IN RE: **PETITION FOR ADMIN. VARIANCE** S/S Willow Road, 50' W of the c/l Maple Road **(1263 Willow Road)** 12th Election District 7th Council District Charles M. Davie, et ux Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 06-478-A

* * * * * * * * * * *

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 owners of the subject property, Charles M. Davie and his wife, Stephanie D. Davie. The Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) height of 18 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on the site plan submitted with the Petition and marked into evidence 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
By

Based upon the evidence contained therein, I am persuaded to grant the requested relief. As shown on the site plan, the Petitioners propose to construct a 26' x 40' detached garage in the rear yard, with a height of 18 feet. It was indicated that the roof pitch was designed to match that of the existing house and that the additional height will provide much needed storage space above. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objection. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale. However, due to the property's waterfront location on Bread and Cheese Creek and its location within a floodplain, the proposed construction shall comply with Chesapeake Bay Critical Areas regulations and Federal Flood Insurance requirements, in accordance with the ZAC comments submitted by the Department of Environmental Protection and Resource Management (DEPRM).

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 10th day of May 2006 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) with a height of 18 feet in lieu of the maximum allowed 15 feet, in accordance with Petitioner's Exhibit 1, 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, the Petitioners are hereby made aware that proceeding at this time is at their 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 and all other appropriate environmental, floodplain and B.O.C.A. regulations relative to the protection of water quality, streams, wetlands and floodplains. See attached

RECEIVED FOR FILING
Date
By

comments from the Department of Environmental Protection and Resource Management (DEPRM).

3) The garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioner shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.

4) 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

RECEIVED FOR FILING
Date 5-10-99
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

May 10, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. & Mrs. Charles M. Davie
1263 Willow Road
Baltimore, Maryland 21222

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
S/S Willow Road, 50' W of the c/l Maple Road
(1263 Willow Road)
12th Election District – 7th Council District
Charles M. Davie, et ux - Petitioners
Case No. 06-478-A

Dear Mr. & Mrs. Davie:

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:dlw

c: Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
Development Plans Review, DPDM; DEPRM
People's Counsel; Case File

Flood CBCA

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1263 WILLOW RD

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 Variance from Section(s) 400.3 TO PERMIT A DETACHED GARAGE TO BE 18 FT. HIGH IN LIEU OF 15 FT.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No

City — State — Zip Code

Legal Owner(s):

Charles H. Davie
Name - Type or Print

Charles H. Davie
Signature

STEPHANIE D. DAVIE
Name - Type or Print

Stephanie D. Davie
Signature

1263 Willow Rd 410 282-3365
Address — Telephone No.

Baltimore MD 21222
City — State — 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. 06-475-A

Reviewed By DJJ **Date** 03-30-06

Estimated Posting Date 04-09-06

RECEIVED FOR FILING

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 _____
Address

_____
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):

Need ATTICK in garage garage for Lack of storage
would like Roof pitch to match house
will need 9' ceiling in garage to store Boat & TRUCK

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.

Charles Michael Davie
Signature

Charles Michael Davie
Name - Type or Print

Stephanie D. Davie
Signature

STEPHANIE D. DAVIE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of Feb., 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Charles M Davie and Stephanie D Davie the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Joey D Hamlin
Notary Public

JOEY D. HAMLIN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires 07-01-09

My Commission Expires

REV 10/25/01

ZONING DESCRIPTION FOR 1263 WILLOW RD
(address)

Beginning at a point on the SOUTH side of
(north, south, east or west)

WILLOW RD. which is 50 FT.
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 50 FT. WEST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street MAPLE RD.
(name of street)

which is 50 FT wide. *Being Lot # 32,
(number of feet of right-of-way width)

Block --, Section # -- in the subdivision of NORTH SHORE
(name of subdivision)

as recorded in Baltimore County Plat Book # --, Folio # --,

containing 13950.4. Also known as 1263 WILLOW RD.
(square feet or acres) (property address)

and located in the 12 Election District, 7 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location

Typical metes and bounds N.87 12' 13" E 321.1 ft., S 18 27' 03" E 87.2 ft., S 62 19' 00" W 318 ft. and N 08 15' 22" W 80 ft to the place of beginning

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 5622

DATE 6-7-00 ACCOUNT R.001.000.6150

AMOUNT $ 65.00

RECEIVED FROM: Charles E. Smith Life

FOR: KCS UNC

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

OG-478-A

PAID RECEIPT
[illegible]
Rcpt. Tot. 65.00
CASH 65.00 CK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-478-A

Petitioner/Developer: CHARLES & STEPHANIE DANIE

Date of Hearing/Closing: 4-24-06

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}

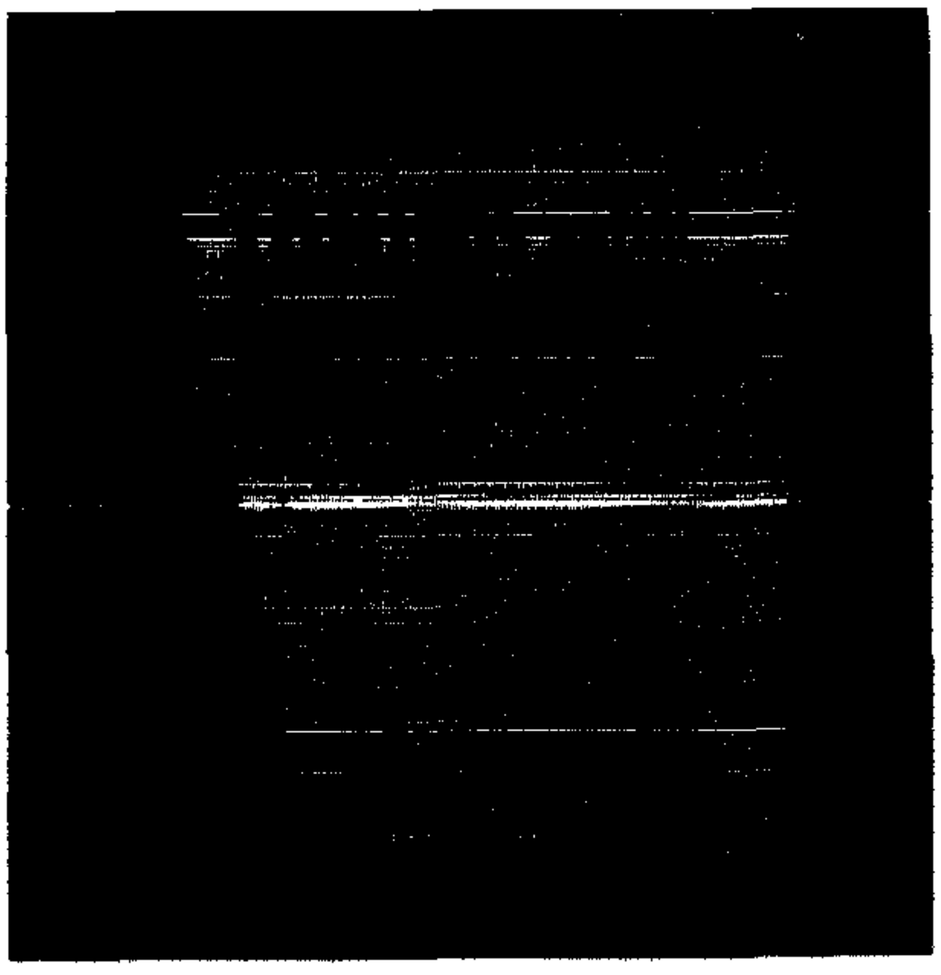
Ladies and Gentlemen:

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: _____

1263 WILLOW RD

The sign(s) were posted on 4-9-06
(Month, Day, Year)

Sincerely,



Robert Black 4-10-06
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

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: 06-478-A

Petitioner: CHARLES & STEPHANIE DAVIC.

