

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Joseph & Patricia Shanahan	For Insurance Company Use: Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3505 Glenwood Road	Company NAIC Number
City Baltimore State Md ZIP Code 21220	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 3, Plat of FrogMortar Point - Plat 12-14	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Detached Garage</u>	
A5. Latitude/Longitude: Lat. <u>39-19-33</u> Long. <u>76-44-01</u> Horizontal Datum: ☐ NAD 1927 ☐ NAD 1983	
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.	
A7. Building Diagram Number _____	
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s) _____ sq ft b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____ c) Total net area of flood openings in A8.b _____ sq in d) Engineered flood openings? ☐ Yes ☐ No	A9. For a building with an attached garage: a) Square footage of attached garage <u>768</u> sq ft b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u> c) Total net area of flood openings in A9.b <u>0</u> sq in d) Engineered flood openings? ☒ Yes ☐ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number Baltimore County, Maryland - 240010		B2. County Name Baltimore		B3. State Maryland	
B4. Map/Panel Number 2400100435	B5. Suffix F	B6. FIRM Index Date 9/26/2008	B7. FIRM Panel Effective/Revised Date 9/26/2008	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 9
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. ☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Designation Date _____ ☐ CBRS ☐ OPA ☐ Yes ☒ No					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
Benchmark Utilized AE-3984 & AE-3981 Vertical Datum NAVD-88
Conversion/Comments _____

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>NA</u>	☐ feet ☐ meters (Puerto Rico only)
b) Top of the next higher floor <u>16.5</u>	☒ feet ☐ meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>NA</u>	☐ feet ☐ meters (Puerto Rico only)
d) Attached garage (top of slab) <u>4.9</u>	☒ feet ☐ meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>8.5</u>	☒ feet ☐ meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>3.4</u>	☒ feet ☐ meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>4.6</u>	☒ feet ☐ meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>3.3</u>	☒ feet ☐ meters (Puerto Rico only)

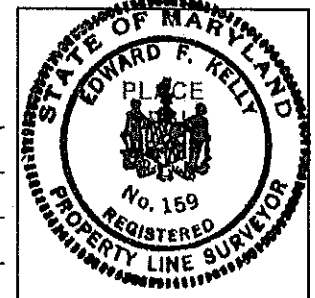
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001. ☒

Check here if comments are provided on back of form.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☒ No

Certifier's Name Edward F. Kelly	License Number PropLS #159
Title Associate	Company Name Morris & Ritchie Associates, Inc.
Address 3445-A Box Hill Corporate Center Drive	City Abingdon State MD
Signature <u>Edward F. Kelly</u>	Date <u>5/10/11</u> Telephone 410-515-9000



IMPORTANT: In these spaces, copy the corresponding information from Section A.		For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3505 Glenwood Road		Policy Number
City Baltimore State MD ZIP Code 21220		Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments Structure is detached garage with apartment above. Lowest equipment is electric meter on exterior of building. Indoor electric outlets at elevation 9.2. Garage has eight flood vents totalling 960 sq. in. but they lie between 1' and 2' above adjacent grade. There is some additional construction taking place on the upper level, but the grading and construction on the lower level appears complete.

Signature Edward F Kelly Date 5/10/11 ☐ Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	
Comments			

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
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- G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters (PR) Datum _____
- G10. Community's design flood elevation _____ ☐ feet ☐ meters (PR) Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

☐ Check here if attachments

SUBSTANTIAL IMPROVEMENT WORKSHEET FOR FLOODPLAIN CONSTRUCTION

For additions, rehabilitations, improvements, or damage repairs

Property Owner: SHANAHAN JOSEPH

Address: 3505 GLENWOOD RD

Permit No. B726488 Tax Map 0091 Block _____ Parcel 0144 Lot 3

Location: PROG MORTAR POINT

Description of Improvement: 8' x 24.2192 SQ. FT. OPEN

WOOD DECK.

Present Market Value of structure ONLY (final phased in full assessed valuation or market appraisal) BEFORE improvement, or if damaged, before the damage occurred:

\$ 198,120

For **Cost of Improvement**, take the greater of:

1. Actual cost of the construction:

\$ _____

(Applicant shall provide a copy of construction contract when using a contractor)

2. Estimated building cost based on

16 x 192 = 3072

192. square feet of construction

from a building cost information service

at \$ 16 / sq ft (source: STATE)

\$ 3,072

Ratio = **Cost of Improvement** (\$ 3072) X 100 =

Present Market Value (\$ 198,120)

2 %

If 50% or greater (**Substantial Improvement**), entire structure (existing included) must be elevated; if less than 50%, it may be exempted unless an addition. For **additions**: a) If less than substantial but requires a State Waterway Construction Permit since it is in a nontidal floodplain, the addition, regardless of size, must be elevated. b) If substantial, and the existing structure is **unaltered** except for a single doorway into the addition, the existing structure need not be elevated, only the addition.

Note:

1. Any costs directly associated with correcting health, sanitary, and safety code violations may be deducted from the Cost of Improvement. The violations must have been officially cited prior to submission of the permit application.

2. Alterations to historic structures, provided the alterations will not preclude continued designation as a "historic structure", may be exempted by variance.

Summary:

☐ Substantial Improvement - Elevation of entire structure.

☒ Exempt - Not Substantial Improvement.

☐ Addition - Only addition must be elevated.

☐ Other (attach explanation)

Determined by: WJ Stum

Date: _____

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

This DECLARATION made this 9 day of Nov, 2007
by _____
having an address at _____

WITNESSED:

WHEREAS, the Owner is the record owner of all that real property located at 3505 GLENWOOD ROAD
in the 15 th Election District of Baltimore County, designated in the Tax Records
as map 91, parcel 144, plat _____, block _____,
lot no. 3, and being the same _____, and recorded among the Land
Records of Baltimore County, Maryland at Liber 11766 -Folio 434.

