. 06-349-A

REV 10/25/01

Date 3-1-06
By [Signature]

Affidavit in Support of Administrative Variance

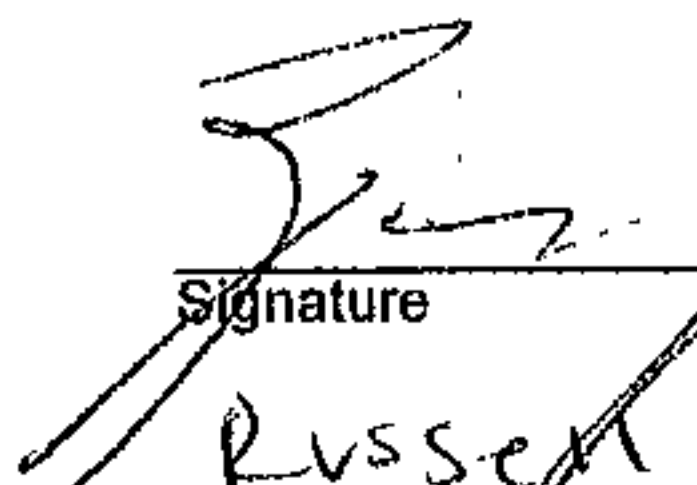
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is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

That the Affiant(s) does/do presently reside at 11204 Bird River Boulevard
Address
White Marsh MD 21162
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):

DUE TO CONDITIONS OF EXISTING STRUCTURE, WE NEED TO REBUILD. WE COULD NEVER MEET AREA REQUIREMENTS FOR RC2

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


Signature
Russell J. Thompson
Name - Type or Print


Signature
Teresa A. Mallonee
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of January, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Russell J. Thompson and Teresa A. Mallonee
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

JOYCE L. TERRELL
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 9, 2006

Notary Public

My Commission Expires

ZONING DESCRIPTION FOR: 11204 Bird River Grove Road
White Marsh, MD 21162

Beginning at a point on the North side of Bird River Grove Road which is 25 Feet wide at the distance of 4752 Feet South of the centerline of the nearest improved street, Ebenezer, which is 70 feet wide. Being Lot# 34 and Part of Lot# 35, Block 11000, Section# A in the subdivision of Bird River Grove Road as recorded in Baltimore County Plat book# 7, Folio# 189 containing 18,810 square feet. Also known as 11204 Bird River Grove Road and located in the 15th election District, 6th Council manic District.

06-349-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 449198

DATE 11/2/04

ACCOUNT 001006150

AMOUNT \$ 45.00

RECEIVED FROM: Russell Thompson

FOR: ITEM # 349 Og-349-A

11204 B&O RIVES GARDENS

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

ISSUED TO: THE
DATE: 11/2/04 11:50:02
BY: [Signature]

RECEIVED BY: [Signature]

DATE: 11/2/04

AMOUNT: \$45.00

REMARKS: [Signature]

INITIALS: [Signature]

DATE: 11/2/04

AMOUNT: \$45.00

REMARKS: [Signature]

INITIALS: [Signature]

DATE: 11/2/04

AMOUNT: \$45.00

REMARKS: [Signature]

INITIALS: [Signature]

DATE: 11/2/04

AMOUNT: \$45.00

REMARKS: [Signature]

INITIALS: [Signature]

DATE: 11/2/04

AMOUNT: \$45.00

REMARKS: [Signature]

INITIALS: [Signature]

DATE: 11/2/04

AMOUNT: \$45.00

REMARKS: [Signature]

INITIALS: [Signature]

DATE: 11/2/04

AMOUNT: \$45.00

REMARKS: [Signature]

INITIALS: [Signature]

DATE: 11/2/04

AMOUNT: \$45.00

REMARKS: [Signature]

INITIALS: [Signature]

DATE: 11/2/04

AMOUNT: \$45.00

REMARKS: [Signature]

INITIALS: [Signature]

DATE: 11/2/04

AMOUNT: \$45.00

REMARKS: [Signature]

INITIALS: [Signature]

DATE: 11/2/04

CASHER'S VALIDATION

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE #. 06-349-A

TO PERMIT AN ADDITION TO OPEN
PROTECTION (DECK) WITH 14' AND 15' SIDE
SETBACK IN LIEU OF THE REQUIRED 35' AND
26' 25', RESPECTIVELY AND TO PERMIT AN
ACCESSORY STRUCTURE (GARAGE) IN THE
FRONT YARD IN LIEU OF THE REQUIRED
REAR YARD.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON FEB. 13, 2006