Address or Location: 1263 WILLOW RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHARLES & STEPHANIE DAVIC.

Address: 1263 WILLOW RD
BALT, MD 21222.

Telephone Number: 410 282-3365.

Revised 2/20/98 - SCJ

06-478-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06-478 -A Address 1263 Willow Rd.

Contact Person: Sonja R Alexander Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 03-30-06 **Posting Date:** 04-09-06 **Closing Date:** 04-24-06.

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 06-478 -A Address 1263 Willow Rd.

Petitioner's Name Charles Stephen Daub Telephone 410 252-3565

Posting Date: 04 09 06 **Closing Date:** 04 24 06

Wording for Sign To Permit a Detached Garage of 15 ft. in lieu of 15 ft.

WOR No. 3001 [illegible]

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
TOWSON, MD. 21204

Case # 06-478-A

Department of Permits and Development Management

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

Baltimore County

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

April 24, 2006

Charles M. Davie
Stephanie D. Davie
1263 Willow Road
Baltimore, MD 21222

Dear Mr. and Mrs. Davie:

RE: Case Number: 06-478-A, 1263 Willow Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 30, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

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

April 11,2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: April 10, 2006

Item Numbers: 471-483 (473)

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 Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 14, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2006
Item Nos. 471, 473, 476, 477, 478, 479, 480, 481, and 483

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-04142006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 12, 2006

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

SUBJECT: 6-478 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 18 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Amy Mantay at 410-887-3480.

Prepared by: Cindy Murray

Section Chief: Lyn Lanham

AFK/LL: CM

RECEIVED

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

State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 4 · 10 · 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. 478 JRA

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

Debra Wiley - Re: Comments - Develop. Plans Review

From: Dennis Kennedy
To: Wiley, Debra
Date: 05/11/06 1:32 PM
Subject: Re: Comments - Develop. Plans Review

Deb:
We had no comment on either 06-470 or 06-478.
Dennis

>>> Debra Wiley 05/11/06 1:14 PM >>>
Hi Dennis,

As you may or may not know, Bette Schuhmann is doing some work from home. She has indicated to me that the file is either missing the comment or since we have the order and she has the file, we just simply need a duplicate comment from you.

Can you check your files to see if they have been completed on your end and either fax or email them to me at your convenience. Bill has signed them and they're ready to go out. They are as follows:

06-470-A - Young - 1621 Burke Road

06-478-A - Davie - 1263 Willow Road

Thanks for your usual cooperation and have a great day!

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1263 WILLOW RD.

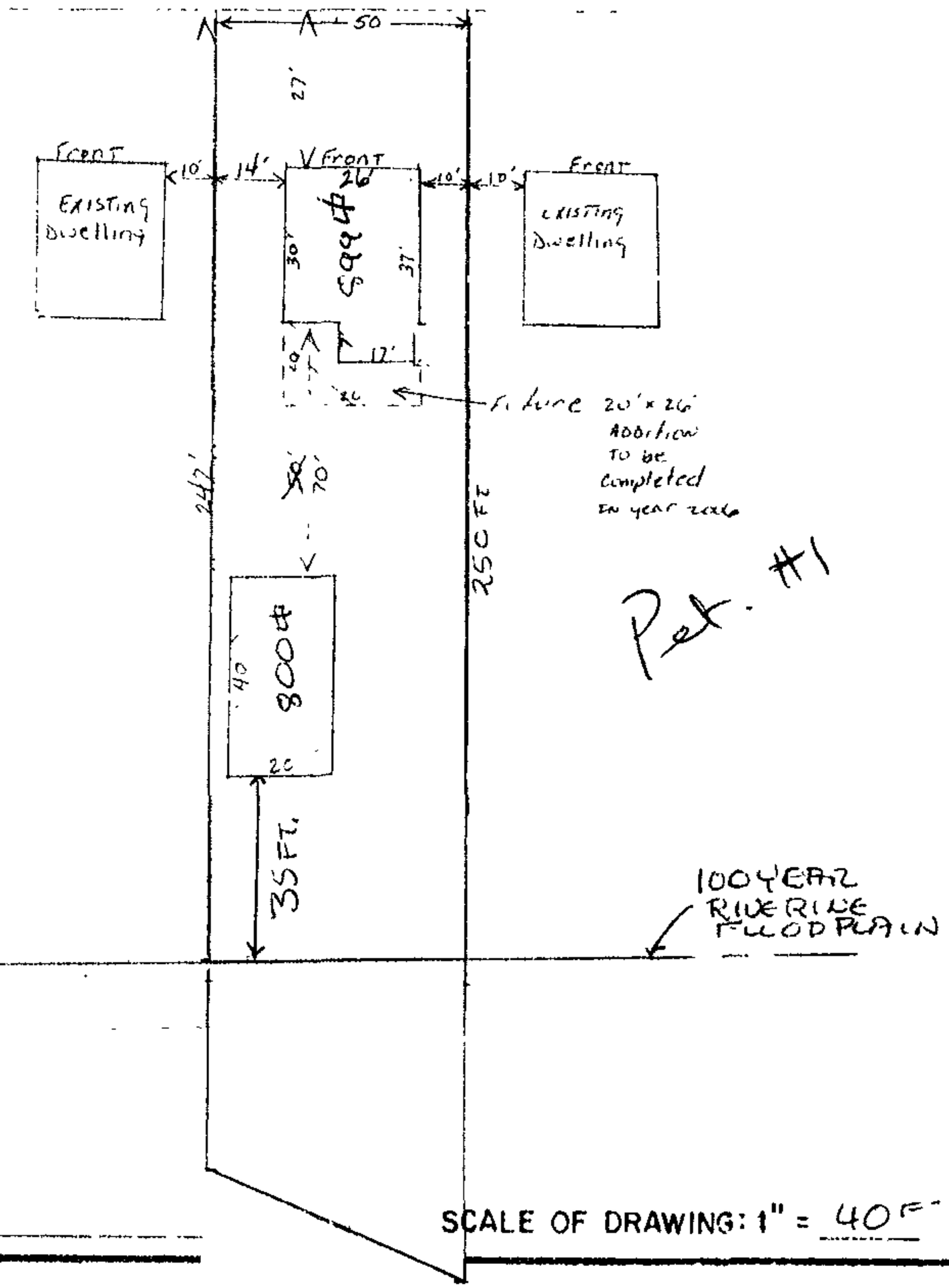
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME NORTHSHORE

