

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Holly Tree Road, 24 feet N
of Burke Road
15th Election District
6th Councilmanic District
(1606 Holly Tree Road)

Terry and Nichol Martin
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2011-0281-A

* * * * *

OPINION AND ORDER

This matter comes before this Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Terry and Nichol Martin property located at 1606 Holly Tree Road. The variance request is as follows:

- From Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed accessory structure (pool) and accessory structure (pool house) in the side yard in lieu of the required rear yard; and
- From Section 400.3 of the B.C.Z.R. to permit a height of 20 feet in lieu of the maximum required 15 feet.

The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The property contains an existing one story 1,263 square feet dwelling that is being converted to an accessory structure (pool house). The pool measuring 15 feet x 35 feet will be located next to this existing structure.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Bureau of Development Plans Review dated March 31, 2011. 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

ORDER RECEIVED FOR FILING

Date 4-29-11

By PB

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. Comments were received from the Department of Environmental Protection and Sustainability dated April 7, 2011. DEPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, they offer the following comments:

1. These waterfront lots are located in a Limited Development Area (LDA) and a Buffer Management Area (BMA) within the Chesapeake Bay Critical Area and must comply with all requirements of Baltimore County Code Article 33, Title 2 Chesapeake Bay Critical Areas Protection. Based on the Code, the lot coverage area on each lot is limited to 25%, or a maximum of 31.25% if approved and with mitigation for the amount over 25%. It appears that the lot coverage on each lot may exceed the maximum allowed. If the lot coverage does exceed the maximum allowed, removal of lot coverage would be required. In addition, a 15% forest cover must exist on each lot at all times. Mitigation requirements can increase the number of trees required on the site. A 100-foot tidal buffer measured off mean high water covers almost half the area of each lot. BMA requirements restrict the location and area of structures allowed within this buffer. The location and size of the pool/pool deck may require adjustment to meet BMA requirements. Based on this, DEPS has determined that adverse impacts on water quality from the pollutants discharged from the proposed development can be minimized with compliance and mitigation pursuant to Critical Area requirements. Mitigation requirements may include removal of lot coverage and the planting of native trees and shrubs.
2. The subject development can meet the requirement to conserve fish, wildlife, and plant habitat by complying with all Critical Area requirements including mitigation.
3. The proposed development is permitted under the State-mandated Critical Area regulations provided that development is in compliance with all Critical Area requirements. Lot coverage on both lots is limited. Compliance with the Critical Area requirements, including mitigation, can allow the subject development to be consistent with established land use policy for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

ORDER RECEIVED FOR FILING

Date 4-29-11

2

By js

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 3, 2011, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

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

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 29th day of April, 2011 that Petitioners' Variance request as follows:

- From Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed accessory structure (pool) and accessory structure (pool house) in the side yard in lieu of the required rear yard; and
- From Section 400.3 of the B.C.Z.R. to permit a height of 20 feet in lieu of the maximum required 15 feet

is hereby GRANTED, subject to the following:

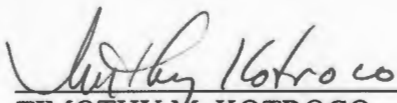
ORDER RECEIVED FOR FILING

Date 4-29-11

By [Signature]

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 8.5 feet [NAVD 88].
3. The flood protection elevation for this site is 9.5 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. Compliance with the conditions imposed by the Department of Environmental Protection and Sustainability in their comments dated April 7, 2011, and enumerated earlier in the subject Order.
10. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

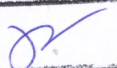
TMK:pz

ORDER RECEIVED FOR FILING

Date

4-29-11

By





KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

April 29, 2011

TERRY AND NICHOL MARTIN
1606 HOLLY TREE ROAD
BALTIMORE MD 21220

Re: Petition for Administrative Variance
Case No. 2011-0281-A
Property: 1606 Holly Tree Road

Dear Mr. and Mrs. Martin:

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 with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy Kotroco", is written over a horizontal line.

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure

c: Richardson Engineering LLC, 30 East Padonia Road, Suite 500, Timonium MD 21093

CBCA/Flood

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property

located at 1606 Holly Tree Road

which is presently zoned RC-5

Deed Reference: 16640 / 225 Tax Account # 1516450290

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

~~400.1 to permit an accessory structure in the side yard~~

400.1, BCZR, to permit a proposed accessory structure (pool) and accessory building (poolhouse) in the side yard in lieu of the ~~minimum~~ required rear yard, and Section 400.3, BCZR, to permit a height of 20 feet in lieu of the ~~maximum~~ required 15 feet.

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):

Terry J. Martin

Name - Type or Print

Signature

Nichol Martin

Name - Type or Print

Signature

1606 Holly Tree Road

410-377-0733

Address

Telephone No.

