



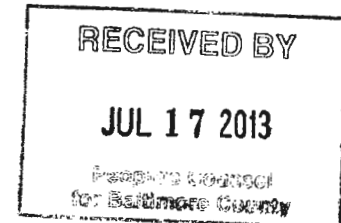
**Rosenberg
Martin
Greenberg** LLP

Caroline L. Hecker
Direct Dial: (410) 727-6676
checker@rosenbergmartin.com

July 15, 2013

VIA FACSIMILE (410) 887-3048

Ms. Kristin Lewis
Baltimore County Zoning Review Office
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204



Re: Case No. 2013 – 0308-SPHXA
5230 Washington Blvd.

Dear Ms. Lewis:

This firm represents All In One United, LLC in connection with the Petition for Special Exception, Special Hearing and Variance filed in the above-referenced matter. Our client has terminated its contract to purchase the subject property and, as a result, hereby withdraws the Petition. Please remove this item from the Administrative Law Judge's docket and cancel any hearing that has been scheduled in this matter.

Thank you for your prompt attention to this matter.

Very truly yours,

Caroline L. Hecker

cc: Peter Max Zimmerman, Esq. ✓
Mr. Donnell Ziegler
All in One United, LLC



PETITION FOR ZONING HEARING(S)

FLOOD

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:
Address 5230 Washington Blvd. which is presently zoned BR & RC2
Deed References: 14158-329 10 Digit Tax Account # 1600000843
Property Owner(s) Printed Name(s) Joann Garrity

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED SHEET

2. X a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

SEE ATTACHED SHEET

3. X a Variance from Section(s)

SEE ATTACHED SHEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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 petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

All in One United

Gladis Kokkolas

Name- Type or Print

Signature

8121 Clifford Ct. Laurel Maryland

Mailing Address City State

20723 / 410-649-4999

Zip Code Telephone # Email Address

Attorney for Petitioner:

Rosenberg Martin Greenberg

Attn.: Caroline Hecker

Name- Type or Print

Signature

25 S. Charles Street Baltimore Maryland

Mailing Address City State

21201 / 410-727-6600 / checker@rosenberg

Zip Code Telephone # Email Address

2013-0308-JPHXA martin.com

CASE NUMBER Filing Date 6/18/13

Legal Owners (Petitioners):

Joann Garrity

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

P.O. Box 126 Upperco Maryland

Mailing Address City State

21155 / 443-244-2848

Zip Code Telephone # Email Address

Representative to be contacted:

Rosenberg Martin Greenberg

Attn.: Caroline Hecker

Name - Type or Print

Signature

25 S. Charles Street Baltimore Maryland

Mailing Address City State

21201 / 410-727-6600 / checker@rosenberg

Zip Code Telephone # Email Address

martin.com

Do Not Schedule Dates: Reviewer JK

PETITION FOR ZONING HEARING

1. X Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

1. Use of a portion of a residential zone "RC-2" for existing parking facilities to meet requirements of Sect. 409.6 of the BCZR pursuant to Sect. 409.8 of BCZR (Parcel A=7.080 s.f.) (0.163 Ac. ±).

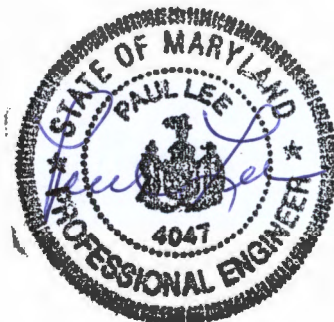
2. Tidal – Special hearing for a waiver pursuant to Sect. 500.6, BCZR; Section 3112.0 Building Code; Sections 32-4-107.(a)(2) , 32-8-302 BCC to permit an existing used car sales and 3 bay service garage with existing parking, storage and display in a tidal floodplain and such other and further relief as deemed necessary by the Administrative Law Judge of Baltimore County.

