

IN RE: PETITION FOR VARIANCE	*	BEFORE THE
E/S Rocky Point Road, 920' S of Intersection		
Of Barrison Point & Rocky Point Roads	*	ZONING COMMISSIONER
(1995 Rocky Point Road)		
15 th Election District	*	OF
6 th Council District		
	*	BALTIMORE COUNTY
Joseph H. Varacalle, Jr., et ux		
Petitioners	*	Case No. 08-320-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Joseph H. Varacalle, Jr. and his wife, Christina M. Varacalle. The Petitioners seek relief from Section 1A05.4A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a new dwelling with a proposed height of 45 feet in lieu of the maximum allowed 35 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were the property owners, Joseph H. Varacalle, Jr. and Christina M. Varacalle and their children. There were no Protestants or other interested persons present; however, it is noted that Yogin Patel, a Plans Examiner, with the County's Bureau of Building Plans Review, participated at the hearing regarding the property's location in a flood zone.

The instant Petition relates to a water-oriented parcel with water views of the Chesapeake Bay located on the east side of Rocky Point Road south of Barrison Point Road in Essex. The property contains an area of 7.80 acres, more or less, zoned R.C.20 and is an unimproved wooded lot. Testimony indicated that the Petitioners purchased the property in June 2006 and have been working with Permits and Development Management's Plans Review representatives in an effort to obtain a building permit to build their new home. Variance relief is requested as set forth above to allow a height for the proposed structure in excess of that

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allowed by the zoning regulations. As justification for this request, the Petitioners note that construction must be in compliance with Federal Flood Insurance requirements and as such, the new house will be constructed over a nine foot high masonry crawl space foundation so that the first floor elevation is above the minimum elevation required for this site of 11.2 feet. See Petitioners' Exhibits 3 (Flood Protection Agreements) and 4 (Building Elevations). It was indicated that public water and sewer utilities are available and will serve the new home. Mr. Varacalle demonstrated using the site plan and photographs (Petitioners' Exhibit 5) that the home will be set back 125' east of Rocky Point Road and concealed from view by mature forest.

Based upon all of the testimony and evidence presented, I am persuaded to grant the variance. I find that the Petitioners have met the requirements of Section 307 of the B.C.Z.R. and that there will be no detrimental impacts to the health, safety and general welfare of the surrounding locale. The proposed construction will comply with Chesapeake Bay Critical Area regulations and Federal Flood Insurance requirements as set forth above. There were no adverse comments submitted by any County reviewing agency and the neighbors support the proposal.

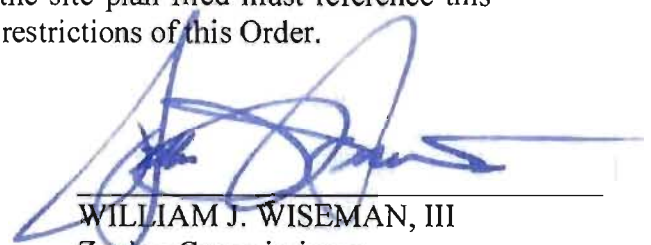
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of April 2008 that the Petition for Variance seeking relief from Section 1A05.4A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a height of 45 feet for a proposed three story dwelling in lieu of the maximum allowed 35 feet, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

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- 2) Compliance with the ZAC comment submitted by the Department of Environmental Protection and Resource Management (DEPRM) relative to Chesapeake Bay Critical Areas regulations and all other appropriate environmental, floodplain and B.O.C.A. regulations relative to the protection of water quality, streams, wetlands, floodplains and forest corridor considerations. A copy of those comments have been attached hereto and made a part hereof.
- 3) The proposed dwelling shall be constructed in accordance with building elevation drawings to be reviewed and approved by the Office of Planning.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

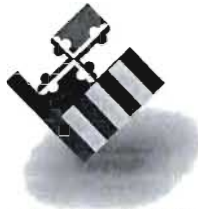
WJW:dlw

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Date 4-15-08

By

103



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

April 15, 2008

Joseph H. Varacelle, Jr.
Christina M. Varacalle
5321 Abbeywood Court
Baltimore, Maryland 21237

RE: PETITION FOR VARIANCE

E/S Rocky Point Road, 920' S of Intersection of Barrison Point & Rocky Point Roads
(1995 Rocky Point Road)
15th Election District - 6th Council District
Joseph H. Varacelle, Jr., et ux – Petitioners
Case No. 08-320-A

Dear Mr. and Mrs. Varacelle:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100,
Annapolis, MD 21401
People's Counsel; Development Plans Review; DEPRM; Office of Planning; File

Flood CBCA



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property

located at 1995 Rocky Point Road

which is presently zoned RC20

Deed Reference: 23998 / 360 Tax Account # 1504502280

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) 1A05.4.A TO PERMIT A

HEIGHT OF 45 FEET FOR PROPOSED THREE STORY DWELLING
IN LIEU OF THE PERMITTED 35 FEET

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

PROPERTY IS LOCATED IN A FLOOD ZONE
WHERE REGULATIONS REQUIRE DWELLINGS TO BE ELEVATED 9 FEET.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Mr Joseph H Varacalle Jr

Name - Type or Print

Signature

Mrs Christina M Varacalle

Name - Type or Print

Signature

5321 Abbeywood Court 410-933-1565 (H) 443-570-5070 (W)

Address Telephone No.

Baltimore MD 21237

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

Case No. 08-320-A

Office Use Only

Estimated Length of Hearing 1 H/L
Unavailable For Hearing

REV 8/20/07

ORDER RECEIVED FOR FILING
Date 4-15-08
By [Signature]

Reviewed by CM Date 1/18/08

ZONING DESCRIPTION FOR LOT B, ROCKY POINT ROAD, BALTIMORE, MARYLAND 21221

Beginning at a point on the East side of Rocky Point Road which is 40 feet wide at the distance of 920 feet $\pm$ south of the centerline of the nearest improved intersecting street Barrison Point Road which is 40 feet wide.

As recorded in Deed Liber EHK No. 6930, Folio 687, S.10 58' E. 327 ft., N.83 21' E. 1136 ft., N.39 42' W. 389 ft., S.83 21' W. 948 ft. 6 in. to the place of beginning. Containing 7.80 acres of land, more or less.

