

M E M O R A N D U M

DATE: July 5, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0234-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on June 30, 2016. 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 SPECIAL HEARING**

(32 N. Prospect Avenue)

1st Election District

1st Council District

Bilden Design & Construction, LLC

Legal Owner

Petitioner

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BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0234-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 Bilden Design & Construction, LLC, legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") for a waiver pursuant to the Baltimore County Code and Baltimore County Building Code Part 125.2, to permit the rebuilding/repair of a house in a riverine floodplain.

Sven Carl and landscape architect Thomas Hoff appeared in support of the petition. Douglas L. Burgess, Esq. represented the Petitioner. 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 Department of Planning (DOP) and the Department of Public Works (DPW). Neither agency opposed the request.

The subject property is 5,520 square feet and zoned DR 5.5. The property is improved with a single-family dwelling (approximately 1,150 sq. ft.) constructed in 1925. Mr. Carl purchased the home last year. He stated it has been vacant for approximately seven years, following a significant fire that destroyed the basement and portions of the upstairs living space.

ORDER RECEIVED FOR FILING

Date

5/31/16

By

Sen

Mr. Carl proposes to rehab the dwelling, which is welcome news to the neighborhood. He indicated nearly all of the construction would be interior, and that the footprint of the home would not be enlarged. In these circumstances, I believe the grant of a waiver would in no way jeopardize the health, safety and welfare of the community.

The house has stood for over 90 years, and there is no indication it has suffered flood damage at any time. The dwelling is located in the Catonsville area in a densely populated neighborhood, and Petitioner's home is nearly identical in size and design to those nearby. Denial of the petition would essentially mean the dwelling would remain uninhabitable, which is an unpalatable result. I find Petitioner has made a sufficient showing of good cause to rebuild the fire-damaged structure, and as noted above I believe the failure to grant relief would cause Petitioner to experience an exceptional hardship. Finally, based on the flood elevation certificate (Ex. 6) it appears the grant of the waiver would not increase flood heights or impact public safety, as required by the County Code. B.C.C. §32-8-303. In addition, the dwelling will occupy the same footprint it has for over 90 years, and the first floor living space will be "above the flood protection elevation" (i.e., 384.0), and thus I believe Petitioner has also satisfied Part 125.2 of the Building Code.

THEREFORE, IT IS ORDERED this 31st day of **May, 2016** by this Administrative Law Judge, that the Petition for Special Hearing pursuant to B.C.Z.R. § 500.7 to approve a waiver pursuant to the Baltimore County Code and Baltimore County Building Code, Part 125.2, to permit the rebuilding/repair of a house in a riverine floodplain, 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 its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason

ORDER RECEIVED FOR FILING

Date

5/31/16

By

sen

this Order is reversed, Petitioner would be required to return the subject property to its original condition.

2. Petitioner must comply with the ZAC comment of DPW, a copy of which is attached hereto.
3. There shall be no bedroom(s) and/or living space of any kind in the basement of the subject dwelling.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date

5/31/16

By

slh



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 32 N. PROSPECT AVE

which is presently zoned

Deed References: 37020 / 00048

10 Digit Tax Account # 0112740390

Property Owner(s) Printed Name(s) BILDEN DESIGN & CONSTRUCTION, LLC

SVEN CARL

(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. ☒ **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 pursuant to Section 500.6 BCZR, ~~Section 3112.0~~ ^{PART 125.2} Building Code; and Sections 32-4-414, 32-4-107, (a)(2), 32-8-301 BCC to permit the rebuilding/repair of a house in a

2. ☐ Riverine Floodplain

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 WAS PURCHASED WITHOUT KNOWLEDGE OF BEING IN A FLOOD ZONE. WORK WAS STARTED IN ACCORDANCE WITH BALTIMORE COUNTY BUILDING CODE. WE WOULD LIKE TO PROCEED WITH RENOVATIONS THAT EXCEED THE 50% VALUE OF ASSESSMENT TO BRING HOUSE AND RENOVATIONS UP TO CODE.

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):

SVEN CARL

Name #1 - Type or Print

BILDEN DESIGN & CONSTRUCTION

Name #2 - Type or Print OWNER

Signature #1

Signature #2

3030 4TH AVE BALTO. MD. 21234

Mailing Address

City

State

21234
Zip Code

443-966-2293
Telephone #

SVEN@bilden design construction.
Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

ORDER RECEIVED FOR FILING
5/31/16
Sen

CASE NUMBER 2016-0234-SPH

Filing Date 3/29/2016

Do Not Schedule Dates:

Reviewer W

Property Description for 32 N. Prospect Avenue Catonsville, MD 21228

Beginning at a point on the West Side of N. Prospect Avenue which is 50ft. wide at a distance of
808 ft. south of the center line intersection of Edmonson Avenue which is 80ft wide.

Being Lot #34 Block A in the subdivision of North Paradise as recorded on the Baltimore County
Plat Book Folio 48 containing 5520sf. Located in the 1st Election District and 1st Council
District.

2016-0234-57H

ZONING NOTICE

CASE # 2016-0234-SPH

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

JEFFERSON BUILDING - RM205

PLACE: 105W. CHESAPEAKE AVE., TOWSON, 21204

DATE AND TIME: FRI, MAY 27, 2016 10AM

REQUEST: SPECIAL HEARING TO DETERMINE

WHETHER OR NOT THE ADMINISTRATIVE LAW

JUDGE SHOULD APPROVE A VARIATION PURSUANT TO

SECTION 500.6 PCZR PART 125.2 TO PERMIT THE RE-

BUILDING/REPAIR OF A HOUSE IN A RIVERINE FLOOD-

PLAIN.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

May 31, 2016

Douglas Burgess, Esq.
8640 Ridgelys Choice Drive
Suite 201A
Nottingham, Maryland 21236

RE: Petition for Special Hearing
Case No. 2016-0234-SPH
Property: 32 N. Prospect Avenue

Dear Mr. Burgess:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure



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 4152984

Sold To:

Bilden Design & Construction, LLC - CU00535289
3030 4th Ave
Parkville, MD 21234-3208

Bill To:

Bilden Design & Construction, LLC - CU00535289
3030 4th Ave
Parkville, MD 21234-3208

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

May 05, 2016

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2016-0234-SPH
32 N. Prospect Avenue
W/s Prospect Avenue, 808 ft. s/of centerline of Edmondson Avenue
1st Election District - 1st Councilmanic District
Legal Owner(s) Sven Carl, Bilden Design & Construction

Special Hearing to determine whether or not the Administrative Law Judge should approve a waiver pursuant to Section 500.6 BCZR, Part 125.2; to permit the rebuilding/repair of a house in a Riverine Floodplain.

Hearing: Friday, May 27, 2016 at 10:00 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.

5/033 May 5 4152984

CERTIFICATE OF POSTING

Date: 5-7-16

RE: Case Number: 2016-0234-SPH

Petitioner/Developer: Evan Carl

Date of Hearing/Closing: May 27, 2016 10AM

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 32 N. Prospect Ave

The signs(s) were posted on 5-7-16
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive

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

April 6, 2016

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: 2016-0234-SPH

32 N. Prospect Avenue

W/s Prospect Avenue, 808 ft. s/of centerline of Edmondson Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Sven Carl, Bilden Design & Construction

Special Hearing to determine whether or not the Administrative Law Judge should approve a waiver pursuant to Section 500.6 BCZR, Part 125.2; to permit the rebuilding/repair of a house in a Riverine Floodplain.

Hearing: Friday, May 27, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Sven Carl, 3030 4th Avenue, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 7, 2016**
- (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
Thursday, May 5, 2016 Issue - Jeffersonian

Please forward billing to:

Sven Carl
Bilden Design & Construction, LLC
3030 4th Avenue
Baltimore, MD 21234

443-966-2293

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2016-0234-SPH

32 N. Prospect Avenue

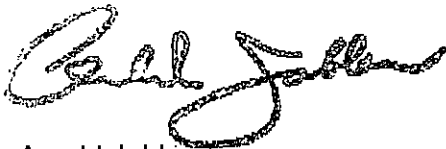
W/s Prospect Avenue, 808 ft. s/of centerline of Edmondson Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Sven Carl, Bilden Design & Construction

Special Hearing to determine whether or not the Administrative Law Judge should approve a waiver pursuant to Section 500.6 BCZR, Part 125.2; to permit the rebuilding/repair of a house in a Riverine Floodplain.

Hearing: Friday, May 27, 2016 at 10:00 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 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 * BEFORE THE OFFICE
32 N. Prospect Avenue; W/S Prospect Avenue, *
808' S c/line of Edmondson Avenue * OF ADMINISTRATIVE
1st Election & 1st Councilmanic Districts HEARINGS FOR
Legal Owner(s): Bilden Design & Construction*
By Sven Carl
Petitioner(s) * BALTIMORE COUNTY
* 2016-234-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
APR 07 2016

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 7th day of April, 2016, a copy of the foregoing Entry of Appearance was mailed to Bilden Design & Construction, Sven Carl, 3030 4th Avenue, Baltimore, Maryland 21234, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2016-0234-SPH
Property Address: 32 N. Prospect Avenue
Property Description: W/Side of N. Prospect Ave 880ft South of
E of Edmondson Ave
Legal Owners (Petitioners): Bilden Design & Construction, LLC (Syen Carl)
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Syen Carl
Company/Firm (if applicable): Bilden Design & Construction, LLC
Address: 3030 4th Ave
Balto MD 21234

Telephone Number: 443-966-2293

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

No. **134793**

Date: **3/29/16**

PAID RECEIPT

BUSINESS ACTUAL FINE TOL
 3/29/2016 3/29/2016 10:15:56 3
 4803 WALKIN CRET CAR
 RECEIPT # 572745 3/29/2016 091N
 Dept 5 528 IDLING VERIFICATION
 CR NO. 134793
 Recpt Tot \$75.00
 \$75.00 CN \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
0001	006	0000		6150				75.00

Total: **75.00**

Rec From:

For: **32 N Prospect Ave**

2016-0234-SPH

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

May 18, 2016

Bilden Design & Construction
Sven Carl
3030 4th Avenue
Baltimore MD 21234

RE: Case Number 2016-0234 SPH, Address: 32 N. Prospect Avenue

Dear Mr. Carl:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 29, 2016. 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

**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: April 14, 2016

SUBJECT: Case No: 2016-0234-SPH
32 North Prospect Avenue, Baltimore, Maryland 21228

Special Hearing to determine whether or not the Administrative Law Judge should approve a waiver pursuant to section 500.6 BCZR, Part 125.2, to permit the rebuilding/repair of a house in a riverine flood plain.

The Special Hearing involves an existing residence to be rebuilt/repared within 100-year riverine floodplain based on Federal Emergency Management Agency's, FEMA's, Flood Insurance Rate Map 2400100388F dated August 2, 2011. The flooding source is Maiden Choice Run.

Based on the Baltimore County Building Code Part 123 effective July 1, 2015 as approved by Baltimore County Council Bill 40-15 and Baltimore County Code Section 32.4.414, development in a riverine flood plain is prohibited. The Department of Public Works recommends a waiver to allow renovation of existing dwelling in riverine flood plain subject to all of the following:

1. Comply with the Building Code, including substantial improvement elevation requirements.
2. Remove outbuilding / shed in flood plain.
3. Observe base flood elevation of 984.0 (NAVD-88), unless proven otherwise by a Maryland Professional Engineer sealed flood study.

ECA/TWC/s

CC: Dennis Kennedy, Chief, Development Plans Review and Building Plan Review
Peter M. Zimmerman, People's Council
John Bryan, Chief Fire Protection Engineer
Dave Derickson, Development Plans Review

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: April 5, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0234-SPH
Address 32 N. Prospect Avenue
(Carl Property)

Zoning Advisory Committee Meeting of April 11, 2016.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 04-05-2016

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



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 4/4/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0234-SPH

*Special Hearing
Sven Carl, Bilden Design & Construction
32 N. Prospect Avenue*

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

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: April 5, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0234-SPH
Address 32 N. Prospect Avenue
(Carl Property)

Zoning Advisory Committee Meeting of April 11, 2016.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 04-05-2016

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: April 22, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-234

INFORMATION:

Property Address: 32 North Prospect Avenue
Petitioner: Sven Carl (Bilden Design & Construction)
Zoning: DR 5.5
Requested Action: Special Hearing

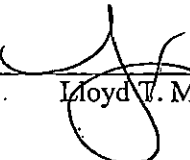
The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve a waiver to repair and rebuild a house located within a riverine floodplain.

A site visit was conducted on April 8, 2016. Through GIS records available to the Department a portion of the dwelling and lot appear to be located within the 100 year floodplain.

The Department has no objection to granting the petitioned zoning relief.

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

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

c: Sven Carl, Bilden Design & Construction
Dennis Wertz
Office of the Administrative Hearings
People's Counsel for Baltimore County

CASE NAME 32 N. Prospect
CASE NUMBER 2016-0234-SPH
DATE MAY 27, 2016

CASE NAME 32 N. Prospect
CASE NUMBER 2016-0234-SPH
DATE MAY 27, 2016

[illegible]

PETITION FOR SPECIAL HEARING
32 N. Prospect Avenue
W/s Prospect Avenue, 808 ft. S/of
Centerline of Edmondson Avenue
Legal Owners: Sven Carl, Bilden
Design and Construction

Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2016-0234-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of Douglas L. Burgess, Esq. for the Petitioner in the above matter.

