

IN RE: **PETITIONS FOR SPECIAL HEARING & * BEFORE THE**
VARIANCE – N & S/S Gorsuch Mill Road,
N Corner Falls Road * **ZONING COMMISSIONER**
(16710 Gorsuch Mill Road)
5th Election District * **OF BALTIMORE COUNTY**
3rd Council District * **Case No. 07-086-SPHA**

Lawrence E. Collins, et ux
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Lawrence (Lee) E. Collins and his wife, Susan (Susie) E. Collins. The Petitioners request a special hearing to approve a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 3112.0 of the Baltimore County Building Code; and Sections 32-4-414, 32-4-107(a)(2), and 32-8-301 of the Baltimore County Code (B.C.C.), to permit construction of a building addition in a riverine floodplain. In addition, variance relief is requested from Sections 400.1 and 400.3 of the B.C.Z.R. to permit a detached accessory structure (barn) to be rebuilt in the front yard in lieu of the rear yard with a height of 25 feet in lieu of the permitted 15 feet.¹ The subject property and requested relief are more particularly described on the site plan, Petitioners' Exhibit 1, and the elevation drawings for the new structures, Petitioners' Exhibit 2 (home addition) and Petitioners' Exhibit 6 (barn), which were marked and submitted into evidence.

Appearing at the requisite public hearing in support of the requests were Lee and Susie Collins, the owners of the property. There were no Protestants or other interested parties present, however, it is noted that letters of support (Petitioners' Exhibit 3) were received from adjacent and nearby neighbors who are familiar with the existing dwelling and proposed improvements.

¹ It should be pointed out that Section 400.1 of the B.C.Z.R. pertains to accessory buildings in a residential zone and mandates their location only in the rear yard. Section 404, however, exempts farms and agricultural operations from this restriction. Similarly, Section 400.3 restricts the height of accessory buildings to a maximum of 15 feet. Section 300.1 grants an exception to height requirements for barns, silos Although Petitioners own a farm and are replacing a barn, which will be used in an agricultural manner, zoning relief is required as the farm is not "commercial" in nature, and so the barn does not fall under the statutory definition of a "barn" and is required to conform to the B.C.Z.R. as noted.

ORDER RECEIVED FOR FILING

Date 10-30-60

By D. J. [Signature]

Testimony and evidence offered revealed that the subject property consists of two irregularly shaped parcels bordering along the northeast side of Falls Road and bisected by Gorsuch Mill Road (the home is one side of the road and the barn foundation on the other side) just north of Mt. Zion Road in the Upperco community. The property contains a gross area of 6.819 acres, more or less, zoned R.C.2, and improved with a two-story structure that is included on the County Register (MHT) #BA-557. The dwelling, which was constructed in three phases from 1870 to 1930 is in close proximity to the Black Rock Run (see Petitioners' Exhibit 4) that runs north and south between Falls Road and the Petitioners' house, placing a portion of the home within a floodzone. Existing stone walls surround the northern and eastern exposures of the home giving protection from the stream and associated floodplain. The Petitioners' four-year old daughter has physical and developmental disabilities and utilizes a wheelchair for transportation outside the home, however, the wheelchair cannot be used inside the house due to the various existing levels. They are desirous of removing a wood frame, two-story addition with a footprint of 16 feet by 20 feet currently attached to the rear of the home and replacing it with a new addition, which would be 28 feet by 22 feet in the same location. This addition will include among other things an elevator and accessible bedroom/bathroom, all of which are necessary in order for the Petitioners to continue for the care of their daughter as she grows. This will allow their daughter access to the two most prominent portions of the house and a reasonable long-term solution to the limitations imposed by the home's existing conditions. A review of FEMA maps and the close proximity of the Black Rock Run to the house disclose the proposed addition would likely be located in Flood Zone A. Thus, the requested relief is necessary.

It is important to note that although the proposed addition will be in the same relative position to the Black Rock Run as the addition it will replace, it will still be approximately 25 feet farther from the stream than the portion of the house constructed in 1930. Moreover, the new addition and foundation will incorporate materials and standards superior to those presently existing. The bedroom will be on the second floor well above the flood level. Mr. Collins points out that in the family's ten years of ownership, they have never experienced flooding.

The proposal and subject property has been reviewed by the Department of Public Works Engineer David L. Thomas and the Office of Planning's Bill Hughey and Karin Brown. The file contains the agencies comments indicating that they have no objection to either the requested floodplain waiver or the alterations to the rear of the home not seen from the street. Both departments recommended approval. Thus, I find the requested relief is the minimal necessary, considering the flood hazard, and will not increase flood heights or impact public safety or conflict with existing local and state laws.

Turning next to the variance request to reconstruct the German overshot style barn on what is known as the "Jacob Gorsuch (Miller)" historical property, I shall grant this request as well. The property is unique, and as mentioned earlier bisected by Gorsuch Mill Road. A circa 1930's photograph (Petitioners' Exhibit 5) shows the subject barn, its style and location on the property. The Petitioners wish to reconstruct the barn on its foundation with matching roof pitch, board and batten siding materials and metal roof consistent with the period and their home. Currently, regulations would prohibit the front-yard placement of such an accessory structure. As noted, Bill Hughey and Karin Brown, the historic planner for the Office of Planning, are in agreement with the placement and architectural structure as depicted on Petitioners' Exhibit 6. Caren Hoffberger, Head of Preservation Services, Office of Planning, informed me that the proposed bank barn is compatible in design and massing with the historic styles and that the Landmarks Preservation Commission review would not be necessary. Granting of the height variance, in addition to the above, will provide Petitioners with missing storage space inherent with historical style homes.

Based upon the testimony and evidence offered, I am persuaded that the Petitioners have met the requirements set out in Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Sections 32-8-301 and 32-4-414 of the Baltimore County Code for waiver relief to the granted. I find that a grant of the relief will not adversely impact the floodplain and that a denial of the requests would result in a hardship upon the applicant. In sum, I find that the grant of relief is appropriate in this instance.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

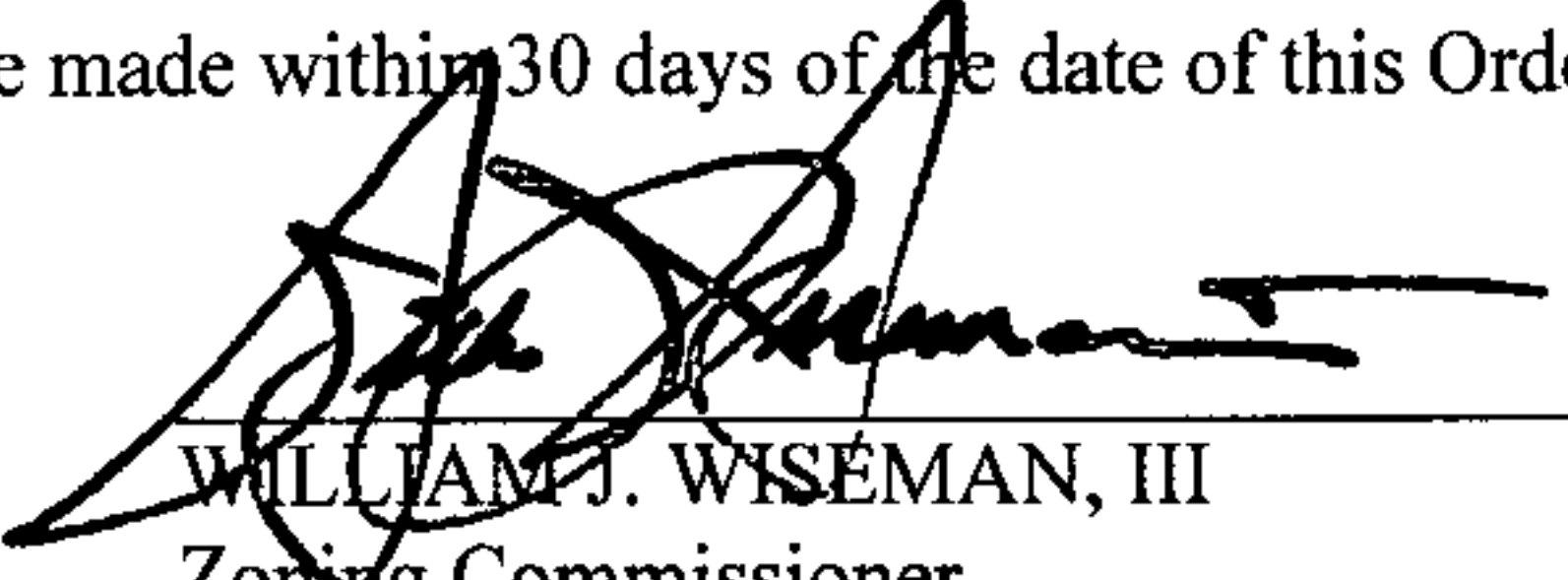
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of October 2006 that the Petition for Special Hearing seeking approval of a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 311.20 of the Baltimore County Building Code; and Sections 32-4-414, 32-4-107(a)(2) and 32-8-301 of the Baltimore County Code (B.C.C.), to permit construction of a building addition in a riverine floodplain to a structure identified as (MHT) #BA-557 on the County Register, in accordance with Petitioners' Exhibits 1 and 2, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief, pursuant to Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations, (B.C.Z.R.), to permit a detached accessory structure (barn) to be rebuilt in the front yard in lieu of the rear yard with a height of 25 feet in lieu of the permitted 15 feet, in accordance with Petitioners' Exhibits 1 and 6, be and is hereby GRANTED, subject to the following restriction:

- 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.

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

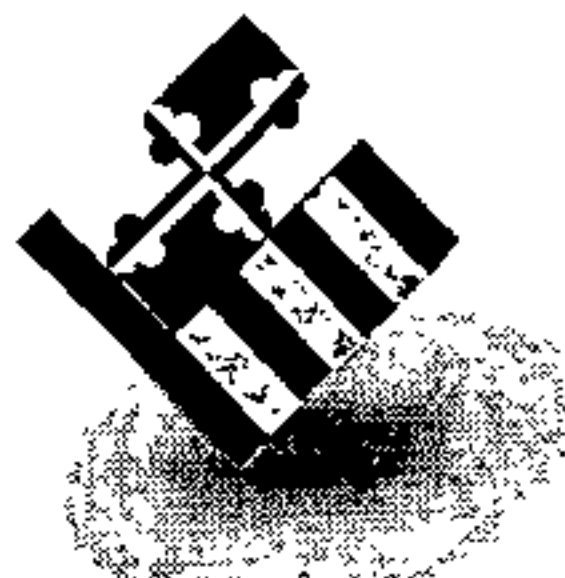
WJW:dlw


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date 10-30-06

By D. V. Seng



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

October 30, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Lawrence E. Collins
Susan E. Collins
16710 Gorsuch Mill Road
Upperco, Maryland 21155

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
N & S/S Gorsuch Mill Road, N Corner Falls Road
(16710 Gorsuch Mill Road)
5th Election District – 3rd Council District
Lawrence E. Collins, et ux - Petitioners
Case No. 07-086-SPHA

Dear Mr. & Mrs. Collins:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have 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,

A handwritten signature in black ink, appearing to read 'WJW', followed by a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Office of Planning; People's Counsel; Case File

Historic Flood



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 16710 Gorsuch Mill Rd., Upperco
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) 400.1 & 400.3 TO PERMIT A DETACHED

ACCESSORY STRUCTURE TO BE REBUILT IN THE FRONT YARD &
25 FT. HIGH IN LIEU OF THE REAR YARD & 15 FT. HIGH.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) TO REPRODUCE THE HISTORICAL LAYOUT OF THE PROPERTY

OF JACOB GORSUCH (MILLER); RECONSTRUCT A BANK BARN IN THE
SAME LOCATION AS ORIGINAL / EXISTING FOUNDATION, TO BE 25' HIGH FOR
RESID. STORAGE.

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

Case No. 07-086-SP4A

ORDER RECEIVED
9/15/98

Legal Owner(s):

LAWRENCE COLLINS

Name - Type or Print

Signature

SUSAN COLLINS

Name - Type or Print

Signature

410-547-3605 (w)

16710 GORSUCH MILL RD.

Address

410-374-5640 (H)

Telephone No.

UPPERCO

City

MD

State

21155

Zip Code

Representative to be Contacted:

LAWRENCE COLLINS

Name

SAME AS ABOVE

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

8007

Date 08-24-06

Historic Flood



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 16710 GORSUCH MILL 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A WAIVER PURSUANT TO SECTION 500.6 BCZR, SECTION 3112.0 BUILDING CODE; AND SECTIONS 32-4-414, 32-4-107.(a)(2), 32-8-301 BCC TO PERMIT AN ADDITION IN A RIVERINE FLOODPLAIN.

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

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

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

Contract Purchaser/Lessee:

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):

LAWRENCE E. COLLINS JR.

Name - Type or Print

Signature

SUSAN COLLINS

Name - Type or Print

Susan Collins

Signature

16710 GORSUCH MILL RD.

Address

410.374.5640

Telephone No.

UPPERCO

City

MD

State

21155

Zip Code

Representative to be Contacted:

LAWRENCE COLLINS

Name

(w) 410.547.3025

16710 GORSUCH MILL RD.

Address

(H) 410.374.5640

Telephone No.

UPPERCO

City

MD

State

21155

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By 5007

Date 08-025-06

ORIGINAL FILED IN

Date 10-30-06

By REV 9/15/98

Case No. 07-086-SP4A

ZONING DESCRIPTION FOR 16710 GORSUCH MILL ROAD, UPPERCO, MARYLAND 21155

Beginning at a point on the south side of Gorsuch Mill Road which is 20 feet wide at the distance of 364 feet east of the centerline of the nearest improved intersecting street

Falls Road which is 30 feet wide. As recorded in Deed Liber 12174, Folio 245 as follows:

BEGINNING for the outlines of the First Parcel to include the same at a lime stone set up in the ground South of Gorsuch Mill Road at the end of the south forty-six and three-quarter degrees west eleven and six-tenths perches line in a deed from Carry Ann Jackson and others to Jacob S. Gorsuch, dated March 9, 1878, and recorded among the Land Records of Baltimore County in Liber WMI No. 130, folio 456, &c.; and running thence with said deed north thirty-four degrees three minutes west eighty-five and eight-tenths feet to a point in the south edge of Gorsuch Mill Road; thence with said road south sixteen degrees forty-two minutes west two hundred sixty-four feet; thence south eighty-degrees twelve minutes west thirty-three feet to a point in the Falls Road; thence running with that road the two following lines, north fourteen degrees forty-eight minutes west three hundred seventy-nine feet, north twenty-four degrees forty-eight minutes west four hundred ninety-five feet to a point on the east side of said Falls Road; thence north nineteen degrees fifty-seven minutes east one hundred eighty-two feet to a stone set up on the west side of the Black Rock Run, continuing the same course, north nineteen degrees fifty-seven minutes east sixteen feet to a point in said Run; thence south eighty-six degrees thirty minutes east one hundred forty-seven feet to a stone, south eighty-five and one-quarter degrees east sixty-three feet to a stone, south thirty degrees eighteen minutes east seven hundred forty-two feet to a stone on the east side of Gorsuch Mill Road; thence south forty-nine degrees thirty-three minutes west one hundred ninety-one and four-tenths feet to the place of beginning, containing five acres and three hundred thirty-eight one thousandths of an acre of land, more or less. As surveyed April 31, 1934 by H.S. Morfoot, Surveyor.

07-086-SP4A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

07-086-SPH
No. 9362

DATE 08-24-06 ACCOUNT ROOC-006-6150

AMOUNT \$ 130.00

RECEIVED FROM: Mrs. Lawrence Collins

FOR: Reg. Special House & JAR

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

SPH

PAID RECEIPT
BUSINESS ACTUAL TIME DRW
8/25/2006 8/25/2006 15:26:46 \$
REC #236 WALKIN KNOX EXH
RECEIPT # 502014 8/25/2006 OFU
Dept 5 520 ZONING VERIFICATION
CR NO. 009632
Receipt Tot \$130.00
\$130.00 CR \$1.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

07-686. SPH 1
No. 9332

DATE 02-24-06 ACCOUNT ROOL-006-6150

AMOUNT \$ 130.00

RECEIVED
FROM: Mrs. Laurence Collins

FOR: REN SPECULATIVE VALUE & VARI.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

5

[illegible]

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 10-7-06

RE: Case Number: 07-086-SPHA

Petitioner/Developer: Lawrence and Susan Collins

Date of Hearing/Closing: Wed, Oct 25, 2006

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 16710 Gorseuch Hill Rd

The sign(s) were posted on 10/7/06
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Rd
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

**ATTACH PHOTOGRAPH
OF
SIGN POSTED ON
PROPERTY
HERE**

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 07-086-SPHA

16710 Gorsuch Mill Road

North and s/side of Gorsuch Mill Road at north corner of Falls Road

5th Election District — 3rd Councilmanic District

Legal Owner(s): Lawrence & Susan Collins, Jr.