2. X Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

1. An existing used car sales and 3 bay service garage in a in a "BR" "RC-2" zone with parking permitted in Parcel "A".

3. X Variance from Sections 238.1. & 238.2 of BCZR

1. To allow existing building with front-rear side yard setback of 17.9'± between existing buildings in lieu of required 60' (Var. 42.1'±)
2. To allow existing building (brick shed) with a front-rear side yard of 24' (and 4' from zoning division line) in lieu of the minimum of 30' for front-rear side yard setback.
3. Section 238.4 to allow storage and display of vehicles within 0' of front property line in lieu of permitted 10' (15' in front of required building line) (25') and any such other and further relief as deemed necessary by the Administrative Law Judge of Baltimore County.



DESCRIPTION**5230 WASHINGTON BLVD (U.S. ROUTE 1)****ELECT. DIST. 13 COUNCILMANIC DIST. 1**

Beginning for the same at a point on the northwest side of the Baltimore-Washington Boulevard (U.S. Route 1) as shown on State Roads Commission Right of Way Plat #41306, said point being located 115 feet± southwesterly from the center of South Street thence leaving said point of beginning and running and binding on said right of way line ;

1. South 39° 35' 24" West 208'± to a State Roads Commission monument, thence leaving said SRC Monument and running and binding on SRC Right of Way Plat #13508 the 2 following courses and distances:
2. North 42° 38' 42" West 70.96 feet and
3. North 83° 43' 28" West 156.00 feet. Thence leaving said right of way line of through highway
4. North 40° 06' 45" East 361.00 feet± to intersect the southeasterly right of way line of Green Street as recorded on SRC Right of Way Plat #41306, thence running and binding on said southeast right of way line of Green Street, the 3 following courses and distances:
5. Southeasterly 39.02 feet± to Sta. 29+00 located on the southeast right of way of Green Street, thence continuing along said, right of way line
6. South 52° 06' 17" East 120.00 feet to a point at Sta. 30+20 on the southeast right of way line of Green Street thence leaving said point
7. Southwesterly 92.00 feet± to intersect the northwest side of Baltimore Washington Boulevard (U.S. Rte.1) and said point of beginning.

Containing 64,468 square feet or 1.48 acres of land, more or less.



DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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: 2013-0308-JPHXA

Petitioner: ALL IN ONE UNITED - GLADIS KOKKOLAS

Address or Location: 5230 WASHINGTON BLVD. - US RTE.1

PLEASE FORWARD ADVERTISING BILL TO:

Name: GLADIS KOKKOLAS

Address: 8121 CLIFFORD CT.
LAUREL, MARYLAND 20723

Telephone Number: 410-649-4999

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

No. **099845**

Date: **6-18-13**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
6/19/2013 6/18/2013 10:52:29 0

REC MSGA WALKIN SHIL SAH
>>RECEIPT # 578787 6/18/2013 DFLM

Dept 5 528 ZONING VERIFICATION
CR NO. 099845

Recpt Tot 1750.00
1750.00 CK 1.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						950.00

Total: **950.00**

Rec From: **All in one United LLC**

For: **SPHXA 5230 Washington Blvd.**
CHK # 2013 - 0308 - SPHA

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
SPECIAL EXCEPTION & VARIANCE *
5230 Washington Blvd.; NW/side of * OF ADMINISTRATIVE
Washington Blvd. & SW/side of South Street *
13th Election & 1st Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Joann Garrity
Contract Purchaser: All in One United, LLC * BALTIMORE COUNTY
Petitioner(s) *
2013-308-SPHXA

* * * * *

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

RECEIVED

JUN 27 2013

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of June, 2013, a copy of the foregoing Entry of Appearance was mailed to Carolyn Hecker, Esquire, 25 S. Charles Street, 21st Floor, Baltimore, Maryland 21201, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

7/23/13
TO WU
Y

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: July 18, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 5230 Washington Boulevard

INFORMATION:

Item Number: 13-308

Petitioner: Dr. Cheryl Burke

Zoning: BR and RC 2

Requested Action: Special Hearing, Special Exception and Variance

SUMMARY OF RECOMMENDATIONS:

A letter of withdrawal of the petition for case number 2013-308-SPH XA by Caroline Hecker, attorney for the petitioners was received on July 18, 2013.

