

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
SW corner of Trumps Mill Road and		
Trumps Court	*	DEPUTY ZONING
14 th Election District		
6 th Councilmanic District	*	COMMISSIONER
(2 Trumps Court)		
	*	FOR BALTIMORE COUNTY
William E. Gatton		
<i>Petitioner</i>	*	Case No. 08-496-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 owner of the subject property, William E. Gatton for property located at 2 Trumps Court. The variance request is from Section 303.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a screen enclosed porch addition on rear of existing dwelling with a rear setback of 17 feet in lieu of the required 22.5 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner desires to construct a 13 foot x 24 foot enclosed screen porch. The existing dwelling is set farther back on the lot than the adjoining homes thereby making the subject rear lot smaller than neighboring lots.

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.

Comments were received from the Maryland Department of the Environment dated May 5, 2008 which indicates that all or part of the porch would be located in a mapped Federal Emergency Management Agency (FEMA) flood zone. Construction of the addition shall adhere to all FEMA regulations.

5.27.08
PB

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 4, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 Petitioner.

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 27th day of May, 2008 that a variance from Section 303.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a screen enclosed porch addition on rear of existing dwelling with a rear setback of 17 feet in lieu of the required 22.5 feet is hereby GRANTED, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING
5.27.08
PB

2. Petitioner shall abide by all Federal Emergency Management Agency (FEMA) regulations pertaining to the construction of the screen enclosed porch addition.

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

SEARCHED INDEXED FOR FILING
JUN 5 27 08
BY 83



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

May 27, 2008

WILLIAM E. GATTON
2 TRUMPS COURT
BALTIMORE MD 21206

Re: Petition for Administrative Variance
Case No. 08-496-A
Property: 2 Trumps Court

Dear Mr. Gatton:

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".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Paul Ratych, APR Assoc., 7427 Harford Road, Baltimore MD 21234



Flood

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at # 2 TRUMPS COURT
which is presently zoned OR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) BCZR 303.1A

TO PERMIT A SCREEN ENCLOSED PORCH ADDITION ON REAR OF EXISTING DWELLING WITH A REAR SETBACK OF 17 FEET IN LIEU OF THE REQUIRED 22.5 FEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

WILLIAM E. GATTON

Name - Type or Print

Signature

Name - Type or Print

Signature

2 TRUMPS CT 410-882-5659

Address

Telephone No.

BALTIMORE, MD. 21206

City

State

Zip Code

Representative to be Contacted:

PAUL RATKH - APR Assoc.

Name

7427 HARFORD ROAD 410-444-4312

Address

BAUD MD 21234

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. 2008-0496-A

Reviewed By A-TSU Date 04/21/2008

REV 10/25/01

Estimated Posting Date 05/04/08 - 05/19/08

5-27-08

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

2 TRUMPS CT.
Address
BALTIMORE MD. 21206
City State 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): THE REAR OF THE EXISTING HOUSE WAS PLACED ON THE 30 FOOT REAR SETBACK LINE IN ORDER TO SATISFY THE FRONT 30 FOOT SETBACK ALONG TRUMPS MILL ROAD. AS A RESULT, THE FRONT OF THE HOUSE IS SET ±53' FROM THE RIGHT-OF-WAY LINE OF TRUMPS COURT. THE ADJOINING HOUSES ARE SET CLOSER TO THE TRUMPS COURT RIGHT-OF-WAY LINE AND HAVE A LARGER REAR YARD. THE ADJOINING LOTS DRAIN TOWARDS SUBJECT LOT AND DURING SUMMER MONTHS THERE TENDS TO BE AN INSECT PROBLEM. OWNER WOULD LIKE TO ENJOY HIS BACKYARD THROUGH THE USE OF A SCREEN ENCLOSED PORCH OR DECK.

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

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16 day of April, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

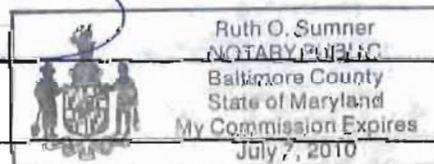
William E. GATTON

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

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

Flood

for the property located at *2 TRUMPS COURT

which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) BCZR 303.1A.1

TO PERMIT A SCREEN ENCLOSED PORCH ADDITION ON REAR OF EXISTING DWELLING WITH A REAR SETBACK OF 17 FEET IN LIEU OF THE REQUIRED 22.5 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

WILLIAM EDWIN GATTON

Name - Type or Print

Signature

Name - Type or Print

Signature

2 TRUMPS CT. 410-882-5659

Address

Telephone No.

