IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
NE side of Holly Beach Road, 1600 feet	*	DEPUTY ZONING COMMISSIONER
+/- E of Henrietta Avenue		
15th Election District	*	FOR
6th Councilmanic District		
(2722 Holly Beach Road)	*	BALTIMORE COUNTY
Pauline Plum		
Legal Owner & Petitioner	*	
Terry Henderson		
Lessee	*	CASE NO. 07-243-SPHA

* * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owner of the subject property, Pauline Plum, and Terry Henderson, Lessee, for property at 2722 Holly Beach Road. The Special Hearing request was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit principal building setbacks as close as 4 feet to side lot lines in lieu of the required 50 feet, pursuant to Sections 1A04.3.B.1.b.(1) and 1A04.3.B.2.b. The variance request is to permit a detached garage in the front yard in lieu of the rear yard with street centerline setbacks of 50 feet in lieu of the required 75 feet, and to permit an accessory structure height of 18 feet in lieu of the maximum 15 feet and to permit a building coverage of 23% in lieu of the maximum allowed 15%.

The property was posted with Notice of Hearing on January 17, 2007, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on January 18, 2007, to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all

3-6-07

zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

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."

Zoning Advisory Committee Comments

The Zoning Advisory Committee Comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated January 24, 2007 which requests information pursuant to RC 5 Performance Standards, and the Department of Environmental Protection and Resource Management dated January 25, 2007 which contains restrictions. Copies of these documents are incorporated herein and made a part hereof the file. Subsequent to the hearing on this case, the Petitioner submitted that requested information to the Office of Planning who issued a revised comment dated February 27, 2007 indicating that the additions are compatible with the community and recommending approval.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing and variance relief were Terry Henderson, lessee and Erica Nestlerode, with Penza Associates, who prepared the

site plan. There were no protestants or citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject waterfront property contains 9570 square feet zoned RC 5 and is improved by the Petitioner's single family dwelling as shown on exhibit 1. The Petitioner proposes to raze an existing shed, erect a new two car garage, continue an existing porch around the front of the house to the north side, expand the north side of the house, and expand the south side of the house by adding a bump out as shown. Also see exhibits 3, 4 and 5 for footprint of the house with the proposed additions and elevations.

Ms. Nestlerode pointed out that the subject property is lot 15 in the Broring Point subdivision which was recorded in the land records in 1920's and was resurveyed in 1954 as shown on the plat of survey, exhibit 6. She points out that the exhibit shows the lot existed long before the RC 5 regulations were imposed on the property. The expansion of the house will involve expanding the house footprint into the side yard. Ms. Nestlerode noted that the RC 5 lot line setback of 50 feet can not be accommodated in a 50 foot wide lot.

Ms. Nestlerode indicated that the garage needs a peaked roof in order to be architecturally compatible with the house. The peak of the garage will be 18 feet whereas 15 feet is allowed. The garage will be used only for storage and to park vehicles and equipment. The Petitioner had no objection to restrictions limiting the use of the garage. She also noted that there are many such garages in the community near the street as indicated on the aerial photograph exhibit 2 so that the garage will not change the pattern of development of the community. Mr. Henderson noted that the property is presently served by public water and will be served by public sewer in another year.

An issue arose at the hearing as to how emergency vehicles could gain access to this portion of the waterfront if there was only 4 feet to the property line. Ordinarily 10 feet is

required. Subsequent to the hearing the Petitioner presented exhibit 8 which shows the full footprint of the house on lot 16 and notes that there is 19 feet between the new bump out on the south side to the corner of the adjacent home. Consequently Ms. Nestlerode opined that there was adequate room for emergency vehicles to gain access to the waterfront.

Findings of Fact and Conclusions of Law

In regard to the requested special hearing to allow side yard setbacks as close as 4 feet in lieu of the required 50 feet, we approach these requests as requests for variance although the form for such is special hearing. Considering all the testimony and evidence presented, I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The lot was created many years before the RC 5 regulations were imposed and therefore impact this lot disproportionately as compared to other lots in the zone.

I also find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The proposed additions could not be constructed.

Finally, I find that this variance can be granted in strict harmony with the spirit and intent of said regulations and in a manner so as to grant relief without injury to the public health, safety and general welfare. There seems to be adequate room for emergency vehicles to gain access to the water on the south side. Also many such additions are being made in the community and so the additions will not change the pattern of development in the community. Therefore I will grant the special hearing request.

For the reasons above I will also grant the request for variances. The garage needs to be architecturally compatible with the house and so requires a peaked roof which will exceed the 15 foot height limit. The garage will be located reasonably in the front yard close to the road although most waterfront properties consider the waterfront yard to be the front yard. The new

garage will be only 50 feet from the centerline of Holly Beach Road and along with the addition on the house will increase the building coverage to 23% in lieu of the required 15 %. As compared to locating the garage in the waterfront yard, locating the new garage as shown in the front yard as shown on exhibit 8 will create the least amount of impervious surface. Again similar additions and garage are already in the community so that I see no adverse impact.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 6th day of March, 2007, that the Petitioners' request for Variance to permit a detached garage in front yard in lieu of rear yard with street centerline setbacks of 50 feet in lieu of the required 75 feet; to permit an accessory structure height of 18 feet in lieu of the maximum 15 feet and to permit a building coverage of 23% in lieu of the maximum allowed 15% is hereby GRANTED; and

IT IS FURTHER ORDERED, the Petitioner's request for Special Hearing request is filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit principal building setbacks of as close as 4 feet to side lot lines in lieu of the required 50 feet, pursuant to Sections 1A04.3.B.1.b.(1) and 1A04.3.B.2.b is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their permits 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. This property is within the Limited Development Area (LDA) and Buffer Management Area (BMA) of the CBCA. Any development on this property must

37607

comply with LDA and BMA regulations. Any disturbance to the 100 foot buffer will require mitigation, along with mitigation for impervious surface area over 25% of the lot size.

4. The base flood elevation for this site is 9.4 feet Baltimore County Datum.
5. The flood protection elevation for this site is 10.4 feet.
6. 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.
7. 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.
8. The building engineer shall require a permit for this project.
9. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
10. Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the County.
11. Photographs of the existing adjacent dwellings shall be submitted to the Office of Planning.
12. Submit building elevations (all sides) of the proposed dwelling to the Office of Planning for review and approval. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Ensure that the exterior of the proposed building(s) uses the same finish materials and architectural details on the front, side and rear elevations. Use of quality material such as brick, stone or cedar is encouraged.
13. Design all decks, balconies, windows, dormers, chimneys and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.
14. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural them as the principal building on the site, providing consistency in materials, colors, pitch and style.
15. Provide landscaping along the public road.

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

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

3607

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 6, 2007

PAULINE PLUM
8915 YVONNE AVENUE
BALTIMORE MD 21236

Re: Petition for Special Hearing and Variance
Case No. 07-243-SPHA
Property: 2722 Holly Beach Road

Dear Ms. Plum:

Enclosed please find the decision rendered in the above-captioned case. The petition for Special Hearing and Variance have 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,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:pz
Enclosure

c: Erica Nestlerode, Penza Associates, 401 Woodbourne Avenue, Baltimore MD 21212
Terry Henderson, 2714 Holly Beach Road, Baltimore MD 21221

CBCA FLOOD

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2722 HOLLY BEACH RD.
which is presently zoned RC5

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

PERMITTING PRINCIPAL BUILDING SETBACKS OF AS CLOSE AS 4 FT TO SIDE LOT LINES IN LIEU OF THE REQUIRED 50 FT.

pursuant to sections 1A04.3.B.1.b.(1) and 1A04.3.B.2.b

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:

MR. TERRY HENDERSON
Name - Type or Print

Terry J. Henderson
Signature

2114 HOLLY BEACH RD. 1.410.436.7052(w) 410.686.5939(H)
Address Telephone No.

BALTIMORE MD 21221
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

MS. PAULINE PLUM
Name - Type or Print

Pauline Plum
Signature

Name - Type or Print

Signature

8915 YVONNE AVE. 410.256.9599
Address Telephone No.

BALTIMORE, MD 21236-2136
City State Zip Code

Representative to be Contacted:

ERICA NESTLERODE @ PENZA ASSOCIATES
Name

401 WOODBOURNE AVE. 410.435.6677
Address Telephone No.

BALTIMORE MD 21212
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By KPM Date 11/29/06

Case No. 07-243-SPHA

REV 9/15/98

3-6-07

CBCA FLOOD

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2722 HOLLY BEACH ROAD

which is presently zoned RC-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)

SEE ATTACHED

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

TO BE DETERMINED AT HEARING

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:

MR. TERRY HENDERSON
Name - Type or Print

Terry J. Henderson
Signature

1.410.436.7052(W)
2714 HOLLY BEACH RD. 410.686.5989(H)
Address Telephone No.

BALTIMORE, MD 21221
City State Zip Code

Legal Owner(s):

MS. PAULINE PLUM
Name - Type or Print

Pauline Plum
Signature

Name - Type or Print

Signature

8915 YVONNE AVE. 410.256.9599
Address Telephone No.

BALTIMORE, MD 21236-2136
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Representative to be Contacted:

ERICA NESTLERODE-PENZA ASSOCIATES
Name

401 WOODBOURNE AVE. 410 435.6677
Address Telephone No.

BALTIMORE, MD 21212
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 07-243-SPHA

Reviewed By RJ **Date** 11/29/06

REV 9/15/98

3607

2272 Holly Beach Road Petition for Variance

Hereby petition for a Variance from Sections(s):

1A04.3.B.2 and Zoning Policy 400.1.D (2)(A) also section 1A04.3.B.3 and Section 400.1 and 400.3.

To permit a detached garage in front yard in lieu of rear yard with street center line setbacks of 50 ft. in lieu of the required 75 ft. To permit an accessory structure height of 18 ft. in lieu of the maximum 15 ft. Also to allow a building coverage of 23% in lieu of the maximum allowed 15%.

Item # 243

ZONING DESCRIPTION FOR 2722 HOLLY BEACH ROAD

Beginning at a point on the North side of Holly Beach Road which is 16 feet wide at the distance of 1600 feet east of the centerline of the nearest improved intersecting street Henrietta Avenue which is approximately 25 feet wide.

As recorded in Deed Liber: 14332, Folio: 283. Typical metes and bounds: N79°07'30"W 178.07ft., S54°01'25"W 9.03ft., S35°58'35"E 66.2ft., n54°01'25"E 4.29ft., S78°53'30"E 150.34 ft., N07°01'30"E 49.50ft. to the place of beginning. Also known as 2722 Holly Beach Road and located in the 15th Election District, 6th Councilmanic District.