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

Prepared By:

Division Chief:
AVA/LL:cjm

[Handwritten signature of Cynthia P. Seroff]
[Handwritten signature of Arnold Jablon]



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 July 01, 2013
Item No. 2013-0308

DATE: July 13, 2013

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

We believe that the requested variance to the 10' vehicle setback from the public right-of-way should be denied. The County Landscape Manual has specific regulations for Automotive Display Areas to which all dealerships are held. Those regulations state that, "display parking areas shall follow the setbacks for parking lots..." and that "Automobiles shall not be placed or displayed within the landscape strip...." Baltimore County has many car dealerships with automobile display areas and we believe that allowing this request will set a poor precedent and violate the intent of planning, zoning and landscape regulations.

DAK: CEN.
Cc: file.
ZAC-ITEM NO 13-0308-07012013.doc



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

July 31, 2013

CAROLE S. DEMILIO
Deputy People's Counsel

HAND DELIVERED

Lawrence Stahl, Managing Administrative Law Judge
John Beverungen, Administrative Law Judge
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: Joann Garrity/All In One United
5230 Washington Boulevard
Case No.: 2013-308-SPHXA

Dear Judges Stahl and Beverungen,

As shown in the attached letter dated July 15, 2013 from Petitioner All in One United's attorney of record, Caroline L. Hecker, Petitioner(s) have withdrawn their attached zoning petition in this case. Ms. Hecker reports that her client, All in One United, has terminated its contract to purchase the property at 5230 Washington Boulevard. We appreciate Ms. Hecker's courtesy in sending our office a copy promptly upon the withdrawal decision.

We were devoting particular attention to this case because of our experience with a recent zoning case on the same property involving the same owner but a different lessee, Vehicles for Change. Case No. 11-258-SPHXA. That case ended with the attached opinion and order dated March 14, 2012 dismissing the petition with prejudice. Based on that case, we were also cognizant of concerns of citizens in the Relay area.

As a matter of procedure, it appears to me that the present petition has been and still is within the jurisdiction of the Office of Administrative Hearings. Accordingly, the appropriate way to terminate the case officially is for your office to issue an order dismissing the present petition based on the withdrawal.

Therefore, I trust that the zoning office will forward the file to your office for review and an appropriate order. It also occurs to me that such a procedure should be followed in like cases involving withdrawals of zoning petitions prior to ALJ hearings.

Lawrence Stahl, Managing Administrative Law Judge
John Beverungen, Administrative Law Judge
July 31, 2013
Page 2

I have telephoned Ms. Hecker to advise her of my intent to send this letter. I do not anticipate any disagreement from her as to procedure, but nevertheless believe there should be a reasonable time to respond (should she wish to do so) prior to entry of the final order.

I hope and trust that your office will concur that this is the appropriate procedure to bring the case to an official conclusion.

Sincerely,

A handwritten signature in black ink that reads "Peter Max Zimmerman". The signature is written in a cursive, flowing style.

Peter Max Zimmerman
People's Counsel for Baltimore County

cc: Carolyn Hecker, Esquire
Carl Richards, Zoning Supervisor



MARYLAND DEPARTMENT OF THE ENVIRONMENT

1800 Washington Boulevard • Baltimore MD 21230
410-537-3000 • 1-800-633-6101 • www.mde.state.md.us

Martin O'Malley
Governor

Robert M. Summers, Ph.D.
Secretary

Anthony G. Brown
Lieutenant Governor

July 11, 2013

Ms. Kristen Matthews
Baltimore County
Department of Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson MD 21204-1105

Re: ZAC Case Number 2013-0308-SPHXA – 5230
Washington Blvd., Halethorpe MD 21227

Dear Ms. Matthews:

Thank you for the opportunity to comment on a Petition For Zoning Hearing submitted to the Zoning Advisory Committee (ZAC) by Ms. Caroline Hecker of Rosenberg Martin Greenberg, LLP on behalf of the property owner, Ms. Joann Garrity for the above-referenced property. In the petition description, the site is incorrectly described as being in a tidal floodplain.

The site is located in a nontidal (riverine) floodplain of the Patapsco River in flood Zone A as mapped by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Map (FIRM) Panel Nos. 2400100502F and 2400100505F, dated September 26, 2008. A copy of a portion of the effective FIRMs are enclosed for your convenience.