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 DETACHED
24 x 32 = 768 SF TWO STORY GARAGE (DETACHED)
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 _____ 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 F. Shanahan (Seal)
Owner

Patricia A. Shanahan (Seal)
Owner

NOTARY:

STATE OF MARYLAND _____ OF _____, TO WIT:

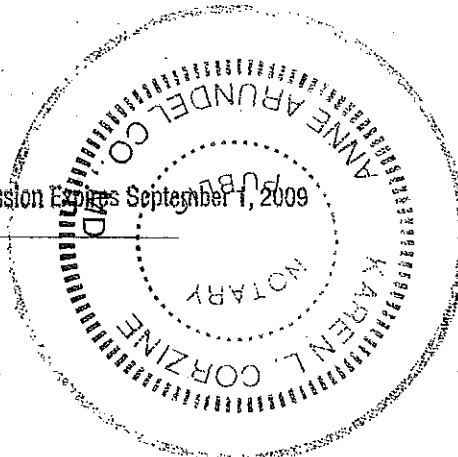
I hereby certify that on this 9th day of Nov, 2007
Before me the subscriber, a Notary Public of the State aforesaid, personally appeared Joseph F. Shanahan And Patricia A. Shanahan known to me, or satisfactorily proven to be the person (s) whose name is subscribed to the foregoing instrument, who acknowledged 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.

Karen L. Corzine

My Commission expires on _____

My Commission Expires September 1, 2009



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

Application has been made for a Permit _____, Conditioned Permit _____, or
Variance _____ to build a 24x32 = 768 TWO STORY GARAGE (DETACHED)

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

Permit # B _____

Property Owner JOSEPH F & PATRICIA A SHANAHAN

Address 3505 GLENWOOD ROAD

Deed dated 8-27-96, Recorded in Liber 11766, Folio 434
Tax map 91, Block _____, Parcel 144, Lot # 3

Flood Protection Elevation at the site is 12.2 feet.

Map Panel Number _____, Effective date _____

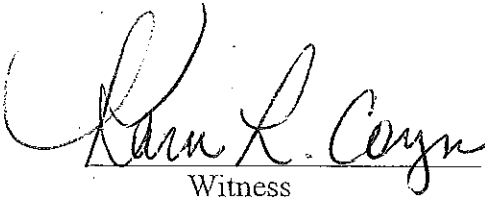
In consideration for the granting of a Permit, Conditioned Permit, or Variance for the above structure which does not conform to the requirements of Baltimore County Council Bill # 01-05, Section 3112.0 construction in areas subject to flooding. The Property Owner agrees to the following:

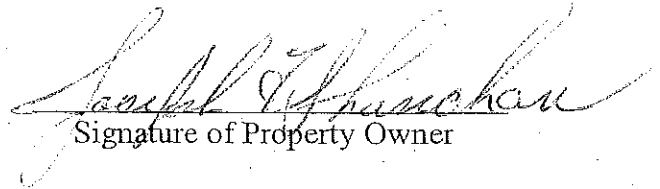
1. The enclosed area, if permitted, shall be used solely for parking of vehicles, limited storage, or access to the building and will never be used for human habitation without first becoming fully compliant with the Flood Plain Management Ordinance in effect at the time of conversion.
2. All interior 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 and 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 # _____.

11/9/07

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.

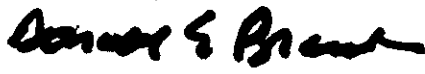
The Flood Protection Elevation is one foot higher than the 100-Year Base Flood Elevation.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS


Arnold Jablon, Deputy Administrative Officer
& Director




Donald E. Brand, Building Engineer

BUILDING PERMIT

PERMIT #: B726488 CONTROL #: MRFP DIST: 15 PREC: 01
DATE ISSUED: 04/18/2011 TAX ACCOUNT #: 1513202200 CLASS: 34
extended to 2014

PLANS: CONST 0 PLOT 2 R PLAT 0 DATA 0 ELEC NO PLUM NO
LOCATION: 3505 GLENWOOD RD
SUBDIVISION: FROG MORTAR POINT

OWNERS INFORMATION

NAME: SHANAHAN, JOSEPH
ADDR: 3505 GLENWOOD RD

TENANT:

CONTR: OWNER

ENGNR:

SELLR:

WORK: CONSTRUCT OPEN WOOD DECK W LANDING AND STEPS
TO GRADE ON REAR OF EX. DETACHED GARAGE.
(NO ROOF) 24'X8'X10'=192SF, CBCA
SEE INSPECTOR PER MS. (SEE 08-0324-A FOR
VARIANCE ON GARAGE) ZONE:AE ELEV: 2'-4'

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD, DETACHED GARAGE W OPEN DECK ON REAR
EXISTING USE: SFD, DETACHED GARAGE

TYPE OF IMPRV: ADDITION

USE: GARAGE

FOUNDATION:

SEWAGE: PUBLIC EXIST

BASEMENT:

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 0059.54 X 0000.00

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: NC

SIDE STR SETB:

REAR SETB: 56'

15R INSPECTOR COPY

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204

IN RE: **PETITION FOR VARIANCE**

SE/S Glenwood Road, 540' SW of c/line
Oakdean Road
(3505 Glenwood Road)
15th Election District
6th Council District

Joseph F. Shanahan, et ux
Petitioners

*
*
*
*
*

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 08-324-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 legal owners of the subject property, Joseph F. Shanahan, and his wife, Patricia A. Shanahan. The Petitioners request variance relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory storage structure (garage) with a height of 26 feet in lieu of the maximum permitted 15 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 hearing in support of the request were Joseph and Patricia Shanahan, property owners, and Arnold Jablon, Esquire, with the law firm of Venable, LLP, attorneys for the Petitioners. Appearing as an expert in land planning with 30 years experience in the interpretation of the County's zoning regulations was David Flowers of Daft-McCune-Walker, Inc. While there were no other interested persons present, it is to be noted that 13 of the Petitioners immediate neighbors and adjacent property owners, all within eyesight of the subject property, signed a letter of support submitted into evidence as Petitioners' Exhibit 4.