0.22 ACRE 9570 SQ FT

Item #243

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 22785

DATE 11/29/06 ACCOUNT R001 UNS 6150

AMOUNT $ 130.00

RECEIVED FROM:

FOR: Zoning hearing - Case # 07-243-SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
11/29/2006	11/29/2006	09:27:39	1

REG W001 WALKIN JRIC JHR
>>RECEIPT # 311056 11/29/2006 OPLH
Dept 1 5 928 ZONING VERIFICATION
CR NO. 022785
Recpt Tot $130.00
$130.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

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: 07-243-SPHA
2722 Holly Beach Road
Northeast side of Holly Beach Road, 1600 feet +/- east of Henrietta Avenue
15th Election District - 6th Councilmanic District
Legal Owner(s): Ms. Pauline Plum
Contract Purchaser(s): Mr. Terry Henderson

Special Hearing: To permit principal building setbacks of as close as 4 feet to side lot lines in lieu of the required 50 feet, pursuant to Sections 1A04.3.B.1.b.(1) and 1A04.3.B.2.b. **Variance:** To permit a detached garage in front yard in lieu of rear yard with street centerline setbacks of 50 feet in lieu of the required 75 feet and to permit an accessory structure height of 18 feet in lieu of the maximum 15 feet and to permit a building coverage of 23% in lieu of the maximum allowed 15%.

Hearing: Thursday, February 8, 2007 at 10:00 a.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) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

1/185 Jan. 18 121869

CERTIFICATE OF PUBLICATION

1/18/, 2007

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 1/18/, 2007.

- [X] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Date: 1/18/07

RE: Case Number: 07-243-SPHA

Petitioner/Developer: TERRY HENDERSON

Date of Hearing/Closing: 2/8/07

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 2722 HOLLY BEACH ROAD

The sign(s) were posted on 1/17/07
(Month, Day, Year)

Charles E. Merritt
(Signature of Sign Poster)

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

ZONING NOTICE

CASE # 07-243-SPHA

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

PLACE: COUNTY COURTS BLDG. ROOM 407
401 BOSLEY AVE. TOWSON MD 21204

DATE AND TIME: THURSDAY FEB. 8, 2007 @ 10:00 AM

REQUEST: SPECIAL HEARING TO PERMIT PRINCIPAL BUILDING SETBACKS OF AS CLOSE AS 4 FEET TO SIDE LOT LINES IN LIEU OF THE REQUIRED 50 FEET, PURSUANT TO SECTIONS 1A04.3.B.1.b(1) AND 1A04.3.B.2.b.

VARIANCE: TO PERMIT A DETACHED GARAGE IN FRONT YARD IN LIEU OF REAR YARD WITH STREET CENTER LINE SETBACKS OF 50 FEET IN LIEU OF THE REQUIRED 75 FEET AND TO PERMIT AN ACCESSORY STRUCTURE HEIGHT OF 18 FEET IN LIEU OF THE MAXIMUM 15 FEET AND TO PERMIT A BUILDING COVERAGE OF 23% IN LIEU OF THE MAXIMUM ALLOWED 15%

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

RE: PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE
2722 Holly Beach Road; NE/S Holly Beach Road, 1,600' E Henrietta Avenue	*	ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts	*	FOR
Legal Owner(s): Pauline Plum		
Contract Purchaser(s): Terry Henderson	*	BALTIMORE COUNTY
Petitioner(s)		
	*	07-243-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 11th day of December, 2006, a copy of the foregoing Entry of Appearance was mailed Erica Nestlerode, Penza Associates, 401 Woodbourne Avenue, Baltimore, MD 21212, Representative for Petitioner(s).

RECEIVED
DEC 11 2006
Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

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

December 13, 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: 07-243-SPHA
2722 Holly Beach Road
Northeast side of Holly Beach Road, 1600 feet +/- east of Henrietta Avenue.
15th *Election District* – 6th *Councilmanic District*
Legal Owner(s): Ms. Pauline Plum
Contract Purchaser(s): Mr. Terry Henderson

Special Hearing To permit principal building setbacks of as close as 4 feet to side lot lines in lieu of the required 50 feet, pursuant to Sections 1A04.3.B.1.b.(1) and 1A04.3.B.2.b.
Variance To permit a detached garage in front yard in lieu of rear yard with street centerline setbacks of 50 feet in lieu of the required 75 feet and to permit an accessory structure height of 18 feet in lieu of the maximum 15 feet and to permit a building coverage of 23% in lieu of the maximum allowed 15%.

Hearing: Thursday, February 8, 2007 at 10:00 a.m. in Room 407 in the County Courts Building, 401 Bosley Avenue, Towson 21204.

Timothy Kotroco

Timothy Kotroco
Director

TK:amf

C: Ms. Pauline Plum 8915 Yvonne Avenue Baltimore 21236-2136
Mr. Terry Henderson 2714 Holly Beach Road Baltimore 21221
Erica Nestlerode Penza Associates Architects, Inc. 401 Woodbourne Avenue Baltimore 21212

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JANUARY 18, 2007.**
(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: 07-243-SPHA

Petitioner: MS. PAULINE PLUM

Address or Location: 2722 HOLLY BEACH ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: PENZA ASSOCIATES ARCHITECTS, INC.

Address: 401 WOODBOURNE AVENUE
BALTIMORE, MD 21212

Telephone Number: 410.435.6677

Revised 7/11/05 - SCJ

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

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

January 31, 2007

Mr. Terry Henderson
2714 Holly Beach Road
Baltimore, MD 21221

Dear Mr. Henderson:

RE: Case Number: 07-243-SPHA, 2722 Holly Beach Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 29, 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.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Ms. Pauline Plum 8915 Yvonne Avenue Baltimore 21236-2136
Erica Nestlerode Penza Associates 401 Woodbourne Avenue Baltimore 21212

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

December 7,2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 4, 2006

Item Number(s): 240 through 251 243

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

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 11, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For December 11, 2006
Item No. 07-243

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 9.4 feet Baltimore County Datum.

The flood protection elevation for this site is 10.4 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 07-243-12112006.doc

Jm 218

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

JAN 2 2007

TO: Timothy M. Kotroco

FROM: Jeff Livingston, DEPRM - Development Coordination JWL

DATE: January 25, 2007

SUBJECT: Zoning Item # 07-243-SPHA
Address 2722 Holly Beach Road
Plum Property

Zoning Advisory Committee Meeting of December 4, 2006

_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:
This property is within the Limited Development Area (LDA) and Buffer Management Area (BMA) of the CBCA. Any development on this property must comply with LDA and BMA regulations. Any disturbance to the 100-foot buffer will require mitigation, along with mitigation for impervious surface area over 25% of the lot size.

Reviewer: Kevin Brittingham Date: December 19, 2006

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2007\ZAC 07-243-SPHA.doc

JM
2-8-07
10 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John V. Murphy
Deputy Zoning Commissioner
Zoning Commissioner's Office

DATE: February 27, 2007

FROM: Laurie Hay, Sixth District Planner
Office of Planning
-SPH

SUBJECT: ZAC 07-243 RC 5 Compatibility Finding

I have reviewed the information submitted by the applicants in connection with the above referenced case including photos, site plan and architectural elevations. I found the proposed rehabilitation and addition to be compatible with the surrounding community, and appropriate for the subject site. Based on this, the office of Planning recommends approval of the requested variances.

Please feel free to contact me with any questions at 410-887-3480.

LH:lsn

c: Erica Nestlerode, Penza Associates Architects, Inc.

RECEIVED

MAR - 2 2007

ZONING COMMISSIONER

Jm 2/8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 24, 2007

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

SUBJECT: 2722 Holly Beach Road

INFORMATION:

Item Number: 7-243

Petitioner: Pauline Plum

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request. However, this office is required to provide a statement of finding to the Zoning Commissioner indicating how the proposed construction complies with the current RC 5 requirements. To prepare the statement of finding, the following information must be submitted to this office:

1. Photographs of existing adjacent dwellings.
2. Submit building elevations (all sides) of the proposed dwelling to this office for review and approval prior to the hearing. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Ensure that the exterior of the proposed building(s) uses the same finish materials and architectural details on the front, side, and rear elevations. Use of quality material such as brick, stone, or cedar is encouraged.
3. Design all decks, balconies, windows, dormers, chimneys, and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.

4. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.

5. Provide landscaping along the public road.

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

Prepared By: _____

Division Chief: _____

CM/LL

W:\DEVREV\ZAC\7-243.doc

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

State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 12/6/2006

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

RE: Baltimore County
Item No. 7-243-SPHA
2722 HOLLY BEACH RD
PLUM PROPERTY
SPECIAL HEARING &
VARIANCE

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. 7-243-SPHA.

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,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 20, 2007

ERICA NESTLERODE
PENZA ASSOCIATES ARCHITECTS
401 WOODBOURNE AVENUE
BALTIMORE MD 21212

Re: Petition for Administrative Variance
Case No. 07-243-SPHA
Property: 2722 Holly Beach Road

Dear Ms. Nestlerode:

Just a note to remind me that I am keeping the record open in the above-referenced case for additional evidence including:

1. record plat for the old subdivision which created lot 15; and
2. revised comment from the Office of Planning that they reviewed the information they requested from you in their January 24, 2007 ZAC comment and find the proposed addition meets the RC 5 performance standards; and
3. a means of providing 10 feet wide access from the road to the water for emergency vehicles.

Please let me know the status of your efforts at your convenience.

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

PENZA
ASSOCIATES ARCHITECTS
COMMERCIAL, RESIDENTIAL & HISTORIC RENOVATION

October 13, 2006

Terry Henderson
2714 Holly Beach Road
Baltimore, Maryland 21221

Re: Zoning & Critical Area Research

Dear Mr. Henderson:

Yesterday Dwayne Van Horn and I went to Baltimore County to look into what would be required in order to get the proposed garage and house additions to comply with the zoning for your property located at 2722 Holly Beach Road, which is presently zoned RC-5.

As anticipated, Zoning Variances are required for: the side yard set backs to be changed to ±6, for the garage to be located in the front yard in lieu of the back yard, and the height of the garage to exceed 15' maximum permitted height for an accessory building. We've also noted that section 1A04.3 states that no more than 15% of any R.C. 5 lot may be covered by buildings, which we will also need to variance due to the fact that the lot size is well below the normal 1 ½ acres for these typical lots.

As for the critical area requirements: we are working within a 100' buffer management area, which means that there are specific requirements for maximum impervious areas allowed. We are allowed to have a maximum of 31.25% of the lot covered with impervious surface, however anything above 25% must be mitigated for with additional plantings or by paying a fee to the county of $1.20/square foot that we are over, or a combination of both. Within the critical area, there is also a requirement of 15% tree cover, however if any plantings or fees are required to mitigate the buffer management, they will also count toward fulfilling the 15% minimum tree cover. Also, the county may count certain semi-permeable pavers as 70-80% permeable for the driveway if approved on a case-by-case basis, so we may be able to use a product like this for your driveway in order to get below the required 31.25% -impervious surface requirements.

The flood zone is A10, and we need the finished floor to be at a minimum of 11' to be above the flood plain. The house finished floor is at 12.88' and the garage will also be above, which means that the existing house and new garage location are outside of the flood plain. Which frees us from any flood plain requirements that may have applied otherwise.

Another thing we noted and would like to clarify with you is that on the county maps from 2005 your property appears to be documented as one property with lot 16 to the south. If the properties have been subdivided recently it is not documented as such on the maps that the county is currently using.

Item #243

401 WOODBOURNE AVENUE • BALTIMORE, MARYLAND 21212 • PHONE 410-435-6677 • FACSIMILE 410-435-6868
www.penza.com

We will begin the variance application process now, which will require us to fill out several forms and create a scaled drawing of the site to explain our proposal. We will need a signature from you and Ms. Plum on several of the forms prior to applying at the county. After we submit the paperwork about 45 days later there will be a public hearing scheduled. During the variance process the Department of the Environment will also review the critical area issues mentioned above and make their recommendations, which they will notify you of in a letter. Once a permit is issued the Department of the Environment will have a form for you to sign agreeing to fulfill their mitigation requirements. I will keep you posted as we go along in the variance process, and I will give you a call to let you know when I will need the required signatures. You will also be copied on everything that is submitted to the county. Please don't hesitate to call if you have any questions.

