

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Revolea Beach Road, South of
Bowley's Quarter Road
15th Election District
5th Councilmanic District
(3653 Revolea Beach Road)

Karen and Richard Souza
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 06-582-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, Karen and Richard Souza. The variance request is for property located at 3653 Revolea Beach Road in the Long Beach Estates subdivision area of Baltimore County. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 22 feet in lieu of the maximum permitted 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Petitioners state that their house was built with no basement and they need to construct the garage in order to provide storage space. Due to impervious area limitations the garage needs to exceed the maximum height of 15 feet.

Zoning Advisory Committee Comments

A Zoning Advisory Committee (ZAC) comment was received from the Department of Environmental Planning and Resource Management (DEPRM) dated June 8, 2006 which contains certain restrictions. A ZAC comment letter was received from the Office of Planning dated June 14, 2006 which contains certain restrictions. Copies of these comments are made a part hereof.

COPIES RECEIVED FOR PLANNING
6-20-06
[Signature]

Applicable Law

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

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 20, 2006, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner have filed the supporting affidavits and photographs 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 Petitioner.

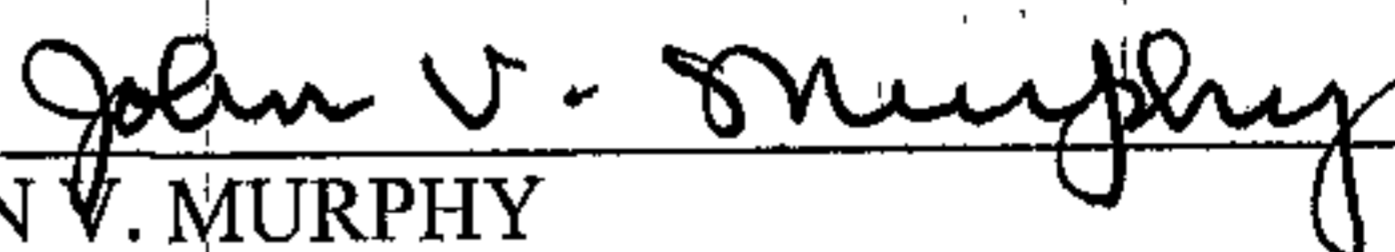
6-20-06
PJ

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 20th day of June, 2006, that a variance Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 22 feet in lieu of the maximum permitted 15 feet, be and is hereby GRANTED with conditions:

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. 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).
3. Property must comply with Limited Development Area and minor subdivision impervious surface limits of 15%.
4. The Petitioners 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.
5. The accessory structure shall not be used for commercial purposes.

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:pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 20, 2006

KAREN AND RICHARD SOUZA
3653 REVOLEA BEACH ROAD
BALTIMORE MD 21220

Re: Petition for Administrative Variance
Case No. 06-582-A
Property: 3653 Revolea Beach Road

Dear Mr. and Mrs. Souza:

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

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

Very truly yours,

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

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

6-20-06
JVM

CBCA FLOOD



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3653 REVOLVA BEACH Rd
which is presently zoned DR 35

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 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 22- FEET IN LIEU OF THE MAXIMUM PERMITTED 15- 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:

N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):

KAREN AND RICHARD SOUZA
Name - Type or Print
Karen Souza - Richard W Souza
Signature

Name - Type or Print

Signature

Attorney For Petitioner:

N/A
Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

3653 REVOLVA BEACH Rd. 4436954610
Address Telephone No.
BALTO. MD 21220
City State Zip Code

Representative to be Contacted:

KAREN SOUZA
Name
3653 REVOLVA BEACH Rd. 443-695-4610
Address Telephone No.
BALTO. MD 21220
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. 06-582-A
REV 10/25/01
6-20-06
MB

Reviewed By D.T. Date 5/12/06
Estimated Posting Date 5/21/06

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 3653 BEVOLEA BEACH Rd.
Address
BALTO. MD 21220
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. house built with no basement we need storage space.
2. BECAUSE OF IMPERVIOUS AREA LIMITATIONS WE NEED TO EXCEED MAX OF 15' HIGH SO WE DON'T COVER MORE GROUND AREA.

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.

Karen Souza
Signature
KAREN SOUZA
Name - Type or Print

Richard Souza
Signature
RICHARD SOUZA
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Karen Ruth Souza and Richard W. Souza owners and
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

and reside at 3653 Bevolea Beach Rd.
AS WITNESS my hand and Notarial Seal

Kemberly Hinds
Notary Public
My Commission Expires 9/22/09

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 3653 REVOLVER BEACH Rd.
Address BALTO MD 21220
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. house built with no basement we need storage space.
2. BECAUSE OF IMPERVIOUS AREA LIMITATIONS WE NEED TO EXCEED MAX OF 15' HIGH SO WE DON'T COVER MORE GROUND AREA.

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]
Signature
KAREN SOUZA
Name - Type or Print

[Signature]
Signature
RICHARD SOUZA
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 11 day of May, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Karen Ruth Souza and Richard W. Souza Pursant the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

and reside at 3653 Revolver Beach Rd.
AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 9/22/09

CBCA

Flood



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3653 REVOLERA BEACH RD.
which is presently zoned DR 3-5

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 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 22- FEET IN LIEU OF THE MAXIMUM PERMITTED 15- 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):

KAREN SOUZA
Name - Type or Print _____
Karen Souza
Signature _____
RICHARD SOUZA
Name - Type or Print _____
Richard Souza
Signature _____
3653 REVOLERA BEACH RD 443-695-4610
Address _____ Telephone No. _____
BALTO. MD 21220
City _____ State _____ Zip Code _____

Representative to be Contacted:

KAREN SOUZA
Name _____
3653 REVOLERA BEACH RD. 443-695-4610
Address _____ Telephone No. _____
BALTO. MD 21220
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