Baltimore County has floodplain management regulations that are restrictive with regards to new development in a riverine floodplain. According to Part 125.1 of the Baltimore County Building Code, no new buildings or additions shall be constructed in any riverine floodplain.

Thank you again for the opportunity to provide comments. If you have any questions, please contact me at 301-689-1495 or kevin.wagner@maryland.gov.

Sincerely,

Kevin G. Wagner, CFM
Natural Resources Planner
State NFIP Coordinating Office

Enclosures (2)

cc: Dave Thomas, Assistant to the Director, Baltimore County DPW
Dave Guignet, State NFIP Coordinator, Maryland Department of the Environment
File



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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 6-24-13

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2013-0308-SPH XA
Special Hearing Special Exception
Variance
Joann Garrity
5230 Washington Boulevard.

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 6-24-13. A field inspection and internal review reveals that an entrance onto US 1 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance. Case Number 2013-0308-SPH XA.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz



**Rosenberg
Martin
Greenberg** LLP

25 South Charles Street, 21st floor
Baltimore, Maryland 21201
P: (410) 727-6600/F: (410) 727 1115

From: Caroline L. Hecker

Date: July 15, 2013

Number of Pages: 2 (including cover sheet)

Please deliver this FAX to the following person(s) immediately:

NAME	FAX NO.
Mr. Kristin Lewis	410-887-3048

If you do not receive all pages, please telephone Sharon Cosentino at 410-727-6600 immediately.

Message:

Case No: 2013-0308-SPHXA
5230 Washington Blvd.

This facsimile transmission contains legally privileged confidential information belonging to the sender. The information is intended only for the use of the addressee(s) named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of the facsimile documents is strictly prohibited. If you have received this transmission in error, please immediately notify us by telephone to arrange for the return of the original facsimile documents to us.

ND 4839-0732-8784, v. 1



Rosenberg
Martin
Greenberg

Caroline L. Hecker
Direct Dial: (410) 727-1676
checkm@rosenbergmartin.com

July 15, 2013

VIA FACSIMILE (410) 887-3048

Ms. Kristin Lewis
Baltimore County Zoning Review Office
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 2013 - 0308-SPHXA
5230 Washington Blvd.

Dear Ms. Lewis:

This firm represents All In One United, LLC in connection with the Petition for Special Exception, Special Hearing and Variance filed in the above-referenced matter. Our client has terminated its contract to purchase the subject property and, as a result, hereby withdraws the Petition. Please remove this item from the Administrative Law Judge's docket and cancel any hearing that has been scheduled in this matter.

Thank you for your prompt attention to this matter.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Caroline L. Hecker".

Caroline L. Hecker

cc: Peter Max Zimmerman, Esq.
Mr. Donnell Ziegler
All in One United, LLC

4844-8640-1300, v. 1

**IN RE: PETITIONS FOR SPECIAL
HEARING, SPECIAL EXCEPTION &
VARIANCE**

Corner of NW side of Washington Blvd.
and SW side of South Street
(5230 Washington Boulevard)

13th Election District
1st Councilmanic District

Joann Garrity, *Legal Owner*
Martin Schwartz, *Contract Purchaser*
Petitioners

* BEFORE THE
* BOARD OF APPEALS
* OF
* BALTIMORE COUNTY

Case No.: 2011-0258-SPHXA

* * * * *

OPINION & ORDER

This matter comes before the County Board of Appeals of Baltimore County (hereinafter "Board") for consideration of the appeal of the Administrative Law Judge Timothy M. Kotroco's Order and Opinion dated July 15, 2011 and Order on Motion for Reconsideration dated September 29, 2011. The appeal was filed by Vehicles for Change, Inc., Lessee and Joann Garrity, Legal Owner (hereinafter "Petitioners") of the subject property located at 5230 Washington Blvd. in the Relay/Halethorpe community of southwestern Baltimore County.

By his Order and Opinion, Administrative Law Judge Kotroco denied a Petition for Special Exception for the subject property to approve a used motor vehicle outdoor sales area, separated from sales agency building in accordance with Baltimore County Zoning Regulations ("BCZR") Section 236.2. Associated zoning petitions for variance relief and special hearing relief in connection with the used car business operation were also denied. The subject property and requested relief are more fully described on the site plan of the subject property which was received into evidence and is part of the Administrative Law Judge's file.

