

IN RE: **PETITION FOR SPECIAL HEARING** *
(7914 Springway Road) *
9th Election District *
2nd Council District *

Charles Finnegan
Legal Owner
Petitioner

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2016-0061-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Charles Finnegan, legal owner. The Special Hearing was filed pursuant to §500.6 of the Baltimore County Zoning Regulations ("B.C.Z.R.") and Part 125 of the Building Code to permit a proposed dwelling addition within 2 ft. 7 in. and 6 ft. 4 in. of the Riverine Flood Plain in lieu of the required 20 ft. setback.

Owner Charles Finnegan appeared in support of the request. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and the Department of Public Works (DPW). The DPW indicated it was not opposed to the request, while DPR requested that certain easements be obtained from the owner, a point discussed below.

The subject property is 0.61 acres and zoned DR 3.5. The property is improved with a single family dwelling which was constructed in 1953. The Petitioner indicated his family is growing, and they may need additional living space. Though Petitioner has no immediate plans to enlarge the dwelling, the petition was filed to determine whether the County would permit the proposed improvements as shown on the site plan. (Ex. No. 1).

ORDER RECEIVED FOR FILING

Date 11-4-15

By Sen

The Petitioner stated that he worked closely with Dave Thomas, a professional engineer who reviews floodplain matters for the DPW. Mr. Thomas has a great deal of expertise in this area, and is conservative in terms of granting waivers of the statutory requirements. I take comfort in his review and lack of opposition, and the waiver request will be granted.

The DPR noted that Roland Run (which bisects Petitioner's property) is an environmental greenway area. That agency recommended Petitioner dedicate to Baltimore County and fence certain areas surrounding this resource. But I do not believe that the Administrative Law Judge is authorized in a zoning case (as opposed to a development hearing) to insist upon dedications of property. As such, that condition will not be included in the Order below.

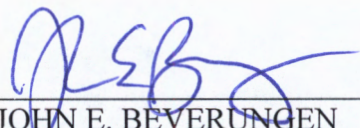
THEREFORE, IT IS ORDERED this 4th day of November, **2015** by this Administrative Law Judge, that the Petition for Special Hearing pursuant to the B.C.Z.R to permit a proposed dwelling addition within 2 ft. 7 in. and 6 ft. 4 in. of the riverine flood plain, in lieu of the required 20 ft. setback, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his 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, Petitioner would be required to return the subject property to its original condition.

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

JEB:sln


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

2 Date 11-4-15
By sen



PETITION FOR ZONING HEARING(S)

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 7914 Springway Rd, Towson MD 21204 which is presently zoned DR, 35
Deed References: 16319/00713 10 Digit Tax Account # 0919078230
Property Owner(s) Printed Name(s) Charles C. Finnegan

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a waiver to Section 500.6, BCZR; Section 3112.0, Building Code; and Sections 32-4-414, 32-4-107.(a)(2), 32-8-301, Baltimore County Code to permit a proposed dwelling addition within 2'7" and 6'4" of the Riverine Flood Plain, in lieu of the required 20' Setback.
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☐ a **Variance** from Section(s)

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)

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:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2016-0061-SPH

Filing Date 9/8/2015

Do Not Schedule Dates:

Reviewer JNP

**Zoning Property Description
For
7914 SPRINGWAY ROAD**

Beginning at a point on the ^{WEST}~~south~~ side of Springway road, at a distance of approximately 832 feet southwest of the centerline of West Joppa Road, being lot number 24 in the Subdivision of Ruxwood, Liber 18, folio 4, consisting of 26,513 square feet, council district 2, Election district 9.

2016-0061-SPH

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

No. **128731**

Date: **9/8/2015**

PAID RECEIPT

BUSINESS ACTUAL TIME DOW
 9/09/2015 9/08/2015 15:05:20 5
 RECEIPT N 818044 9/08/2015 OFLM
 5 528 ZONING VERIFICATION
 128731
 Recpt Tot \$75.00
 \$75.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: **75.00**

Rec From: **Charles C. Finnegan**
 For: **Special Hearing - 7914 Springway Road**
2016-0061-SPH (Finnegan)

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

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: 2016-0061-SPH
Petitioner: Charles C. Finnegan
Address or Location: 7914 Springway Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Charles C. Finnegan
Address: 7914 Springway Rd.
Towson, MD 21204
Telephone Number: 410-255-6486