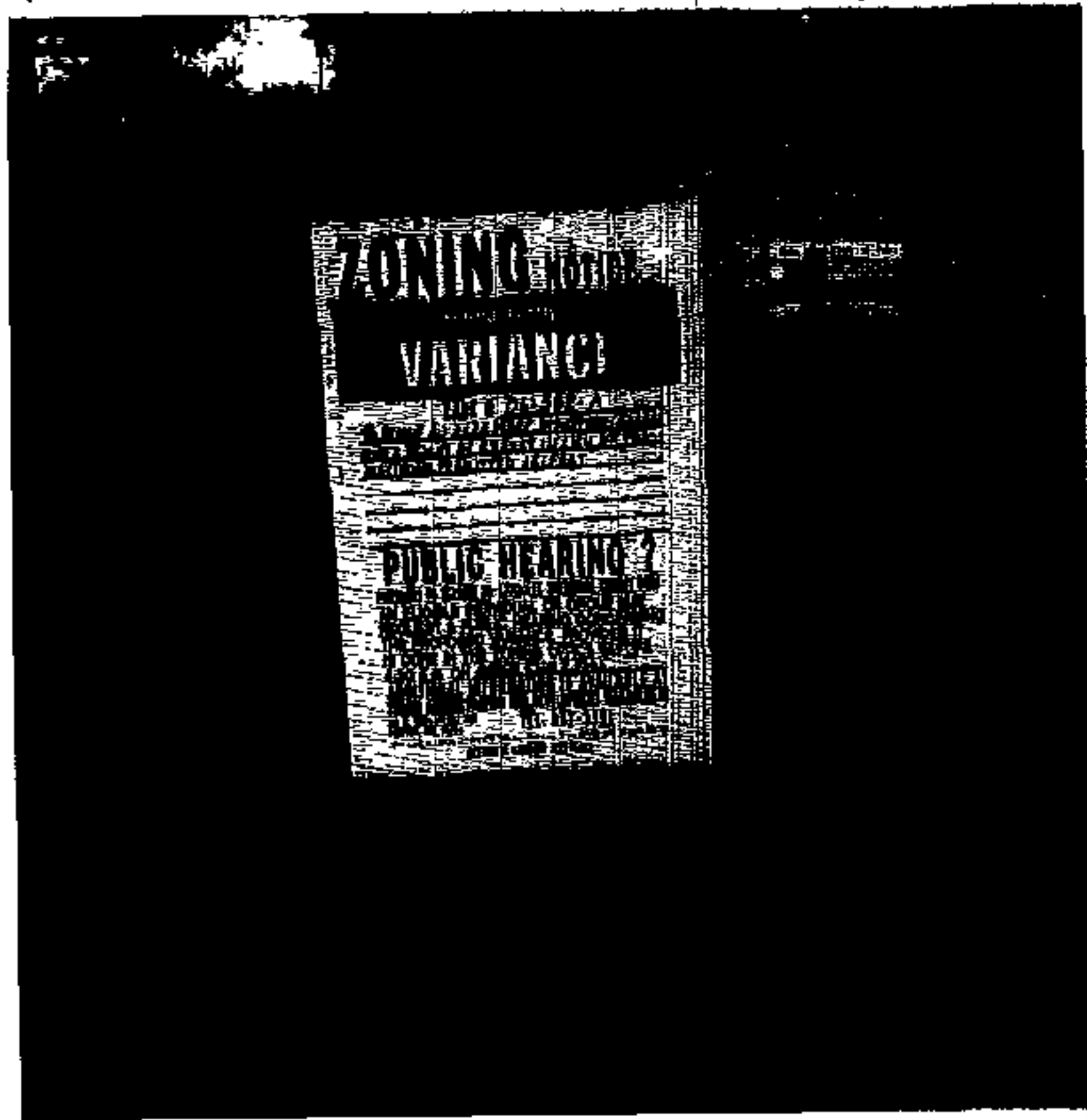
CASE NO. 06-582-A
REV 10/25/01
16-20-06

Reviewed By D.T. Date 5/12/06
Estimated Posting Date 5/21/06

ZONING DESCRIPTION FOR 3653 REVOLEA BEACH RD

Beginning at a point on the east side of Revolea Beach rd which s 90 feet wide at the distance of 131.28 east of the centerline of the nearest improved intersecting street Revolea Beach rd which is 18.75 wide. Being LOT#2 Block 2 , section 277 in the subdivision of the Long Beach Estates as recorded in the Baltimore County Plat book # 4 , folio # 131 containing .48 . Also known as 3653 Revolea Beach Rd and located in the 15th election District councilmanic district.

06-582-A



Maithale 5/20/06

CERTIFICATE OF POSTING

RE: Case No: 06-582-A

Petitioner/Developer: SOUZA

Date Of Hearing/Closing: 6/5/06

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

Attention:

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
at 3653 REVUELA BEACH RD.

This sign(s) were posted on May 20, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 5/20/06
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 582 -A Address 3653 REVOLEA BEACH RD.
Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 5/12/06 Posting Date: 5/21/06 Closing Date: 6/5/06

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

- 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.
- 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.
- 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.
- 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- 582 -A Address 3653 REVOLEA BEACH RD.
Petitioner's Name SOUZA Telephone 443-695-4610
Posting Date: 5/21/06 Closing Date: 6/5/06
Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) WITH A
HEIGHT OF 22- FEET IN LIEU OF THE MAXIMUM PERMITTED
15- FEET.

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: 06-582-A

Petitioner: SOUZA

Address or Location: 3653 REVOLEA BEACH RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. & MRS. RICHARD SOUZA

Address: 3653 REVOLEA BEACH RD.

BANTO, MD 21220

Telephone Number: 443-695-4610

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0293

DATE 3/2/06 ACCOUNT 0010066156
AMOUNT \$ 65.00

RECEIVED FROM KAREN M. SUEB
FOR 005827A DT
5653 RECYCLER BEACH RD

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS NO. 512/2006-1531128 TIME
BUSINESS NAME WALTON INCY 887
EX. NO. 000000 RECEIPT NO. 7019/2006 REF. NO.
REPT. INT. 205.00
AMOUNT 65.00 EX. 4.00 CA
BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 06-582-A

Date Completed/Initials

5/17/06

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

5/20/06

6/5/06

**Department of Permits and
Development Management**



Baltimore County

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

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

June 5, 2006

Karen Souza
Richard Souza
3653 Revolea Beach Rd.
Baltimore, MD 21220

Dear: Mr. Souza and Mrs. Souza

RE: Case Number: 06-582-A, 3653 Revolea Beach Rd.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 12, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 14, 2006

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

SUBJECT: 6-582 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 22 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 Laurie Hay at 410-887-3480.