Special Hearing: for a waiver pursuant to Section 500.6 BCZR, Section 3112.0 Building Code and Sections 32-4-414, 32-4-107 (a)(2), 32-8-301 BCC to permit an addition in a riverine floodplain. **Variance:** to permit a detached accessory structure to be rebuilt in the front yard and 25 feet high in lieu of the rear yard and 15 feet high.

Hearing: Wednesday, October 25, 2006 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 10/659 Oct. 10

112305

CERTIFICATE OF PUBLICATION

10/12/2006

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/10/2006.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

ZONING NOTICE

CASE # 07-086 - SPHA

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

COUNTY: ADAMS DISTRICT: QMA27
PLACE: TOWSON

DATE AND TIME: 10/26/07 10:00 AM

REQUEST: REZONING FOR A SINGLE-FAMILY

RESIDENCE

1.00 AC. LOT

1.00 AC. LOT

1.00 AC. LOT

1.00 AC. LOT

1.00 AC. LOT

1.00 AC. LOT

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE

16710 Gorsuch Mill Road; N & S/S

Gorsuch Mill Road, N corner Falls Road

5th Election & 3rd Councilmanic Districts

Legal Owner(s): Lawrence & Susan Collins

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 07-086-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of September, 2006, a copy of the foregoing Entry of Appearance was mailed Lawrence Collins, 16710 Gorsuch Mill Road, Upperco, MD 21155, Petitioner(s).

RECEIVED

SEP 06 2006

Per *[Signature]*

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 10, 2006 Issue - Jeffersonian

Please forward billing to:
Lawrence Collins
16710 Gorsuch Mill Road
Upperco, MD 21155

410-374-5640

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-086-SPHA

16710 Gorsuch Mill Road

North and s/side of Gorsuch Mill Road at north corner of Falls Road

5th Election District – 3rd Councilmanic District

Legal Owners: Lawrence & Susan Collins, Jr.

Special Hearing for a waiver pursuant to Section 500.6 BCZR, Section 3112.0 Building Code and Sections 32-4-414, 32-4-107 (a)(2), 32-8-301 BCC to permit an addition in a riverine floodplain. Variance to permit a detached accessory structure to be rebuilt in the front yard and 25 feet high in lieu of the rear yard and 15 feet high.

Hearing: Wednesday, October 25, 2006 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

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

September 18, 2006

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-086-SPHA

16710 Gorsuch Mill Road

North and s/side of Gorsuch Mill Road at north corner of Falls Road

5th Election District – 3rd Councilmanic District

Legal Owners: Lawrence & Susan Collins, Jr.

Special Hearing for a waiver pursuant to Section 500.6 BCZR, Section 3112.0 Building Code and Sections 32-4-414, 32-4-107 (a)(2), 32-8-301 BCC to permit an addition in a riverine floodplain. Variance to permit a detached accessory structure to be rebuilt in the front yard and 25 feet high in lieu of the rear yard and 15 feet high.

Hearing: Wednesday, October 25, 2006 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Lawrence & Susan Collins, 16710 Gorsuch Mill Road, Upperco 21155

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 10, 2006.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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 107-086-SPA
Petitioner Lawrence E. Collins Jr.
Address or Location 16710 Gorsuch Mill Rd., Upperco, MD 21155

PLEASE FORWARD ADVERTISING BILL TO

Name: Lawrence E. Collins

Address 16710 Gorsuch Mill Rd., Upperco, MD 21155

Telephone Number 410-374-5640 (H) 410-547-3025 (W)



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

October 18, 2006

Lawrence Collins
Susan Collins
16710 Gorsuch Mill Road
Upperco, MD 21155

Dear Mr. and Mrs. Collins:

RE: Case Number: 07-086-SPHA, 16710 Gorsuch Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 24, 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

INTEROFFICE CORRESPONDENCE

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

DATE: September 11, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For September 11, 2006
Item Nos. 07-071, 072, 073, 074, 075, 076, 077,
078, 085, 086, 087, 090, 091 and 092

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- 09082006.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination JWL

DATE: September 13, 2006

SUBJECT: Zoning Item # 07-086-SPHA
Address 16710 Gorsuch Mill Road
(Collins Property)

Zoning Advisory Committee Meeting of September 4, 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:
- X 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).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: J. Russo

Date: September 12, 2006

BALTIMORE COUNTY, MARYLAND

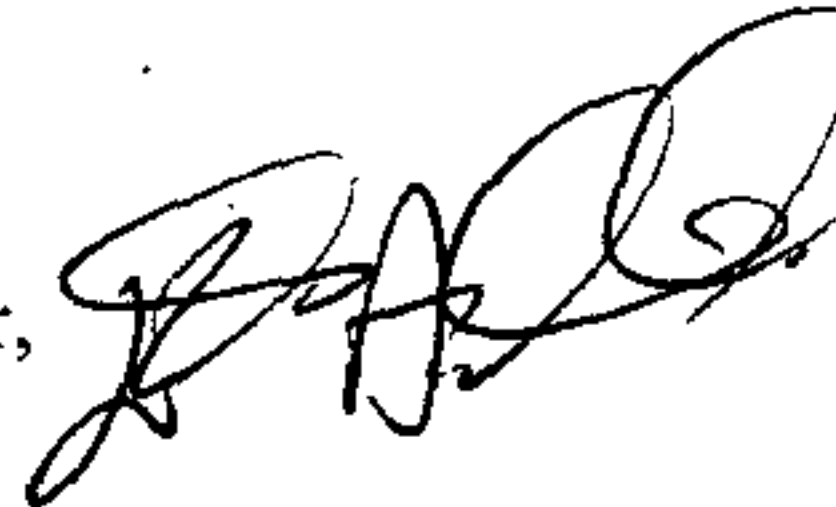
INTER OFFICE CORRESPONDENCE

*Kristen:
Please place in
file
TMK*

TO: Timothy Kotroco, Director,
Permits & Development Management

ATTN: Kristen Matthews
MS 1105

FROM: Edward Adams, Director,
Public Works



DATE: September 5, 2006

SUBJECT: Case No. 07-086-SPHA
Waiver to Permit Addition in Riverine Floodplain
16710 Gorsuch Mill Road

Section 32-8-303 (c) of the Baltimore County Code concerning waivers to the floodplain regulations says, "In considering a waiver action, comments from the state coordinating office and the County Department of Public Works shall be taken into account and maintained with the permit file." This memo is the comment from the Department of Public Works for the subject waiver.

The waiver involves placing an addition to an existing dwelling in the riverine floodplain. The petitioners have provided evidence that the addition is the minimum necessary to support installation of an elevator and handicap-accessible facilities for their daughter, a four-year-old child with disabilities. They have also provided documentation from a doctor confirming the disabilities.

This department recommends approval of the waiver as requested.

ECA/DLT/s

Attachments: Letter from petitioners; Letter from doctor dated June 28, 2006

CC: John Joyce, State Coordinating Office, Maryland Department of Natural Resources;
Dennis Kennedy, Chief, Development Plan Review Bureau

Mr. David Thomas
Assistant to the Director
Public Works Department
County Office Building
111 W. Chesapeake Avenue, Rm. 307
Towson, MD 21204

We are writing this letter to request your assistance in obtaining a building permit for an addition to our home, located at 16710 Gorsuch Mill Road, Upperco, Maryland 21155. The primary purpose of the addition is to accommodate the physical and developmental disabilities of our daughter, Chloe, who will become 4 years old this coming September. The addition will include, among other things, an elevator and accessible bedroom/bathroom, all of which are necessary in order for us to continue to care for Chloe as she grows. The proposed addition will contain 2.5 floors on a 22' x 28' (approx.) footprint, and will replace a smaller, 2-story addition that measures 20' x 16'. Although not certain, it is our belief, based on a review of FEMA maps, the proximity of our house to Black Rock Run, and discussions with a land surveyor and environmental scientist, that the proposed addition would likely be located in Flood Zone A. We understand it is the preference of the County to limit construction within designated flood areas; however, given that the improvements are medically necessary, and considering other pertinent factors, it is our belief the County's permission to construct the proposed addition is both reasonable and justified.

Our daughter, Chloe, has significant physical and developmental disabilities related to an undiagnosed genetic disorder (see attached letter from Dr. Regina George). Although Chloe is still relatively small, it is getting increasingly difficult to transport her. She utilizes a wheelchair for transportation outside of our home; however, the wheelchair cannot be used inside our home due to the various levels which exist therein. As a result, Chloe must be carried up and down several flights of stairs whenever necessary to take her outside or to the first floor living areas we share as a family. While Chloe's small size has, to date, allowed us to accommodate her disabilities in this manner, it is evident that as Chloe continues to grow carrying her will ultimately become impossible. With this in mind we contacted an architect to find a suitable elevator location within our house, as well as to incorporate other handicapped accessible design features that would make continued care for her more reasonable.

After a careful review of our house's existing conditions, our architect concluded that simply adding an elevator was not feasible. Essentially, the layout of the house, which was constructed in three phases from 1870 to 1930, does not allow an elevator to serve enough areas to make it worthwhile. The only practical solution, they concluded, would be to replace an existing rear addition with a modestly larger addition, connecting the two most prominent portions of the house and giving Chloe access to nearly all areas of the home. Although the cost of constructing the addition is significantly greater than we had budgeted for this project, we are committed to caring for our daughter in our home, and,

therefore, accept the addition as the only reasonable long-term solution to the limitations imposed by our house's existing layout.

The proposed addition will contain 2.5 stories and measures approximately 22' x 28'. It will replace a smaller, 2-story addition that measures 20' x 16', and will encroach toward the flood plain an additional 12'+/- from the existing addition. It is important to note that even though the proposed addition will be closer to Black Rock Run than the addition it will replace, it will still be approximately 25' farther from the stream than the portion of the house constructed in 1930. Other important design considerations are as follows:

- the addition has been designed to be as small as functionally possible, as it only extends as far as necessary in order to incorporate the hallway that will lead to the elevator (*Note: see related picture for location of proposed wall location and the relative distances between the existing addition, proposed addition and portion of the house closest to Black Rock Run*);
- the proposed addition will add only 100+/- sq. ft. of floor area that will lie at the base level (i.e. the same level as the lowest existing floor elevation), with the remainder of the "lowest level" being elevated 5'+/- above the base level;
- in addition to the elevator, the design also incorporates accessibility specific features, such as increased turning radii, roll-in shower curb, wider door widths, etc., that will assist in Chloe's care;
- the proposed addition will contain a foyer extension, kitchen and mudroom on the first floor, and bedroom and bathroom on the second floor, and will replace an existing structure containing a kitchen, pantry and mudroom on the first floor, and bedroom, bathroom and office on the second floor - essentially the same layout; and
- the proposed addition is mindful of the historical qualities of the existing structure, and will not alter the home's existing street view.

Certainly, the proposed addition is not being considered as a means by which we can increase the size and/or value of our home, but rather as the only reasonable solution we have found that will allow us to continue to care for our daughter, in our home, as she continues to grow.

Lastly, we recognize the County's flood plain policies are not simply to minimize flood related property damage, but also to safeguard its citizens from harm. After carefully considering the layout of the proposed addition in relation to the addition it would replace we can only conclude the proposed design is neutral to superior from a safety standpoint. Although the proposed addition will encroach into the flood plain further than that which it will replace, it will incorporate modern construction materials and standards that are superior to those in place when the existing improvements were constructed. This is especially evident in a modern foundation system as compared to the minimal depth, loosely stacked, stone foundation currently in place. Further, the proposed location of

Chloe's bedroom is on the second floor of the addition, which is the highest elevation in the house and well above any reasonable flood level. If, by some unlikely circumstance, there is a prospect that flood waters could rise to a level that would affect the proposed addition, the elevator would allow us to quickly remove Chloe from the house. If waters rose so quickly as to render the elevator unusable, we would be no worse off than we are currently, without an elevator. In fact, if we are unable to construct the proposed addition and its related elevator, we would be left with no other option than to move Chloe's bedroom to the current first floor living room, which would not only place her at the lowest level in the house, but also within that portion of the house which is closest to any potential flood activity.

We believe the addition we have proposed represents a reasonable accommodation to our daughter's medical needs and is mindful of the County's reluctance to allow construction in flood zones. The addition has been designed to be as small as functionally possible and places only 100+/- sq. ft. of hallway within the base level; the same level at which a significant portion of the existing dwelling already occupies. In fact, the existing dwelling has not experienced flooding during the last 10+ years it has been in our ownership and, from conversations with neighbors, was not damaged during Hurricane Agnes. That said, given our house's proximity to Black Rock Run we choose to carry flood insurance and would agree to continue to do so into the future. Further, we would agree to notify any future owners of our property that the house is located within a flood zone. We appreciate your time and consideration to this matter, and are available at the telephone numbers shown below should you have additional questions or concerns.

Respectfully,

The block contains two handwritten signatures. The first signature, on the left, is written in dark ink and appears to be 'Lawrence (Lee)'. The second signature, on the right, is also in dark ink and appears to be 'Susan Collins'. Both signatures are fluid and cursive.

Lawrence (Lee) & Susan Collins

Home:	410-374-5640
Lee work:	410-547-3005
Lee cell:	410-952-0235
Susan cell:	410-952-6833

Regina A. George, M.D., P.A.
54 Scott Adam Road
Suite 105
Cockeysville, MD 21030
410-666-2020
Fax: 410-666-3257

June 28, 2006

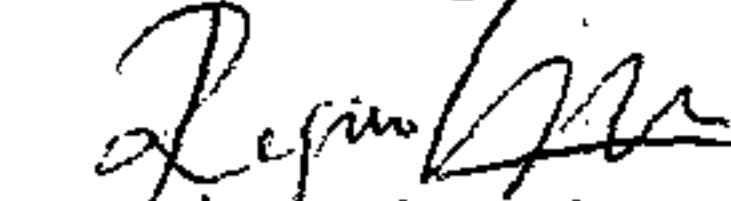
Re: Chloe Collins

To Whom It May Concern:

Chloe Collins has multiple congenital anomalies, chronic oxygen dependent pulmonary disease, tracheostomy, right hip displacement, hypertonia of extremities, and is globally delayed. Her rehabilitation prognosis is guarded and it is expected that she will be wheel chair bound her entire life.

It is strongly recommended that an elevator be installed in her home since she does not reside in a single level home.

Sincerely,



Regina A. George, M.D.

Jm 10/25

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 14, 2006

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

SUBJECT: 16710 Gorsuch Mill Road

RECEIVED

INFORMATION:

Item Number: 7-056/086

SEP 18 2006

Petitioner: Lawrence Collins

PLANNING COMMISSIONER

Zoning: RC 2

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the subject structure. It is included on the County Register (MHT) # BA-557. A note should be added on the development plan that acknowledges this listing. The addition and rebuilt barn should be compatible in design, massing and materials to the existing structure. Accordingly, the petitioner should submit elevation drawings of the new structures to the Office of Planning for review and approval.

For further information concerning the matters stated here in, please contact Bill Hughey or Karin Brown at 410-887-3480.

Prepared by:

Curtis Murray

Division Chief:

AFK/LL: CM

Lyne Brown



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9/7/2006

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

RE: Baltimore County
Item No. 086
GORSUCH MILL RD. PROPERTY
VARIANCE # 7-86-SRHA

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 086.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

Lee Collins

From: Vicki Nevy [vnevy@co.ba.md.us]
Sent: Tuesday, August 15, 2006 3:59 PM
To: lee.collins@abrealty.com
Cc: Caren Hoffberger
Subject: Re: 16710 Gorsuch Mill Road

Mr. Collins,

It is my understanding you are planning to remove a wood frame, two-story ell (approximately 16x20) currently on the rear of this home and replace it with a new addition which will be approximately 29x22 and approximately in the same location. As long as the plans do not alter the original stone building and the two-story stone and wood frame addition to the side (as seen from the street), we will not take the project to the Landmarks Preservation Commission for review.