RECEIVED
MAY 25 2016
OFFICE OF ADMINISTRATIVE HEARINGS

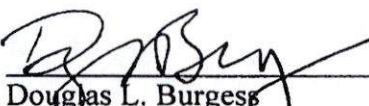

Douglas L. Burgess
Burgess Law, LLC
8640 Ridgelys Choice Drive
Suite 201A
Nottingham, MD 21236
410-870-5200
Attorney for Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25 day of May, 2016, I ~~hand delivered~~ mailed a copy of the foregoing Entry of Appearance to:

Peter Max Zimmerman, People's Counsel
Jefferson Building
105 West Chesapeake Avenue
Suite 204
Towson, MD 21204

BURGESS LAW, LLC


Douglas L. Burgess

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
4/5	DEPS (if not received, date e-mail sent _____)	N/C
_____	FIRE DEPARTMENT	_____
4/22	PLANNING (if not received, date e-mail sent _____)	C
4/14	STATE HIGHWAY ADMINISTRATION	no obj
4/14	TRAFFIC ENGINEERING Dept of Public Works	Comment
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

5/5/16

SIGN POSTING

Date:

5/7/16

by

P. Wilson

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

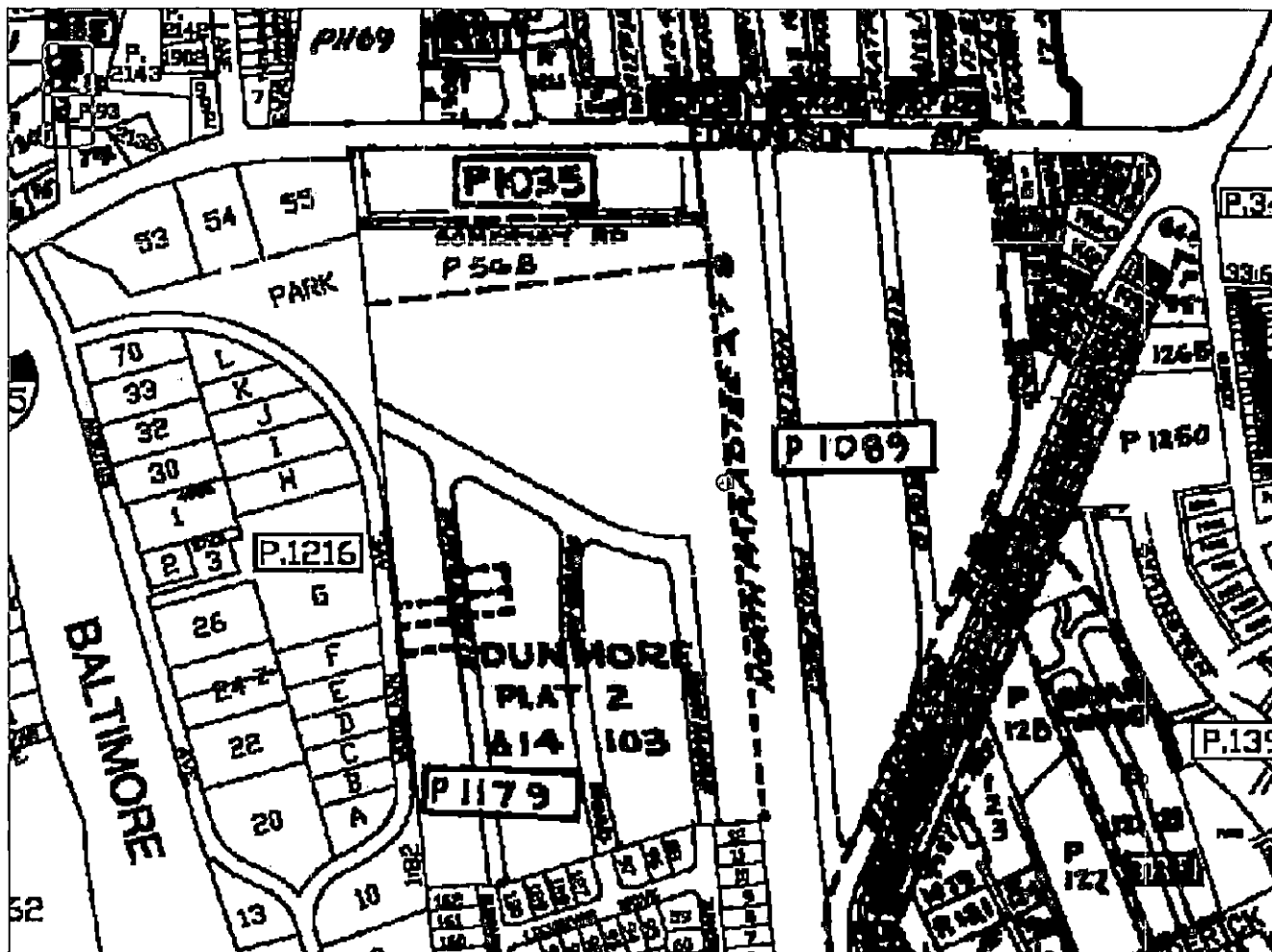
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 01 Account Number - 0112740390							
Owner Information									
Owner Name:		BILDEN DESIGN & CONSTRUCTION LLC				Use: Principal Residence:		RESIDENTIAL NO	
Mailing Address:		3030 4TH AVE BALTIMORE MD 21234-0000				Deed Reference:		/37020/ 00048	
Location & Structure Information									
Premises Address:		32 N PROSPECT AVE BALTIMORE 21228-1905				Legal Description:		LT WS PROSPECT AV 768 S EDMONDSON AVE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0101	0003	1089		0000				2016	
Special Tax Areas:				Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built 1925		Above Grade Enclosed Area 1,154 SF		Finished Basement Area 400 SF		Property Land Area 5,520 SF		County Use 04	
Stories 1 1/2	Basement YES	Type STANDARD UNIT		Exterior FRAME	Full/Half Bath 1 full	Garage	Last Major Renovation		
Value Information									
			Base Value	Value As of 01/01/2016		Phase-in Assessments As of 07/01/2015		As of 07/01/2016	
Land:			75,500	75,500					
Improvements			94,500	102,300					
Total:			170,000	177,800		170,000		172,600	
Preferential Land:			0					0	
Transfer Information									
Seller: FEDERAL NATIONAL MORTGAGE Type: NON-ARMS LENGTH OTHER				Date: 12/28/2015 Deed1: /37020/ 00048			Price: \$126,500 Deed2:		
Seller: DOUGHERTY SAMUEL L Type: NON-ARMS LENGTH OTHER				Date: 08/13/2015 Deed1: /36537/ 00258			Price: \$225,000 Deed2:		
Seller: LUTZ FREDERICK N Type: ARMS LENGTH IMPROVED				Date: 09/27/1972 Deed1: /05303/ 00586			Price: \$23,500 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: Exempt Class:		Special Tax Recapture: NONE							
Homestead Application Information									
Homestead Application Status: No Application									

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **01** Account Number: **0112740390**

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*

May 18, 2016

Bilden Design & Construction
Sven Carl
3030 4th Avenue
Baltimore MD 21234

RE: Case Number 2016-0234 SPH, Address: 32 N. Prospect Avenue

Dear Mr. Carl:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 29, 2016. 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 stylized with a large, flowing "W" and a prominent "J" at the end.

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
Gregory C. Johnson, P.E., Administrator

Date: 4/4/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0234-SPH

*Special Hearing
Sven Carl, Bilden Design & Construction
32 N. Prospect Avenue*

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 dark ink, appearing to read "David W. Peake".

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

DWP/RAZ

**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: April 14, 2016

SUBJECT: Case No: 2016-0234-SPH
32 North Prospect Avenue, Baltimore, Maryland 21228

Special Hearing to determine whether or not the Administrative Law Judge should approve a waiver pursuant to section 500.6 BCZR, Part 125.2, to permit the rebuilding/repair of a house in a riverine flood plain.

The Special Hearing involves an existing residence to be rebuilt/repared within 100-year riverine floodplain based on Federal Emergency Management Agency's, FEMA's, Flood Insurance Rate Map 2400100388F dated August 2, 2011. The flooding source is Maiden Choice Run.

Based on the Baltimore County Building Code Part 123 effective July 1, 2015 as approved by Baltimore County Council Bill 40-15 and Baltimore County Code Section 32.4.414, development in a riverine flood plain is prohibited. The Department of Public Works recommends a waiver to allow renovation of existing dwelling in riverine flood plain subject to all of the following:

1. Comply with the Building Code, including substantial improvement elevation requirements.
2. Remove outbuilding / shed in flood plain.
3. Observe base flood elevation of 384.0 (NAVD 88), unless proven otherwise by a Maryland Professional Engineer sealed flood study.

ECA/TWC/s

CC: Dennis Kennedy, Chief, Development Plans Review and Building Plan Review
Peter M. Zimmerman, People's Council
John Bryan, Chief Fire Protection Engineer
Dave Derickson, Development Plans Review

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: April 22, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-234

RECEIVED

APR 28 2016

INFORMATION:

Property Address: 32 North Prospect Avenue
Petitioner: Sven Carl (Bilden Design & Construction)
Zoning: DR 5.5
Requested Action: Special Hearing

OFFICE OF ADMINISTRATIVE HEARINGS

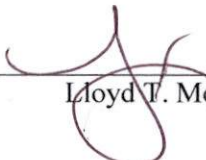
The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve a waiver to repair and rebuild a house located within a riverine floodplain.

A site visit was conducted on April 8, 2016. Through GIS records available to the Department a portion of the dwelling and lot appear to be located within the 100 year floodplain.

The Department has no objection to granting the petitioned zoning relief.

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

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

c: Sven Carl, Bilden Design & Construction
Dennis Wertz
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 05 2016

OFFICE OF ADMINISTRATIVE HEARINGS

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: April 5, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0234-SPH
Address 32 N. Prospect Avenue
(Carl Property)

Zoning Advisory Committee Meeting of April 11, 2016.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 04-05-2016

32 N. Prospect Avenue
Sven Carl

EXHIBIT LIST

Special Hearing

Waiver Pursuant to BCZR §500.6 – Riverine Flood Plain

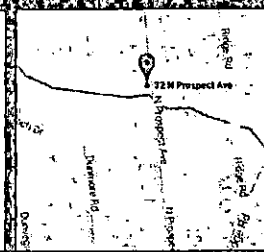
<u>Exhibit</u>	<u>Number</u>
Site Plan (Exacta Location Drawing)	1
Resume – Thomas J. Hoff	2
Aerial Photo	3A 3B
Photos Subject Property	4
Photos Neighboring Properties	5
Elevation Certificate	6
ZAC Comments (Public Works, Environmental & Planning recommend approval)	7
Contour Maps	8A + 8B

PREPARED BY:

EXACTA

MARYLAND SURVEYORS

P: (443)692-6523
F: (443)692-6524
www.exactaMD.com



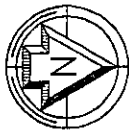
PROPERTY ADDRESS: 32 N PROSPECT AVENUE CATONVILLE, MARYLAND 21228

SURVEY NUMBER: 1603.2256

FIELD WORK DATE: 3/22/2016

REVISION HISTORY: (REV.0 3/22/2016)

1603.2256
LOCATION DRAWING
32 N PROSPECT AVENUE
BALTIMORE COUNTY, MARYLAND
03-22-2016 SCALE 1"=30'

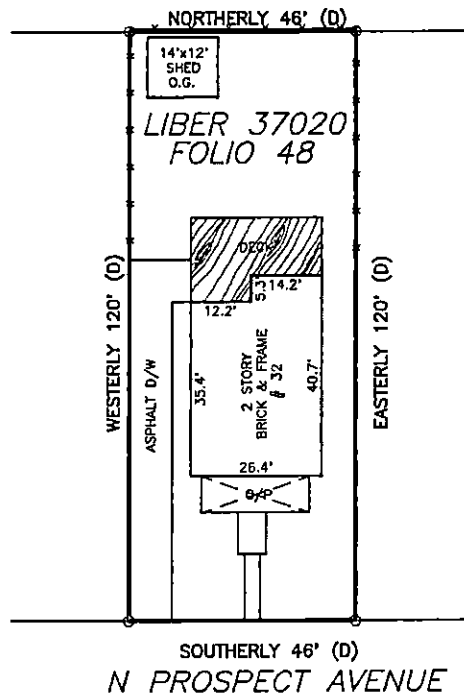


PLEASE NOTE

This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



William N. H.
EXPIRES 1-15-2017



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

ACCURACY=3'

POINTS OF INTEREST:
NONE VISIBLE

CLIENT NUMBER:

DATE: 3/22/2016

BUYER:

SELLER:

CERTIFIED TO:

POWERED BY:

surveystars

www.surveystars.com

EXACTA
MARYLAND SURVEYORS

LB# 21535
www.exactaMD.com

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS.

P 443.692.6523 • F 443.692.6524 • 16800 Bald Eagle School Rd. • Brandywine, MD 21033

THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.

EXHIBIT

1

RESUME

THOMAS J. HOFF

THOMAS J. HOFF

512 Virginia Avenue
Towson, Maryland 21286
410-296-3668 Fax 410-825-3887
tom@thomasjhoff.com

EDUCATION:

Bachelor of Science Landscape Architecture
Magna Cum Laude
West Virginia University, 1976

EXPERIENCE:

January 2011 to Present.
THOMAS J. HOFF
Towson, Maryland
As of January 1, 2011 I have been operating as a sole practitioner.