Prepared by:

Candis Murray

Section Chief:

Jeffrey W. Long

AFK/LL: CM

RECEIVED

JUN 19 2006

ZONING COMMISSIONER

AV
6/5

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JUN 09 2006



ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: David Lykens, DEPRM - Development Coordination *JWL*

DATE: June 8, 2006

SUBJECT: Zoning Item # 06-582-A
Address 3653 Revolea Beach Road
(Souza Property)

Zoning Advisory Committee Meeting of May 22, 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 and minor subdivision impervious surface limits of 15%.

Reviewer: Martha Stauss

Date: 06/06/2006

6-20-06
[Handwritten signature]



Driven to Excel
State Highway
Administration

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

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

Maryland Department of Transportation

Date: 5.19.01

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

RE: Baltimore County
Item No. 582 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, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 25, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For May 30, 2006
Item No. 582

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

The base flood elevation for this site is 10.2 feet 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 582-05252006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 14, 2006

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

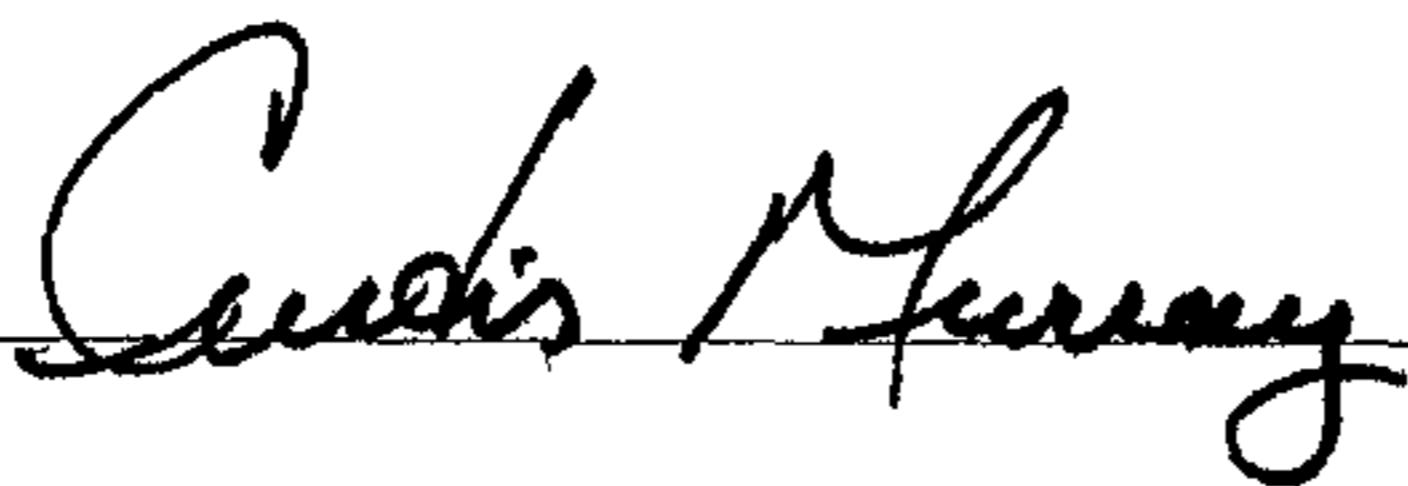
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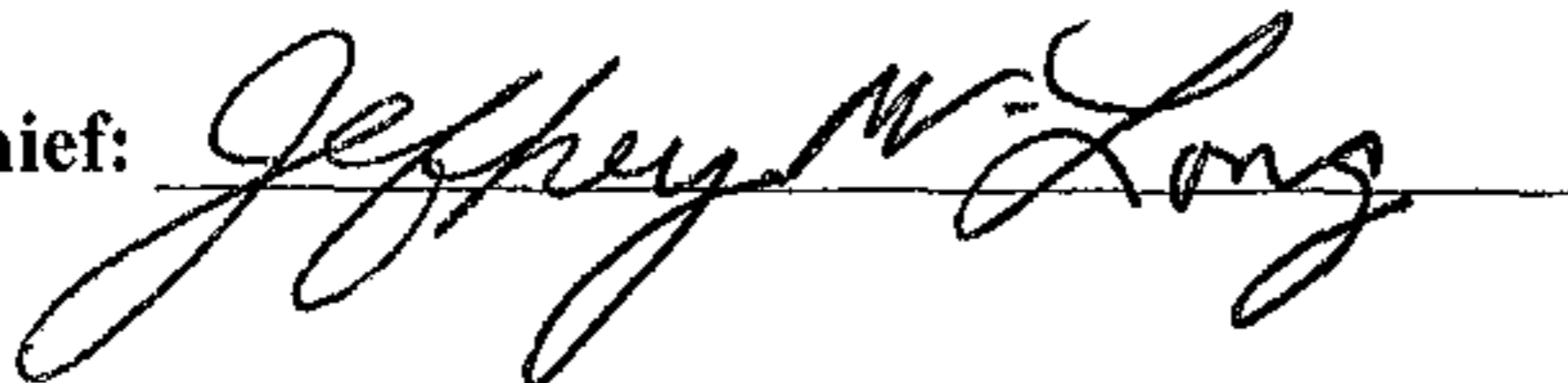
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:



Section Chief:



AFK/LL: CM

Donna Thompson - 3653 Re Beach Rd.