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 1/30/06

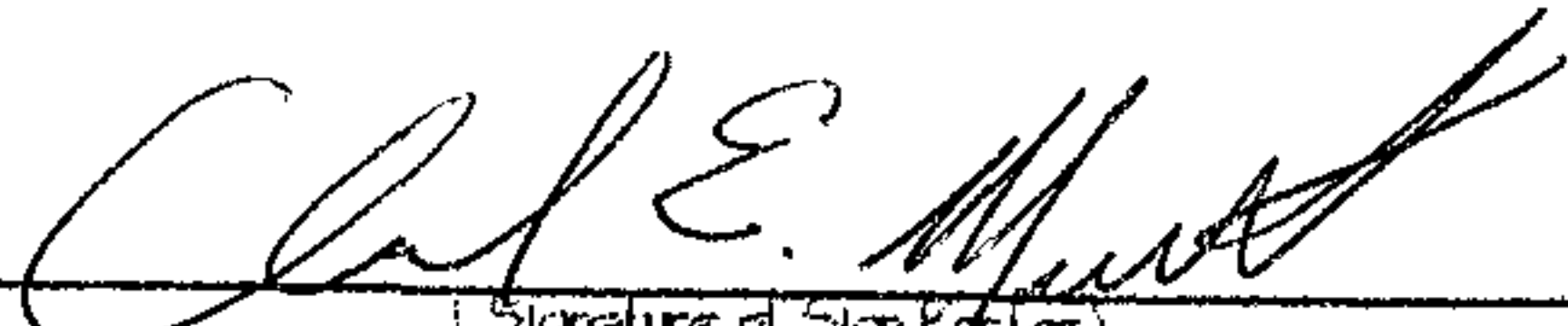
RE: Case Number: 06-349-A

Petitioner/Developer: THOMPSON

Date of Hearing/Closing: 2/13/06

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 11204 BIRD RIVER CROWE ROAD

The sign(s) were posted on 1/29/06
(Month, Day, Year)


(Signature of Sign Poster)

Charles E. Merritt
9831 Magledt Road
Baltimore, MD 21234
410-665-5562

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 349 -A

Address 11204 BIRD RIVER GROVE RD.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 1/18/06

Posting Date: 1/29/06

Closing Date: 2/13/06

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- 349 -A

Address 11204 BIRD RIVER GROVE RD.

Petitioner's Name THOMPSON / MALLONEE

Telephone 410-688-0420

Posting Date: 1/29/06

Closing Date: 2/13/06

Wording for Sign: To permit an addition and open projection (deck) with a 14' and 15' side setback in lieu of the minimum required 35' and 26.25', respectively and to permit an accessory structure (garage) in the front yard in lieu of the required rear yard.

WCR - Revised 6/25/04

416-325-01h

**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: 06-349 -A

Petitioner: THOMPSON | MALLONEE

Address or Location: 11204 BIRD RIVER GROVE RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. RUSSELL J. THOMPSON

Address: 11204 BIRD RIVER GROVE RD.

WHITE MARSH, MD 21162

Telephone Number: 410-688-0420 (H), 410-559-0261 (W)

Revised 2/20/98 - SCJ



Island

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11204 Bird River Grove Rd
which is presently zoned RL2

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) 1A01.3B.3, 400.1 (B&R)

To permit an addition and open projection (deck) with a 14' and 15' side setback in lieu of the minimum required 35' and 26.25', respectively and to permit an accessory structure (garage) in the front yard in lieu of the required rear yard.

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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 3-1-06 day of March, 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.

Legal Owner(s):

Russell J. Thompson

Name - Type or Print

Signature

Teresa A. Mallonee

Name - Type or Print

Teresa A. Mallonee

Signature

(H) 410-688-0420

11204 Bird River Grove Rd (W)

Address

Telephone No.

White Marsh

City

MD

State

21162

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By D.T.

Date 1/18/06

Estimated Posting Date 1/29/06

CASE NO. 06-349-A

REV 10/25/01

ORDER RECEIVED FOR FILING

Date 3-1-06
By [Signature]

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 11204 Bird River Grove Rd
Address
White Marsh MD 21162
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):

*DUE TO CONDITIONS OF EXISTING STRUCTURE, WE NEED
TO REBUILD. WE COULD NEVER MEET AREA REQUIREMENTS
FOR R62*

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

Signature

Russell J. Thompson

Name - Type or Print

Signature

Teresa A. Mallonee

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of January, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Russell J. Thompson and Teresa A. Mallonee
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

JOYCE L. TERRELL
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 9, 2006

Notary Public

My Commission Expires

**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*

February 13, 2006

Russell J. Thompson
Teresa A. Mallonee
11204 Bird River Grove Road
White Marsh, Maryland 21162

Dear Mr. and Mrs. Thompson:

RE: Case Number: 06-349-A, 11204 Bird River Grove Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 18, 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 a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 13, 2006

FROM: Dennis A. Kennedy^{DMK}, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 6, 2006
Item No. 349

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

The minimum right-of-way for all public roads in Baltimore County is 40-feet. Show the right-of-way for Bird River Grove Road centered on existing 25' wide paving. Setbacks shall be modified accordingly.