January 1992 to December 2010.
THOMAS J. HOFF, INC.
Towson, Maryland
Principal - President. Responsibilities include administration, client relations, site design, project management, government agency coordination and project scheduling for all projects in the office. Project supervision of staff responsible for zoning plans, site plans, grading plans, storm water management plans, sediment control plans, utility plans, public works plans and landscape plans for commercial, residential, industrial, and institutional sites.

December 1986 to December 1991.
HOFF & ANTONUCCI, INC.
Lutherville, Maryland
Principal - President. Responsibilities include administration, client relations, site design, project management, government agency coordination and project scheduling for all projects in the office. Project supervision of staff responsible for zoning plans, site plans, grading plans, storm water management plans, sediment control plans, utility plans, public works plans and landscape plans for commercial, residential, industrial, and institutional sites.

EXHIBIT

2

Thomas J. Hoff
Resume (cont.)

July 1983 to December 1986.

HOFF, ROSENFELT, AND WOOLFOLK, INC.

Owings Mills, Maryland

Principal - Secretary/Treasurer. Responsibilities included administration, client relations, site design, project management, government agency coordination and project scheduling for all projects in the office. Project supervision of staff responsible for zoning plans, site plans, grading plans, storm water management plans, sediment control plans, utility plans, public works plans and landscape plans for commercial, residential, industrial, and institutional sites.

February 1978 to July 1983.

DEVELOPMENT DESIGN GROUP LIMITED

Towson, Maryland

Chief Project Manager. Responsibilities included site design, project management, government agency coordination, and supervision of staff responsible for zoning plans, site plans, grading plans, storm water management plans, sediment control plans, utility plans, public works plans and landscape plans for commercial, residential, industrial, and institutional sites.

July 1976 to February 1978.

DAFT McCUNE & WALKER, INC.

Towson, Maryland

Staff Landscape Architect. Responsibilities included site design, site plans, grading plans, sediment control plans, utility plans, public works plans and landscape plans for commercial, residential, industrial, and institutional sites.

PROFESSIONAL REGISTRATION:

Registered Landscape Architect (1981)

Maryland - No. 493

AWARDS:

American Society of Landscape Architects – Certificate of Merit for Excellence in the Study of Landscape Architecture, 1975-76

The Baltimore County Soil Conservation District, Consultant Firm of the Year, 2002

Zoning Hearings:

21213 York Road, Baltimore County – Special Exception, Case No. 2016-0112-X, 2016.

2629 Pot Spring Road, Baltimore County – Variance, Case No. 2014-0137-A, 2014.

404-406 East Pennsylvania Avenue, Baltimore County – Special Hearing, Case No. 2013-0141-SPH, 2013.

1414 Walnut Avenue, Baltimore County – Variances, Case No. 2013-0015-XA, 2013.

8710 Liberty Road, Baltimore County – Special Exception and Variances, Case No. 2012-0258-XA, 2012.

1402 East Joppa Road, Baltimore County – Variances, Case No. 2011-0366-ASA, 2011.

2 Old Lyme Road, Baltimore County – Variances, Case No. 2011-0251-A, 2011.

2710 Holly Beach Road, Baltimore County – Variances, Case No. 2009-340-A, 2009.

9712 Monroe Street, Baltimore County – Special Hearing, Case No. 08-0560-SPH, 2008.

4406 Piney Grove Road, Baltimore County – Special Hearing, Case No. 08-249-SPH, 2008.

11219 Greenspring Avenue, Baltimore County – Special Exception and Variances, Case No. 08-221-XA, 2008.

3668 Galloway Road, Baltimore County – Variances and Special Hearing, Case No. 08-184-SPHA, 2007.

18 Aigburth Road, Baltimore County – Variances, Case No. 08-055-A, 2007.

3675 Offutt Road, Baltimore County – Variance, Case No. 07-530-A, 2007.

2901 Rolling Road, Baltimore County – Variance, Case No. 07-380-A, 2007.

1641 Cold Bottom Road, Baltimore County – Variance, Case No. 07-242-A, 2007.

1601 Odenso Lane, Baltimore County – Variance, Case No. 07-143-A, 2006.

9208 Avondale Road, Baltimore County – Special Hearing, Case No. 06-660-SPH, 2006.

Zoning Hearings:

9701 Reisterstown Road, Northwest Honda, Baltimore County – Special Hearing and Variances, Case No. 06-649-SPHA, 2006. Sign Variances and amend previously approved plan.

9208 Avondale Road, Baltimore County – Special Hearing, Case No. 06-289-SPH, 2006.

9033 Cuckold Point Road, Bill's Boats, Baltimore County – Special Hearing, Case No. 06-102-SPH, 2006.

409 Allegheny Avenue, Baltimore County – Special Exception, Case No. 06-041-X, 2005.

6003 Kenwood Avenue, Baltimore County – Special Hearing and Variances, Case No. 05-667-SPHA, 2005.

4505 Piney Grove Road, Baltimore County – Special Exception and Variances, Case No. 05-359-XA, 2005.

1104 Harwall Road, Baltimore County – Special Exception and Variances, Case No. 05-242-XA, 2005.

9101 Liberty Road, Auto Collision Technologies, Baltimore County – Special Exception and Variances, Case No. 04-422-XA, 2004.

11420 York Road, Baltimore County – Variances, Case No. 04-302-A, 2004.

4 Marlyn Avenue, Care Management, Inc., Baltimore County – Variances, Case No. 03-537-XA, 2003.

212 Cockeys Mill Road, Miller Tree & Landscape, Baltimore County – Special Exception, Special Hearing and Variances, Case No. 03-466-SPHXA, 2003.

9701 Reisterstown Road, Northwest Honda, Baltimore County – Special Hearing and Variances, Case No. 03-406-SPHA, 2003. Commercial parking in a residential zone and RTA Buffer Variance.

15509 Manor Road, Bozman Property, Baltimore County – Variances, Case No. 03-235-SPHA, 2003.

4106 Klausmier Road, Baltimore County – Variance to permit undersized lot, Case No. 03-217-A, 2002.

4104 Klausmier Road, Baltimore County – Variance to permit undersized lot, Case No. 03-216-A, 2002.

Zoning Hearings:

Tom's Sports Tavern, 9307 Liberty Road, Baltimore County – Setback Variances, Case No. 02-377-SPHA, 2002.

Sunoco Service Station, 6401 Golden Ring Road, Baltimore County – Sign Variances, Case No. 02-371-A, 2002.

Sunoco Service Station, 8000 Loch Raven Blvd., Baltimore County – Sign Variances, Case No. 02-370-A, 2002.

Radio Shack, 1206 Reisterstown Road, Baltimore County – Sign Variances, Case No. 02-211-A, 2002.

Sunoco Service Station, 6324 Baltimore National Pike, Baltimore County – Sign Variances, Case No. 01-312-A, 2001.

Sunoco Service Station, 10812 Reisterstown Road, Baltimore County – Sign Variances, Case No. 01-311-A, 2001.

Sunoco Service Station, 11701 Reisterstown Road, Baltimore County – Sign Variances, Case No. 01-310-A, 2001.

10233 Liberty Road, Baltimore County – Special Exception, Case No. 00-561-X, 2000.

114 Dundalk Avenue, Baltimore County - Special Exception and Variances, Case No. 00-07-XA, 2000.

103 Riverton Road, Baltimore County – Special Hearing, Special Exception and Variances, Case No. 00-370-SPHXA, 2000.

Sunoco Service Station, 143 Back River Neck Road, Baltimore County – Sign Variances, Case No. 00-348-A, 2000.

405 East Joppa Road/510-514 & 518 Fairmount Avenue, Baltimore County – Special Hearing to amend the Special Exception and Variances, Case No. 00-305-SPHA, 2000.

Sunoco Service Station, 10800 Pulaski Highway, Baltimore County – Special Hearing and Variances, Case No. 00-103-SPHA, 1999.

St. Charles @ Old Court Apartments, Baltimore County – Variance to allow detached garages, Case No. 00-076-A, 1999.

Northwest BMW/Honda, 9700 Reisterstown Road, Baltimore County – Variance, Case No. 00-009-A, 1999.

Zoning Hearings:

Sunoco Service Station, 100 West Timonium Road, Baltimore County – Special Exception, Special Hearing and Variances, Case No. 99-408-SPHXA, 1999.

1623 Bellona Avenue, Baltimore County – Special Exception for a physician's office within a primary residence, Case No. 99-283-SPX, 1999.

2448 Spring Lake Drive, Baltimore County - Sideyard Variance, Residential, Case No. 99-71-A, 1998.

9608 & 9610 Belair Road, Baltimore County - Special Exception for Class B Group Child Care, Special Hearing and Variances, Case No. 98-282-SPHXA, 1998.

7303 Belair Road, Baltimore County - Setback Variances, Case No. 98-192-A, 1997.

CVS Pharmacy, 9519 Philadelphia Road, Baltimore County - Parking and Setback Variances, Case No. 97-395-A, 1997.

114 Dundalk Avenue, Baltimore County - Variance, Case No. 96-484-A, 1996.

3419 Sweet Air Road, Baltimore County - Parking Variance for Restaurant, 1996

Rolling View Green, Baltimore County - Special Hearing and Variances, Case No. 95-432-SPHA, 1995.

The Estates at Rolling View, Baltimore County - Setback Variances for Residential Subdivision, Case No. 94-464-A, 1994.

1110 Reisterstown Road, Baltimore County - Variances and Special Hearing, Case No. 94-248-SPHA, 1994.

Edgewood Senior Center, Harford County - Special Exception and Variances, 1994

Hyatt Property, Baltimore County - Setback Variance, 1994

Camp Glyndon, Baltimore County - Special Exception and Sign Variance, 1993

Painters Mill Executive Office Park, Baltimore County - Sign Variance

204 Sudbrook Lane, Baltimore County - Special Exception for Assisted Living Facility in a DR Zone

Amoco Oil, Philadelphia Road, Baltimore County - Special Exception & Sign Variance

Zoning Hearings:

Amoco Oil, Route 40, Harford County - Setback Variance

Littman Property, Residential Subdivision, Baltimore County - Special Hearing

Schuster Concrete, Crondall Lane, Baltimore County - Setback Variance

Amoco Oil, Carroll Plaza, Carroll County - Sign Variance

Maerk, Ltd., Carroll Plaza Shopping Center, Carroll County - Parking Variance

Methodist Home, Powells Run Rd., Baltimore County - Special Exception & Variance

Board of Appeals:

Lintz Property, 14345 Jarrettsville Pike, Baltimore County – Zoning Reclassification, Case No. R-09-270, 2009.

9033 Cuckold Point Road, Bill's Boats, Baltimore County – Special Hearing, Case No. 06-102-SPH, 2007.

Sunoco Service Station, 6324 Baltimore National Pike, Baltimore County – Sign Variances, Case No. 01-312-A, 2001.

Sunoco Service Station, 10812 Reisterstown Road, Baltimore County – Sign Variances, Case No. 01-311-A, 2001.

Sunoco Service Station, 11701 Reisterstown Road, Baltimore County – Sign Variances, Case No. 01-310-A, 2001.

Bundy Property, Baltimore County – Petition for Reclassification, Case No. R-99-184, 1999.

Easter Property, Baltimore County - CRG Appeal, 1994

Amoco Oil, Philadelphia Road, Baltimore County - Special Exception & Sign Variance

Pizza Palace, Baltimore County - Parking Variance for Restaurant

Littman Property, Residential Subdivision, Baltimore County - Special Hearing

Schuster Concrete, Crondall Lane, Baltimore County - Setback Variance

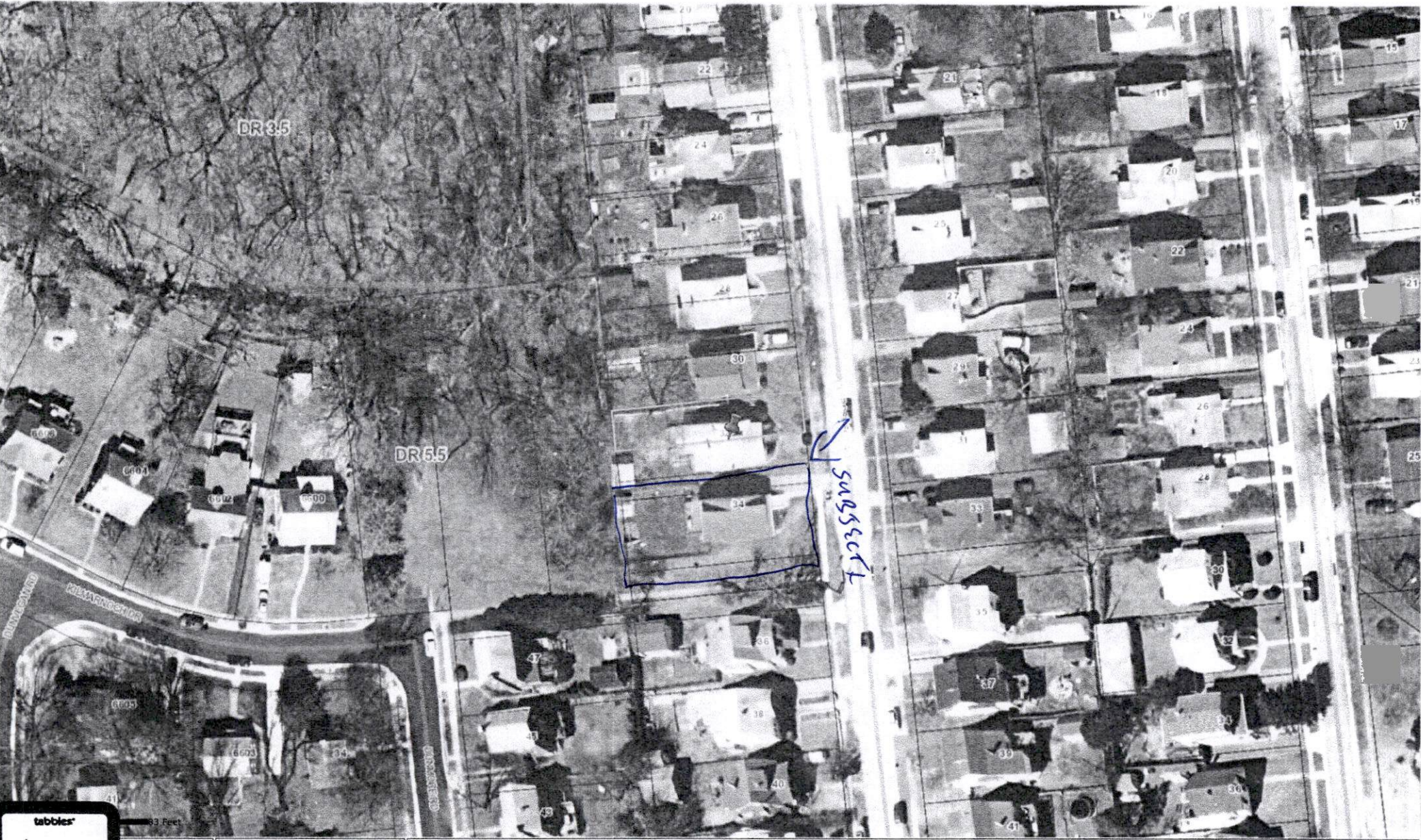
Hearing Officer's Hearings:

Estates at Windy Hill, Single family detached lots, RC-5 zone, 2010.