Sincerely,

Erica Nestlerode

Enclosure
cc: PAA File
Lloyd Moxley Zoning; lmoxley@co.ba.md.us
Kevin Brittingham Environmental Impact Review; kbrittingham@co.ba.md.us

via: email

Item #243

John Murphy - Case #07-243-SPHA

From: Erica Nestlerode <enestlerode@penza.com>
To: <jvmurphy@co.ba.md.us>
Date: 02/21/07 1:39 PM
Subject: Case #07-243-SPHA
CC: Jeffrey Penza <jpenza@penza.com>, Terry Henderson <tjhender@qis.net>

Mr. Murphy:

I stopped by your office today and dropped of the items you requested at our hearing for case number 07-243-SPHA which was left open on February 8th. Jeffrey Penza, the president of my office, and Terry Henderson, the property owner, both visited Laurie Hayes in Planning with me today. We sat down with Laurie to review our plans for the property at 2722 Holly Beach Road. She had a very positive response, and in fact liked what we're doing so much that plans to use it as a prime example of what they are looking for in a community planning exercise she is currently working on for that area. She had no issues with the setback, and will be submitting her comments to you.

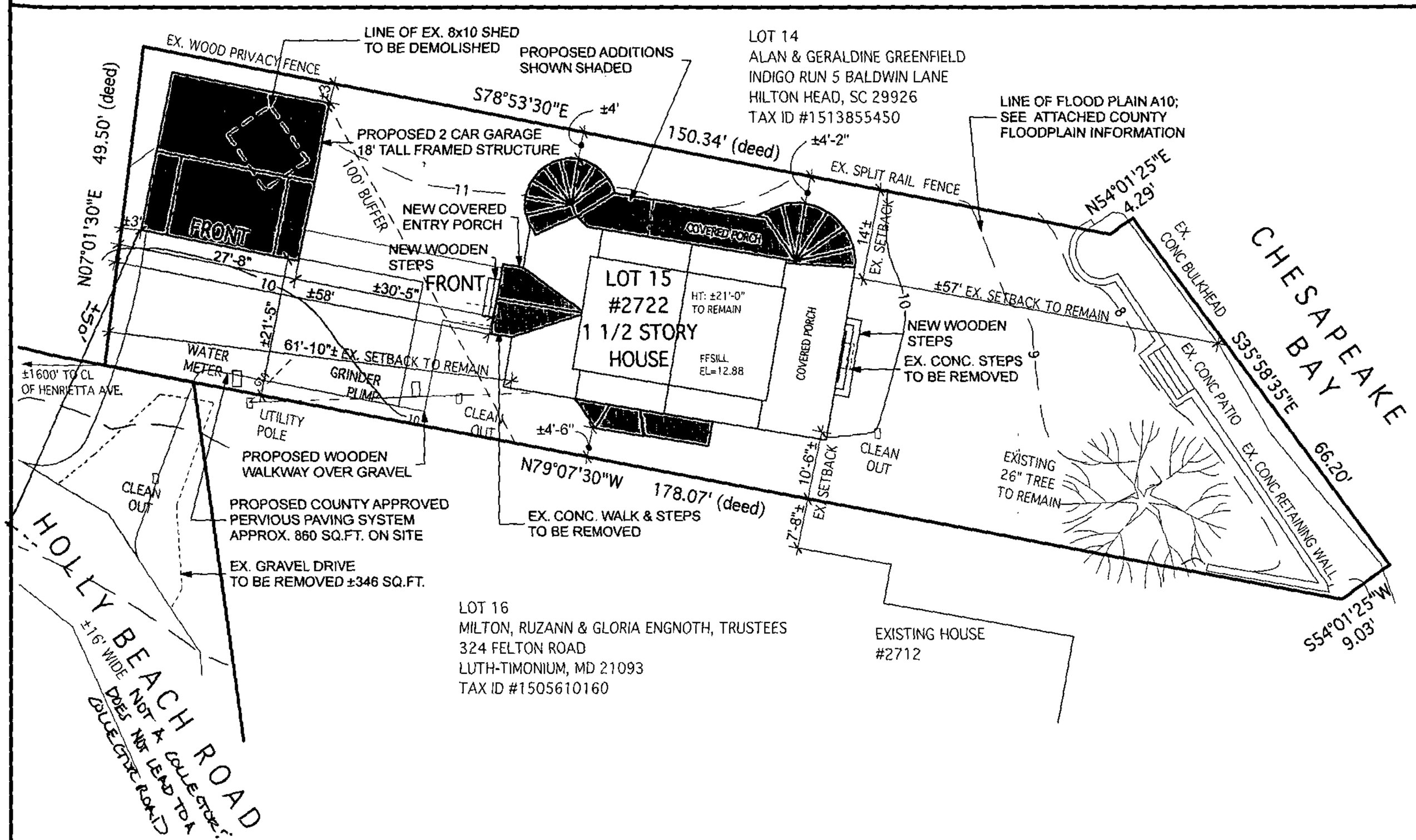
I also included a copy of the plat of Broring Point which was dated 1954, as you had requested, to show that the lot in question had existed prior to being zoned RC-5. Attached is also a revised plat to accompany the petition which shows the full footprint of the neighbors house on lot 16. It was my intention that this gives a clearer idea of what the actual space between the two structures is, and the area available for emergency vehicles.

We got such a great response from The Department of Planning we hope that Ms. Hayes favorable comments and the supplemental information provided will support our petition for the requested variances. Thank you in advance for your time in reviewing our case.

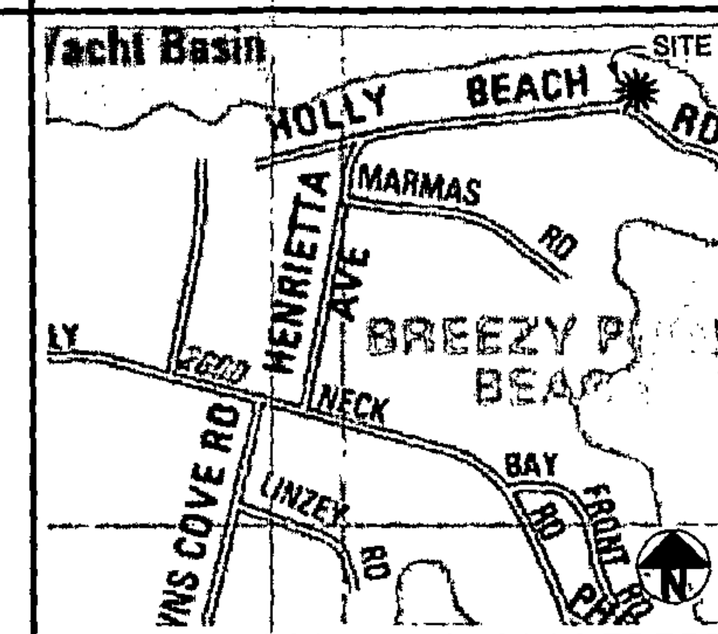
Thanks,
Erica

Erica Nestlerode
Penza Associates Architects, Inc.
401 Woodbourne Avenue
Baltimore, Maryland 21212
tel: 410-435-6677 Extension 110
fax: 410-435-6868
http://www.penza.com
enestlerode@penza.com

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING



VICINITY MAP SCALE: 1"=10



PENZA ASSOCIATES ARCHITECTS
COMMERCIAL, RESIDENTIAL & HISTORIC RENOVATION
401 WOODBOURNE AVENUE
BALTIMORE, MARYLAND 21212
410 435-6677
FAX 410-435-6868
www.penza.com

LOCATION INFORMATION

PROPERTY ADDRESS: 2722 HOLLY BEACH ROAD

MAP: 98 GRID: 23 PARCEL: 216 LOT:15 ASSESSMENT AREA: 3

OWNER(S): MS. PAULINE PLUM
MR. TERRY HENDERSON, LESSEE

ELECTION DISTIRICT: 15

COUNCILMANIC DISTRICT: 6

1"=200' SCALE MAP # 098C3

ZONING: RC-5

LOT SIZE: .22 ACRES 9570 SQ. FT.

SEWER: PUBLIC

WATER: PUBLIC

CHESAPEAKE BAY CRITICAL AREA: YES

100 YEAR FLOOD PLAIN: YES

HISTORIC BUILDING/PROPERTY: NO

PRIOR ZONING HEARING: NONE

HENDERSON RESIDENCE

2722 HOLLY BEACH ROAD
BALTIMORE, MARYLAND 21221

MARK	DATE	DESCRIPTION
	11-08-06	ZONING REVIEW FOR VARIANCE

PROJECT NO	05096
LAYOUT BOOK FILE:	HENDERSON.pln
DRAWN BY:	ELN
CHK'D BY:	Jeffrey A. Penza, AIA

©2006 PENZA ASSOCIATES ARCHITECTS, INC.

IMPERVIOUS CALCULATIONS

EXISTING HOUSE = 967 sq.ft.
EXISTING ENCLOSED PORCH = 240 sq.ft.
EXISTING SHED = 80 sq.ft.
EXISTING WALKS AND STEPS = 29 sq.ft.
EXISTING PATIO = 517 sq.ft.

TOTAL EXISTING IMPERVIOUS AREA= 1,833 OR 20.7%

PROPOSED IMPERVIOUS AREAS:
HOUSE W/ ADDITIONS: ±1700 SQ. FT. (INCLUDING PORCHES/STAIRS)
GARAGE: ±530 SQ. FT.
DRIVEWAY: ±860 SQ. FT
EXISTING PATIO: ±517 SQ. FT.

TOTAL PROPOSED IMPERVIOUS AREA= ±3607 SQ.FT.

TOTAL PROPOSED IMPERVIOUS AREA W/ DRIVEWAY AS COUNTY APPROVED 80% PERVIOUS PAVERS: ±2919 SQ. FT. OR 30.5%

MAXIMUM PERMITTED: 2990 SQ. FT (31.25% OF TOTAL SITE AREA 9570 SQ.FT)

5.5% OVER 25% IMPERVIOUS TO BE MITIGATED WITH COUNTY RECOMMENDED PLANTINGS OR FEES-IN-LIEU

NOTES

A boundary survey was not performed.
The boundary shown hereon is compiled from deeds of record, and overlaid and rotated to fit minimal monumentation recovered in the field.

Coordinates shown hereon are based on the assumed horizontal datum

Elevations and contours shown hereon are based on BCO #872 vertical datum.

All visible utilities have been located.
No comparison to any plans has been made.
The Property is Zoned RC5.