PLAT BOOK # NA FOLIO # ____ LOT # ____ SECTION # ____

OWNER MR & MRS CHARLES & STEPHANIE DAULE

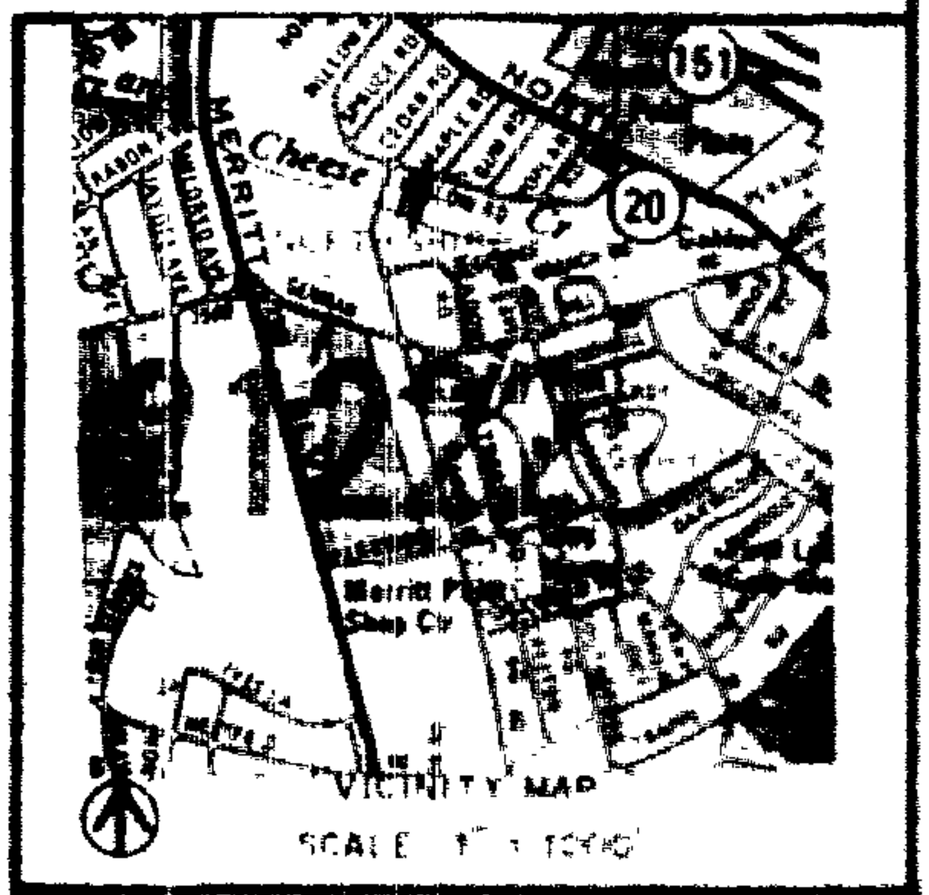
PZ 09/1/07



NORTH

PREPARED BY ____

SCALE OF DRAWING: 1" = 40 FT



LOCATION INFORMATION

ELECTION DISTRICT 12

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 096 C-3

ZONING DR 5.5

LOT SIZE ACREAGE 13,850 SQ. ARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	N
CHESAPEAKE BAY CRITICAL AREA	☒	☐
100 YEAR FLOOD PLAIN	☒	☐
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
SDA		06-475-A

FLOODPLAIN FOR 1263 WILLOW ROAD

Coordinate System
Maryland State Plane NAD83/91 Horizontal Datum
Elevations in Feet NAVD88 Vertical Datum

Date of Data Capture March 1995
Scale of Data Capture 1" = 100'