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/13/2015

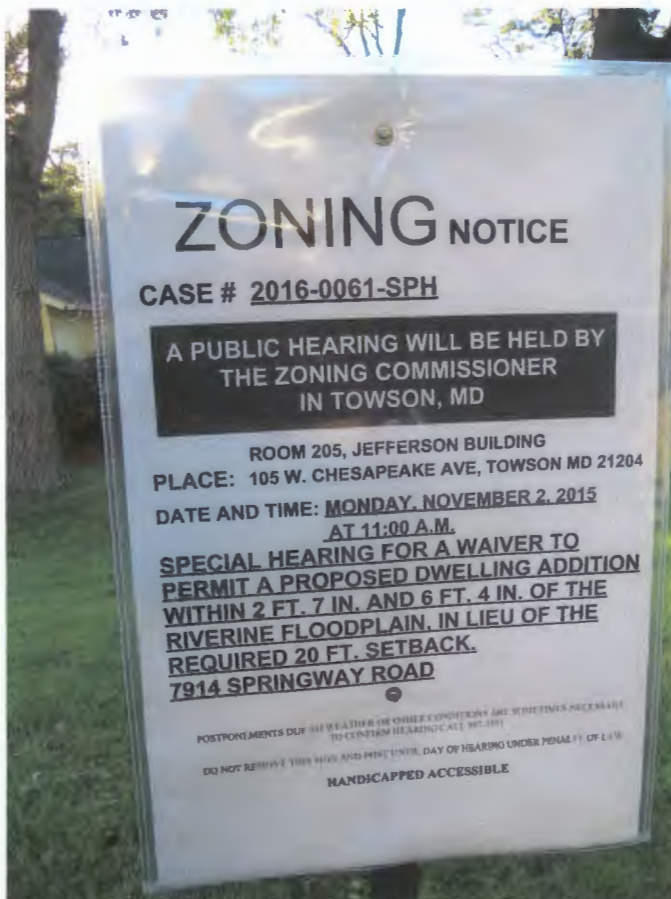
Case Number: 2016-0061-SPH

Petitioner / Developer: CHARLES FINNEGAN

Date of Hearing (Closing): NOVEMBER 2, 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:
7914 SPRINGWAY ROAD

The sign(s) were posted on: **OCTOBER 12, 2015**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3655735

Sold To:

CHARLES FINNEGAN - CU00378828
7914 Springway Rd
Towson,MD 21204

Bill To:

CHARLES FINNEGAN - CU00378828
7914 Springway Rd
Towson,MD 21204

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Oct 13, 2015

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning and Subdivision Ordinance of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2016-0061-SPH
7914 Springway Road
W/s of Springway Road, 832 ft. s/w of W. Joppa Road
2nd Election District - 9th Councilmanic District
Legal Owner(s) Charles Finnegan

Special Hearing for a waiver to permit a proposed dwelling addition within 2 ft. 7 in. and 6 ft. 4 in. of the Riverine Floodplain, in lieu of the required 20 ft. setback.

Hearing: Monday, November 2, 2015 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 10/655 October 13 3655735

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising



KEVIN KAMENETZ
County Executive

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

September 28, 2015

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2016-0061-SPH

7914 Springway Road

W/s of Springway Road, 832 ft. s/w of W. Joppa Road

2nd Election District – 9th Councilmanic District

Legal Owner: Charles Finnegan

Special Hearing for a waiver to permit a proposed dwelling addition within 2ft. 7in. and 6 ft. 4in. of the Riverine Floodplain, in lieu of the required 20 ft. setback.

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105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Charles Finnegan, 7914 Springway Road, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 13, 2015**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 13, 2015 Issue - Jeffersonian

Please forward billing to:
Charles Finnegan
7914 Springway Road
Towson, MD 21204

443-255-6486

NOTICE OF ZONING HEARING

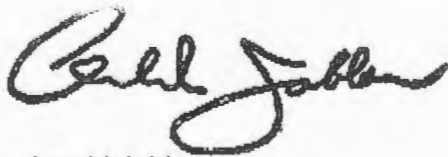
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W/s of Springway Road, 832 ft. s/w of W. Joppa Road
2nd Election District – 9th Councilmanic District
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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING
7914 Springway Road; W/S Springway Road,
832' SW of West Joppa Road
2nd Election & 9th Councilmanic Districts
Legal Owner(s): Charles Finnegan
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2016-061-SPH

* * * * *

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.

