

M E M O R A N D U M

DATE: October 26, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0045-A- Appeal Period Expired

The appeal period for the above-referenced case expired on October 23, 2015. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(1212 Shore Road)
15th Election District *
6th Council District *
Mark J. and Lorraine L. Illuminati *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0045-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Mark J. and Lorraine L. Illuminati ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed garage (accessory structure) with a height of 18 ft. in lieu of the maximum height of 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Bureau of Development Plans Review (DPR) dated August 31, 2015 and indicated that prior to building permit application, the Petitioners must contact the Office of the Director of Public Works to determine the flood protection elevation so that the lowest floor elevation can be set.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 28, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 9-23-15

By [Signature]

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). 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 § 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.

Although the Department of Planning did not make any recommendations related to the accessory structure height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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, this 23rd day of **September, 2015** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit a proposed garage (accessory structure) with a height of 18 ft. in lieu of the maximum height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed,

ORDER RECEIVED FOR FILING

Date 9-23-15

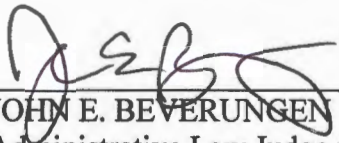
2

By DW

Petitioners would be required to return the subject property to its original condition.

2. The Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.
4. Petitioners must comply with the ZAC comment from DPR, dated August 31, 2015; a copy of which is attached hereto and made a part thereof.
5. Petitioners must comply with Critical Area regulations prior to building permit application.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 9-23-15

By bw 3

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 31, 2015
Item No. 2016-0045

DATE: August 31, 2015

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

Prior to building permit application, the petitioner must contact the office of the Director of Public Works to determine the flood protection elevation so that the lowest floor elevation can be set.

*

*

*

*

*

*

DAK:CEN
cc:file

ZAC-ITEM NO 16-0045-08312015.doc

ORDER RECEIVED FOR FILING

Date 9-23-15

By EW



CBFA

Flood

ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 1212 SHORE ROADCurrently zoned DR-5.5Deed Reference 8339 / 71710 Digit Tax Account # 1 5 1 9 0 7 0 7 4 0Owner(s) Printed Name(s) MARK J. ILLUMINATI & LORRAINE L. ILLUMINATI(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. **X** **ADMINISTRATIVE VARIANCE** from Section(s)

SEE Attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):MARK ILLUMINATI, LORRAINE ILLUMINATI

Name #1 - Type or Print

Name #2 - Type or Print

Mark Illuminati
Signature #1Lorraine Illuminati
Signature #21212 SHORE ROAD BALTIMORE MARYLAND

Mailing Address

City

State

21220

410-780-3972

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:WILLIAM N. BAFITIS, P.E.

Name - Type or Print

Signature

1249 ENGLEBERTH RD BALTO. MARYLAND

Mailing Address

City

State

21221

410-391-2336

bafitisassoc@comcast.net

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 9 day of September that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0045-AFiling Date 8/20/15Estimated Posting Date 8/29/15Reviewer B. A.

August 20, 2015

Case # 2016-0045-A

Administrative Variance: Section 400.3 BCZR To permit a proposed garage (accessory structure) with a height of 18 feet in lieu of the maximum height of 15 feet.

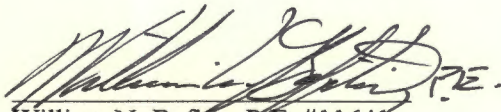


Bafitis & Associates, Inc.

ZONING DESCRIPTION
FOR
#1212 SHORE ROAD
BALTIMORE, MARYLAND 21221
15TH ELECTION DISTRICT

Beginning at a point on the southside of Shore Road 40' wide; 149'± northwesterly from the centerline intersection of Elm Drive 50' wide;

Being lot 39 in the subdivision of Plat 1 of Bull Neck as recorded in Baltimore County Plat 04, Folio 172. Containing 37,300 S.F. or 0.856 AC. Located in the 15th Election District and the 6th Councilmanic District


William N. Bafitis, P.E. #11641



7/31/15
Date and Seal

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

No. **127383**

Date: **8/20/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DFW
8/20/2015 8/20/2015 13:52:48 1

REG WSD1 WALKIN L2AS LJR
RECEIPT # 604419 8/20/2015 OFLJ
Page 5 529 ZONING VERIFICATION
CR NO. 127383

Recpt Tot \$75.00
\$75.00 CK \$1.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	800	0000		6150				75.00

Total: **75.00**

Rec From: **William Basilis P.E.**

For: **1212 Shore Rd**

2010-0045-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

Date: 08/28/2015

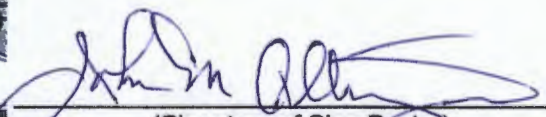
RE: Project Name: Administrative Variance
Case Number /PAI Number: 2016-0045-A
Petitioner/Developer: Mark Illuminati
Date of Hearing/Closing: 09/14/2015

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1212 Shore Rd.