Chapeldale Woods, Single family detached lots, RC-5 zone, 2001.

Merrymans Manor, Single family detached lots, RC-4 zone, 2000.

Carrington Ridge, Single family detached lots, DR-2 zone, 2000.





tabbles

38 Feet

Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 5/18/2016

3B

EXHIBIT



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect and consequential damages, attorneys' fees, and court costs incurred as a result of arising from or in connection with the use of or reliance upon this data.

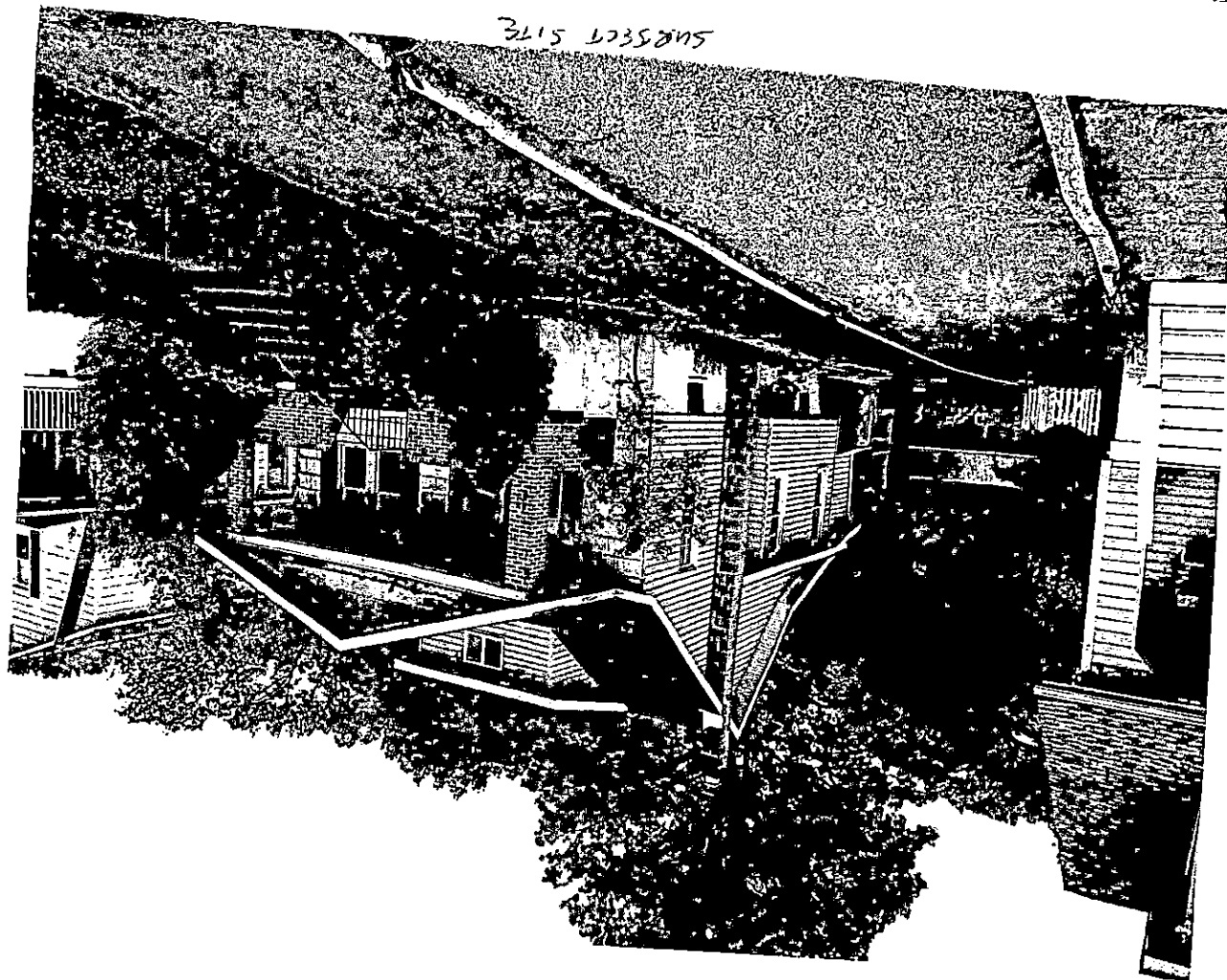
Ex. 3C

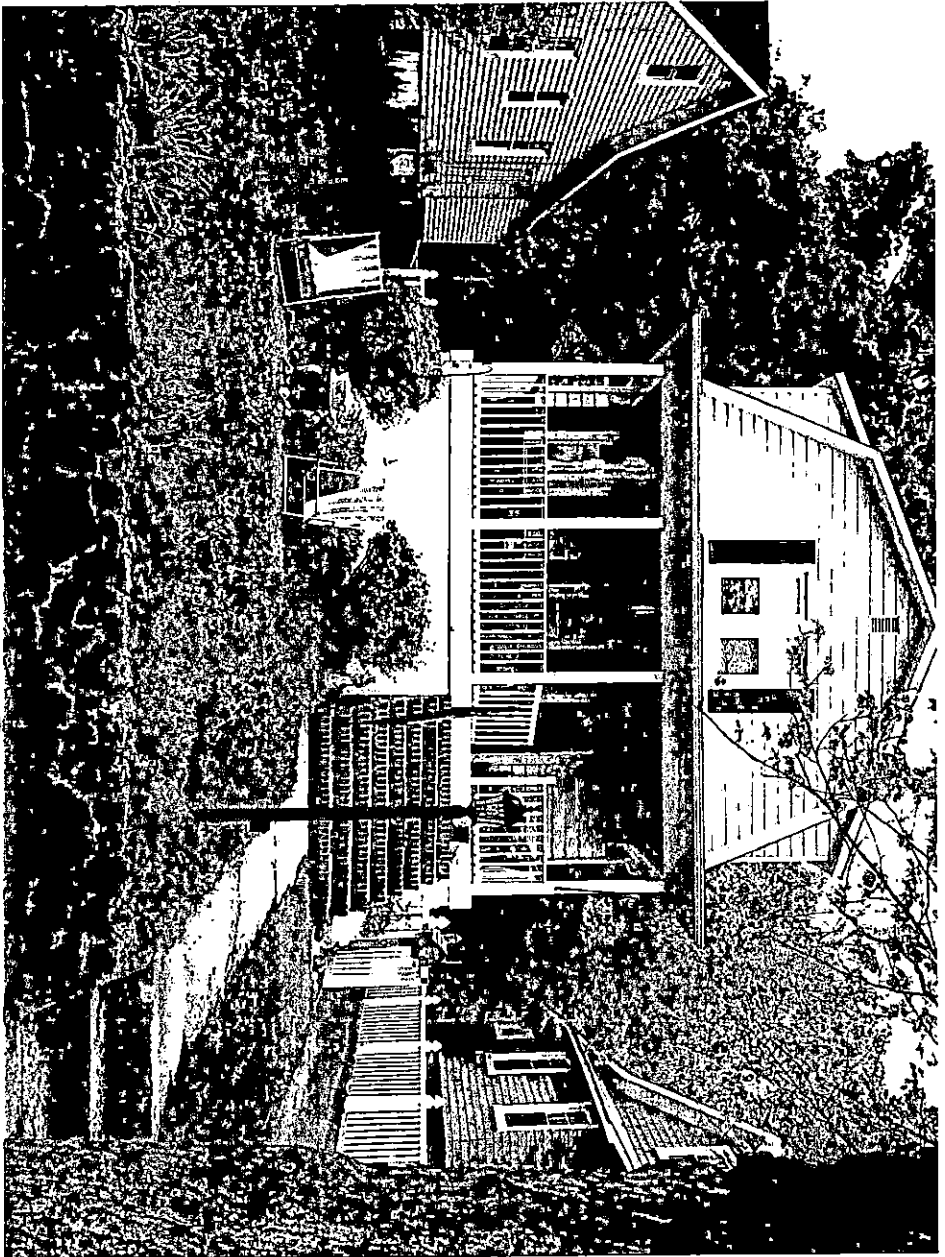
Printed 5/26/2016



SUBJECT SITE

EXHIBIT





WEST
S172

HOUSE TO THE RIGHT

EXHIBIT

5

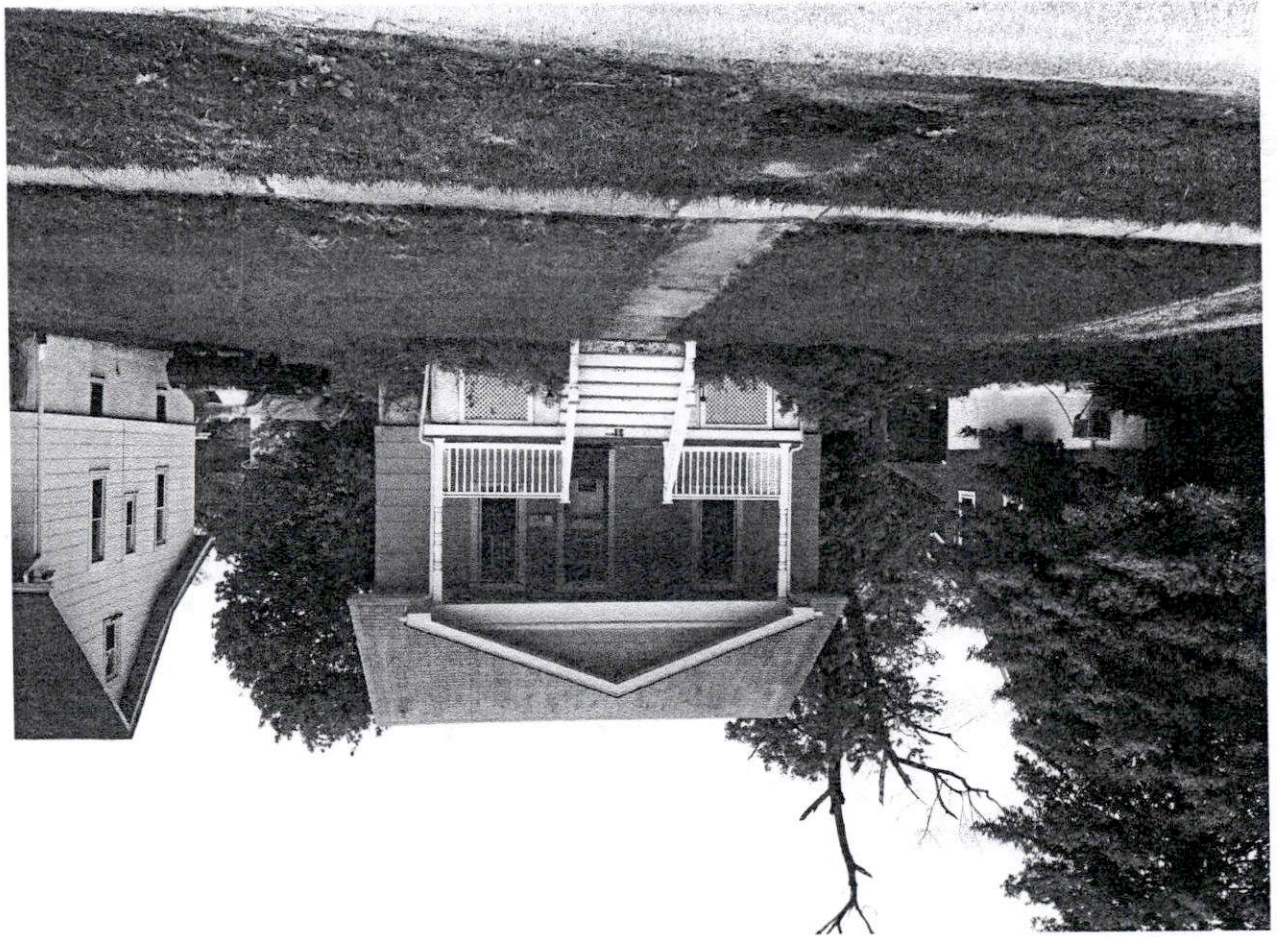
tabbles

House to left



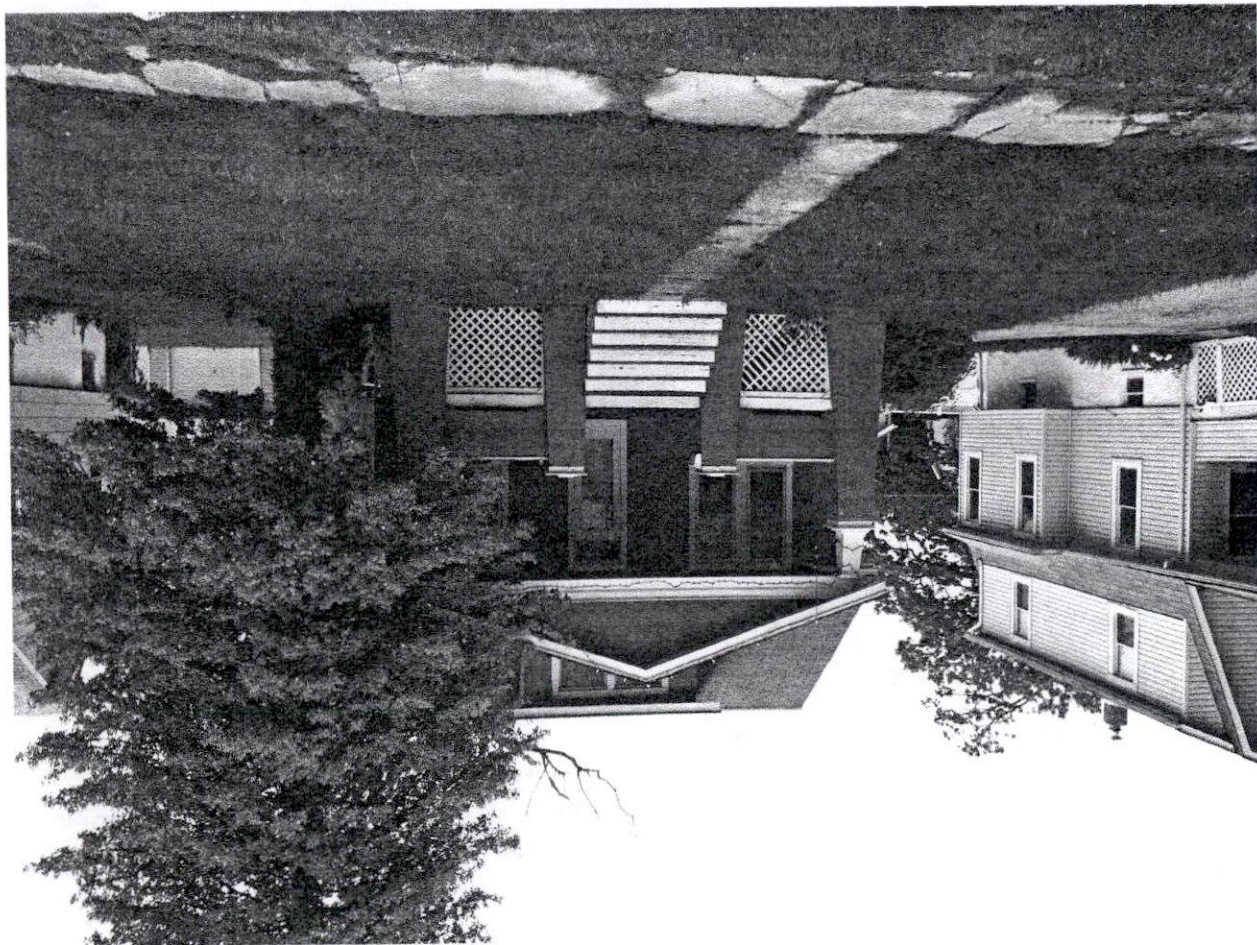
Across STREET

~~WHITE HOUSE TO RIGHT~~



House 70
RIGHT

Two books in right
ACROSS STREET





FEMA

NATIONAL FLOOD INSURANCE PROGRAM

ELEVATION CERTIFICATE

AND

INSTRUCTIONS

EXHIBIT

6

EVALUATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name Andy Carl

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
32 North Prospect Avenue

Company NAIC Number:

City Baltimore

State MD

ZIP Code 21228

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Baltimore County Maryland Tax Map 101 Parcel 1089

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 39°16'43.80"N Long. 76°43'11.96"W

Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 2

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) 858 sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade NA
c) Total net area of flood openings in A8.b NA sq in
d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

- a) Square footage of attached garage NA sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade NA
c) Total net area of flood openings in A9.b NA sq in
d) Engineered flood openings? ☐ Yes ☒ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
Baltimore County Maryland 240010

B2. County Name
Baltimore

B3. State
Maryland

B4. Map/Panel Number
0388

B5. Suffix
F

B6. FIRM Index Date
5/5/2014

B7. FIRM Panel
Effective/Revised Date
9/26/2008

B8. Flood
Zone(s)
X & A

B9. Base Flood Elevation(s) (Zone
AO, use base flood depth)
NA

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: _____ ☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: AE3950

Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 380.0 ☒ feet ☐ meters
b) Top of the next higher floor 387.8 ☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only) NA ☐ feet ☐ meters
d) Attached garage (top of slab) NA ☐ feet ☐ meters
e) Lowest elevation of machinery or equipment servicing the building 380.0 ☒ feet ☐ meters
(Describe type of equipment and location in Comments)
f) Lowest adjacent (finished) grade next to building (LAG) 381.8 ☒ feet ☐ meters
g) Highest adjacent (finished) grade next to building (HAG) 384.5 ☒ feet ☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 383.0 ☒ feet ☐ meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☒ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a
☐ Check here if attachments. licensed land surveyor? ☒ Yes ☐ No

Certifier's Name George A. Parrish, IV

License Number 577Exp3/24/2017

Title Prop. Line Surveyor

Company Name Advanced Surveys, Inc.

Address 3140 West Ward Rd, Ste 103

City Dunkirk

State MD

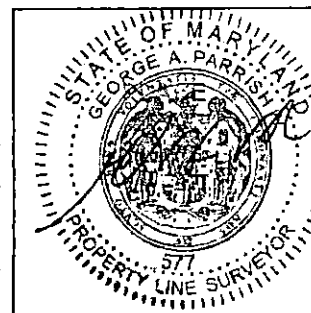
ZIP Code 20754

Signature

Date

3-7-16

Telephone 410-286-9712



IMPORTANT: In these spaces, copy the following information from Section A.		FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 32 North Prospect Avenue		Policy Number:
City Baltimore	State MD ZIP Code 21228	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments *There is a 117 square foot part of the first floor with an elevation of 387.8 feet that is on piers and a porch with an elevation of 387.5 feet on a 154 square foot crawl space with an elevation of 381.7 feet that has one 104 square inch flood opening that is more than one foot above adjacent grade. The lowest equipment is a furnace located in the basement (bottom floor) of the building.

