

IN RE: PETITION FOR VARIANCE

N side of Oakleigh Beach Road; 83 feet
E of the c/l of Meadow Avenue
15th Election District
7th Councilmanic District
(804 Oakleigh Beach Road)

Walter and Jamie Nicholson
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* CASE NO. 2011-0068-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject property, Walter and Jamie Nicholson. Petitioners are requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a front setback of 12 feet in lieu of the required 25 feet and a rear setback of 10 feet in lieu of the required 30 feet for a new dwelling with a deck. The subject property and requested relief are more fully described on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the variance request were Petitioners Walter and Jamie Nicholson. There were no Protestants or other interested persons in attendance.

Testimony and evidence offered revealed that the subject property is rectangular shaped and consists of approximately 7,947.5 square feet zoned D.R.5.5. The property is located on the north side of Oakleigh Beach Road, just east of Meadow Avenue and north of Wise Avenue, in the Dundalk area of Baltimore County. The property is part of the Oakleigh Beach subdivision that is situated north of the Sparrows Point Country Club with water frontage on Schoolhouse Cove leading into Bear Creek. The property is currently unimproved but according to Petitioners, was at one time improved with a summer "shore shack" that was torn down many years ago.

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Date 10-28-10

By B

Petitioners purchased the property three years ago and at this point wish to erect a prefabricated modular home on the site. As shown on the site plan, the new dwelling would be 28 feet deep and 48 feet wide. Because of the configuration of the home, Petitioners desire to place it on the property so that the front and rear of the home face what is the side yard for most of the other properties in the area. As such, the front of the home would face toward the west and the side yards would face the road and the water, respectively.

Photographs of the property were marked and accepted into evidence as Petitioner's Exhibits 4A through 4O. As shown in the photographs, there are two large pine trees on the road side and several other mature trees in the interior of the property. The photographs, as well as the topographical map that was marked and accepted into evidence as Petitioners' Exhibit 3, depict a noticeable slope on the property from west to east. In support of the request to place the proposed home in a sideways configuration and, thus, the requested variance relief, Petitioners submitted additional photographs that were marked and accepted into evidence as Petitioners' Exhibits 5A through 5H. Petitioners explained that these photographs show a number of other homes in the neighborhood that have a presentation where the front of the home faces what is traditionally the side yard of the property. These include the homes at 705, 709, 715, and 918 Oakleigh Beach Road. In further support of the variance request, elevation drawings were submitted and marked and accepted into evidence as Petitioners' Exhibit 6. These elevations depict the modular Cape Cod-style home that Petitioners purchased and plan to move to the site in four sections. In addition, photographs of the actual home were marked and accepted into evidence as Petitioners' Exhibits 7A and 7B, and a plan for the two story deck to be attached to the water side of the home was marked and accepted into evidence as Petitioners' Exhibit 8.

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 October 6, 2010

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Date 10-28-10

2

By [Signature]

which indicates that the variance to lot width is consistent and compatible with the community. The Petitioners indicated that they have purchased a modular home that is too wide to fit on the lot in the normal fashion so to make the structure fit they must turn it sideways so that the front door faces the side of the lot. Moreover, Petitioners have agreed to modify the side of the home that faces the road to give it the appearance of being a front façade including large windows, trim and landscaping. The aforementioned recommendation is conditioned on the fact that revised elevations be submitted to the Planning Office for review and approval. Elevations should include the changes and modifications described above. Provided this is met the Office of Planning does not oppose the Petitioners' request. Comments were received from the Department of Environmental Protection and Resource Management dated September 15, 2010 which indicates that development of the property must comply with the Chesapeake Bay Critical Area Regulations. The property is located in a Limited Development Area (LDA) and a Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 25% (1,987 square feet) and may be increased by 500 square feet (to 2,487 square feet) if mitigation is provided. In addition, the 15% afforestation requirement must be met; this equates to 2 trees. All other LDA and BMA regulations will apply to development on this property. Comments were received from the Bureau of Development Plans Review dated August 26, 2010 which indicates 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.

Based upon the testimony and evidence presented, I am persuaded to grant the request for variance relief. I find special circumstances or conditions exist that are peculiar to the land or

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Date 10-28-10
By P3

structure which is the subject of the variance request. The property has certain topographical constraints that make it difficult to place a home in the traditional front to back arrangement. I also find that practical difficulty and undue hardship would befall Petitioners if the requested variance relief were not granted. Finally, I also find this variance request can be granted in strict harmony with the spirit and intent of the Zoning Regulations, and in such a manner as to grant relief without injury to the public health, safety and general welfare. As shown in photographs, there are a number of existing homes on Oakleigh Beach Road where the front of the home faces the side yard. Petitioners have purchased a modular home that will be similarly situated and will fit in well with the character and aesthetics of the community.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 28th day of October, 2010 by this Deputy Zoning Commissioner that Petitioners' Variance request from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a front setback of 12 feet in lieu of the required 25 feet and a rear setback of 10 feet in lieu of the required 30 feet for a new dwelling with a deck, be is hereby **GRANTED**, subject to the following:

1. Petitioners may apply for permits 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Revised elevation drawings shall be submitted to the Planning Office for review and approval prior to the issuance of any building permit. The side of the home that faces Oakleigh Beach Road shall be modified to give it a more inviting appearance, including placing a first floor window, trim and landscaping. Due to the constraints of the interior layout of the property (i.e. – first floor master bedroom with walk-in closet and bathroom

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Date 10-28-10

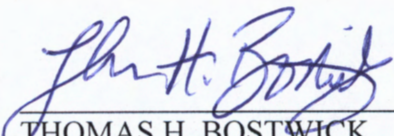
4

By PJ

area facing Oakleigh Beach Road), Petitioner should consult with the Planning Office to determine the most appropriate size and placement of a window.

3. 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.
4. 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.
5. 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.
6. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.
7. 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).
8. The property is located in a Limited Development Area (LDA) and a Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 25% (1,987 square feet) and may be increased by 500 square feet (to 2,487 square feet) if mitigation is provided. In addition, the 15% afforestation requirement must be met; this equates to 2 trees. All other LDA and BMA regulations will apply to development on this property.

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

Date 10-28-10

By PS



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 28, 2010

WALTER AND JAMIE NICHOLSON
804 OAKLEIGH BEACH ROAD
DUNDALK MD 21222

Re: Petition for Variance
Case No. 2011-0068-A
Property: 804 Oakleigh Beach Road

Dear Mr. and Mrs. Nicholson:

Enclosed please find the decision rendered in the above-captioned case.