Testimony and evidence offered revealed that the subject property is an irregular, rectangular shaped waterfront parcel located on the south side of Glenwood Road in eastern

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Date 3-26-08
By [Signature]

Baltimore County.¹ The property is known as Parcel 144 on the Maryland Department of Assessment and Taxation Map No. 91, and contains a gross area of 12,870 square feet, more or less, zoned D.R.3.5. Presently, the site is improved with a 1-½ story frame home of approximately 1,385 square feet built in 1939 and features a 56 foot pier out into the tidal waters of Frog Mortar Creek, an above-ground swimming pool and two storage sheds in the rear yard. Photographs and aerial GIS maps (Petitioners' Exhibits 7 and 8) were submitted noting existing conditions and the improvements on adjacent properties. Mr. and Mrs. Shanahan have owned the property and resided thereon since 1996. In 2003, the home and property sustained Hurricane Isabel damage requiring much time and expense to renovate the improvements. As evidenced by aerial and photographic exhibits, the Petitioners lot is the only property on Glenwood Road that does not have a garage. Since Isabel, they have been storing their significant personal property in the second floor bedrooms. Mr. Shanahan desires to construct a detached garage (32' x 24' x 26' high) in the rear yard to store his automobiles and tools. The additional height is necessary to provide sufficient storage space on the second level. Building elevations were presented for review showing the proposed garage is appropriate, incorporating matching siding, architectural roof pitch to that of the home, and window treatments on the side facades to make the structure look more residential in character. It will not be out of character and in this instance will be within the spirit and intent of the zoning regulations. In this regard, there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency, however, the Office of Planning did want a condition that the structure will

¹ The subject property has 50 feet of frontage at the bulkhead on Frog Mortar Creek and 59 feet of width on Glenwood Road. The Zoning Commissioner's Policy Manual (Z.C.P.M.) Sections 400.1A and 400.2A provides a determination of what constitutes the front yard on waterfront lots based on the orientation of the houses and accessory buildings. In most cases, waterfront lots refer to the front of the structure facing the water. In this case, the Department of Permits and Development Management inspected the property and confirmed the front of the structure as facing the water.

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Date 3-26-08
By [Signature]

not be converted into a dwelling unit or apartment and the structure will not be used for commercial purposes.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. In my judgment, the Petitioners have satisfied the requirements of Section 307 of the B.C.Z.R. and *Cromwell v. Ward*, 102 Md. App. 691 (1995). The variance in this case is driven by the property's location within the Intensely Developed Area (IDA) regulations of the Chesapeake Bay Critical Area regulations. As stated by Mr. Flowers, a higher elevated garage with its attendant smaller footprint is deemed preferable by the Department of Environmental Protection and Resource Management (DEPRM). See Petitioners' Exhibits 5 and 6 detailing the continued efforts undertaken by the Petitioners to reach the impervious surface limit for this property of 4,263 square feet. I find that the subject property is constrained which creates a unique condition bringing about a practical difficulty if B.C.Z.R. Section 400.3 was strictly adhered to. I find that in this instance the additional 11 feet of roof pitch will not be out of character with the other accessory buildings in the area. Thus, I am persuaded that relief can be granted without detrimental impact to adjacent properties or surrounding locale.

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

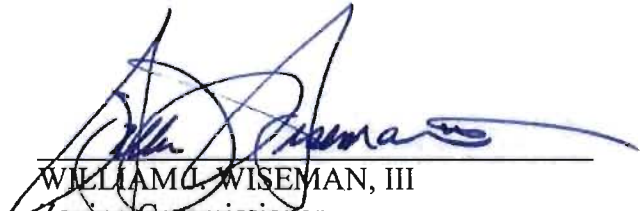
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of March 2008 that the Petition for Variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory storage structure (garage) with a height of 26 feet in lieu of the maximum permitted 15 feet, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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Date 3-26-08
BY [signature]

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed detached garage shall be constructed substantially in accordance with the building elevation drawings reviewed during the public hearing incorporating similar exterior building materials as that of the principal structure.
- 3) The garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.

WJW:dlw


WILLIAM M. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 12-3-08
By 3-26-08



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 26, 2008

Arnold Jablon, Esquire
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: **PETITION FOR VARIANCE**
SE/S Glenwood Road, 540' SW of c/line Oakdean Road
(3505 Glenwood Road)
15th Election District - 6th Council District
Joseph F. Shanahan, et ux - Petitioners
Case No. 08-324-A

Dear Mr. Jablon:

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: Joseph and Patricia Shanahan, 3505 Glenwood Road, Baltimore, MD 21220
David Flowers, 1556 Dellsway Road, Baltimore, MD 21286
Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100,
Annapolis, MD 21401
People's Counsel; Development Plans Review; DEPRM; Office of Planning; File



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 3505 Glenwood Road
which is presently zoned DR-5.5 DR 3.5

Deed Reference: 11766 / 434 Tax Account # 1513202200

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 -
to permit a garage height of 26' in lieu of the permitted 15'

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:

Name - Type or Print
Signature
Address Telephone No.
City State Zip Code

Attorney For Petitioner:

Arnold Jablon
Name - Type or Print
Signature
Venable, LLP
Company
210 Allegheny Ave 410 494 6298
Address Telephone No.
Towson, Md 21204
City State Zip Code

Legal Owner(s):

Joseph F. Shanahan
Name - Type or Print
Signature
Patricia A. Shanahan
Name - Type or Print
Signature
3505 Glenwood Rd
Address Telephone No.
Baltimore, Maryland 21220
City State Zip Code

Representative to be Contacted:

Arnold Jablon
Name
210 Allegheny Ave 410 494 6298
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

Case No. 08-324-A

Office Use Only

REV 8/20/07

ORDER RECEIVED FOR FILING
Date 3-26-08
By DW

Estimated Length of Hearing
Unavailable For Hearing
Reviewed by KID Date 1/22/04

DESCRIPTION
3505 Glenwood Road
ELECT. DIST. 15
C6TH

Designated as Lot No. 3, as shown on the Plat of Frog Mortar Point, in which Plat is recorded among the Land Records of Baltimore County in Plat Book No. 12, folio 14; further, also known as 3505 Glenwood Road, and recorded among the Land Records of Baltimore County in Liber 11766, folio 434

Item # 324

**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: #08-324-A
3505 Glenwood Road
S/east side of Glenwood Road, 540 feet s/west of centerline of Oakdean Road
15th Election District
6th Councilmanic District
Legal Owner(s): Joseph & Patricia Shanahan

Variance: to permit a garage height of 26 feet in lieu of the permitted 15 feet.

Hearing: Friday, March 21, 2008 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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.

3/017 Mar 6 165774

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 3/6/, 2008.

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

S. Wilkins

LEGAL ADVERTISING

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 08-324-A

Petitioner/Developer: JOSEPH A.

PATRICIA SHANAHAN

Date of Hearing/Closing: 3-21-08

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: _____

3505 GLENWOOD RD

The sign(s) were posted on 3-6-08
(Month, Day, Year)

Sincerely,

Robert Black 3-10-08
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

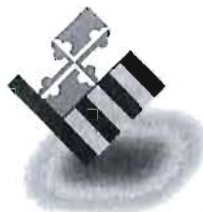
Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

February 8, 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: 08-324-A

3505 Glenwood Road

S/east side of Glenwood Road, 540 feet s/west of centerline of Oakdean Road

15th Election District – 6th Councilmanic District

Legal Owners: Joseph & Patricia Shanahan

Variance to permit a garage height of 26 feet in lieu of the permitted 15 feet.

Hearing: Friday, March 21, 2008 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Arnold Jablon, 210 Allegheny Avenue, Towson 21204
Mr. & Mrs. Shanahan, 3505 Glenwood Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MARCH 6, 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 6, 2008 Issue - Jeffersonian

Please forward billing to:
Arnold Jablon
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

410-494-6298

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: 08-324-A

3505 Glenwood Road

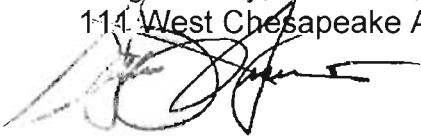
S/east side of Glenwood Road, 540 feet s/west of centerline of Oakdean Road

15th Election District – 6th Councilmanic District

Legal Owners: Joseph & Patricia Shanahan

Variance to permit a garage height of 26 feet in lieu of the permitted 15 feet.

Hearing: Friday, March 21, 2008 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake 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.

**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: 08-324-A
Petitioner: JOSEPH & PATRICIA A. SHANAHAN
Address or Location: 3505 GLENWOOD RD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: ARNOLD JABLON
Address: VENABLE, LLP
210 ALLEGHENY AVE
TOWSON 21204
Telephone Number: 410 494 6298



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

March 13, 2008

Arnold Jablon
Venable, LLP
210 Allegheny Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

RE: Case Number: 08-324-A, 3505 Glenwood Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on . 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
Joseph R. Shanahan Patricia A. Shanahan 3505 Glenwood Road Baltimore 21220

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 No. 08-324

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

The base flood elevation for this site is 10.2 feet Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

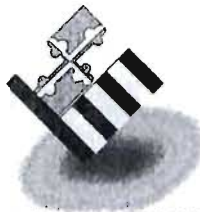
The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:cab

cc: File

ZAC-ITEM NO 08-324-02042008.doc



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



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil 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. 8-324-A
3505 GLENWOOD RD
SHANAHAN 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. 8-324-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,


Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
FEB 15 2008

TO: Timothy M. Kotroco

BY:.....

FROM: Dave Lykens, DEPRM - Development Coordination *JUL*

DATE: February 24, 2008

SUBJECT: Zoning Item # 08-324-A
Address 3505 Glenwood Road
(Shanahan 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:

The property is located within a Limited Development Area (LDA) and a Buffer Management Area (BMA). 15% afforestation requirements must be met and impervious surfaces are limited to 4,263 square feet.

Reviewer: Regina Esslinger

Date: February 14, 2008

BW 3/21 9 AM

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

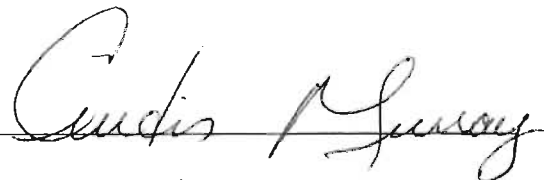
BY:.....

SUBJECT: 8-324 -Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 26 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.
3. The proposed building should be constructed of similar exterior building materials as that of the principal structure.

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

Prepared by: 

Section Chief: 

AFK/LL: CM

RE: PETITION FOR VARIANCE * BEFORE THE
3505 Glenwood Road; SE/S Glenwood Road, *
540' SW of c/line Oakdean Road * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts
Legal Owner(s): Joseph & Patricia Shanahan* FOR
Petitioner(s) * BALTIMORE COUNTY
* 08-324-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing date 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, Arnold Jablon, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

JAN 25 2008

Per.....