GRAPHIC SCALE 1"=20'

0 20 40 60

Scale: 1"=20' December 19, 2005

Dietz Surveying, Inc.
Land Surveying and Land Planning
7867 Oakdale Avenue Baltimore MD 21237
Ph 410-686-1198, Fax 410-682-6021
www. dietzsurveying.net

Plot Date: 12/19/2005
Job No. 05478
File Name: J:\HollyBeach\TOPO.pro

PERMIT APPROVAL ZONING OFFICE USE

REVIEWED BY: KDD

ITEM #:

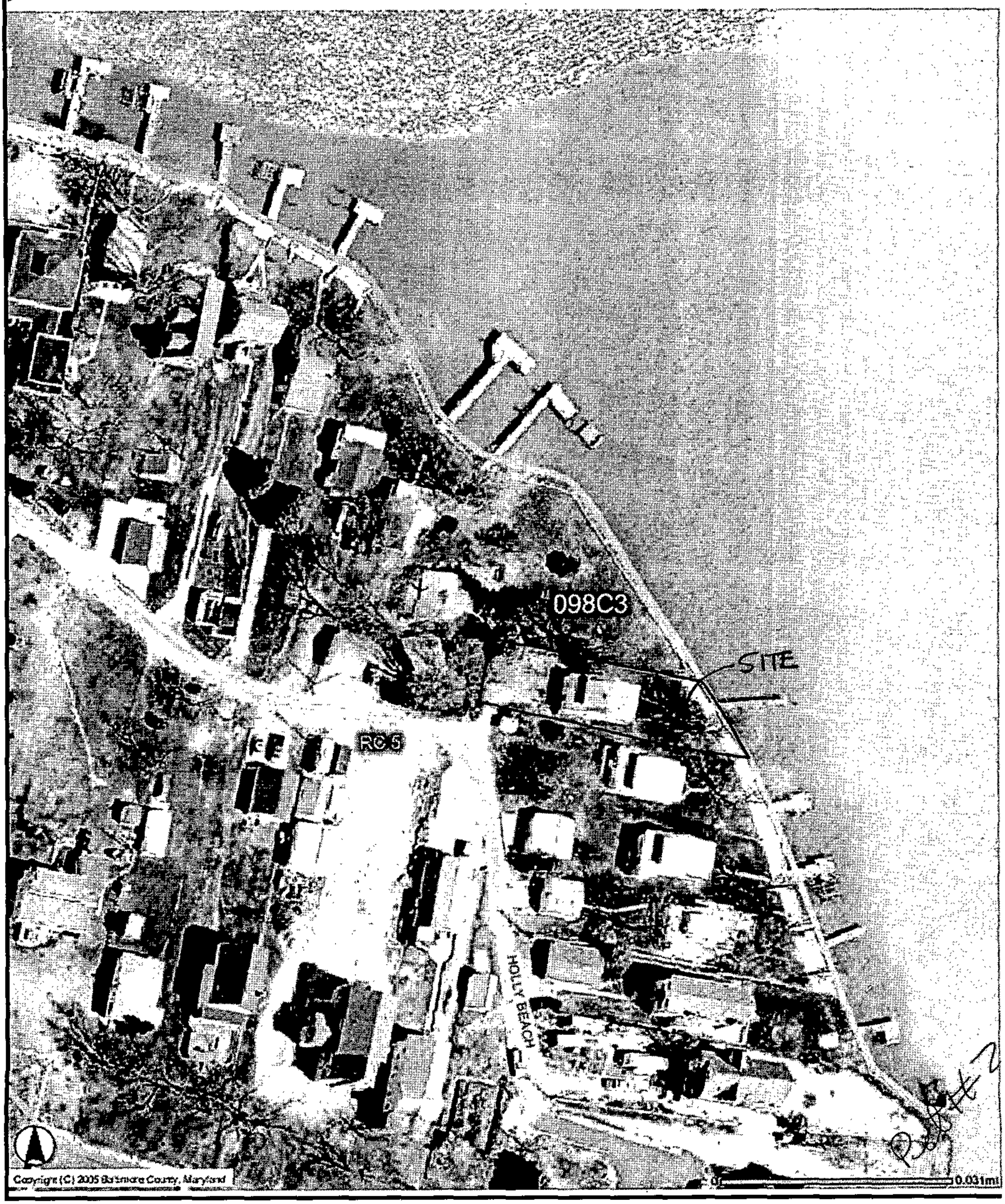
CASE #: 07-243-SPHA

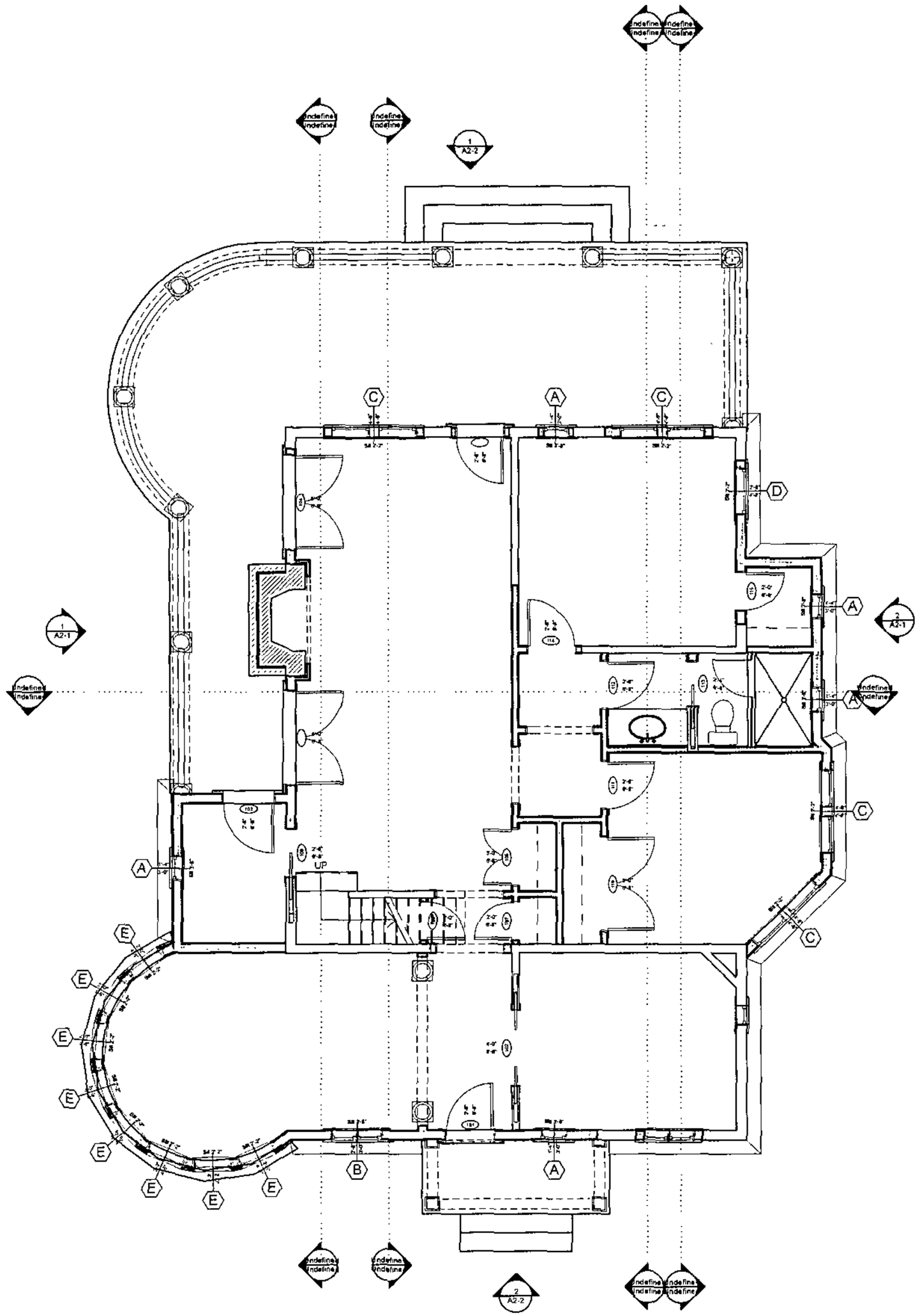
Zoning Variance Plat

Z1-1

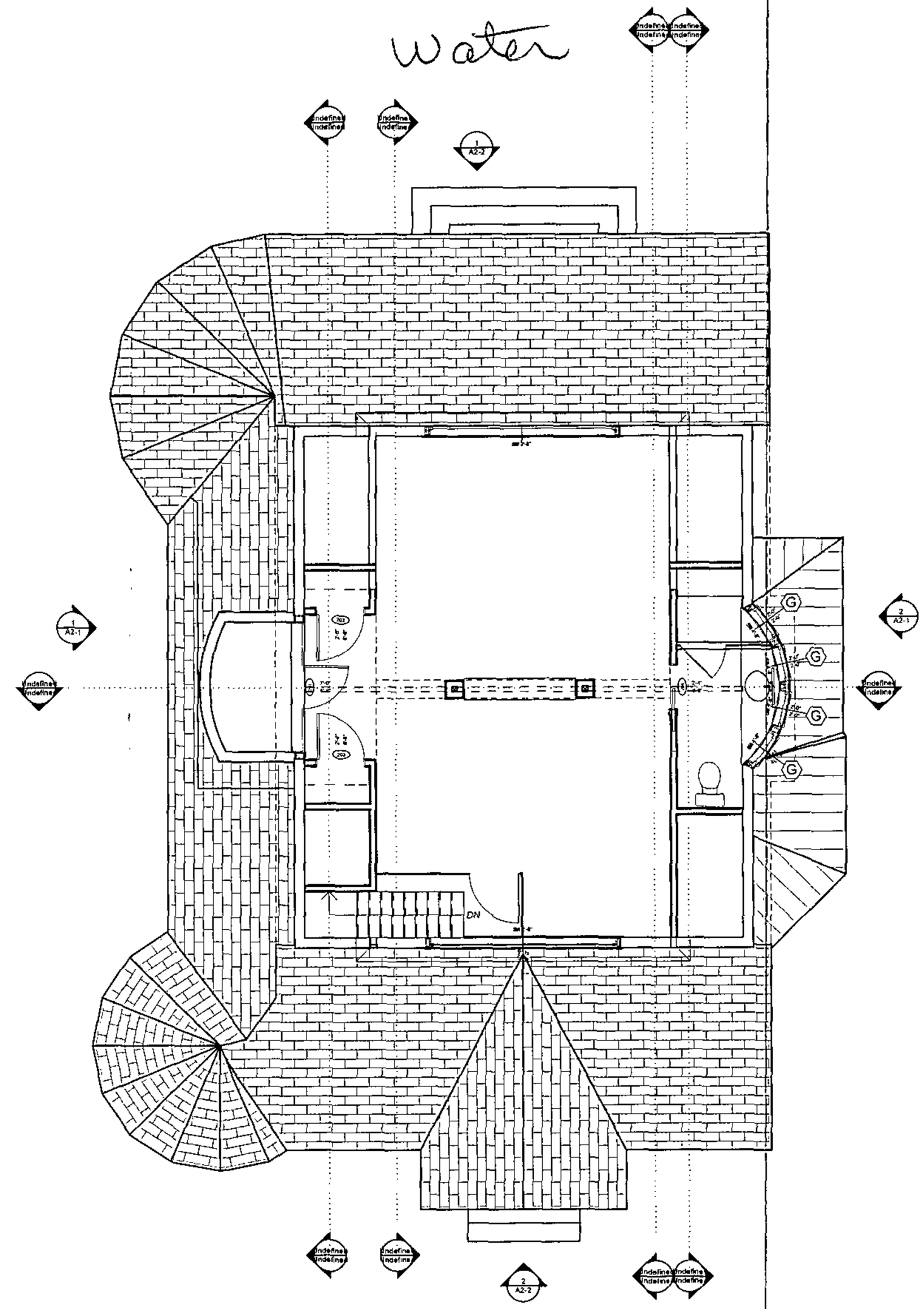
Item #243

Baltimore County - My Neighborhood





1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

HENDERSON RESIDENCE

2722 HOLLY BEACH ROAD
BALTIMORE

MARK	DATE	DESCRIPTION
	11-08-06	ZONING REVIEW

PROJECT NO:	05096
LAYOUT BOOK FILE:	HENDERSON.pln
DRAWN BY:	ELN
CHK'D BY:	Jeffrey A. Penza, AIA

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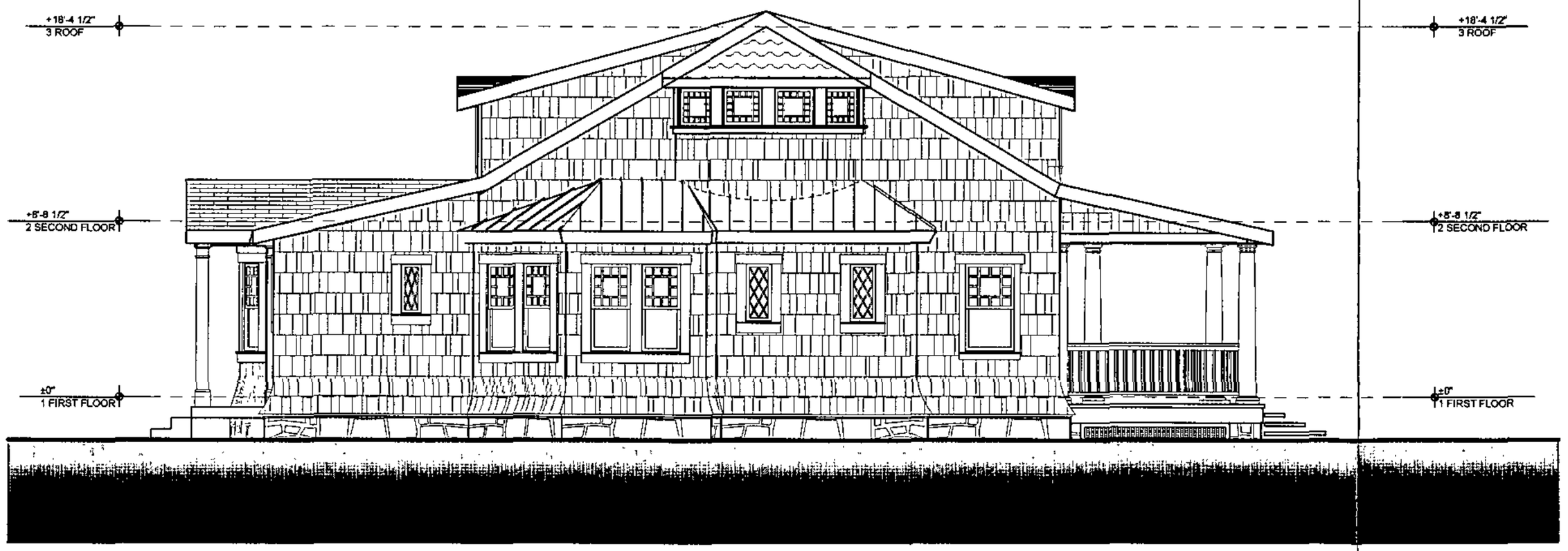
FLOOR PLANS

A1-1

Item #243

Water

1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