The base flood elevation for this site is 10.2 Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the county.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 349-02132006.doc

ORDER RECEIVED FOR FILING

Date 3-1-09

By [Signature]

BALTIMORE COUNTY, MARYLAND**Inter-Office Correspondence**

TO: Timothy M. Kotroco

FROM: Jeff Livingston, DEPRM

DATE: February 27, 2006

SUBJECT: Zoning Item # 06-349
Address 11204 Bird River Grove Rd
(Thompson Property)
Zoning Advisory Committee Meeting of January 30, 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:

Property must comply with Limited Development Area regulations of 25% impervious surface limit or up to 31.25% with mitigation. Property must comply with Buffer Management Area regulations, by mitigating for any additional impervious or pervious surface within the 100-foot buffer to Bird River. Property must also comply with a minimum of 15% tree cover.

Reviewer: Martha Stauss

Date: 2/14/2006

ORDER RECEIVED FOR FILING

Date 3-1-06

By [Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 1, 2006

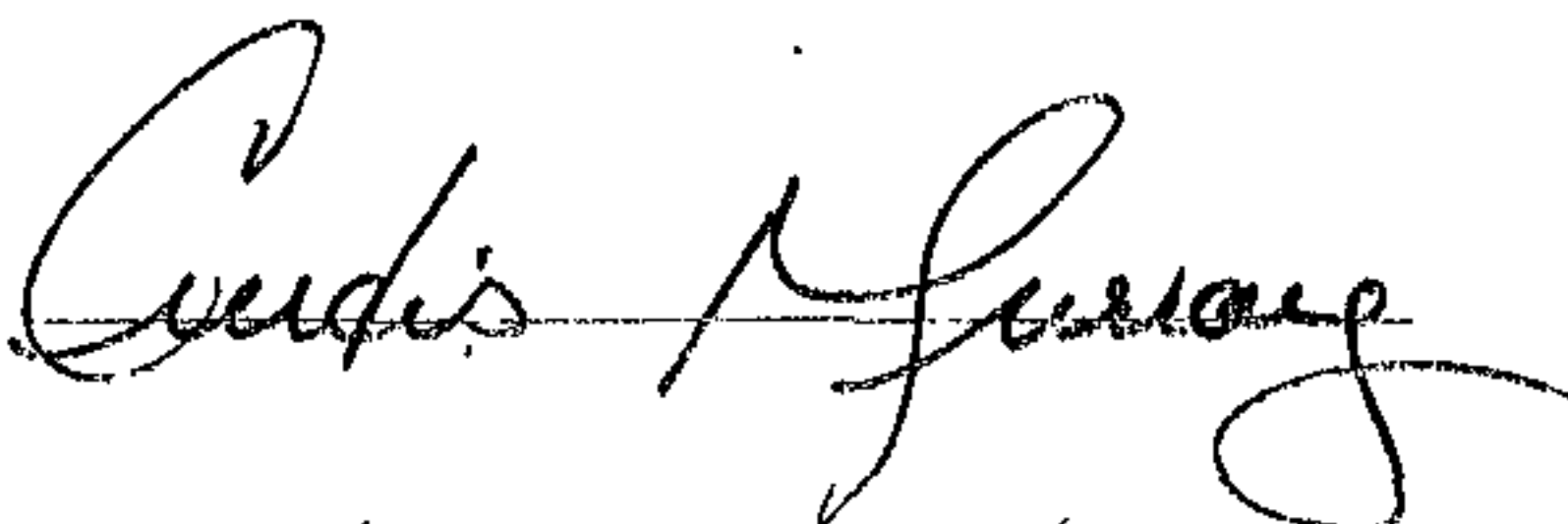
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 6-349 Administrative Variance