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 cursive script, reading "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB/pz

Enclosure



TAX. ACCOUNT # 1513856270

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 804 Oakleigh Beach Rd
which is presently zoned DR 5.5

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) 1B02.3.C.1, BCZR,

To Permit a front Setback of 12 foot in Lieu of the
Required 25 foot
and a Rear setback of 10 foot in Lieu of the Required 30 foot
for a new dwelling with a deck
of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) **to be presented at hearing**

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

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

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

Contract Purchaser/Lessee:

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

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____ Date 10-28-16
Address _____ BY PJ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Walter W. Nicholson
Name - Type or Print _____
Signature Walter W. Nicholson
Jamie S. Nicholson
Name - Type or Print _____
Signature Jamie S. Nicholson
804 Oakleigh Beach Rd (703) 932-544
Address _____ Telephone No. _____
Dundalk Md. 21222
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name Same
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By [Signature] Date 8.13.10

Case No. 2011-0068-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **59320**

Date: **8.13.10**

PAID RECEIPT

BUSINESS ACTUAL TIME TRV
 8/13/2010 8/13/2010 10:06:40 A
 NEW WASH WALKIN YORK JIC
 >> RECEIPT # 481090 8/13/2010 OPLH
 Dept 5 650 MISCELLANEOUS - IN
 CR NO. 059320

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				65.-

Recpt Tot. 65.00
 65.00 CK 4.00 CA
 Baltimore County, Maryland

Total: **65.-**

Rec From: **W. Nicholson**

For: **2011-006B-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Property Description to accompany petition for Zoning Variance

Zoning Description for
804 Oakleigh Beach Road Dundalk Md 21222
owned by Walter and Jamie Nicholson

Beginning at a point on the north side of
Oakleigh Beach Road, which is 30'
Right of way, at a distance of 83' from the
extended right, east of the center line
of the nearest improved intersecting
street, Meadow Avenue, which is also
30' feet Right of way.

Being Lot # 28, in the subdivision
of Oakleigh Beach as recorded in the
Baltimore County Plat Book # 12
Folio # 46 D, containing
7,947.5 square feet, also known as
804 Oakleigh Beach Road.

Dundalk, Maryland 21222, and
located in the 15th Electoral District
and 7th Councilmanic District.

Walter and Jamie Nicholson
(703) 932-5441

804 Oakleigh Beach Rd
Dundalk Md. 21222



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

November 29, 2012

Walter and Jamie Nicholson
804 Oakleigh Beach Road
Dundalk, MD 21222

Re: Spirit & Intent; Zoning Case #2011-0068-A; 804 Oakleigh Beach Road; 9th Election District

Dear Mr. and Mrs. Nicholson:

Your recent letter to this office regarding the above referenced property was forwarded to me for reply. After your variance request was approved by the Administrative Law Judge (ALJ), you are requesting to modify the approved site plan in the subject case because the original structure you were expecting to purchase was sold to someone else prior to finalizing the purchase contract. The alternative modular home was constructed with the front door on the opposite side. As a result, a shift of a proposed modular home is necessary with the front door to be located on the east side of the property with a 10 ft. front setback in lieu of the approved west side of the property with a front setback of 12 ft. Based upon the information provided and my review of the applicable zoning case, and approval by your neighbors, your request is **approved** as being within the Spirit and Intent of the subject case. In addition, the restrictions imposed by the ALJ must be adhered to and a copy of those restrictions is enclosed. Please bring this letter and enclosure with you when applying for a construction permit.

The foregoing is merely an informal opinion; it is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, I can be reached at 410-887-3391.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bruno Rudaitis".

Bruno Rudaitis
Zoning Review

BR:br
enclosure

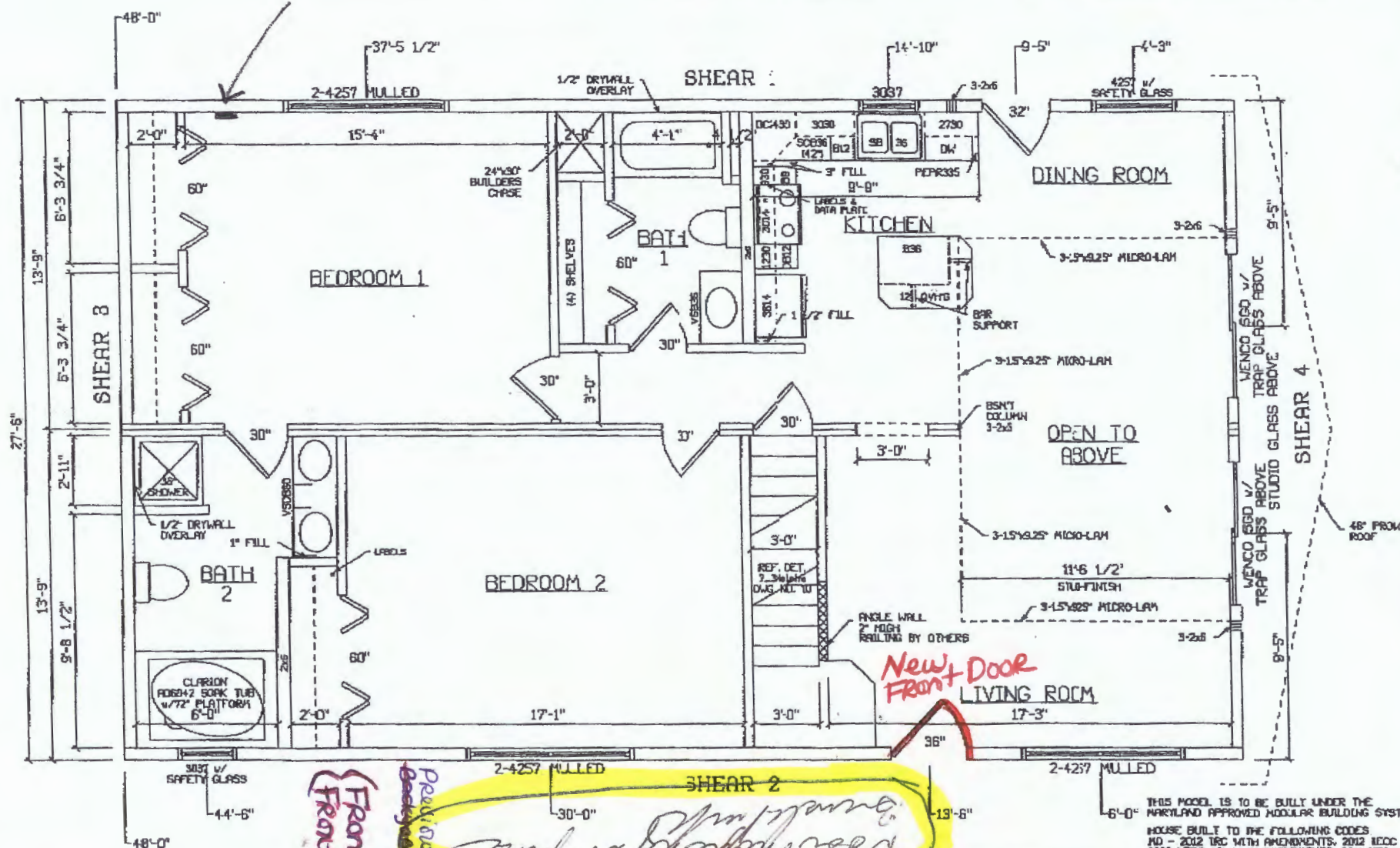
(47705) Poox / Road South

East
(Backyard)
(Road)

Previously
~~Front yard~~

Revised plan
accepted
Dad, husband

Elect Panel Box



(Front) (Front)