The sign(s) were posted on Baltimore, MD. 21220

(Month, Day, Year)




(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0045 -A Address 1212 Shore Rd 21220
Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 8/20/15 Posting Date: 8/30/15 Closing Date: 9/14/15

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, 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.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2016- 0045 -A Address 1212 Shore Rd 21220
Petitioner's Name Mark Illuminati Telephone 410-780-3972
Posting Date: 8/30/15 Closing Date: 9/14/15
Wording for Sign: To Permit a proposed garage (accessory structure)
with a height of 18 feet in lieu of the maximum
height of 15 feet

Revised 7/18/14

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/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: 2016-0045-A

Petitioner: LORI ILUMINATI

Address or Location: 1212 SHORE ROAD BALTIMORE, MARYLAND 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: LORI ILUMINATI

Address: 1212 SHORE ROAD
BALTIMORE, MARYLAND 21220

Telephone Number: 410-780-3972

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>8-31</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
	DEPS <u>Missing 9-16-15</u> (if not received, date e-mail sent <u>9-16-15</u>)	
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent _____)	
<u>8-26</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>8-28-15</u> by <u>Altmeier</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: Missing Photos + Per June Winom, Gary called
+ photos are to be sent 9-16-15

Rec'd
9-17

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1519070740			
Owner Information					
Owner Name:	ILLUMINATI MARK J ILLUMINATI LORRAINE L		Use:	RESIDENTIAL	
Mailing Address:	1212 SHORE RD BALTIMORE MD 21220-5528		Principal Residence:	YES	
			Deed Reference:	/08339/ 00717	
Location & Structure Information					
Premises Address:		1212 SHORE RD 0-0000 Waterfront		Legal Description:	
				BULL NECK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0097	0019	0067		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	1
	39	2015		0004/0172	
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1952	2,144 SF		35,500 SF	34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	BRICK	2 full	
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2015		07/01/2015	
				07/01/2016	
Land:	267,800	Value	267,800		
Improvements	125,900	Value	153,800		
Total:	393,700	Value	421,600	403,000	412,300
Preferential Land:	0	Value			0
Transfer Information					
Seller:		Date:		Price:	
SCHAMEL EDWIN J		12/01/1989		\$280,000	
Type:		Deed1:		Deed2:	
ARMS LENGTH IMPROVED		/08339/ 00717			
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 08/12/2009					

Debra Wiley

From: Debra Wiley
Sent: Wednesday, September 16, 2015 10:28 AM
To: Jeffery Livingston
Subject: Administrative Variances- Closing Date: 09-14-15
Attachments: AV 09-14-15.docx

Jeff,

Please find attached case descriptions for two Administrative Variances that are missing ZAC comments from DEPS and are in CBCA.

Thanks.

ZONING COMMISSIONER'S ADMINISTRATIVE VARIANCE SCHEDULE

Updated and Distributed 9/15/2015

CLOSING DATE: 09/14/15

CASE NUMBER: 2016-0043-A

9243 NORTH POINT RD.

Location: NW/S of N. Pt. Rd., 101 ft. N of the c/line of the intersection with Bayside Ave.

15th Election District, 7th Council District

Legal owner: Joseph Fugitt

ADMINISTRATIVE VARIANCE To permit a rear yard deck with a rear setback of 18 ft. in lieu of the required 22.5 ft. setback.

CASE NUMBER: 2016-0045-A

1212 SHORE RD.

Location: S/S of Shore Road, NW 149 ft. +/- to the c/line of Elm Drive

15th Election District, 6th Council District

Legal owners: Mark & Lorraine Illuminati

ADMINISTRATIVE VARIANCE To permit a proposed garage (accessory structure) with a height of 18 ft. in lieu of the maximum height of 15 ft.



KEVIN KAMENETZ
County Executive

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

September 15, 2015

Mark & Lorraine Illuminati
1212 Shore Road
Baltimore MD 21220

RE: Case Number: 2016-0045 A, Address: 1212 Shore Road

Dear Mr. & Ms. Illuminati:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 20, 2015. 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: jaw

Enclosures

c: People's Counsel
William N Bafitis P. E., 1249 Engleberth Road, Baltimore MD 21221

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: 8/26/15

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

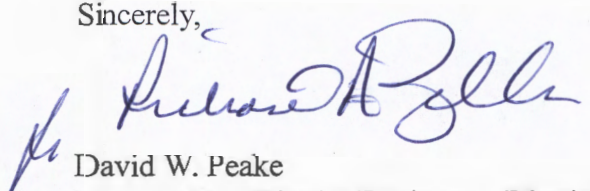
RE: Baltimore County
Item No. 2016-0045-A
Administrative Variance
Mark & Lorraine Illuminati
1212 Shore Road.

Dear Ms. Lewis:

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. 2016-0045-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,


David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 31, 2015
Item No. 2016-0045

DATE: August 31, 2015

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

Prior to building permit application, the petitioner must contact the office of the Director of Public Works to determine the flood protection elevation so that the lowest floor elevation can be set.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0045-08312015.doc



Bafitis & Associates, Inc.

Civil Engineers / Land Planners / Surveyors
1249 Engleberth Rd. Baltimore, Md. 21221

410-391-2336

LETTER OF TRANSMITTAL

TO: BALTIMORE COUNTY ZONING
ATTN: GARY

DATE: SEPTEMBER 17, 2015

REF: 1212 SHORE ROAD

WE ARE SENDING:

- ☒ ORIGINAL TRACING(S)
☐ SEPIA TRANSPARENCIES
☐ PHOTOSTAT(S)
☐ SKETCH(ES)

☐ **HEREWITH**

- ☐ BLACK LINE PRINT(S)
☐ BLUE LINE PRINT(S)
☐ SHOP DRAWING(S)
☐ SPECIFICATIONS

☐ **UNDER SEPARATE COVER**

- ☐ PHOTOGRAPH(S)
☐ LETTER(S)
☐ SAMPLE(S)
☐ ESTIMATE(S)
☐ REPORT(S)
☐ MAP(S)
☐ AGREEMENT(S)
☐ AS NOTED BELOW

PREPARED BY: _____

APPROVED: _____

THESE ARE FORWARDED:

- ☒ AS REQUESTED
☐ FOR APPROVAL
☐ FOR COMMENT
☐ FOR PAYMENT

- ☐ FOR CORRECTIONS
☐ FOR CONSTRUCTION
☐ YOUR INFORMATION
☐ AS NOTED BELOW

- ☐ REVIEWED AND ACCEPTED
☐ REVIEWED AND ACCEPTED AS NOTED
☐ REVIEWED AND RETURNED FOR REVISION

DRAWINGS NO.	NO. OF COPIES	LATEST DATE	DESCRIPTION
	1 PRINT		PHOTOGRAPH PLAN
	1 SET		3 PHOTOGRAPHS

SENT VIA:

- ☐ SPECIAL DELIVERY
☐ CERTIFIED MAIL
☐ FIRST CLASS MAIL

- ☐ AIR MAIL
☐ PARCEL POST
☐ BUS

- ☐ YOUR MESSENGER
☒ OUR MESSENGER
☐ UNITED PARCEL

- ☐ EXPRESS
☐ INSURED
☐ AS NOTED BELOW

NOTES: _____

RECEIVED

SEP 17 2015

Very truly yours,

Copy To:

OFFICE OF ADMINISTRATIVE HEARINGS

L. Bafitis



1212 SHORE ROAD #1

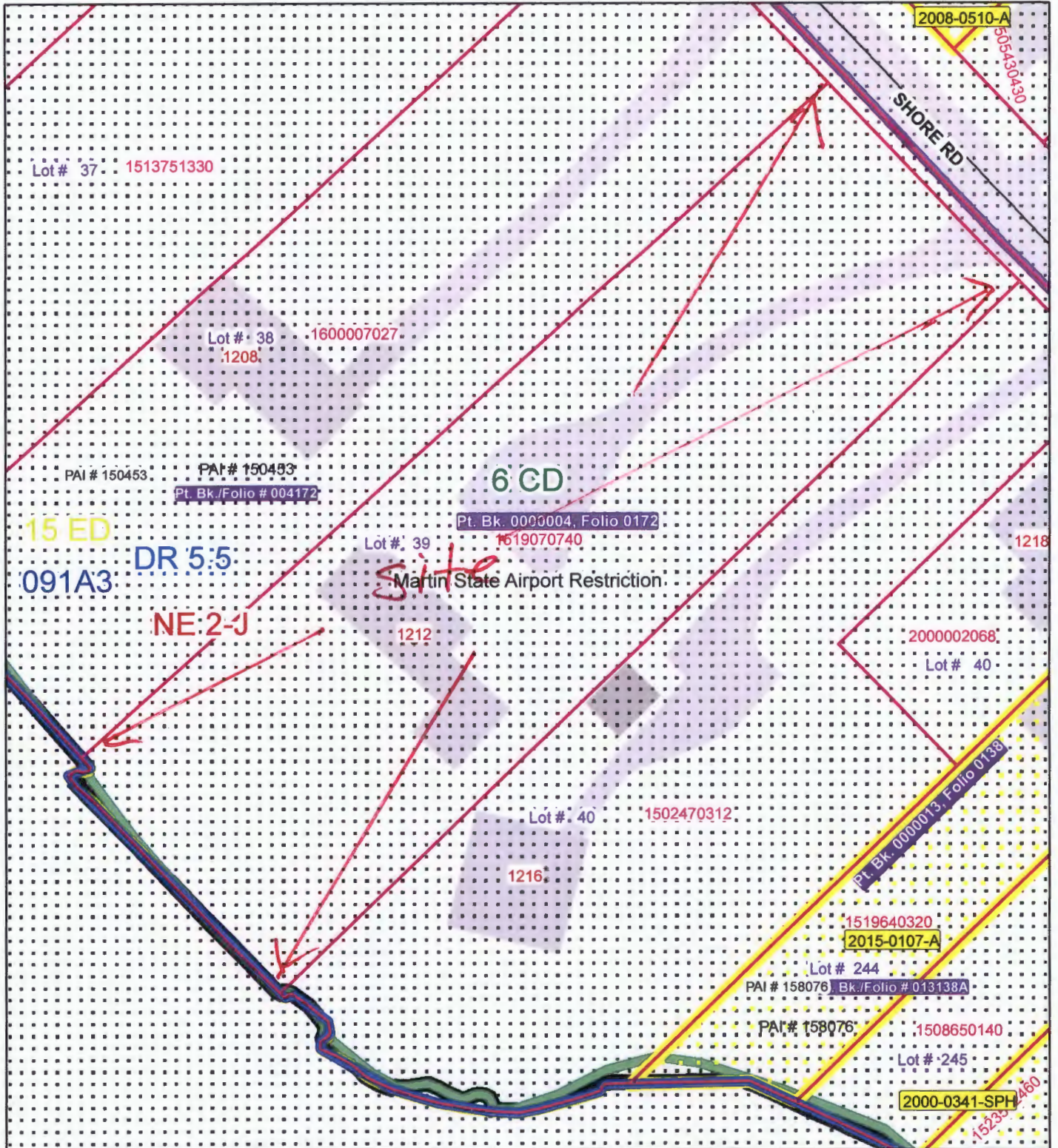


1212 SHORE ROAD #2



1212 SHORE ROAD #3

1212 Shore Road



Publication Date: 8/20/2015



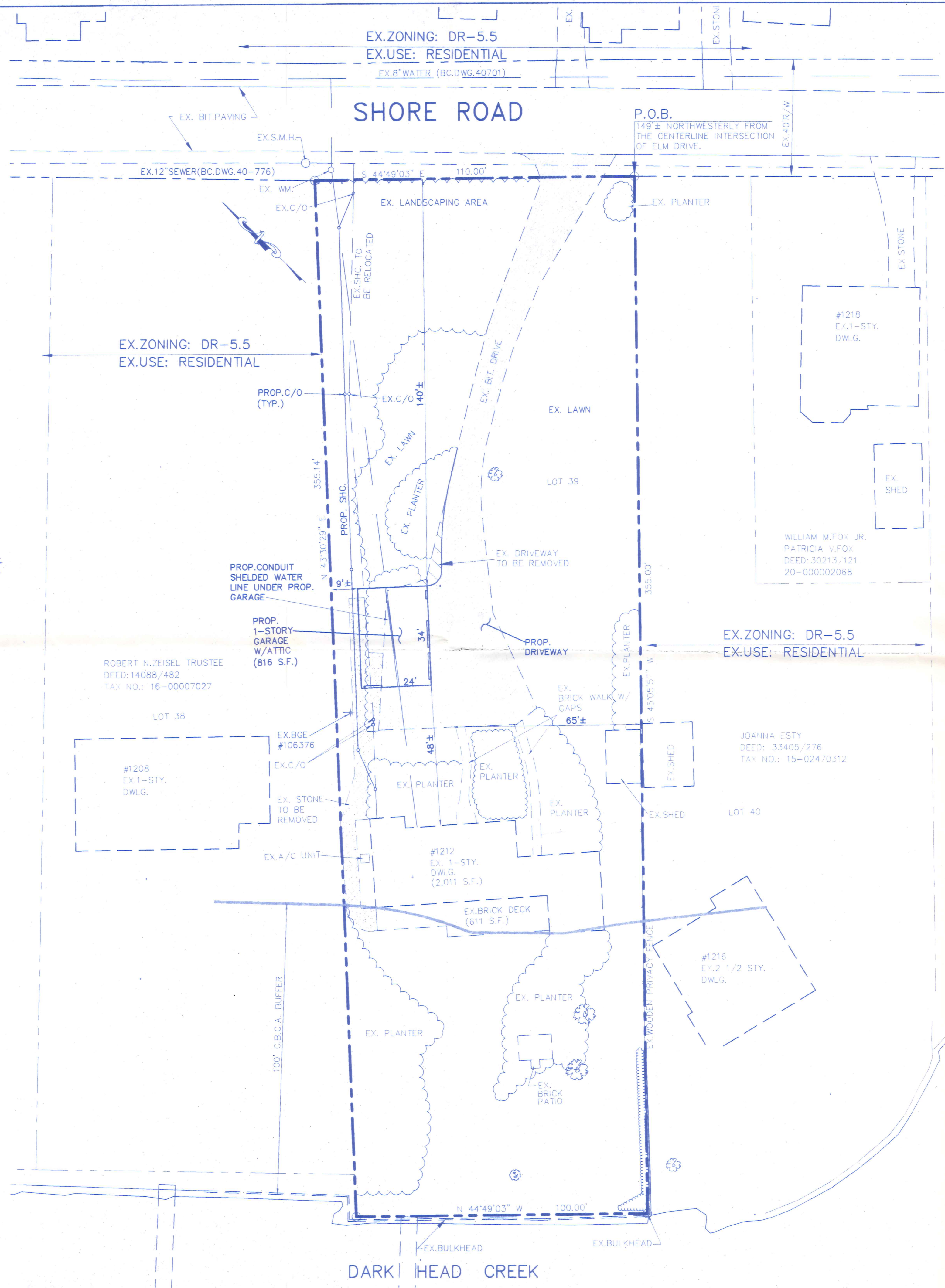
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