Please do not hesitate to contact our office if you have further questions.

>>> "Lee Collins" <lee.collins@abrealty.com> 08/15/06 1:49 PM >>>
Vicky -

Attached is a letter sent to Dave Thomas (DPW) and additional support for the proposed addition to our home. Contact me if you have any questions.

Thanks for all of your help.

Lee Collins

Asset Manager

Alex. Brown Realty, Inc.

410-727-4083 (main)

410-547-3005 (direct)

410-625-2694 (fax)

lee.collins@abrealty.com

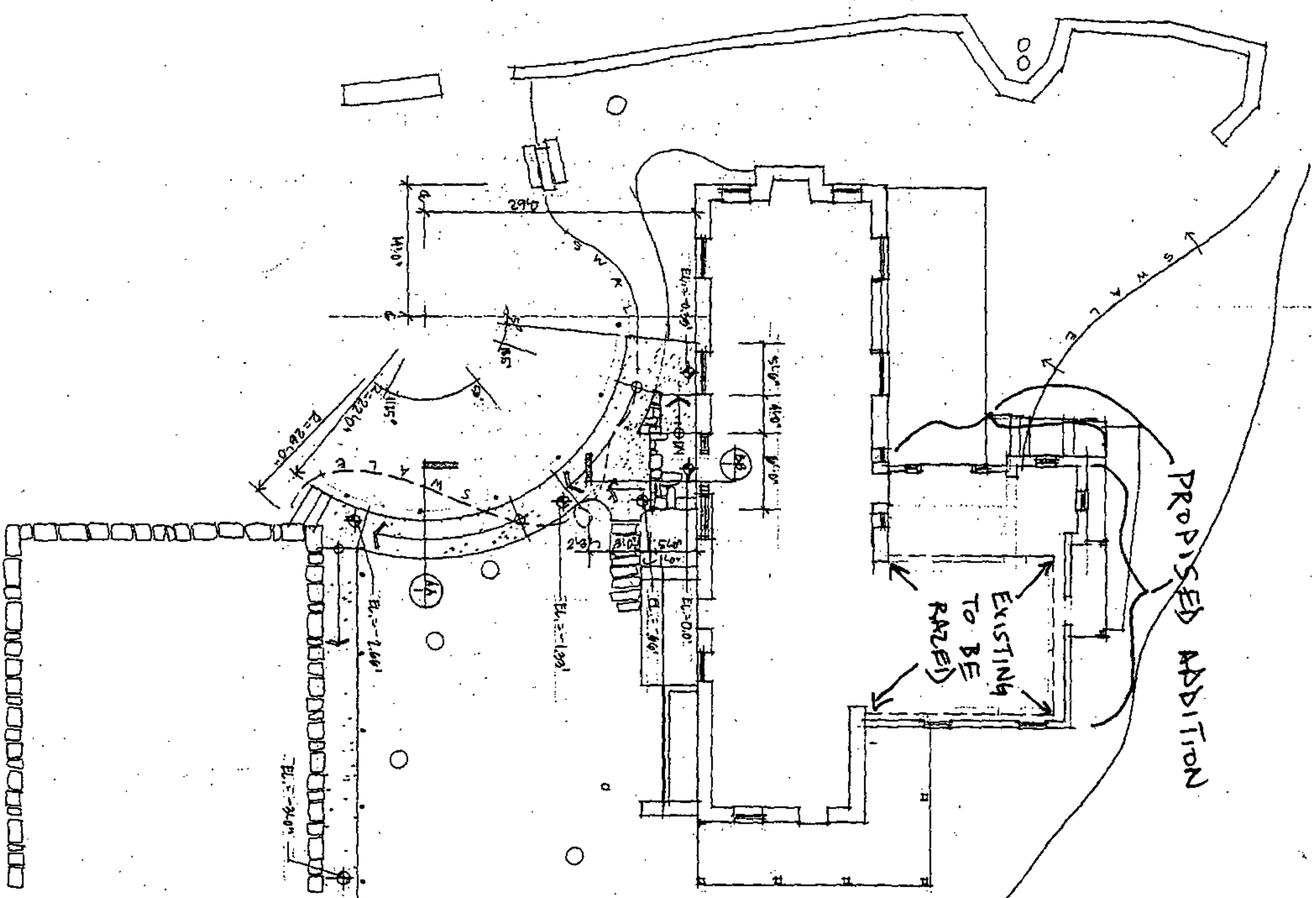
Case No.: 07-086 SPHA 16710 Gorsuch Mill Rd

Exhibit Sheet

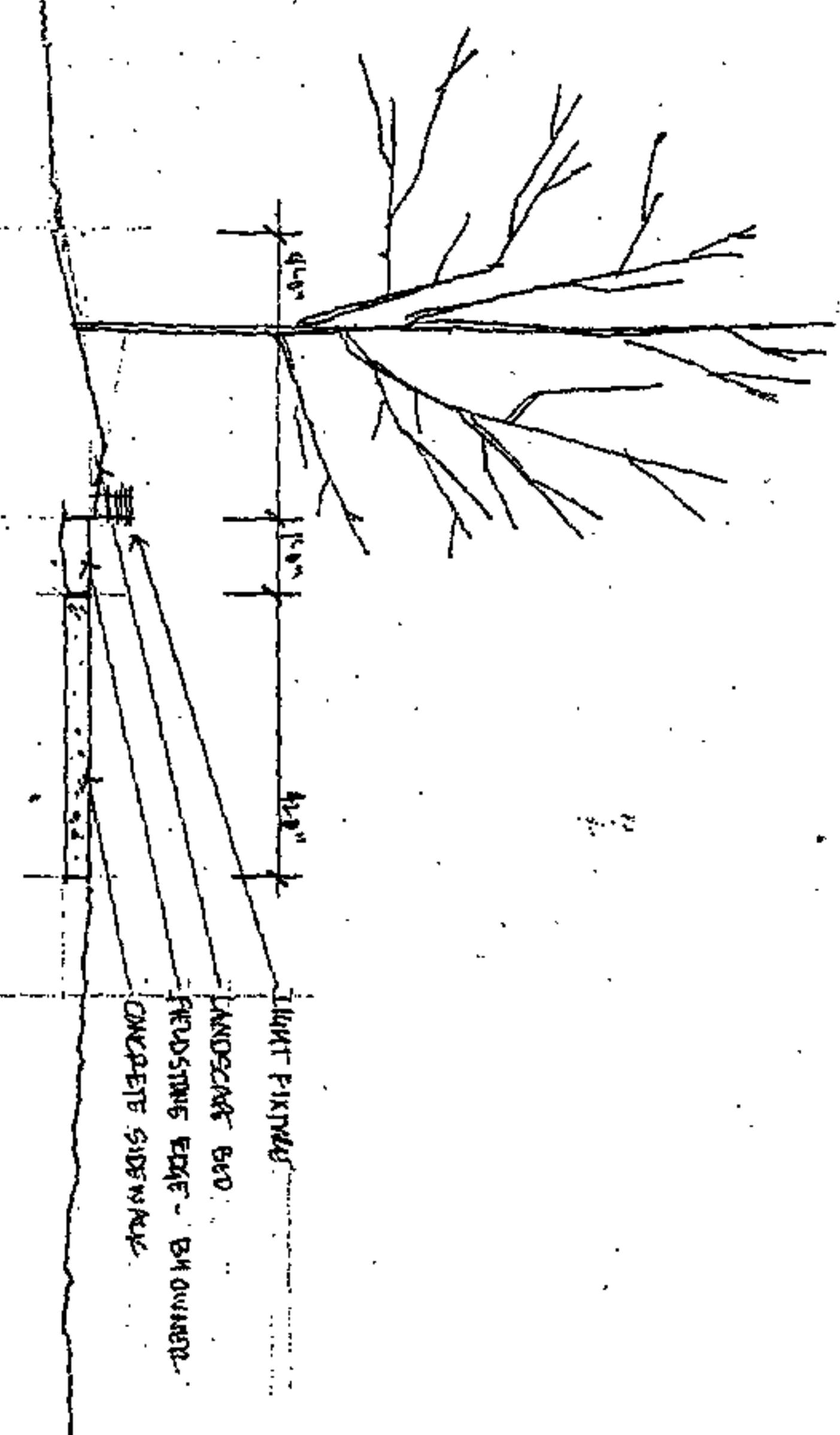
Petitioner/Developer

Protestant

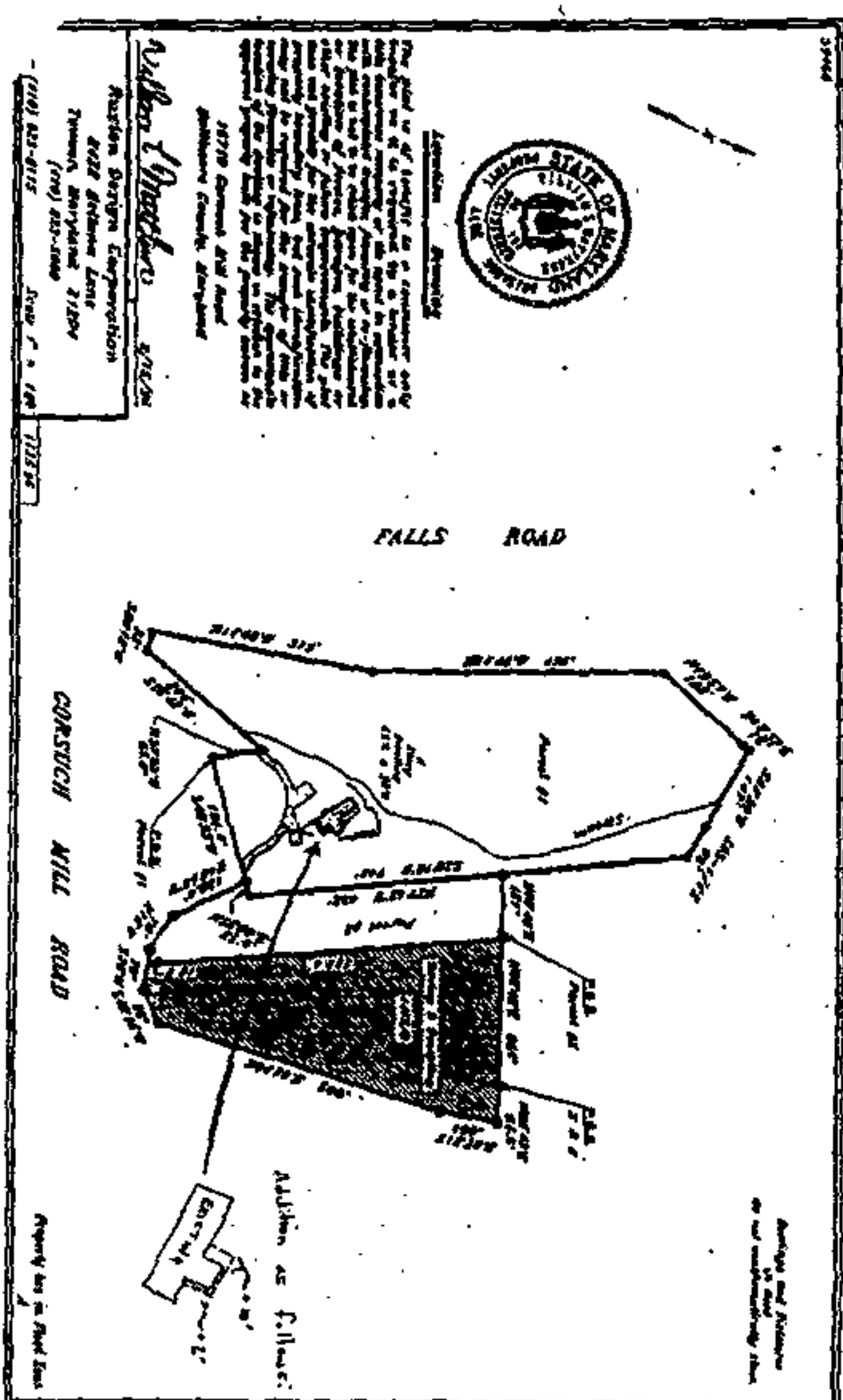
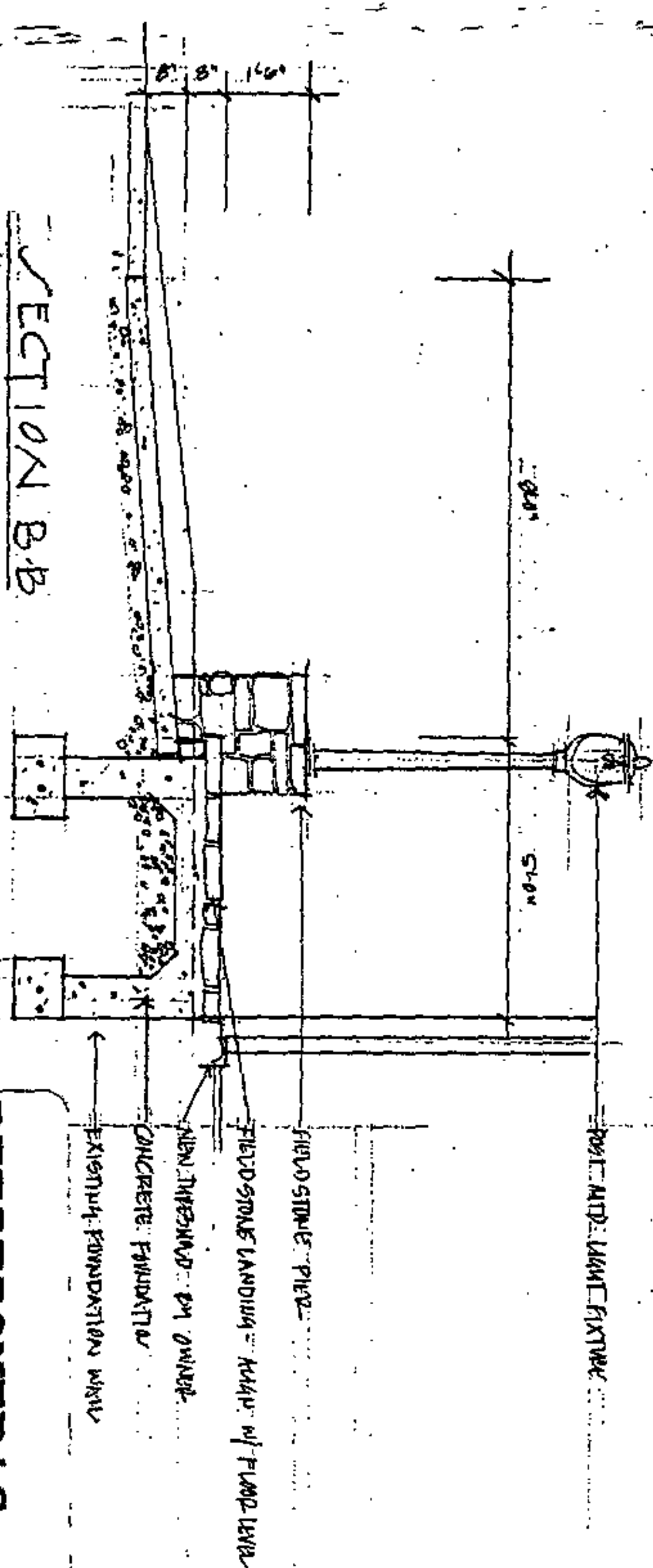
No. 1	SITE PLAN	
No. 2	ELEVATIONS FOR ADDITION	
No. 3	LETTERS OF SUPPORT 5 in total	
No. 4	PHOTOGRAPHS EXISTING CONDITIONS	
No. 5	PHOTO - VINTAGE 1930 SHOWS BARN TO BE REPLACED	
No. 6	BARN ELEVATION DRAWINGS	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