SEDENHILLS - 2x6
CEILING HEIGHT - 8'-0"
LABELS - #
S/F. - 1240
SITE LOCATION - DUNDALK, MD
COUNTY - BALTIMORE
GROUND SNOW LOAD - 35 PSF
WIND LOAD - 90 MPH 3 SEC GUST
ROOF - R32/S1
WALLS - R21
FLOOR - R19 (SITE INSTALLED)

WINDOWS ON THIS FLOOR
COMPLY W/ IRC 613.2 (2006)
OR IRC (OF MASS) 612.2 (2006)

BOTTOM OF WINDOWS TO BE MORE THAN
24" ABOVE THE FLOOR

MASTER SERIES
ADVANTAGE HOUSE
CUSTOM HOUSE

West

EDWARD L. HILUNIC JR.
JUNIOR HOMES
PRODUCTION ENGINEER

PLANS HAVE BEEN EXTRACTED FROM
APPROVED BUILDING SYSTEM
DOCUMENTATION

BLDR/DEVEL AUTHORIZATION	DATE
NAME AUTHORIZATION	DATE

MUNCY HOMES

587 EL 442 May. Nancy, Fla. 1975
1 Division of Nancy Homes, Inc.

LLOYD'S HOME SALES / NICKELSON

FLOOR PLAN

REV

JOB SER:	11425
PLAN NO:	

SPRINKLER SYSTEM TO BE COMPLETELY INSTALLED ON-SITE

THE SPRINKLER SYSTEM SHALL BE COMPLETELY INSTALLED AT THE SITE AND THE DESIGN AND CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE LOCAL JURISDICTION HAVING AUTHORITY.

SPRINKLER RISER LOCATION PER PLAN

NOTE:

STAIR GEOMETRY TO BE 7 3/4' (MAX. RISE) 10' (MIN. TREAD)

THIS MODEL IS TO BE BUILT UNDER THE
MARYLAND APPROVED MODULAR BUILDING SYSTEM
HOUSE BUILT TO THE FOLLOWING CODES
MD - 2012 IRC WITH AMENDMENTS; 2012 IECC
2009 NFPA 101 WITH AMENDMENTS; 2011 NEC

Water/Water (North)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 6, 2010

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

SUBJECT: 804 Oakleigh Beach Road

INFORMATION:

Item Number: 11-068

Petitioner: Walter W. Nicholson

Zoning: DR 5.5

Requested Action: Variance

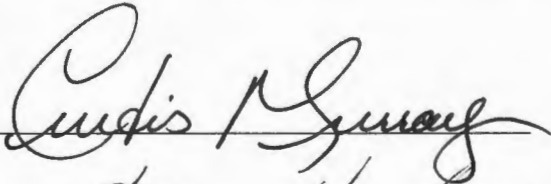
SUMMARY OF RECOMMENDATIONS:

The variance to lot width is consistent and compatible with the community. The petitioners indicated that they have purchased a modular home that is too wide to fit on the lot in the normal fashion, so to make the structure fit they must turn it sideways so that the front door faces the side of the lot. Moreover the applicants have agreed to modify the side of the home that faces the road to give it the appearance of being a front facade, including large windows, trim and landscaping.

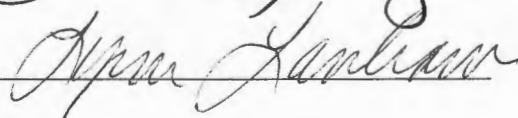
The aforementioned recommendation is conditioned on the fact that revised elevations be submitted to the Office of Planning for review and approval. Elevations should include the changes and modifications described above. Provided this is met the Office of Planning does not oppose the petitioner's request.

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

Prepared by:



Division Chief:
AFK/LL: CM



TB 10/15 11am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 6, 2010

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

RECEIVED

OCT 12 2010

SUBJECT: 804 Oakleigh Beach Road
INFORMATION:

ZONING COMMISSIONER

Item Number: 11-068

Petitioner: Walter W. Nicholson

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The variance to lot width is consistent and compatible with the community. The petitioners indicated that they have purchased a modular home that is too wide to fit on the lot in the normal fashion, so to make the structure fit they must turn it sideways so that the front door faces the side of the lot. Moreover the applicants have agreed to modify the side of the home that faces the road to give it the appearance of being a front facade, including large windows, trim and landscaping.

The aforementioned recommendation is conditioned on the fact that revised elevations be submitted to the Office of Planning for review and approval. Elevations should include the changes and modifications described above. Provided this is met the Office of Planning does not oppose the petitioner's request.

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

Prepared by:

Curtis P. Gurney

Division Chief:
AFK/LL: CM

Adam L. Korman

RECEIVED

OCT 12 2010

ZONING COMMISSIONER

TB 10/15 11am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



SEP 15 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 15, 2010
SUBJECT: Zoning Item # 11-068-A
Address 804 Oakleigh Beach Road
(Nicholson Property)

Zoning Advisory Committee Meeting of August 23, 2010

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

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) and a Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 25% (1,987 square feet) and may be increased by 500 square feet (to 2,487 square feet) if mitigation is provided. In addition, the 15% afforestation requirement must be met; this equates to 2 trees. All other LDA and BMA regulations will apply to development on this property.

Reviewer: Adriene Metzbower

Date: 9/2/2010

TB 10/15 2pm

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 15 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: September 15, 2010

SUBJECT: Zoning Item # 11-071-A
Address 9321 Todd Avenue
(Woliuski Property)

Zoning Advisory Committee Meeting of August 23, 2010

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

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. Lot coverage is limited to 25% (1,500 square feet) and may be increased by 500 square feet (to 2,000 square feet) with mitigation. In addition, the 15% afforestation requirement must be met; this equates to 2 trees. All other LDA regulations will apply to development on this property.

Reviewer: Adriene Metzbower

Date: 9/2/2010



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

October 6, 2010

Walter & Jamie Nicholson
804 Oakleigh Beach Rd.
Dundalk, MD 21222

Dear: Walter & Jamie Nicholson

RE: Case Number 2011-0068-A, 804 Oakleigh Beach Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 13, 2010. 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.

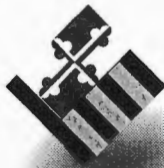
Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

August 25, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 23, 2010

Item No.:

Administrative Variance: 2011-0039A, 0059A, 0062A - 0064A, 0067A, 0069A, 0070A, 0072A

Variance: 2011-0037A, 0038A, 0040A, 0041A, 0046A, 0058XA, 0059A, 0065A, 0066A, 0068A, 0071A

Special Exception: 2011-0058XA

Special Hearing: 2011-0061SPH

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable for the above listed properties.

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

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop 1102

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For September 6, 2010
Item No. 2011-068

DATE: August 26, 2010

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:cab
cc: File
ZAC-ITEM NO 11-068-090652010.doc



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

Beverley K. Swalm-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: AUGUST 25, 2010

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

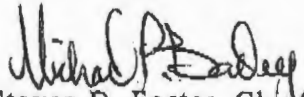
RE: Baltimore County
Item No. 2011-0068-A
804 OAKLEIGH BEACH RD
NICHOLSON PROPERTY
VARIANCE -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2011-0068-A.