Signature  Date 3-7-16

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 a) Top of bottom floor (including basement, crawlspace, or enclosure) is 4.5 ☒ feet ☐ meters ☐ above or ☒ below the HAG.
 b) Top of bottom floor (including basement, crawlspace, or enclosure) is 1.8 ☒ feet ☐ meters ☐ above or ☒ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is NA. ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is NA. ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is 4.5 ☒ feet ☐ meters ☐ above or ☒ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	
Comments			

☐ Check here if attachments.**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

☐ Check here if attachments.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
32 North Prospect Avenue

Policy Number:

City Baltimore

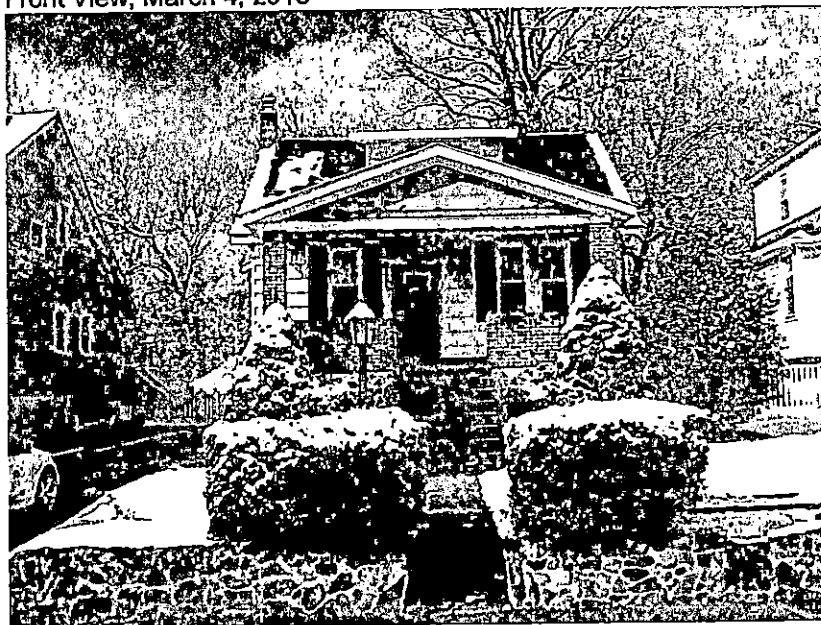
State MD

ZIP Code 21228

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Front View, March 4, 2016



Rear View, March 4, 2016



Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
32 North Prospect Avenue

Policy Number:

City Baltimore

State MD

ZIP Code 21228

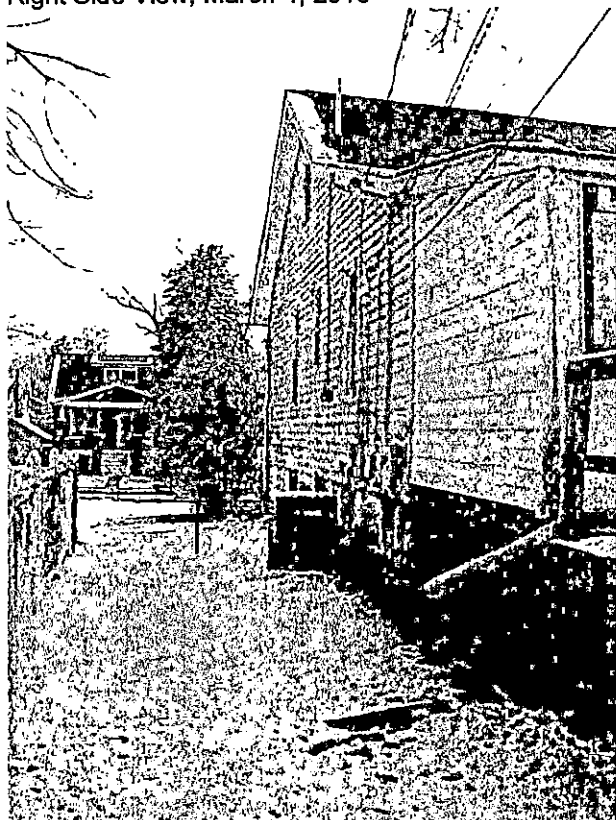
Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Left Side View, March 4, 2016



Right Side View, March 4, 2016



Flood Opening in Porch Crawl Space, March 4, 2016



NATIONAL FLOOD INSURANCE PROGRAM ELEVATION CERTIFICATE

PAPERWORK REDUCTION ACT NOTICE

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington DC 20472, Paperwork Reduction Project (1660-0008). NOTE: Do not send your completed form to this address.

PURPOSE OF THE ELEVATION CERTIFICATE

The Elevation Certificate is an important administrative tool of the National Flood Insurance Program (NFIP). It is to be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

The Elevation Certificate is required in order to properly rate Post-FIRM buildings, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), located in flood insurance Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, and AR/AO. The Elevation Certificate is not required for Pre-FIRM buildings unless the building is being rated under the optional Post-FIRM flood insurance rules.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the Federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA or LOMR-F request. Lowest floor and lowest adjacent grade elevations certified by a surveyor or engineer will be required if the certificate is used to support a LOMA or LOMR-F request. A LOMA or LOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 package, whichever is appropriate.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the Base Flood Elevation (BFE). A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

Additional guidance can be found in FEMA Publication 467-1, Floodplain Management Bulletin: Elevation Certificate, available on FEMA's website at <http://www.fema.gov/library/viewRecord.do?id=1727>.

Building Diagrams

The following diagrams illustrate various types of buildings. Compare the features of the building being certified with the features shown in the diagrams and select the diagram most applicable. Enter the diagram number in Item A7, the square footage of crawlspace or enclosure(s) and the area of flood openings in square inches in Items A8.a–c, the square footage of attached garage and the area of flood openings in square inches in Items A9.a–c, and the elevations in Items C2.a–h.

In A zones, the floor elevation is taken at the top finished surface of the floor indicated; in V zones, the floor elevation is taken at the bottom of the lowest horizontal structural member (see drawing in instructions for Section C).