2016-0045-A

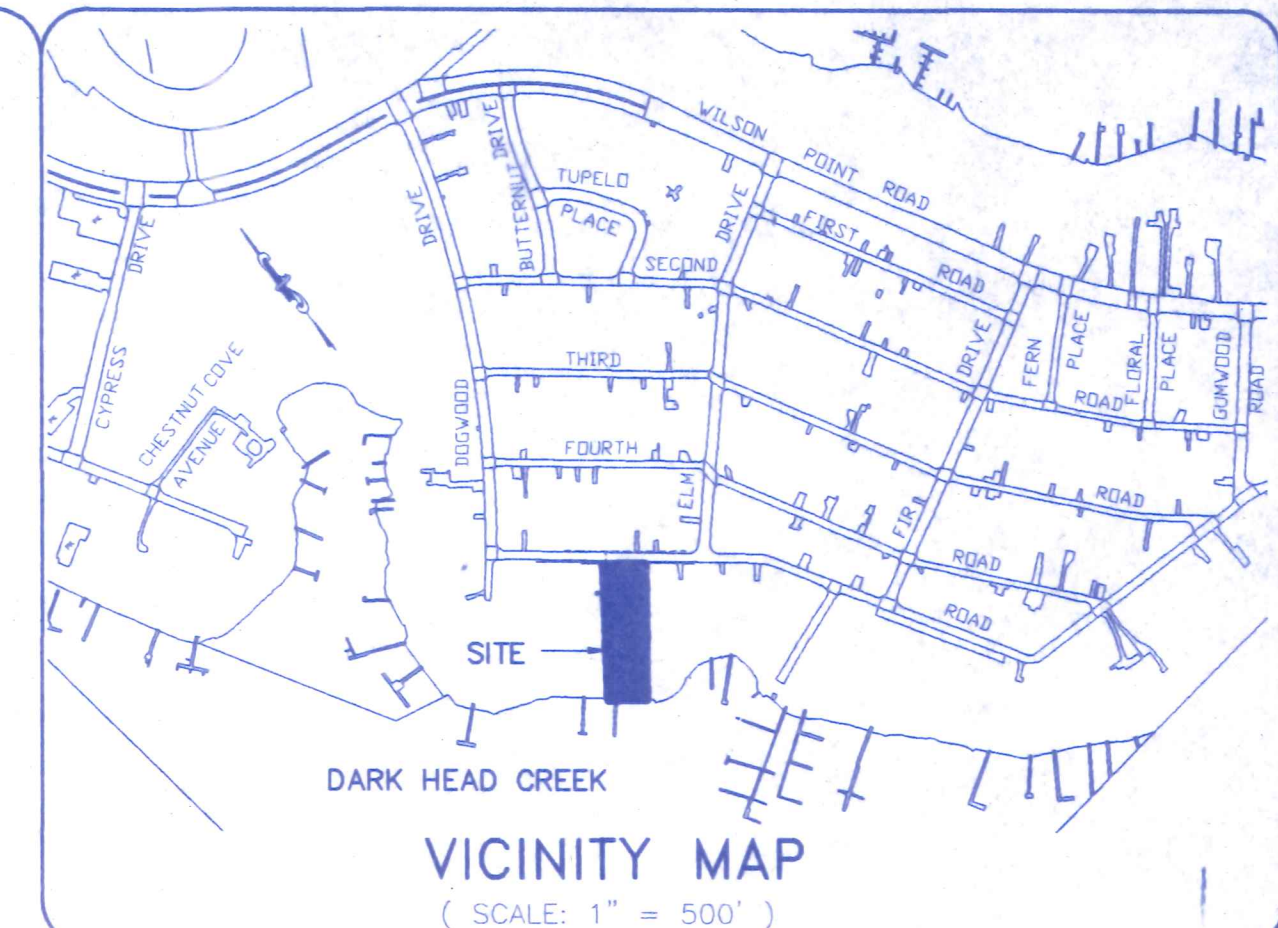


NOTES

1. Topography shown hereon was taken from Baltimore County GIS Topography & Updated by field survey (JULY 2015)
2. The Firm Insurance Rate Map, 240010-0435 G indicates this is situated within flood Zone X and AE. F.E.M.A. indicates a Flood Elevation of 8.5 NAVD 88 based on a Flood Insurance Study Number 240010V000B. A minimum first floor elevation 10.5 NAVD 88.
3. Property lines shown hereon were established by public information.
4. This site is situated within the Chesapeake Bay Critical Areas and is classified by land use as Limited Development Area (LDA) (MAP 97).
5. There shall be no clearing, grading, construction or disturbance of vegetation within the 100' Buffer Area except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
6. Any Critical Area easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.
7. This site is situated within a Mapped Buffer Management Area of the Chesapeake Bay Critical Areas.
8. There are no forest or developed woodlands on this site.
9. There are no Tidal & Non-Tidal Wetlands shown on this site.
10. There is no significant plant or animal habitat on this site.
11. There are no slopes greater than 15% on this site.
12. There are no known wells on this site.
13. There are no known underground storage tanks or septic systems on this site.
14. There are no known potentially hazardous materials on this site as defined by Title 7-Health and Environmental Article, Annotated Code of Maryland, except as noted.
15. There are no buildings or property within this site that are included on the Maryland Historical Trust Inventory, The Baltimore County Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
16. The site has 100'± of water frontage.
17. Public Water and sewer serve this site.
18. Caution underground utilities may exist in Shore Road & onsite, contact Miss Utility (800-257-7777), prior to any construction.
19. Proposed dwelling height > 15'.

ZONING HISTORY

THERE ARE NO ZONING CASES EXIST FOR THIS SITE.



SITE DATA

- 1) OWNER: MARK J. ILLUMINATI & LORRAINE I. ILLUMINATI
#1212 SHORE ROAD
BALTIMORE, MARYLAND 21220
- 2) DEED REF: 8339/717
- 3) TAX ACC. NO.: 15-19070740
- 4) TAX MAP: 97 PARCEL: 67 LOT: 39
- 5) PLAT REF: PLAT 1 OF BULL NECK BOOK 4 FOLIO 172
- 6) ELECTION DISTRICT: 15TH
- 7) COUNCILMANIC DISTRICT: 6TH
- 8) REGIONAL PLANNING DISTRICT: 327
- 9) CENSUS TRACT: 4516
- 10) ZONING: DR-5.5
- 11) ZONING MAP: 091A3
- 12) USE: EXISTING: RESIDENTIAL, 1-STY. DWELLING
PROPOSED: RESIDENTIAL, 1-STY. GARAGE W/ATTIC
- 13) SITE AREA: 37,300 S.F. OR 0.856 AC.

FLOOD NOTE

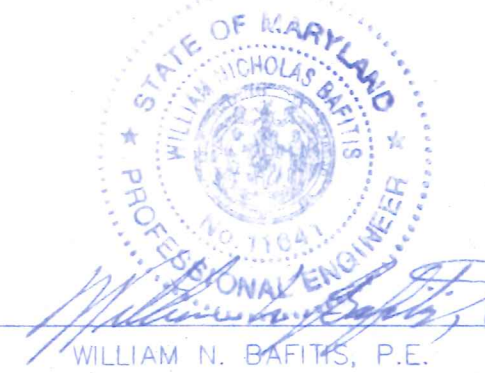
THIS SITE IS SITUATED IN A AE FLOOD ZONE ACCORDING TO F.E.M.A. FIRM MAP 240010-0435G DATED 05/05/14 AND THE BASE FLOOD ELEVATION IS 5.0. BALTIMORE COUNTY BUILDING CODE USE: F.E.M.A. FLOOD STUDY NO. 240010V000B DONE IN 09/26/09. THE BASE FLOOD ELEVATION IS 8.5 AND THE FLOOD PROTECTION ELEVATION IS 9.5. PER BALTIMORE COUNTY POLICY.