RECEIVED

SEP 18 2015

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 18th day of September, 2015, a copy of the foregoing Entry of Appearance was mailed to Charles Finnegan, 7914 Springway Road, Towson, Maryland 21204, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MEMORANDUM

DATE: December 7, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0061-SPH- Appeal Period Expired

The appeal period for the above-referenced case expired on December 4, 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9/23/15</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>9/30/15</u>	PLANNING (if not received, date e-mail sent _____)	<u>no Obj w/ comment</u>
<u>9/16/15</u>	STATE HIGHWAY ADMINISTRATION	<u>no Obj</u>
<u>9/22/15</u>	TRAFFIC ENGINEERING <u>Dept. of Public Works</u>	<u>C</u>
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

10/13/15

SIGN POSTING

Date:

10/12/15

by

O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0919078230			
Owner Information					
Owner Name:		FINNEGAN CHARLES C		Use:	RESIDENTIAL
Mailing Address:		7914 SPRINGWAY RD BALTIMORE MD 21204-3516		Principal Residence:	YES
				Deed Reference:	/16319/ 00713
Location & Structure Information					
Premises Address:		7914 SPRINGWAY RD 0-0000		Legal Description:	7914 SPRINGWAY RD RUXWOOD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0069	0004	0828		0000	24 2014 0018/0004
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1953		1,902 SF			26,180 SF
					County Use
					04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	ASBESTOS SHINGLE	1 full/ 1 half	
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		155,500	155,500		
Improvements		158,100	119,900		
Total:		313,600	275,400	275,400	275,400
Preferential Land:		0			0
Transfer Information					
Seller: CURRAN MARY E		Date: 04/16/2002		Price: \$207,400	
Type: ARMS LENGTH IMPROVED		Deed1: /16319/ 00713		Deed2:	
Seller: CHEEK WALTER MARROW, JR		Date: 12/27/1996		Price: \$162,500	
Type: NON-ARMS LENGTH OTHER		Deed1: /11958/ 00012		Deed2:	
Seller: SCHLOSS BERNARD V		Date: 10/21/1970		Price: \$32,500	
Type: ARMS LENGTH IMPROVED		Deed1: /05136/ 00416		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 10/18/2008					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **09** Account Number: **0919078230**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



KEVIN KAMENETZ
County Executive

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

October 28, 2015

Charles C Finnegan
7914 Springway Road
Towson MD 21204

RE: Case Number: 2016-0061 SPH, Address: 7914 Springway Road

Dear Mr. Finnegan:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 8, 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 that reads "W. Carl Richards, Jr." The signature is fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

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



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

Date: 9/16/15

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

RE: Baltimore County
Item No. 2016-0061-SPH
Special Hearing
Charles Finnegans
7914 Springway 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. 2016-0061-SPH.

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,

A handwritten signature in black ink, appearing to read "David W. Peake".

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

SUBJECT: Zoning Advisory Committee Meeting
For September 21, 2015
Item No. 2016-0061

DATE: September 23, 2015

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

The Director of Public Works will comment on the flood plain setback variance.

Also, Roland Run is an Environmental Greenway whose limits should be dedicated as an easement to Baltimore County. If the setback variance is approved, fencing along the limit of the Greenway shall be installed with associated Landscape Planting, approved by the County Landscape Architect.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0061-09212015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 30, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 7914 Springway Road

INFORMATION:

Item Number: 16-061

Petitioner: Charles C. Finnegan

Zoning: DR 3.5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to determine if the Zoning Commissioner should approve a waiver to allow a proposed dwelling addition within 2'7" and 6'4" of a riverine flood plain in lieu of the required 20'.

The Department of Planning has no objection to the granting of the petitioned zoning relief. Be advised that the property is within the Ruxton/Riderwood/Lake Roland Design Review Panel (DRP) area. Depending upon square footage of the subject addition, the proposal may be subject to DRP review.

For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Division Chief: Fathy Schabach
AVA/KS

C: Bill Skibinski

**BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE**

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

ATTN: Kristen Lewis
MS 1105

FROM: Edward C. Adams, Director
Department of Public Works 

DATE: September 22, 2015

SUBJECT: Case No: 2016-0061-SPH
7914 Springway Road, Towson, Maryland 21204

Special Hearing to determine whether or not the Administrative Law Judge should approve a waiver to the Department of Public Works Design Manual Plate DF-1 to approve a setback from the 100-year flood plain limit of less than 20 feet for an addition for a residential building.