DIAGRAM 1A

All slab-on-grade single- and multiple-floor buildings (other than split-level) and high-rise buildings, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor is at or above ground level (grade) on at least 1 side.*

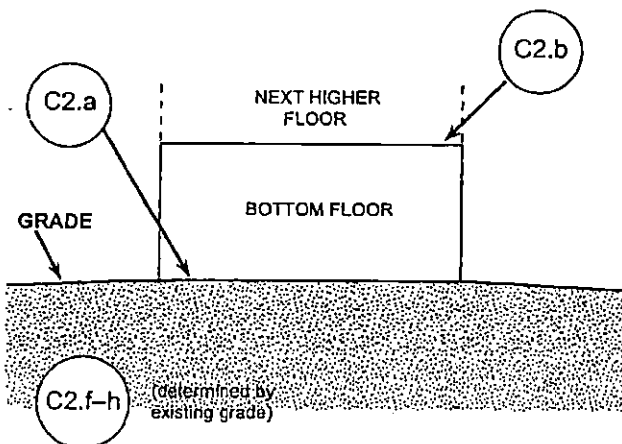


DIAGRAM 1B

All raised-slab-on-grade or slab-on-stem-wall-with-fill single- and multiple-floor buildings (other than split-level), either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor is at or above ground level (grade) on at least 1 side.*

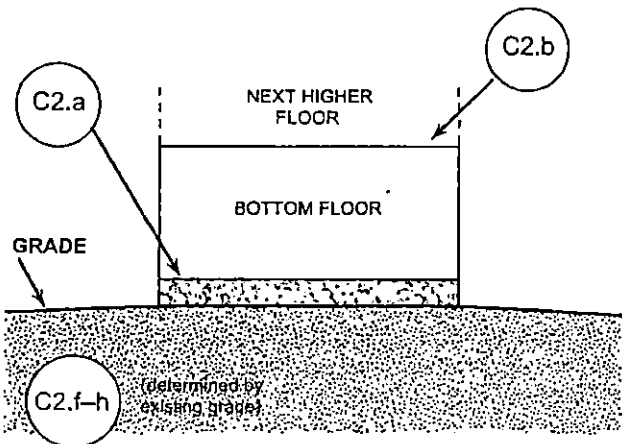
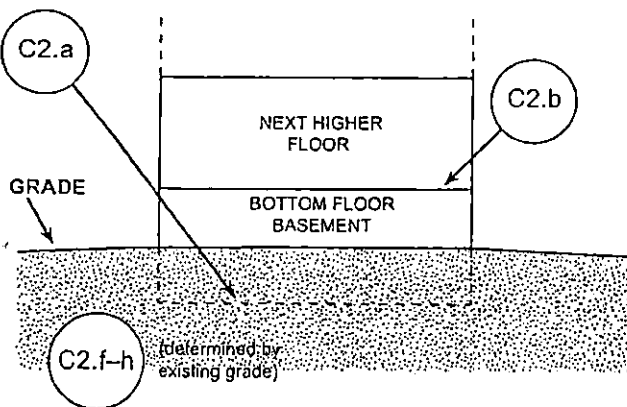


DIAGRAM 2

All single- and multiple-floor buildings with basement (other than split-level) and high-rise buildings with basement, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor (basement or underground garage) is below ground level (grade) on all sides.*

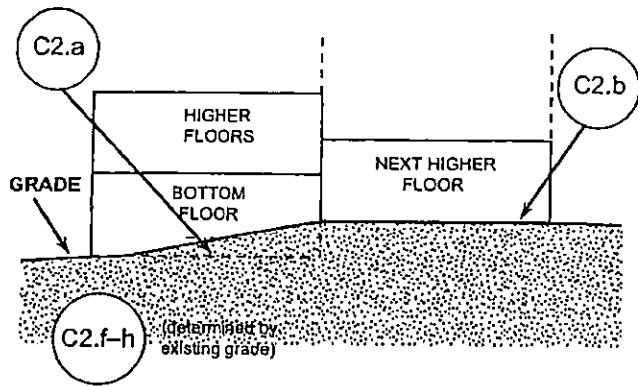


* A floor that is below ground level (grade) on all sides is considered a basement even if the floor is used for living purposes, or as an office, garage, workshop, etc.

DIAGRAM 3

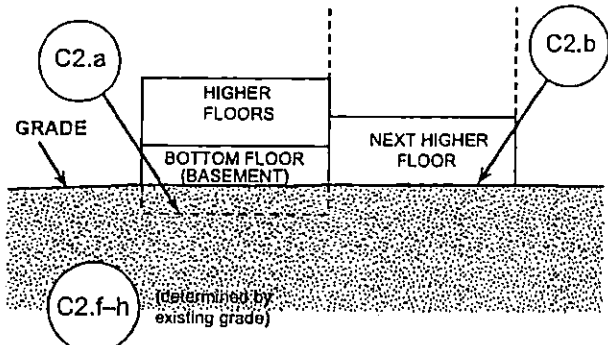
All split-level buildings that are slab-on-grade, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor (excluding garage) is at or above ground level (grade) on at least 1 side.*

**DIAGRAM 4**

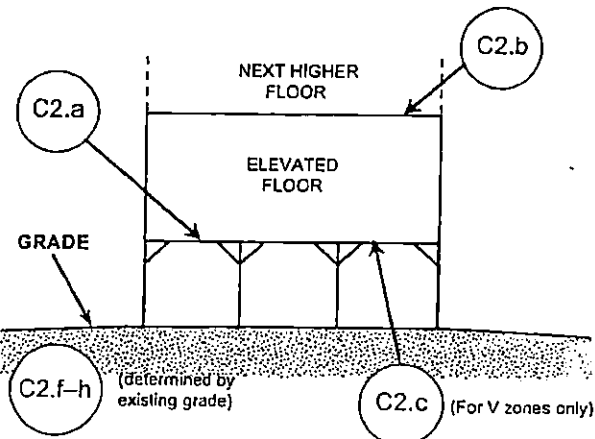
All split-level buildings (other than slab-on-grade), either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor (basement or underground garage) is below ground level (grade) on all sides.*

**DIAGRAM 5**

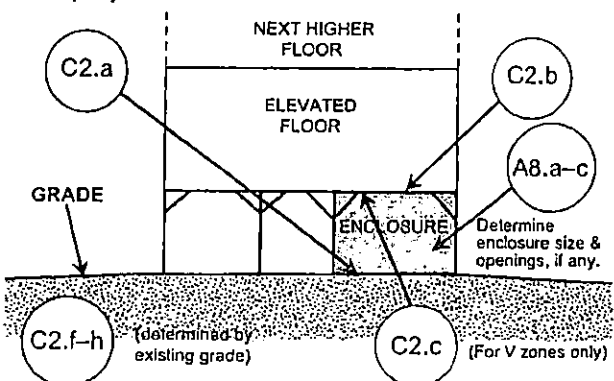
All buildings elevated on piers, posts, piles, columns, or parallel shear walls. No obstructions below the elevated floor.

Distinguishing Feature – For all zones, the area below the elevated floor is open, with no obstruction to flow of floodwaters (open lattice work and/or insect screening is permissible).

**DIAGRAM 6**

All buildings elevated on piers, posts, piles, columns, or parallel shear walls with full or partial enclosure below the elevated floor.

Distinguishing Feature – For all zones, the area below the elevated floor is enclosed, either partially or fully. In A Zones, the partially or fully enclosed area below the elevated floor is with or without openings** present in the walls of the enclosure. Indicate information about enclosure size and openings in Section A – Property Information.



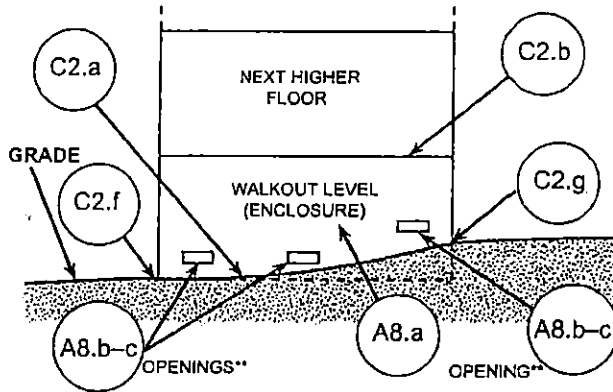
* A floor that is below ground level (grade) on all sides is considered a basement even if the floor is used for living purposes, or as an office, garage, workshop, etc.

** An "opening" is a permanent opening that allows for the free passage of water automatically in both directions without human intervention. Under the NFIP, a minimum of 2 openings is required for enclosures or crawlspaces. The openings shall provide a total net area of not less than 1 square inch for every square foot of area enclosed, excluding any bars, louvers, or other covers of the opening. Alternatively, an Individual Engineered Flood Openings Certification or an Evaluation Report issued by the International Code Council Evaluation Service (ICC ES) must be submitted to document that the design of the openings will allow for the automatic equalization of hydrostatic flood forces on exterior walls. A window, a door, or a garage door is not considered an opening; openings may be installed in doors. Openings shall be on at least 2 sides of the enclosed area. If a building has more than 1 enclosed area, each area must have openings to allow floodwater to directly enter. The bottom of the openings must be no higher than 1.0 foot above the higher of the exterior or interior grade or floor immediately below the opening. For more guidance on openings, see NFIP Technical Bulletin 1.

DIAGRAM 7

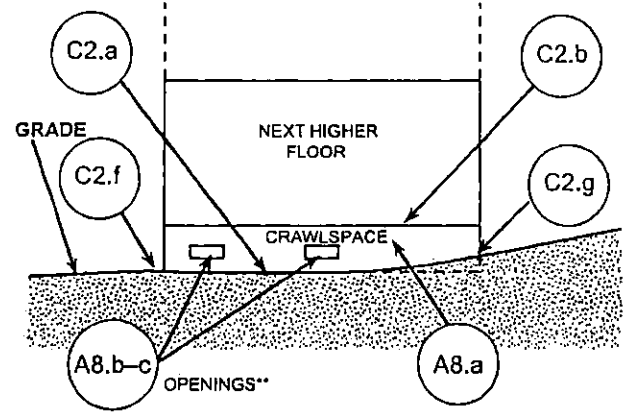
All buildings elevated on full-story foundation walls with a partially or fully enclosed area below the elevated floor. This includes walkout levels, where at least 1 side is at or above grade. The principal use of this building is located in the elevated floors of the building.

Distinguishing Feature – For all zones, the area below the elevated floor is enclosed, either partially or fully. In A Zones, the partially or fully enclosed area below the elevated floor is with or without openings** present in the walls of the enclosure. Indicate information about enclosure size and openings in Section A – Property Information.

**DIAGRAM 8**

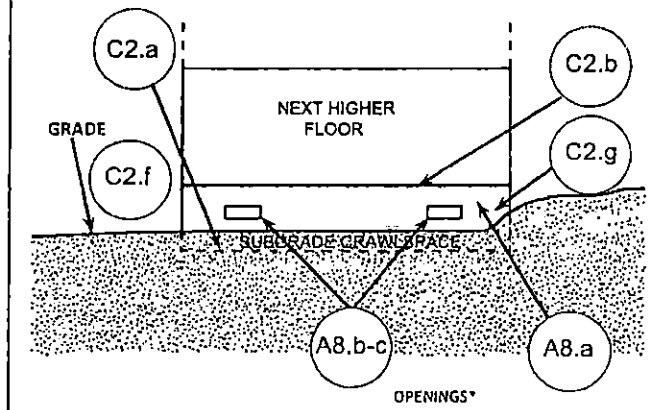
All buildings elevated on a crawlspace with the floor of the crawlspace at or above grade on at least 1 side, with or without an attached garage.

Distinguishing Feature – For all zones, the area below the first floor is enclosed by solid or partial perimeter walls. In all A zones, the crawlspace is with or without openings** present in the walls of the crawlspace. Indicate information about crawlspace size and openings in Section A – Property Information.

**DIAGRAM 9**

All buildings (other than split-level) elevated on a sub-grade crawlspace, with or without attached garage.

Distinguishing Feature – The bottom (crawlspace) floor is below ground level (grade) on all sides.* (If the distance from the crawlspace floor to the top of the next higher floor is more than 5 feet, or the crawlspace floor is more than 2 feet below the grade [LAG] on all sides, use Diagram 2.)



* A floor that is below ground level (grade) on all sides is considered a basement even if the floor is used for living purposes, or as an office, garage, workshop, etc.

** An "opening" is a permanent opening that allows for the free passage of water automatically in both directions without human intervention. Under the NFIP, a minimum of 2 openings is required for enclosures or crawlspaces. The openings shall provide a total net area of not less than 1 square inch for every square foot of area enclosed, excluding any bars, louvers, or other covers of the opening. Alternatively, an Individual Engineered Flood Openings Certification or an Evaluation Report issued by the International Code Council Evaluation Service (ICC ES) must be submitted to document that the design of the openings will allow for the automatic equalization of hydrostatic flood forces on exterior walls. A window, a door, or a garage door is not considered an opening; openings may be installed in doors. Openings shall be on at least 2 sides of the enclosed area. If a building has more than 1 enclosed area, each area must have openings to allow floodwater to directly enter. The bottom of the openings must be no higher than 1.0 foot above the higher of the exterior or interior grade or floor immediately below the opening. For more guidance on openings, see NFIP Technical Bulletin 1.

Advanced Surveys, Inc.

