

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Boulevard Place, 70 +/- feet S
of c/l of Sparrows Point Road
15th Election District
7th Councilmanic District
(2605 Boulevard Place)

Thoams M. Gallagher and Sharon S. Denzler
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2008-0591-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, Thoams M. Gallagher and Sharon S. Denzler for property located at 2605 Boulevard Place. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 6 feet in lieu of the required 25 feet for an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct a two-story addition onto the side of their home. The dwelling contains 1,600 square feet with two bedrooms on the second floor. Petitioners want to increase the size and utility of the residence by constructing a two-story addition to provide a new ground floor family room and an additional second floor bedroom. The side yard location of the addition preserves the existing rear covered screen porch and second floor deck. An addition onto the rear of the home would require Petitioners to tear down the existing screen porch and second floor deck. The footings of the porch will not support a second floor addition. The rear addition would require passing through the existing second floor rear bedroom to access the new bedroom. A rear addition that conforms to the side yard setback would create an awkward, narrow connection between the existing rear ground floor living room and the new family room. The side yard location for the addition will

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7-30-08

pm

enable independent access to the new second floor bedroom from the existing stair hall. The waterfront property contains 8,262 square feet. The rectangular shaped property is narrow at 50 feet on the street side and widens to 61 feet at the waterfront of North Point Creek. The left side property line measures 146 feet deep and the right side property line measures 180 feet deep. The existing two-story residence is placed at an angle on the property. The rear of the home contains an existing raised covered screen porch measuring 16 feet x 16 feet. The rear of the property contains a detached one-story den and storage room with a raised wood deck and stair which measures 14 feet x 37 feet. The most affected neighbor residing at 2601 Boulevard Place has not voiced any objection to the proposed addition. The subject adjacent property contains 13,600 square feet.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated July 14, 2008 which recommends showing an interior floor plan that indicates where the existing and proposed rooms and stairs and connections will be. The preferred location for the addition would connect the existing non-conforming covered porch and detached den bringing the den into conformance and not increasing the non-conformance of the setbacks. The rooms may be shaped differently than currently shown. A note of approval from the neighbor is recommended. The explanation on the Petition is confusing, as the references to front and side setbacks seem to change in the narrative. The front door faces the neighbor and not the street and so the front is considered by zoning to be also facing the neighbor.

Comments were received from the Department of Environmental Protection and Resource Management dated July 14, 2008 which indicates that development of the property must comply with the Chesapeake Bay Critical Area Regulations. The property is located in a Limited

NOT RELEVANT FOR PLANNING
7-30-08
B

Development Area of the Chesapeake Bay Critical Area. The maximum lot cover is 31.25%; however, lot coverage between 25-31.25% is permitted, but must be paid back to Baltimore County at a fee of \$1.20 per square foot over 25%. A minimum 15% forest cover is required at all times on the lot and if 15% tree coverage is not located on the lot plantings will be required to bring this property into compliance. Comments were received from the Bureau of Development Plans Review dated July 8, 2008. The comments indicate that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building should be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 6, 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.

NOTED RECEIVED FOR FILE
7-30-08
P3

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 30th day of July, 2008 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 6 feet in lieu of the required 25 feet for an addition is hereby GRANTED, subject to the following:

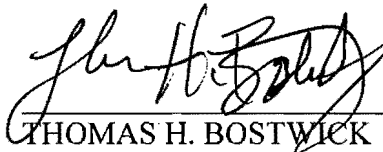
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The base flood elevation for this site is 9.4 feet Baltimore County Datum.
3. The flood protection elevation for this site is 10.4 feet.
4. In conformance with Federal Flood Insurance Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
5. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
6. The building engineer shall require a permit for this project.
7. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
8. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.
9. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code).
10. The property is located in a Limited Development Area (LDA) of the Chesapeake Bay Critical Area (CBCA). The maximum lot coverage for this property is 31.25%; however, lot coverage between 25-31.25% is permitted, but must be paid back to Baltimore County at a fee of \$1.20 per square foot over 25%.
11. A minimum 15% forest cover is required at all times on the lot, and if 15% tree coverage is not located on the lot plantings will be required to bring this property into compliance.