BALTO.

MD.

21206

City

State

Zip Code

Representative to be Contacted:

PAUL RATYCH - APR ASSOC. T

Name

7427 HARFORD ROAD

410-444-4312

443-858-1790 cell

Address

Telephone No.

BALTO

MD

21234

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. 2008-0496 A

Reviewed By A-TBW Date 04/21/2008

REV 10/25/01

Estimated Posting Date 05/4/08 - 05/19/08

5.27.08

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 2 TRUMPS CT.
Address
BALTO. MD. 21206
City State 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): THE REAR OF THE EXISTING HOUSE WAS PLACED ON THE 30 FOOT REAR SETBACK LINE IN ORDER TO SATISFY THE FRONT 30 FOOT SETBACK ALONG TRUMPS MILL ROAD. AS A RESULT, THE FRONT OF THE HOUSE IS SET ±53' FROM THE RIGHT-OF-WAY LINE OF TRUMPS COURT. THE ADJOINING HOUSES ARE SET CLOSER TO THE TRUMPS COURT RIGHT-OF-WAY LINE AND HAVE A LARGER REAR YARD. THE ADJOINING LOTS DRAIN TOWARDS SUBJECT LOT AND DURING SUMMER MONTHS THERE TENDS TO BE AN INSECT PROBLEM. OWNER WOULD LIKE TO ENJOY HIS BACKYARD THROUGH THE USE OF A SCREEN ENCLOSED PORCH OR DECK.

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 _____

Signature _____

Name - Type or Print _____

Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16 day of APRIL, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires





ZONING DESCRIPTION FOR #2 TRUMPS COURT

BEGINNING FOR THE SAME on the West side of Trumps Court (40 feet wide) at the end of a fillet of Trumps Mill Road (40 feet wide); thence running along the West side of Trumps Court South 16 degrees 30 minutes 26 seconds West 61.35 feet to a point; thence leaving Trumps Court North 73 degrees 29 minutes 34 seconds West 125.38 feet to a point; thence North 16 degrees 30 minutes 26 seconds East 90.03 feet to a point on the South side of Trumps Mill Road; thence binding on the South side of Trumps Mill Road South 64 degrees 38 minutes 20 seconds East 118.13 feet to a point; thence South 23 degrees 00 minutes 10 seconds East 13.61 feet to the point of beginning.

BEING Lot No. 1 as shown on the Minor Subdivision Plan of "Ater Property" recorded in Baltimore County Plat Book 21537, folio 640, containing 10,024 square feet. Also known as #2 Trumps Court located in the 14th Election District, 6th Councilmatic District.



4-18-08

2008-0496-A

7427 Harford Road
Baltimore, Maryland 21234-7160
(410) 444-4312
Fax: (410) 444-1647

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 08- 0496 -AAddress 2 TRUMPS COURTContact Person: AARON TSUI
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 04/21/2008Posting Date: 05/04/08Closing Date: 05/19/08

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- 0496 -AAddress 2 TRUMPS COURTPetitioner's Name WILLIAM GATTONTelephone 410-882-5659

Posting Date: _____

Closing Date: _____

Wording for Sign: To Permit A PROPOSED SCREEN ENCLOSED PORCH
ADDITION ON REAR OF EXISTING DWELLING WITH A REAR
SETBACK OF 17 FEET IN LIEU OF THE REQUIRED 22.5
FEET

WCR - Revised 6/25/04

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 14035

Date: 04/21/08

PAID RECEIPT

DEPT: 528 ZENITH VERIFICATION
 ACTUAL: 4/21/2008 10:12:27
 TIME: 1
 REC'D BY: WALKIN JRIC JHR
 >RECEIPT # 371593 4/21/2008 OF: 1

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65-

Total: \$65-

Rec
From:

For: 2 TRUMPS CT ADM. VAR

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

2008-0196 A

**CASHIER'S
 VALIDATION**

Dept: 5 528 ZENITH VERIFICATION
 014035
 Recpt Tot: \$65.00
 \$65.00 CX \$1.00 CA
 Baltimore County, Maryland

801315 28000000
5/4/08

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2008-0496 A
TO PERMIT A PRATHER SCREEN
ENCLOSED PORCH AND TO BE PLACED OF
EXISTING BUILDING WITH A PERMITS
IN IT FOR IN LICH OF THE REQUIREMENTS
20'5 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 16-2204 OF THE 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, MAY 5, 2008.