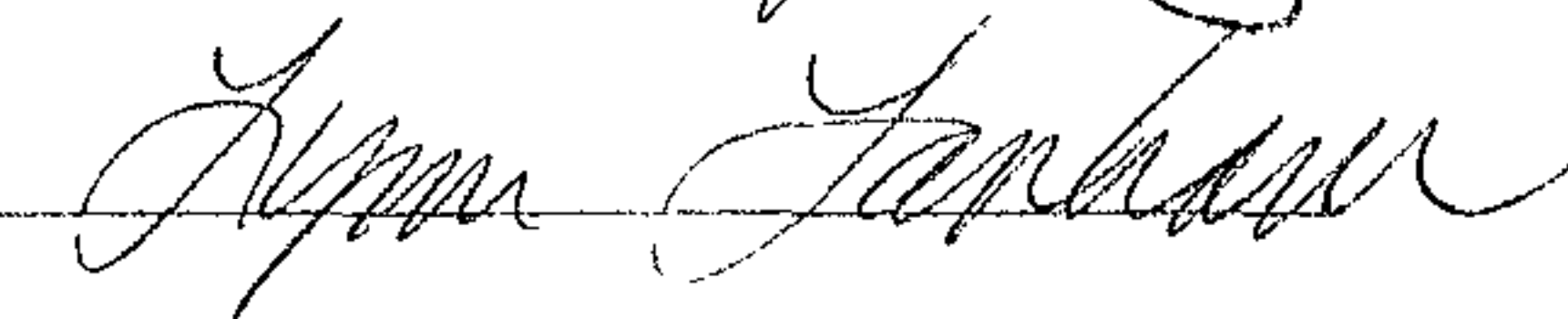
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



RECEIVED

FEB 2 2006

ZONING & PLANNING

CM/LL

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



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

Maryland Department of Transportation

Date: 1. 24. 06

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

RE: Baltimore County
Item No. 349 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



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

January 26, 2006

ATTENTION: Zoning Review planners

Distribution Meeting of: January 30, 2006

Item No.: 346,647,348,349,350,351,352,353,354

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 William F Connolly
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File



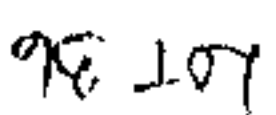
SPECIAL HEARING

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

○ ○ ○ ○ ○

FOLIO # 189 LOT # ³⁴235 SECTION # 1

HOMPSON + TERESA MATHLOONE



THIS PROPERTY LIES IN FLOOD

ZONE A-10 (100 YEAR) AS SHOWN:

OH FIELD, PANEL No. 246010-0295-B

ELBORD MAP INTERPRETATION,

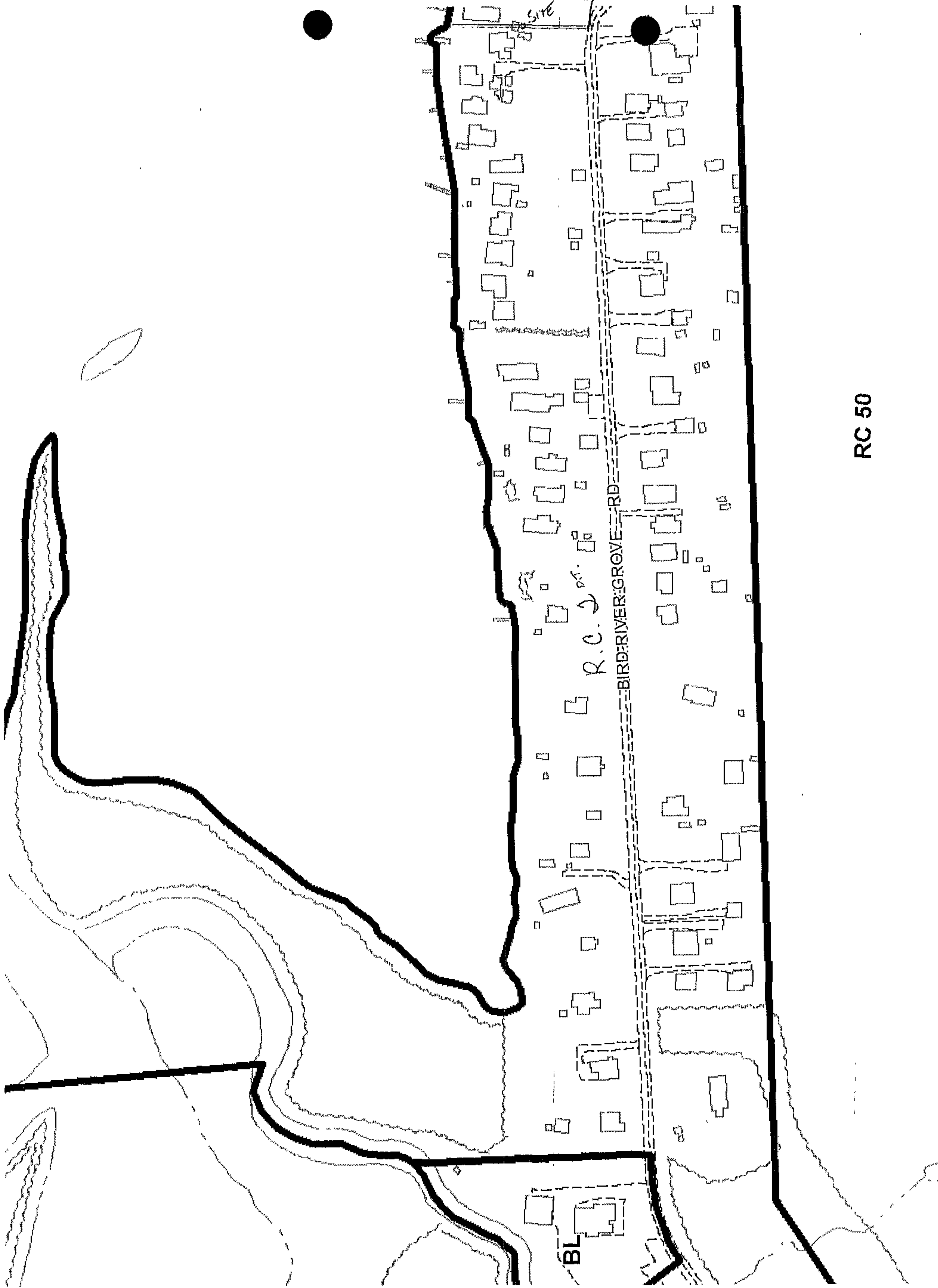
1404 GH BELIEVED ACCURATE,

15 HOT GLANDAUFEED

11

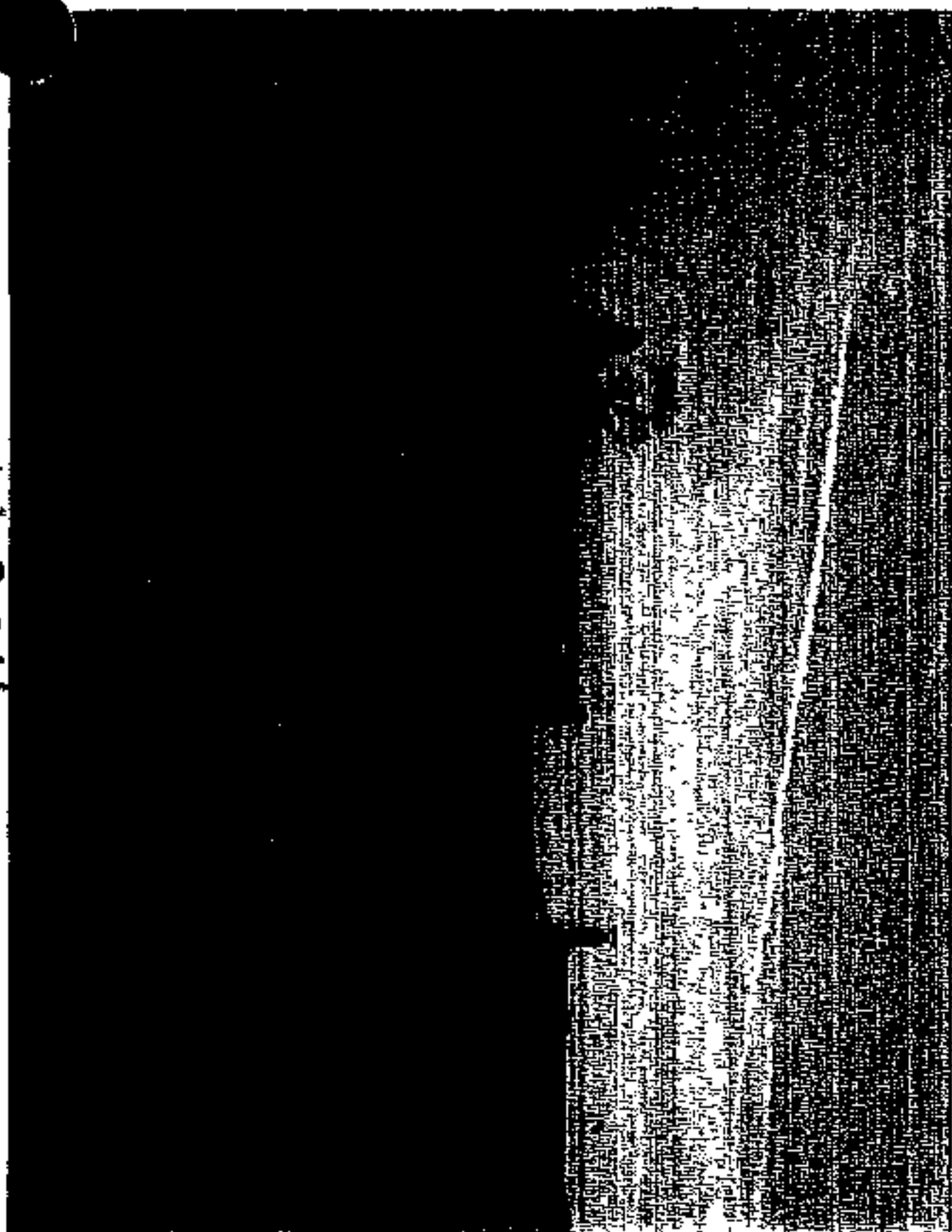
Pt 40
 Change
 Bird River
 Grave Rd
 1
 VICINITY MAP
 SCALE: 1" = 1000' 2,000'
 LOCATION INFORMATION
 ELECTION DISTRICT 15
 COUNCILMANIC DISTRICT 6
 1" = 200' SCALE MAP # 073A3
 ZONING RC2
 LOT SIZE 40 18,810
 ACRES SQUARED FEET
 SEWER PUBLIC ☒ PRIVATE ☐
 WATER ☒ ☐
 CHESAPEAKE BAY CRITICAL AREA ☒ ☐
 100 YEAR FLOOD PLAIN ☒ ☐
 HISTORIC PROPERTY/BUILDING ☐ ☒
 PRIOR ZONING HEARING NONE
 ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #
 D.T. 349 06-349-A