Also known as 1995 Rocky Point Road and located in the 15th Election District, 6th Councilmanic District.

**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: #08-320-A

1995 Rocky Point Road
E/side of Rocky Point Rd.,
920 feet +/- south of inter-
section of Barrison Point &
Rocky Point Rds.

15th Election District

6th Councilmanic District

Legal Owner(s): Joseph &
Christinia Varacalia

Variance: to permit a
height of 45 feet for pro-
posed three story dwelling
in lieu of the permitted 35
feet.

Hearing: Friday, April 11,
2008 at 9:00 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 accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-3868.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.

3/505 Mar. 27 168161

CERTIFICATE OF PUBLICATION

3/27/, 2008

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 3/27/, 2008.

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

S. Wilkinson

LEGAL ADVERTISING

**NOTICE OF ZONING
HEARING**

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1995 Rocky Point Road
E/side of Rocky Point Rd,
920 feet +/- south of inter-
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15th Election District

6th Councilmanic District

Legal Owner(s): Joseph &
Christinia Varacalle

Variance: to permit a
height of 45 feet for pro-
posed three story dwelling
in lieu of the permitted 35
feet.

Hearing: Tuesday, March
18, 2008 at 11:00 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
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Zoning Commissioner's Of-
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cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.

JT/3/613 Mar 4 165455

CERTIFICATE OF PUBLICATION

3/6/, 2008

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 3/4/, 2008.

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

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 09747

Date: 1-18-08

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001		001		1150				1150

Total: 1150

Rec

From: JOSEPH VARNCHALE

For: 1995 ROCKY POINT RD 21221

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

ADDRESS: ACTION: TIME: 000
 1/18/2008 10:20:00 7
 RECEIPT # 00747 1/18/2008 2510
 \$ 100.00 VERIFICATION
 RECEIPT
 Receipt # 145.00
 \$45.00 0 \$45.00
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 08-320-A

Petitioner/Developer: JOSEPH &

CHRISTINA VARACALLE

Date of Hearing/Closing: 4-11-08

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews ((410) 887-3394)

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

1995 ROCKY POINT RD

The sign(s) were posted on 3-27-08
(Month, Day, Year)

Sincerely,

Robert Black 3-31-08
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

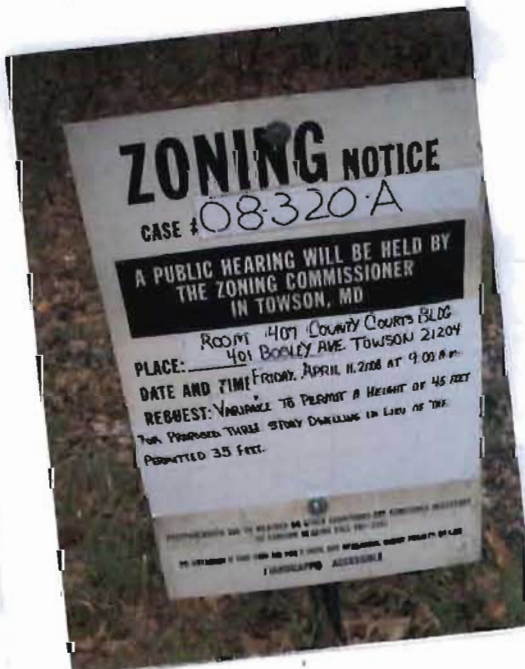
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 08-320-A
Petitioner: JOSEPH A VARACALLE
Address or Location: 1995 ROCKY POINT RD 21221

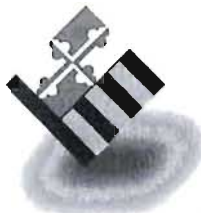
PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSEPH A VARACALLE
Address: 5321 ABBEYWOOD CT
BALTIMORE MD 21237

Telephone Number: 410-933-1565 (H)
443-570-5070 (W)

Revised 7/11/05 - SCJ

320



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

February 5, 2008
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

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: 08-320-A

1995 Rocky Point Road

E/side of Rocky Point Rd, 920 feet +/- south of intersection of Barrison Point & Rocky Point Rds.

15th Election District – 6th Councilmanic District

Legal Owners: Joseph & Christinia Varacalle

Variance to permit a height of 45 feet for proposed three story dwelling in lieu of the permitted 35 feet.

Hearing: Tuesday, March 18, 2008 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Varacalle, Jr., 5321 Abbeywood Court, Baltimore 21237

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 3, 2008.**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 4, 2008 Issue - Jeffersonian

Please forward billing to:
Joseph Varacalle
5321 Abbeywood Court
Baltimore, MD 21237

410-933-1565

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: 08-320-A

1995 Rocky Point Road

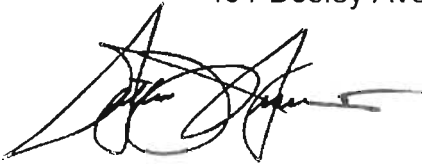
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WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

February 5, 2008
TIMOTHY KOTROCO, Director
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

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CASE NUMBER: 08-320-A

1995 Rocky Point Road
E/side of Rocky Point Rd, 920 feet +/- south of intersection of Barrison Point & Rocky Point Rds.
15th Election District – 6th Councilmanic District
Legal Owners: Joseph & Christinia Varacalle

Variance to permit a height of 45 feet for proposed three story dwelling in lieu of the permitted 35 feet.

Hearing: Friday, April 11, 2008 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Varacalle, Jr., 5321 Abbeywood Court, Baltimore 21237

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MARCH 27, 2008.**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 27, 2008 Issue - Jeffersonian

Please forward billing to:
Joseph Varacalle
5321 Abbeywood Court
Baltimore, MD 21237

410-933-1565

NOTICE OF ZONING HEARING

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CASE NUMBER: 08-320-A

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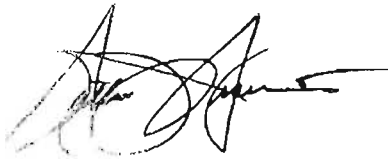
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15th Election District – 6th Councilmanic District

Legal Owners: Joseph & Christinia Varacalle

Variance to permit a height of 45 feet for proposed three story dwelling in lieu of the permitted 35 feet.