Bafitis & Associates, Inc.
1249 Engleberth Rd. Baltimore, MD 21221

William N. Bafitis, P.E.
PRESIDENT
Civil Engineers/Land Planners
SURVEYORS
(410) 391-2336

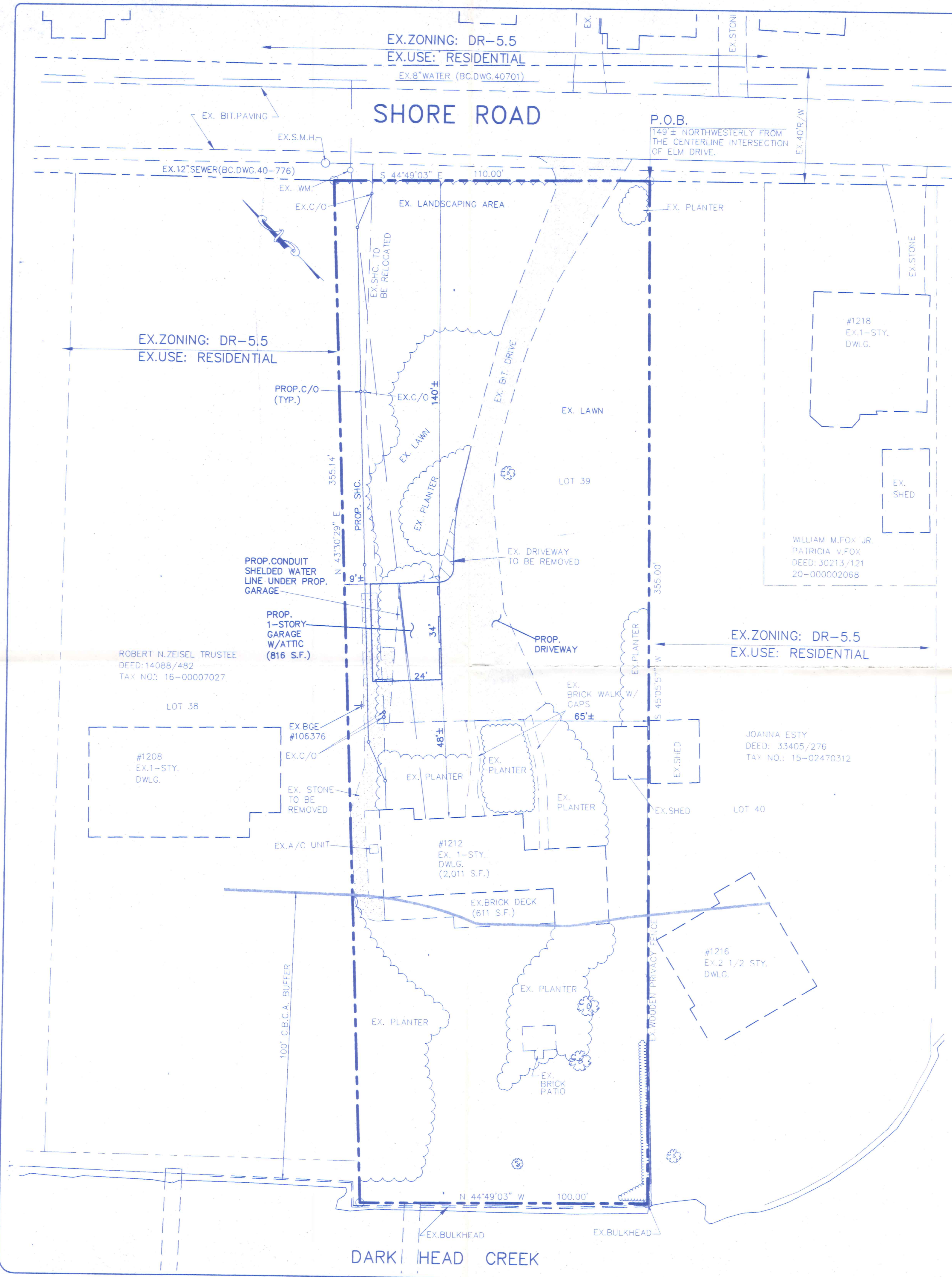
PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCE
FOR
#1212 SHORE ROAD

15TH ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND	
 WILLIAM N. BAFITIS, P.E. Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 11641 Expiration Date: 09/09/2017.	1	SCALE: 1" = 20'	JOB ORDER NO: 21115 A
		DATE: 08/13/15	CHECKED: W.N.B.
		DRAWN: N.W.B.	
		SHEET 1 OF 1	
NO.	REVISIONS	DATE	

LEGEND

- 2.5 --- PROPERTY LINE
- 2.5 --- EXISTING CONTOUR
- 2.5 --- PROPOSED CONTOUR
- 2.5 --- PROPOSED PLANTER
- 2.5 --- EXISTING TREE
- 2.5 --- EXISTING FENCE