ADDITIONAL INFORMATION IS AVAILABLE AT:
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 N. CALVERT STREET
BALTIMORE, MD 21202

TEL: 410-339-1111

WWW.BALTIMORECOUNTY.MD

CERTIFICATE OF POSTING

RE: Case No: 2008-0496-A

Petitioner/Developer: _____
WILLIAM GATTON

Date Of Hearing/Closing: 5/19/08

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 2 TRUMPS COURT

This sign(s) were posted on May 4, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 5/4/08
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive
William E. Gatton
2 Tromp Court
Baltimore, MD 21206

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management
May 19, 2008

Dear William E. Gatton:

RE: Case Number: 2008-0496-A, Address: 2 Tromp Court

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 19, 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
Paul Ramch: APR Assoc., 7427 Harford Rd., Baltimore, MD 21234

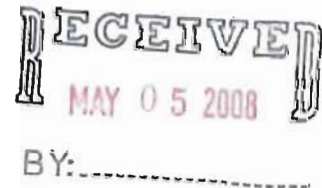
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 1, 2008

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



SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-496- 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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL

A handwritten signature in black ink that reads "Curtis Murray". The signature is written over a horizontal line.



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: APRIL 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. 8-496-A
2 TRUMPS COURT
GATTON 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. 8-496-A.

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

Very truly yours,

for Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

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

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 1, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For May 5, 2008
Item Nos. 08-489, 490, 491, 492, 493,
494, 495, 496, 497, 498, 499, 500, 501,
502, and 503.

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

DAK:CEN:lrk
cc: File
ZAC-5012008-NO COMMENTS



MARYLAND DEPARTMENT OF THE ENVIRONMENT

1800 Washington Boulevard • Baltimore MD 21230
410-537-3000 • 1-800-633-6101

Martin O'Malley
Governor

Shari T. Wilson
Secretary

Anthony G. Brown
Lieutenant Governor

Robert M. Summers, Ph.D.
Deputy Secretary

May 5, 2008

VIA FACSIMILE & MAIL

Fax: 410-887-3048

Ms. Kristen Matthews
Baltimore County
Dept. of Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204 (Mail Stop #1105)

Re: ZAC Case Numbers: 8-496-A (Gatton), and
8-497-A (Mark)

Dear Ms. Matthews:

Thank you for the opportunity to provide comments on two variance requests for proposed development in the floodplain.

In order for a variance to be considered, the applicant must show good and sufficient cause, a determination that failure to grant a variance would result in exceptional hardship to the applicant, and that the granting of a variance will not increase flood heights or adversely affect adjacent properties.

Mr. William E. Gatton of 2 Trumps Court proposes to construct an enclosed 24' x 13' (312 ft²) screen porch addition at the rear of an existing dwelling. It has been determined that all or part of the porch would be located in a mapped Federal Emergency Management Agency (FEMA) flood zone. Since the porch is going to be enclosed, there is the potential for it to be later converted to habitable space. Therefore, this office would recommend that a Declaration of Land Restriction be recorded against the deed, and that the area beneath the porch be left open and its use limited to access, storage and parking of vehicles. If the area were ever converted to living space, it must meet all elevation requirements.

Mr. Sherwin Mark of 7 Woodland Court proposes to construct a 20' x 20' (400 ft²) shed. It has been determined that all or part of the shed would be located in a mapped Federal Emergency Management Agency (FEMA) flood zone. Since the shed is more than 300 ft², a Declaration of Land Restriction would need to be recorded against the deed. In addition, the shed shall be adequately anchored and vented with water equalizing vents that are no more than 1' above final grade.

Ms. Kristen Matthews
May 5, 2008
Page 2

If the County is satisfied that flood heights will not be increased or adversely affect adjacent properties, this office would not object if the County Zoning Advisory Committee wishes to grant these variances.

Should the Zoning Advisory Committee decide to grant this requests, the applicants shall still comply with all other Federal, State and Local government requirements.

Thank you again for the opportunity to provide comments. If you have any questions, please contact me at 410-537-3914.