BALTIMORE,

MARYLAND

21220-4433

City

State

Zip Code

Representative to be Contacted:

Richardson Engineering, LLC

Name

30 E. Padonia Road, Suite 500 410-560-1502

Address

Telephone No.

Timonium,

MD

21093

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. 2011-0281-A

Reviewed By JNP

Date 3/23/2011

REV 1000 ORDER RECEIVED FOR FILING

Estimated Posting Date 4/3/2011

Date 4-29-11

By [Signature]

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 1606 Holly Tree Road
Address
BALTIMORE, MARYLAND 21220-4433
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 location of the pool will be in proximity to the existing accessory building (pool house in the side yard of the house) in the side yard of the existing house.

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.

Terry N. Martin
Signature

Terry N. Martin

Name - Type or Print

Nichol Martin
Signature

Nichol Martin

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16 day of March, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Terry N. & Nichol Martin

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

AS WITNESS my hand and Notarial Seal

Donna Humes
Notary Public

My Commission Expires 7-8-13

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

tel. 410-560-1502
fax 443-901-1208

**ZONING DESCRIPTION
1606 HOLLY TREE ROAD
15TH ELECTION DISTRICT
6TH Councilmanic District
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the west side of Holly Tree Road (30' right-of-way) at a distance of 24 feet north from the centerline of Burke Road (30' right-of-way), thence running and binding on the west side of Holly Tree Road right-of-way (1) North 02 degrees 04 minutes East 100 feet, thence leaving the west side right-of-way of Holly Tree Road the following course and distance, (2) North 87 degrees 55 minutes West 226 feet, (3) South 00 degrees 12 minutes West 50 feet (more or less), (4) South 11 degrees 10 minutes West 50 feet (more or less), (5) South 87 degrees 55 minutes East 232 feet to the point of beginning. Being Lot #185 and Lot #186 in the subdivision of Bowley's Quarter as recorded in Baltimore County Plat Book #7, Folio #12;

Containing a total net area of 22,650 square feet or 0.52 acres of land, more or less.

2011-0281-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0281 -A Address 1606 Holly Tree Road

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/23/2011 Posting Date: 4/3/2011 Closing Date: 4/18/2011

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

- 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.
- 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.
- 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, usually within 10 days of the closing date if all County agencies' comments are received, 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.
- 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 2011- 0281 -A Address 1606 Holly Tree Road

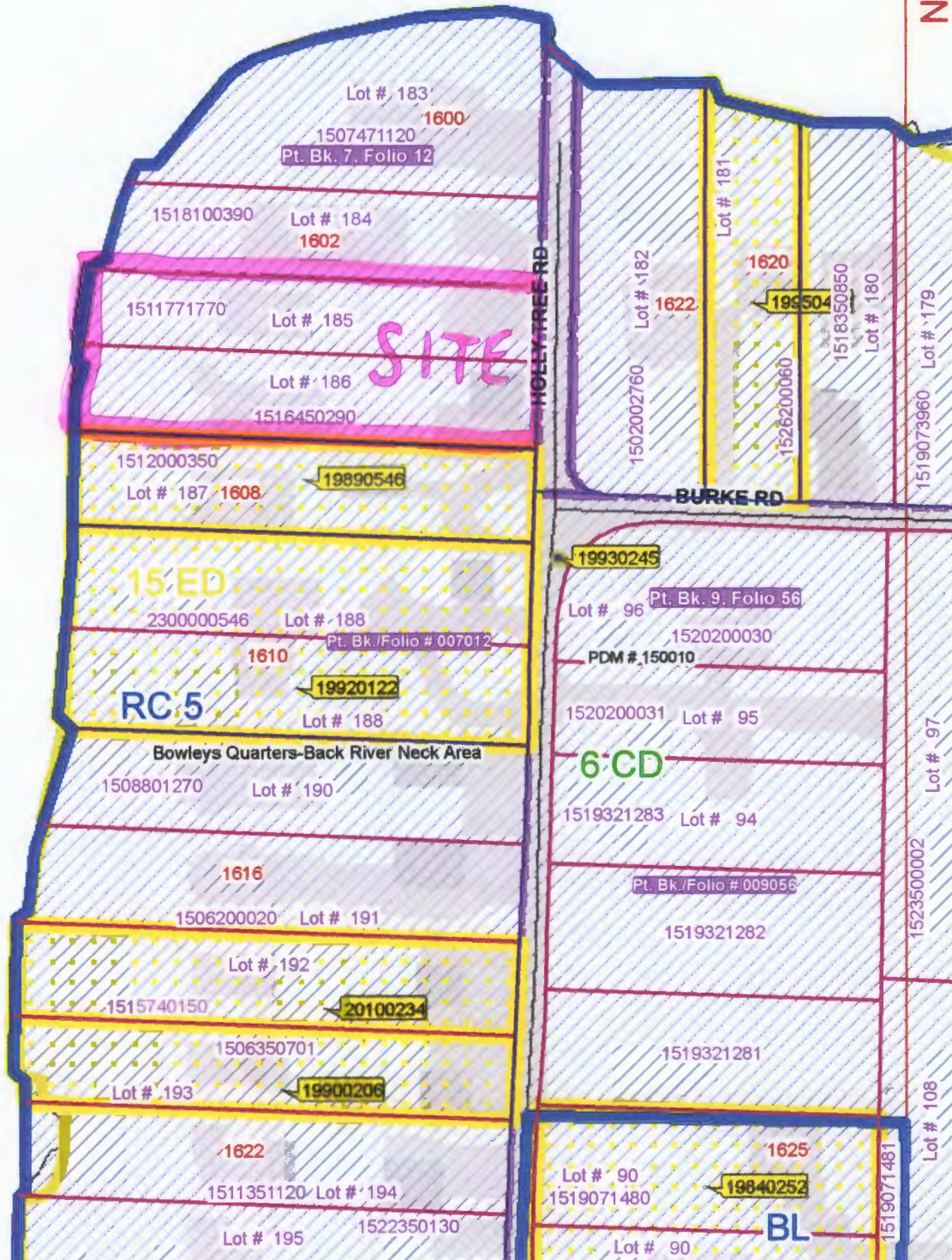
Petitioner's Name Terry & Nichol Martin Telephone 410-377-0233