25th



RC 50

073A3



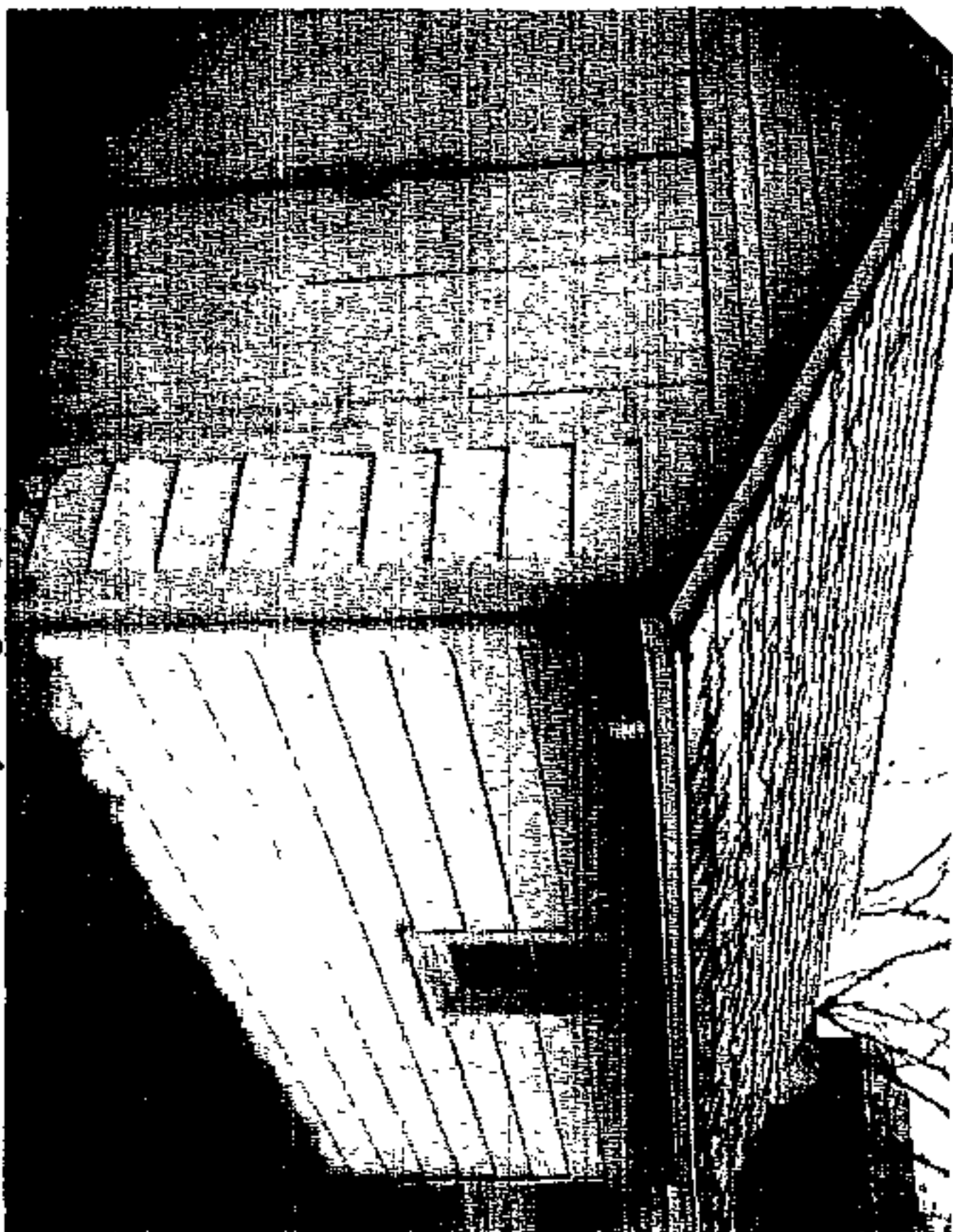
11204



11204 Garage



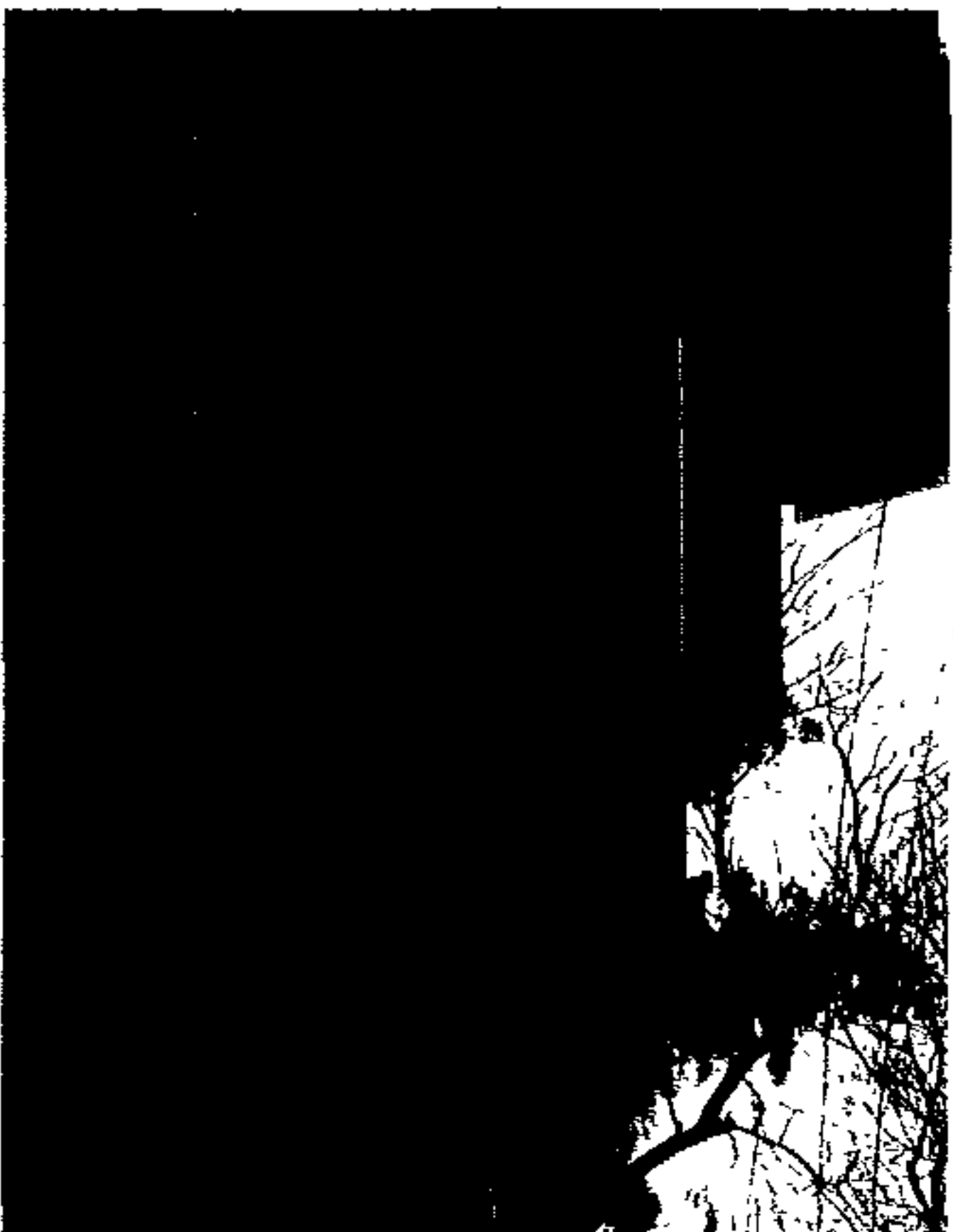