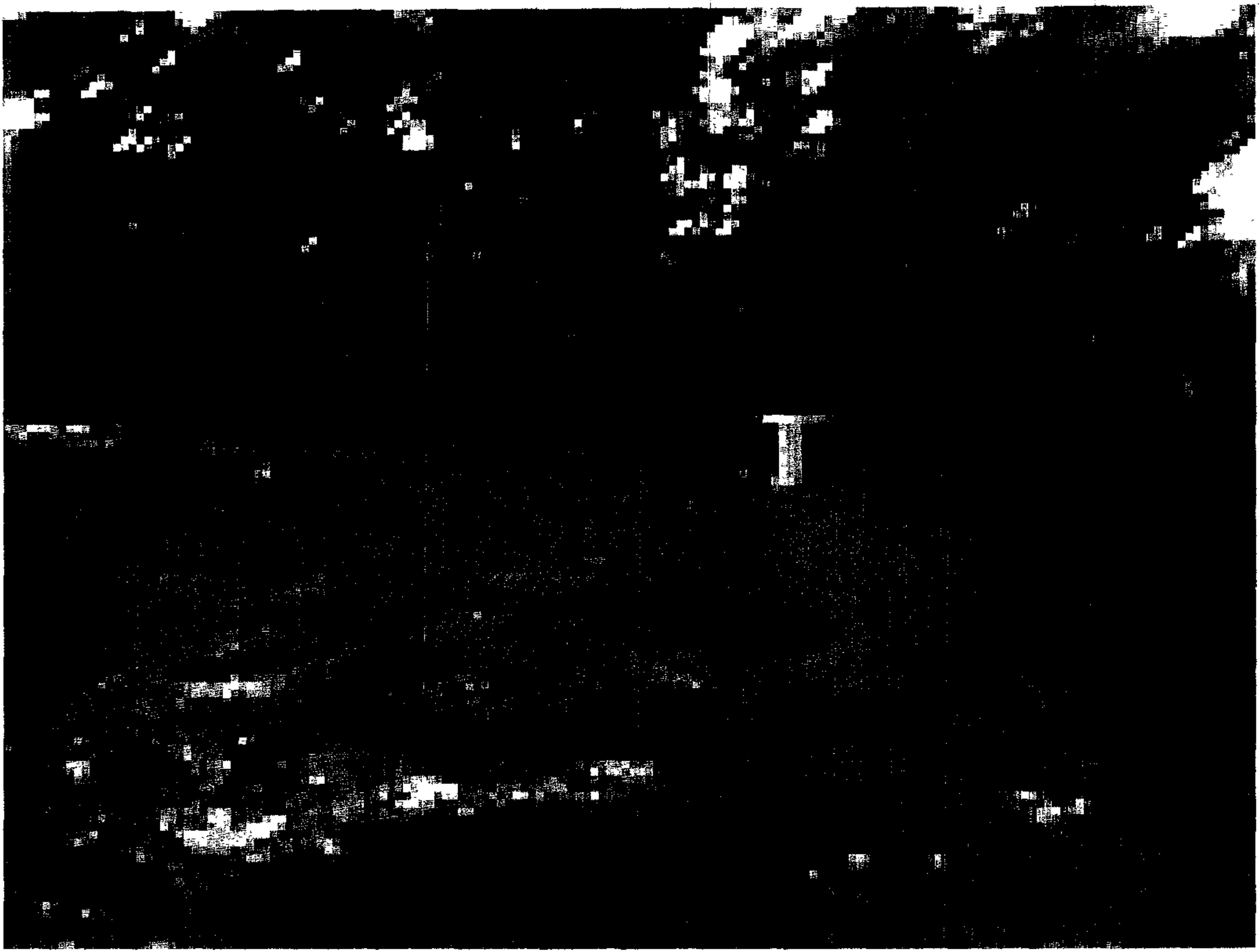
From: Donna Thompson
To: Stauss, Martha
Subject: 3653 Revolea Beach Rd.

Dear Ms. Strauss:

This office has just received a Petition for Variance for a detached garage with a height of 22-feet. The property owners have filed for a building permit for a garage with the same footprint but being only 15-feet in height. They are requesting that your office does not cancel the site visit for the permit now in circulation. Should the variance be approved a revised permit will be necessary and hopefully can be finalized without another site visit. If you have any questions please call me at 3391.

Thanks,

Donna Thompson
Planner, Zoning Review



06-582-A



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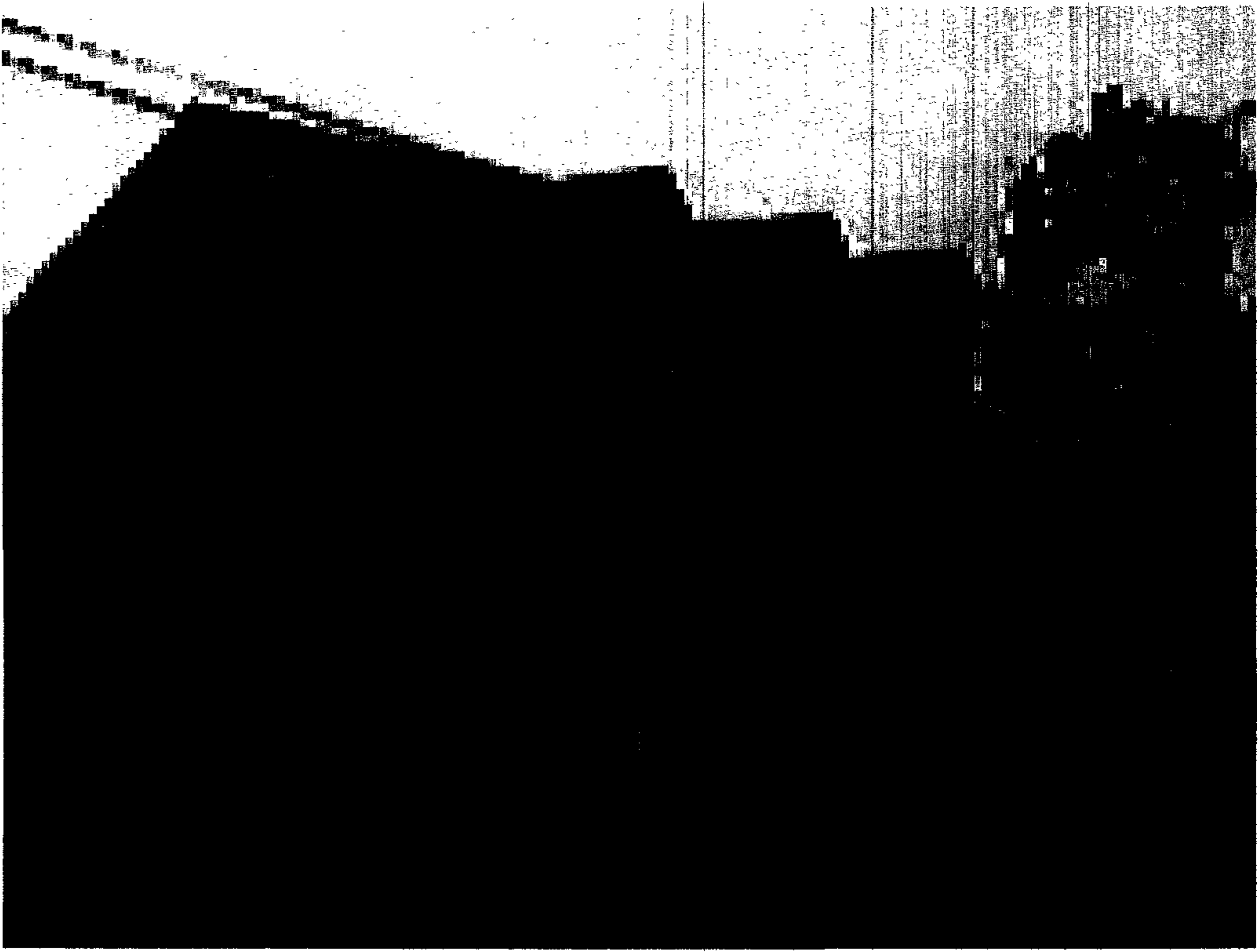