SECTION A-A



SECTION B-E



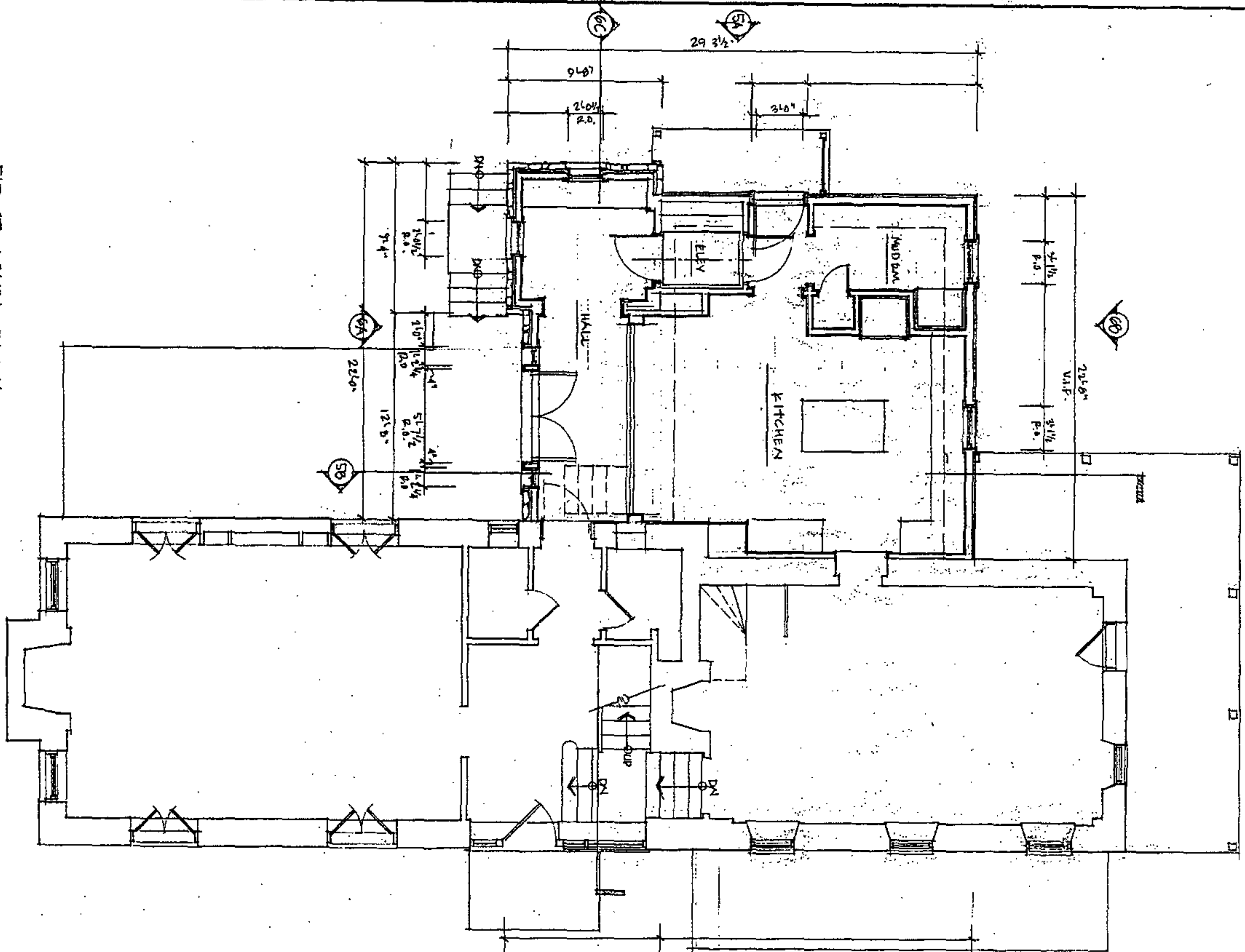
ADDITIONS & ALTERATIONS
to the
COLLINS RESIDENCE
16710 GORSUCH MILL ROAD



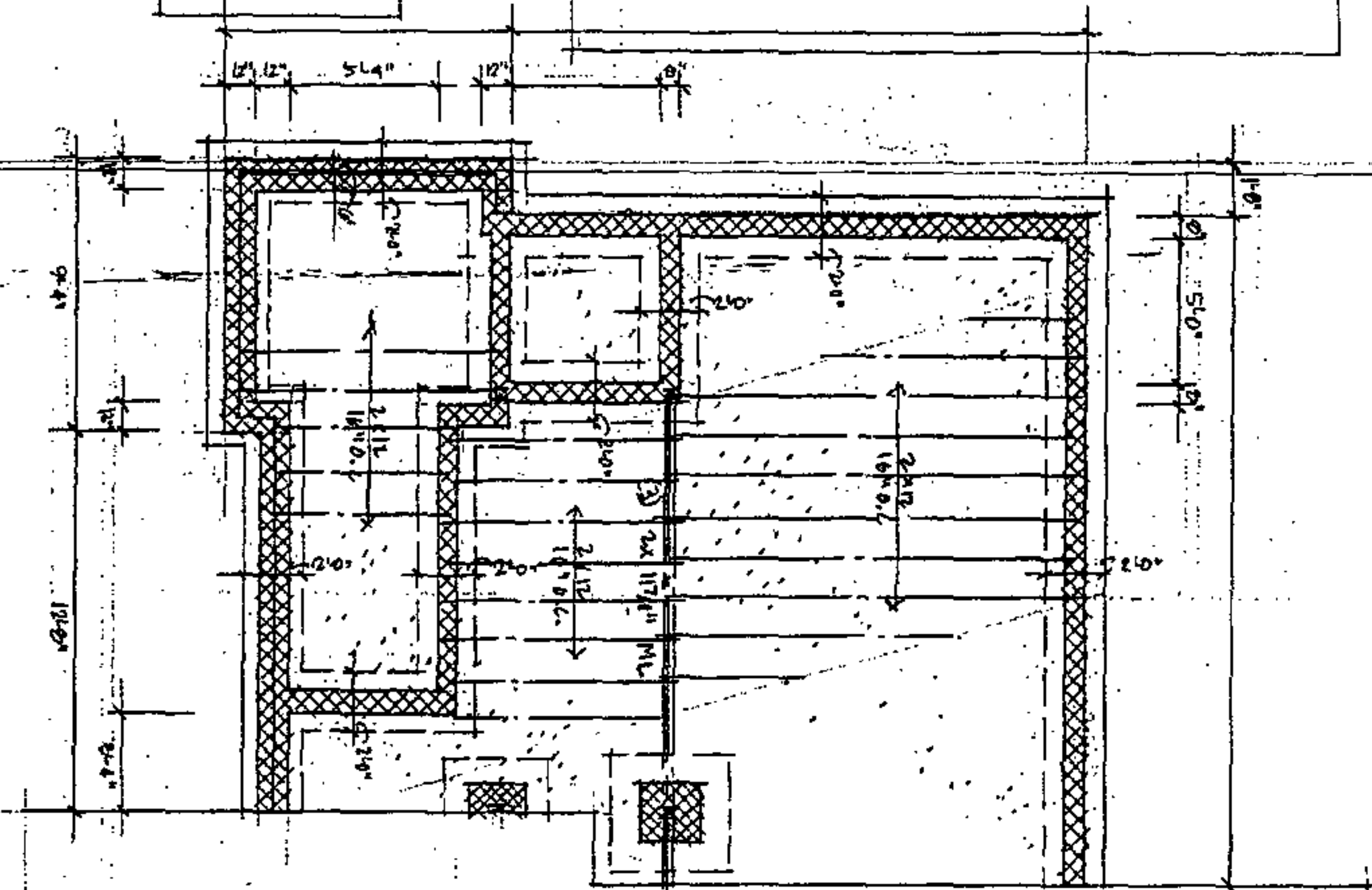
DATIMORE, MD 21211
T: 410.435.4843
F: 410.435.4843



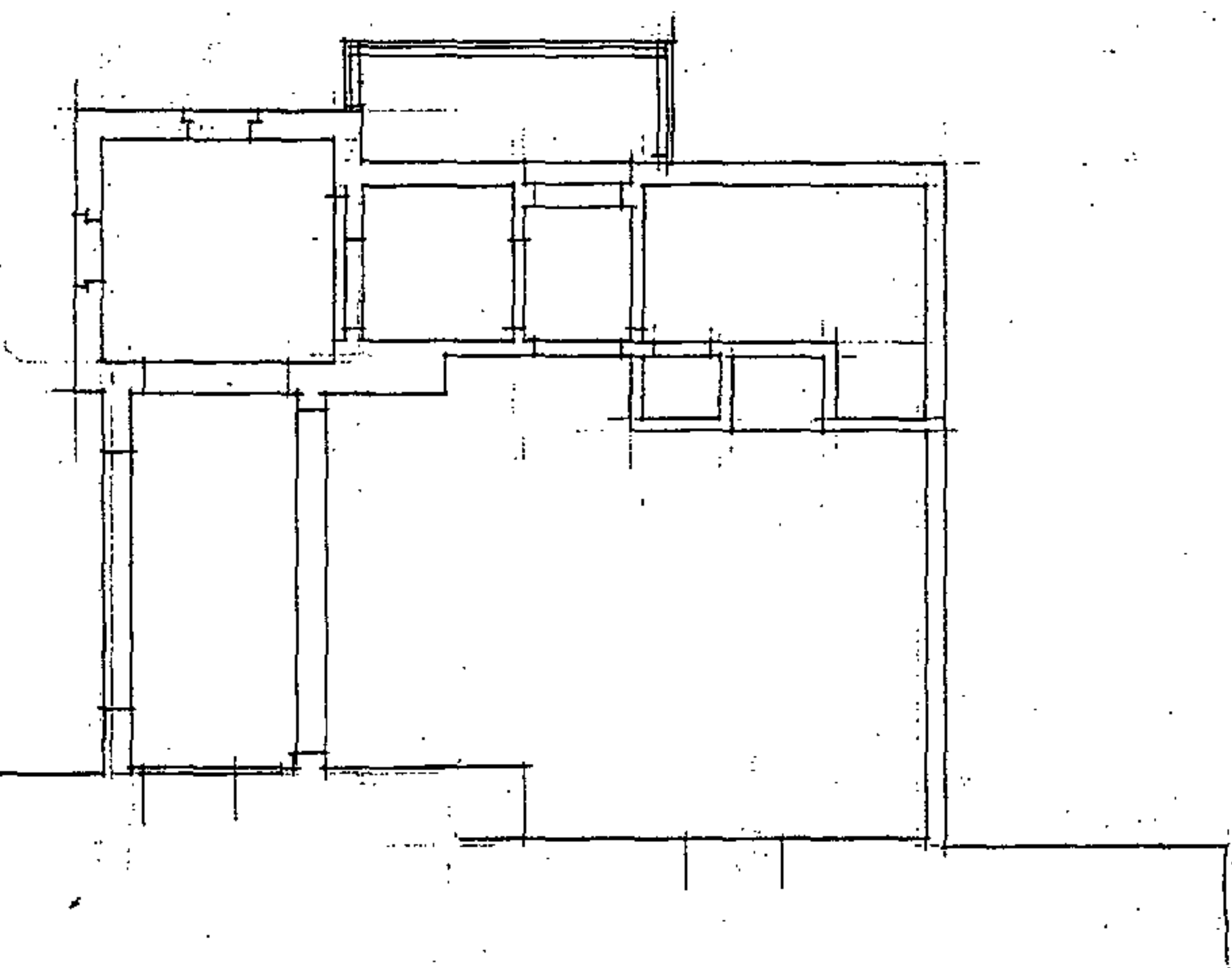
① FIRST LEVEL PLAN
1/4" = 1'-0"



② FOUNDATION & FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"



③ REFLECTED CEILING PLAN
1/4" = 1'-0"



ADDITIONS & ALTERATIONS
to the
COLLINS RESIDENCE
16710 GORDON MILL ROAD



THORNHILL
DESIGN STUDIO
313 THORNHILL ROAD
BALTIMORE, MD 21212
P: 410-433-4943
F: 410-433-4943

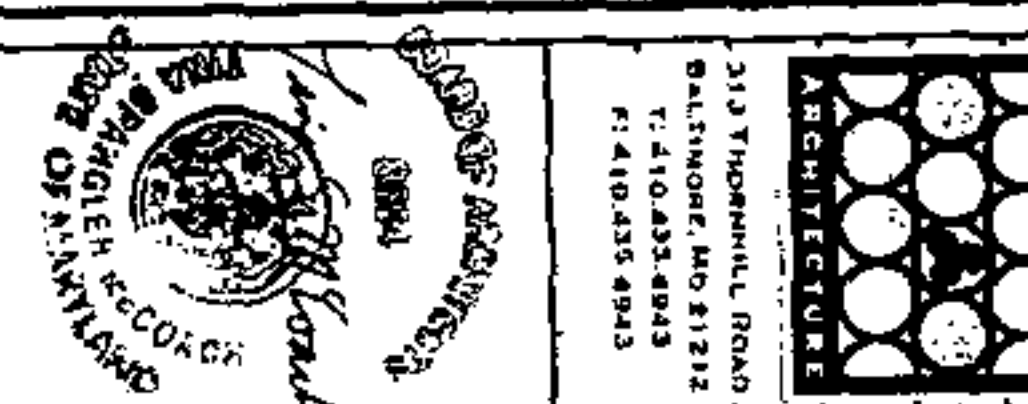


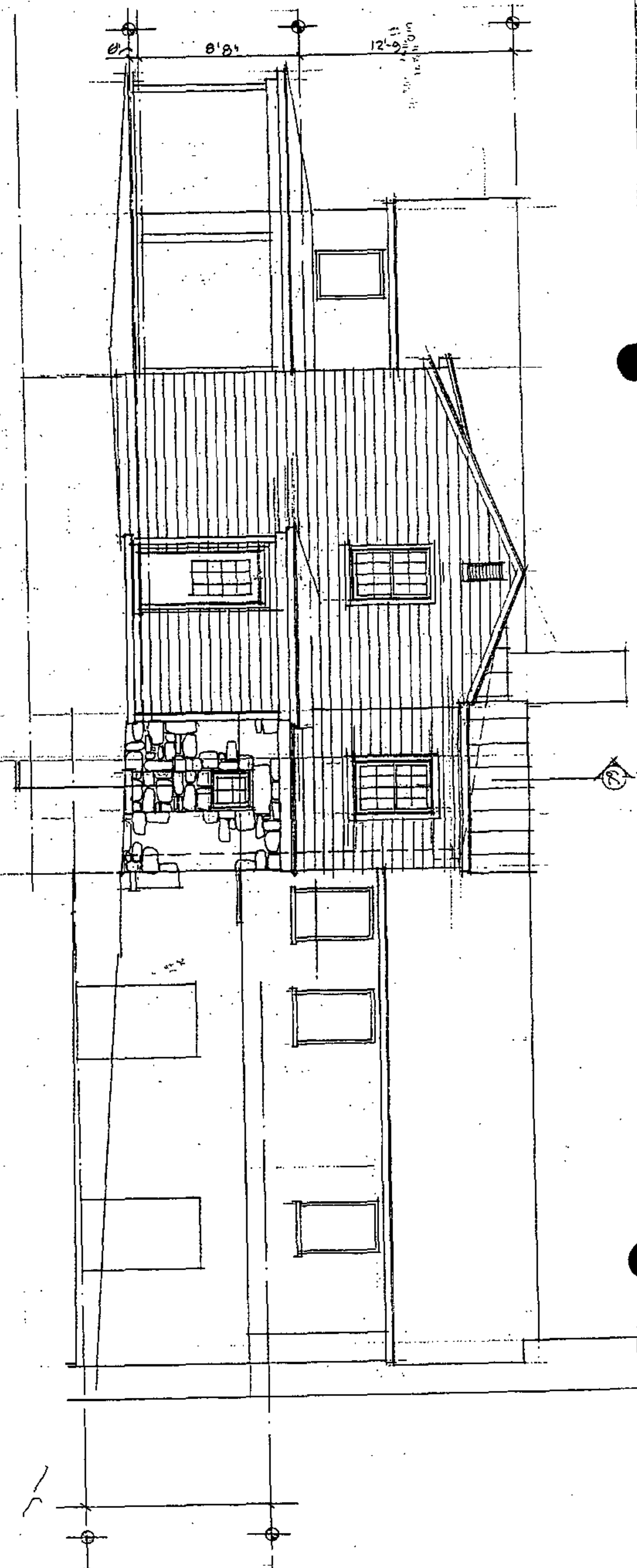
Drawn: B.28/DK
Scale: 1/4" = 1'-0"
Design: DBH
Job:
Sheet:
Of 6 Sheets

