

IN RE: PETITION FOR ADMIN. VARIANCE

SE side of Trebor Court, 285 feet S of
c/l Spring Avenue
8th Election District
3rd Councilmanic District
(1609 Trebor Court)

Charles and Julie Thomas
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-383-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Charles and Julie Thomas for property located at 1609 Trebor Court. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 feet in lieu of the required 10 feet to construct a two-story addition and a one-story covered porch. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that the addition is necessary to increase the living space due to their growing family. The addition cannot be placed in the rear yard due to an existing one-story addition, concrete patio and the basement entrance with stairs. The subject property backs up to the Roland Run watershed. The proposed addition will be constructed on the left side of the home. The most affected neighbor at 1611 Trebor Court provided a letter of support as well as other neighbors residing at 1614 Trebor Court, 1612 Trebor Court and 1616 Trebor Court.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

COPIES RECEIVED FOR FILING
3-20-08
P3

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 2, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 20th day of March, 2008 that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 feet in lieu of the required 10 feet to construct a two-story addition and a one-story covered porch is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER PREPARED FOR FILING

3-20-08

13

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



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

3-20-08

pz



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

March 20, 2008

CHARLES AND JULIE THOMAS
1609 TREBOR COURT
LUTHERVILLE MD 21093

Re: Petition for Administrative Variance
Case No. 08-383-A
Property: 1609 Trebor Court

Dear Mr. and Mrs. Thomas:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Th. H. Bostwick", written over the printed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 1609 TREBOR CT. LUTHERVILLE, MD 21093
which is presently zoned DR5.5

Deed Reference: 15978-1458 Tax Account # 08-22-045390

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)

1B02.3.B to permit a side yard setback of 3 ft. in lieu of the required 10 ft. to construct a 2-story addition and a 1-story covered porch.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above Administrative 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):

CHARLES THOMAS
Name - Type or Print

Signature

JULIE THOMAS
Name - Type or Print

Signature

1609 TREBOR CT. 410 453-9176
Address Telephone No.

LUTHERVILLE MD 21093
City State Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 08-383-A

Reviewed By AK Date 2/20/08

REV 7/20/07

Estimated Posting Date 3/2/08

3-20-08

13

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

1609 TREBOR CT

Address

LUTHERVILLE

City

MD

State

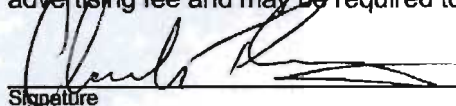
21093

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We are requesting an Administrative Variance to allow us to increase the size of our home to meet the needs of our growing family. We have 3 children (2 boys, 1 girl). The addition of the mudroom & a full bath on the 1st floor will allow additional storage while providing a 1st floor bath which can be used by the children. The addition of the 2nd floor bath will allow for additional privacy for my daughter.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.



Signature

CHARLES THOMAS

Name - Type or Print



Signature

JULIE THOMAS

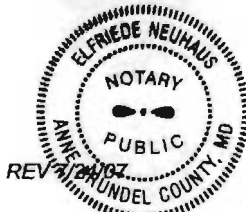
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

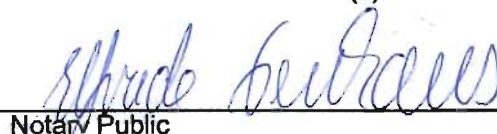
I HEREBY CERTIFY, this 19TH day of FEBRUARY, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Elfriede Neuhaus
NOTARY PUBLIC
Anne Arundel County
State of Maryland
My Commission Expires
March 1, 2010



Notary Public

My Commission Expires

3/1/2010

ZONING DESCRIPTION

Zoning Description For 1609 Trebor Court

Beginning at a point on the Southeast side of Trebor Court, which is 50 feet wide at the distance of 385 ft. south of the centerline of the nearest improved intersecting street Spring Avenue, which is 50 ft. wide. Being Lot # 16 in the subdivision of Villa Vue East as recorded in Baltimore County Plat Book #30, Folio# 140, containing 7,194 square feet. Also known as 1609 Trebor Court and located in the 8th Election District, 3rd Councilmanic District.

No. 11142.

PAID RECEIPT

BUSINESS ADDRESS	ACTUAL	TYPE	DATE
411/2008	2/20/2008	10:52:47	2

Date:

102 MAY 1996

DATE: 11/11/2011 TIME: 11:11

Plant

011103

1000

100

1997 01/01/98

[illegible]

Total:

Rec

From:

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 08-383-A

TO PERMIT A SIDEYARD SETBACK OF 30' IN LIEU
OF THE REQUIRED 50' FOR A PROPOSED 2-STORY
ADDITION AND 1-STORY COVERED PORCH

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON ~~Monday~~ March 17, 2009

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 N. CHESAPEAKE AVE.
TOWSON, MD 21204

TEL. 887-3391

MEETING IS HANDICAP ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No: 08-383-A

Petitioner/Developer: CHARLES &
JULIE THOMAS

Date Of Hearing/Closing: 3/17/08

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 1609 TREBOR CT

This sign(s) were posted on March 2, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 3/2/08
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 383 -A Address 1609 Trebor Ct.

Contact Person: Bruce Reddick Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/20/08 Posting Date: 3/2/08 Closing Date: 3/17/08

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 08- 383 -A Address 1609 Trebor Ct.

Petitioner's Name Charles & Julie Thomas Telephone 410-453-9176

Posting Date: 3/2/08 Closing Date: 3/17/08

Wording for Sign: To Permit a side yard setback of 3 ft. in lieu of the
required 10 ft. for a proposed 2-story addition and 1-story covered
porch.

WCR - Revised 6/25/04

**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.

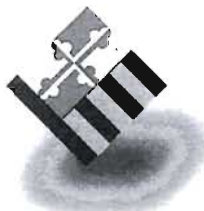
For Newspaper Advertising:

Item Number or Case Number: 08-383-A
Petitioner: JULIE + CHARLES THOMAS
Address or Location: 1609 TREBOR CT. LUTHERVILLE, MD 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: JULIE + CHARLES THOMAS
Address: 1609 TREBOR CT.
LUTHERVILLE, MD 21093

Telephone Number: 410 453-9176



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 18, 2008

Charles Thomas
Julie Thomas
1609 Trebor Court
Lutherville, MD 21093

Dear Mr. and Mrs. Thomas:

RE: Case Number: 08-383-A, 1609 Trebor Court

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 20, 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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 13, 2008

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

RECEIVED
MAR 14 2008

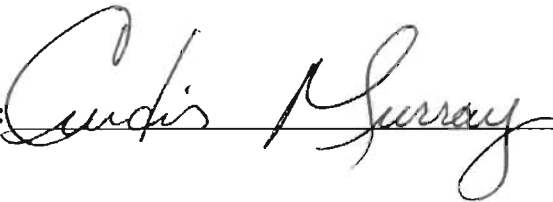
BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-383- Administrative 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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:



CM/LL



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: *March 3, 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. *8-383-A*
1609 TREBOR COURT
THOMAS PROPERTY
ADMINISTRATIVE 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. *8-383-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,

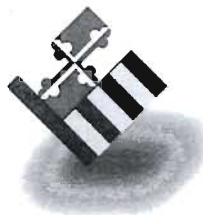
FOP Steven D. Foster, Chief
Engineering Access Permits
Division

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

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
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

February 27, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 25, 2008

Item Number: 370, 371, 372, 374, 376, 378, 380, 381, 383

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 4, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For March 3, 2008
Item Nos. 08-370, 371, 372, 373, 374,
375, 376, 378, 379, 380, 381, 382, and 383

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-02292008.doc

Patricia Zook - Case 08-383-A (administrative variance request @ 1609 Trebor Court

From: Patricia Zook
To: Thomas, David
Date: 3/18/2008 4:42:36 PM
Subject: Case 08-383-A (administrative variance request @ 1609 Trebor Court
CC: Bostwick, Thomas

David -

In reviewing the case file for the below-described administrative variance request, there is an original letter with attachments dated January 22, 2008 from yourself to the Petitioners. It appears that this information was not sent to Mr. and Mrs. Thomas.

Please advise. Thanks for your help.

CASE NUMBER: 383

1609 Trebor Court

Location: Southeast side Trebor Court, 285 feet south centerline Spring Avenue.

8th Election District, 3rd Councilmanic District

Legal Owner: Charles and Julie Thomas

3/17/2008

ADMINISTRATIVE VARIANCE To permit a side yard setback of 3 feet in lieu of the required 10 feet to construct a two-story addition and a one-story covered porch.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
County Courts Building
401 Bosley Avenue, Room 405
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

*as of 3-24-08
I haven't
received a
response from
Mr. Thomas*

(PZ)



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH JR.
County Executive

EDWARD C. ADAMS, JR., *Director*
Department of Public Works

January 22 2008

Mr. & Mrs Charles Thomas
1609 Trebor Court
Lutherville, MD 21093

Subject: 1609 Trebor Court
Tax Account No. 08-22-045390
Floodplain Determination

Dear Mr. & Mrs. Thomas:

Pursuant to an inquiry regarding the above-referenced property, this office has found that the property known as 1609 Trebor Court is located within a flood hazard area as shown on Flood Insurance Rate Map No. 245E, Community Panel No. 240010-0245E, dated March 2, 1981. The property as shown on this map is located in Zone A2.