Hearing: Friday, April 11, 2008 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

April 2, 2008

Mr. Joseph H. Varacalle, Jr.
Mrs. Christinia M. Varacalle
5321 Abbeywood Court
Baltimore, MD 21237

Dear Mr. and Mrs. Varacalle:

RE: Case Number: 08-320-A, 1995 Rocky Point Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 18, 2008. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

January 29, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 29, 2008

Item Number:

298, 299, 300, 301, 302, 303, 305, 306, 307, 308, 309, 310, 311, 312, 314, 315,
316, 317, 318, 319, 320, 322, 323, 324

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.

. 1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File



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

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

Maryland Department of Transportation

Date: Jan. 30, 2008

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

RE: Baltimore County
Item No. B-320-A
1995 ROCKY POINT RD
VARA CALLE PROPERTY
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. B-320-A.

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 1, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For February 4, 2008
Item Nos. 08-298, 299, 300, 301, 302, 304,
306, 307, 308, 309, 310, 311, 312, 313, 314,
316, 317, 318, 319, 320, 321, 322 and 323

The Bureau of Development Plans Review has reviewed the subject zoning items
and we have no comments.

DAK:CEN:cab
cc: File
ZAC-NO COMMENTS- 02042008.doc

BW 3/18
4/11 TAM
9

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 31, 2008

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

RECEIVED
FEB 05 2008

BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 8-320- Variance**

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

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

Prepared By: Candis Murray

Division Chief: John Janbur

CM/LL

Zoning Item # 08-320-A
1995 Rocky Point Rd.
(Varacalle Property)
January 29, 2008
Page 1

BW
4-11
~~3-18-08~~
9

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
FEB 08 2008

BY:

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination JWL
DATE: February 8, 2008
SUBJECT: Zoning Item # 08-320-A
Address 1995 Rocky Point Rd
(Varacalle Property)

Zoning Advisory Committee Meeting of January 28, 2008

— The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

— Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

— Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

1. The 7.8-acre entirely forested property is part of a major forest corridor containing forest interior dwelling bird habitat. Any construction on this property

ORDER RECEIVED FOR FILING
4-15-08
Date
By

must minimize forest fragmentation and clearing and will be subject to time of year restrictions. Any forest cleared shall be replaced or mitigated in accordance with Section 33-2-603 (c) of the Critical Area Regulations. All forest to remain shall be placed in a Critical Area Easement to be recorded in Baltimore County Land Records along with a Declaration of Protective Covenants prior to permit approval.

2. Tidal and non-tidal wetlands exists onsite. All wetlands must be delineated to determine buffer limits. The wetlands and buffer shall be included in the Critical Area Easement.
3. Impervious surface area is limited to 15% of the property above mean high water.

Reviewer: Glenn Shaffer

Date: January 29, 2008

RE: PETITION FOR VARIANCE * BEFORE THE
1995 Rocky Point Rd; E/S Rocky Pt Rd, *
920' S inter of Barrison Pt & Rocky Pt Rds * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Christina & Joseph Varacalle* FOR
Petitioner(s) *
* BALTIMORE COUNTY
* 08-320-A

* * * * *

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 and all 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 25th day of January, 2008, a copy of the foregoing Entry of Appearance was mailed to, Joseph & Christina Varacalle, 5321 Abbeywood Court, Baltimore, MD 21237, Petitioner(s).

RECEIVED

JAN 25 2008

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY ZONING REGULATIONS 1998 Edition Updated 02-25-2008, v19**THE REGULATIONS****ARTICLE 1A, RESOURCE CONSERVATION ZONES [Bill No. 98-1975]****Section 1A05, R.C.20 (Critical Area) and R.C.50 (Critical Area, Agricultural) Zones**

2. Expansion of a commercial or industrial use in an R.C.20 or R.C.50 Zone may be permitted only in accordance with Section 104.5 of these regulations and the variance provisions and procedures specified in § 32-4-231, § 33-2-205, or § 33-2-603 of the Baltimore County Code, whichever is or are applicable. [Bill No. 137-2004]

B. All applicable Chesapeake Bay Critical Area regulations contained in Article 33 of the Baltimore County Code. [Bill No. 137-2004]

C. All permitted development activity, as defined in § 32-4-101 of the Baltimore County Code, is subject to the applicable design standards, forest replacement, buffer and other requirements pertaining to limited development areas as specified in Articles 32 and 33, Article 32, Title 4, Subtitle 2 of the Baltimore County Code. [Bill No. 137-2004]

1A05.4 Height and area regulations. [Bill No. 32-1988]

A. Height limitation. The maximum permitted height for structures is 35 feet.

B. Subdivision lot density.

1. In the R.C.20 Zone, no lot of record having a gross area of 20 acres or less may be subdivided. A lot of record with a gross area of more than 20 acres may be subdivided only at a rate of one lot for each 20 acres of gross area. Exceptions can be made only if the subdivision is a bona fide intrafamily transfer in accordance with Section 1A05.5 of these regulations. [Bill No. 9-1996]

2. Within the R.C.50 Zone, no lot of record having a gross area of 20 acres or less may be subdivided. A lot of record with a gross area between 20 and 100 acres may be subdivided once, provided that the average density is not less than one unit per 20 acres. A lot of record having a gross area of more than 100 acres may be subdivided only at a rate of one lot for each 50 acres of gross area. Exceptions can be made only if the subdivision is a bona fide intrafamily transfer in accordance with Section 1A05.5 of these regulations. [Bill No. 9-1996]

C. Lot size. To facilitate clustering as the preferred means of subdivision, the minimum lot size shall be as required pursuant to county health and Department of Environmental Protection and Resource Management regulations.

D. Setback requirement. No structure or dwelling within an R.C.50 Zone shall be situated within 75 feet of the center line of any street or within 35 feet of any lot line other than a street line.

E. Dwellings per lot. No more than one principal dwelling is permitted on any lot in an R.C.20 or an R.C.50 Zone, except that not more than one additional dwelling per lot of record is permitted for bona fide tenant farmers.