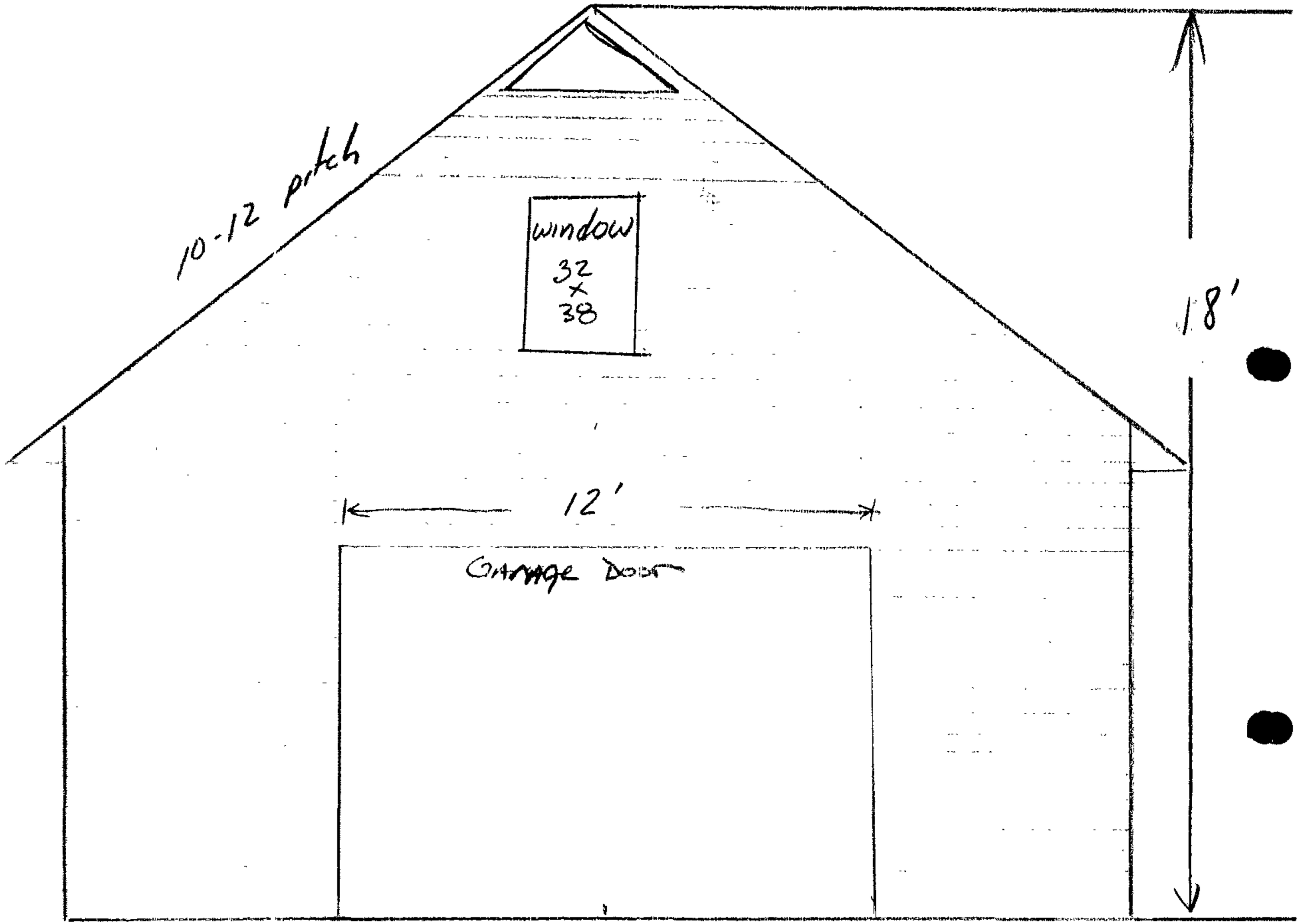
Date of Aerial Photography March 2002

BALTIMORE COUNTY

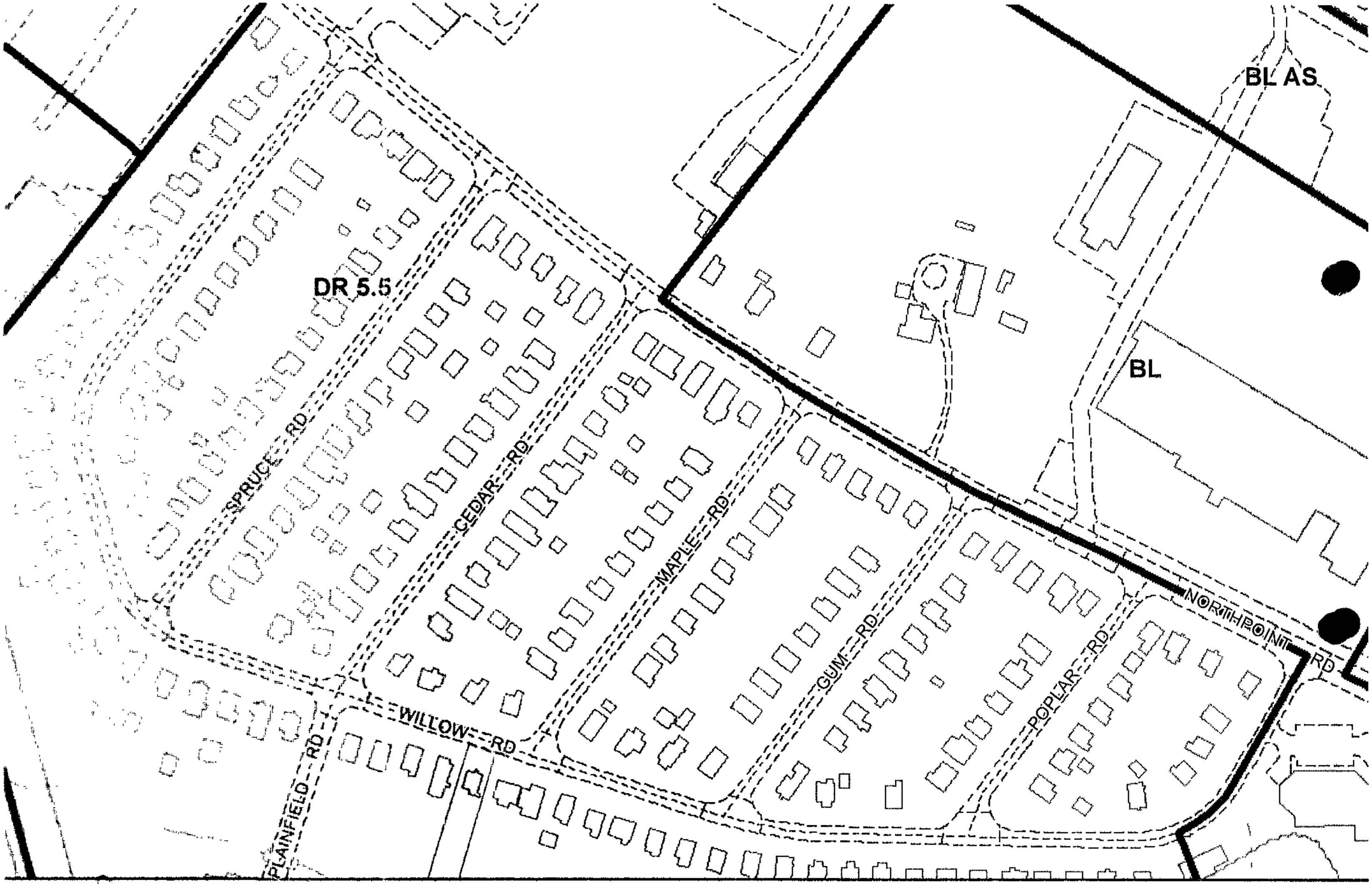
The cadastral information on this plot was compiled from existing deed information This information is not to be considered authoritative The survey information was not field checked and certified by a licensed land surveyor