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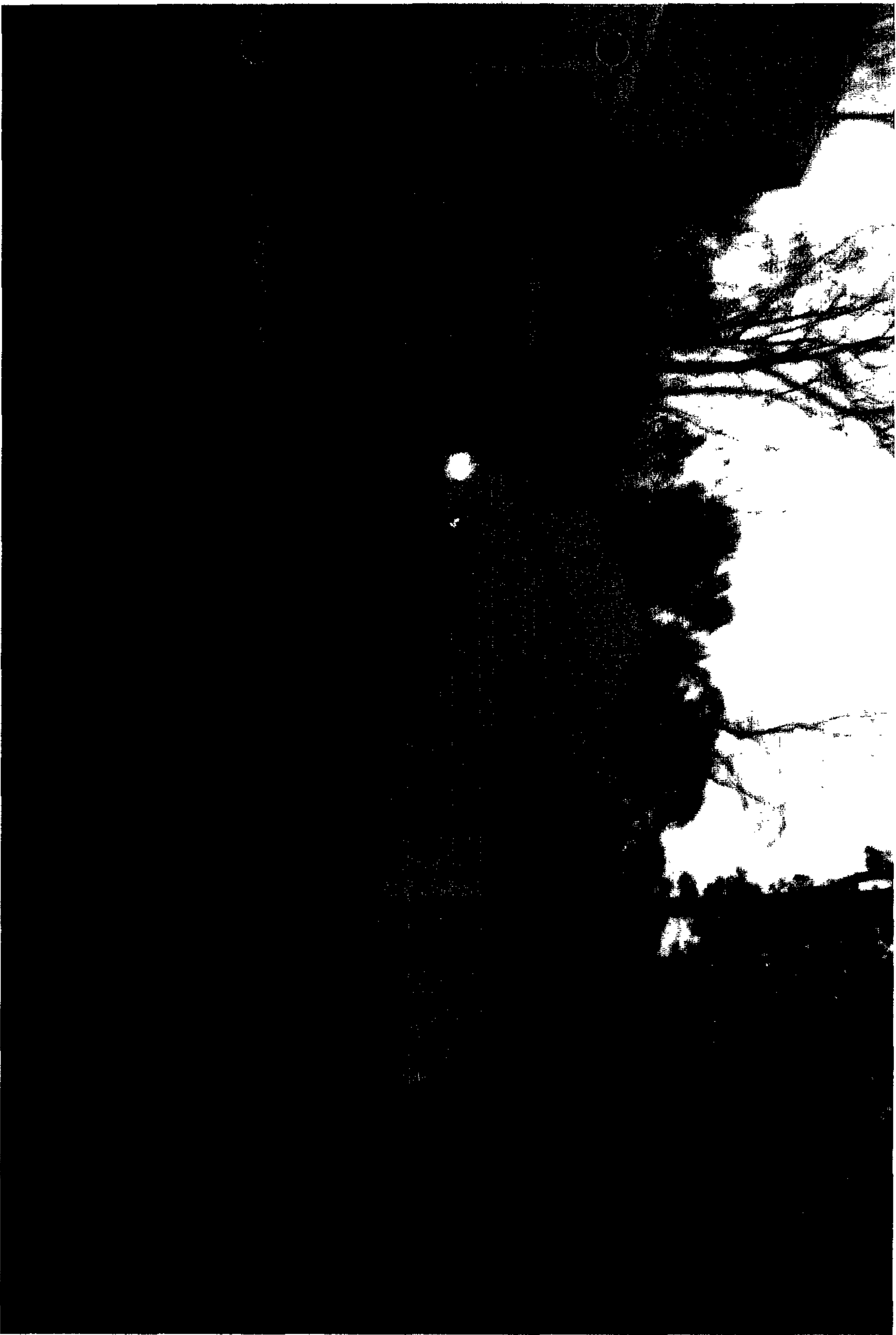