[illegible][illegible]

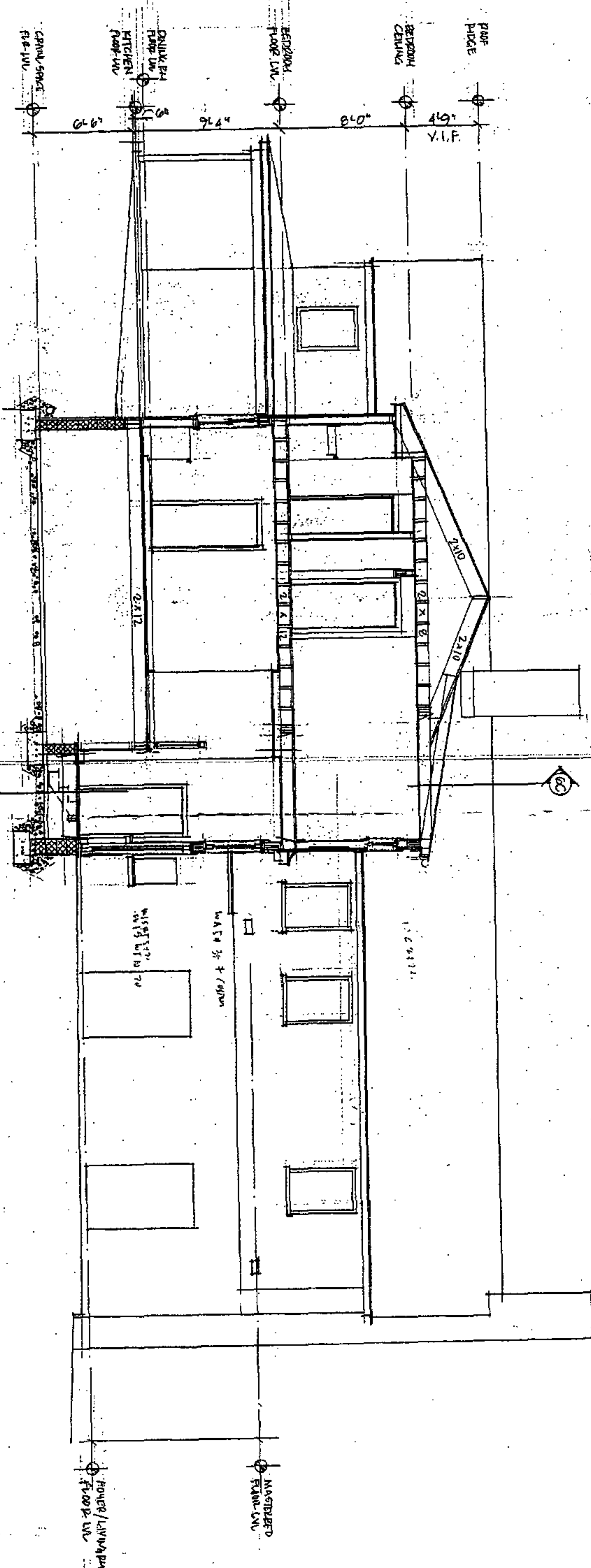
COLLINS RESIDENCE

76710 GORUCH MILL ROAD





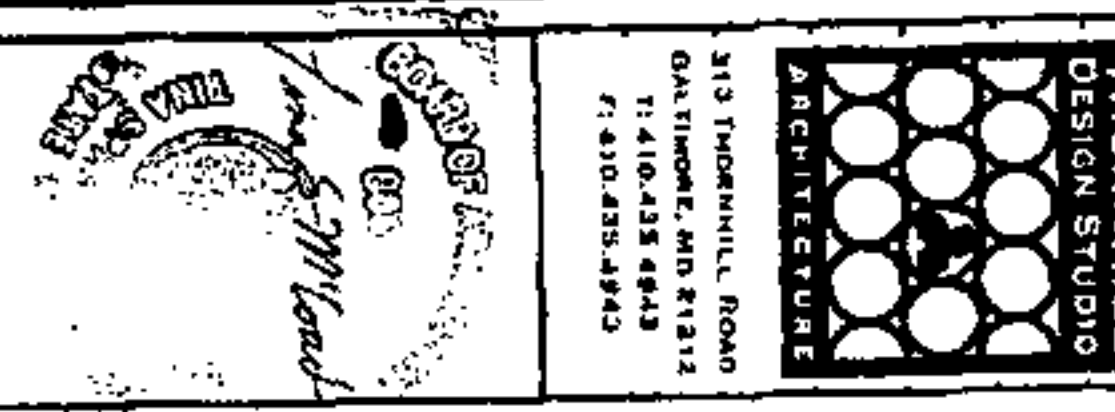
① NORTH ELEVATION
1/4" = 1'-0"

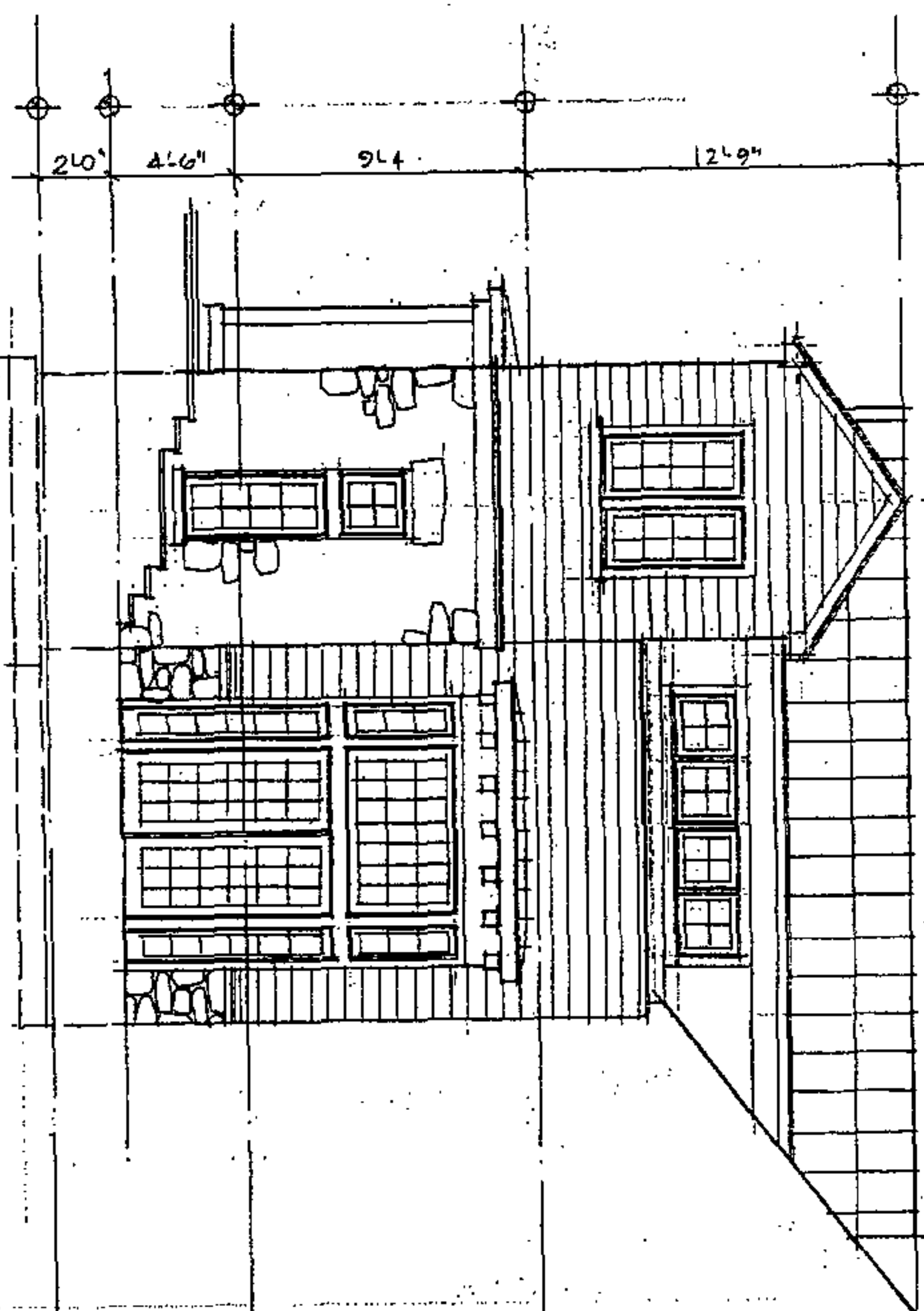


② EAST-WEST SECTION
1/4" = 1'-0"

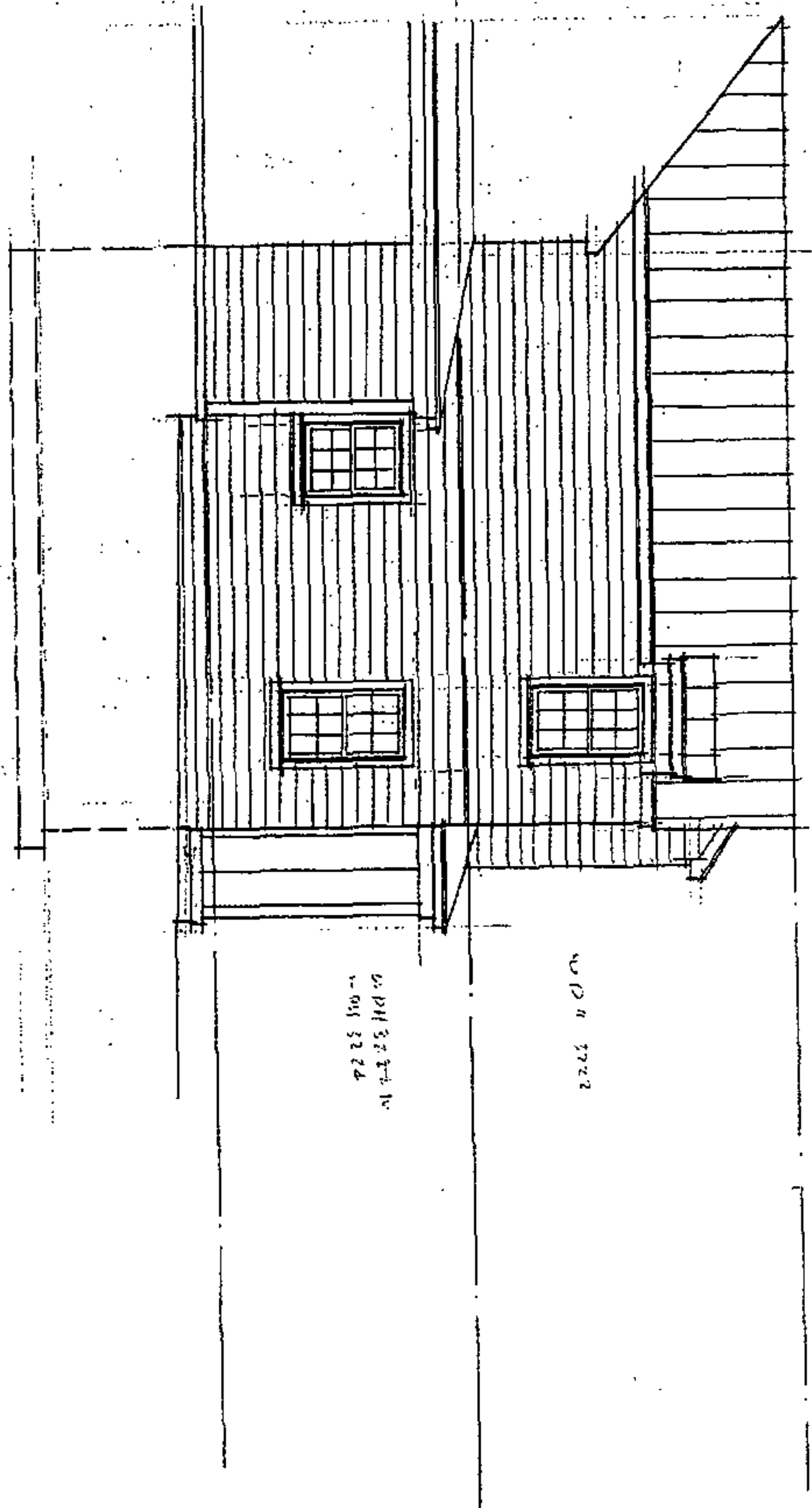
ADDITIONS & ALTERATIONS
to the
COLLINS RESIDENCE
16710 GORVCH MILL ROAD, UPPER MERIDEN, CT

Sheet 5
Date 06/24/2004
Scale 1/4" = 1'-0"
Drawn D.B.M.
Checked S.B.M.

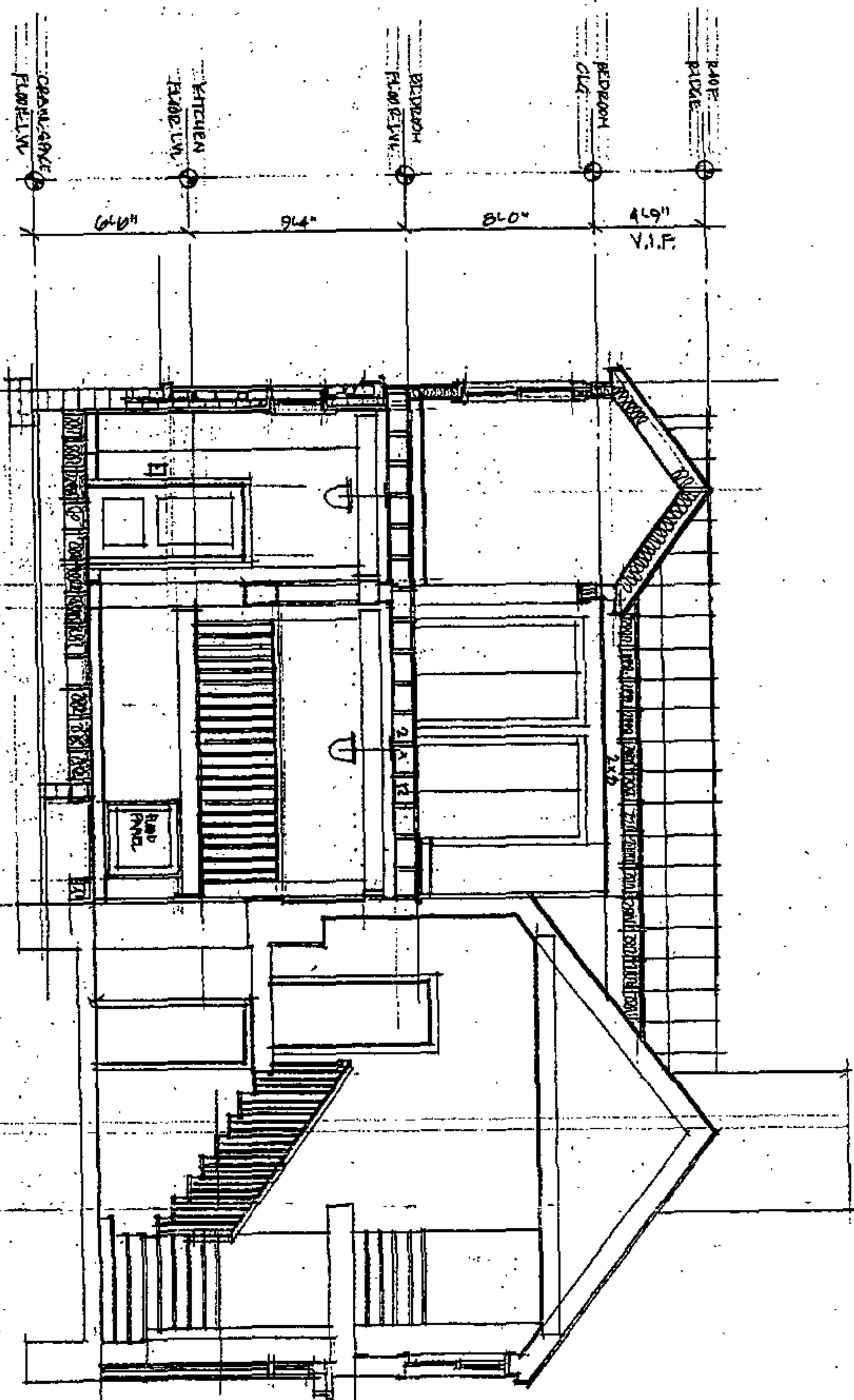




6A WEST ELEVATION

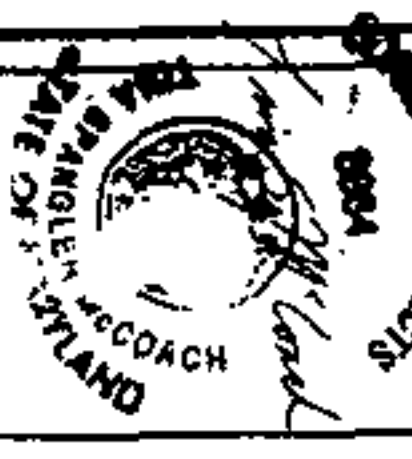


6B EAST ELEVATION



6C NORTH-SOUTH SECTION

ADDITIONS & ALTERATIONS
to the
COLLINS RESIDENCE
16710 GORUCH MILL ROAD UPPERCO, MD.