Posting Date: 4/3/2011 Closing Date: 4/18/2011

Wording for Sign: To Permit a proposed accessory structure (pool) and accessory building (poolhouse) in the side yard in lieu of the required rear yard, and to permit a height of 20 feet in lieu of the maximum required 15 feet.

五

098C2



2011-0281-A



ZONING MAP #098 C-2
SCALE: 1" = 200'

2011-0281-A

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 07 2011

TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Dave Lykens, Department of Environmental Protection and Sustainability (DEPS) -
Development Coordination

DATE: April 7, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-281-A
Address 1606 Holly Tree Road, Lots 185,186
(Martin Property)

Zoning Advisory Committee Meeting of March 28, 2011.

DEPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. These waterfront lots are located in a Limited Development Area and a Buffer Management Area within the Chesapeake Bay Critical Area and must comply with all requirements of Baltimore County Code Article 33, Title 2 Chesapeake Bay Critical Areas Protection. Based on the Code, the lot coverage area on each lot is limited to 25%, or a maximum of 31.25% if approved and with mitigation for the amount over 25%. It appears that the lot coverage on each lot may exceed the maximum allowed. If the lot coverage does exceed the maximum allowed, removal of lot coverage would be required. In addition, a 15% forest cover must exist on each lot at all times. Mitigation requirements can increase the number of trees required on the site. A 100-foot tidal buffer measured off mean high water covers almost half the area of each lot. BMA requirements restrict the location and area of structures allowed within this buffer. The location and size of the pool/pool deck may require adjustment to meet BMA requirements. Based on this, DEPS has determined that adverse impacts on water quality from the pollutants discharged from the proposed development can be minimized with compliance and mitigation pursuant to Critical Area requirements. Mitigation requirements may include removal of lot coverage and the planting of native trees and shrubs.
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- Paul Dennis; Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Dave Lykens, Department of Environmental Protection and Sustainability (DEPS) -
Development Coordination

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- Paul Dennis; Environmental Impact Review

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For April 1, 2011
Item No. 2011-281

DATE: March 31, 2011

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 8.5 feet [NAVD 88].

The flood protection elevation is 9.5 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 11-281-04012011.doc



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

March 28, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **March 28, 2011**

Item No.:

Administrative Variance: 2011-0272A, 2011-0275A, 2011-0277A-0278A, 2011-0281A

Special Hearing: 2011-0274-SPH, 2011-0279-SPHX, 2011-0280-SPHA, 2011-0282-SPHX

Special Exception: 2011-0279-SPHX, 2011-0282-SPHX

Variance: 2011-0276A, 2011-0280-SPHA

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File



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

State Highway
Administration

Beverly K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 3-31-2011

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

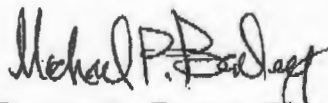
RE: Baltimore County
Item No 2011-0281-A
1606 HOLLY TREE ROAD
MARTIN PROPERTY
ADMIN. VARIANCE -

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. 2011-0281-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
Access Management Division