1A05.5 Bona fide intrafamily transfers. [Bill No. 9-1996]

Notwithstanding density limitations established in Section 1A05.4, a bona fide intrafamily transfer may be made, subject to the following additional requirements:

A. A bona fide intrafamily transfer may be made, provided all of the following is satisfied:

1. The parcel of land with boundaries as recorded in the Land Records of Baltimore County is seven acres or greater;



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

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

Account Identifier: District - 15 Account Number - 1504502280

Owner Information

Owner Name:	VARACALLE JOSEPH, JR VARACALLE CHRISTINA	Use:	RESIDENTIAL
Mailing Address:	5321 ABBEYWOOD CT BALTIMORE MD 21237-4932	Principal Residence:	NO
		Deed Reference:	1) /23998/ 360 2)

Location & Structure Information

Premises Address	Legal Description
ROCKY POINT RD	7.80 AC ES ROCKY PT 700 SE BARRISON PT RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
105	14	217						3	Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		7.80 AC	04

Stories	Basement	Type	Exterior
----------------	-----------------	-------------	-----------------

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	31,200	130,900		
Improvements:	0	0		
Total:	31,200	130,900	97,666	130,900
Preferential Land:	0	0	0	0

Transfer Information

Seller: PORTER NORBERT JOHN	Date: 06/13/2006	Price: \$269,900
Type: UNIMPROVED ARMS-LENGTH	Deed1: /23998/ 360	Deed2:
Seller: DOTTERWEICH EDMUND A	Date: 06/07/1985	Price: \$25,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6930/ 687	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

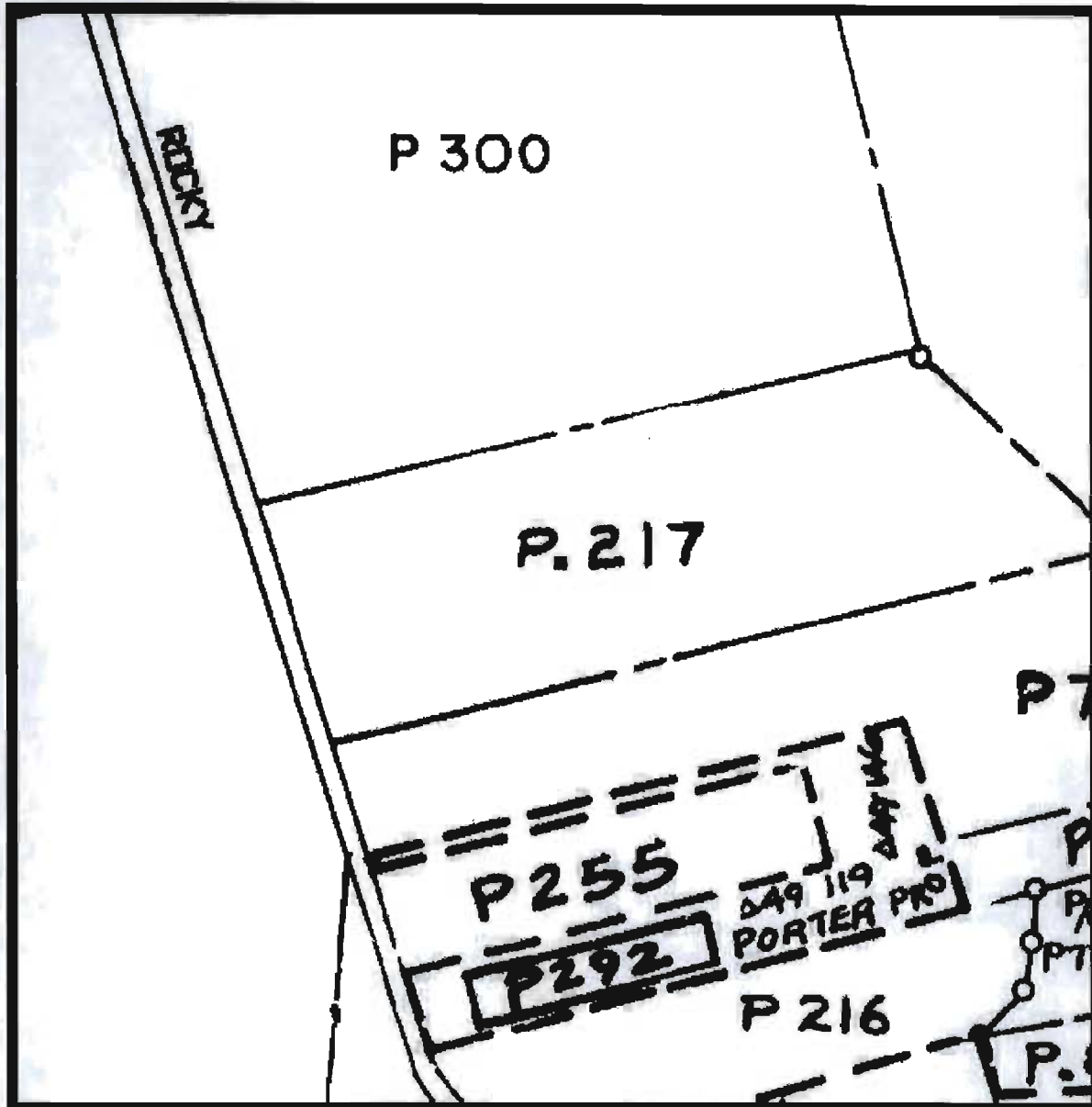
Special Tax Recapture:
 * NONE *



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

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

District - 15 Account Number - 1504502280



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/tax_mos.htm



Case No.: 08-320-A 1995 Rocky Point Rd

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	AERIAL VIEW DENOTING FLOOD PLAN & HYDROLOGY AREAS	
No. 3	FLOOD INSURANCE REQUIRED FORMS AND ELEVATION Flood Protection AGREEMENTS	
No. 4	BLDG ELEVATION.	
No. 5	PHOTOGRAPHS OF LOT AND HOMES IN AREA	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