ORDER RECEIVED FOR FILED

7-30-08

PM

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

STAMP RECEIVED FOR FILE

7.30.08

13

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property
located at 2605 Boulevard Place BALTIMORE MD 21219-1903
which is presently zoned Residential

Deed Reference: 16679 / 283 Tax Account # 1503770290

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.C.1; BC2R, TO

PERMIT A FRONT YARD SETBACK OF 6ft IN LIEU OF
THE REQUIRED 25ft. FOR AN ADDITION.

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):

Thomas M Gallagher

Name - Type or Print

Signature

Sharon S Denzler

Name - Type or Print

Signature

2605 Boulevard Place

410-477-1553

Address

BALTIMORE MD

Telephone No.

21219-1903

City

State

Zip Code

Representative to be Contacted:

Mr. Jim Leonard

Name

615 Kingston Road

443-717-0203

Address

Baltimore,

MD

Telephone No.

21212

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. 2008-0591-A

Reviewed By [Signature]

Date

6-26-08

REV 7/20/07

Estimated Posting Date

7/6/08

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7-30-08
P3

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

2605 Boulevard Place

Address

BALTIMORE MD

21219-1903

City

State

Zip Code

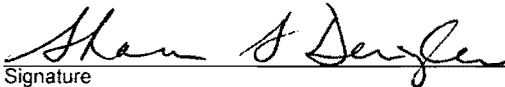
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The existing residence is a two story house located on a narrow width lot. The residence has just 1,600 square feet, with only two bedrooms on the second floor. The applicant wishes to increase the size and utility of the residence by constructing a two story addition to provide a new ground floor family room and an additional 2nd floor bedroom. A side yard location for the addition is proposed to improve the functional relationships with the new house while retaining the existing rear screened porch:

1. A rear addition will require the owner to tear down the existing screen porch and 2nd floor deck. The footings of the porch will not support a 2nd floor addition. The rear addition will require passing through the existing 2nd floor rear bedroom to access the new bedroom. A rear addition that conforms to the 10 feet side yard setback will create an awkward, narrow connection between the existing rear ground floor living room and the new family room. A rear addition will obstruct water views from adjacent neighbor properties.

2. A side yard location for the addition will enable independent access to the new 2nd floor bedroom from the existing stair hall. A side yard addition that conforms to the 10 foot side yard setback will substantially reduce the room sizes of the addition. The owner wishes to encroach four feet into the side yard setback requirement as noted on the attached plat.

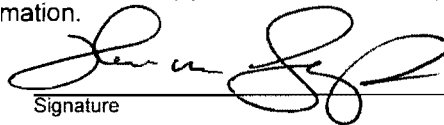
That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.



Signature

Sharon S Denzler

Name - Type or Print



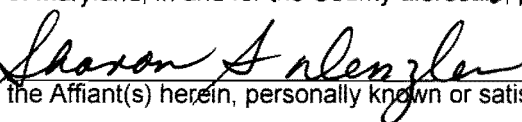
Signature

Thomas M. Gallagher

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

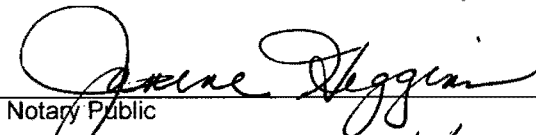
I HEREBY CERTIFY, this 24 day of June, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared





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

AS WITNESS my hand and Notarial Seal



Notary Public

My Commission Expires

12/1/2010

Zoning Description for
2605 Boulevard Place
Sparrows Point, MD 21219

Beginning at a point on the east side of Boulevard Place which is 20 feet wide at the distance of 70 feet south of the centerline of Sparrows Point Road , the nearest improved intersecting street which is 15 feet wide. Being lot # 3109, in the subdivision of Lodge Forest as recorded in Baltimore County Plat Book #10, Deed Liber 10, Folio 76, containing 8,262 square feet. Also known as 2605 Boulevard Place, Sparrows Point MD 21219, and located in the 15th Election District, 7th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **15831**