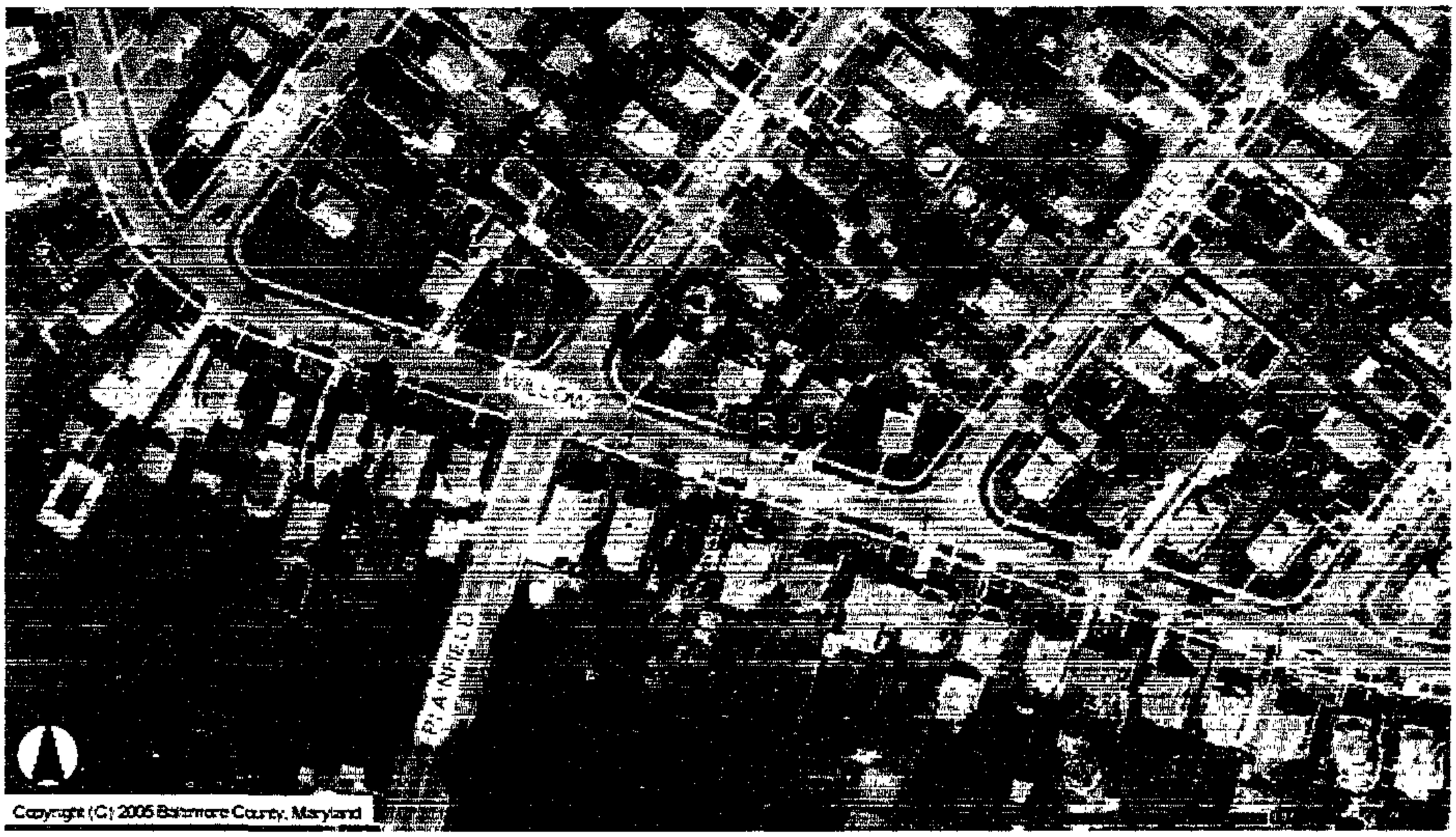
Baltimore County, MD
Department of Public Works
GIS Services