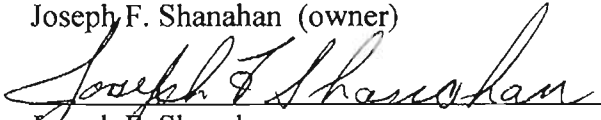
Zoning Office
Department of Permits and Development Management
111 West Chesapeake Ave
Towson, Maryland 21204

Zoning Office:

Please be advised that we, the undersigned, has authorized Arnold Jablon, Esq., Venable, LLP, 210 Allegheny Ave., Towson, Maryland 21204, to be our attorney-in-fact and attorney-at-law and on our behalf file the attached petitions for zoning relief and for the applicable use permit. We hereby understand that the relief requested is for property we own and we hereby and herewith acknowledge our express permission for said petitions to be filed on our behalf. The petition(s) filed is/are for property located at 3505 Glenwood Road, Baltimore 21220, property we own.

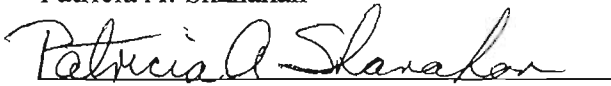
Further, the undersigned is the contract purchaser of said property, and hereby and herewith authorize Mr. Jablon to be my attorney-in-fact and attorney-at-law and represent me in this matter.

Joseph F. Shanahan (owner)


Joseph F. Shanahan

10/15/07 (Date)

Patricia A. Shanahan


Patricia A. Shanahan

12/15/07 (Date)

3505 Glenwood Road, Baltimore, 21220
address

Item # 324

CASE NAME _____
CASE NUMBER 08-324-1A
DATE 3-21-08

[illegible]



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

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

Account Identifier: District - 15 **Account Number -** 1900003672

Owner Information

Owner Name:	SCHMIDT RICHARD G	Use:	RESIDENTIAL
	SCHMIDT MIRIAM L	Principal Residence:	YES
Mailing Address:	3507 GLENWOOD RD	Deed Reference:	1) / 6350/ 624
	BALTIMORE MD 21220-2917		2)

Location & Structure Information

Premises Address	Legal Description
3507 GLENWOOD RD	LTS 1-2
	FROG MORTAR
	WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
91	15	144					1	3	Plat Ref: 12/ 14

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1966	1,086 SF	31,584.00 SF	34
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	141,890	326,890		
Improvements:	50,370	110,110		
Total:	192,260	437,000	355,420	437,000
Preferential Land:	0	0	0	0

Transfer Information

Seller: SCHMIDT RICHARD G	Date: 12/04/1981	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6350/ 624	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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 (2007 vw3.1)

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

Account Identifier: District - 15 **Account Number -** 1518721060

Owner Information

Owner Name:	MCBRIDE STEPHEN D MCBRIDE CAROL L	Use:	RESIDENTIAL
Mailing Address:	3503 GLENWOOD RD BALTIMORE MD 21220-2917	Principal Residence:	YES
		Deed Reference:	1) /11661/ 136 2)

Location & Structure Information

Premises Address
 3503 GLENWOOD RD

Legal Description

WATERFRONT

3503 GLENWOOD RD
 FROG MORTAR POINT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
91	15	144					4	3	Plat Ref: 12/ 14

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1942	2,436 SF	11,232.00 SF	34
Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-In Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	136,230	321,230		
Improvements:	162,890	291,070		
Total:	299,120	612,300	507,906	612,300
Preferential Land:	0	0	0	0

Transfer Information

Seller: FEDERAL NATIONAL	Date: 06/24/1996	Price: \$144,500
Type: IMPROVED ARMS-LENGTH	Deed1: /11661/ 136	Deed2:
Seller: CALVERT WILLIAM H,SR	Date: 06/06/1996	Price: \$163,000
Type: IMPROVED ARMS-LENGTH	Deed1: /11626/ 96	Deed2:
Seller: RUSH MARIE A	Date: 06/12/1985	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6939/ 146	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 (2007 vw3.1)

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

Account Identifier: District - 15 **Account Number -** 1513202200

Owner Information

Owner Name:	SHANAHAN JOSEPH F SHANAHAN PATRICIA A	Use:	RESIDENTIAL
Mailing Address:	3505 GLENWOOD RD BALTIMORE MD 21220-2917	Principal Residence:	YES
		Deed Reference:	1) /11766/ 434 2)

Location & Structure Information

Premises Address
 3505 GLENWOOD RD

Legal Description

3505 GLENWOOD RD
 FROG MORTAR POINT

WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
91	15	144					3	3	Plat Ref: 12/ 14

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1939	1,385 SF	12,870.00 SF	34

Stories	Basement	Type	Exterior
1 1/2	NO	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-In Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	137,210	322,210		
Improvements:	97,900	194,930		
Total:	235,110	517,140	423,130	517,140
Preferential Land:	0	0	0	0

Transfer Information

Seller: SHANAHAN BRONSON BERNARD	Date: 08/27/1996	Price: \$112,000
Type: NOT ARMS-LENGTH	Deed1: /11766/ 434	Deed2:
Seller: MARTIN JOHN F	Date: 08/29/1977	Price: \$50,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 5796/ 217	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 *

3505 Glenwood Road



DQ Map Notes



Publication Date: January 11, 2008
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