PAID RECEIPT

Date:

6/26/08

BUSINESS ACTUAL TIME IDW
 27/2008 6/26/2008 15:12:36 1

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6155				65- —

Total:

65- —

Rec

From:

T. GALLAGHER

For:

2005-0571-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

REG # 001 WALKIN JRIC JWR
 RECEIPT # 380345 6/26/2008 0012

5 520 JIMING VERIFICATION

01/01/01

Receipt for

MAS. LIT

6.00

6/26/08 01

2005-16

Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE #2008-0591-A
A VARIANCE TO PERMIT A FRONT YARD SETBACK
OF 6 FT. FOR AN ADDITION IN LIEU OF THE REQUIRED
25 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 25-127(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 7-21-08.
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
TEL. 887-3391

CERTIFICATE OF POSTING

RE: Case No.: 2008-0591-A

Petitioner/Developer: T. CALLAGHER

Date of Hearing/Closing: 7-21-08

ty Department of
velopment Management
ilding, Room 111
peake Avenue

TOWSON, Maryland 21204

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

Ladies and Gentlemen:

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

2605 BOULEVARD PLACE

The sign(s) were posted on 7-6-08
(Month, Day, Year)

Sincerely,

Robert Black 7-8-08
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

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A VARIANCE TO PERMIT A FRONT YARD SETBACK
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ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
TEL. 887-3391

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number ²⁰08- 0591 -A Address 2605 BOULEVARD PLACEContact Person: J. Mearns Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 6-26-08 Posting Date: 7/6 Closing Date: 7/21

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

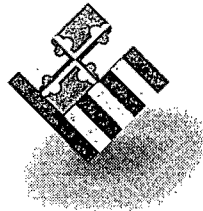
Case Number ²⁰08- 0591 -A Address 2605 BOULEVARD PLACE
Petitioner's Name: T. GALLAGHER Telephone 410-477-1553Posting Date: 7/6/08 Closing Date: 7/21/08Wording for Sign: A VARIANCE
To Permit A FRONT YARD SETBACK OF
6 ft. FOR AN ADDITION IN LIEU OF THE
REQUIRED 25 ft.

WCR - Revised 6/25/04

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

-9-



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

July 21, 2008

Thomas M. Gallagher & Sharon S. Denzler
2605 Boulevard Place
Baltimore, MD 21219

Dear: Thomas M. Gallagher & Sharon S. Denzler

RE: Case Number 2008-0591-A, Address: 2605 Boulevard Place

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 26, 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,

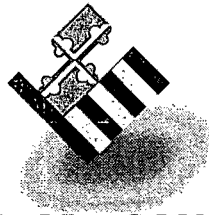
A handwritten signature in black ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Mr. Jim Leonard, 615 Kingston Rd., Baltimore, MD 21212



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

July 3, 2008, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 7, 2008

Item Number: 0519a, 0520a, 0583, 0584, 0585, 0587, 0589, 0590, 0591, 0592, 0593

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

INTER-OFFICE CORRESPONDENCE

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

DATE: July 14, 2008

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

SUBJECT: 2605 Boulevard Place

INFORMATION:

Item Number: 8-591

Petitioner: Thomas Galleger and Sharon Denzler

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends showing an interior floor plan that indicates where the existing and proposed rooms and stairs and connections will be.

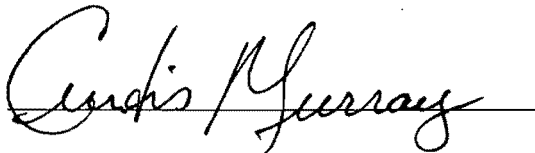
The preferred location for the edition would connect the existing non-conforming covered porch and detached den, bringing the den into conformance and not increasing the non-conformance of the setbacks. There is enough room. The rooms may be shaped differently than currently shown.