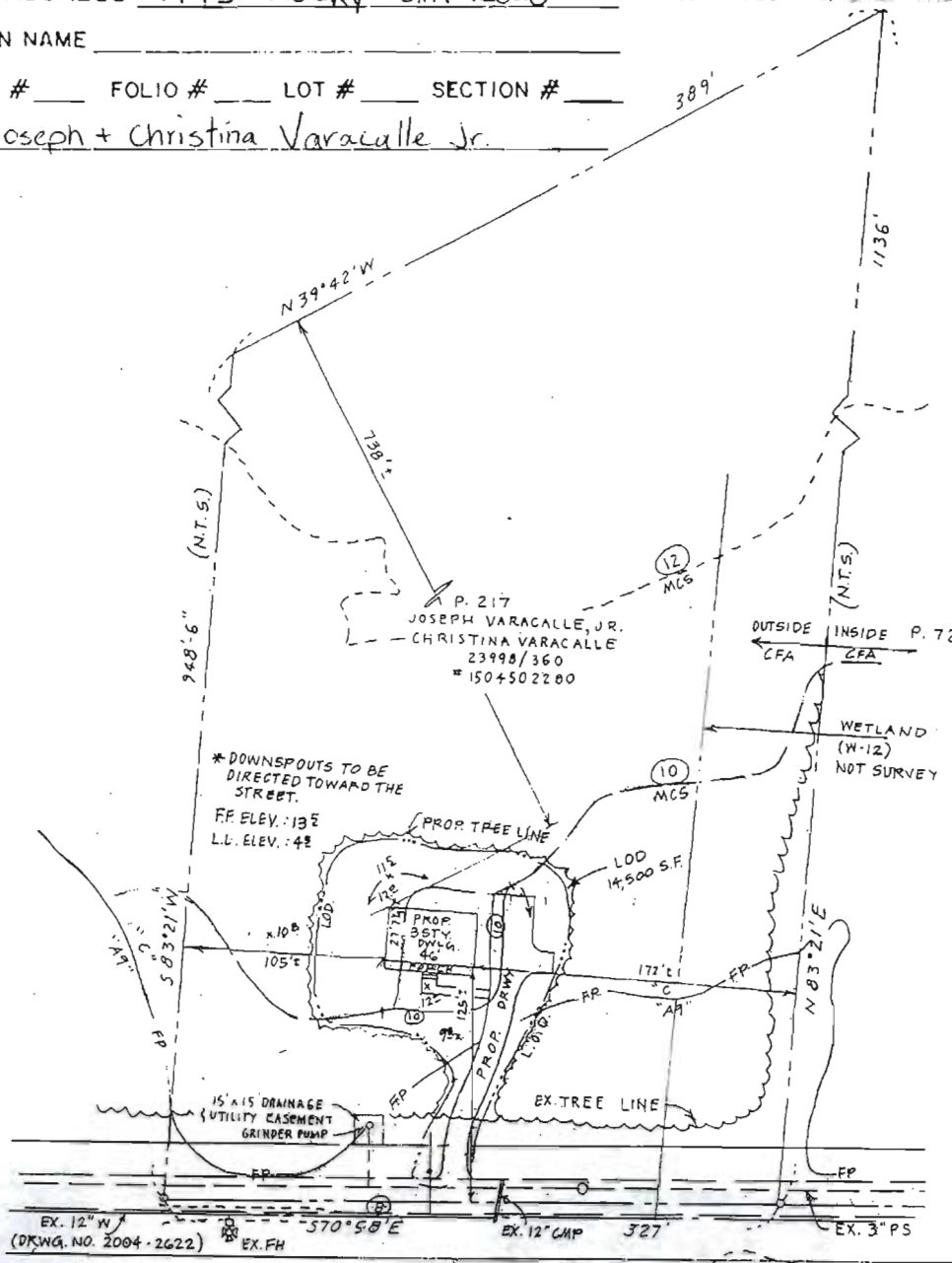
PROPERTY ADDRESS 1995 Rocky Point Road

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

SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER Joseph + Christina Varacalle Jr.



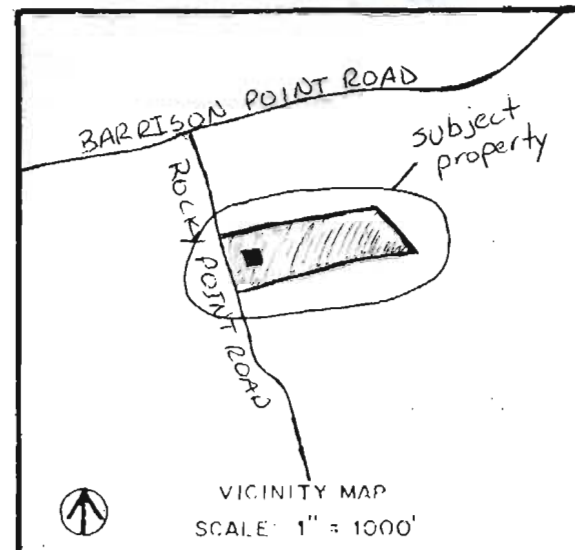
PREPARED BY JHV

ROCKY POINT ROAD

SCALE OF DRAWING: 1" = 100'

PETITIONER'S

EXHIBIT NO.



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # _____

ZONING RC20

LOT SIZE 7.80± 339,768
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE	YES	NO
SEWER	☒	☐		
WATER	☒	☐		
CHESAPEAKE BAY CRITICAL AREA			☒	☐
100 YEAR FLOOD PLAIN			☐	☒
HISTORIC PROPERTY/BUILDING			☐	☒
PRIOR ZONING HEARING			NONE	

ZONING OFFICE USE ONLY

REVIEWED BY _____ ITEM # _____ CASE # _____

CM

320

08-320-A



BALTIMORE COUNTY
Zoning Administration and Development Management
Baltimore County Flood Plain Management Ordinance
CERTIFICATE OF ACKNOWLEDGEMENT

OWNER/BUILDER: Joseph Varacalle Jr. DATE: _____

BUILDING PERMIT NO. B _____

LOCATION: 1995 Rocky Point Road

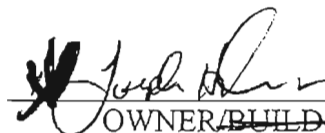
I HEREBY ACKNOWLEDGE THAT I HAVE BEEN NOTIFIED BY THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS THAT MY PROPERTY HAS BEEN DETERMINED TO BE IN FLOOD ZONE A9 IN ACCORDANCE WITH THE "FLOOD INSURANCE RATE MAPS" FOR BALTIMORE COUNTY. AS SUCH, THE LOWEST FLOOR ELEVATION OF THE PROPOSED STRUCTURE OR SUBSTANTIAL IMPROVEMENT, WHICHEVER IS APPROPRIATE, SHALL BE ~~ONE~~^{TWO} FOOT ABOVE THE "100-YEAR" BASE FLOOD ELEVATION OF 9.4. I ACKNOWLEDGE THAT I WILL BE REQUIRED TO HAVE THE ELEVATION OF THE LOWEST FLOOR OF THE STRUCTURE AND THE ADJACENT GROUND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER OR LAND SURVEYOR. ALL ELEVATIONS SHALL REFER TO THE BALTIMORE COUNTY METROPOLITAN DATUM.