This matter was scheduled for a public hearing to begin before the Board on February 7, 2012. As a preliminary matter before the hearing was opened, counsel for the Petitioners

(Lawrence E. Schmidt, Esquire) moved to dismiss the appeal with prejudice. In his remarks in open hearing, Mr. Schmidt noted that the Vehicles for Change, Inc. no longer desired to pursue approval of the use of the subject site for its operation. He further noted that Vehicles for Change, Inc. is a charitable organization, pursuant to Section 501(c)(3) of the Internal Revenue Code. The business for Vehicles for Change, Inc. is to obtain donated used vehicles. These vehicles are then repaired and refurbished and many are then sold at a discount price to eligible low income individuals and families. The nature of the business is to provide transportation for eligible individuals and families which could otherwise not afford their own vehicles. Under the BCZR, this use would be considered a "used car sales operation" and would thus require a special exception in the BR zone.

Although the Vehicles for Change, Inc. has operated at this site since 2005, the requisite special exception approval for a used car sales operation was never obtained. Moreover, additional variances and special hearing relief was required to legitimize the location of certain buildings, the parking layout and other applicable setbacks.

Mr. Schmidt advised that Vehicles for Change, Inc. has decided to abandon its business operation at this site and is relocating the business to Howard County. Thus, the business operation is being wound down and Vehicles for Change, Inc. will cease business operations at the site on or before May 15, 2012. People's Counsel also attended the hearing and noted the Petitioners right to dismiss its appeal pursuant to the Board's Rules of Practice and Procedure, specifically Rule 3.b.1. These Rules are found in Appendix H of the BCZR. Several interested citizens from the locale and David Thomas, Assistant to the Director of the Department of Public Works, all of whom opposed the relief also appeared at the hearing and did not voice any

objection to the dismissal. Thus, in accordance with the aforesaid Rule, the appeal is and shall hereby be dismissed.

Upon the Motion to Dismiss, it is therefore, this 14th day of March, 2012, ORDERED, by the County Board of Appeals of Baltimore County, that the appeal is and shall hereby be DISMISSED, with prejudice, and,

IT IS FURTHER ORDERED, that Vehicles for Change, Inc. or any other used car business operated under the authority of either Petitioner shall terminate and cease business operations at the subject location known as 5230 Washington Blvd. on or before May 15, 2012, and,

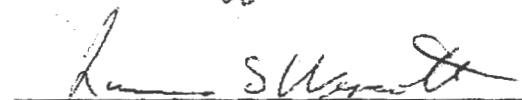
IT IS FURTHER ORDERED, that all assets belonging to Vehicles for Change, Inc. and Freedom Wheels Inc., including vehicles, trailers, signs and equipment, shall be removed from the property on or before May 15, 2012.