HENDERSON RESIDENCE

2722 HOLLY BEACH ROAD
BALTIMORE

MARK	DATE	DESCRIPTION
	11-08-06	ZONING REVIEW

PROJECT NO.	05096
LAYOUT BOOK FILE:	HENDERSON.pln
DRAWN BY:	ELN
CHK'D BY	Jeffrey A. Penza, AIA

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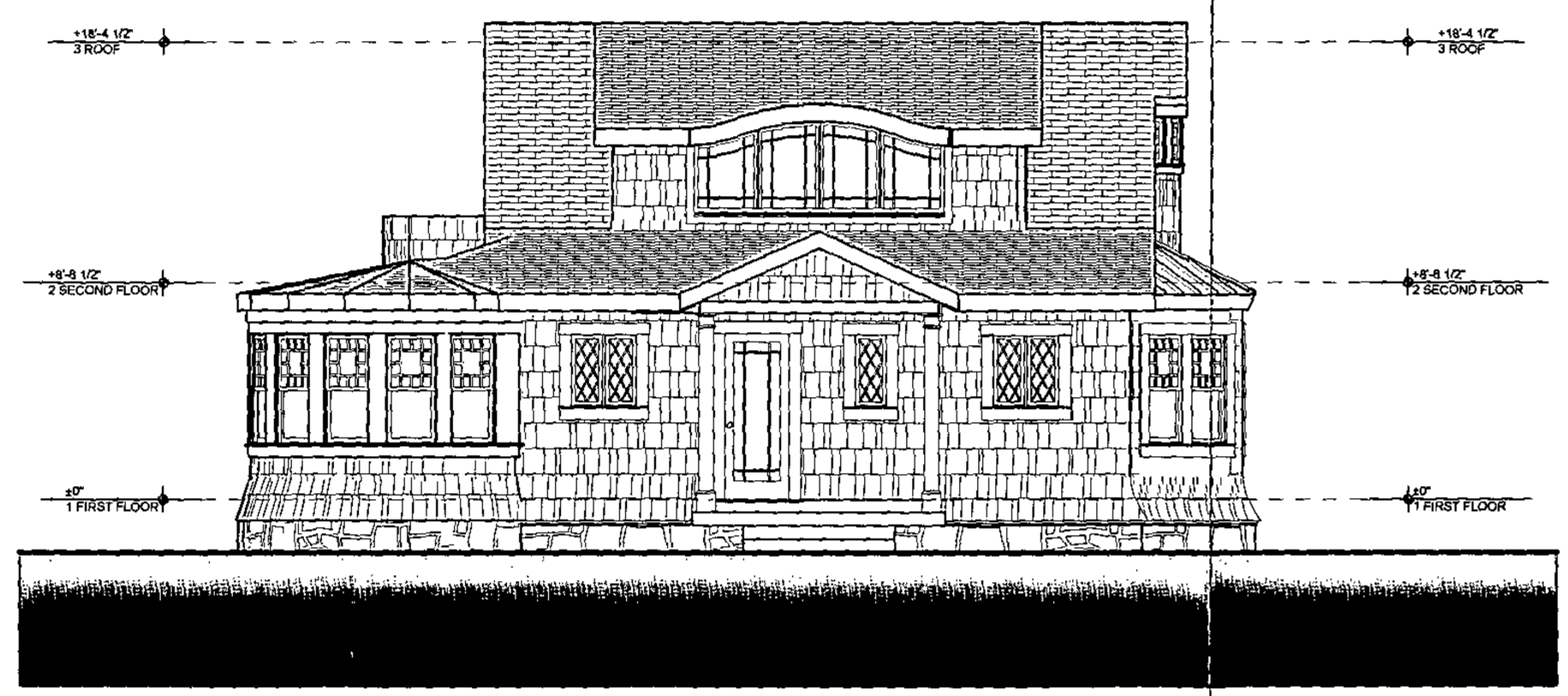
ELEVATIONS

Set #4

A2-1

Item #243

1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

HENDERSON RESIDENCE

2722 HOLLY BEACH ROAD
BALTIMORE

MARK	DATE	DESCRIPTION
	11-08-06	ZONING REVIEW

PROJECT NO:	05096
LAYOUT BOOK FILE:	HENDERSON.pln
DRAWN BY:	ELN
CHK'D BY:	Jeffrey A. Penza, AIA

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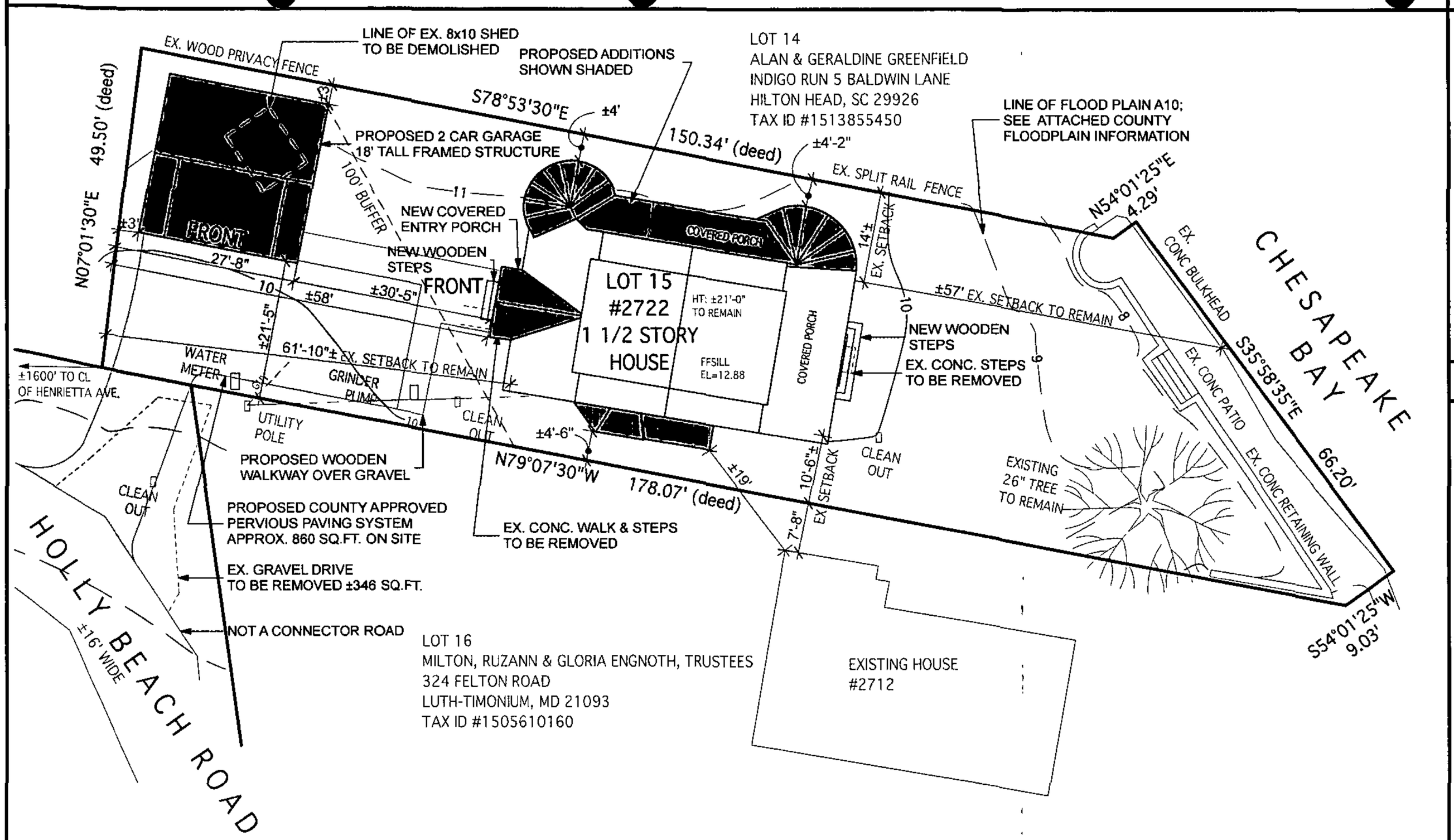
ELEVATIONS

A2-2

Item # 243

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE



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MAXIMUM PERMITTED: 2990 SQ. FT (31.25% OF TOTAL SITE AREA 9570 SQ.FT)

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Elevations and contours shown hereon are based on BCO #872 vertical datum.