Attached is a portion of the FIRM¹ showing the vicinity of the dwelling. Our office has prepared a GIS² map showing the subject property and surrounding vicinity. The contours indicate the lowest adjacent ground elevation to the existing dwelling is 320 (NAVD88³), which converts⁴ to 321.7 (BCD⁵). The Roland Run Watershed Study on file with Baltimore County shows that the property is located between cross-section No. 85 and 86. Our determination of the approximate BFE⁶ at this property is 318.89 BCD, which converts to 317.19 NAVD88. Based on the GIS topography, it appears that the ground around the subject dwelling is higher in elevation than the base flood elevation in the stream and is therefore outside of the 100-year floodplain area.

¹ Flood Insurance Rate Map

² Baltimore County's Geographic Information System

³ North American Vertical Datum of 1988, the reference system for the GIS.

⁴ Add 1.7' vertically to NAVD88 to approximate BCD elevations.

⁵ Baltimore County Datum, the reference elevation for the Baltimore County community FIRM.

⁶ Base Flood Elevation, the 100-year water surface elevation.

M/M Charles Thomas
January 22, 2008
Page Two

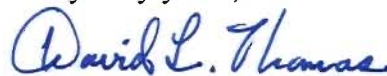
Baltimore County Bureau of Engineering has reviewed the Roland Run Watershed Study of January 1980 prepared by Purdum & Jeschke and has determined that this study correctly shows the 100 year floodplain limit and that the FIRM in this area incorrectly maps the floodplain. A map revision is being submitted for this area that is expected to change the FIRM to reflect the Purdum & Jeschke 1980 study.

You may wish to submit a LOMA⁷ request using this letter and the attached material. Be sure to forward all enclosed materials with your LOMA submittal.

This determination is based on the best information made available to Baltimore County. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in a flood zone may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map. This letter and its attachments do not create liability on the part of the County, or any officer or employee thereof, for any damage that results from reliance on this determination.

If you have any questions or need further information, please do not hesitate to contact this office at (410) 887-3984.

Very truly yours,



David L. Thomas, P.E.
Assistant to the Director

Attachments: Portion of FIRM map
Portion of Roland Run Watershed Study
GIS plot
LOMA application form
GIS Certification

cc: File

DLT/ab

⁷ Residential Letter of Map Amendment, FEMA application form, attached.

382

January 20, 2008

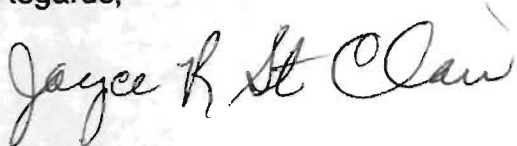
Ms. Joyce St. Clair
1611 Trebor Court
Lutherville, MD 21093

To Whom it may concern:

I am aware the Thomas Family is planning a two-story addition to their home. The first floor addition includes a covered front porch, a mud room, and a full bath. The second floor includes the extension of an existing bedroom and a new full bath. I am in favor of this addition.

I have lived next to the Thomas Family since they moved in approximately 10 ½ years ago. The side of the addition will face the side of my house.

Regards,

A handwritten signature in cursive script that reads "Joyce St. Clair". The signature is written in dark ink and is positioned above the printed name.

Joyce St. Clair

January 20, 2008

Mr. and Mrs. S. Perry
1614 Trebor Court
Lutherville, MD 21093

To Whom it may concern:

We are aware the Thomas Family is planning a two-story addition to their home. The first floor addition includes a covered front porch, a mud room, and a full bath. The second floor includes the extension of an existing bedroom and a new full bath. We are in favor of this addition.

We have lived across the street from the Thomas Family since they moved in approximately 10 ½ years ago.

Regards,

A handwritten signature in cursive script, appearing to read "Ellen Perry".

Ellen Perry

January 19, 2008

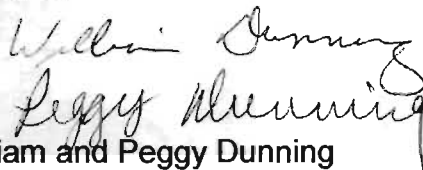
Mr. and Mrs. W. Dunning
1612 Trebor Court
Lutherville, MD 21093

To Whom it may concern:

We are aware the Thomas Family is planning a two-story addition to their home located at 1609 Trebor Court. The first floor addition includes a covered front porch, a mud room, and a full bath. The second floor includes the extension of an existing bedroom and a new full bath. We are in favor of this addition.

We have lived directly across the street from the Thomas Family since they moved in approximately 10 ½ years ago.

Regards,


William and Peggy Dunning

January 20, 2008

Mr. and Mrs. R. Alcaraz
1616 Trebor Court
Lutherville, MD 21093

To Whom it may concern:

We are aware the Thomas Family is planning a two-story addition to their home. The first floor of the addition includes a covered front porch, a mud room, and a full bath. The second floor includes the extension of an existing bedroom and a new full bath. We are in favor of this addition.

We have lived on Trebor Court approximately 6 years. Our house is located on the opposite side of the street from the Thomas residence.

Regards,

A handwritten signature in cursive script, appearing to read "Ann Alcaraz", written in black ink.

Ann Alcaraz

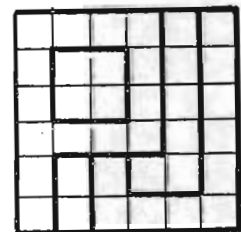
REPORT TO
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS

ROLAND RUN WATERSHED STUDY

JOB ORDER NUMBER 4-203-2

JANUARY 1980

PURDUM & JESCHKE
CONSULTING ENGINEERS



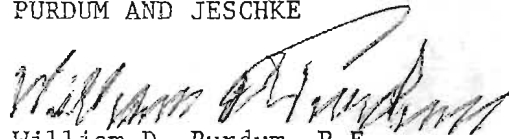
PURDUM & JESCHKE/CONSULTING ENGINEERS AND LAND SURVEYORS

Mr. Gene L. Neff - Page 4

We are very appreciative of the cooperation and assistance of your staff during the course of our study. We trust that the study will assist the Department of Public Works in its efforts to reduce damages from flooding in the Roland Run watershed area.

CHL/eg

Very truly yours,
PURDUM AND JESCHKE


William D. Purdum, P.E.
Partner


Charles H. Lee, P.E.
Project Manager


Richard H. Berich, P.E.
Project Engineer

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

**BALTIMORE COUNTY,
MARYLAND
(UNINCORPORATED AREAS)**

PANEL 245 OF 575

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

240010 0245E

MAP REVISED:

NOVEMBER 17, 1993



Federal Emergency Management Agency

11-21-0001

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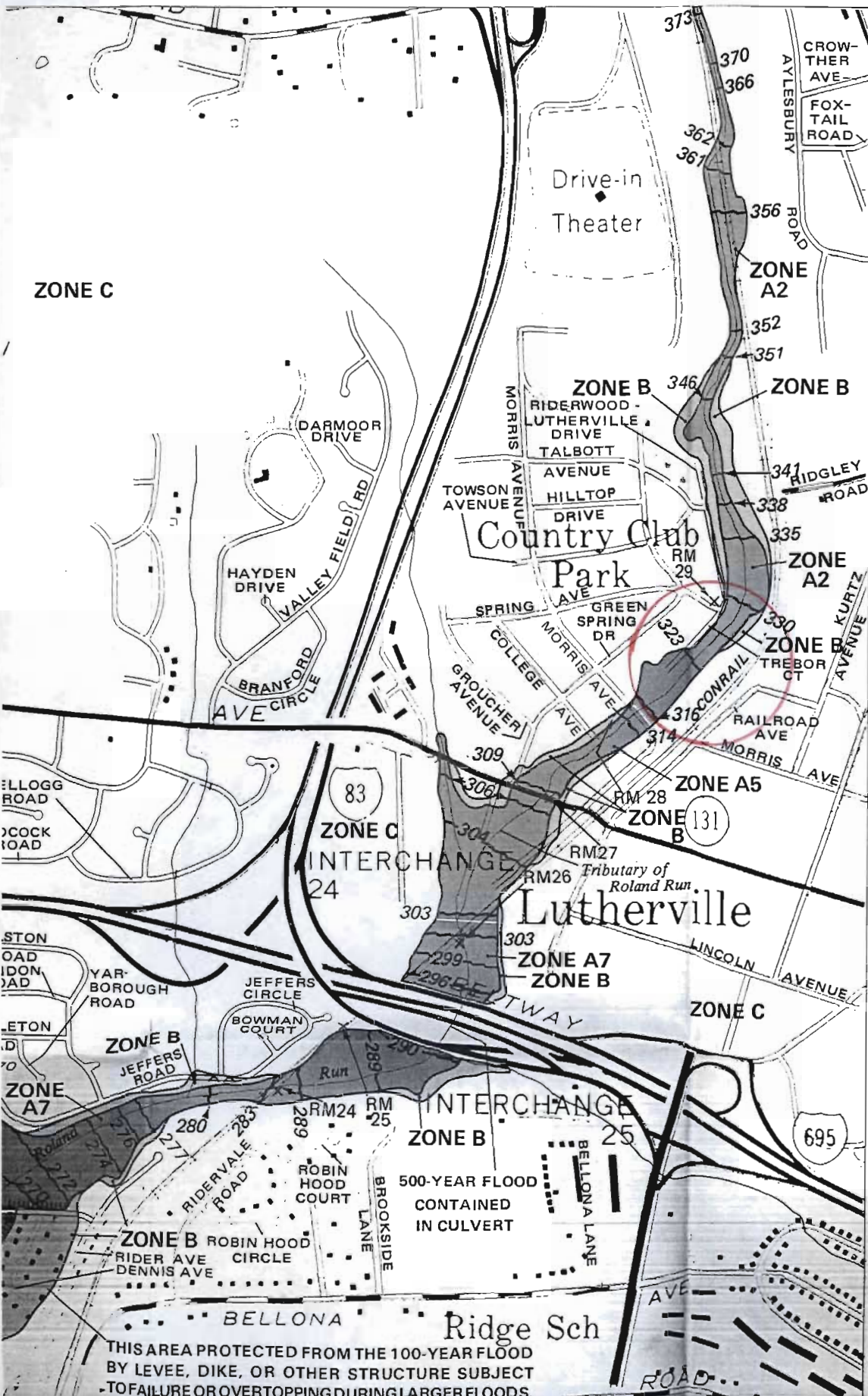
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U.S. DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY
APPLICATION FORM FOR SINGLE RESIDENTIAL LOT OR STRUCTURE AMENDMENTS TO
NATIONAL FLOOD INSURANCE PROGRAM MAPS