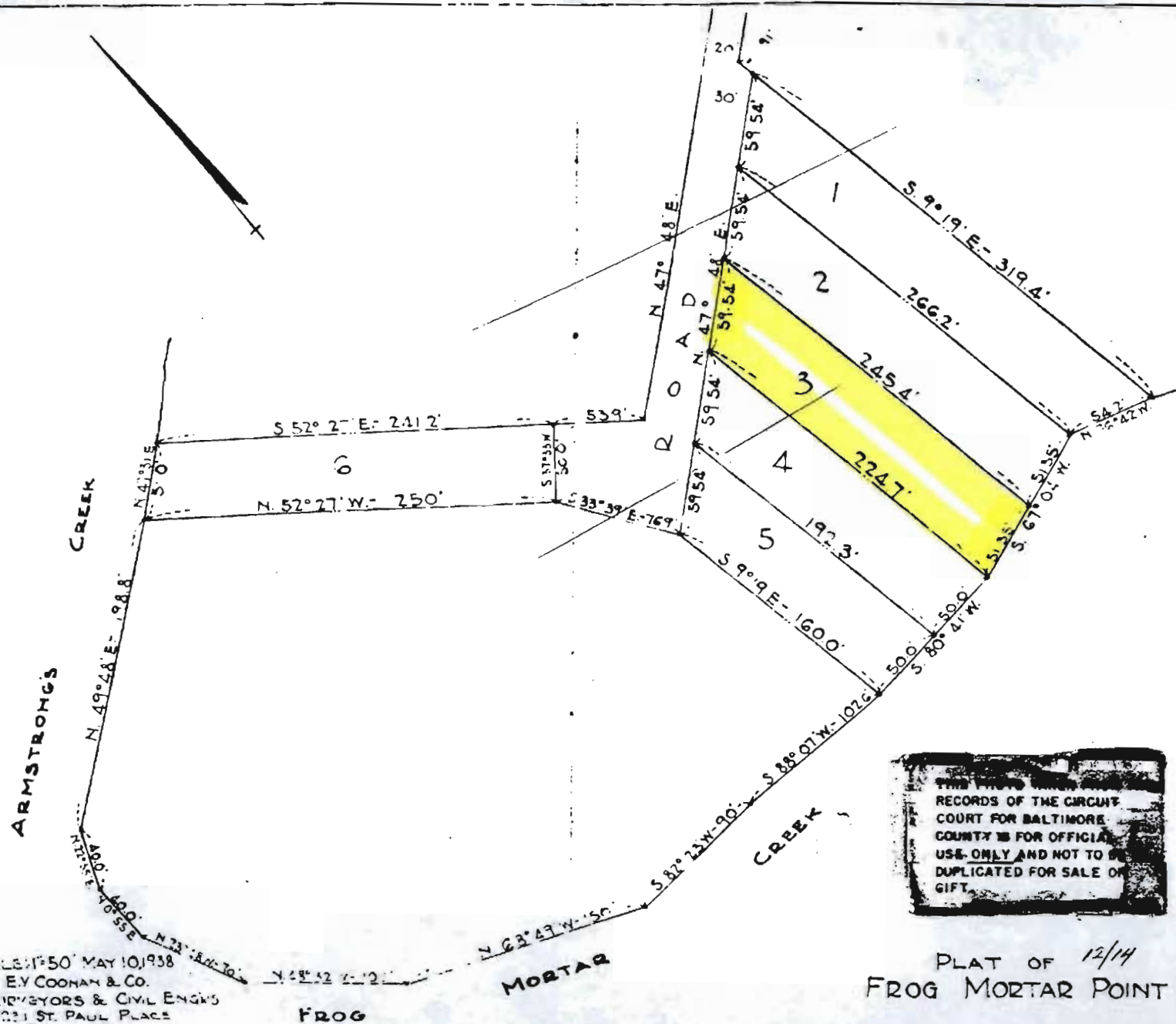


100 0 100
 Feet
 1 inch equals 100 feet

Item #324

Item # 324

SCALE 1"=50' MAY 10, 1938
E.Y. COONAN & CO.
SURVEYORS & CIVIL ENGRS
221 ST. PAUL PLACE
BALTO., MD.



Case No.: 08-324-A 3505 Glenwood Rd.

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2	ZONING MAP	
No. 3	PLAT - Frog Mitten Point	
No. 4	Neighbors in Support	
No. 5	DEPRM approval	
No. 6	DEPRM - Impervious Surface	
No. 7	Aerial MAP	
No. 8	Collectively Photograph.	
No. 9		
No. 10		
No. 11		
No. 12		

**PETITION
FOR THE CONSTRUCTION
OF
2 STORY GARAGE
AT
3505 GLENWOOD ROAD
BALTIMORE, MD 21220**

We the undersigned have been advised by Mr. and Mrs. Shanahan of their intention to construct a two story garage at the above mentioned address and concur with the proposal.

Name	Address	Phone #
Richard Schmidt	3507 Glenwood Rd	410-335-7448
William W. Spencer Jr.	3504 GLENWOOD	335-9317
John Thompson	3510 Glenwood Rd	335-3696
William W. Spencer Jr.	3500-A-3500 GLENWOOD RD	335-5953
John Williams	3501 Glenwood Rd	410-344-0532
John Williams	3508 Glenwood Rd	410-335-2585
W. Davis	3516 GLENWOOD	410-335-4818
John Smith	3515 Glenwood Rd	410-335-1854
Ed Schreyer	3519 Glenwood Rd	410-335-4744
John O.	3503 Glenwood Rd	410-344-0758
Sandra Mito	3512 Glenwood Rd	410-335-7197
Stephanie Hulse	3514 Glenwood Rd	410-335-6619
Esther Smit	3506 GLENWOOD RD	410-335-3073

PETITIONER'S

EXHIBIT NO.