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GRAPHIC SCALE 1"=20'

0 20 40 60

Scale: 1"=20'

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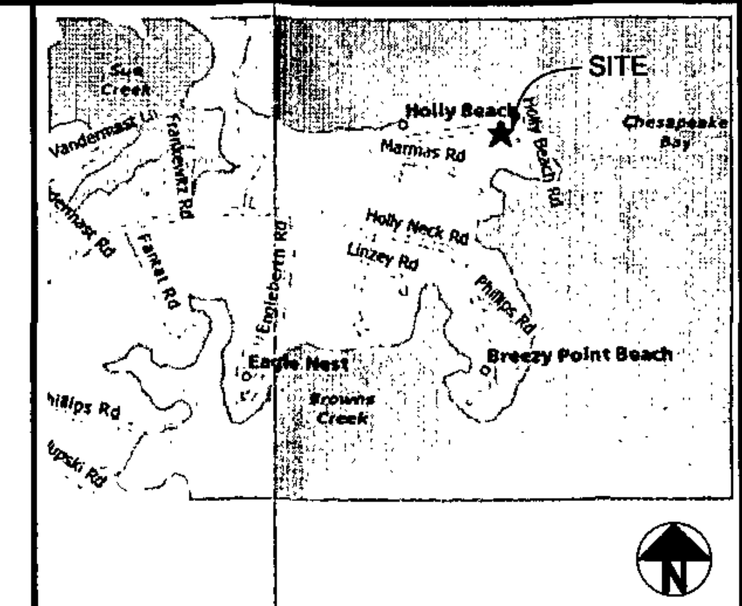
Land Surveying and Land Planning
7867 Oakdale Avenue Baltimore MD 21237
Ph 410-686-1198, Fax 410-682-6021
www. dietzsurveying.net

Plot Date: 02/19/2007
Job No. 05478
File Name: J:\HollyBeach\TOPO.pro

VICINITY MAP SCALE: 1"=1



LOCATION INFORMATION

PROPERTY ADDRESS: 2722 HOLLY BEACH ROAD

MAP: 98 GRID: 23 PARCEL: 216 LOT:15 ASSESSMENT AREA: 3

OWNER(S): MS. PAULINE PLUM
MR. TERRY HENDERSON, LESSEE

ELECTION DISTIRICT: 15

COUNCILMANIC DISTRICT: 6

1"=200' SCALE MAP# 098C3

ZONING: RC-5

LOT SIZE: .22 ACRES 9570 SQ. FT.

SEWER: PUBLIC

WATER: PUBLIC

CHESAPEAKE BAY CRITICAL AREA: YES

100 YEAR FLOOD PLAIN: YES

HISTORIC BUILDING/PROPERTY: NO

PRIOR ZONING HEARING: NONE

PERMIT APPROVAL ZONING OFFICE USE

REVIEWED BY:_____

ITEM #:_____

CASE #:_____

PENZA
ASSOCIATES ARCHITECTS
COMMERCIAL, RESIDENTIAL & HISTORIC RENOVATION
401 WOODBURN AVENUE
BALTIMORE, MARYLAND 21212
410 435-6677
FAX 410-435-6868
www.penza.com

HENDERSON RESIDENCE

2722 HOLLY BEACH ROAD
BALTIMORE, MARYLAND 21221

MARK	DATE	DESCRIPTION
	02-21-07	VARIANCE REVIEW
	11-08-06	ZONING REVIEW FOR VARIANCE

PROJECT NO:	05096
LAYOUT BOOK FILE:	HENDERSON.pln
DRAWN BY:	ELN
CHK'D BY:	*Jeffrey A. Penza, AIA*

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Zoning Variance Plat

Z1-1

Pet #8

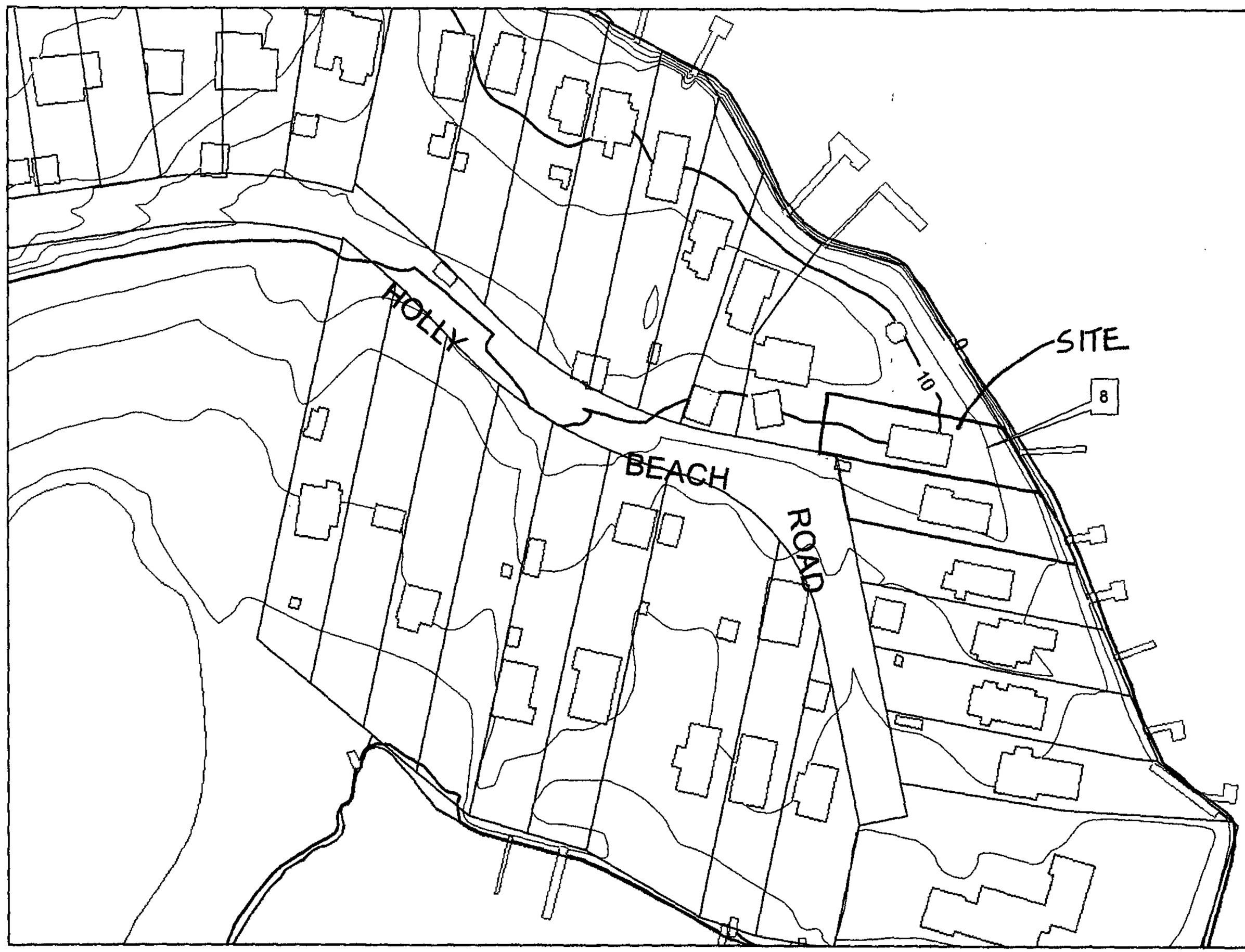
PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER
DATE 8 FEB. 2007

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Terry J. Henderson	2722 Holly Beach Road	Baltimore, MD 21221	terry.j.henderson@us.army.mil
ERICA NESTLERODE	401 WOODBOURNE AVE.	BALTIMORE, MD 21212	enestlerode@penza.com

2722 HOLLY BEACH ROAD



Base Flood Elevation
10.2 BCD = 8.5 NAVD88

0 50 100 200 Feet

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 2005

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.

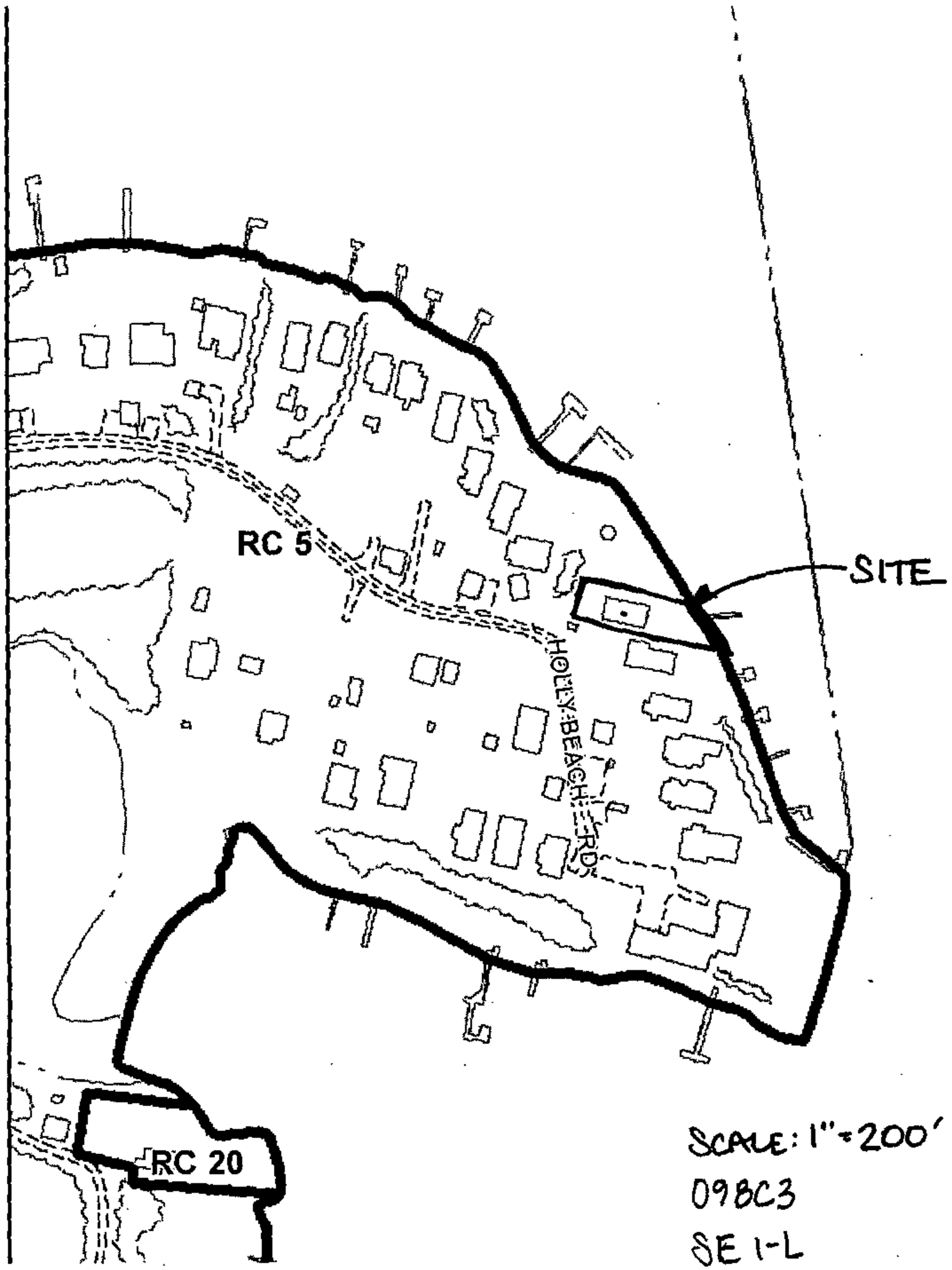
Floodplain elevation data from FEMA Flood Insurance Rate Map 240010-0445B is based on Baltimore County Datum.
Add 1.7 feet vertically to NAVD88 elevation to approximate BCD elevation.