Prepared By Ann Briggeman
Date March 22 2006



06 478 · A


BL AS
DR 5.5
BL
SPRUCE RD
CEDAR RD
MAPLE RD
GUM RD
POPLAR RD
NORTHPOINT RD
WILLOW RD
PLAINFIELD RD



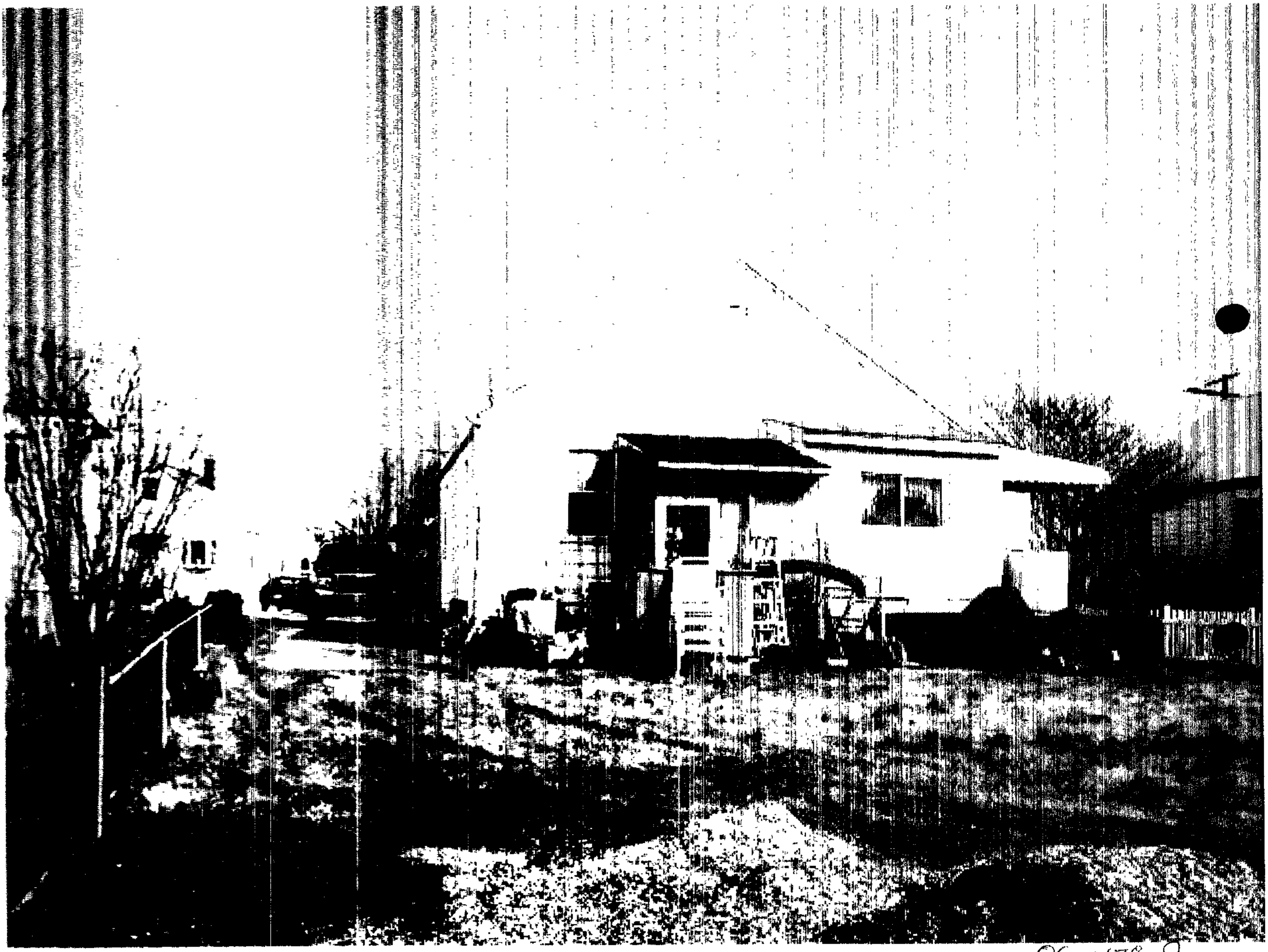
CC-478-07

00-478-A

Looking Down Drive way West side of house

06 478-A

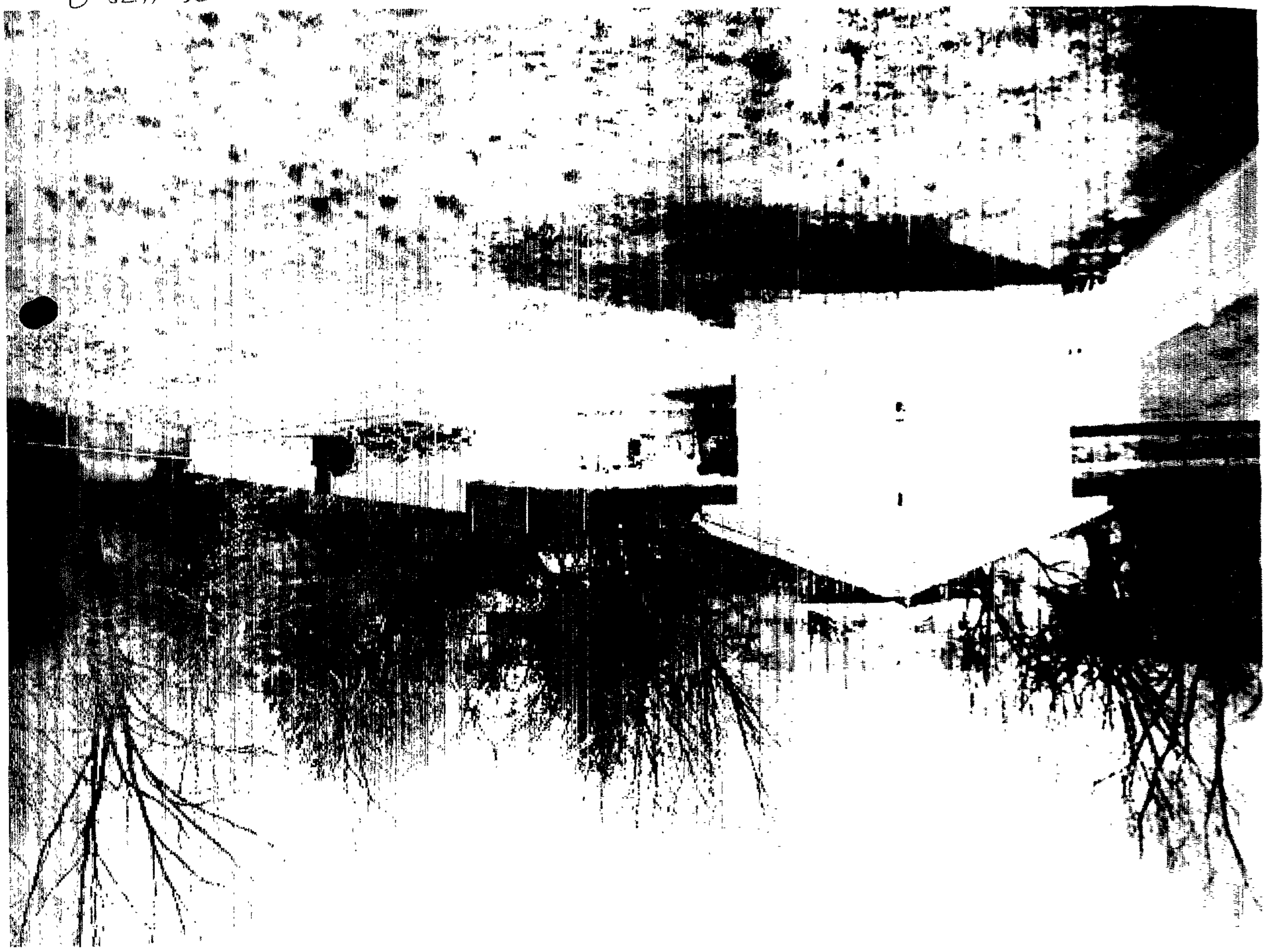
Looking at Front of house From (street willow Rd.)



06.478.F1

Looking at rear of house from back yard

U-82.ก 90



Looking From Rear of house to creek

shed to be removed

FLOODPLAIN FOR 1263 WILLOW ROAD

Coordinate System
Maryland State Plane NAD83/91 Horizontal Datum
Elevations in Feet NAVD88 Vertical Datum

Date of Data Capture March 1995
Scale of Data Capture 1" = 100'

Date of Aerial Photography March 2002

BALTIMORE COUNTY

The cadastral information on this plot was compiled from existing deed information. This information is not to be considered authoritative. The survey information was not field checked and certified by a licensed land surveyor.

Baltimore County, MD
Department of Public Works
GIS Services

Prepared By Ann Briggeman
Date March 22, 2006

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

EDWARD C ADAMS, JR
Director
Department of Public Works

March 28, 2006

Mr. Charles M. Davie
1263 Willow Road
Baltimore, MD 21222-1430

Subject: 1263 Willow Road
Tax Account No. 12-10-047330
Floodplain Determination

Dear Mr. Davie:

Pursuant to an inquiry regarding the above-referenced property, this office has found that the property known as 1263 Willow Road is located within a flood hazard area as shown on Flood Insurance Rate Map No. 420B, Community Panel No. 240010-0420B, dated March 2, 1981. The property as shown on this map is located in Zone C & A.

Attached is a portion of the FIRM[1] showing the vicinity of the dwelling. Our office has prepared a GIS[2] map showing the subject property and surrounding vicinity. This map shows the most recent floodplain delineation from DFIRM Study dated January 2006. The dark blue outline shows the limit of the 100-year floodplain. We suggest that you use this study to plan your additions to your property. We have also enclosed a copy of the minimum drainage requirements for building near a floodplain. You may also wish to view the County Code, Article 32 for additional information on building ordinances pertaining to floodplains by going online at www.baltimorecountymd.gov.

This determination is based on the best information made available to Baltimore County. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in a flood zone may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map.

[1] Flood Insurance Rate Map
[2] Baltimore County's Geographic Information System

This letter and its attachments do not create liability on the part of the County, or any officer or employee thereof, for any damage that results from reliance on this determination.

If you have any questions or need further information, please do not hesitate to contact this office at (410) 887-3984.

Very truly yours,

David L. Thomas

David L. Thomas, P.E.
Assistant to the Director

Enclosures: Portion of FIRM map
GIS Map
Plate D-19

cc: File

DLT/ab

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

BALTIMORE COUNTY, MARYLAND
(UNINCORPORATED AREAS)