A note of approval from the neighbor is recommended.

The explanation on the petition is confusing, as the references to front and side setbacks seem to change in the narrative. The front door faces the neighbor and not the street, and so the front is considered by zoning to be also facing the neighbor.

For further information concerning the matters stated here in, please contact John Alexander at 410-887-3480.

Prepared by:
AFK/LL: CM





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

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: July 11, 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 2008-0591-A
2605 BOULEVARD PLACE
GALLAGHER PROPERTY
ADMIN. 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.

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,

A handwritten signature in black ink that reads "Michael P. Bailey".

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

Inter-Office Correspondence



TO: Timothy M. Kotroco

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

DATE: July 14, 2008

SUBJECT: Zoning Item # 08-591-A
Address 2605 Boulevard Place
(Gallagher Property)

Zoning Advisory Committee Meeting of July 7, 2008

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

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

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

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

Additional Comments:

- The property is located in a Limited Development Area (LDA) of the Chesapeake Bay Critical Area (CBCA). The maximum lot coverage for this property is 31.25%; however, lot coverage between 25-31.25% is permitted but must be paid back to Baltimore County at a fee of \$1.20 per square foot over 25%.
- A minimum 15% forest cover is required at all times on the lot, and if 15% tree coverage is not located on the lot plantings will be required to bring this property into compliance.

Reviewer: Shawn Krout

Date: July 7, 2008

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 8, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For July 14, 2008
Item No. 08-0591

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

The base flood elevation for this site is 9.4 feet Baltimore County Datum.

The flood protection elevation for this site is 10.4 feet.

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

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

The building engineer shall require a permit for this project.

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

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

DAK:CEN:lrk
cc: File
ZAC-ITEM NO 080591-07082008

subject property



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.3)

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

Account Identifier: District - 15 Account Number - 1503770290

Owner Information

Owner Name: GALLAGHER THOMAS M Use: RESIDENTIAL
DENZLER SHARON S Principal Residence: YES
Mailing Address: 2605 BOULEVARD PL Deed Reference: 1) /16679/ 283
BALTIMORE MD 21219-1903 2)

Location & Structure Information

Premises Address Legal Description
2605 BOULEVARD PL 2605 BOULEVARD PL
WATERFRONT LODGE FOREST

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
111	23	98					3109	3	Plat Ref: 10/ 76

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1953	1,680 SF	8,262.00 SF	34

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	71,260	160,260		
Improvements:	129,190	176,910		
Total:	200,450	337,170	291,596	337,170
Preferential Land:	0	0	0	0

Transfer Information

Seller: GRAFE JOACHIM K	Date: 08/06/2002	Price: \$290,000
Type: NOT ARMS-LENGTH	Deed1: /16679/ 283	Deed2:
Seller: DELORIERES JAMES P	Date: 02/08/1999	Price: \$212,000
Type: IMPROVED ARMS-LENGTH	Deed1: /13509/ 685	Deed2:
Seller: DELORIERES JAMES P	Date: 12/07/1998	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /13353/ 565	Deed2:

Exemption Information

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

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

adjacent property

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.1)

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

Account Identifier: District - 15 Account Number - 1502201901

Owner Information

Owner Name: ALLEN MARTIN F
 ALLEN MARY C
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2601 BOULEVARD PL
 BALTIMORE MD 21219-1903
Deed Reference: 1) / 6873/ 156
 2)

Location & Structure Information

Premises Address 2601 BOULEVARD PL
Legal Description LT 3110-3111
 230 E EAST AV
 LODGE FOREST
 WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
111	23	98					3110	3		10/ 76

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1987	1,528 SF	13,600.00 SF	34