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

Very truly yours,


For ¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

RE: PETITION FOR VARIANCE * BEFORE THE
804 Oakleigh Beach Road; N/S Oakleigh *
Beach Road, 83' E of Meadow Avenue * ZONING COMMISSIONER
15th Election & 7th Councilmanic Districts *
Legal Owner(s): Walter & Jamie Nicholson * FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 2011-068-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of August, 2010, a copy of the foregoing Entry of Appearance was mailed to Walter & Jamie Nicholson, 804 Oakleigh Beach Road, Dundalk, MD 21222, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

AUG 27 2010

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2011-0068-A
804 Oakleigh Beach Road
N/side of Oakleigh Beach
Road, 83 feet +/- east of the
centerline of Meadow Ave-

nue
15th Election District
7th Councilmanic District
Legal Owner(s): Walter &
Jamie Nicholson

Variance: to permit a front
setback of 12 foot in lieu of
the required 25 foot and a
rear setback of 10 foot in
lieu of the required 30 foot
for a new dwelling with a
deck.

**Hearing: Friday, October
15, 2010 at 11:00 a.m. In
Room 106, County Office
Building, 111 West Chesa-
peake Avenue, Towson
21204.**

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

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

9/472 Sept. 30 255878

CERTIFICATE OF PUBLICATION

_____, 9/30, 2010

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 ~~successive~~ weeks, the first publication appearing
on 9/30, 2010.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2011-0068-A

RE: Case No.: _____

Petitioner/Developer: _____
Walter & Jamie Nicholson

_____ Oct. 15, 2010
Date of Hearing/Closing: _____

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

Attn: Kristin Matthews:

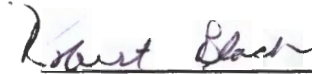
Ladies and Gentlemen:

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: _____

804 Oakleigh Beach Road

The sign(s) were posted on _____
September 30 2010
(Month, Day, Year)

Sincerely,

 _____
(Signature of Sign Poster) October 1 2010
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 21, 2010

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0068-A

804 Oakleigh Beach Road

N/side of Oakleigh Beach Road, 83 feet +/- east of the centerline of Meadow Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Walter & Jamie Nicholson

Variance to permit a front setback of 12 foot in lieu of the required 25 foot and a rear setback of 10 foot in lieu of the required 30 foot for a new dwelling with a deck.

Hearing: Friday, October 15, 2010 at 11:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:kll

C: Mr. & Mrs. Nicholson, 804 Oakleigh Beach Road, Dundalk 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURS., SEPTEMBER 30, 2010**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 30, 2010 Issue - Jeffersonian

Please forward billing to:
Walter Nicholson
804 Oakleigh Beach Road
Dundalk, MD 21222

703-932-5441

NOTICE OF ZONING HEARING

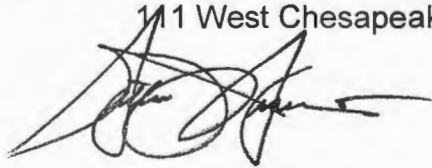
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CASE NUMBER: 2011-0068-A

804 Oakleigh Beach Road
N/side of Oakleigh Beach Road, 83 feet +/- east of the centerline of Meadow Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Walter & Jamie Nicholson

Variance to permit a front setback of 12 foot in lieu of the required 25 foot and a rear setback of 10 foot in lieu of the required 30 foot for a new dwelling with a deck.

Hearing: Friday, October 15, 2010 at 11:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2011-0068-A

Petitioner: WALTER NICHOLSON

Address or Location: 804 OAKLEIGH BEACH RD. DUNDALK, MD
21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

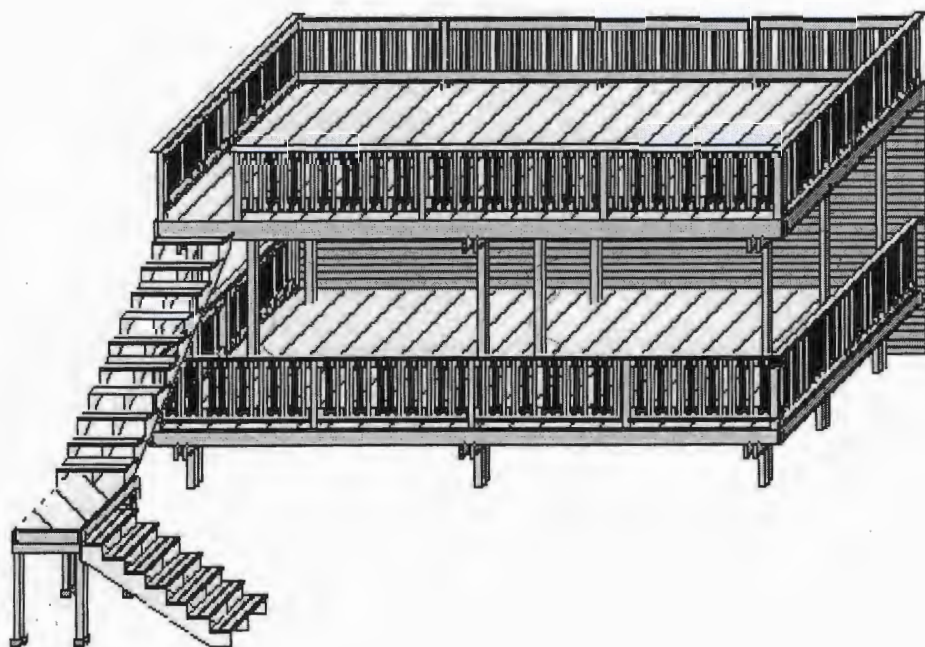
Telephone Number: 703-932-5441

The Home Depot # 2505
315 EASTERN AVENUE, BALTIMORE, MD 21224
(410) 631-4440

Ved Aug 04 16:58:33 2010

This Project cannot be priced because not all materials are carried in stock.
See Store Associate for prices on non-stock items shown in Bill-of-Materials.

VALTER NICHOLSON
DECK
21036
3D View



PETITIONER'S

EXHIBIT NO. 8

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>8-26-10</u>	DEVELOPMENT PLANS REVIEW	<u>conditions</u>
<u>9-15-10</u>	DEPRM (if not received, date e-mail sent _____)	<u>2 conditions</u>
<u>8-25-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>9-14-10</u> <u>10-6-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>supports - 2 conditions</u>
<u>8-25-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>9-30-10</u>	
SIGN POSTING	Date: <u>9-30-10</u> <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

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

Account Identifier:

District - 15 Account Number - 1513856270

Owner Information

Owner Name: NICHOLSON WALTER W **Use:** RESIDENTIAL
NICHOLSON JAMIE S **Principal Residence:** NO
Mailing Address: 3953 WILLIAMSPORT PIKE **Deed Reference:** 1)/26101/ 166
MARTINSBURG WV 25404-6445 2)

Location & Structure Information

Premises Address
804 OAKLEIGH BEACH RD

Legal Description

804 OAKLEIGH BEACH
OAKLEIGH BEACH

WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
104	15	231					28	3

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	Co
0000		8,100.00 SF	34

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2010 As Of 07/01/2011	
Land	39,600	36,100		
Improvements:	0	0		
Total:	39,600	36,100	36,100	36,100
Preferential Land:	0	0	0	0

Transfer Information

Seller: PUGH WILLIAM M,3RD	Date: 08/28/2007	Price:
Type: UNIMPROVED ARMS-LENGTH	Deed1: /26101/ 166	Deed2:
Seller: PUGH CLARA L	Date: 02/13/2007	Price:
Type: NOT ARMS-LENGTH	Deed1: /12302/ 597	Deed2:
Seller: PUGH WILLIAM M	Date: 07/30/1997	Price:
Type: NOT ARMS-LENGTH	Deed1: /12302/ 597	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

Documentation Accompanying Petition for a Zoning Variance

In Support of a side entrance
to our residence in Lieu of a
front entrance.