THORNHILL
DESIGN STUDIO
ARCHITECTS
313 THORNHILL ROAD
BALTIMORE, MD 21212
T: 410.483.4943
F: 410.483.4943

Drawn	6C
Check	6C
Scale	1/8" = 1'-0"
Date	6/1/00
Client	DBM
Project	6C
Sheet	6C

Re: 16710 Gorsuch Mill Road
Upperco, MD 21155

To whom it may concern:

I am aware of a request by my neighbors, Lawrence and Susan Collins, to construct an addition to their home and replace a barn that was formerly located on a lot in front of their property. I have discussed the scope of these projects with the Collins' and have been provided all information necessary to fully consider them. Please allow this letter to confirm my support for granting the required waivers/variances necessary for the aforementioned addition and barn construction to occur.

Sincerely,


Signature
Patricia T. Baker
10/24/06
Date

Name Daniel & Patricia Baker
Address 16737 Gorsuch Mill Rd
Upperco, MD 21155

PETITIONER'S

EXHIBIT NO.

3

Re: 16710 Gorsuch Mill Road
Upperco, MD 21155

To whom it may concern:

I am aware of a request by my neighbors, Lawrence and Susan Collins, to construct an addition to their home and replace a barn that was formerly located on a lot in front of their property. I have discussed the scope of these projects with the Collins' and have been provided all information necessary to fully consider them. Please allow this letter to confirm my support for granting the required waivers/variances necessary for the aforementioned addition and barn construction to occur.

Sincerely,

Barbara Hoover
Signature

10/24/06
Date

Name Barbara Hoover
Address 16542 Falls Rd
Upperco Md 21155

Re: 16710 Gorsuch Mill Road
Upperco, MD 21155

To whom it may concern:

I am aware of a request by my neighbors, Lawrence and Susan Collins, to construct an addition to their home and replace a barn that was formerly located on a lot in front of their property. I have discussed the scope of these projects with the Collins' and have been provided all information necessary to fully consider them. Please allow this letter to confirm my support for granting the required waivers/variances necessary for the aforementioned addition and barn construction to occur.

Sincerely,

Carol S. Warner
Signature

10/24/06
Date

Name

CAROL S. WARNER

Address

16815 FALLS RD
UPPERCO, MD 21155

Re: 16710 Gorsuch Mill Road
Upperco, MD 21155

To whom it may concern:

I am aware of a request by my neighbors, Lawrence and Susan Collins, to construct an addition to their home and replace a barn that was formerly located on a lot in front of their property. I have discussed the scope of these projects with the Collins' and have been provided all information necessary to fully consider them. Please allow this letter to confirm my support for granting the required waivers/variances necessary for the aforementioned addition and barn construction to occur.

Sincerely,

Vivian J Seabreeze
Signature

10/24/06
Date

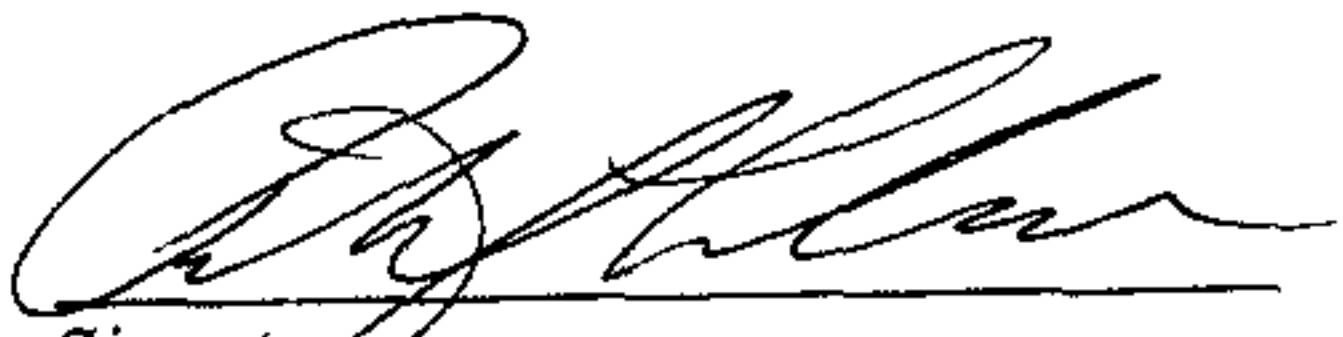
Name VIVIAN J SEABREEZE
Address 16776 GORSUCH MILL ROAD
UPPERCO, MD 21155

Re: 16710 Gorsuch Mill Road
Upperco, MD 21155

To whom it may concern:

I am aware of a request by my neighbors, Lawrence and Susan Collins, to construct an addition to their home and replace a barn that was formerly located on a lot in front of their property. I have discussed the scope of these projects with the Collins' and have been provided all information necessary to fully consider them. Please allow this letter to confirm my support for granting the required waivers/variances necessary for the aforementioned addition and barn construction to occur.

Sincerely,


Signature

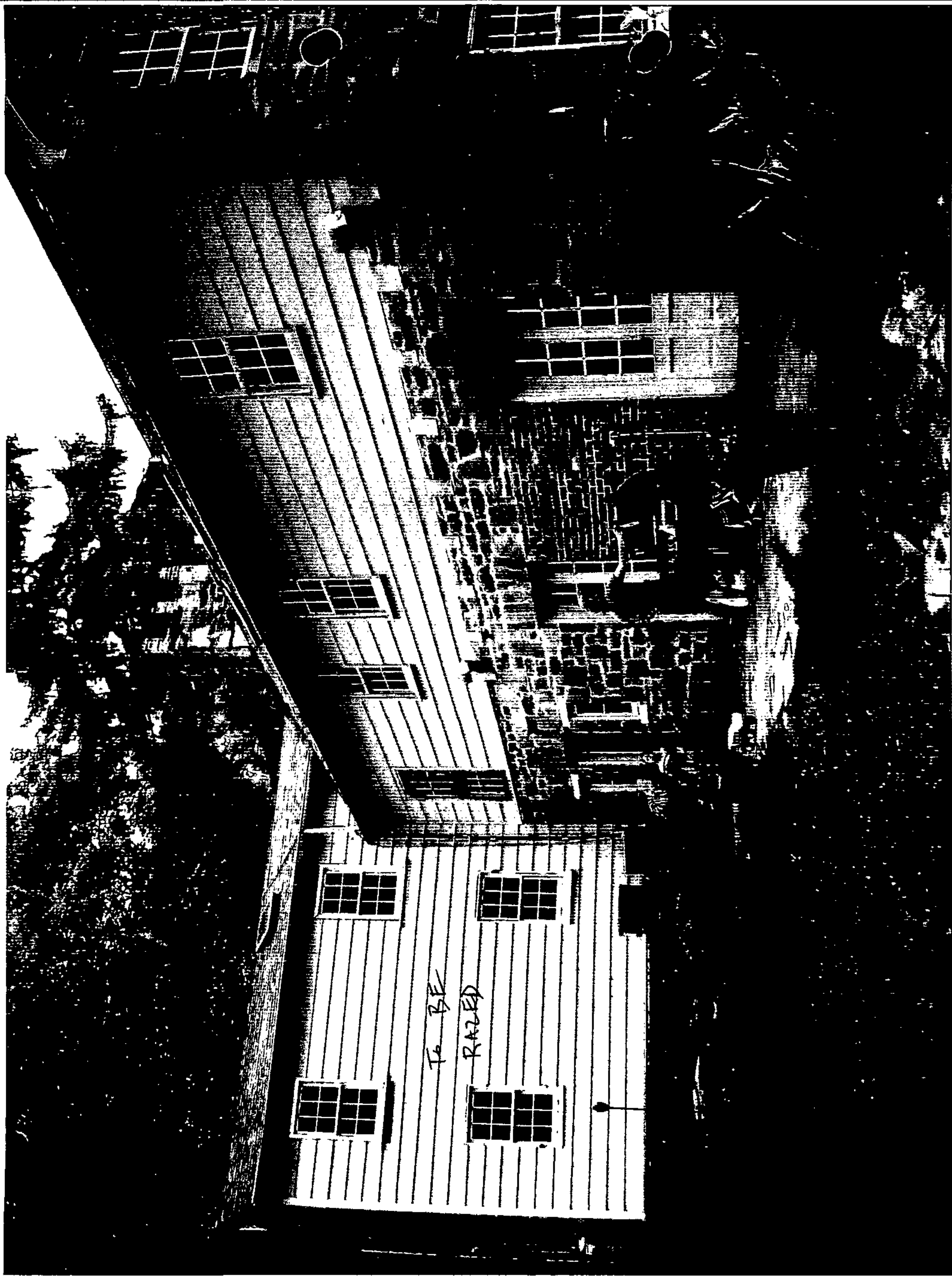
11-25-02
Date

Name Peter J. Coleman
Address 16758 Gorsuch Mill Rd
Upperco MD 21155

PETITIONER'S

EXHIBIT NO. 4

07-086-SP4A



To BE
RAISED

07-086-SP4A



APPROXIMATE

LOCATION
OF EXPOSED
ADDITION



TO
BE
RABED



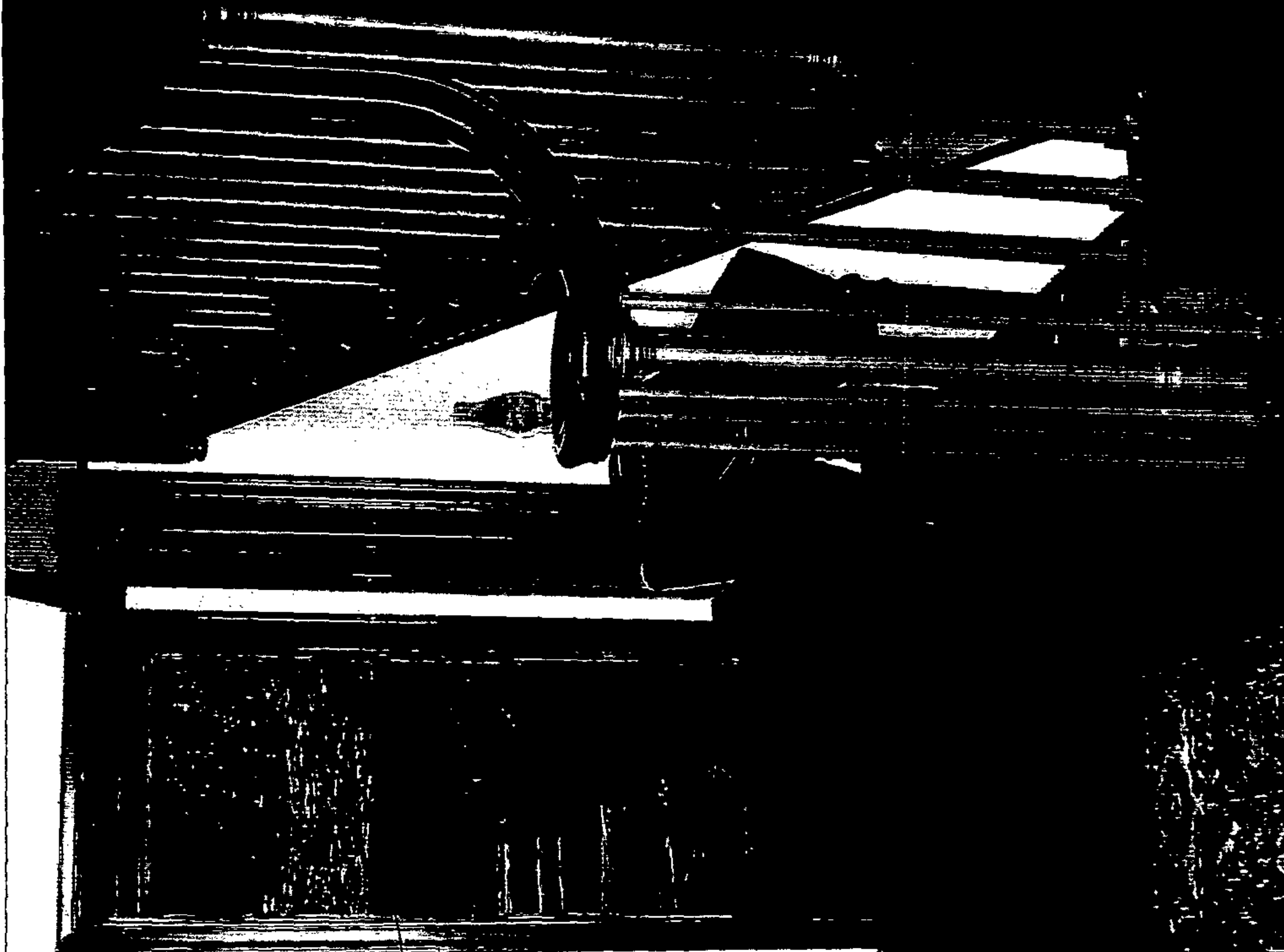
North side of building

REAR DOOR

ADDITION

REAR DOOR TO
ELEVATOR

DOOR TO
FOYER
EXTENSION
&
ELEVATOR



07-0805747

ELEVATION CHANGES W/IN FIRST FLOOR ~~NECESSITATING~~ ADDITION



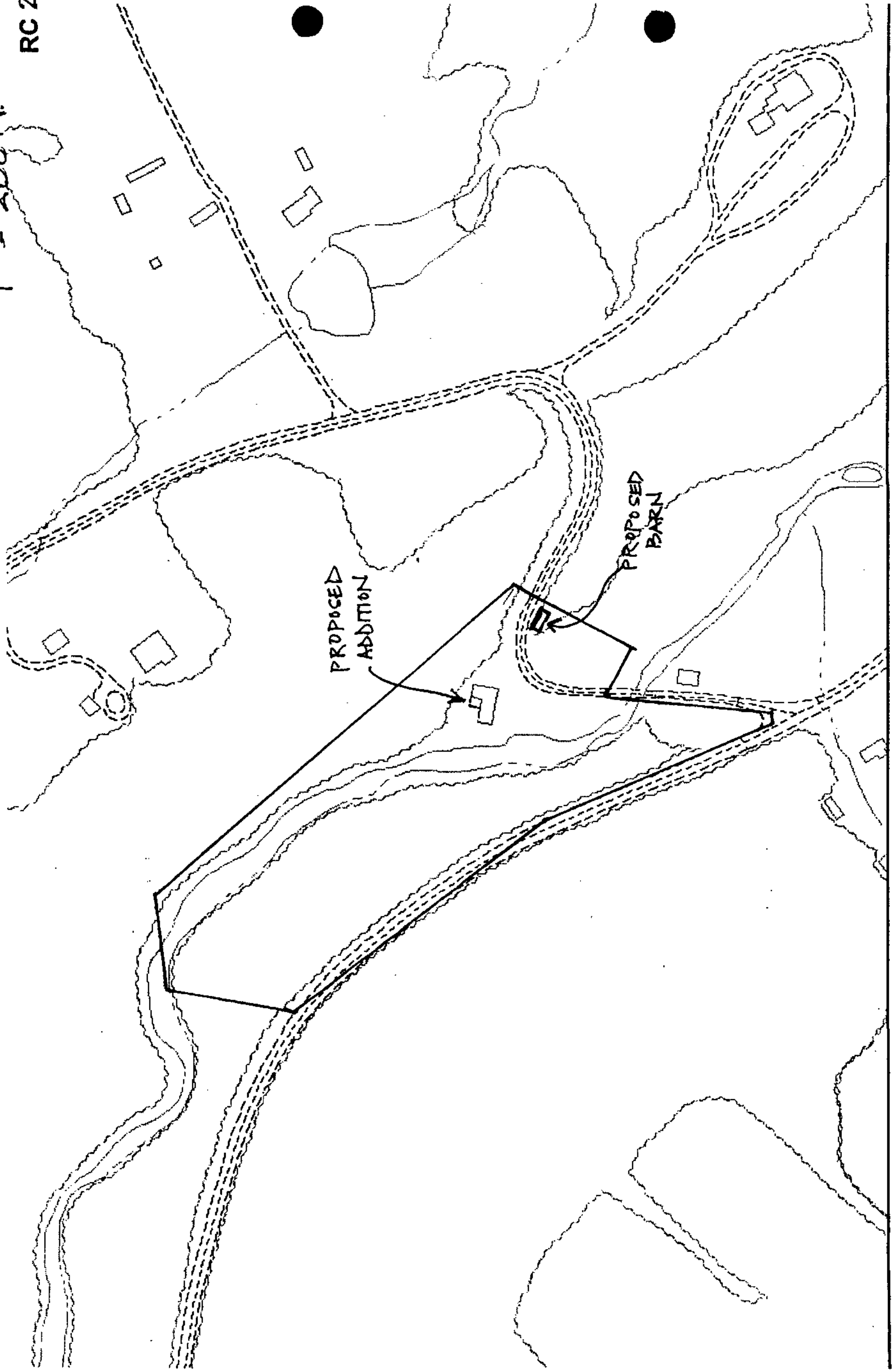
07.08.20
07.08.20

ZONING MAP

020-C-3

1" = 300 FT.