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Phase-in Assessments		
		Value As Of 01/01/2006	As Of 07/01/2007	As Of 07/01/2008
Land	73,150	162,900		
Improvements:	126,270	193,510		
Total:	199,420	356,410	304,080	356,410
Preferential Land:	0	0	0	0

Transfer Information

Seller: BEHRINGER MARGARET	Date: 02/20/1985	Price: \$28,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6873/ 156	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

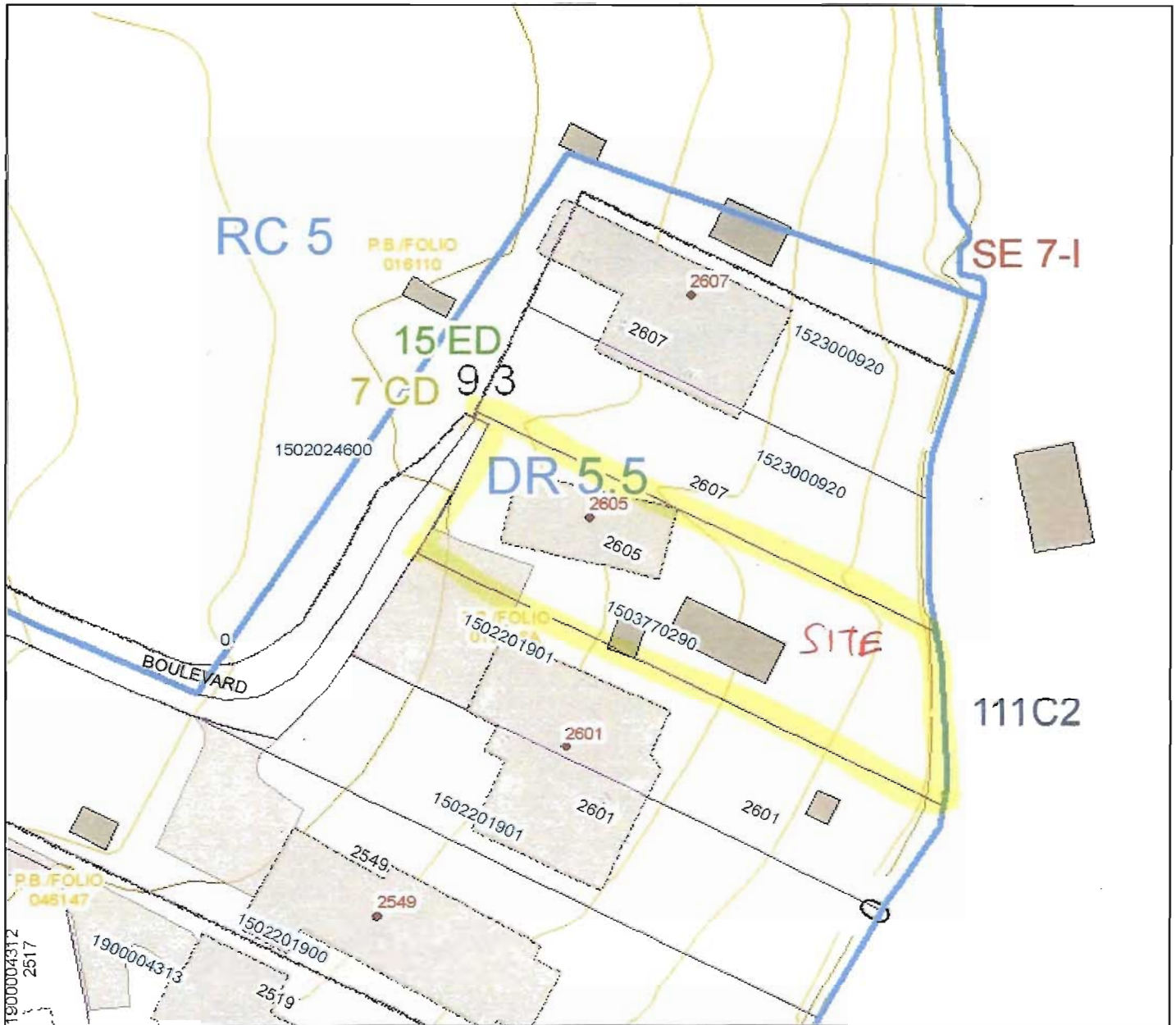






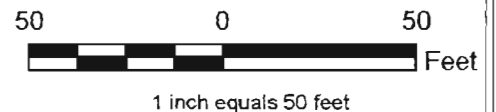
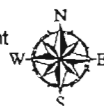