Currently there are four
houses on Oak Leigh Beach Road
with their entrances facing the
the side of their property in Lieu
of the front.

705 Oak Leigh Beach Rd.

709 Oak Leigh Beach Rd

715 Oak Leigh Beach Rd.

918 Oak Leigh Beach Rd.

Walter and Jamie Nicholson (703) 932-5411
804 Oak Leigh Beach Rd. Dundalk Md 21222
Oak Leigh Beach: Lot #28 Plat Book (WBSR Folio 46)
Tax District Acct # 1513856270
Electoral District # 15 Council Manic District # 7











Documentation Accompanying Petition for a Zoning Variance

In Support of a side entrance
to our residence in Lieu of a
front entrance.

Currently there are four
houses on Oak Leigh Beach Road
with their entrances facing the
the side of their property in Lieu
of the front.

1.-A 705 Oak Leigh Beach Rd.

2.-B 709 Oak Leigh Beach Rd

3.-C 715 Oak Leigh Beach Rd.

4.-D 918 Oak Leigh Beach Rd.

Walter and Jamie Nicholson (703) 932-5441
804 Oak Leigh Beach Rd. Dundalk Md 21222
Oak Leigh Beach: Lot #28 Plat Book CWBJSR Folio 46 D
Tax District Acct # 1513856270
Electoral District # 15 Council Manic District # 7

PETITIONER'S

EXHIBIT NO.

5







PETITIONER'S
EXHIBIT NO.

5A-H



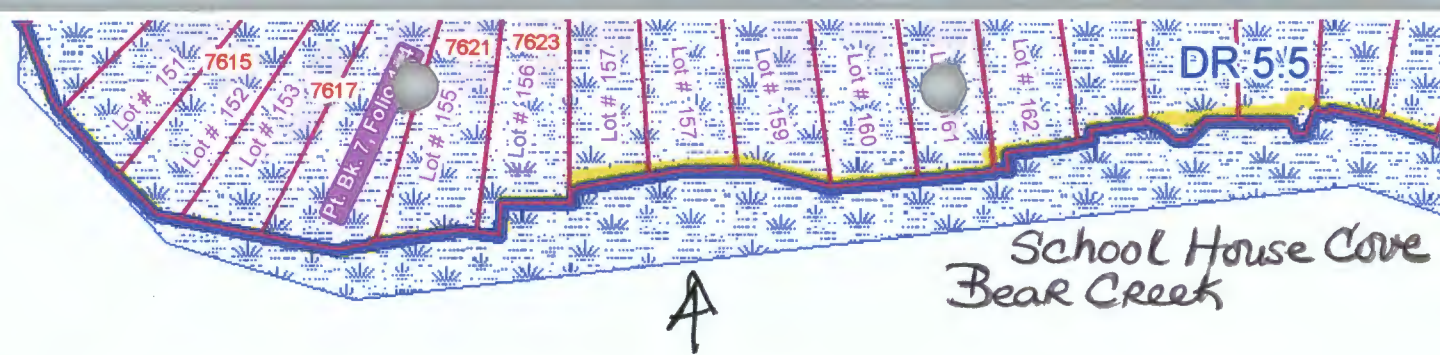
Case No.: 2011-0068-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2	zoning map	
No. 3	topographical map	
No. 4 A-O	photos of property	
No. 5 A-H	- statement of other properties placed w/ side entrance - photos of properties w/ side entrance	
No. 6	elevation drawings	
No. 7 A+B	photos of modular home to be placed on property	
No. 8	drawing of proposed deck	
No. 9		
No. 10		
No. 11		
No. 12		



Official Zoning Map to accompany petition for Zoning Variance

Walter and Jamie Nicholson (703) 932-5441
 804 Oakleigh Beach Rd Dundalk Md. 21222
 Lot # 28 Plat Book CWB JR No# 12 Folio A6-D
 Tax District 15 Tax Account# 1513856270
 15th Electoral District Council Manic District# 7
 104A2

★ = Lot 28
 804 Oakleigh Beach Rd



PETITIONER'S

EXHIBIT NO.

2

CASE NAME 809 Oakleigh Beach Rd
CASE NUMBER 2011-0088-A
DATE 10-15-10

CASE NAME 809 Oakleigh Beach Rd
CASE NUMBER 2011-0088-A
DATE 10-15-10

[illegible]

Application for variances and building permits
for a proposed 28'x48'
Modular Residence

Exterior House Plans to accompany petition for Zoning Variance



FRONT ELEVATION



Deck

LEFT ELEVATION

SN071346

Note: These drawings have been extracted from an approved building system or have individual model approvals

PETITIONER'S

EXHIBIT NO. 6

ELEVATIONS ARE FOR ILLUSTRATION PURPOSES ONLY

QUOTE: Q2368

BUILDER: COUNTRYSIDE

DEL. LOC: PA

CUSTOMER: LOT MODEL

STRUCTURAL
MODULARS
INC.

P.O. BOX 315 Strattonville, PA. 16258 (814) 764-5555

28X48 CUSTOM 4-BOX CAPE

FRONT & LEFT ELEVATION

SCALE: 3/16"=1'-0"

DATE: 09/26/07

Prelim. Dwg.s by: MCJ

REVISIONS: X

Prod. Dwg.s by: J.P.

Walter and Jamie Nicholson (703) 932-5441

804 Oak Leigh Beach Road

Dundalk, Baltimore County Maryland 21222

Oak Leigh Beach Lot # 28

Plat Book CWB JR No # 12 Folio 46 D

Tax District # 15 Tax Account # 1513856270

Electoral District # 15

Council Manic District # 7

APPLICATIONS FOR VARIANCES and Building Permits for a proposed 28' x 48' Modular Residence

Exterior House Plans to accompany petition for Zoning Variance



STEPS BY OTHERS

REAR ELEVATION



Window Boxes
w/ Flowers

Flowers
Shrubbery

RIGHT ELEVATION

SN071346

Note:
These drawings have been extracted
from an approved building system
or have individual model approvals

ELEVATIONS ARE FOR ILLUSTRATION PURPOSES ONLY

QUOTE: Q2368

BUILDER: COUNTRYSIDE

DEL. LOC: PA

CUSTOMER: LOT MODEL

**STRUCTURAL
MODULARS**
INC.

P.O. BOX 315 Strattonville, PA. 16258 (814) 764-5555

28X48 CUSTOM 4-BOX CAPE

REAR & RIGHT ELEVATIONS

SCALE: 3/16"=1'-0"

DATE: 09/26/07

Prelim. Dwg.s by: MCJ

REVISIONS: X

Prod. Dwg.s by: J.P.