TOPO. MAP: _____

OWNER AGREES TO SET THE LOWEST

EX. GRD. ELEV.: _____

FLOOR ELEVATION = 11.4


OWNER/BUILDER

10/26/07
DATE

NOTE: PRIOR TO RELEASING THE ABOVE NOTED BUILDING PERMIT APPLICATION, THIS ACKNOWLEDGEMENT IS TO BE SIGNED AND RETURNED TO:

**BUILDING PLANS REVIEW
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM # 120
111 WEST CHESAPEAKE AVENUE, TOWSON, MD 21204**

ALL ELEVATIONS SHALL BE REFERENCED TO BALTIMORE COUNTY DATUM "BCD" NOT NATIONAL GEODETIC VERTICAL DATUM.

PETITIONER'S

EXHIBIT NO. 3

**NONCONVERSION AGREEMENT
FOR CERTAIN STRUCTURES IN THE FLOOD PLAIN**

Application has been made for a Permit _____, Conditioned Permit _____, or
Variance _____ to build a _____

_____ which does not conform to the elevation requirements of the Flood Plain Management Ordinance of County of Baltimore.

Permit # B _____

Property Owner Joseph Varacalle Jr

Address 1995 Rocky Point Road

Deed dated 06-13-06, Recorded in Liber 23998, Folio 0360

Tax map 105, Block _____, Parcel 217, Lot # _____

Flood Protection Elevation at the site is 11.4 feet.

Map Panel Number _____, Effective date _____

In consideration for the granting of a Permit, Conditioned Permit, or Variance for the above structure which does not conform to the requirements of Baltimore County Council Bill # 01-05, Section 3112.0 construction in areas subject to flooding. The Property Owner agrees to the following:

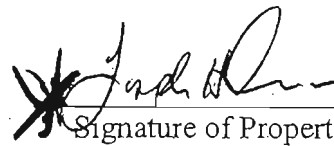
1. The enclosed area, if permitted, shall be used solely for parking of vehicles, limited storage, or access to the building and will never be used for human habitation without first becoming fully compliant with the Flood Plain Management Ordinance in effect at the time of conversion.
2. All interior walls, ceilings, and floors below the Flood Protection Elevation shall be unfinished or constructed of flood resistant materials.
3. Mechanical, electrical, fuel oil tank vent pipe, or plumbing devices shall not be installed below the Flood Protection Elevation. Fuel oil tanks or propane tanks shall be substantially anchored to prevent flotation.
4. The walls of the enclosed areas below the Flood Protection Elevation shall be equipped with at least two (2) vents which permit the automatic entry and exit of flood water with total openings of at least one square inch of free area for every square foot of enclosed area below flood level. The vents shall be on at least two (2) different walls, and the bottoms of the vents shall be not more than one (1) foot above grade.

5. The requested structure may increase the risk to life property, and may be subject to increased premium rates for flood insurance available from the National Flood Insurance Program.
6. That any variation in construction beyond what is permitted shall constitute a violation and be abatable as such.
7. That this Nonconversion Agreement becomes part of Permit # _____.

10/26/07

Date

Witness



Signature of Property Owner

NOTE:

This agreement must be used whenever an enclosed structure is requested to be built or substantially improved within the 100-year Flood Plain below the Flood Protection Elevation. This Agreement must be signed whenever Conditioned Permits or Variances are to be issued, for example, garages and accessory structures which exceed the 300 square foot exemption and foundation enclosures which exceed 5 feet in height.

TIDAL FLOOD PROTECTION ELEVATIONS:

10.4 Feet (Back River and south of Rocky Point)

11.2 Feet (Middle River and north of Rocky Point)

Elevations are referenced to Baltimore County Datum.

The Flood Protection Elevation is one foot higher than the 100-Year Base Flood Elevation.

**DECLARATION OF LAND RESTRICTION
FOR CERTAIN STRUCTURES IN THE FLOOD PLAIN**

This DECLARATION made this _____ day of _____, 20____
by Joseph Varacalle Jr. + Christina Varacalle
having an address at 5321 Abbeywood Ct. Baltimore, MD 21237

WITNESSED:

WHEREAS, the Owner is the record owner of all that real property located at _____
1995 ROCKY POINT ROAD
in the 15 th Election District of Baltimore County, designated in the Tax Records
as map 105, parcel 217, plat _____, block _____,
lot no. _____, and being the same _____, and recorded among the Land
Records of Baltimore County, Maryland at Liber 23998 -Folio 0360

WHEREAS, the Owner has applied for a Permit, Conditioned permit, or Variance to
place a structure on that property that either (1) does not conform, or (2) may be made
noncompliant by later conversion, to the elevation requirements of Baltimore County
Council Bill #01-05, Section 3112.0 construction in areas subject to flooding and under
Permit Number. _____

WHEREAS, the Owner agrees to record the DECLARATION and certifies and declares
that the following covenants, conditions, and restrictions are placed on the affected
property as a condition of granting the Permit, and affects rights and obligations of the
Owner and shall be binding on the Owner, his heirs, personal representatives, successors,
and assigns.