The Special Hearing involves an existing residence to be given an addition within 20 feet of the 100-year riverine floodplain.

The plans and documents submitted were reviewed and the Department of Public Works takes no exception to the approval of the waiver.

ECA/TWC/s

CC: Dennis Kennedy, Chief, Development Plans Review and Building Plan Review
Peter M. Zimmerman, People's Council

0906450800

00000083

0902190957

0902371850

0904350020

0907151301

Lot # 26

7918

NW 11-B

0913753570

7919

0905880790

Lot # 112

Pt. Bk./Folio # 029029

Pt. Bk. 0000027916, Folio 0029

0902573601

Lot # 113

7915

Lot # 109 0912203652

Pt. Bk. 0000028, Folio 0029

0913207500

Lot # 110

Pt. Bk./Folio # 028029

Lot # 111

0926000370

7909

0919074400

Lot # 48

7907

0907584620

Lot # 47

0923505610

Lot # 46

SPRINGWAY RD

Lot # 25

0915370290

Pt. Bk. 0000018, Folio 0004

7916

PAI # 090003

2 CD

2014-0097-SPH

0919078230

7914

Pt. Bk./Folio # 018004

Lot # 24

PAI # 090003

DR 3.5

Lot # 23

0923507340

7912

Lot # 22

0908011030

7910

Lot # 21

0918351600

1600008030

Pt. Bk. 0000007, Folio 0033

1709

NW 10-B

0901540207

PAI # 098022

PAI # 098022

Pt. Bk./Folio # 007033

0901540206

9 ED

069B1

2005-0092-A

1600002055

WILLOW AVE

0904204580

1993-0457-A

1984-0012-A