O.M.B. NO. 1660-0037
Expires September 30, 2010

PAPERWORK REDUCTION ACT

Public reporting burden for this form is estimated to average 2.4 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing, reviewing, and submitting the form. You are not required to respond to this collection of information unless a valid OMB control number is displayed in the upper right corner of this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, U.S. Department of Homeland Security, Federal Emergency Management Agency, 500 C Street, S.W., Washington DC 20472, Paperwork Reduction Project (1660-0037). Submission of this form is required to obtain or retain benefits under the National Flood Insurance Program.

This form should be used to request that the Department of Homeland Security's Federal Emergency Management Agency (FEMA) remove a single structure or legally recorded parcel of land or portions thereof, described by metes and bounds, certified by a registered professional engineer or licensed land surveyor, from a designated Special Flood Hazard Area (SFHA), an area that would be inundated by the flood having a 1%-chance of being equaled or exceeded in any given year (base flood), via Letter of Map Amendment (LOMA). It shall not be used for requests submitted by developers, for requests involving multiple structures or lots, for property in alluvial fan areas or coastal high hazard areas (V zones), or requests involving the placement of fill. (NOTE: Use MT-1 forms for such requests). Fill is defined as material from any source (including the subject property) placed that raises the grade to or above the Base Flood Elevation (BFE). The common construction practice of removing unsuitable existing material (topsoil) and backfilling with select structural material is not considered the placement of fill if the practice does not alter the existing (natural grade) elevation, which is at or above the BFE. Also, fill that is placed before the date of the first National Flood Insurance Program (NFIP) map showing the area in an SFHA is considered natural grade.

LOMA:

A letter from DHS-FEMA stating that an existing structure or parcel of land that has not been elevated by fill would not be inundated by the base flood.

A - This section may be completed by the property owner or by the property owner's agent. In order to process your request, all information on this form must be completed in its entirety. Incomplete submissions may result in processing delays.

1. Has fill been placed on your property to raise ground that was previously below the BFE?

☐ No ☐ Yes - If Yes, STOP!! - You must complete the MT-1 application forms; visit
http://www.fema.gov/plan/prevent/fhm/dl_mt-1.shtm
or call the FEMA Map Assistance Center toll free: (877-FEMA MAP) (877-336-2627)

2. Legal description of Property (Lot, Block, Subdivision; complete description as it appears in the Deed is not necessary) and street address of the Property:

3. Are you requesting that the flood zone designation be removed from (check one):

- ☐ Your entire legally recorded property?
- ☐ A portion of your legally recorded property? (A certified metes and bounds description and map of the area to be removed, certified by a registered professional engineer or licensed land surveyor are required. For the preferred format of metes and bounds descriptions, please refer to the MT-EZ Instructions.)
- ☐ A structure on your property? What is the date of construction?

All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Applicant's Name:

E-mail address:

Mailing Address (include Company name if applicable):

Daytime Telephone No.:

Fax No.:

Signature of Applicant (required)

Date

End of Section A

B – This section must be completed by a registered professional engineer or licensed land surveyor.

NOTE: If the request is to remove the structure, and an Elevation Certificate has been completed for this property, it may be submitted in lieu of Section B. If the request is to remove the entire legally recorded property, or a portion thereof, the lowest elevation on the lot or described portion must be provided in Section B.

Applicable Regulations

The regulations pertaining to LOMAs are presented in the National Flood Insurance Program (NFIP) regulations under Title 44, Chapter I, Parts 70 and 72, Code of Federal Regulations. The purpose of Part 70 is to provide an administrative procedure whereby DHS-FEMA will review information submitted by an owner or lessee of property who believes that his or her property has been inadvertently included in a designated SFHA. The necessity of Part 70 is due in part to the technical difficulty of accurately delineating the SFHA boundary on an NFIP map. Part 70 procedures shall not apply if the topography has been altered to raise the original ground to or above the BFE since the effective date of the first NFIP map [e.g., a Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map (FHBM)] showing the property to be within the SFHA.

Basis of Determination

DHS-FEMA's determination as to whether a structure or legally recorded parcel of land, or portions thereof, described by metes and bounds, may be removed from the SFHA will be based upon a comparison of the Base (1%-annual-chance) Flood Elevation (BFE) with certain elevation information. For Zone A, with no BFE determined, refer to *Managing Floodplain Development in Approximate Zone A Areas, A Guide for Obtaining and Developing Base (100-Year) Flood Elevations*. The elevation information required is dependent on whether a structure, or a legally recorded parcel of land, is to be removed from the SFHA.

Item to be Removed from the SFHA: (check one)	Elevation Information Required: (complete Item 5)
☐ Structure located on natural grade (LOMA)	Lowest Adjacent Grade to the structure (the elevation of the lowest ground touching the structure including attached decks or garage)
☐ Legally recorded parcel of land, or portion thereof (LOMA)	Elevation of the lowest ground on the parcel or within the portion of land to be removed from the SFHA

1. PROPERTY DESCRIPTION (Lot and Block Number, Tax Parcel Number, Legal Description, etc.):

2. BUILDING INFORMATION

Building Street Address (including Apt. Unit, Suite, and/or Bldg. No.):

What is the type of construction? (check one) ☐ crawl space ☐ slab on grade ☐ basement/enclosure
☐ other (explain)

3. GEOGRAPHIC COORDINATE DATA

Please provide the Latitude and Longitude of the most upstream edge of the structure (in decimal degrees)
Indicate Datum: ☐ NAD83 ☐ NAD27 . Lat. . Long.

Please provide the Latitude and Longitude of the most upstream edge of the property (in decimal degrees)
Indicate Datum: ☐ NAD83 ☐ NAD27 . Lat. . Long.

4. FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

NFIP Community Number:	Map & Panel Number:	Base Flood Elevation (BFE):	Source of BFE:
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5. ELEVATION INFORMATION (SURVEY REQUIRED)

- Lowest Adjacent Grade (LAG) to the structure (to the nearest 0.1 foot or meter) . ft. (m)
- Elevation of the lowest grade on the property; or metes and bounds area (to the nearest 0.1 foot or meter) . ft. (m)
- Indicate the datum (and datum conversion if different from NGVD 29 or NAVD 88) ☐ NGVD 29 ☐ NAVD 88 Other (Describe):
- Has FEMA identified this area as subject to land subsidence or uplift? ☐ No ☐ Yes (provide date of current releveling)

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name:	License No.:	Expiration Date:	Seal (optional)
Company Name:	Telephone No.:	Fax No.:	
Signature:		Date:	
(See attached address listing for LOMAs)			

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In addition to this form (MT-EZ), ALL requests must include the following:

- Copy of the effective FIRM panel and/or Flood Boundary and Floodway Map (FBFM) (if applicable) on which the property location has been accurately plotted
- Copy of the Subdivision Plat Map (with recordation data and stamp of the Recorder's Office)
OR
Copy of the Property Deed (with recordation data and stamp of the Recorder's Office), accompanied by a tax assessor's map or other certified map showing the surveyed location of the property relative to local streets and watercourses
- Please include a map scale on all maps submitted

Mail your request to...