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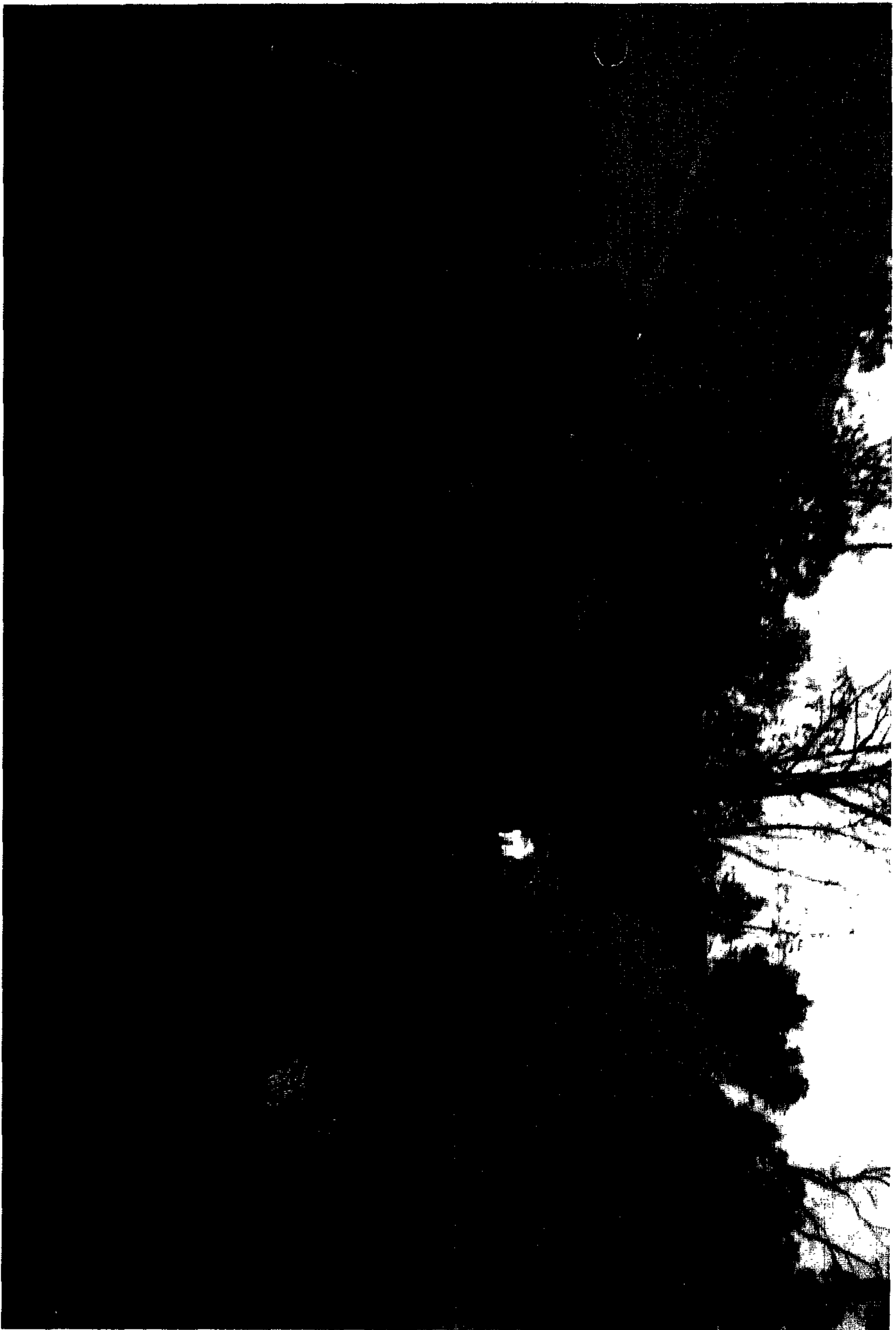