UPON THE TERMS AND SUBJECT TO THE CONDITIONS, as follows:

1. The structure or part thereof to which these conditions apply is
SFD
2. This structure has been allowed without conformance with the elevation requirement
of the Ordinance. Conversion to habitable space shall not occur unless the enclosed
area below the Flood Protection Elevation (FPE) is brought into full compliance with
this Ordinance. At this site, the Flood Protection Elevation (FPE) is 11.4 feet
above mean sea level.
3. Enclosed areas below the Flood Protection Elevation (FPE) shall be used solely for
parking of vehicles, limited storage, or access to the building. All interior walls,
ceilings, and floors below the Flood Protection Elevation (FPE) shall be unfinished or
constructed of flood resistant materials. Mechanical, electrical, or plumbing devices
shall not be installed below the Flood Protection Elevation (FPE).

4. The walls of the enclosed areas below the Flood Protection Elevation (FPE) shall be equipped with at least two (2) vents which permit the automatic entry and exit of flood waters with total openings of at least one square inch for every square foot of enclosed area below flood level. The vents shall be on at least two (2) different walls, and the bottoms of the vents shall be no more than one foot (12 inches) above grade.
5. Any alterations or changes from these conditions constitute a violation of the Permit and may render the structure uninsurable or increase the cost for flood insurance. The jurisdiction issuing the Permit and enforcing the Ordinance may take any appropriate legal action to correct any violation.
6. Other conditions: _____

OWNER:

In witness whereof the undersigned set their hands and seals this _____ day of _____, _____

WITNESS:

Joseph Varacalle (Seal)
Owner

Christina Varacalle (Seal)
Owner

NOTARY:

STATE OF MARYLAND _____ OF _____, TO WIT:

I hereby certify that on this 5th day of November, 2007
Before me the subscriber, a Notary Public of the State aforesaid, personally appeared Joseph Varacalle And Christina Varacalle known to me, or satisfactorily proven to be the person (s) whose name is subscribed to the foregoing instrument, who acknowledged that he has executed it for the purposes therein set forth, and that it is his act and deed.

In witness whereof, I have set my hand and Notarial Seal, the day and year first written above.

Stacy Critzer
My Commission expires on 9-17-08

STACY CRITZER
NOTARY PUBLIC STATE OF MARYLAND
Commission Expires September 17, 2008

12/19/06

BALTIMORE COUNTY SOIL CONSERVATION DISTRICT
SEDIMENT AND EROSION CONTROL STANDARD PLAN
FOR INDIVIDUAL LOT SINGLE-FAMILY
RESIDENTIAL CONSTRUCTION WITH DISTURBANCE
NOT TO EXCEED 30,000 SQUARE FEET

LOCATION OF PROJECT: 1995 Rocky Point Rd.
(i.e., address and/or
detailed description
of location)
Election District: 154h Road Map Coordinates, Page: _____ Block: _____

This Standard Plan for Sediment and Erosion Control is to be used for construction
of SFD

_____ at the above location.

I hereby certify that this project meets the specified limitations and that all
requirements for this Standard Plan, as indicated on page 2 of 2, will be met and that
all grading and construction will be done according to the requirements and guidelines
for Standard plans.

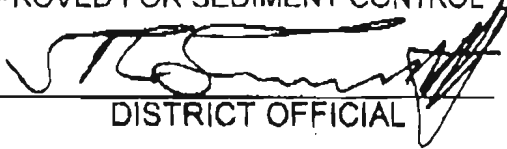
Agency Name (If applicable): _____

Signature of Responsible Individual: *Joseph Varacalle Jr.

Printed name Responsible Individual: X Joseph Varacalle Jr.

Address: 5321 Abbeywood Ct. Baltimore, MD 21237

Date: 10-23-07 Phone: 410-933-1545

Baltimore County Soil Conservation District	
APPROVED FOR SEDIMENT CONTROL	12-19-06
	DATE
DISTRICT OFFICIAL	274-COUNTY-06
	PLAN NO.
Technical review for the District by:	
	
USDA, NATURAL RESOURCES CONSERVATION SERVICE	
If a grading permit has not been obtained within two years of this approval, this plan shall be re-submitted to the District.	

This plan is not valid for issue after 12-31-07.

Date completed copy sent to SCD _____

IF ANY OF THE LIMITATIONS FOR THE USE OF A STANDARD PLAN CANNOT BE MET,
A STANDARD PLAN CANNOT BE USED. IN ADDITION, THIS PLAN MAY BE TERMINATED AT ANYTIME
BY THE DISTRICT WITH SIXTY (60) DAYS ADVANCE NOTICE. (THIS STANDARD PLAN IS NOT A
PERMIT - SEE ITEM B., SHEET 2 OF 2.)

12/19/06

LIMITATIONS - This Standard Plan is valid only for individual lot single-family ~~residential~~ construction which does not exceed any of the following limitations:

1. Work will not exceed 30,000 square feet of disturbed area.
2. Total volume of earth disturbance shall not exceed 1,000 cubic yards of cut or fill material.
3. Cut and/or fills will not exceed 10 feet in depth after final grading.
4. No slope shall be steeper than 3:1 after final grading.
5. No grading or construction shall take place within 100 feet or greater as may be required of a water body, stream and/or wetlands as designated by Baltimore County or State of Maryland.
6. Site does not require any of the following state permits:
1, Waterway Construction Permit, 2, Wetland Construction Permit.
7. Proposed construction will not include any forest removal within the designated Chesapeake Bay critical area, unless a variance has been granted by Baltimore County.
8. No concurrent construction may exist or be undertaken on adjoining lots, unless there is no drainage from one lot to the other.