FEMA NATIONAL SERVICE PROVIDER
3601 Eisenhower Avenue
Alexandria, VA 22304-6425
Attn.: LOMA Manager

FEMA REGIONS



AMENDMENTS TO NATIONAL FLOOD INSURANCE PROGRAM MAPS APPLICATION FORM FOR SINGLE RESIDENTIAL STRUCTURE OR LOT

General Background Information

In 1968, the U.S. Congress passed the National Flood Insurance Act, which created the National Flood Insurance Program (NFIP). The NFIP was designed to reduce future flood losses through the adoption of local floodplain management regulations and to provide protection for property owners against potential losses through an insurance mechanism that allows a premium to be paid for the protection of those who need it most. The creation of the NFIP represented a major shift in Federal strategy from previous structural flood-control and disaster relief programs.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management ordinances that meet certain minimum requirements intended to reduce future flood losses. The community official or agency responsible for floodplain management in a community may be able to provide information that would be useful to a requester. This official or agency usually is responsible for engineering, public works, flood control, or planning in the community as well.

Use of Application Forms

The Federal Emergency Management Agency (FEMA) implemented the use of application forms for requesting revisions or amendments to NFIP maps for two reasons. First, the forms provide requesters with a comprehensive, step-by-step process to follow. This process provides the requester with assurance that all necessary information to support their request is being submitted to FEMA at one time, thus avoiding the need to go through an iterative process of providing additional information in a piecemeal fashion, which can result in a time-consuming and cost-intensive process. Second, use of the forms assures that the requesters' submissions are complete and more logically structured, and generally allows FEMA to complete its review in a shorter timeframe.

This form should be used to request that FEMA remove a single structure or a legally recorded parcel of land or portions thereof, described by metes and bounds certified by a Registered Professional Engineer or Licensed Land Surveyor, from a designated Special Flood Hazard Area (SFHA), an area that would be inundated by the flood having a 1-percent-annual-chance of being equaled or exceeded in any given year (base flood), via Letter of Map Amendment (LOMA). A LOMA is a letter from FEMA stating that an **existing** structure or parcel of land that has not been elevated by fill (i.e. the existing structure or parcel of land is on natural grade) would not be inundated by the base flood. Fill is defined as material placed to raise the ground to or above the Base Flood Elevation (BFE). The common construction practice of removing unsuitable existing material (topsoil) and backfilling with select structural material is not considered the placement of fill if the practice does not alter the existing (natural ground) elevation, which is at or above the BFE. **Fill placed before the date of the first NFIP map showing the area in an SFHA is considered natural ground.**

The MT-EZ form shall not be used for requests submitted by developers, for requests involving multiple structures or lots, for property in alluvial fan areas or coastal high hazard areas (V zones), or requests involving the placement of fill—for such requests, requesters should use the MT-1 or MT-2 application forms, as appropriate. The MT-1 and MT-2 forms packages may be downloaded from the FEMA Flood Hazard Mapping website at:
http://www.fema.gov/plan/prevent/fhm/fhm_form.shtm

For additional assistance in completing this form, interested parties may consult the LOMA Tutorial, available on FEMA's Flood Hazard Mapping website at: http://www.fema.gov/plan/prevent/fhm/ot_main.shtm. This tutorial provides guidance to LOMA requesters, as well as an online tool to complete the MT-EZ form.

Data Submission Requirements

In accordance with NFIP regulations, FEMA will use the information provided in the MT-EZ form to determine whether property (i.e., structure, parcel of land) should be removed from a designated SFHA. In certain instances, additional data not referenced on the MT-EZ form may be required. A FEMA representative will notify the requester of any additional data requirements.

Applicable Regulations

The regulations pertaining to LOMAs are presented in Title 44, Chapter I, Code of Federal Regulations (CFR), Part 70, which are available at http://www.access.gpo.gov/nara/cfr/waisidx_03/44cfr70_03.html. The purpose of Part 70 is to provide an administrative procedure whereby FEMA will review information submitted by an owner or lessee of property who believes that their property has been inadvertently included in a designated SFHA. Part 70 provides information about the technical difficulty of accurately delineating the SFHA boundaries on the NFIP map for a community. Part 70 procedures shall not apply if the topography has been altered since the effective date of the first NFIP map [i.e., a Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map (FHBM)] showing the property to be within the SFHA.

Basis of Determination

If no fill has been placed, FEMA's determination as to whether a structure or legally recorded parcel of land, or portions thereof, described by metes and bounds, may be removed from the SFHA will be based on a comparison of the BFE with certain elevation information. For LOMA requests involving property located in Zone A, with no BFEs determined, interested parties should refer to FEMA-265, *Managing Floodplain Development in Approximate Zone A Areas, A Guide for Obtaining and Developing Base (100-Year) Flood Elevations*, available on FEMA's Flood Hazard Mapping Web at http://www.fema.gov/plan/prevent/fhm/dl_zoneA.shtm. The elevation information required will depend on whether a structure or a legally recorded parcel of land is to be removed from the SFHA.

The following special considerations may affect FEMA's determination:

- In areas of sheetflow flooding (Zone AO), the elevation of the Lowest Adjacent Grade (including deck posts) and the elevation of the lowest floor (including basement/crawl space) of the structure(s) must be elevated above the elevation of the highest surrounding ground by at least the amount of the depth specified on the FIRM. In addition, adequate drainage paths must be maintained to guide floodwaters around and away from the structure(s).
- If the lowest floor of a building has been elevated on posts, piers, or pilings above the BFE and any portion of the structure (i.e., posts, pilings, or piers) is still below the BFE, the building will not be removed from the SFHA.

Response Timeframe

In accordance with Section 70.4 of the NFIP regulations, FEMA will notify the requester of the determination in writing within 60 days of the date of receipt of all required data. Information about the status of active LOMA requests and other Letter of Map Change (LOMC) requests is available from FEMA's Status of Map Change Requests database at http://www.fema.gov/plan/prevent/fhm/st_main.shtm.

Effect on Insurance Purchase Requirements

Although FEMA may issue a LOMA removing a structure from the SFHA, it is the lending institution's prerogative to require flood insurance, as a condition of a loan, if it deems such action appropriate. However, if the lending institution agrees to waive the flood insurance purchase requirement for a structure, the property owner is eligible for a full refund of the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy in question during the same policy year. If the property owner has been required to renew his or her policy during a period when a revised NFIP map was being printed, the premium will be refunded for an additional year. To initiate processing of the refund, the property owner should provide the LOMA and evidence of the waiver of the flood insurance requirement from the lending institution to the insurance agent or broker who sold the policy.

General Instructions – Section A

The property owner, a Licensed Land Surveyor, or a Registered Professional Engineer may complete Section A to support a request for a LOMA for a single structure or lot.

Before completing Section A, the requester must obtain one of the following documents from the County/Parish Clerk, Recorder, or Register of Deeds for the community:

- A copy of the Plat Map for the property, showing the recordation information (e.g., Book/Volume and Page numbers or Document/Instrument number) and containing the recorder's seal and recordation date.
- A copy of the Deed for the property, showing the recordation information (e.g., Book/Volume and Page numbers or Document/Instrument number) containing the recorder's seal and recordation date, accompanied by a tax assessor's or other suitable map showing the surveyed location of the property.

The requester also must obtain a photocopy of the effective FIRM panel (including the Title Block) that shows the area in which the property is located. The FIRM should be available at the community map repository or from the community official or agency responsible for floodplain management. However, the FIRM Index and FIRM panels may be ordered from the FEMA Map Service Center (MSC), for a nominal fee. To place orders from the MSC, interested parties may visit the MSC website at <http://www.msc.fema.gov> and click on the "FEMA Flood Map Store" link. (For some communities, the effective NFIP map may be a Flood Hazard Boundary Map (FHBM), not a FIRM. In such cases, the requester should obtain and use the FHBM.)

The FEMA Flood Map Store allows requesters to search for maps and other technical data historically available from the MSC online. Requesters can search by the three following search options: Catalog, Map Search, and Quick Order. The Catalog option allows requesters to search through the FEMA Flood Map Store for all available data. The Map Search option allows requesters to search for data available for an individually specified map area. The Quick Order option allows requesters to search and order available data by specific FIRM panel or by state, county, or community identification number. All search options will allow requesters to search desired data and add that data to a "shopping cart" for later payment options. Payment must be in the form of a credit card. Only Visa and MasterCard are accepted.

Requesters without Internet access should contact the MSC by calling 1-800-358-9616. Requesters also may fax their requests to the MSC at 1-800-358-9620.

Specific Instructions – Section A

Number 1 - Fill Placement

Regardless of the type of LOMC being requested, the requester must clearly state, to the best of his or her knowledge, whether fill has been placed on the property. The requester must answer "yes" or "no" to this question. (See "Use of Application Forms" for additional information about fill.) If fill has been placed on the property, the requester must submit a request for a Letter of Map Revision Based on Fill (LOMR-F) using the MT-1 application forms so that FEMA may determine whether the structure or lot should be removed from the SFHA. To obtain a copy of the MT-1 application forms package, interested parties should visit FEMA's Flood Hazard Mapping website at http://www.fema.gov/plan/prevent/fhm/dl_mt-1.shtm or call the FEMA Map Assistance Center, toll free, at 1-877-FEMA-MAP (1-877-336-2627).