2016-0045-A
Pet. Sch. 1

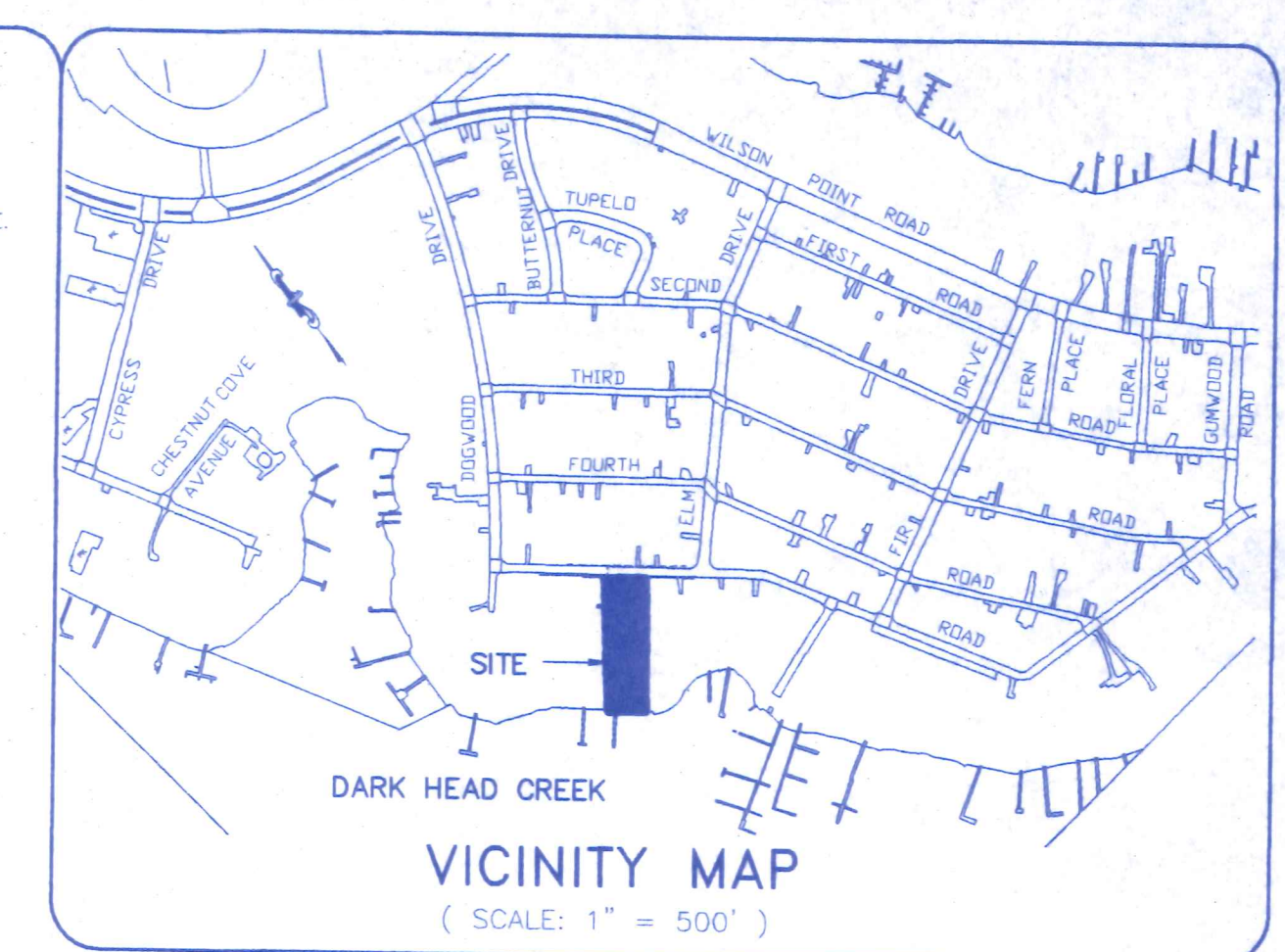


NOTES

- Topography shown hereon was taken from Baltimore County GIS Topography & Updated by field survey. (JULY 2015)
- The Firm Insurance Rate Map, 240010-0435 G indicates this is situated within Flood Zone X and AE. F.E.M.A. indicates a Flood Elevation of 8.5 NAVD 88 based on a Flood Insurance Study Number 240010V000B. A minimum first floor elevation 10.5 NAVD 88.
- Property lines shown hereon were established by public information.
- This site is situated within the Chesapeake Bay Critical Areas and is classified by land use as Limited Development Area (LDA) (MAP 97).
- There shall be no clearing, grading, construction or disturbance of vegetation within the 100' Buffer Area except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
- Any Critical Area easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.
- This site is situated within a Mapped Buffer Management Area of the Chesapeake Bay Critical Areas.
- There are no forest or developed woodlands on this site.
- There are no Tidal & Non-Tidal Wetlands shown on this site.
- There is no significant plant or animal habitat on this site.
- There are no slopes greater than 15% on this site.
- There are no known wells on this site.
- There are no known underground storage tanks or septic systems on this site.
- There are no known potentially hazardous materials on this site as defined by Title 7-Health and Environmental Article, Annotated Code of Maryland, except as noted.
- There are no buildings or property within this site that are included on the Maryland Historical Trust Inventory, The Baltimore County Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
- The site has 100'± of water frontage.
- Public Water and sewer serve this site.
- Caution underground utilities may exist in Shore Road & onsite, contact Miss Utility (800-257-7777) prior to any construction.
- Proposed dwelling height > 15'.

ZONING HISTORY

THERE ARE NO ZONING CASES EXIST FOR THIS SITE.