2605 Boulevard PI



DQ Map Notes

Publication Date: August 06, 2007
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS: 2605 BOULEVARD PLACE

SUBDIVISION NAME: LODGE FOREST

PLAT BOOK 10, PAGE 76 LOT 3109

OWNERS: MR THOM GALLAGHER
MS. SHARON DENZLER



NORTH POINT CREEK
61'

LOT 3109

LOT 3110-3111

LOT 3107

EXIST. RAISED WD. DECK
& STAIR

EXIST. ONE STORY
DEN & STO ROOM

EXIST. WD. DECK
WALKWAYS

EXIST. RAISED
COVERED PORCH

PROPOSED TWO STORY
ADDITION

EXIST. TWO STORY
RESIDENCE
LOT

EXIST. STO. SHED

EXIST. 2 STORY
RESIDENCE #2607
LOT 3107
HARRY & RITA
WALLACE

EXIST. ONE STORY
RESIDENCE
MARTIN ALLEN

EXIST. CONCRETE
STAIR

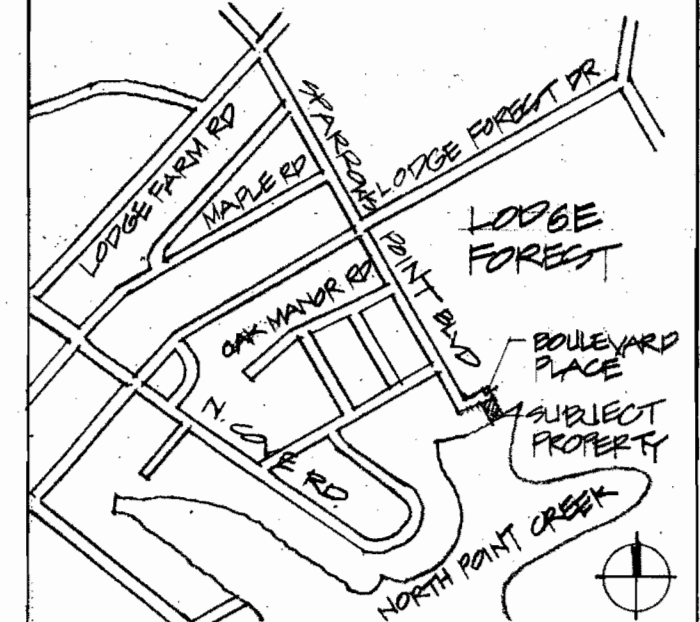
EXIST. ASPHALT
DRIVEWAY

¢ OF SPARROWS POINT BLVD
POR FROM ¢ = 70'-0" ±

BOULEVARD PLACE
20' WIDE PAVING, 60' ROW

PREPARED BY: JIM LEONARD, AIA SCALE: 1"=20'-0"

VICINITY MAP
SCALE 1"=1000'



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1"=200' SCALE MAP 111C2

ZONING DR 5.5

LOT SIZE 0.189 8.262

ACREAGE SQUARE FT
PUBLIC PRIVATE

SEWER	☒	☐	YES	NO
WATER	☒	☐		
CHESAPEAKE BAY	☒	☐		
CRITICAL AREA			ZONE A	
100 YR FLOOD PLAIN	☒	☐		
HISTORIC PROP/BUILD	☐	☒		
PRIOR ZONING HEARING	☐	☒		

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

SPARROWS POINT BOULEVARD