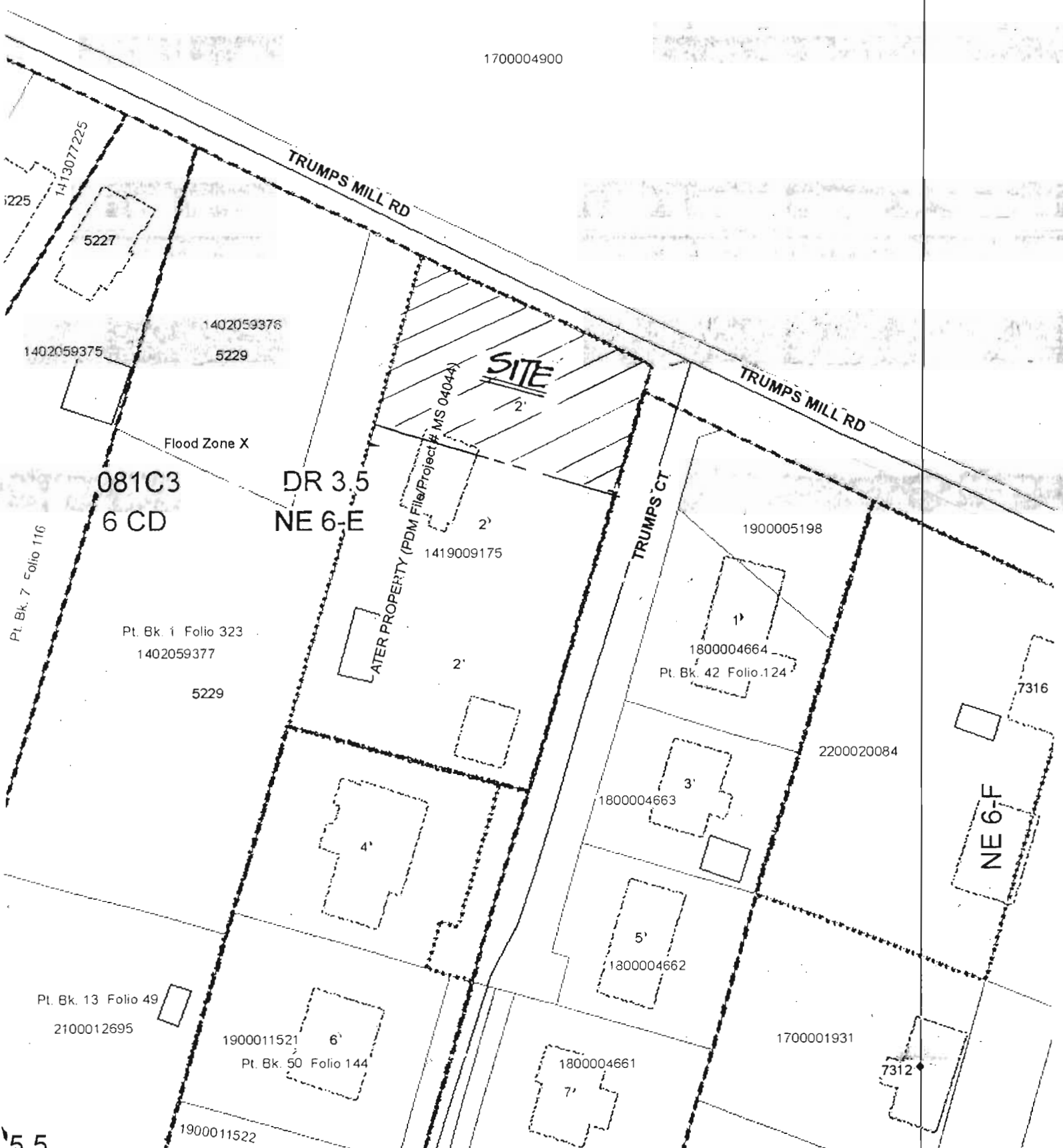
Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin G. Wagner".

Kevin G. Wagner, CFM
NFIP State Coordinating Office

cc: File

1700004900



1413077225
5225

5227

1402059376

5229

1402059375

Flood Zone X

081C3
6 CD

DR 3.5
NE 6-E

ATER PROPERTY (PDM File/Project # MS 04044)

SITE

1419009175

2'

TRUMPS MILL RD

TRUMPS CT

1900005198

1800004664

Pt. Bk. 42 Folio 124

7316

2200020084

NE 6-F

1800004663

5'

1800004662

1700001931

7312

1800004661

7'

1900011521

Pt. Bk. 50 Folio 144

4'