N
W E
S

Baltimore County, MD
Department of Public Works
GIS Services

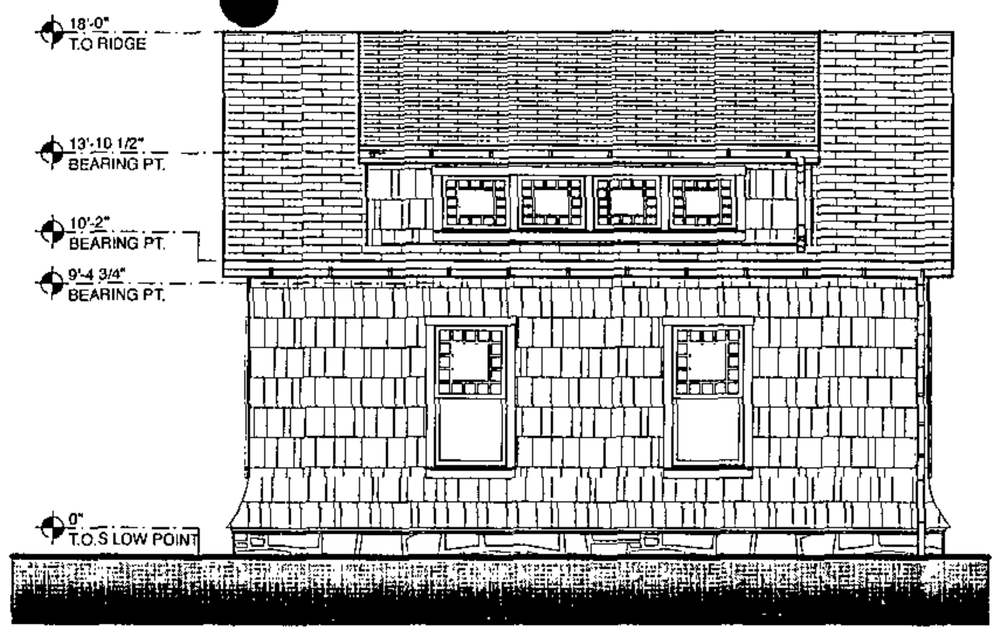
Prepared By: Ann Briggeman
Date: October 11, 2006