5



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

DAVID A.C. CARROLL, *Director*
Department of Environmental Protection
and Resource Management

December 21, 2007

Mr. Joseph Shanahan
3505 Glenwood Road
Baltimore, MD 21220

RE: Building Permit Application #B681629
Proposed Garage
3505 Glenwood Road

Dear Mr. Shanahan:

Environmental Impact Review (EIR) has reviewed the site plan and impervious surface information you submitted for a detached garage. The impervious surfaces on the site plan match our 1986 aerial photographs, and therefore the grandfathered impervious surface limit for the lot is 4,263 square feet, the current level of development on site. Two sheds totaling 240 square feet are proposed for removal, and the proposed garage is 768 square feet. Therefore, with the garage the impervious surfaces on site are proposed to be 4,791 square feet, 528 square feet over the limit. There is also a 15% afforestation requirement in the LDA, which equates to three trees. There are two trees on site. Consequently, one 5'-6' high, container-grown, Maryland-native deciduous tree must be planted to meet the 15% minimum.

Before EIR can approve the subject permit application, the site plan must be revised to indicate how the proposed development will stay within the impervious surface limit of 4,263 square feet and where the one tree will be planted.

If you have any questions regarding these requirements or if we can be of assistance, please contact me at (410) 887-3980.

Sincerely,

Regina A. Esslinger, Supervisor
Environmental Impact Review

Enclosure

3505GlenwoodRd-2/shreir/rae

PETITIONER'S
EXHIBIT NO. 5



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

DAVID A.C. CARROLL, *Director*
Department of Environmental Protection
and Resource Management

January 16, 2008

Mr. Joseph Shanahan
3505 Glenwood Road
Baltimore, MD 21220

RE: Building Permit Application #B681629
Proposed Garage
3505 Glenwood Road

Dear Mr. Shanahan:

Environmental Impact Review (EIR) has reviewed the revised site plan you submitted showing the location of two trees proposed to meet the 15% afforestation requirement. These locations are acceptable. However, impervious surfaces on site are still proposed to be 4,791 square feet, 528 square feet over the impervious surface limit of 4,263 square feet. This office cannot approve any impervious surface over this limit. Therefore, 528 square feet of impervious surface must be removed in addition to the two sheds, as I have already taken their removal into account in determining the proposed impervious surface level. Alternatively, you may choose to place the proposed garage over a portion of the existing blacktop to reduce the amount of impervious surface overall that needs to be reduced. Once the impervious surface limit has been met, EIR can continue processing this permit.

If you have any questions regarding these requirements or if we can be of assistance, please contact me at (410) 887-3980.

Sincerely,

Regina A. Esslinger, Supervisor
Environmental Impact Review

3505GlenwoodRd-3/shreir/rae

PETITIONER'S

EXHIBIT NO. 6



PETITIONER'S

EXHIBIT NO.