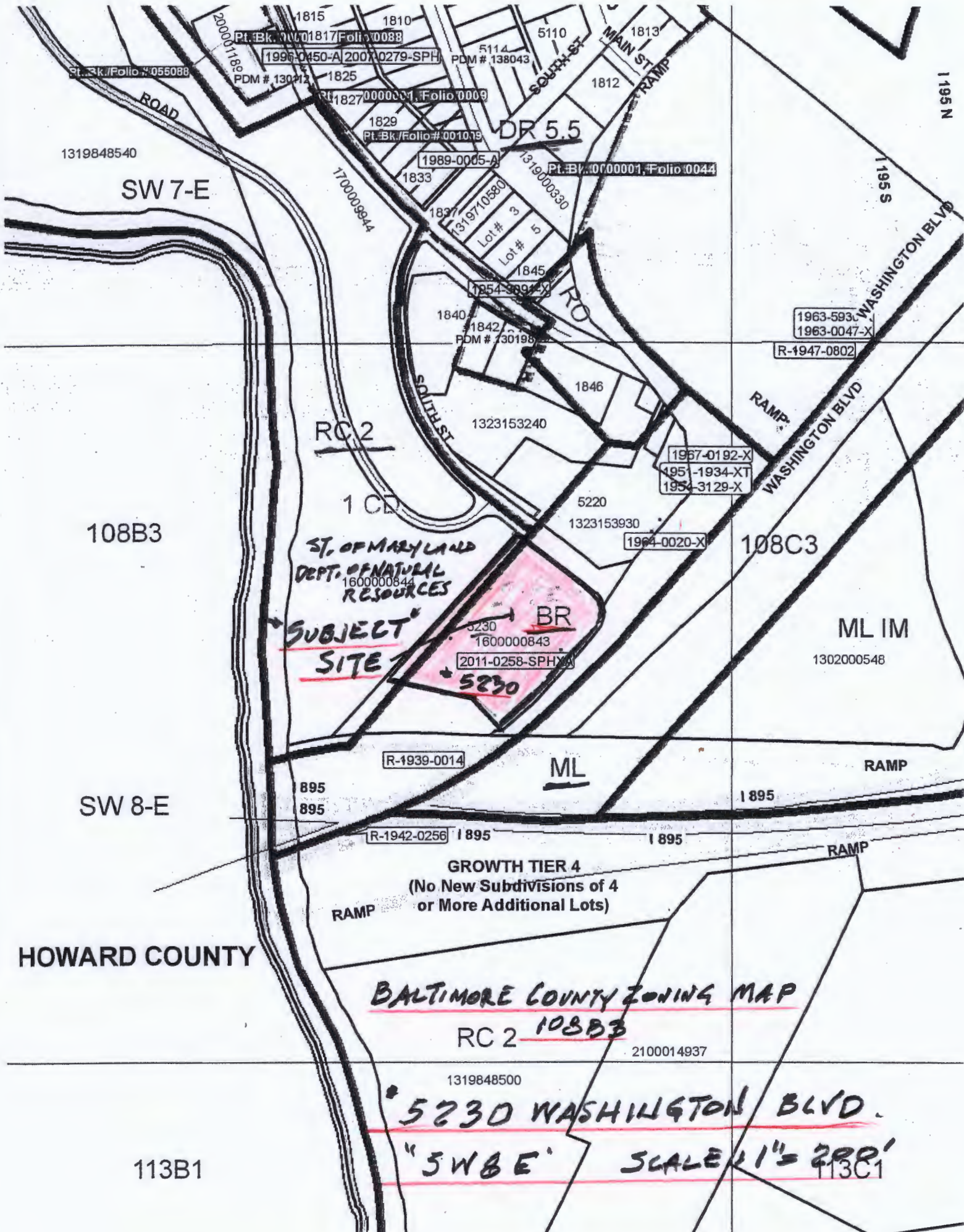
Any Petition for Judicial Review of this Opinion and Order must be made in accordance with Maryland Rules 7-201 through 7-210.