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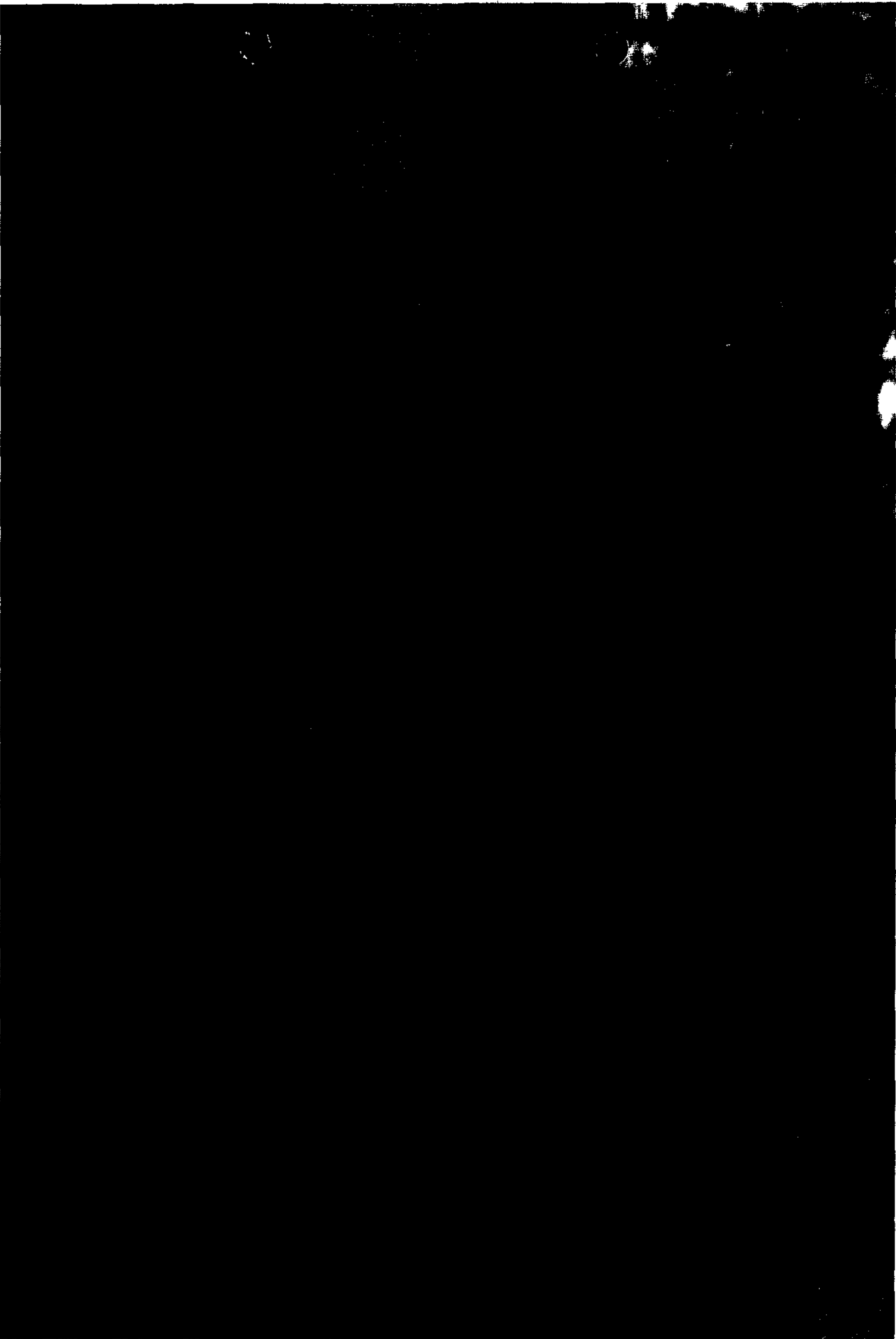
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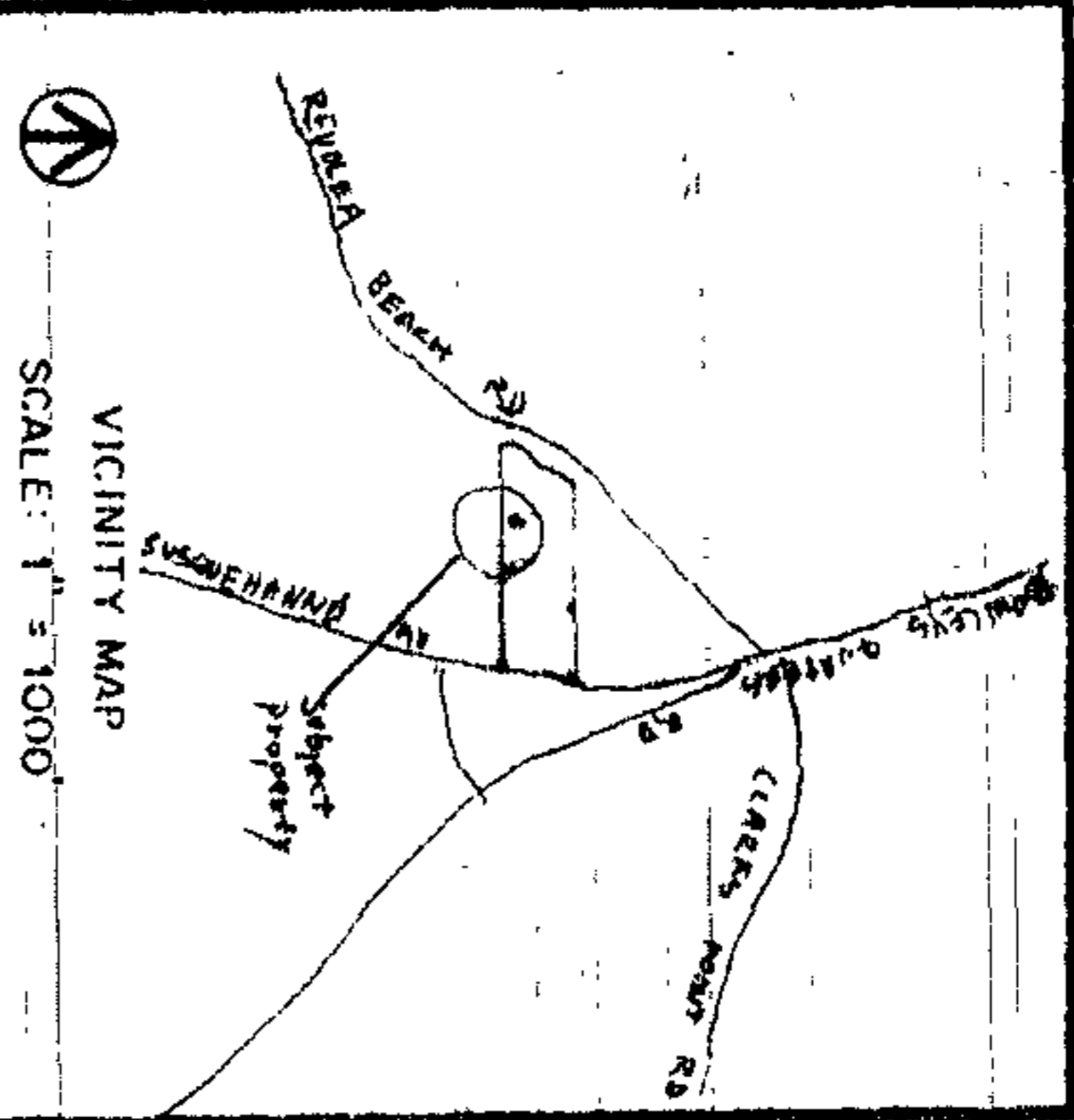
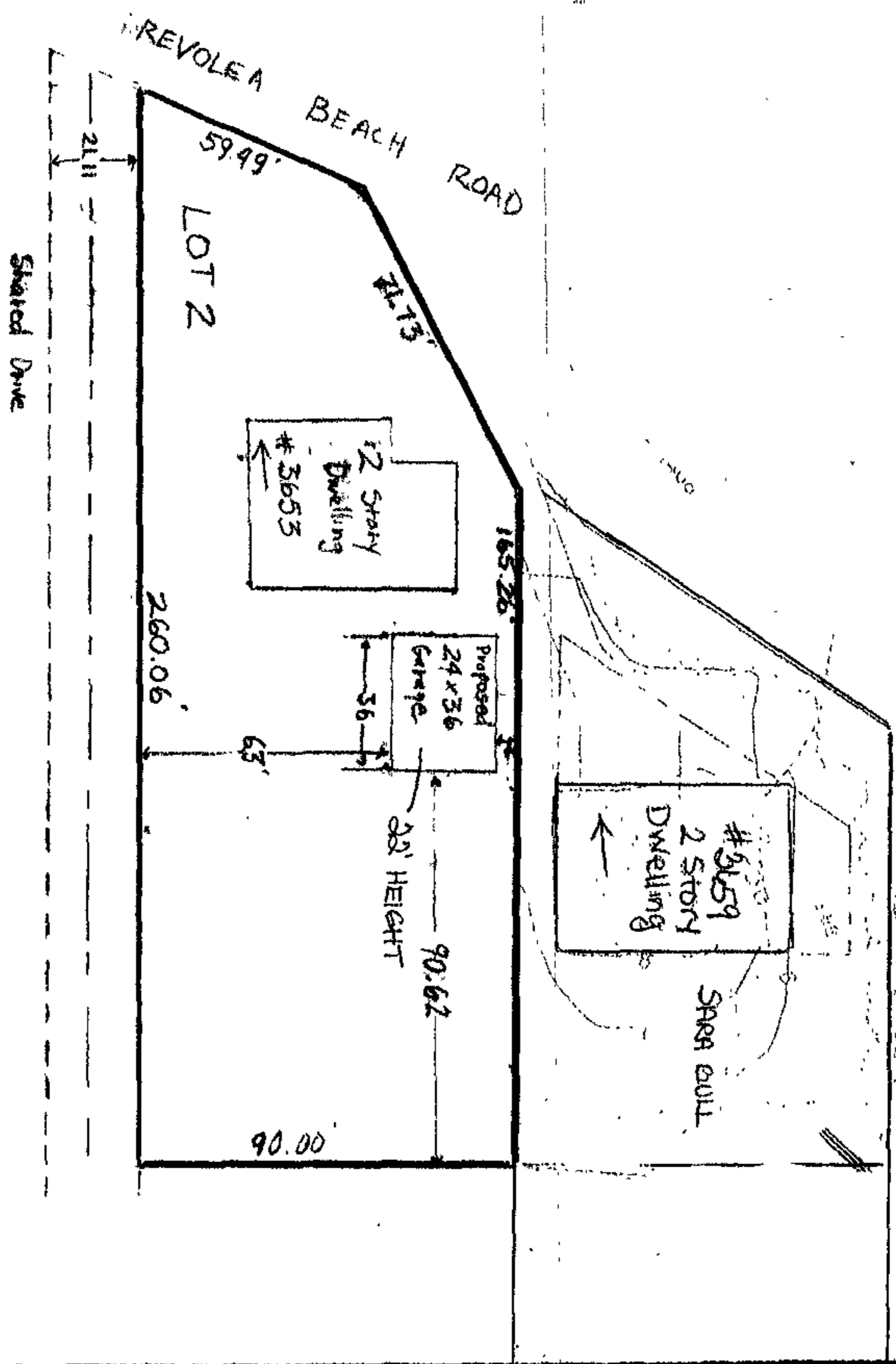
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