11204



11202 Garage



11202



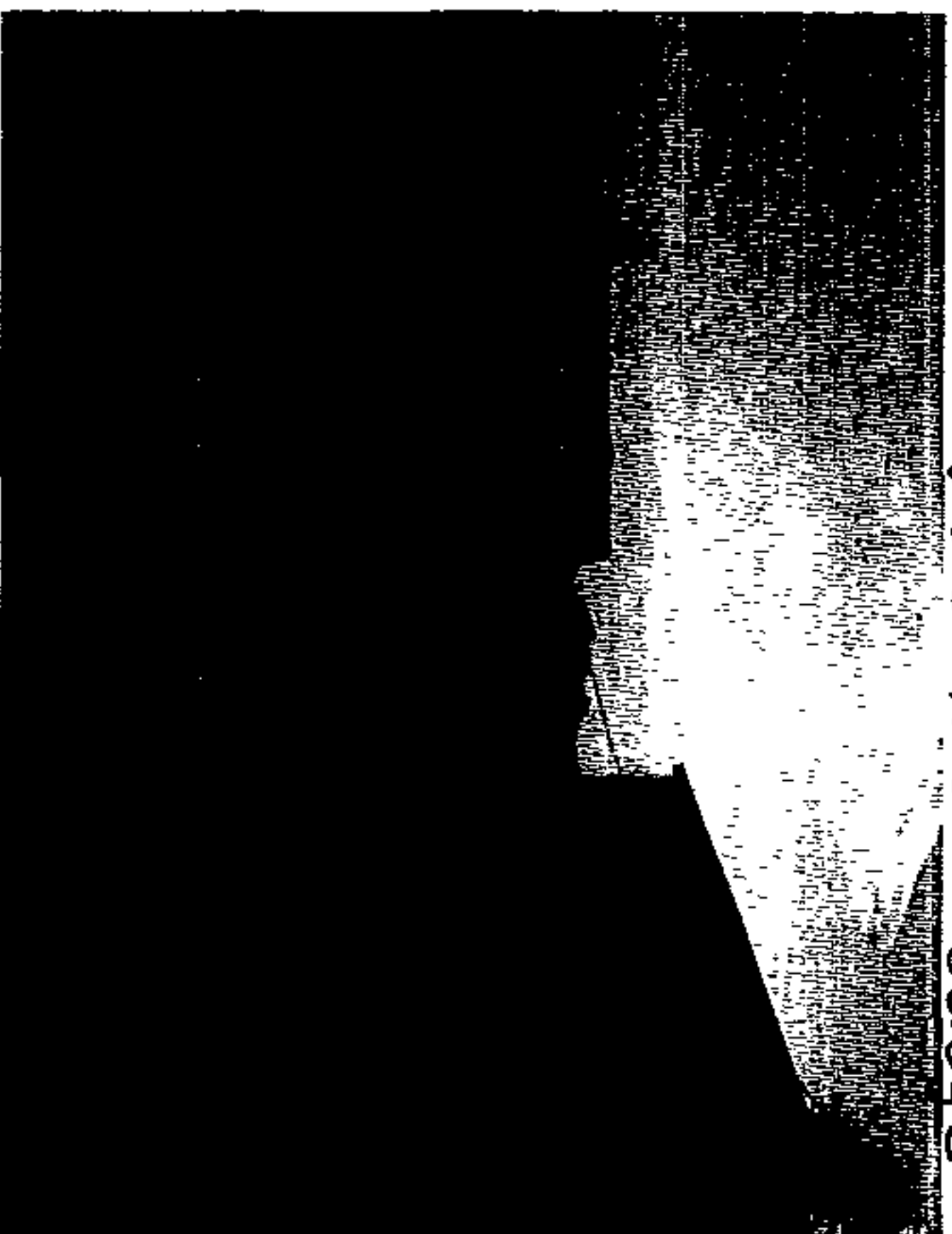
11206 Garage



11206



11202 House + Garage



11206