REVISION	Date	By	App'd	For	Notes	Other
1	9-27-07	MCJ	MCJ			
2	9/26/07	J.P.	J.P.			

Walter and Jamie Nicholson (703) 932-5441

804 Oakleigh Beach Road
Dundalk, Baltimore County Maryland 21222

Oakleigh Beach Lot # 28

T Book CWB JR No # 12 Folio # 46 D

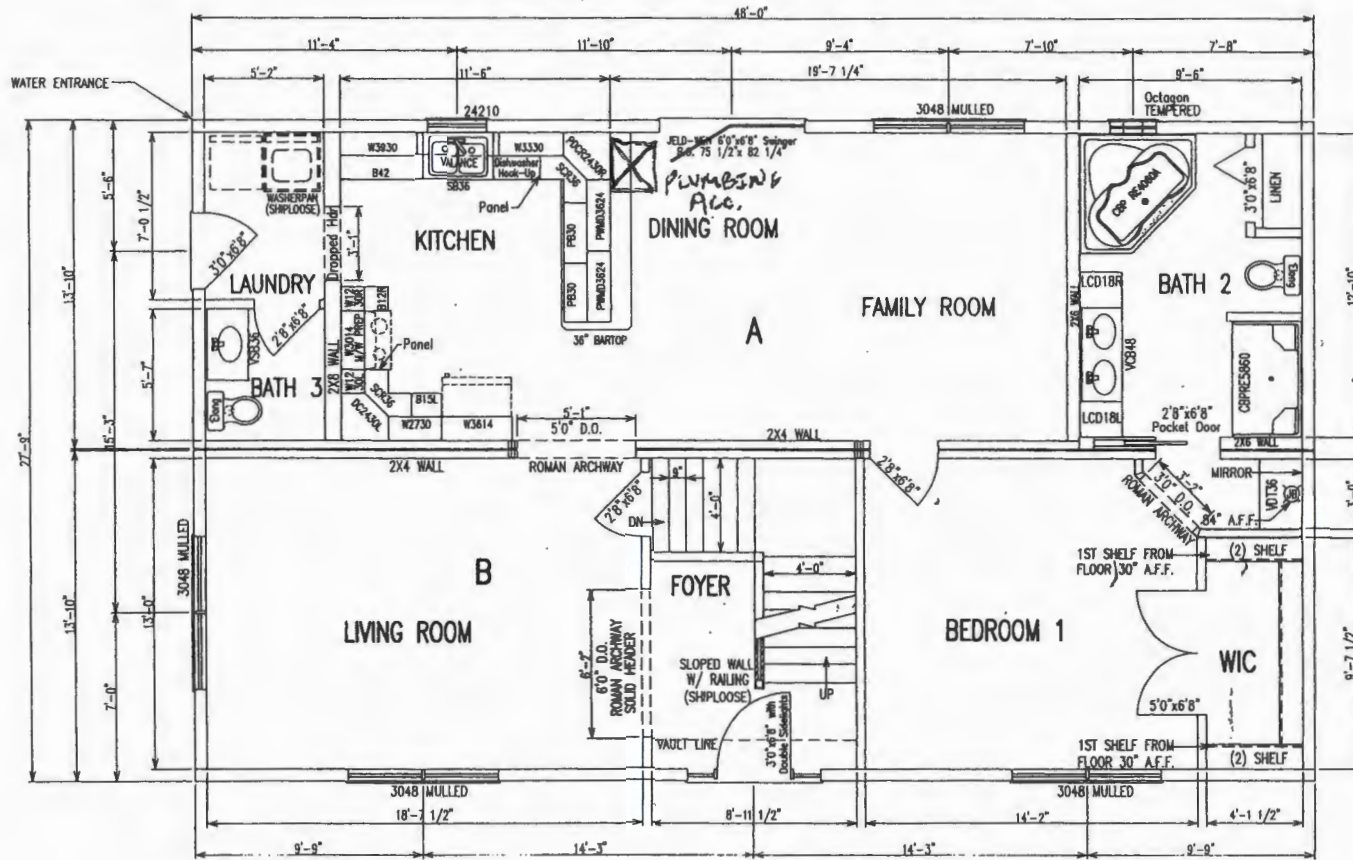
V District # 15 Tax Account # 1513856270 Council Mania District # 7

Interior House Plans to accompany petition for Zoning Variance

Modular
28' x 48'
Residence

Water

Road



1208

INTERIOR WALLS 24" O.C., EXTERIOR WALLS 16" O.C.

Seven-0 Window Rough Openings			
Single Unit		Matted units	
24210	- 30' x 37 1/2"	(2) 24210	- 60' 1/2' x 37 1/2"
30210	- 38' x 37 1/2"	(2) 30210	- 76' 1/2' x 37 1/2"
3048	- 38' x 59 1/2"	(2) 3048	- 76' 1/2' x 59 1/2"
3052	- 38' x 65 1/2"	(2) 3052	- 76' 1/2' x 65 1/2"

Note: **SN071346**
These drawings have been extracted from an approved building system or have individual model approvals

QUOTE: Q2368

BUILDER: COUNTRYSIDE

DEL. LOC: PA

CUSTOMER: LOT MODEL

STRUCTURAL MODULARS INC.

P.O. BOX 315 Strattonville, PA. 16258 (814) 764-5555

28X48 CUSTOM 4-BOX CAPE

FLOOR PLAN-1st FLOOR

SCALE: 3/16"=1'-0"

DATE: 09/26/07

Prelim Dwg.s by: MCJ

REVISIONS: X

Prod. Dwg.s by: J.P.