Number 2 - Legal Description of Property

The requester should describe the property by referring to the recorded deed or plat map. The description may consist of a lot number and subdivision name, a parcel number, a tract number, or any other information provided in the deed or plat to identify the property. It is not necessary to reproduce a lengthy description of the property as it appears in the Deed. In addition, the requester should enter the street address for the property, if one is available, if the property address is different from the mailing address.

Number 3 - Structure or Property That Is Subject of Request

FEMA will make a LOMA determination for a structure or a parcel of land. The requester should select the one for which they would like FEMA to make a determination. If the request is for a structure, the requester must provide the date of construction in this section. Date of construction information usually may be obtained from real estate settlement documents, the property developer, or the local government office where real estate and/or land development transactions are recorded.

Signature

The requester must provide his or her name, mailing address, and telephone number in the space provided. The requester also must sign and date, where indicated, to certify the accuracy of the information provided in Section A of the form. A Licensed Land Surveyor or Registered Professional Engineer may sign this form for the requester when submitting on behalf of the requester.

General Instructions – Section B

A Licensed Land Surveyor or Registered Professional Engineer must complete Section B unless an NFIP Elevation Certificate has already been completed for the property. If an Elevation Certificate has already been completed, the Elevation Certificate may be submitted in lieu of Section B of the MT-EZ form.

Before completing Section B, the surveyor or engineer must obtain the effective FIRM panel, effective Flood Boundary and Floodway Map (FBFM) panel (if printed), and Flood Insurance Study (FIS) report that cover the area in which the property is located. These can be obtained from the Community Map Repository or ordered from the MSC, for a nominal fee. To place orders from the MSC online, the engineer or surveyor should visit the MSC website at <http://www.msc.fema.gov/> and click on the "FEMA Flood Map Store" link. (For some communities, the effective NFIP map may be an FHBM), not a FIRM. In such cases, the engineer or surveyor should obtain and use the FHBM.)

The FEMA Flood Map Store allows users, including homeowners, surveyors, and engineers, to search for maps and other technical data historically available from the MSC online. Searches can be conducted under the three following search options: Catalog, Map Search, and Quick Order. The Catalog option allows surveyors and engineers to search through the Flood Map Store for all available data. The Map Search option allows surveyors and engineers to search for data available for an individually specified map area. The Quick Order option allows surveyors and engineers to search available data by a specific FIRM panel or by state, county, or community identification number. All search options will allow surveyors and engineers to search desired data and add that data to a "shopping cart" for later payment options. Payment must be in the form of a credit card. Only Visa and MasterCard are accepted.

Surveyors and engineers who do not have Internet access should contact the MSC by calling 1-800-358-9616. They also may fax their requests to the MSC at 1-800-358-9620.

Specific Instructions – Section B

Items to be Removed From the SFHA

The surveyor or engineer must identify what is to be removed from the SFHA. The surveyor or engineer must provide the required elevation information as described on the form.

Number 1 - Type of Construction

If the request involves or will involve a structure, the surveyor or engineer must provide the type of construction.

- **Crawl Space** – The area below the first floor is enclosed by solid or partial perimeter walls.
- **Slab on Grade** – The bottom floor is at or above grade level on at least one side.
- **Basement/Enclosure** – The bottom floor is below grade level on all sides. Note: Buildings constructed above crawl spaces that are below grade on all sides should also use this type of construction.
- **Other** – All other structure types not listed above including, but not limited to; split levels, structures on piers, mobile homes, etc.

Number 2 - Building Information

The surveyor or engineer must provide the street address for the property, if one is available, and a brief description of the property by referring to the recorded deed or plat map. The description may consist of a lot number and subdivision name, a parcel number, a tract number, or any other information provided in the deed or plat to identify the property. It is not necessary to reproduce a lengthy description of the property as it appears in the Deed.

Number 3 - Geographic Coordinate Data

The surveyor or engineer must provide the latitude and longitude of the property in decimal degrees to the nearest thousandths (00.000), and indicate the appropriate horizontal datum.

Number 4 - Flood Insurance Rate Map Information

In the first box, the surveyor or engineer must provide the NFIP community number as it appears in the Title Block of the FIRM (or FHBM) panel that shows the area where the property is located. In the second box, the surveyor or engineer must provide the map and panel number. For additional information on reading FIRM panels interested parties may consult the tutorial "How to Read a FIRM" on FEMA's Flood Hazard Mapping website: http://www.fema.gov/plan/prevent/fhm/ot_firmr.shtm.

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
FLOODVILLE
FLOOD COUNTY, USA

PANEL 4 OF 20
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
990098 0038X

EFFECTIVE DATE
AUGUST 19, 1998

Federal Emergency Management Agency

Figure 1. Sample FIRM Panel
(Single Community)

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

FLOOD COUNTY,
USA AND
INCORPORATED AREAS

PANEL 38 OF 40
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS		NUMBER	PANEL	SUFFIX
COMMUNITY				
FLOOD COUNTY				
FLOODVILLE TOWN OF		990098	004	X

MAP NUMBER
9900980038X

EFFECTIVE DATE
AUGUST 19, 1998

Federal Emergency Management Agency

Figure 2. Sample FIRM Panel
(Countywide)

In the third box, the surveyor or engineer must provide the BFE. In the fourth box, the surveyor or engineer must provide the source of the BFE. The surveyor or engineer may obtain the BFE by locating the property on the effective FIRM for the community in which the property is located. Upon locating the property on the FIRM, the engineer or surveyor should determine the type of flooding and the flood zone where the property is located. The summary below provides direction as to how to determine the BFE as a result of the flooding type and flood zone determination.

- **Riverine Flooding Systems (Zones AE or A1-A30)** – Consult the FIS report for the community in which the property is located. Locate the flood profile for the flooding source by name. Estimate the property's location along the flood profile and extrapolate the BFE using the 100-year flood profile line.
- **Lacustrine (Stillwater) Flooding Systems** – Consult the FIS report for the community in which the property is located. Locate the Summary of Stillwater Elevations table. Locate the flooding source, by name, and use the BFE listed in the table. The flooding source's BFE is normally shown to the nearest 0.1 foot. If the flooding source is not listed in the Summary of Stillwater Elevations table, use the BFE as shown on the FIRM.
- **Coastal Flooding Systems (Zone AE or A1-A30)** – Obtain the BFE from the FIRM panel. Consult the FIS report for the community in which the property is located. Locate the Summary of Stillwater Elevations table in the FIS report. Identify the flooding source, by name, and use the BFE listed in the table. Compare the BFE listed in this table to the BFE obtained from the FIRM. If the stillwater elevation listed in the table is less than or equal to the whole-foot BFE shown on the FIRM minus 0.5 foot, a wave height, wave runup, and/or wave setup component exists. In this case, use the whole-foot BFE shown on the FIRM. If the stillwater elevation listed in the table is greater than the whole-foot BFE shown on the FIRM minus 0.4 foot, use the stillwater elevation shown in the table as the BFE.
- **Coastal Flooding Systems (Zone VE or V1-V30)** – Obtain the BFE from the FIRM panel. Consult the FIS report for the community in which the property is located. Locate the Summary of Stillwater Elevations table in the FIS report. Identify the flooding source, by name, and use the BFE listed in the table. Compare the BFE listed in this table to the BFE obtained from the FIRM. If the stillwater elevation listed in this table is less than or equal to the whole-foot BFE shown on the FIRM minus 0.5 foot, a wave height, wave runup, and/or wave setup component exists. In this case, use the whole-foot BFE shown on the FIRM. If the stillwater elevation listed in the table is greater than the whole-foot BFE shown on the FIRM minus 0.4 foot, use the stillwater elevation shown in the table as the BFE. (Any structure/parcel of land located seaward of the landward toe of the primary frontal dune may not be removed from a Zone VE or V1-V30.)
- **Zone A Flooding** – If the property is located in Zone A, an area of approximate flooding with no BFEs determined, determine a BFE. Consult with a Federal, State, or local government agency to determine if that agency has developed a BFE. Such agencies include the U.S. Army Corps of Engineers; the U.S. Geological Survey; the State's Department of Natural Resources, Department of Environmental Quality, or Department of Transportation; or the local Planning and Zoning Department. If a BFE has not previously been developed, consult FEMA 265, *Managing Floodplain Development in Approximate Zone A Areas, A Guide for Obtaining and Developing Base (100-Year) Flood Elevations*, available on the FEMA Flood Hazard Mapping website at <http://www.fema.gov/plan/prevent/fhm/dl/zonea.shtm>. This publication is an excellent resource that details the appropriate methods for determining BFEs in SFHAs designated Zone A. To obtain a printed copy of this publication, or to obtain additional information about developing BFEs, contact the FEMA Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627). If the property is greater than 50 lots or 5 acres, whichever is the lesser, the engineer or surveyor must determine a BFE in accordance with Paragraph 60.3(b)(3) of the NFIP regulations, available online at http://www.access.gpo.gov/nara/cfr/waisidx_03/44cfr60_03.html.
- **Shallow/Sheet Flooding (Zone AH or AO)** – For a property located in Zone AH, an area of shallow flooding, use the BFE shown on the FIRM. For a property located in Zone AO, an area of sheet flooding, use the average depth elevation shown on the FIRM and add that depth to the lowest grade on the property.