Pt. Bk. 13 Folio 49

2100012695

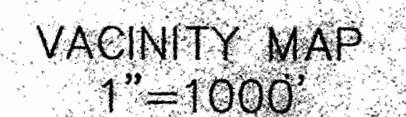
1900011522

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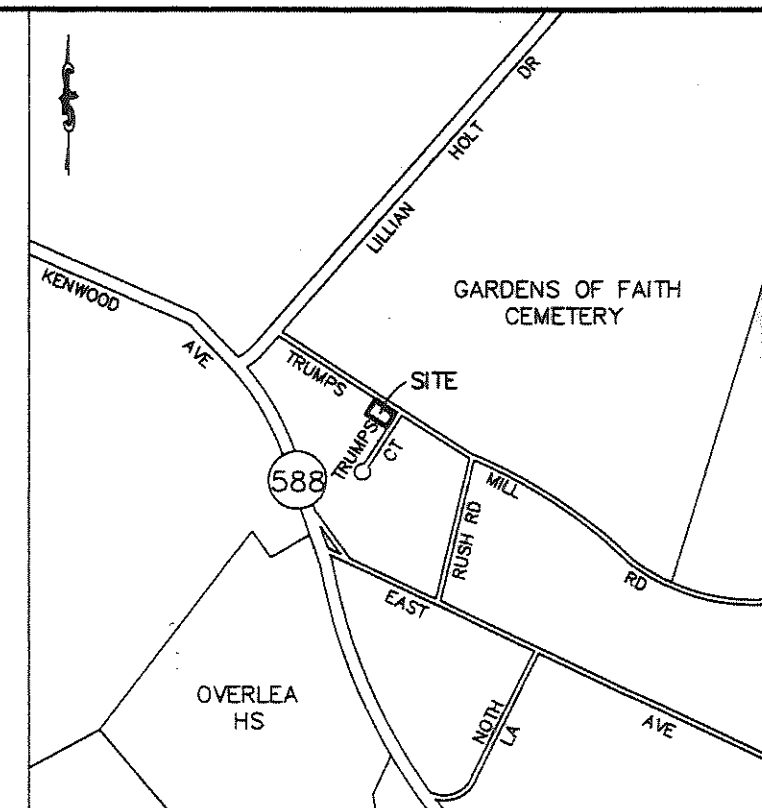
2008-0496-A