Walter and Jamie Nicholson (703) 932-5441

804 Oakleigh Beach Rd

Dundalk Md 21222

Oakleigh Beach Lot # 28

PLAT Book CWB JR NO# 12 Folio # 46D

Tax District # 15 Tax Account # 1512851270 Flatment District 15 Council

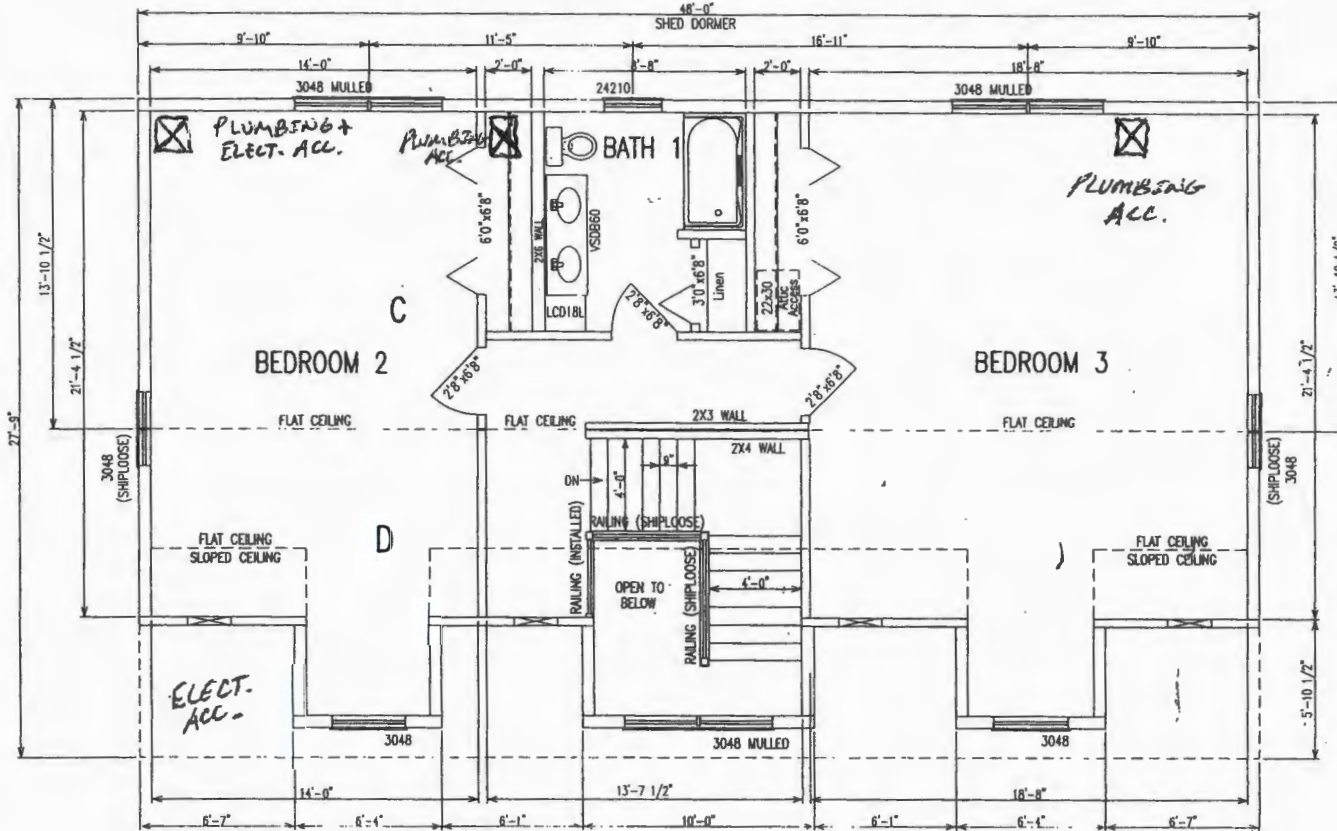
Manic District

Interior House Plans to accompany petition for Zoning Variance

Modular
28'4 48'
Residence

Water
←

Road
→



802
↓

INTERIOR WALLS 24" O.C., EXTERIOR WALLS 16" O.C.

Seven-D Window Rough Openings			
Single Unit	Mulled units		
24210 - 30"x37 1/2"	(2) 24210 - 60 1/2"x37 1/2"		
30210 - 38"x37 1/2"	(2) 30210 - 76 1/2"x37 1/2"		
3048 - 38"x59 1/2"	(2) 3048 - 76 1/2"x59 1/2"		
3052 - 38"x65 1/2"	(2) 3052 - 76 1/2"x65 1/2"		

SN071346
Note: These drawings have been extracted from an approved building system or have individual model approvals

QUOTE: Q2368

BUILDER: COUNTRYSIDE

DEL. LOC: PA

CUSTOMER: LOT MODEL

STRUCTURAL MODULARS INC.

P.O. BOX 315 Strattonville, PA. 16258 (814) 764-5555

28X48 CUSTOM 4-BOX CAPE

FLOOR PLAN-2nd FLOOR

SCALE: 3/16"=1'-0" DATE: 09/26/07 Prelim. Dwg.s by: MCJ
REVISIONS: X Prod. Dwg.s by: J.P.

Walter and Jamie Nicholson (703) 932-5441
804 Oak Leigh Beach Road Dundalk Md. 21222
Oak Leigh Beach Lot # 28 Plat Book CWB JR NO # 12 Folio # 46D
Tax District # 15 Tax Account # 1513856270 Electoral District # 15
Council Manic District # 7

Application for Variances and Building Permits for a proposed 28'x48' Modular Residence,
a 12' x 28' porch
a 6'x40' wooden pier w/a 10'x20' wooden platform
TOPIC MAP FOR 804 OAKLEIGH BEACH ROAD

Walter and Jamie Nicholson (703) 932-5441
804 Oakleigh Beach Rd Dundalk Md 21222
Lot # 28 Plat Book CWB JR No # 12 Folio # 46D
Tax District # 15 Tax Account # 1513856270
Council Manic District # 7
15th Electoral District

The floodplain information shown on this map is based on the best information made available to Baltimore County. This information does not imply that 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 floodplain information and map do not create liability on the part of the County, or any officer or employee thereof, for any damage that results from reliance on the information shown thereon.