Number 5 – Elevation Information

Lowest Adjacent Grade (LAG) to the Structure – For requests involving a structure, provide the LAG elevation, to the nearest 0.1 foot or meter. If the FIRM shows BFEs in meters, the accuracy of the LAG elevation must be to the nearest 0.1 meter.

Lowest Lot Elevation – For requests involving property, not a structure, provide the lowest lot elevation to the nearest 0.1 foot or meter. If FIRM shows BFEs in meters, the accuracy of the lowest lot elevation must be to the nearest 0.1 meter.

Elevation Datum – Provide the elevation datum (e.g., National Geodetic Vertical Datum of 1929, North American Vertical Datum of 1988) for which the property elevations are referenced. If the datum being referenced is different than the datum used to produce the effective FIRM, provide the datum conversion.

Subsidence or Uplift – Land subsidence is the lowering of the ground as a result of water, oil, gas extraction, as well as other phenomena such as soil compaction, decomposition of organic material, and tectonic movement. Periodically, the National Geodetic Survey relevels some benchmarks to determine new elevations above the National Geodetic Vertical Datum of 1929; however, not all benchmarks are relevelled each time.

Check “yes” if the area of the property is in an area of subsidence or uplift, and provide the date of the current releveling; check “no” if the area of the property is not in an area of subsidence or uplift. In areas experiencing ground subsidence (e.g., Harris County, Texas, and Incorporated Areas); the most recently adjusted Elevation Reference Mark (ERM) must be used for accurate ground and structure elevations. Consult the effective FIS report for the community where the property is located or the local floodplain administrator for the most current ERM data.

In general, the effects of subsidence can be accounted for by determining ground and structure elevations using benchmark elevations with the same releveling date as the benchmarks used to develop the BFEs on the FIRM. Benchmark releveling dates may be different for different flooding sources. No adjustment is necessary to the BFEs on the FIRM.

Certification (by a Licensed Land Surveyor, Registered Professional Engineer, or Architect)

The certifier must provide his or her name, license number and expiration date, his or her company name, telephone number and, if applicable, his or her fax number. The certifier’s seal, if available, may be provided here. The certifier must sign and date the Elevation Form, where indicated, to certify the accuracy of the information provided. Not all states authorize architects to certify elevation information.

Submitting the Package to FEMA

In addition to the completed MT-EZ form, all requests must include a copy of the subdivision plat map (with recordation data and stamp of the Recorder’s Office) or a copy of the property deed (with recordation data and stamp of the Recorder’s Office), accompanied by a tax assessor’s map or other suitable map showing the surveyed location of the property with respect to local streets and watercourses; a copy of the effective FIRM panel and/or FBFM, if applicable; and a map scale and North arrow for all maps submitted.

All LOMA requests should be sent to the address listed below.

FEMA LOMA Depot
3601 Eisenhower Avenue
Alexandria, VA 22304-6425
Attention: LOMA Manager

Interested parties who have any additional questions about the LOMA request process may consult the FEMA Flood Hazard Mapping website at <http://www.fema.gov/plan/prevent/fhm/index.shtml> or call the FEMA Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627). For information on the status of a particular LOMA request, interested parties also may consult FEMA’s Status of Map Change Requests database, available on the FEMA Flood Hazard Mapping website at http://www.fema.gov/plan/prevent/fhm/st_main.shtml.

FLOODPLAIN INQUIRY FOR 1609 TREBOR COURT



Coordinate System:
Maryland State Plane: NAD83/91 Horizontal Datum
Elevations in Feet: NAVD88 Vertical Datum
Date of Data Capture: March 1995, 1996 & 1997
Scale of Data Capture: 1" = 100'
Date of Aerial Photography: March 2005

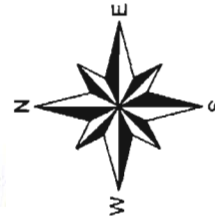
The cadastral information on this plot was compiled from existing deed information. This information is not to be considered authoritative. The survey information was not field checked and certified by a licensed land surveyor.

Floodplain elevation data from
FEMA Flood Insurance Rate Map
(FIRM) 240010-0245E (dated 11/17/93)
is based on Baltimore County Datum.
Add 1.7 feet vertically to NAVD88
elevation to approximate BCD
elevation.



Baltimore County, MD
Department of Public Works
GIS Services

Prepared By: Ann Briggeman
Date: January 22, 2008



Section	EXISTING DEVELOPMENT CONDITIONS				ULTIMATE DEVELOPMENT CONDITIONS			
	Q ₁₀	WSEL ₁₀	Q ₁₀₀	WSEL ₁₀	Q ₁₀	WSEL ₁₀	Q ₁₀₀	WSEL ₁₀₀
51		268.52*		269.21*		268.62*		269.30*
52		269.19*		270.22*		269.30*		270.01*
53		267.58		270.81		269.65		270.29
54		269.18		271.33		270.22		271.43
55 t		270.48		271.58		270.79		271.98
56	2590	271.80	4250	272.25	2710	271.74	4500	272.36
57		273.99		274.62		274.07		274.71
58		275.50		276.40		275.54		276.49
59 t		277.35		278.23		277.32		278.33
60	2640	278.93	3900	280.06		279.08	4000	280.22
61		279.74		280.53		279.85		280.59
62		281.19		283.17		281.40		283.32
63		283.25		285.75		283.50		285.93
64		285.87		289.20		286.20		289.45
65		285.93		289.23		286.26		289.48
66		286.17		289.31		286.47		289.55
67	2400	286.82		289.47	2470	287.01		289.70
68	1740	289.01	2900	289.74	1775	289.02	2900	289.82
69		295.14		297.99		295.26		297.99
70		296.82		299.86		296.93		299.86
71		297.50		299.52		297.57		299.52
711		298.86		301.25		298.94		301.25
712		300.92		304.20		301.03		304.20
72		301.02		304.28		301.12		304.28
73 t	1730	301.10	2800	304.30	1760	301.20	2850	304.30
74	1480	301.98	2350	304.53	1510	302.01	2400	304.54
75		303.96		304.77		304.01		304.81
76	1450	305.35	2325	308.46	1500	305.46	2360	308.46
77		306.72		309.07		304.78		309.08
78		308.72		309.49		309.42		309.51
79		308.78		309.57		309.45		309.59
80		308.99		309.77		309.53		309.80
81		311.75		313.15		311.83		313.18
82	1435	314.85	2260	315.55	1460	314.97	2300	315.51
83		315.39		316.11		315.55		316.13
84		316.43		317.09		316.43		317.12
85		316.67		317.96		316.71	2285	317.97
86		318.77		319.32		318.79		319.33
87	1365	321.70		322.85	1390	321.73		322.88
88	850	326.46	1315	326.92	870	326.48	1335	326.94
89		329.80		330.48		329.83		330.50
90		333.21		334.04		333.25		334.07
91		336.54		337.17		336.57		337.20
92		344.80		345.39		344.83		345.41
93		347.65		348.31		347.69		348.33
94		351.62		352.88		351.67		352.90
95	785	355.35	1215	356.77	800	355.39	1230	356.79
96		359.22		359.62		359.23		359.64
97		361.13		361.63		361.15		361.65
98		361.20		361.73		361.22	560	361.78
99	345	361.75	550	362.38	360	361.78		361.87
100		363.36		364.03		363.41		364.16

Planimetric/Topographic Data Certification

Background

Baltimore County's planimetric/topographic data was compiled over a three-year period as separate acquisitions beginning in 1995 and continuing in 1996 and 1997. In 2001, a portion of the 1995 and 1996 area was updated. Each mapping project included the acquisition of film-based aerial photography, production of an analytical triangulation solution and photogrammetric mapping. First-order analytical stereo plotters were used for the photogrammetric mapping. The geodatabase was compiled to meet the American Society of Photogrammetry and Remote Sensing (ASPRS) Accuracy Standards Large-Scale Mapping, Class 1.

The geodatabase production scale was one inch equals 100 feet. The coordinate system used was the Maryland State Plane Coordinate System, US Survey Foot. Coordinate values are based on the North American Datum of 1983 High Accuracy Reference Network (NAD 83/91 HARN) and North American Vertical Datum of 1988 (NAVD 88).

Baltimore County's Geographic Information Systems Unit performed an extensive series of quality assurance/quality control (QA/QC) checks to validate the completeness, consistency and accuracy of the data. The QA/QC program included manual comparison to orthophotography produced from the same aerial photography and analytical block, and published at the same scale as the photogrammetry data. The QA/QC program also included a series of automated checks in ArcInfo to verify feature attribution and topological integrity of the data.