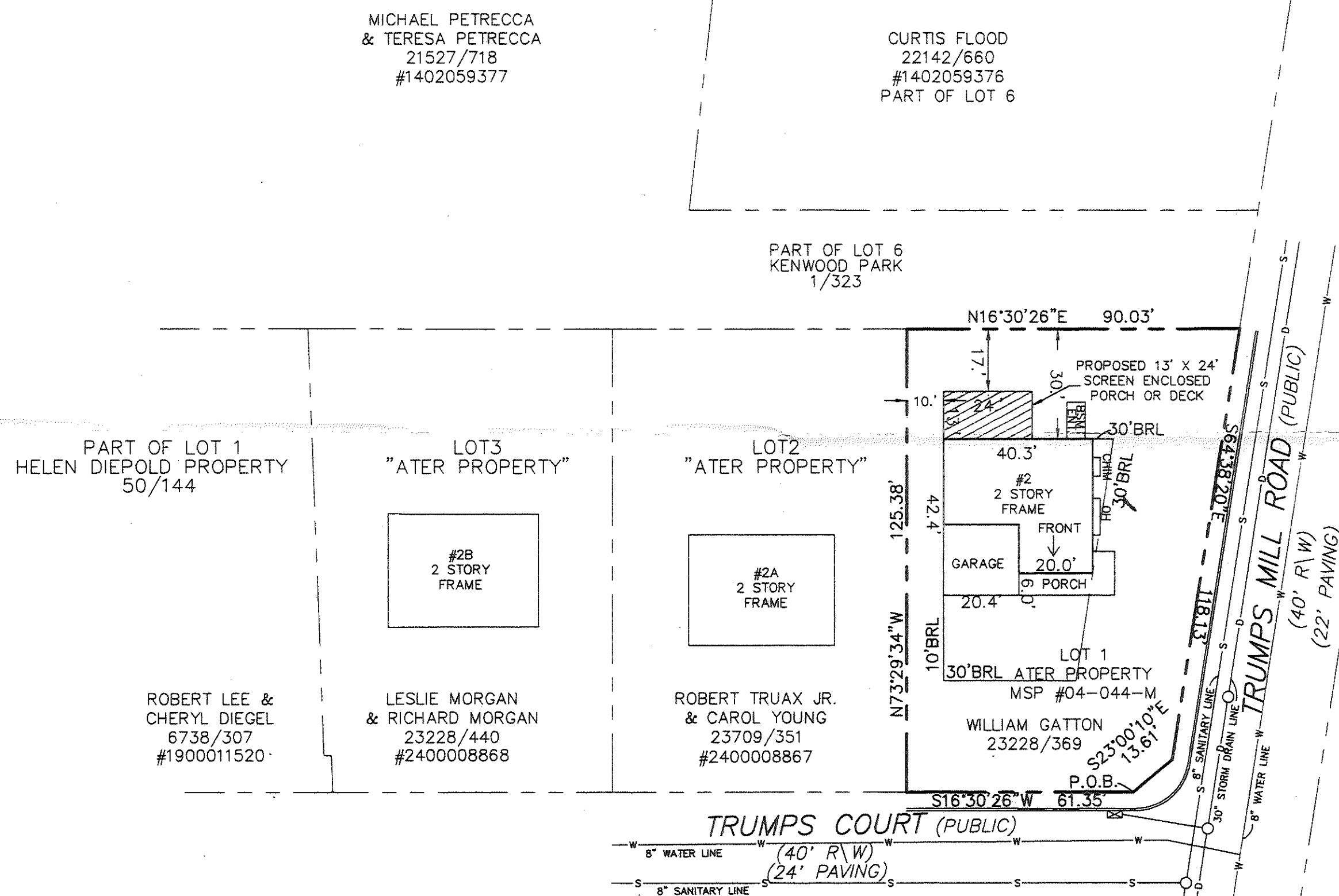




APR ASSOCIATED



VACINITY MAP
1"=1000'

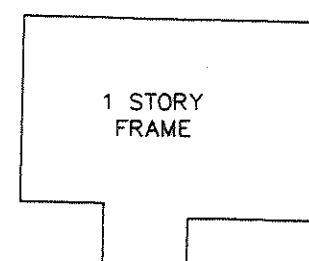


GARDENS OF FAITH
CEMETERY

GENERAL NOTES:

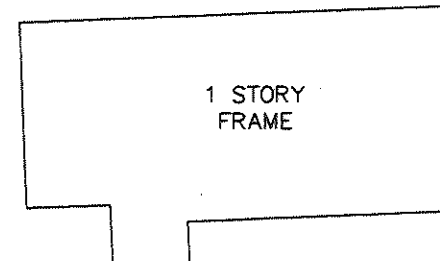
1. OWNER: WILLIAM GATTON
2 TRUMPS COURT
BALTIMORE, MD 21206
2. DEED REFERENCE: 23228/369
3. TAX ACCOUNT #: 2400008866
4. MAP 81, GRID 23, PARCEL 1268
5. AREA OF PROPERTY: 0.2301AC± OR 10,024SF
6. 14TH ELECTION DISTRICT
7. 6TH COUNCILMANIC DISTRICT
8. PUBLIC SEWER AND WATER
9. PRIOR ZONING HISTORY: NONE
10. EXISTING ZONING: DR 3.5
11. EXISTING ZONING REQUIREMENTS
MINIMUM FRONT YARD: 30'
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 30'
12. SUBJECT PROPERTY LINES WITHIN ZONE X OF FLOOD RATE
MAP NO. 240010-041B DATED 3-21-81
13. SUBJECT PROPERTY DOES NOT LIE WITHIN THE CHESAPEAKE
BAY CRITICAL AREA
14. SITE IS NOT A HISTORIC PROPERTY NOR ARE THERE HISTORIC
BUILDINGS ON SITE
15. 1"=200' SCALE MAP# NE6-E

LOT 7
KENWOOD PARK
42/124



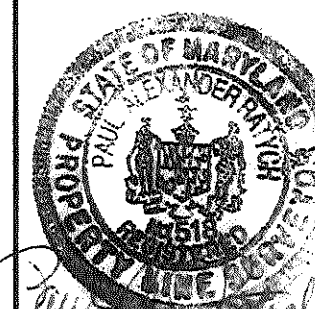
DOROTHY DIMAIO
26586/364
#1800004663

LOT 8
KENWOOD PARK
42/124



ANN RICE
& GEORGE BLEVINS
20889/177
#1800004664

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E mail: apr444@aol.com



PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCE
#2 TRUMPS COURT
14th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
DATE: APRIL 15, 2008 SCALE: 1"=30'
4-20-08

2008-0496-A