SDF/mb



KEVIN KAMENETZ
County Executive

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

April 12, 2011

Mr. & Mrs. Martin
1606 Holly Tree Road
Baltimore, MD 21220

RE: Case Number 2011-0281-A, 1606 Holly Tree Road

Dear Mr. & Mrs. Martin,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 23, 2011. 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Richardson Engineering, LLC, 30 E. Padonia Rd. Ste. 500, Timonium, MD 21093

CERTIFICATE OF POSTING

2011-0281-A

RE: Case No.: _____

Petitioner/Developer: _____

Terry & Nichol Martin

April 18, 2011

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: Kristen Matthews:

Ladies and Gentlemen:

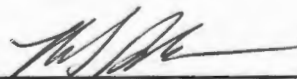
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1606 Holly Tree Road

April 3, 2011

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

Sincerely,



April 5, 2011

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

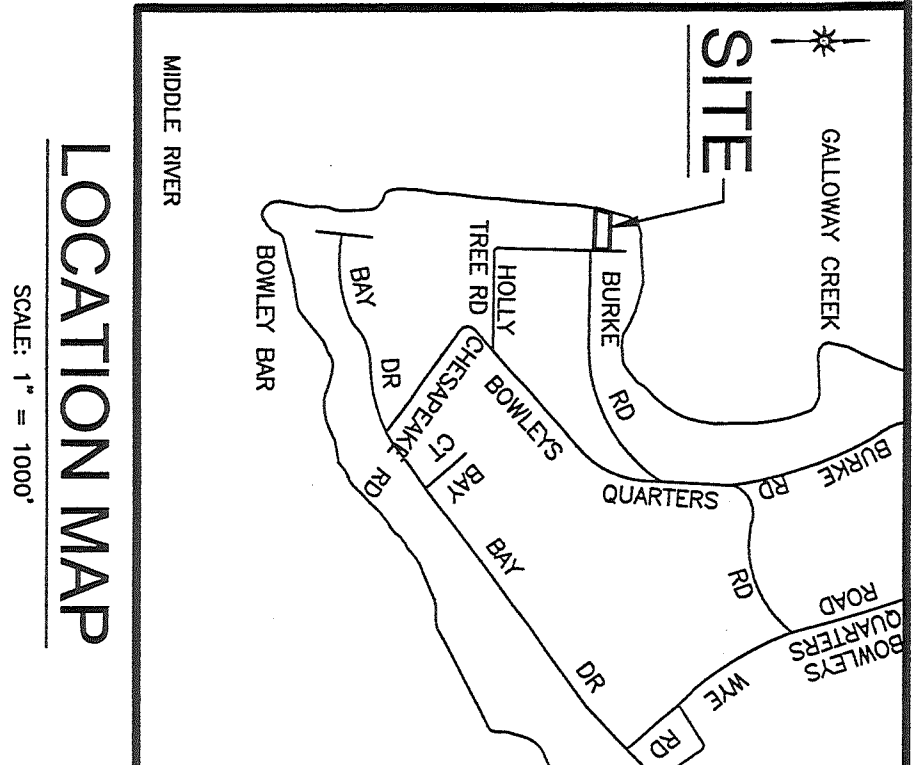
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



SCALE: 1" = 1000'

1. OWNER: TERRY & NICOLE MARTIN
61008 HOLLY TREE ROAD
BAYVIEW, MARYLAND 21220-4433
2. TOTAL SITE AREA: 22,650 Sq Ft. or 0.52 Ac.±
3. USES: 24,150 Sq Ft. or 0.55 Ac.±
4. PROPOSED: ONE RESIDENTIAL DWELLING WITH ACCESSORY STRUCTURES,
PUBLIC WATER & SEWER
5. DEED REF: 97209 /22
LOT #186: 16H40/225
6. TAX ACCOUNT #S:
LOT #185: 151171770
LOT #186: 151640260
7. PER #1-200 ZONING MAP 0980C2
LOT #185 & LOT #186
8. PLAT REF: BOWLER'S QUARTER PLAT No. 17-7-12
LOT #185 & LOT #186
9. INSURANCE EVID. MAP (TRM) PANEL #A0010 0445 F
PANEL 445 OF 580 DATED SEPT. 26, 2008.
10. FLOOD ELEVATION BASED ON FLOOD ELEVATIONS DETERMINED.
ZONE "AE" IS BASE FLOOD ELEVATIONS DETERMINED.
11. NO PREVIOUS PERMITS ON FILE
12. SITE LIES WITHIN THE CHESTERTOWN BAY CRITICAL AREA,
AND THE PROPERTY AND THE CHESTERTOWN BAY CRITICAL AREA
REGULATION MAY BE PER FLOOD PLAIN
13. REGULATIONS
14. GRI COMMUNICAND DISTRICT