Specification

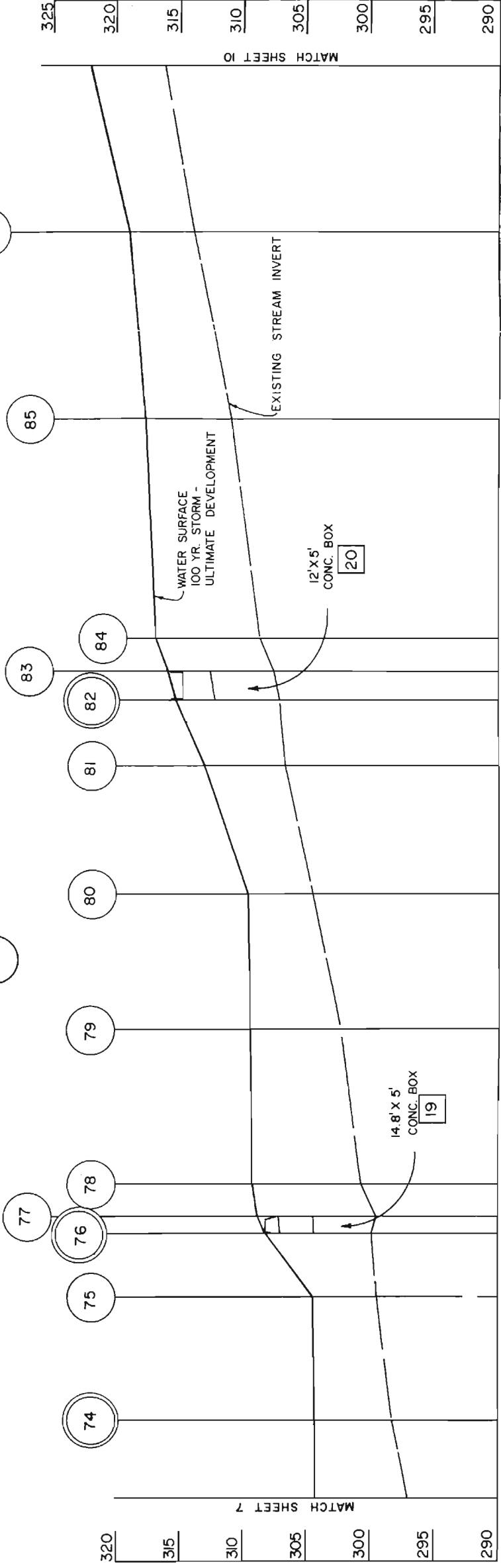
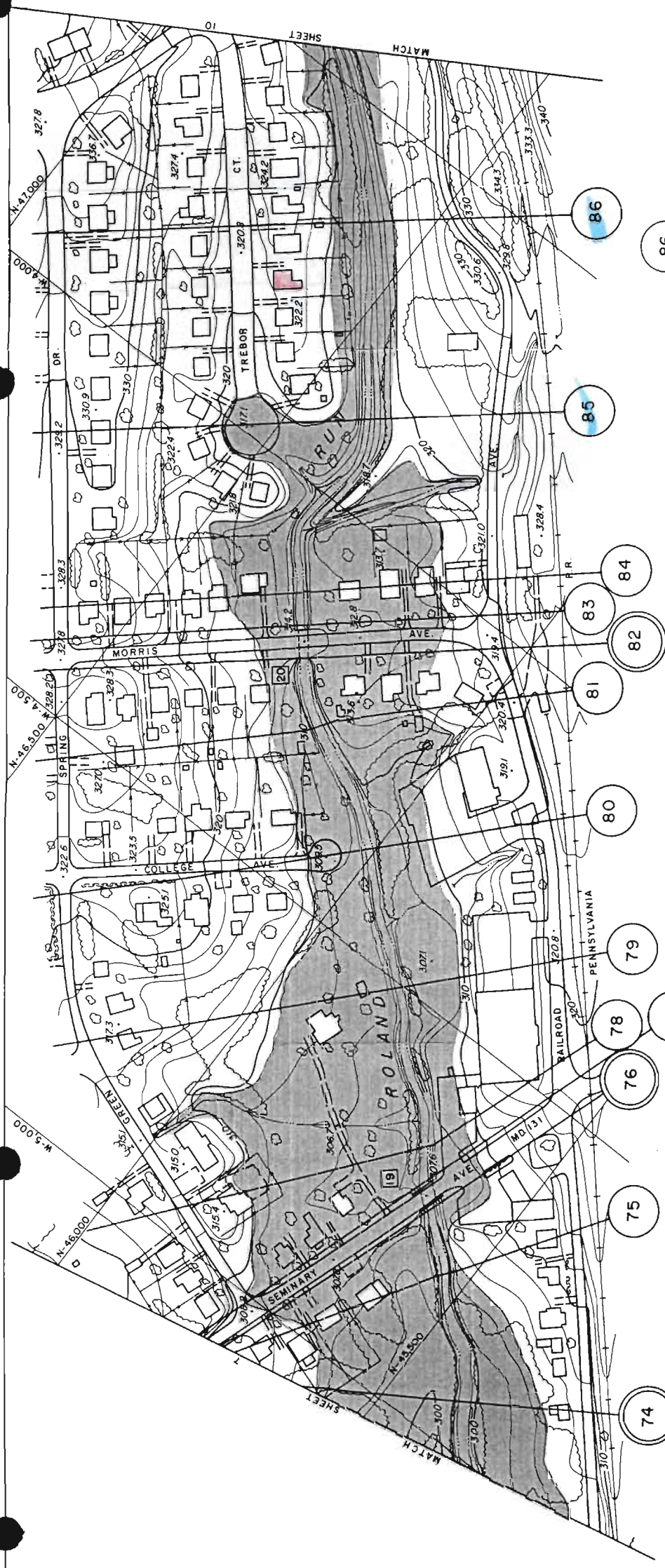
ASPRS Accuracy Standards for Large-Scale Maps (ASPRS Specifications and Standards Committee, 1990) provide accuracy tolerances for maps at 1:20,000-scale or larger "prepared for special purposes or engineering applications." Root mean square error (RMSE) is the statistic used by the ASPRS standards and is for well defined points only. Accuracy is reported as Class 1, Class 2, or Class 3.

Horizontal accuracy for Class 1 maps according to the ASPRS Accuracy Standards, the limiting RMSE is set at one foot for 1"=100' scale maps. Vertical accuracy for Class 1 maps according to the ASPRS Accuracy Standards, the limiting RMSE is set at one-third the contour interval. Spot elevations shall be shown on the map with a limiting RMSE of one-sixth the contour interval or less.

Accuracy Reporting

Baltimore County's planimetric/topographic maps were evaluated according to ASPRS Accuracy Standards for Large-Scale Maps. The accuracy statement that accompanies the geodatabase is as follows:

THIS GEODATABASE WAS COMPILED TO MEET THE
ASPRS STANDARD FOR CLASS 1 MAP ACCURACY BASED
ON A PUBLICATION SCALE OF 1 INCH = 100 FEET



URDUM & JESCHKE
CONSULTING ENGINEERS
LAND SURVEYORS

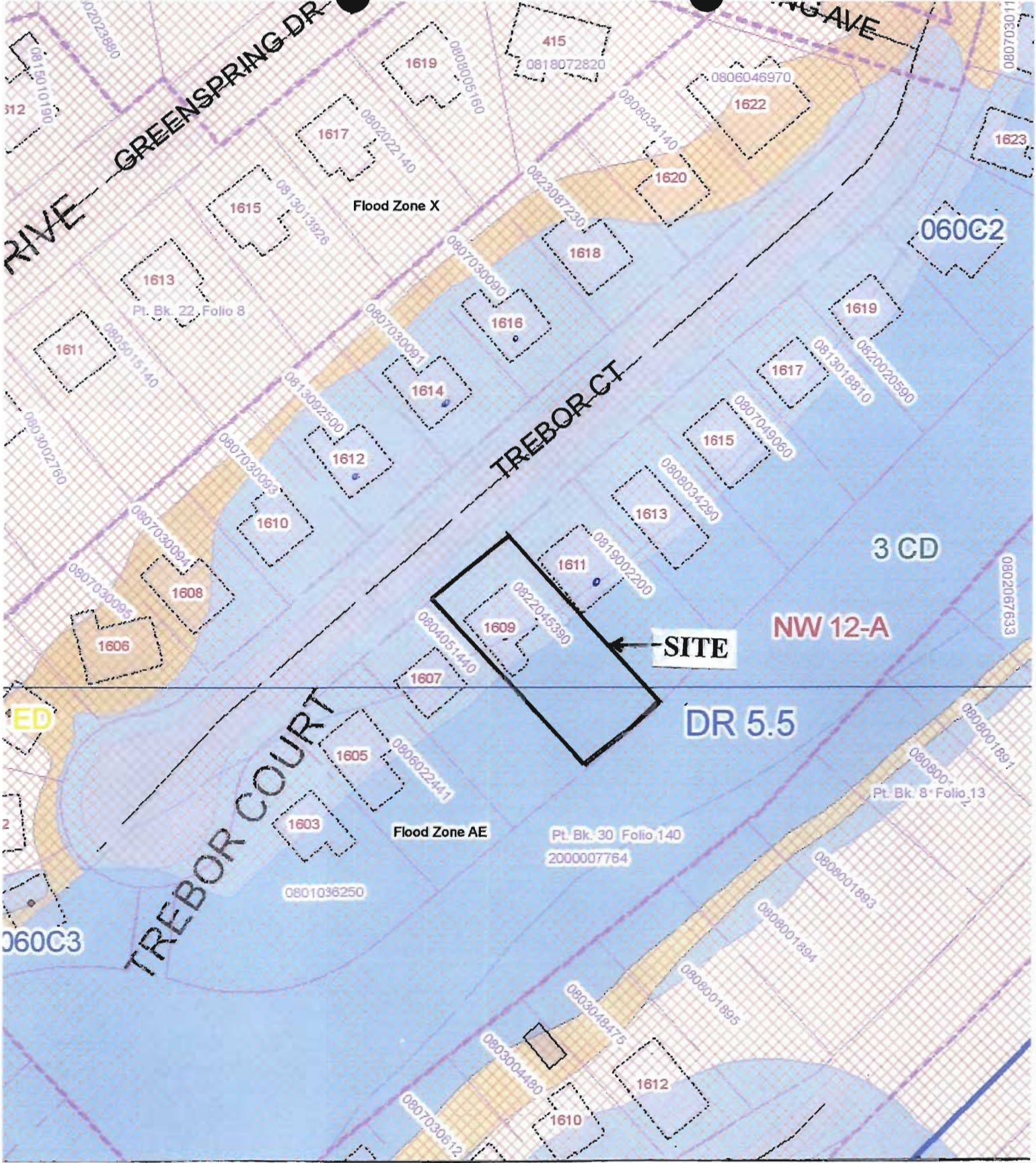
100 YEAR FLOOD
CROSS SECTION
CROSS SECTION NUMBER
47