PROPERTY ADDRESS 3653 Revolea Beach Rd. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME JOSEPH P. CHEW PROPERTY - LUGS BEACH ESTATES,

PLAT BOOK # 4 FOLIO # 131 LOT # 2 SECTION # 2

OWNER HAROLD & RICHARD SOUTA



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 091B3

ZONING DR3.5

LOT SIZE 48 21101.00
ACREAGE SQUARE FEET

SEWER PUBLIC PRIVATE

WATER

CHESAPEAKE BAY CRITICAL AREA YES NO

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY / BUILDING

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

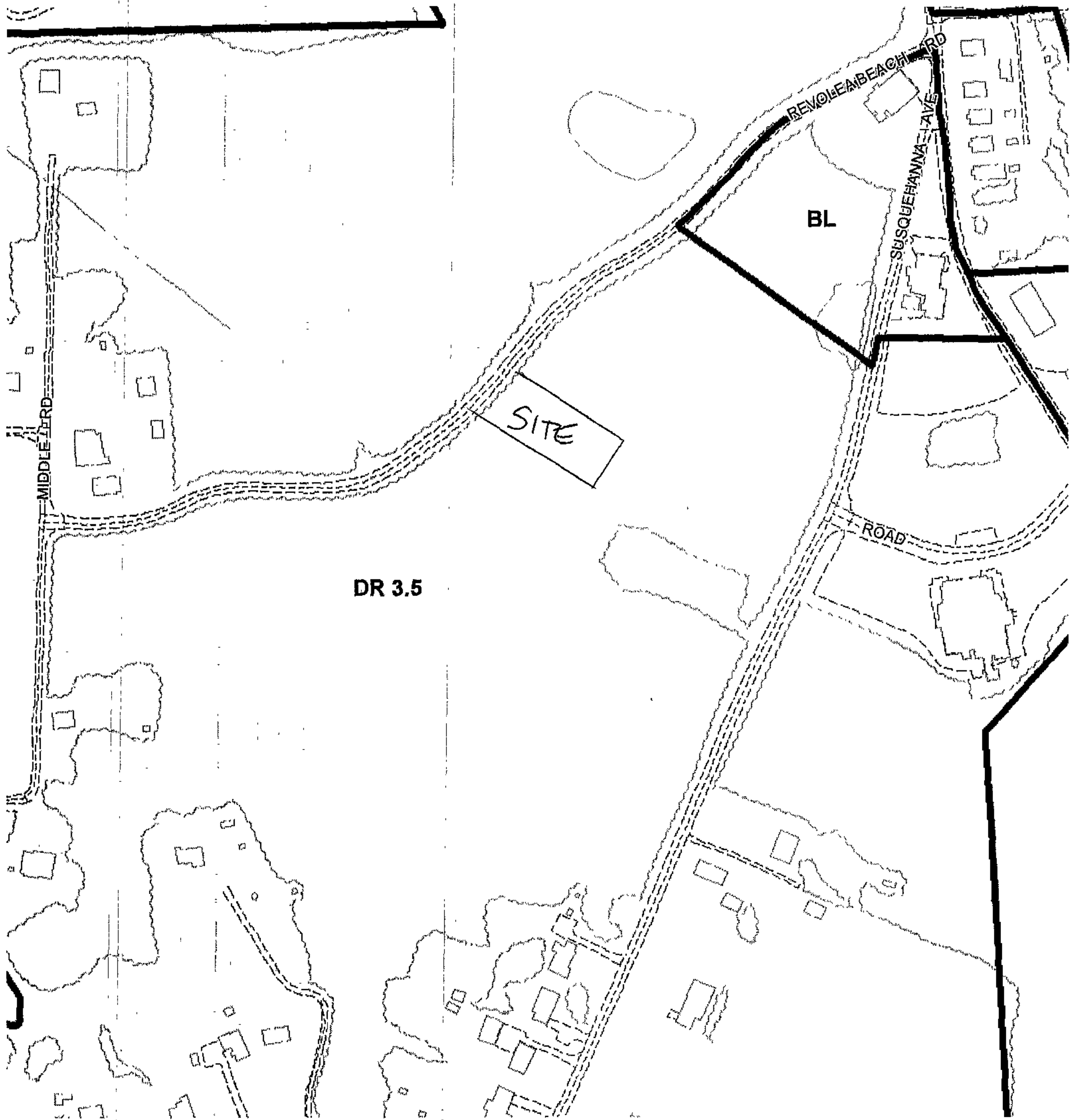
REVIEWED BY ITEM # CASE #

D.T. 582 06-582-A



PREPARED BY E STARK

SCALE OF DRAWING: 1" = 50'



DR 3.5

BL

SITE

REVOLVE BEACH DR

SUSQUEHANNA AVE

ROAD

MIDDLE DR

091B3