SITE DATA

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#1212 SHORE ROAD
BALTIMORE, MARYLAND 21220
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FLOOD NOTE

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Bafitis & Associates, Inc.
William N. Bafitis, P.E.
PRESIDENT
Civil Engineers/Land Planners
SURVEYORS
1249 Engleberth Rd. Baltimore, MD 21221
(410) 391-2336

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE FOR #1212 SHORE ROAD

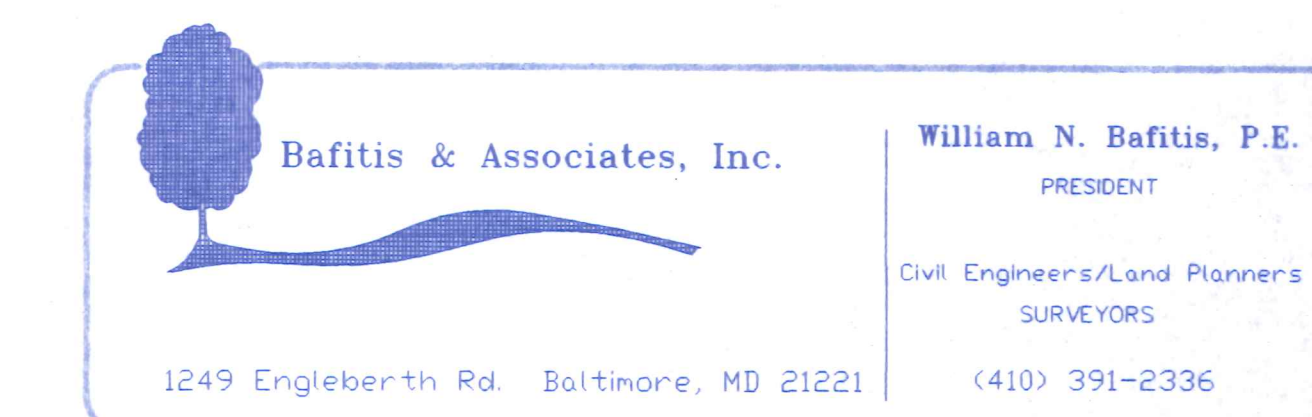
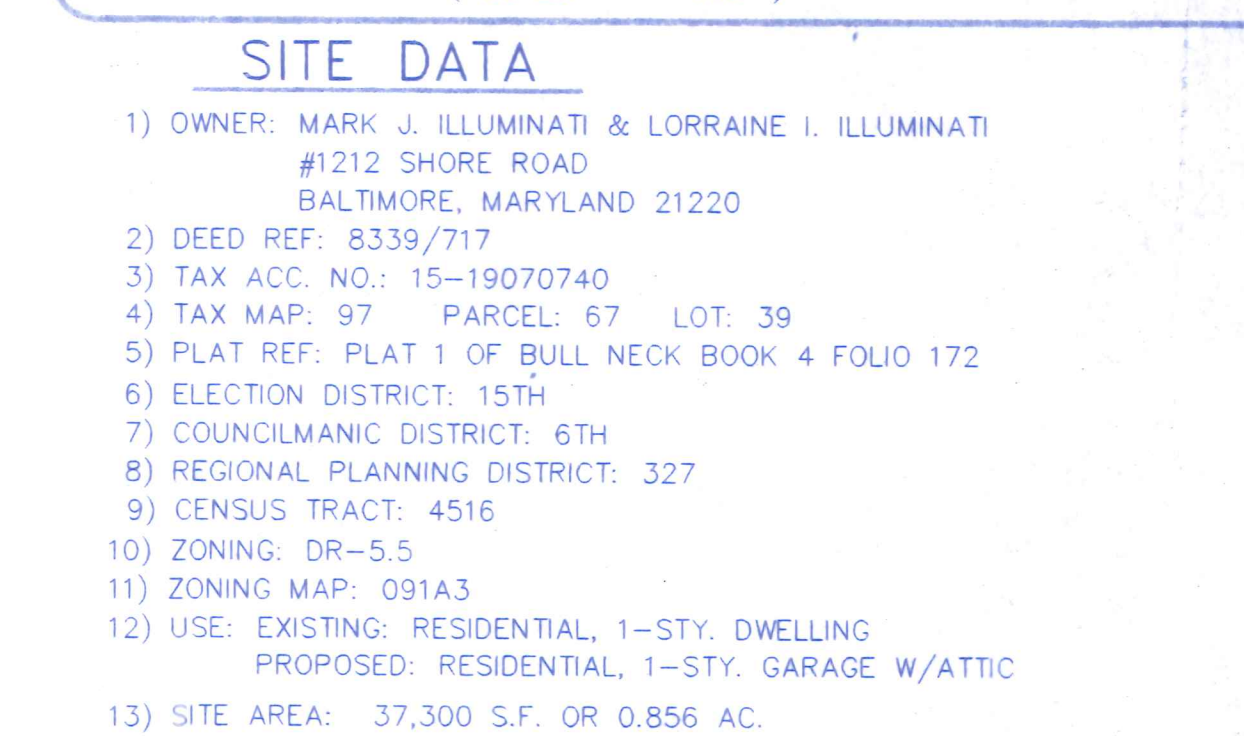
15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 11541 Expiration Date: 09/09/2017	1 SHEET 1 OF 1	SCALE: 1" = 20'
		JOB ORDER NO: 21115 A DATE: 08/13/15 CHECKED: W.N.B. DRAWN: N.W.B.
NO. REVISIONS DATE		

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED PLANTER
- EXISTING TREE
- EXISTING FENCE

2016-0045-A



15TH ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND		
WILLIAM N. BAFFIS, P.E. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 11641 Expiration Date: 09/09/2017	SCALE: 1" = 20'	JOB ORDER NO 21115 A		
	1	DATE: 09/16/15	CHECKED: W.N.B.	
		DRAWN: N.W.B.		
		SHEET <u>1</u> OF <u>1</u>		
		NO.	REVISIONS	DATE