LEGEND
CROSS SECTION WHERE STREAM
FLOW HAS CHANGED (TR-20
REACH SECTION)
36
3
STRUCTURE NUMBER

ST. FL. ABOVE FLOOD EL.
ST. FL. BELOW FLOOD EL.
PLAN AND PROFILE HORIZONTAL
SCALE IN FEET
0 40 80 120 160 200

STREAM PLAN & PROFILE

ROLAND RUN
LIMITS OF 100 YEAR FLOOD
ULTIMATE DEVELOPMENT #383
DRAWING NO.
9 of 17



NTS

LUTHERVILLE

060C2

NW 12-A

383

PLAT TO ACCOMPANY PETITION FOR ZONING

☒ VARIANCE

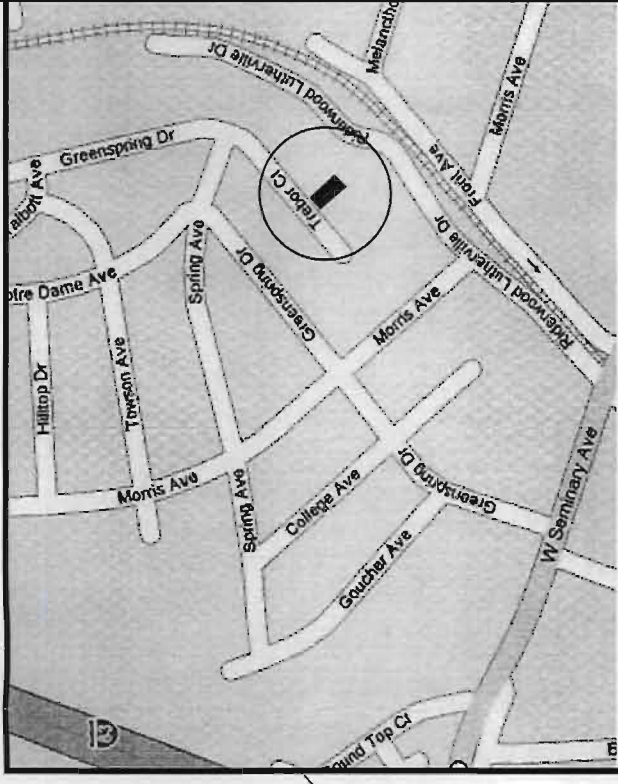
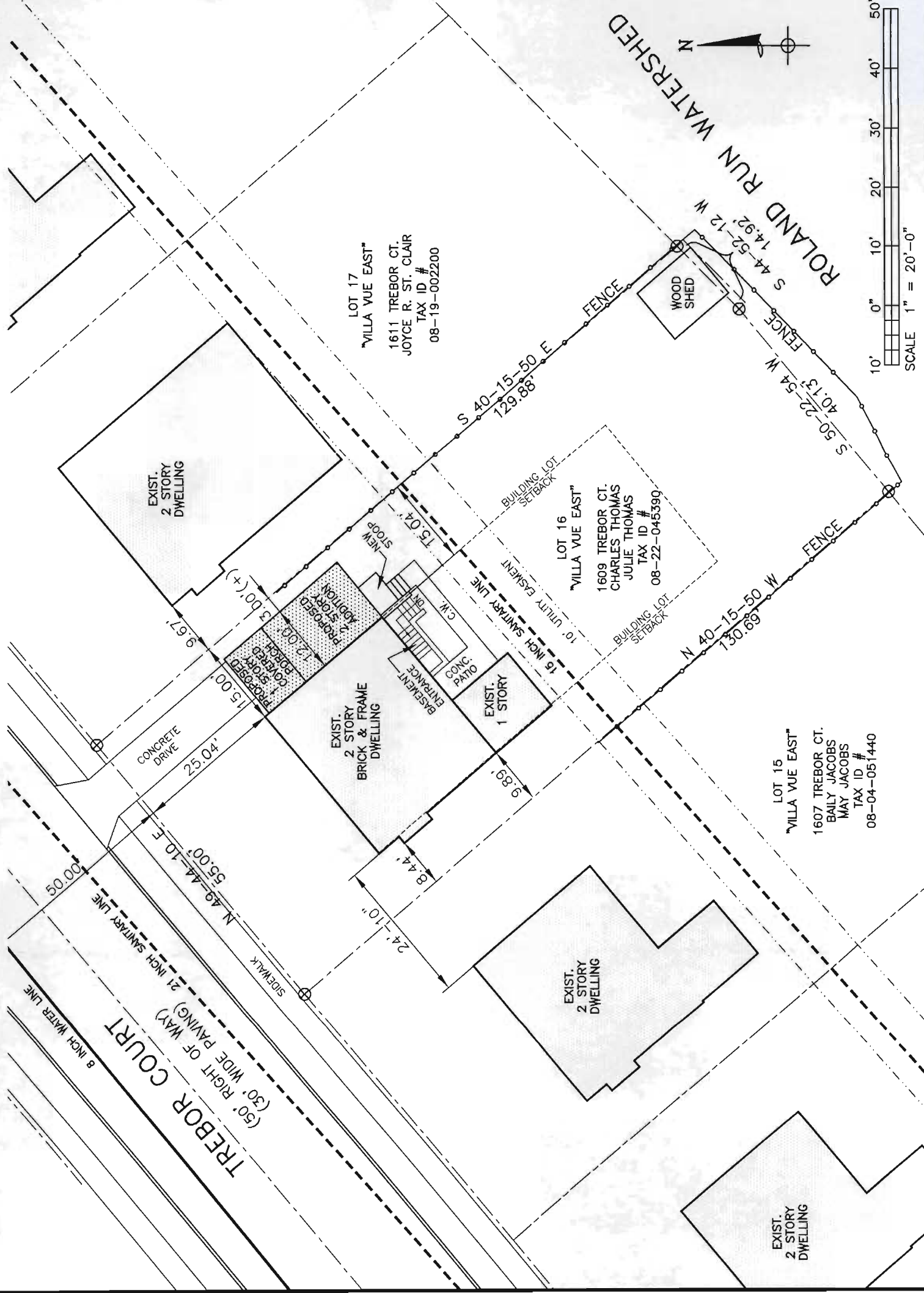
☐ SPECIAL HEARING

PROPERTY ADDRESS: 1609 TREBOR COURT, LUTHERVILLE, MD

SUBDIVISION NAME: VILLA VUE EAST RESUBDIVISION PLAT NO 2-LUTHER-VILLA

PLAT BOOK # OTG 30 FOLIO # 140 LOT # 16 SECTION #

OWNER: CHARLES & JULIE THOMAS



VICINITY MAP

LOCATION INFORMATION

ELECTION DISTRICT: 8th

COUNCIL MANIC DISTRICT: 3 RD.

1"=200' SCALE MAP # 060C-2

ZONING DR-5.5

LOT SIZE = 0.1652 ACRES 7,194 SQUARE FEET

SEWER: ☒ PUBLIC ☐ PRIVATE

WATER: ☒ YES ☐ NO

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY: *GR* ITEM # 383

CASE #

08-383-A



#383



12'-0"



29 12:16PM



29 12:16PM