**BOARD OF APPEALS
OF BALTIMORE COUNTY**


Wendell H. Grier, Chairman


Wendy A. Zerwitz


Lawrence S. Wescott



HOWARD COUNTY

BALTIMORE COUNTY ZONING MAP

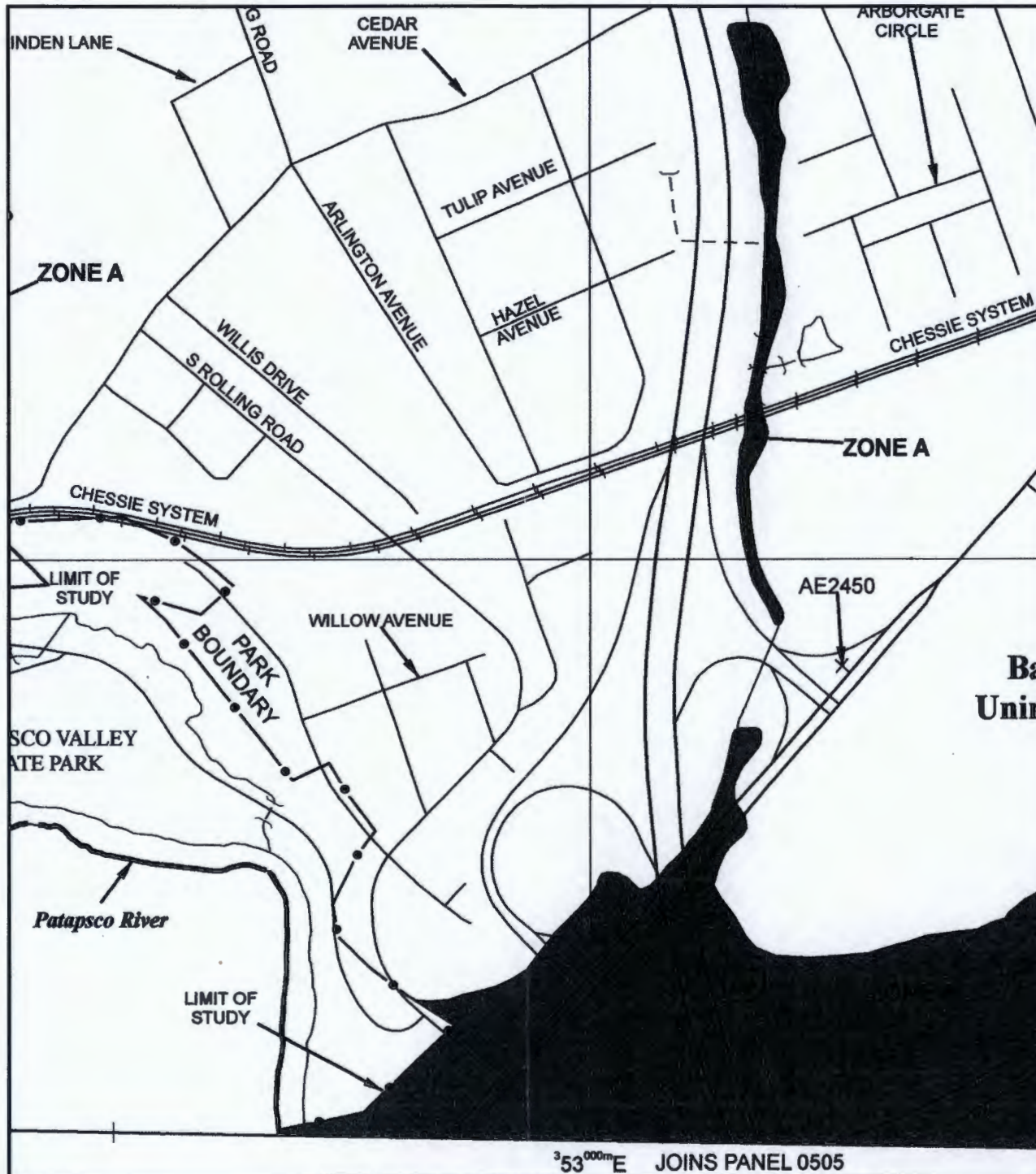
RC 2 108B3

5230 WASHINGTON BLVD.

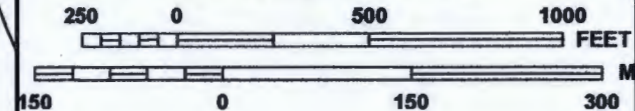
"SWBE"

SCALE 1" = 200'

113B1



MAP SCALE 1" = 500'



NFIP

PANEL 0502F

FIRM

FLOOD INSURANCE RATE MAP

BALTIMORE COUNTY
MARYLAND
UNINCORPORATED AREAS

PANEL 502 OF 580

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BALTIMORE COUNTY	240010	0502	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER

2400100502F

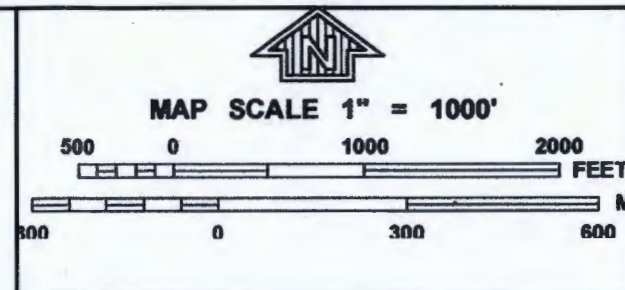
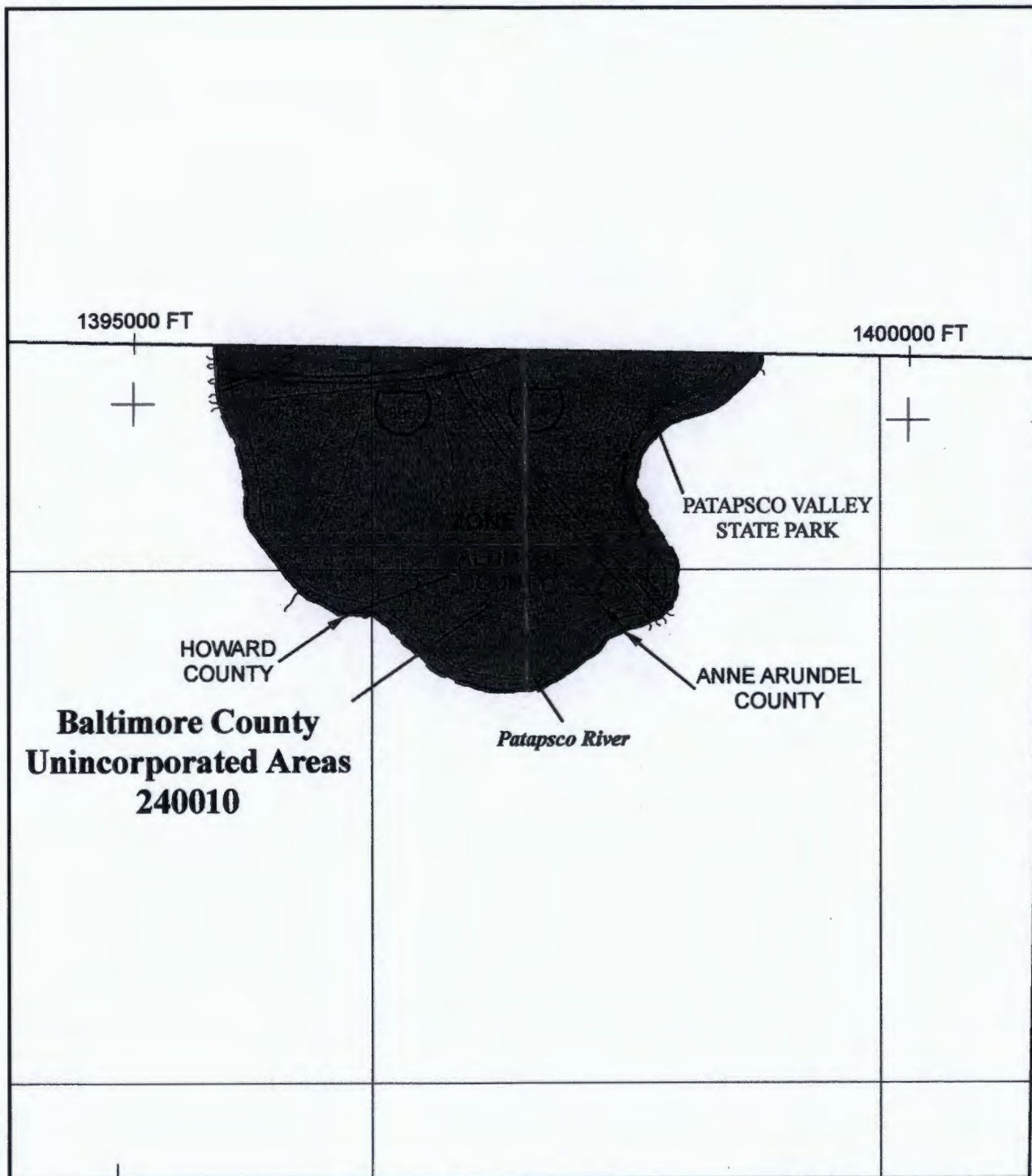
MAP REVISED

SEPTEMBER 26, 2008

Federal Emergency Management Agency

353°000m E JOINS PANEL 0505

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0505F

FIRM

FLOOD INSURANCE RATE MAP

BALTIMORE COUNTY
MARYLAND
UNINCORPORATED AREAS

PANEL 505 OF 580

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BALTIMORE COUNTY	240010	0505	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
2400100505F

MAP REVISED
SEPTEMBER 26, 2008

Federal Emergency Management Agency

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