SEDIMENT CONTROL REQUIREMENTS FOR USE OF STANDARD PLAN

- A. All sediment control practices will be based on criteria from the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, or as amended by the District. (Mountable berm in conjunction with the stabilized construction entrance F-17-3 and super silt fence H-26-3 have been amended.)
- B. Building Permit for individual residential lots or Grading permit, to be issued by Baltimore County Department of Permits and Development Management, Division of Permits and License @ (410) 887-3900, shall be required. (If the disturbance is less than 5,000 square feet, no grading permit is required.)
- C. Should you have any questions about this plan, please call Baltimore County Department of Environmental Protection and Resource Management, Division of Inspection and Enforcement @ (410) 887-3226.
- D. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within 7 calendar days on surface areas of all perimeter sediment control measures and/or steep slopes greater than 3:1; and 14 calendar days on all other disturbed or graded areas on the site which will remain idle over 14 days.
- E. Topsoil will be stockpiled within the limits of the site and the area down slope protected by silt fence.
- F. All clearing and grading shall be completed in the following sequence:
 1. Clear and grub for the installation of stabilized construction entrance, silt fence and other sediment control practices.
 2. Install stabilized construction entrance, silt fence, and any other sediment control practices.
 3. Clear and grub remainder of site, grade and/or construct any structures, paving and/or utilities.
 4. Stabilize the site according to the seeding or sodding specifications (minimum stabilization by seeding and mulching).
 5. Additional stabilization methods may be required at the discretion of the Sediment Control Inspector.
 6. After site has been stabilized with established vegetation, and with the permission of the Sediment Control Inspector, remove sediment control practices and stabilize remaining disturbed areas.
- G. Access to the site will be available at all times to the District and Baltimore County personnel.
- H. Any sediment or erosion control features installed by a developer which are damaged or disturbed during construction shall be restored or repaired before the end of each working day.
- I. The sediment control measures will be employed in such a manner that down-slope undisturbed areas will not be contaminated by sediment.
- J. Pumping of sediment laden water offsite is illegal. Dewatering must be accomplished by use of approved dewatering methods (Portable Sediment Tank, Sump Pit, etc.).
- K. A site plan must be provided showing all information, such as location, type of sediment control devices, etc.

EXHIBIT NO.



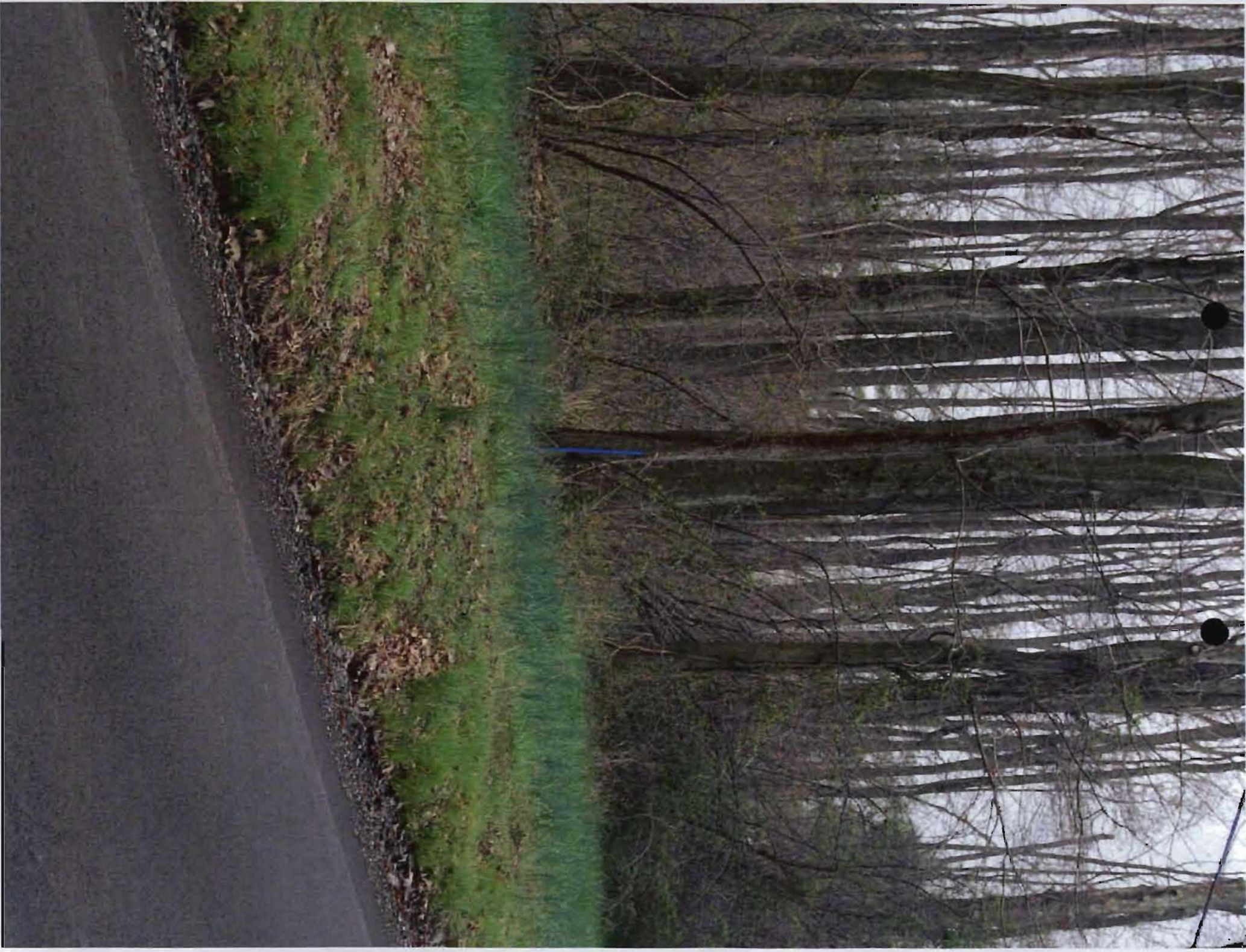
PETITIONER'S



















For Sale
RE/MAX
Skip Tolley
Cell: 410-977-9277
RE/MAX (410) 335-3500
By The Bay





Left Elevation

Scale: 1/4" = 1'-0"

PETITIONER'S

EXHIBIT NO.

4

IONWIDE

Tom Homes

1 MARTINSVILLE, VA 24115

1 MARTINSVILLE, VA 24115

1 632-7100

276 632-1181

ECUSTOMHOMES.COM

PLAN NAME: SUGARHILL

COLLECTION/SERIES: STANDARD

DESIGN DATE:

REV. DATE:

REV. DATE:

DIWG. BY:

REV. BY:

REV. BY:

CHK. BY:

PURCHASER: GCI INC.

JOB NO: MS 5-07

PROCESS DATE: 8/11/07

CHANGE ORDER DATE:

PRODUCTION DATE:

CONTRACT

DIWG.