Item # 243

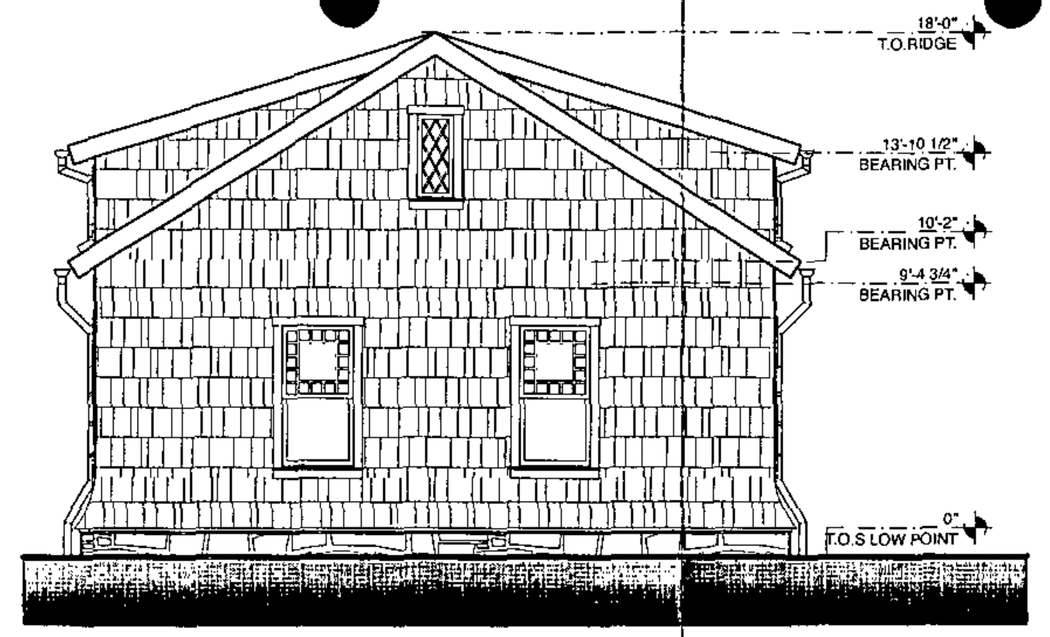


SCALE: 1" = 200' ±
098C3
SE 1-L
H-13

Item # 243

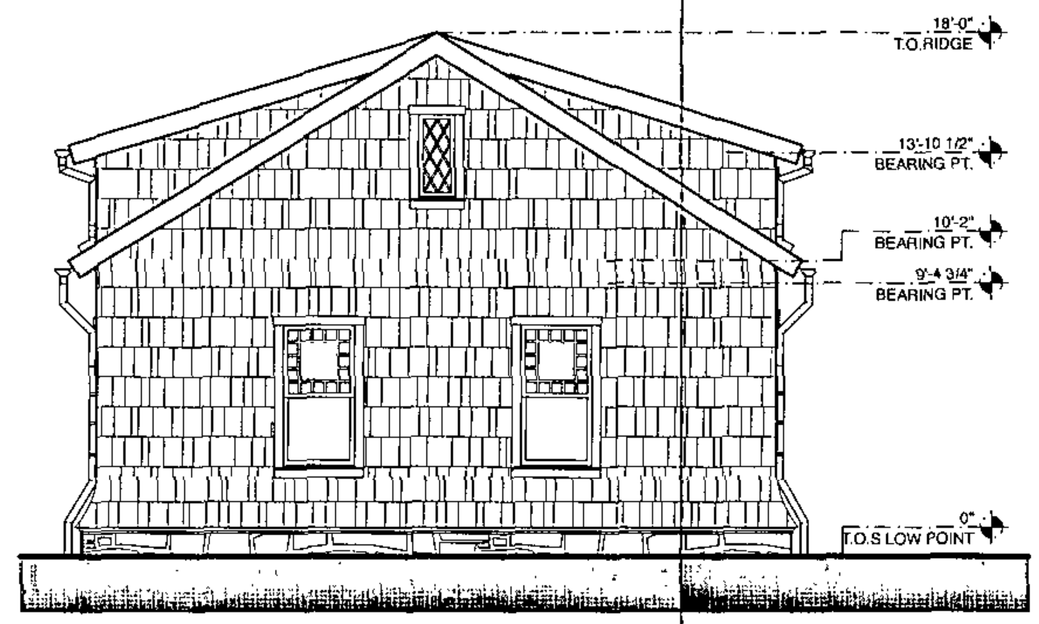


1 GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"

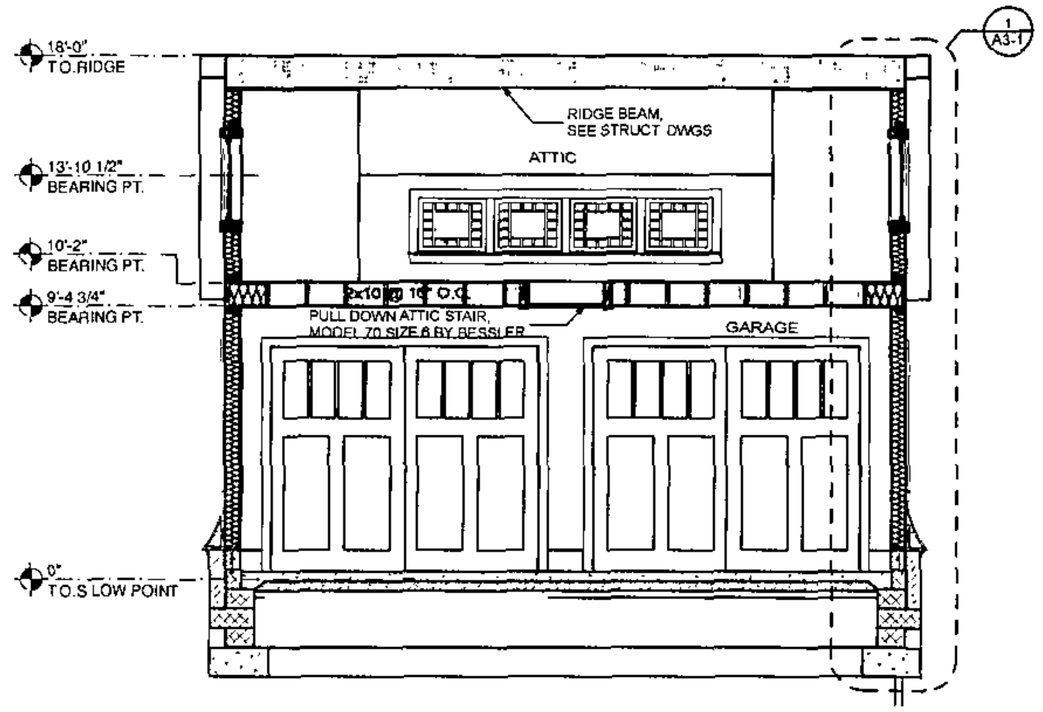


2 GARAGE EAST ELEVATION
SCALE: 1/4" = 1'-0"

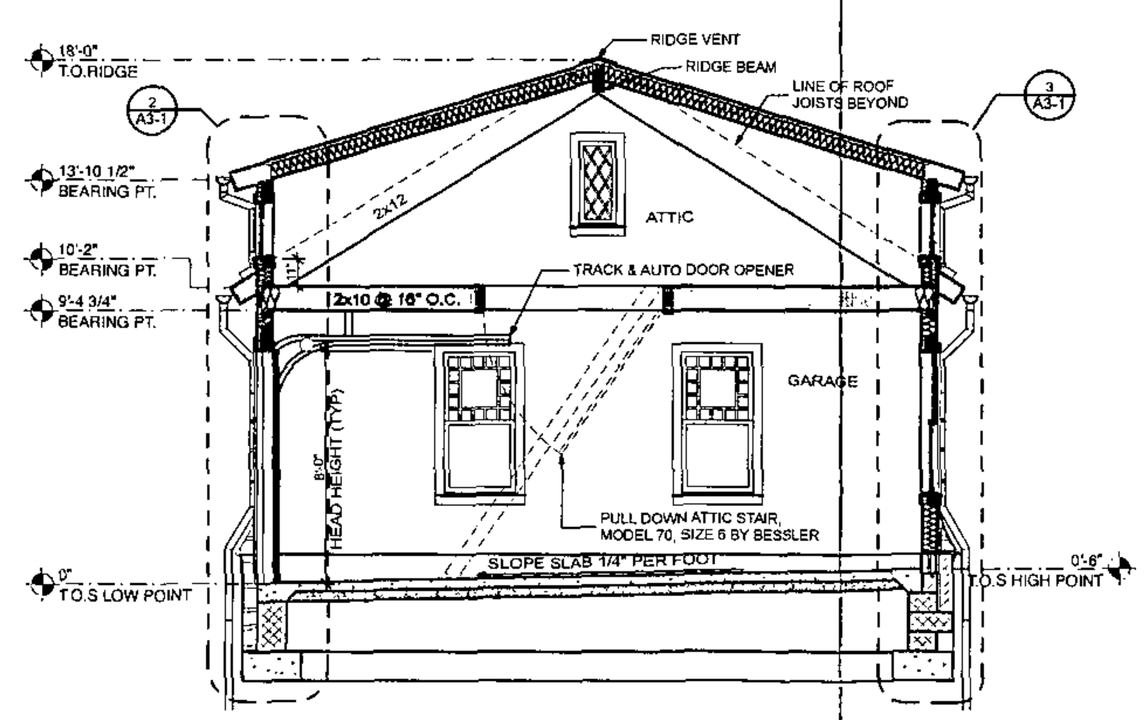
3 GARAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THRU GARAGE
SCALE: 1/4" = 1'-0"



6 SECTION THRU GARAGE DOORS
SCALE: 1/4" = 1'-0"

HENDERSON RESIDENCE

2722 HOLLY BEACH ROAD
BALTIMORE

MARK	DATE	DESCRIPTION
	11-08-06	ZONING REVIEW

PROJECT NO:	05096
LAYOUT BOOK FILE:	HENDERSON.pln
DRAWN BY:	ELN
CHK'D BY:	Jeffrey A. Penza, AIA

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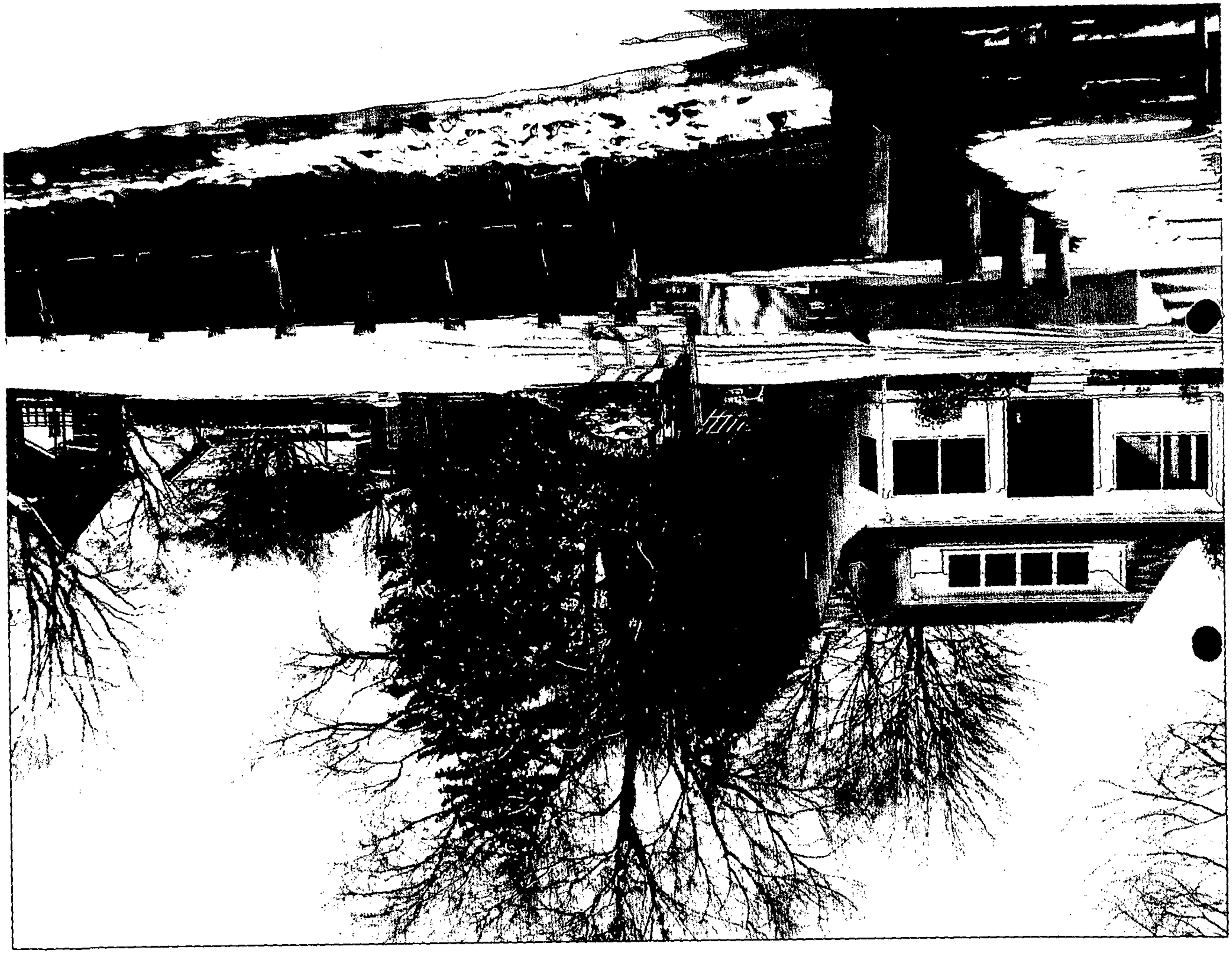
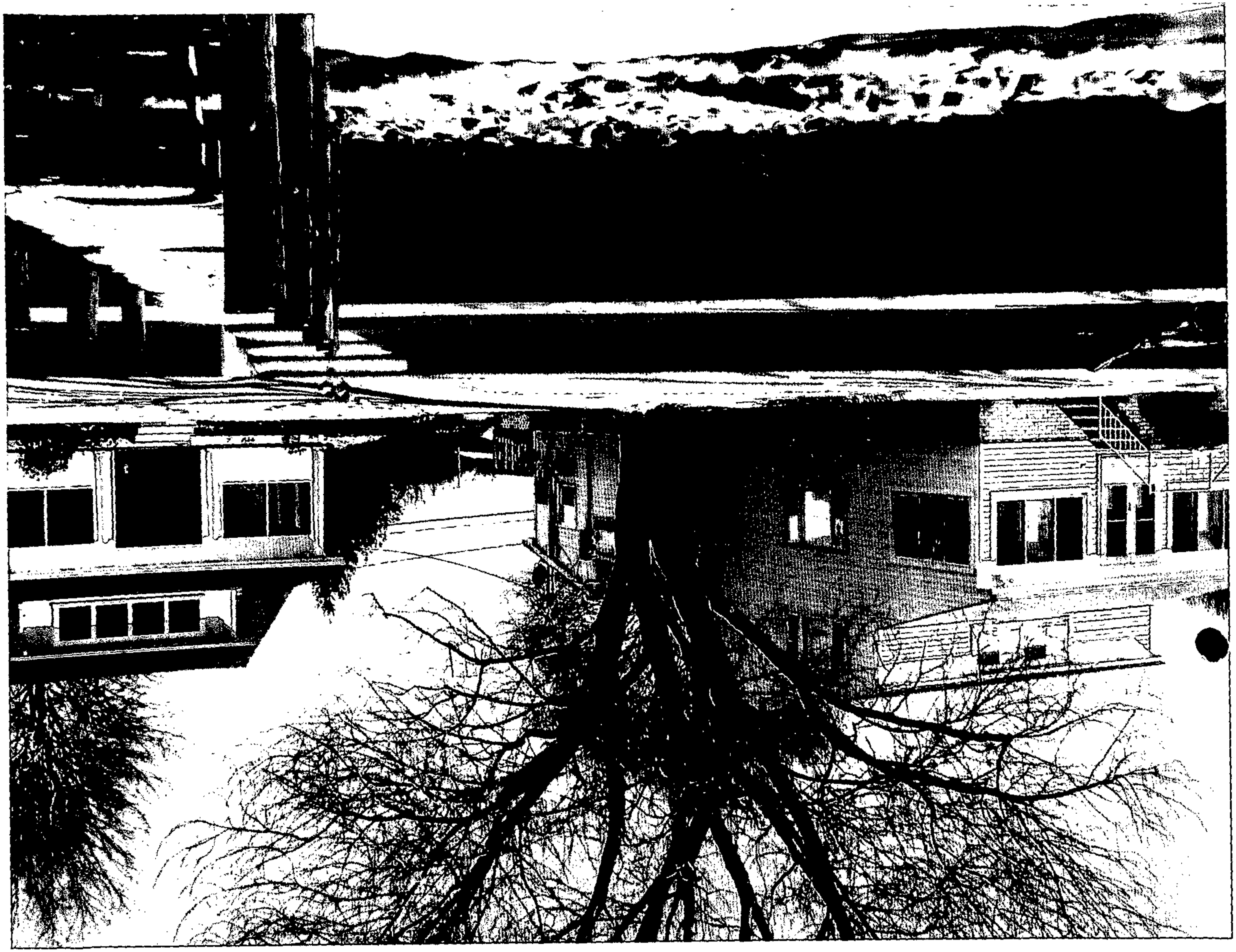
ELEVATIONS AND SECTIONS

A2-1

Item #243





PETITIONER'S
EXHIBIT NO. 6

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 18, 2007 Issue - Jeffersonian

Please forward billing to:
Penza Associates Architects, Inc. 410-435-6677
Erica Nestlerode
401 Woodbourne Avenue
Baltimore, MD 21212

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: 07-243-SPHA
2722 Holly Beach Road
Northeast side of Holly Beach Road, 1600 feet +/- east of Henrietta Avenue.
15th Election District – 6th Councilmanic District
Legal Owner(s): Ms. Pauline Plum
Contract Purchaser(s): Mr. Terry Henderson

Special Hearing To permit principal building setbacks of as close as 4 feet to side lot lines in lieu of the required 50 feet, pursuant to Sections 1A04.3.B.1.b.(1) and 1A04.3.B.2.b.
Variance To permit a detached garage in front yard in lieu of rear yard with street centerline setbacks of 50 feet in lieu of the required 75 feet and to permit an accessory structure height of 18 feet in lieu of the maximum 15 feet and to permit a building coverage of 23% in lieu of the maximum allowed 15%.

Hearing: Thursday, February 8, 2007 at 10:00 a.m. in Room 407 in the 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.