3140 West Ward Road
Suite 103
Dunkirk, Maryland 20754
410-286-9712 FAX 410-286-9716

Invoice

<i>Date</i>	<i>Invoice #</i>
3/4/2016	45959

Bill To

Andy Carl
32 Prospect Avenue North
Baltimore, MD 21228

<i>Terms</i>	<i>Due Date</i>	<i>Project</i>	
	3/4/2016	45959;Bilden Design&Const P1089 EC	
<i>Description</i>		<i>Rate</i>	<i>Amount</i>
Elevation Certificate		575.00	575.00
		<u>PAID</u>	
Thank you for your business.			Total \$575.00

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: April 22, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-234

INFORMATION:
Property Address: 32 North Prospect Avenue
Petitioner: Sven Carl (Bilden Design & Construction)
Zoning: DR 5.5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve a waiver to repair and rebuild a house located within a riverine floodplain.

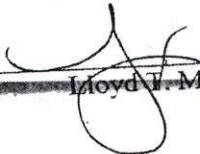
A site visit was conducted on April 8, 2016. Through GIS records available to the Department a portion of the dwelling and lot appear to be located within the 100 year floodplain.

The Department has no objection to granting the petitioned zoning relief.

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

Prepared by:

Deputy Director:


Lloyd T. Moxley


Jeff Mayhew

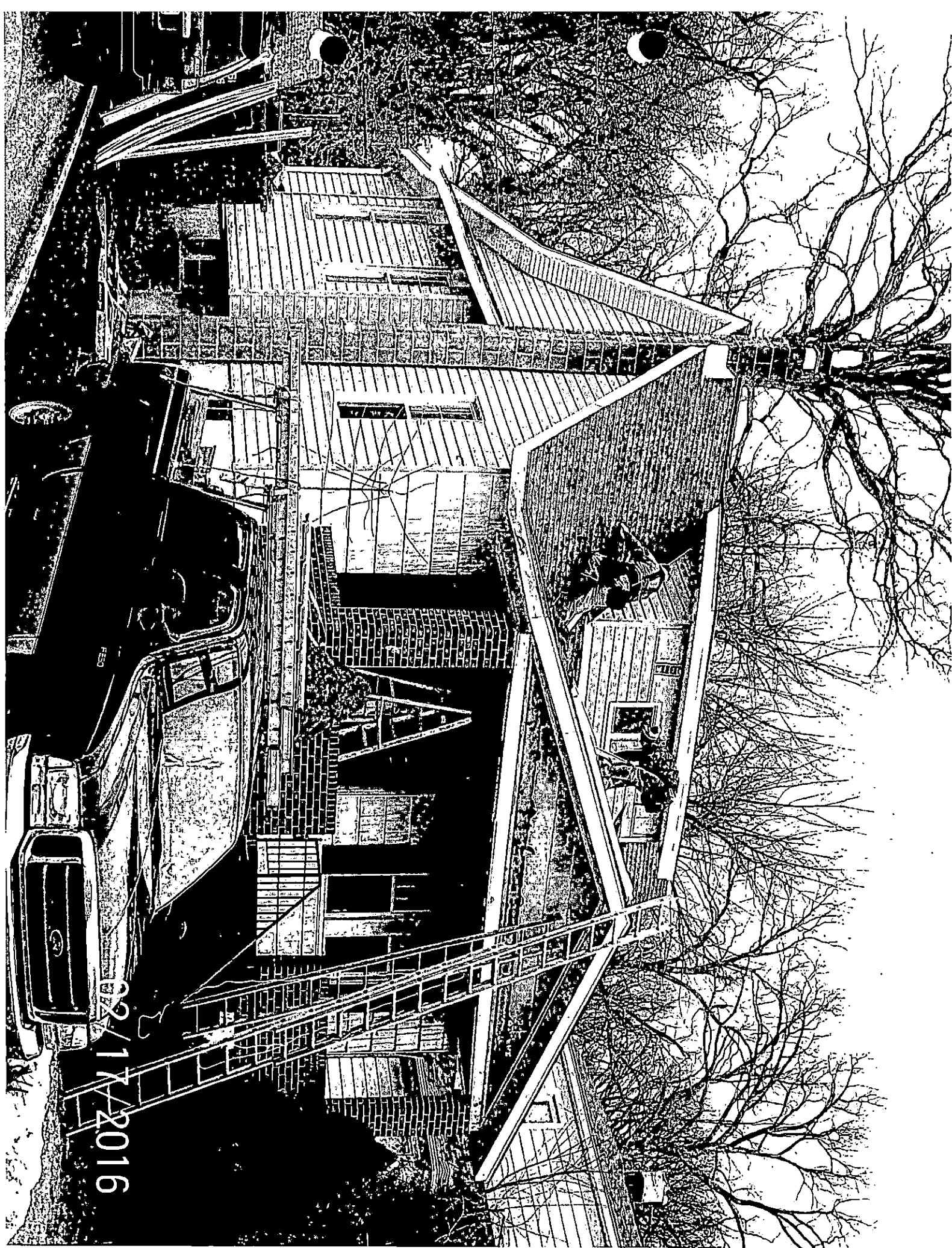
AVA/KS/LTM/ka

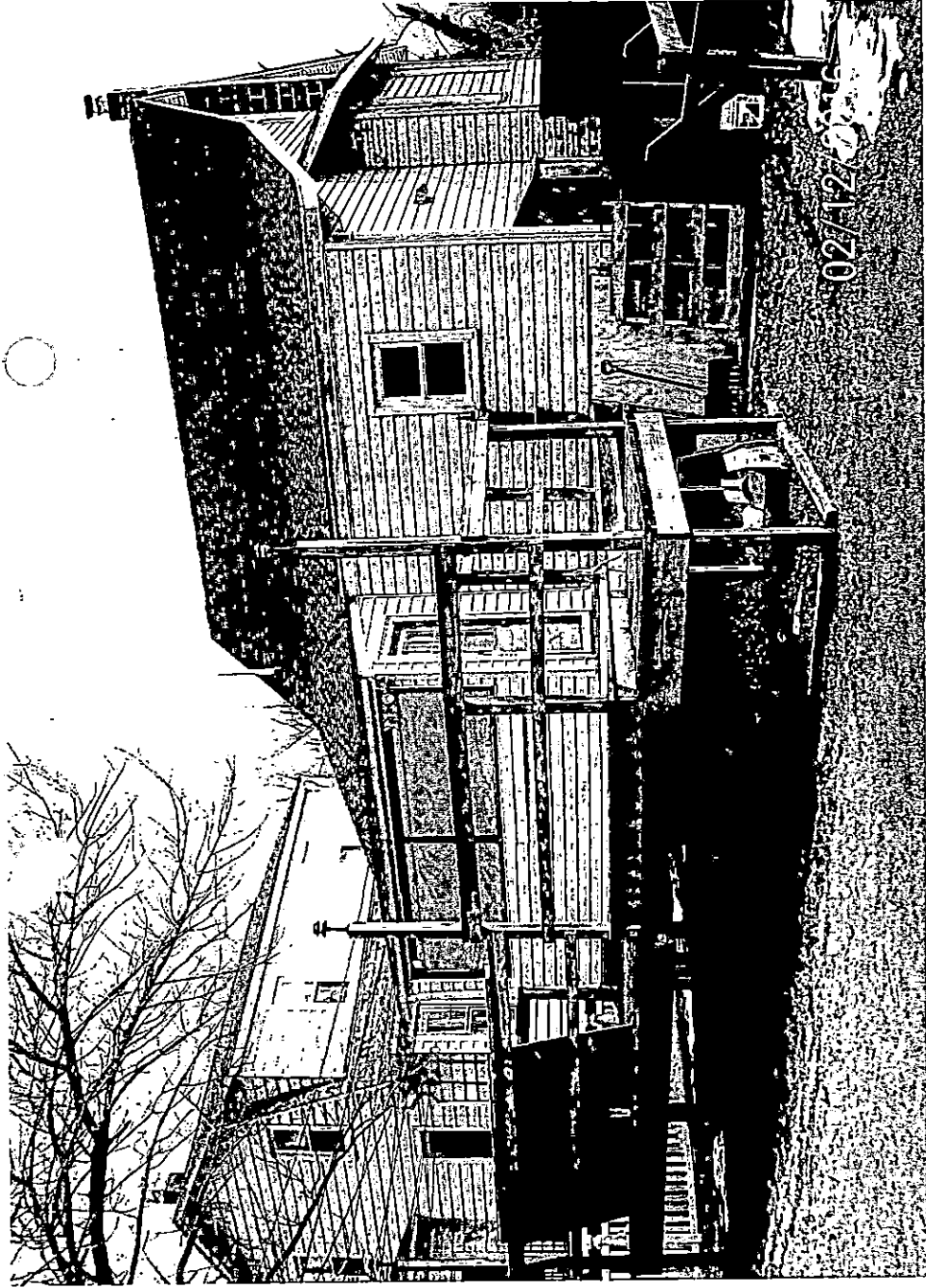
c: Sven Carl, Bilden Design & Construction
Dennis Wertz
Office of the Administrative Hearings
People's Counsel for Baltimore County

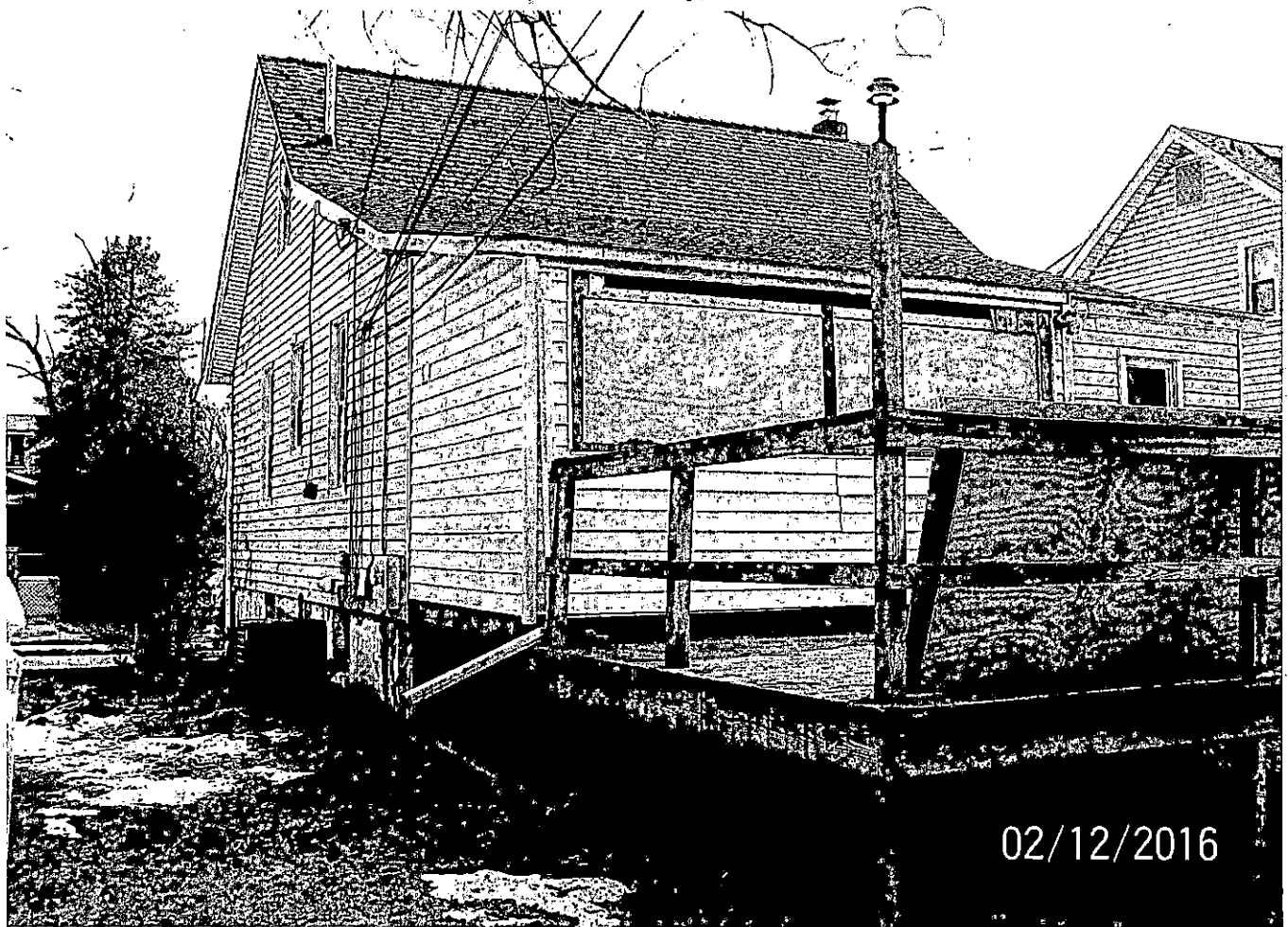


02/17/2016

02/17/2016







BA IMORE COUNTY MARYI JD
INTER-OFFICE CORRESPONDENCE

DATE: April 13, 2000

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.:
Legal Owner/Petitioner: *CARL SWEN, Bilden Design & Construction*
Contract Purchaser:
Property Address: *32 N. Prospect Ave*
Location Description:

VIOLATION INFORMATION: Case No. *2016-0234-SPH*
Defendants: *CARL SWEN, Bilden Design/Construction*

Please be advised that the aforementioned petition is the subject of an active violation case.
When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME

ADDRESS

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☒ 1. Complaint letter/memo/email/fax (if applicable)
- ☒ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☒ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☒ 8. Photographs including dates taken
- ☒ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt(s) if applicable
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☒ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/

C: Code Enforcement Officer

CB1600060

CODE ENFORCEMENT REPORTDATE: 2/12/16 INTAKE BY: Garland CASE#: _____ INSPEC: _____

COMPLAINT

LOCATION: 32 North Prospect

ZIP CODE: _____ DIST: _____

COMPLAINT

NAME: John Bryan PHONE#:(H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: Permit Required - Riverside Flood Zone

IS THIS A RENTAL UNIT? YES _____ NO _____

IF YES, IS THIS SECTION 8? YES _____ NO _____

OWNER/TENANT

INFORMATION _____

PERMITS REQ

SUBSTAN.