RC 2



020-C-3

BARN

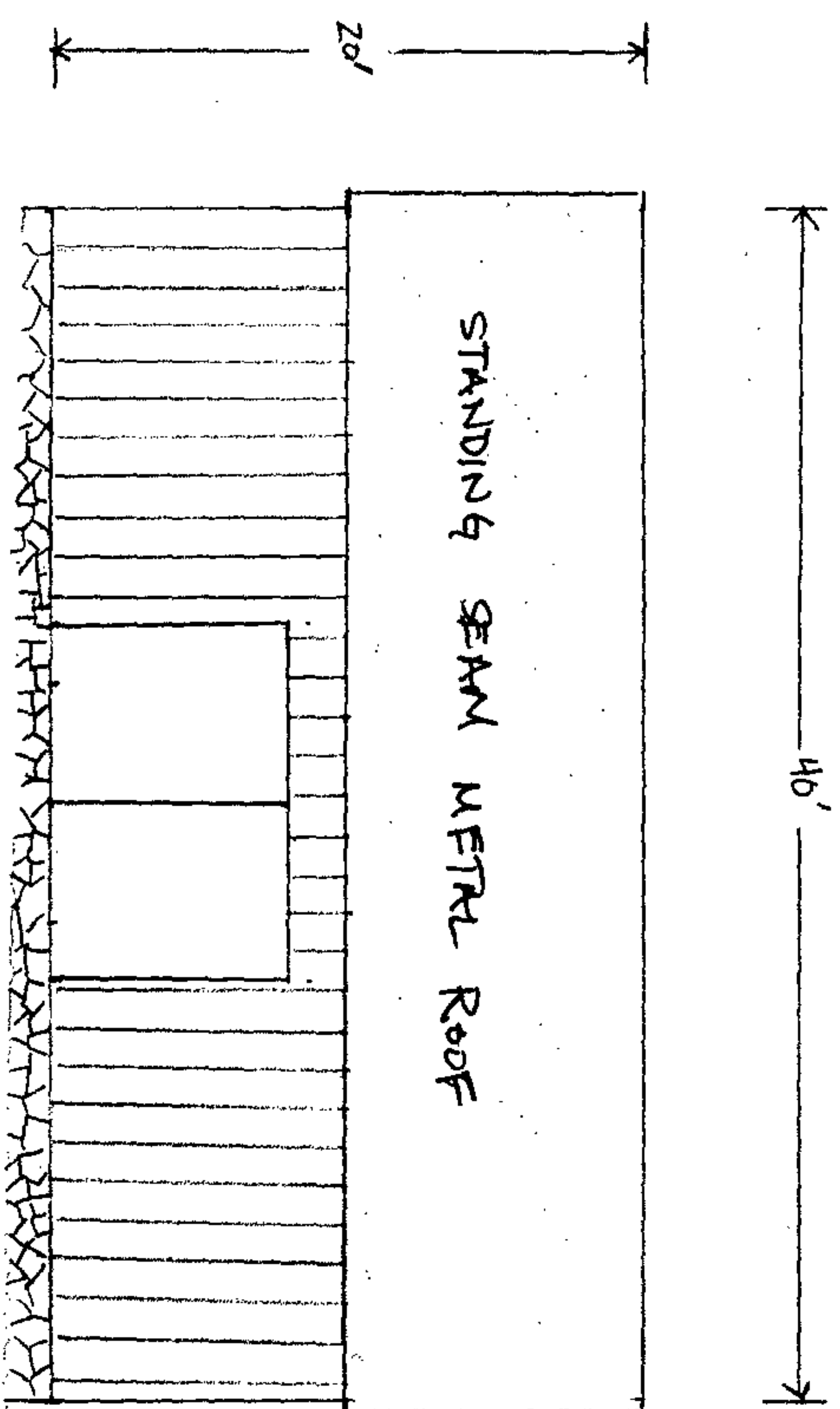


PETITIONER'S

EXHIBIT NO.

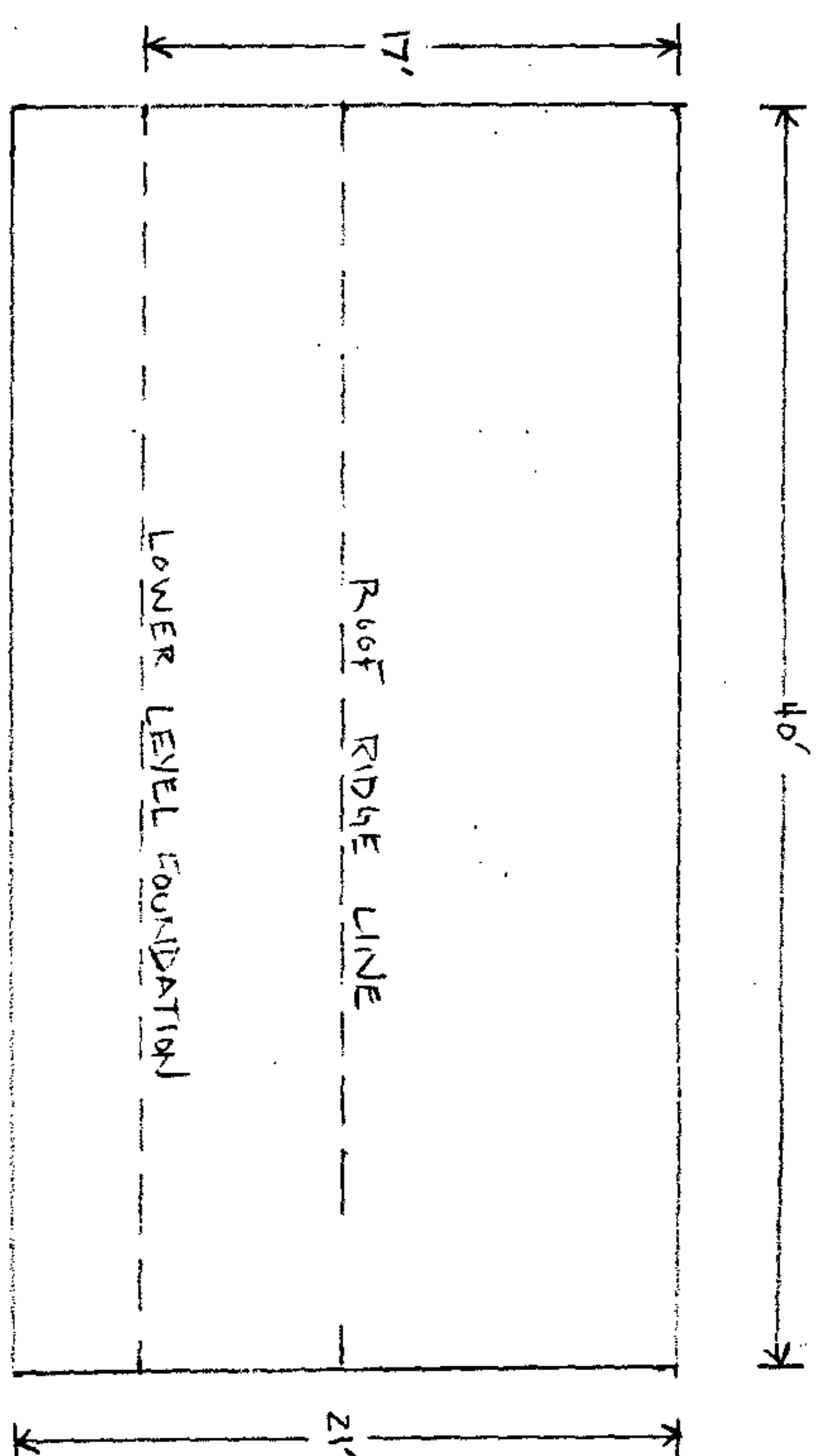
55

FRONT VIEW
 $\frac{1}{8}'' = 1'$

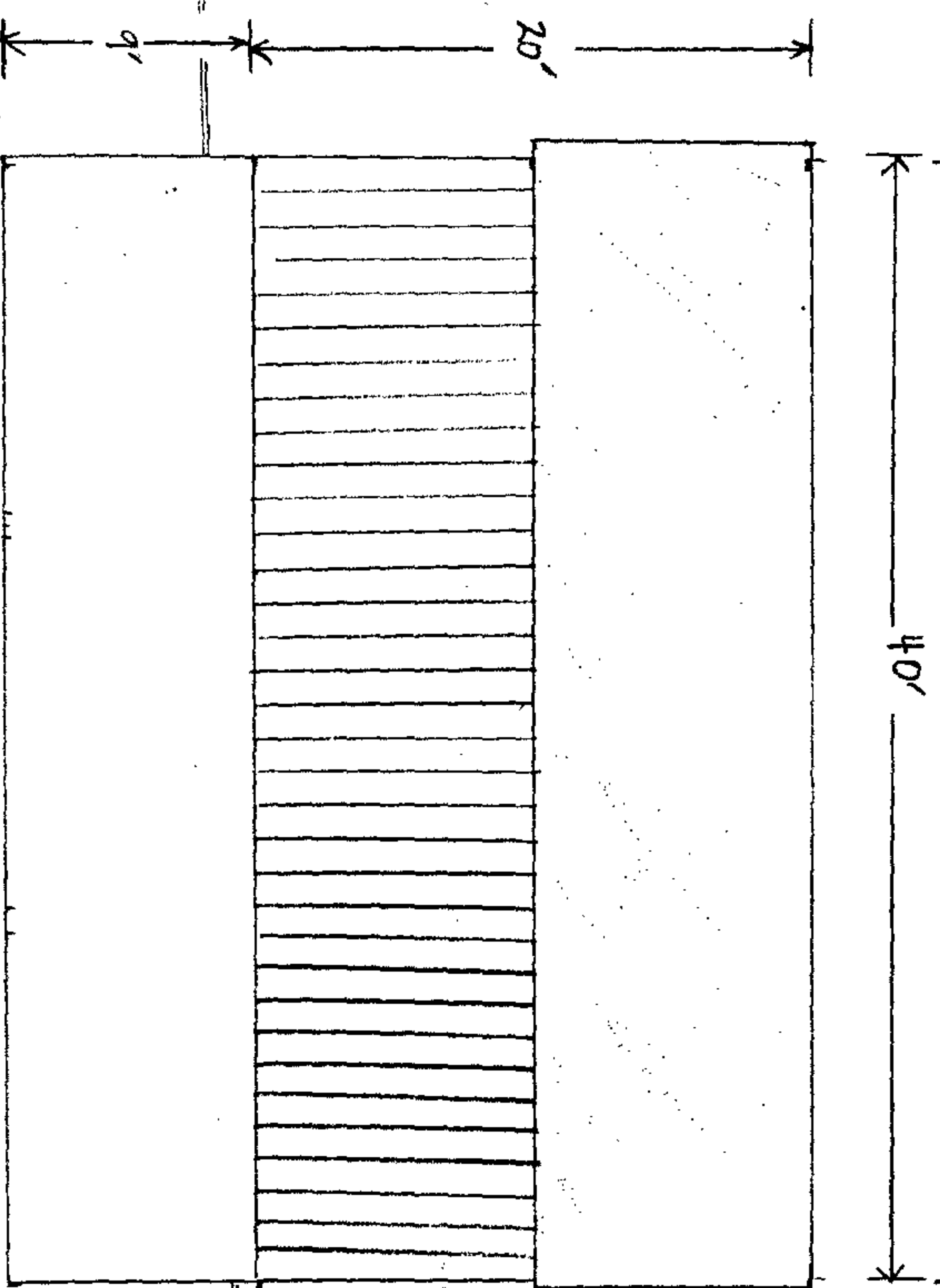


G.M. ROAD

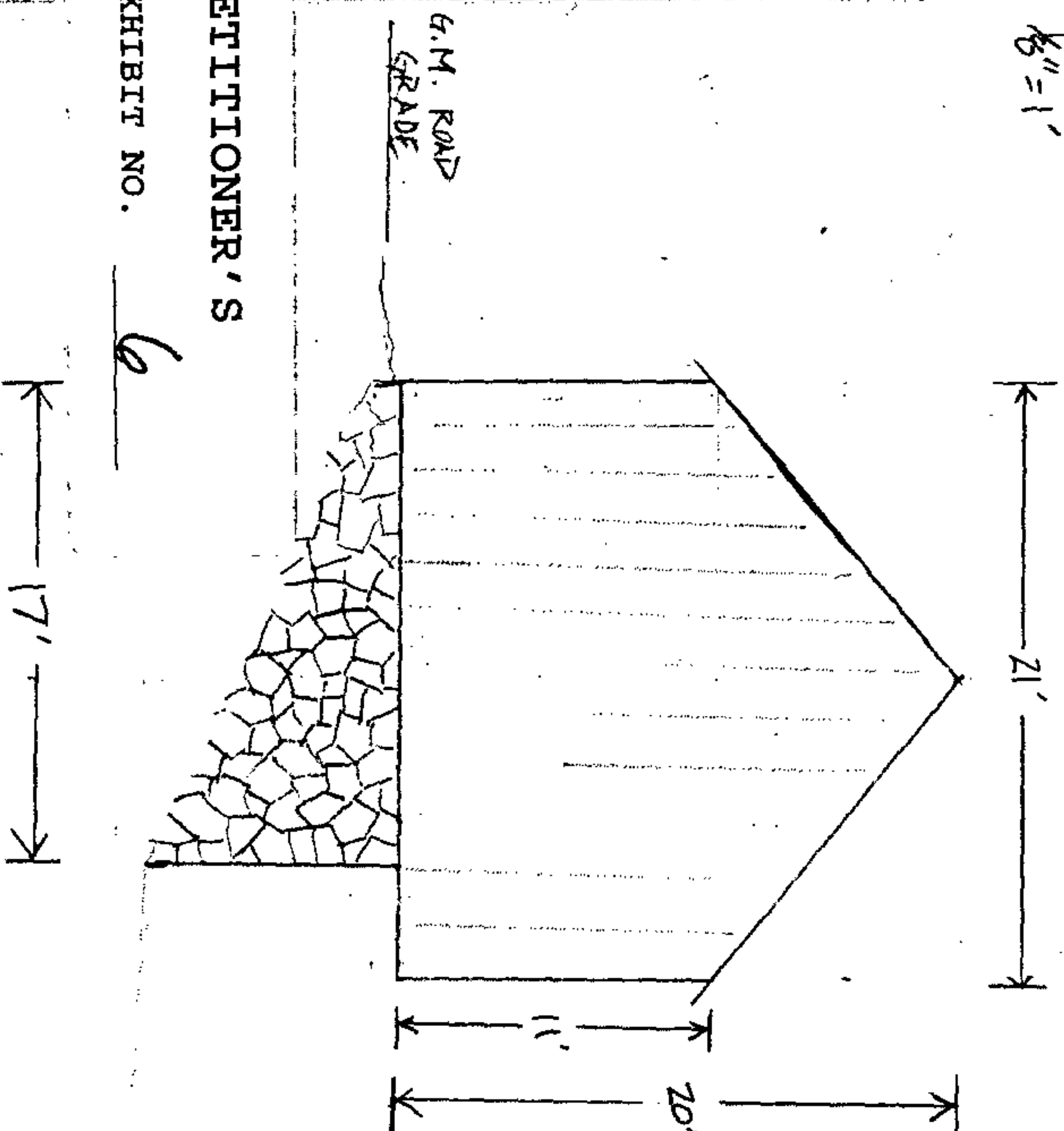
REAR VIEW
 $\frac{1}{8}'' = 1'$



REAR VIEW
 $\frac{1}{8}'' = 1'$



REPRESENTATIVE SIDE VIEW
 $\frac{1}{8}'' = 1'$



PETITIONER'S

EXHIBIT NO.