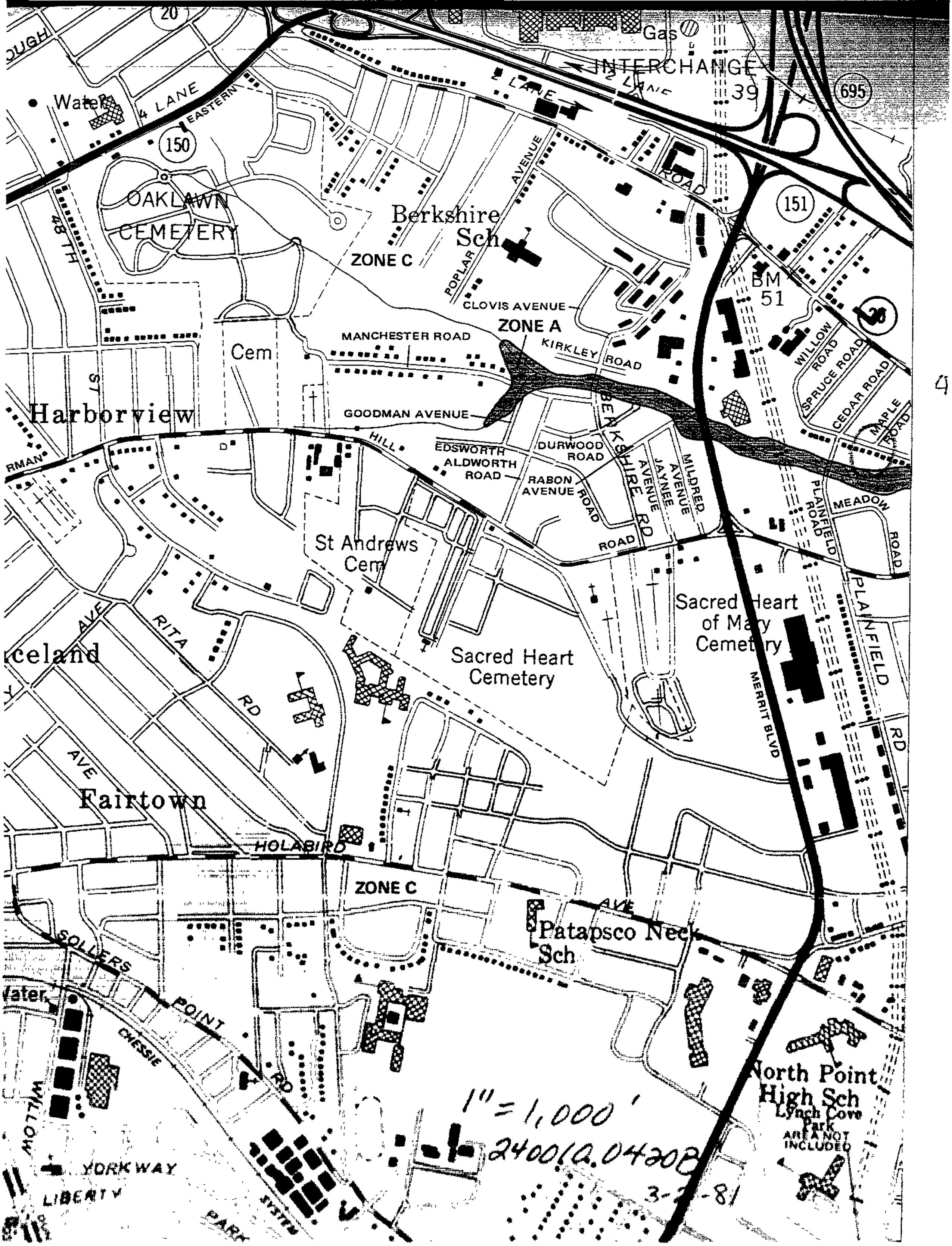
PANEL 420 OF 575

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
240010 0420 B

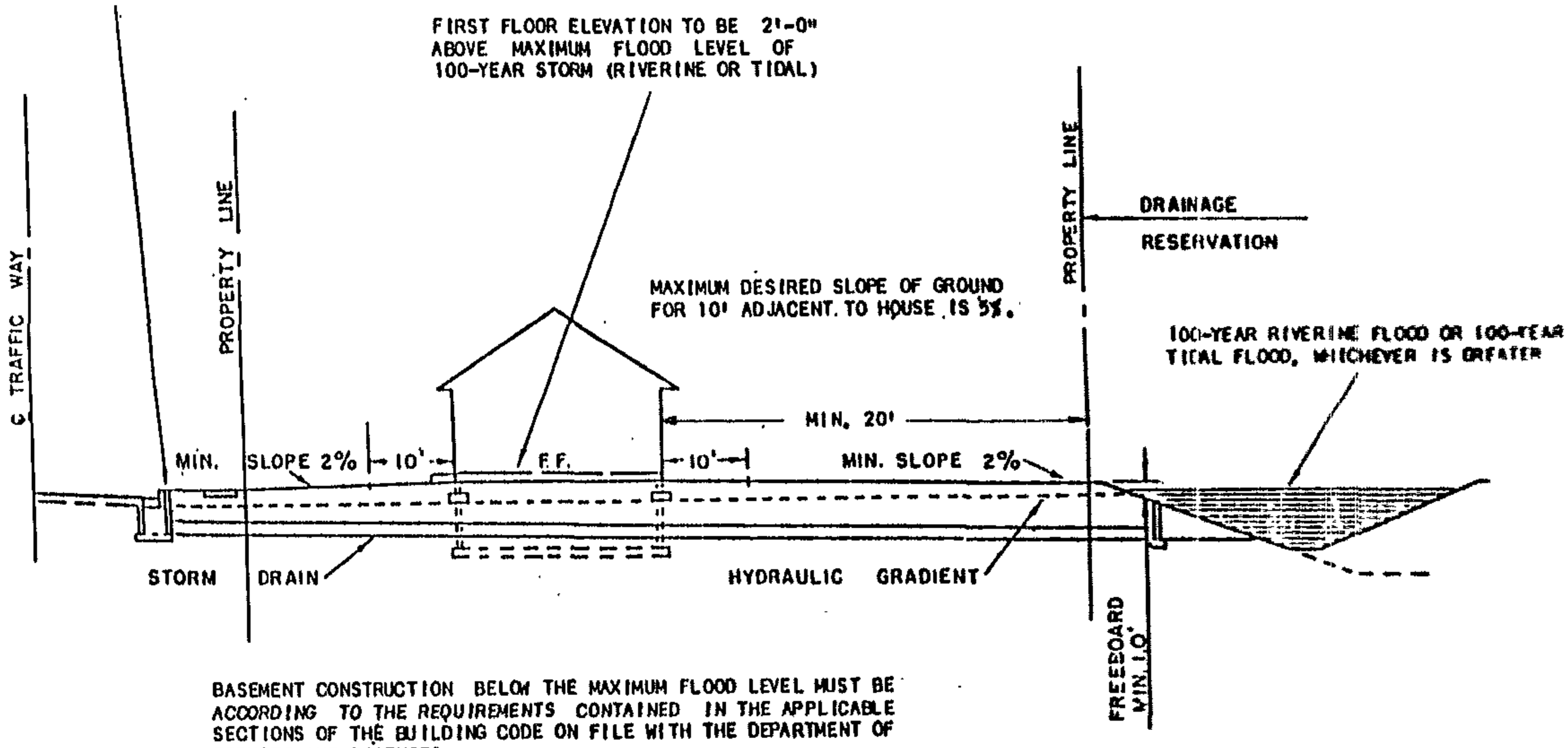
EFFECTIVE DATE:
MARCH 2, 1981

federal emergency management agency
federal insurance administration


INTERCHANGE 39
Gas
Water
4 LANE
EASTERN
OAKLAWN CEMETERY
Berkshire Sch
ZONE C
POPLAR
AVENUE
ROAD
CLOVIS AVENUE
ZONE A
MANCHESTER ROAD
KIRKLEY ROAD
BM 51
WILLOW ROAD
SPRUCE ROAD
CEDAR ROAD
MAPLE ROAD
Cem
Harborview
GOODMAN AVENUE
HILL
EDSWORTH
ALDWORTH ROAD
DURWOOD ROAD
RABON AVENUE
BERKSHIRE RD
JAYNEE AVENUE
MILDRED AVENUE
PLAINFIELD ROAD
MEADOW ROAD
St Andrews Cem
Sacred Heart of Mary Cemetery
Sacred Heart Cemetery
RITA RD
AVE
Iceland
Fairtown
HOLABIRD
MERRIT BLVD
PLAINFIELD RD
ZONE C
Patapsco Neck Sch
SOLLERS POINT RD
CHESSIE
Water
WILLOW
YORKWAY
LIBERTY
PARK
North Point High Sch
Lynch Cove Park
AREA NOT INCLUDED
1" = 1,000'
24001Q.0420B
3-2-81

4

THE 20' MINIMUM BUILDING SETBACK IS REQUIRED FROM THE RIVERINE FLOODPLAIN'S FREEBOARD LINE ONLY. THIS SETBACK APPLIES TO FRONT, REAR AND SIDE OF STRUCTURES. THIS SETBACK APPLIES TO ALL RESIDENTIAL, COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL STRUCTURES.