7





























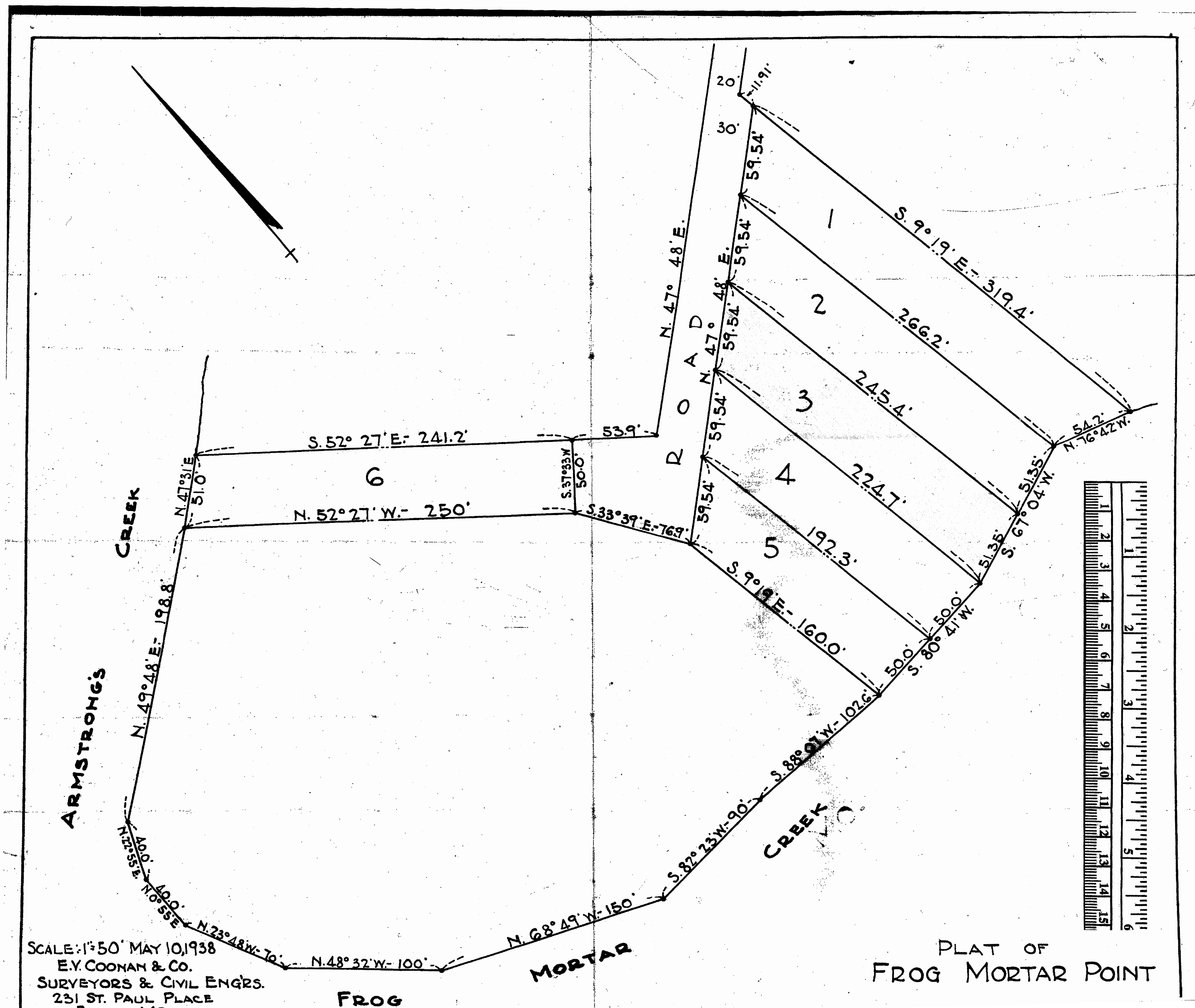








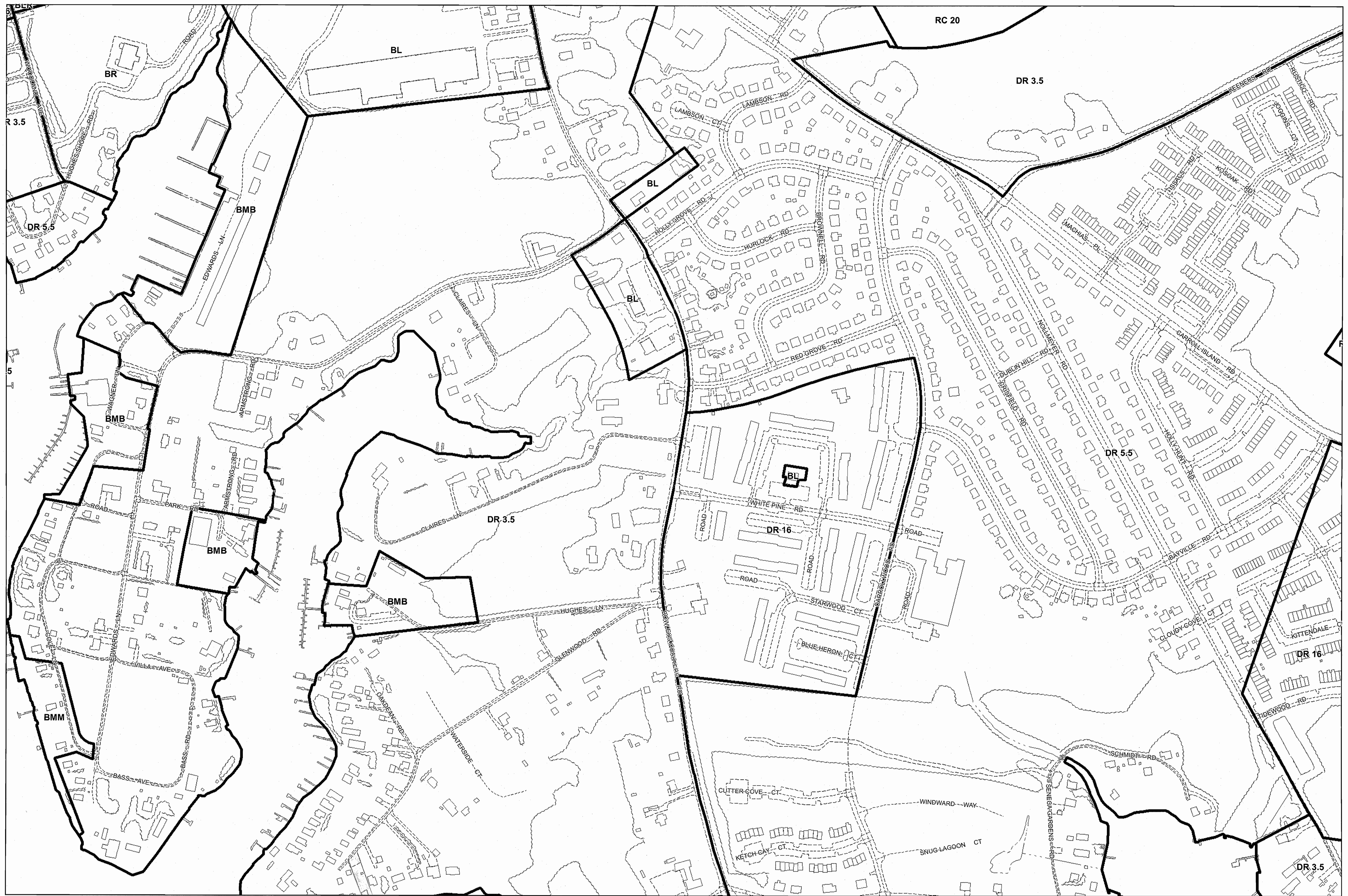




SCALE: 1" = 50' MAY 10, 1938
 E.Y. COONAN & CO.
 SURVEYORS & CIVIL ENGRS.
 231 ST. PAUL PLACE
 BALTO., MD.

PLAT OF
 FROG MORTAR POINT

PETITIONER'S
 EXHIBIT NO. 3



Plan Sheet: 091B2

Note:
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

Legend

- Zoning
- Streams
- Vegetation
- Buildings
- Roads
- Rail Lines

Baltimore County
Office of Planning and Zoning
Official Zoning Map

090C1	091A1	091B1	091C1	092A1
090C2	091A2	091B2	091C2	092A2
090C3	091A3	091B3	091C3	092A3

Scale
1" = 200'
0 100 200 400 Feet

1

Data Sources:
Planometric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County
1:2400, 2004

PETITIONER'S
EXHIBIT NO. 2