6

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 05 Account Number - 2300006002

Owner Information

Owner Name: COLLINS LAWRENCE E
COLLINS SUSAN E
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 16710 GORSUCH MILL RD
UPPERCO MD 21155-9440
Deed Reference: 1) /12174/ 245
2)

Location & Structure Information

Premises Address
16710 GORSUCH MILL RD RD

Legal Description
6.8189 AC
16710 GORSUCH MILL RD
500FT N OF FALLS RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
20	23	57						2	

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1899	3,288 SF	6.82 AC	04

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	STONE

Value Information

	Base Value	Value As Of 01/01/2005	Phase-In Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	67,090	120,770		
Improvements:	95,260	130,910		
Total:	162,350	251,680	221,902	251,680
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

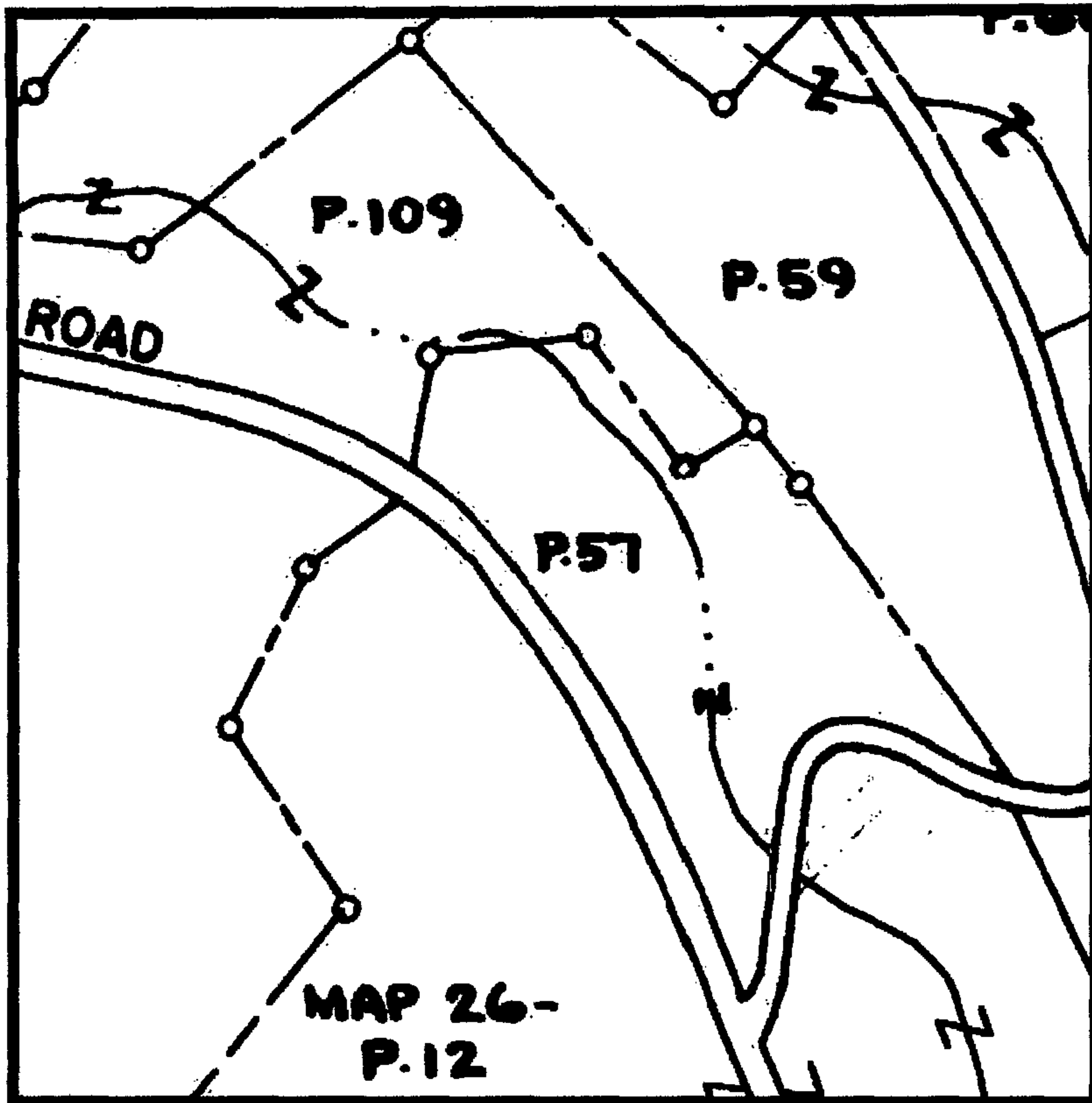
* NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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District - 05 Account Number - 2300006002



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us/webcom/index.html

CASE NAME	CASE NUMBER
-----------	-------------

DATE 10/25/86

DATE 10/25/86

ADDRESS

CITY, STATE, ZIP

E-MAIL

Lawrence & Susan Collins

16710 Gorsuch Mill Road

Upper MB 21155

gesuchmil @ concat.net

Lawrence & Susan Collins	16710 Gorsuch Mill Road	Upperco, MD 21155	gorsuchmill@comcast.net
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Legend

- | | |
|--------------------|---------------|
| ■ Affected Parcels | — Streams |
| ● Sampling Point | □ Tax Parcels |
| □ Stream Reach 75m | |

SAMPLE POINT
COLLINS LAWRENCE E
2300006002



1 inch equals 146.88 feet

Prepared by Geographic Information Services, Baltimore County
Department of Environmental Protection and Resource Management

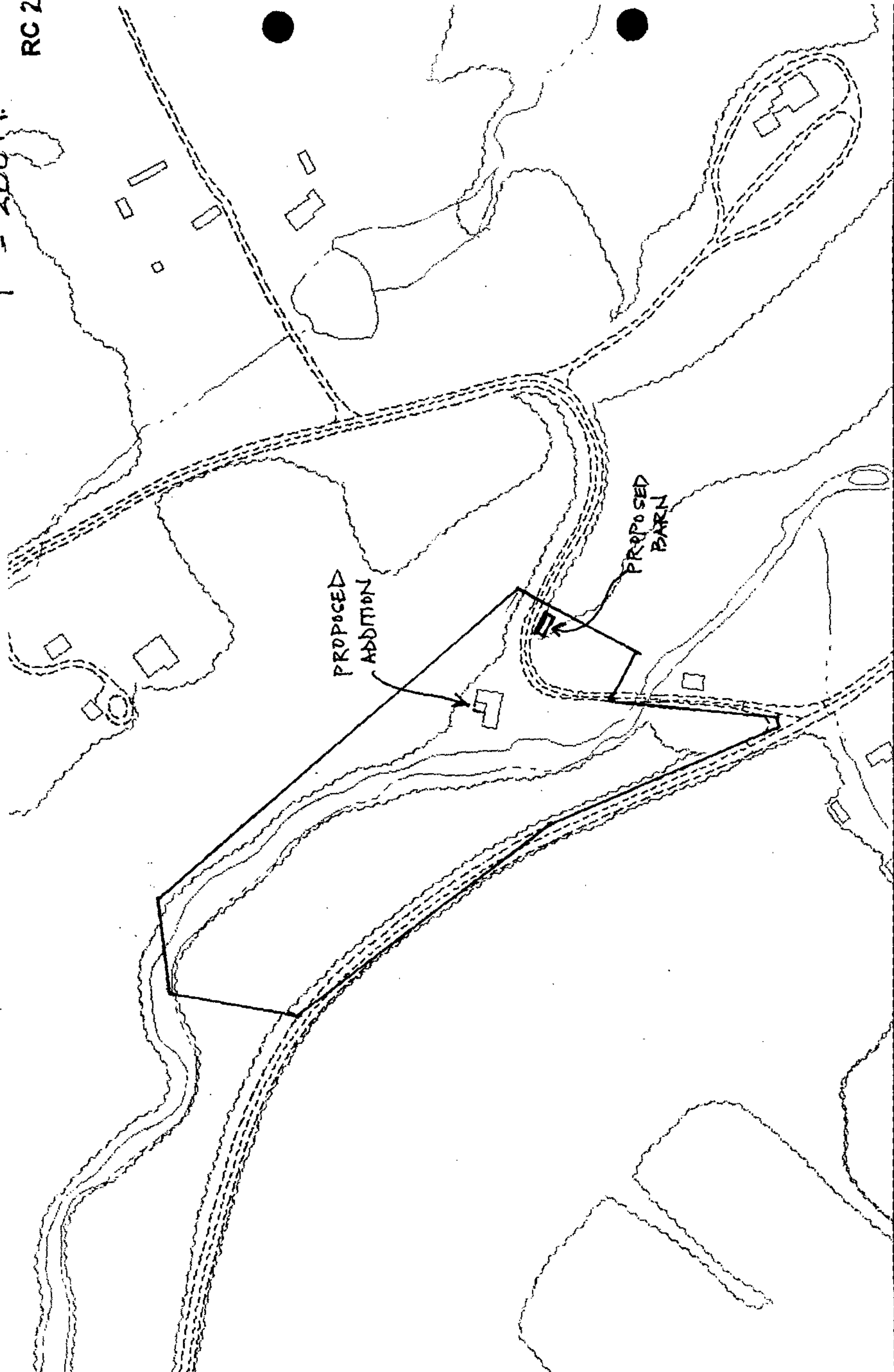
07-086-SpuA

ZONING MAP

020-C-3

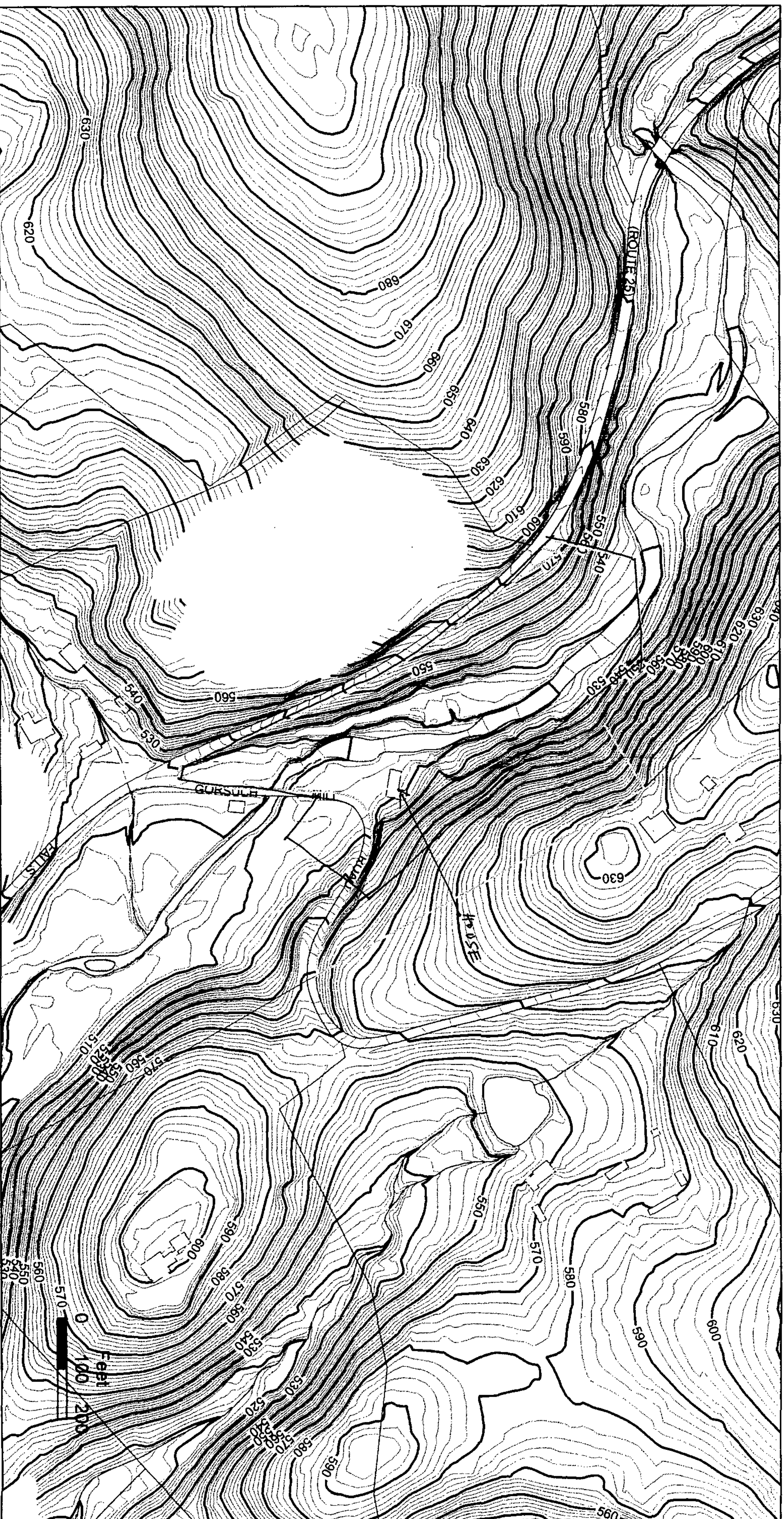
1" = 300 FT.

RC2



07-086-SP4

FLOODPLAIN INQUIRY FOR 16710 GORSUCH MILL 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'

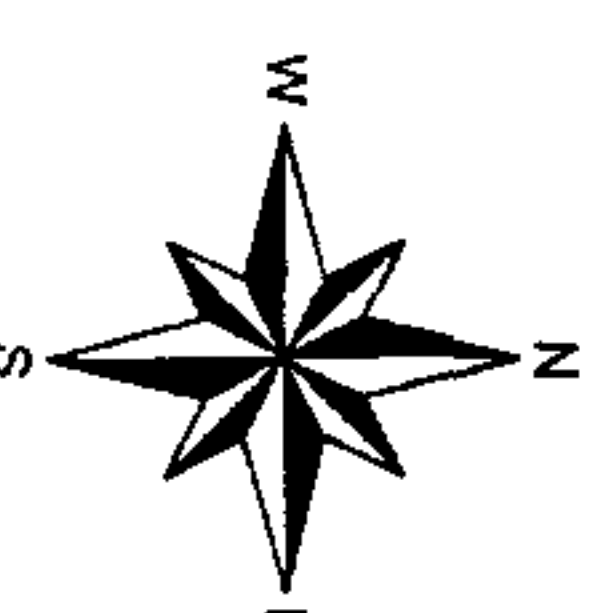
Date of Aerial Photography: March 2002



BALTIMORE COUNTY

MARYLAND

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: May 12, 2006

07-086-SP4P