7.7 NAVD88

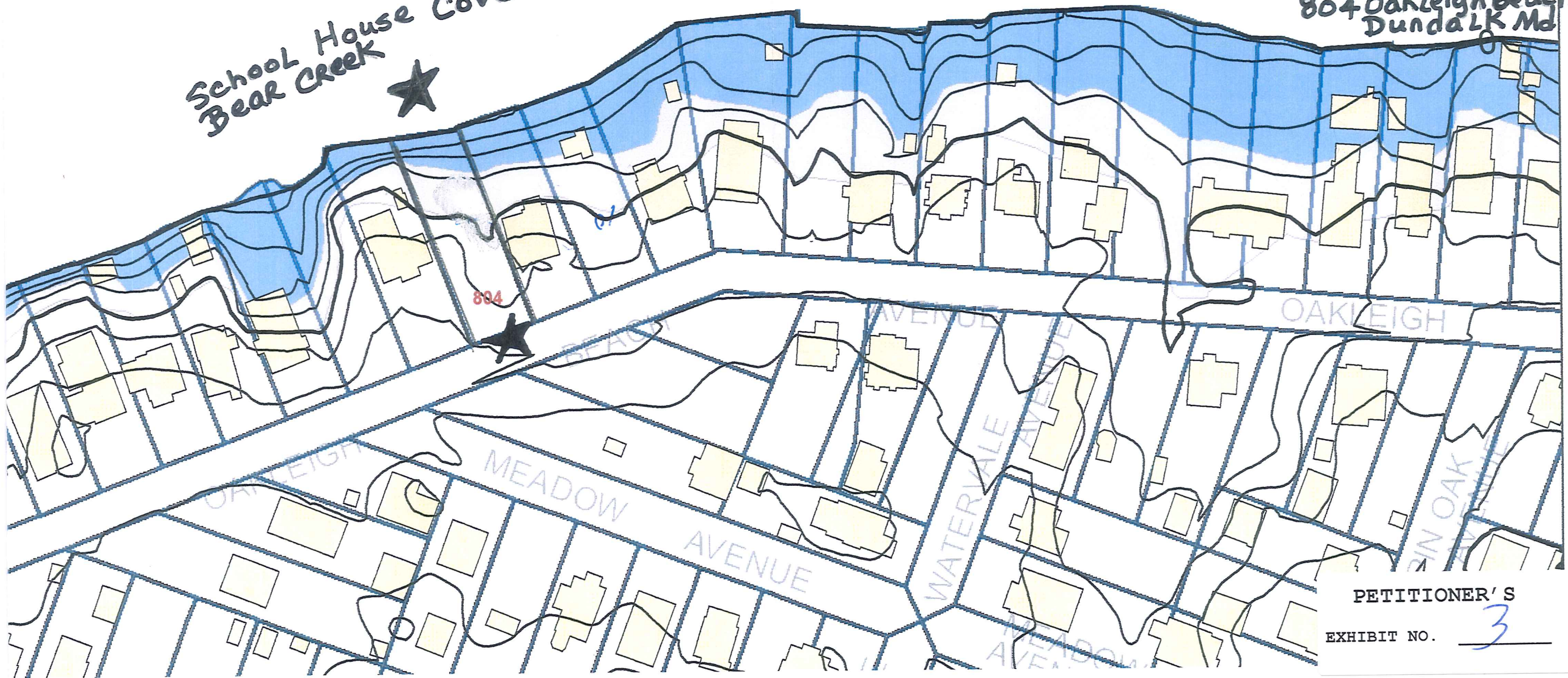
Legend

- LANDUSE, Site Address
- ELEVATION CONTOURS
- s_fld_haz_ar
- <all other values>
- FLD_ZONE
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AREA NOT INCLUDED
- X

500
100

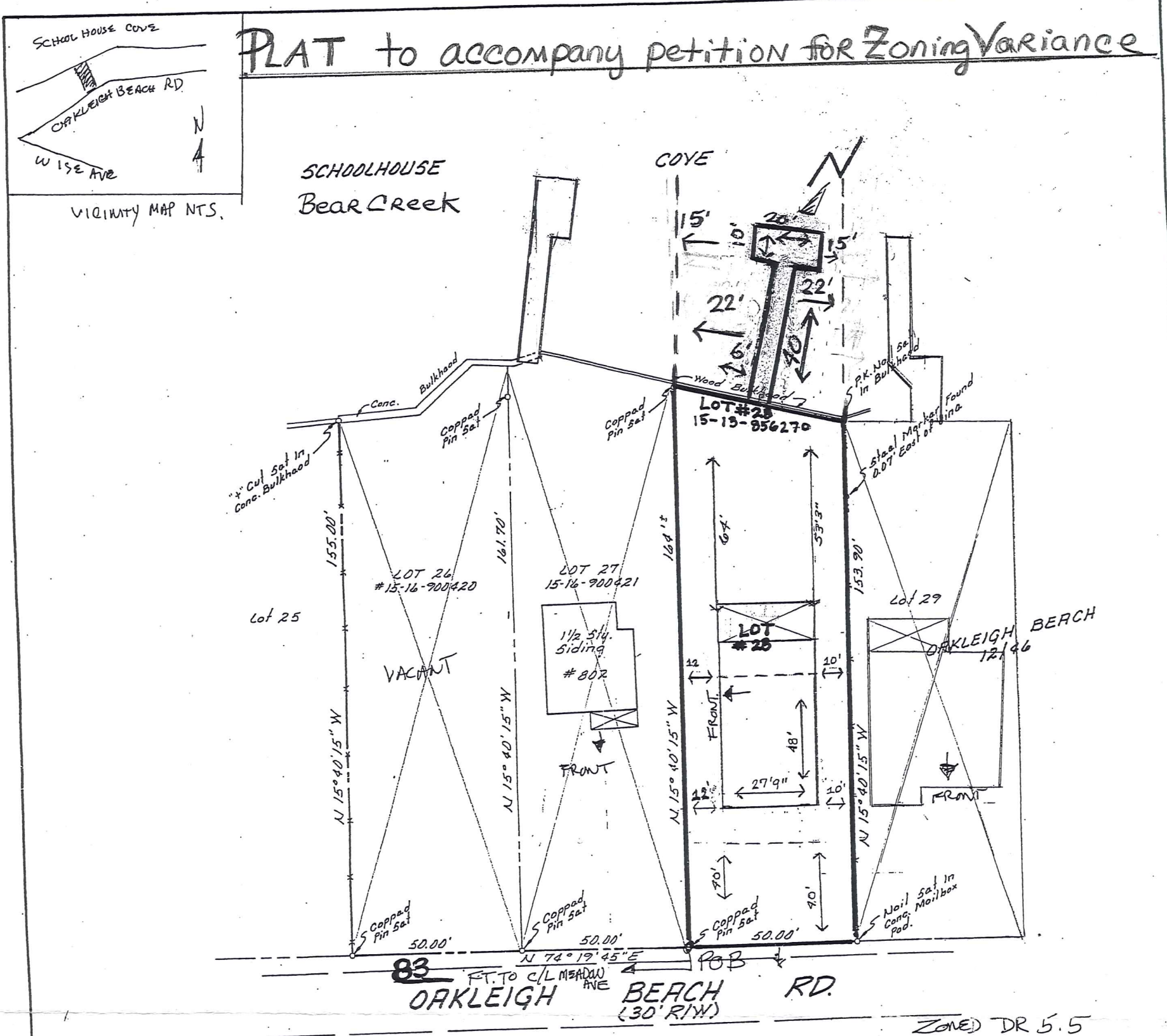
★ = Lot # 28
804 Oakleigh Beach
Dundalk Md

School House Cove
Bear Creek ★



PETITIONER'S

EXHIBIT NO. 3



PETITIONER'S

EXHIBIT NO. 1

ZONE DR 5.5
 Lot Size 7,947.5 FT
 Zoning Map # 104A2
 No Prior History
 NOT HISTORIC
 PUBLIC WATER+ SEWER BEING INSTALLED
 Flood Plain YES
 CBCA YES
 LOT STAKEOUT
 #804 OAKLEIGH BEACH RD.

THERE HAS BEEN ADJACENT OWNERSHIP WITH LOT 27 IN PAST 6 YEARS.

Walter and Jamie Nicholson (owners as of 8/18/07)
 804 Oakleigh Beach Road
 Dundalk, Baltimore County Maryland 21222
 (703) 932-5441

THE UNDERSIGNED IS RESPONSIBLE FOR THE INFORMATION AS SHOWN ON THIS PLAN

Walter and Jamie Nicholson NAME 7/20/10 DATE

PLAT OF OAKLEIGH BEACH
 Lot #28 Plat Book EWB JR No# 12 Folio # 46 D
 Lot #28 Tax District #15 Tax Account #1513856270
 Council Manic District #7 Electoral District #15

Scale
 1 3/8" = 50'

Application for Variances and Building Permits
 for a proposed 28' x 48' modular residence,
 a 12' x 28 porch,
 a 6' x 40' wooden pier and 10' x 20' wooden platform

Requesting Variance for (Lot Size 50' x 153'9" to 164')
 50' in Lieu of 55' Lot width
 12' in Lieu of 25' setback
 10' in Lieu of 30' setback
 Side Entrance in Lieu of front Entrance