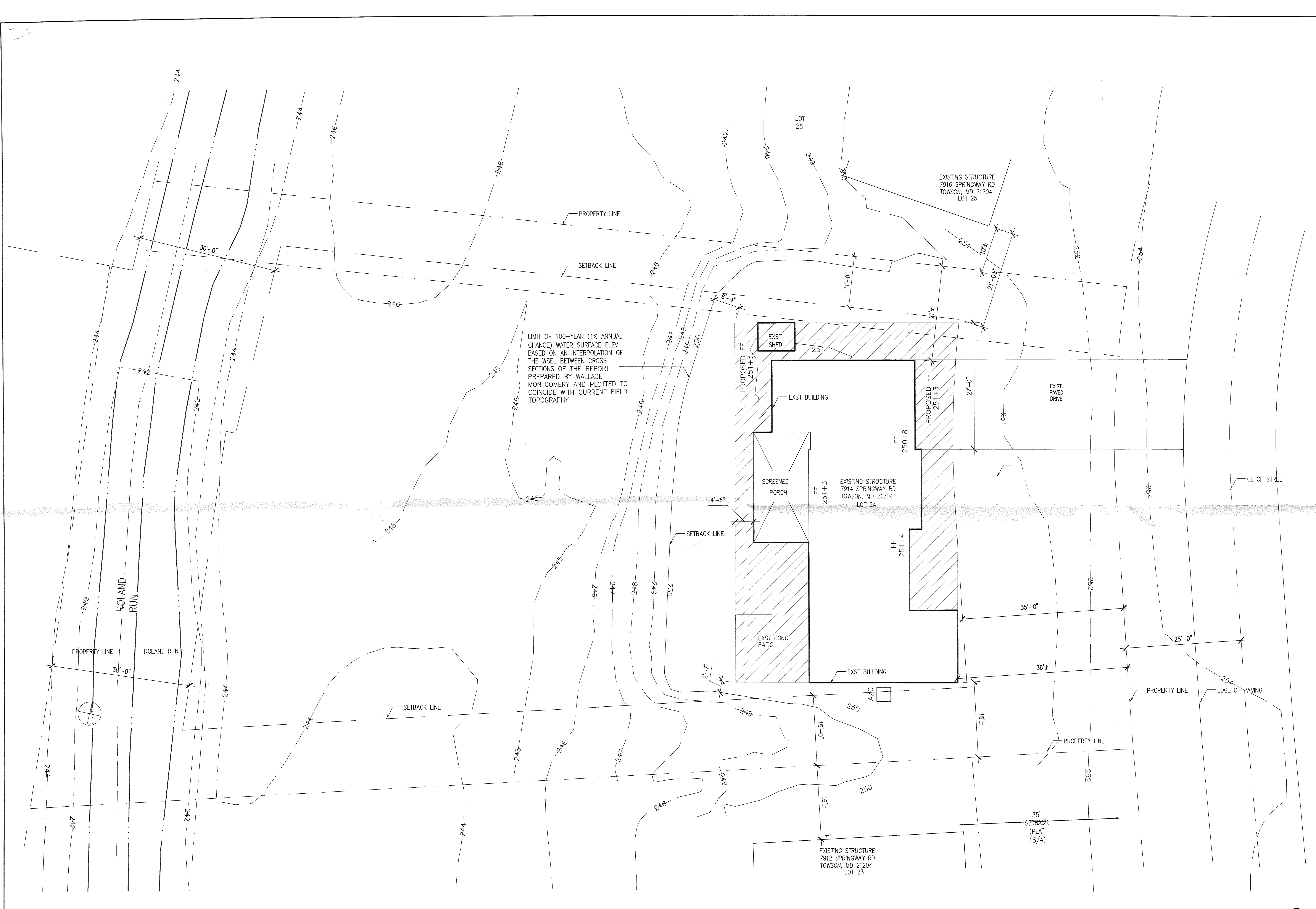
1981-0199-A

1702

1704

0919330191

2016-0061-SPH



VICINITY MAP

ZONING HEARING PLAN VARIANCE

ADDRESS 7914 Springway Rd
Towson MD 21204

OWNER(S) NAME(S) Charles C. Finnegan

SUBDIVISION NAME Ruxwood

LOT# 24

BLOCK #

SECTION #

PLAT BOOK # GLB No 18

FOLIO# 4

10 DIGIT TAX # 0919078230

DEED REF. # 16319/0075

ZONING MAP # 069B1

SITE ZONED DR3.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 2

LOT AREA ACREAGE 0.61

LOT SQUARE FEET 26,513

HISTORIC NO

IN CBCA NO

IN FLOOD PLAIN Property but not Structure

UTILITY WATER Public

SEWER Public

PRIOR HEARING 2014-0097-SPH

Zone: DR3.5

Setbacks: Front 25'

Side 15'

Rear 30'

Project Name

7914 SPRINGWAY DRIVE

TOWSON, MD 21204

Scale 1" = 10'-0"

Date 08/07/2015

ISSUED DATES		

Drawing Title

SITE PLAN

Petitioner's No. 1

Drawing Number

AS1.1

2016-0061-SPH

SITE PLAN
SCALE 1"=10'-0"

MCS - NAD83(2011)

WILLOW AVENUE
30' R/W

T.M. 60, P. 82
BALTIMORE COUNTY, MARYLAND
CHLK., JR. 6/15/218

N 08°24'38" E
122.76'

ROLAND RUN

LOT 24
25,837 S.F. +/-
OR 0.5931 AC. +/-

S 87°39'31" E

S 82°43'13" W

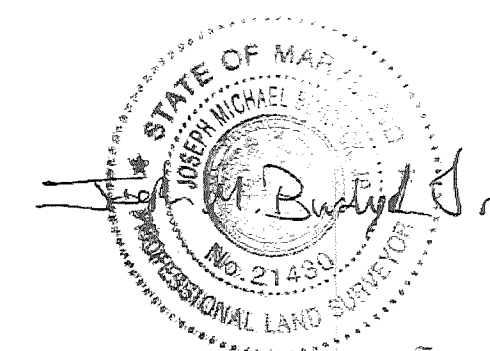
SPRINGWAY ROAD
50' R/W

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING	TANGENT
C1	250.00'	41.98'	9°37'16"	41.93'	S 02°28'09" E	21.04'

NOTES:

1. THIS SITE BASE MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. TOPOGRAPHIC INFORMATION IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY OF THE AREA DESIGNATED HEREON AND SUPPLEMENTED WITH BALTIMORE COUNTY GIS DATA. FIELD RUN TOPOGRAPHIC SURVEY PERFORMED ON MARCH 19, 2015 WITH ADDITIONAL TOPOGRAPHIC SURVEYING PERFORMED ON MAY 15, 2015.
3. ELEVATIONS BASED ON NAVD88 DATUM REFERENCED TO BALTIMORE COUNTY CONTROL POINT 1157. (ELEV.: 271.82)
4. HORIZONTAL COORDINATES ARE MCS - NAD 83(2011) DATUM. REFERENCED TO BALTIMORE COUNTY CONTROL POINTS BCO #1157 AND BCO #1130.
5. BOUNDARY OUTLINES SHOWN HEREON ARE BASED ON A FIELD RUN BOUNDARY SURVEY.
6. LIMIT OF THE 1% ANNUAL FLOOD (100 YEAR FLOOD) PER NFIP MAP NO. 240010245F IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 240010245F WITH A REVISION DATE OF AUGUST 2, 2011. THE LIMITS WERE PLOTTED BY OVERLAYING THE MAP ONTO THE TOPOGRAPHY WITH THE FEATURES SHOWN ON THE FIRM (BEING STREAMS AND CL OF ROADS) AND PLOTTING THE LIMITS AT THE CENTERLINE OF THE LINE ON THE MAP DELINEATING THE LIMITS OF THE ZONE A-B BOUNDARY. DUE TO THE SCALE OF THE FIRM BEING 1"=1000' AND THE SCALE OF THIS BASE MAP BEING 1"=10', SOME VARIATION IS POSSIBLE.
7. LIMIT OF 100-YEAR (1% ANNUAL CHANCE) WATER SURFACE ELEV. PER REPORT PREPARED BY WALLACE MONTGOMERY IS BASED ON THE GRAPHICAL LOCATION SHOWN ON DRAWING FP-02 IN APPENDIX C OF THE BALTIMORE COUNTY, MARYLAND, DEPARTMENT OF PUBLIC WORKS, HYDRAULIC REPORT FOR ROLAND RUN PREPARED BY WALLACE MONTGOMERY CONSULTING ENGINEERS DATED 2-24-2014.
8. LIMIT OF 100-YEAR (1% ANNUAL CHANCE) WATER SURFACE ELEV. BASED ON AN INTERPOLATION OF THE WSEL BETWEEN CROSS SECTIONS OF THE REPORT PREPARED BY WALLACE MONTGOMERY AND PLOTTED TO COINCIDE WITH CURRENT FIELD TOPOGRAPHY IS BASED ON INTERPOLATING THE 100 YEAR WATER SURFACE ELEVATION ALONG THE CENTERLINE OF ROLAND RUN BETWEEN CROSS SECTIONS 9 AND 10 OF THE BALTIMORE COUNTY, MARYLAND, DEPARTMENT OF PUBLIC WORKS, HYDRAULIC REPORT FOR ROLAND RUN PREPARED BY WALLACE MONTGOMERY CONSULTING ENGINEERS DATED 2-24-2014 AND INTERSECTING THAT 100-YEAR WATER SURFACE ELEVATION WITH THE CURRENT FIELD TOPOGRAPHY TO DETERMINE THE HORIZONTAL LOCATION OF THE LIMITS OF THE 100-YEAR WATER SURFACE ELEVATION. 1 FOOT FREEBOARD ABOVE THE 100-YEAR (1% ANNUAL CHANCE) WATER SURFACE ELEV. PLOTTED IN THE SAME MANNER.
9. THIS SITE BASE MAP IS NOT A VERIFICATION OF THE WATER SURFACE ELEVATIONS OR ANY OTHER DATA INCLUDED IN THE BALTIMORE COUNTY, MARYLAND, DEPARTMENT OF PUBLIC WORKS, HYDRAULIC REPORT FOR ROLAND RUN PREPARED BY WALLACE MONTGOMERY CONSULTING ENGINEERS DATED 2-24-2014.

Polaris
LAND CONSULTANTS
10 GERARD AVENUE, SUITE 101
TIMONIUM, MARYLAND 21093
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WWW.POLARISLC.COM



JOSEPH M. BURDYCK, JR., PROFESSIONAL LAND SURVEYOR NO. 21430 OF THE STATE OF MARYLAND, EITHER PERSONALLY PREPARED THIS BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 09.13.06.12 OF THE CODE OF MARYLAND REGULATIONS (COMAR).
LICENSE EXPIRATION DATE: 01-21-2017

SITE BASE MAP
#7914 SPRINGWAY ROAD
LOT 24
PLAT NO. 2, RUWOOD
PLAT G.L.B. 18/4
9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 10'
MARCH 24, 2015
REVISED: MAY 18, 2015

DRAWN BY: JMB CHECKED BY: JMB FIELD BOOK: 2-57 JOB NO.: 13-