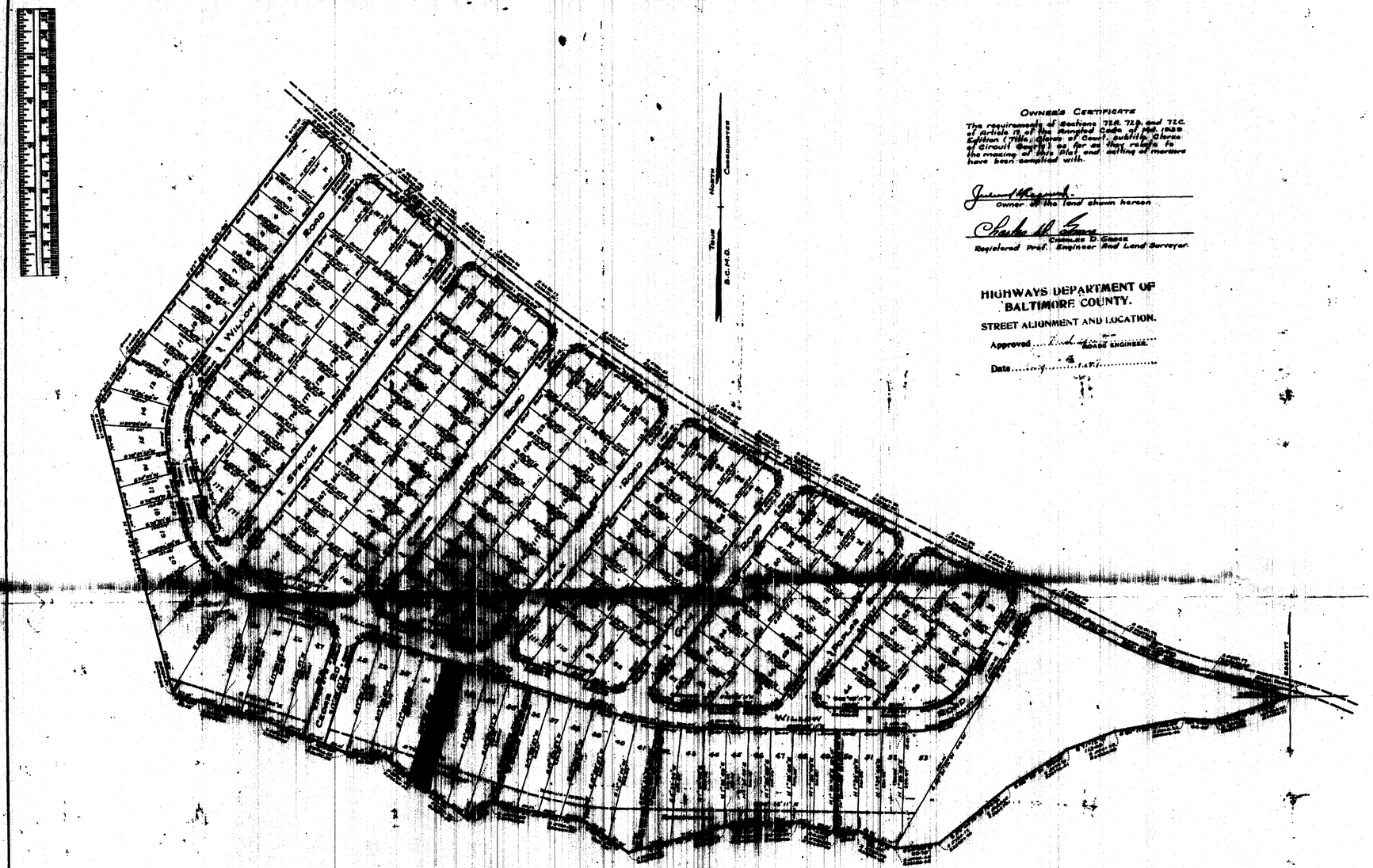
BASEMENT CONSTRUCTION BELOW THE MAXIMUM FLOOD LEVEL MUST BE ACCORDING TO THE REQUIREMENTS CONTAINED IN THE APPLICABLE SECTIONS OF THE BUILDING CODE ON FILE WITH THE DEPARTMENT OF PERMITS AND LICENSES.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS

STORM DRAINAGE DESIGN

TYPICAL SECTION THRU LOT SHOWING MINIMUM DRAINAGE REQUIREMENTS

ISSUED
REVISED OCT. 1982
REVISED FEB. 1985
PLATE D-19



OWNER'S CERTIFICATE

The requirements of Sections 72B, 72D and 72C of Article 11 of the Annotated Code of Md. 1939 Edition (Title Clerks of Court, subtitle, Clerks of Circuit Courts) so far as they relate to the making of this plat and setting of markers have been complied with.

Owner of the land shown hereon.

Charles D. Grace
Registered Prof. Engineer and Land Surveyor.

HIGHWAYS DEPARTMENT OF BALTIMORE COUNTY.

STREET ALIGNMENT AND LOCATION.

Approved ..... ROAD ENGINEER.

Date .....

[redacted]

THIS PLAT IS BASED ON METROPOLITAN DISTRICT OF BALTIMORE COUNTY COORDINATE SYSTEM HUB # 7596 AND HUB # 7595

THOMPSON, GRACE & MAYS, INC.
ENGINEERS - CONTRACTORS
BALTIMORE COUNTY BANK BUILDING
YORK ROAD, TOWSON, MD.
SCALE 1" = 100' AUGUST 9, 1949

CG 478-A