0112740390

TAX ACCOUNT #: _____

INSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1600060

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CB1600060	James Garland		02/16/2016	Monitor	02/21/2016	

Complaint Description: sfid being renovated, in riverine flood plain. Permits Required

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
32 N PROSPECT AVE CATONSVILLE, MD 21228 Tax Id: 0112740390	FEDERAL NATIONAL MORTGAGE ASSOCIATION PO BOX 650043 DALLAS, TX 75265	john bryan 3987

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
James Garland	02/17/2016	Initial Inspection	Stop Work Order Issued	Stop Work Order Issued	
James Garland	02/22/2016	Re-Inspection	Research	Research	
James Garland	03/08/2016	Re-Inspection	Monitor	Monitor	
James Garland		Re-Inspection	Scheduled		

Lien Information - No Lien

Comments Detail

2/17/2016: 2/12/16 On site inspection per Rebecca Daniels (Plans Review) verified construction activity.

2/17/16 Issued Stop Work, Permits required, property has been determined to be located within Riverine Flood Zone. Post site and mailed copy. R/C 2/22/16 ***JG/lk

3/8/2016: Spoke with Mrs. Daniels & Mr. Bryan - state owner process of filing for waiver. Continue to monitor site - no work allowed at this time. R/C 4/11/16 ***JG/lk

2/22/2016: Property owner has been in contact with Rebecca Daniels (Plans Review). R/C 3/7/16 ***JG/lk

1st R

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CB1600060 Property No. 0112740390 Zoning: _____
Name(s): Federal National Mortgage Association
Address: P.O. Box 650043
Dallas Tx 75265
Violation Location: 32 N. Prospect Ave Catonsville, MD. 21228

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNT LAWS:

2003 Baltimore County Code
Article 35 Subtitle 3 Sec. 35-2-301

This property has been determined to be
with the FEMA Riverine Flood zone -

All work must stop immediately -
Permits and Approval are required -

Please contact Rebecca Daniels @ 410-887-3987

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 2/22/16 DATE ISSUED: 2/17/16

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION
SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR
90 DAYS IN JAIL, OR BOTH.

INSPECTOR: [Signature] PRINT NAME: JAMES GARLAND

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE
CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION
OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: [Signature] DATE ISSUED: 2/17/16

INSPECTOR: [Signature] PRINT NAME: JAMES GARLAND

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR

REVISED 2/13

DATE: 04/06/2016

STANDARD ASSESSMENT INQUIRY (1)

TIME: 09:00:48

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
01 12 740390	01	1-0	04-00	N	NO		03/03/16

BILDEN DESIGN & CONSTRUCTION LLC DESC-1.. LT WS PROSPECT AV

DESC-2.. 768 S EDMONDSON AVE

3030 4TH AVE

PREMISE. 00032 PROSPECT

AVE N

BALTIMORE

21228-1905

BALTIMORE

MD 21234-0000 FORMER OWNER: FEDERAL NATIONAL MORTGAGE

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	75,500	75,500		FCV	ASSESS	ASSESS
IMPV:	94,500	102,300	TOTAL..	172,600	172,600	170,000
TOTL:	170,000	177,800	PREF...	0	0	0
PREF:	0	0	CURT...	0	0	0
CURT:	0	0	EXEMPT.		0	0

DATE: 01/13 01/16

---- TAXABLE BASIS ---- FM DATE

ASSESS: 172,600 02/20/16

ASSESS: 170,000

ASSESS: 0

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 04/06/2016

STANDARD ASSESSMENT INQUIRY (2)

TIME: 09:01:31

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
01 12 740390	01	1-0	04-00	N	NO		03/03/16
LOT....		BOOK....		MAP.....	0101	LOT WIDTH.....	46.00
BLOCK..		FOLIO...		GRID....	0003	LOT DEPTH.....	120.00
SECTION..				PARCEL..	1089	LAND AREA..	5520.000 S
PLAT..						YEAR BUILT.....	25

-----TRANSFER DATA-----

NUMBER..... 538877
 DATE..... 12/28/15
 PURCHASE PRICE..... 126,500
 GROUND RENT..... 0
 DEED REF LIBER..... 37020
 DEED REF FOLIO..... 0048
 CONVEYED IND..... 4
 TOT-PART TRAN IND.....
 GRANTOR ACCT NO.. - -

-----EXEMPT DATA-----

STATUS.....
 CLASS CODE.....
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT.... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

CRITICAL NEW CONST CARD
 AREAS CODE YEAR NO
 05067

-----STRUCTURE-----

CODE SQ. FEET
 1154

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 04/06/2016 STANDARD ASSESSMENT INQUIRY (3)

TIME: 09:01:40

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
01 12 740390	01	1-0	04-00	N	NO		03/03/16

-----STATE-----

REC CREATE DATE.. 03/03/16

GEO CODE N/A LAND-USE

80 NO R

DELETE CODE..... M

DATE DELETED.....

LAST FM DATE..... 02/20/16

LAST FM TYPE.....

PREV FM DATE.....

PREV FM TYPE.....

----- COUNTY -----

LAST LOAD DATE... 03/03/16

PRIOR LOAD DATE.. 02/01/16

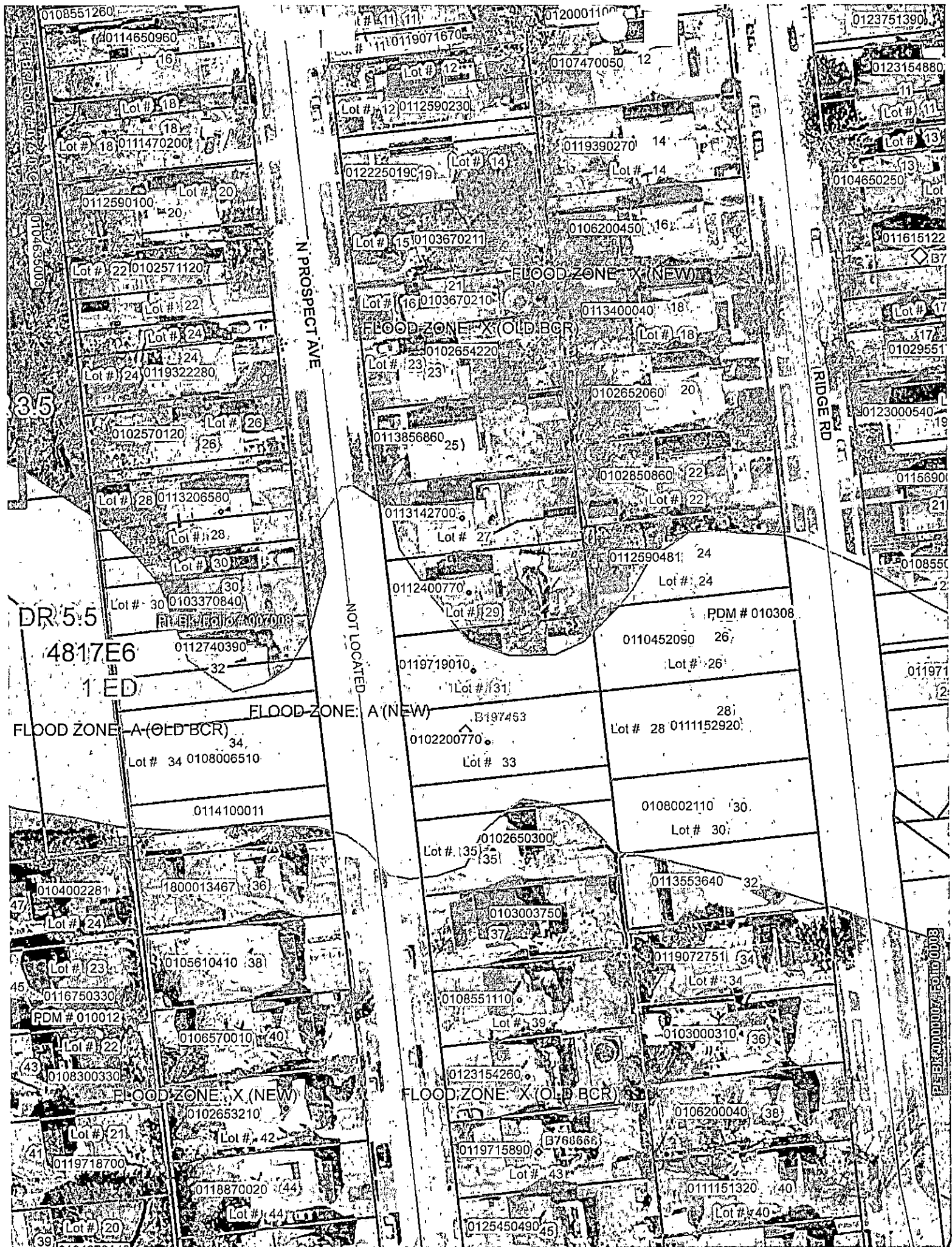
STATE TAXABLE ASSESS

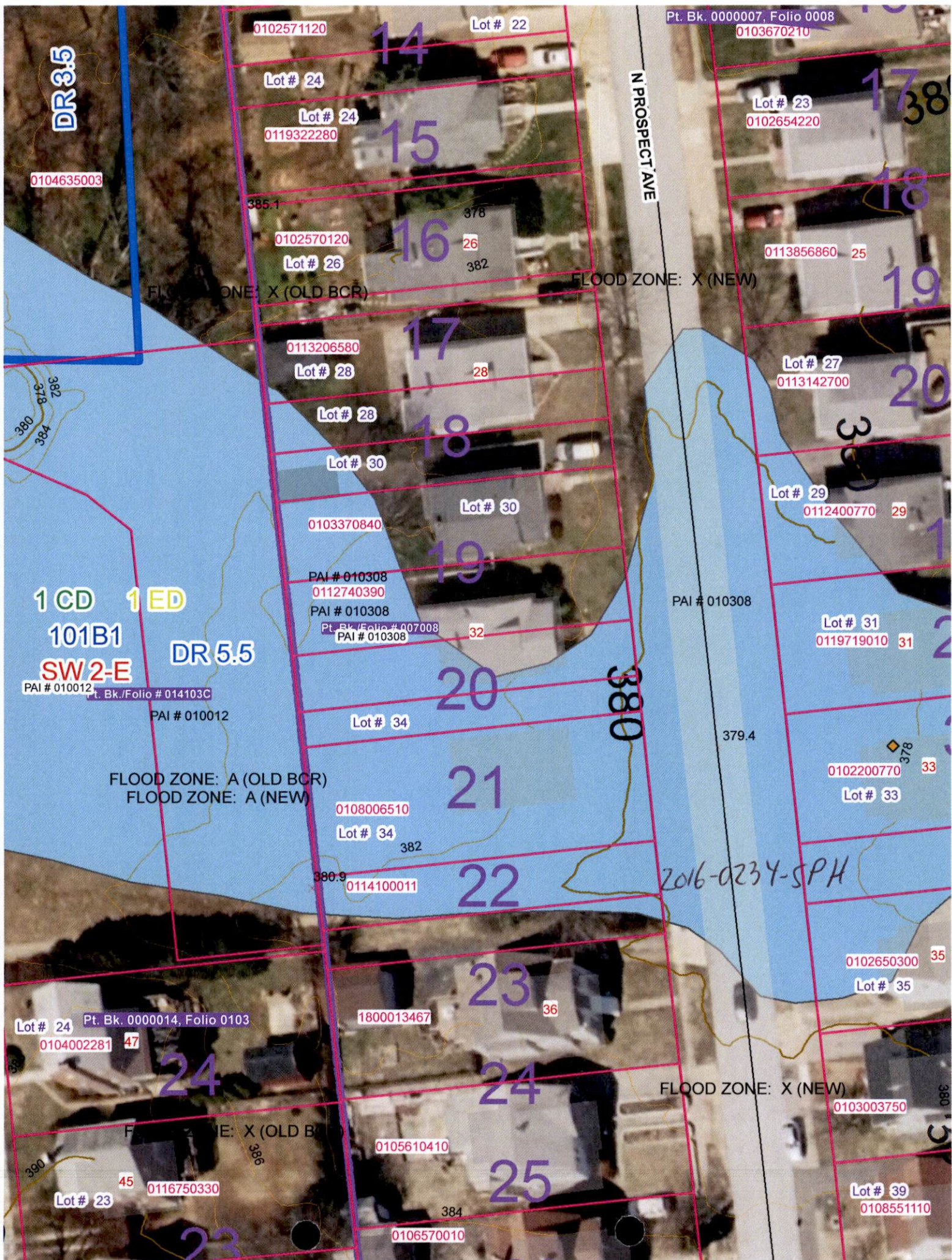
ASSESS: 172,600

ASSESS: 170,000

ASSESS: 0

ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF





Pt. Bk. 0000007, Folio 0008
0103670210

DR3.5

0104635003

0102571120

Lot # 22

Lot # 24

Lot # 24

0119322280

385.1

0102570120

Lot # 26

378

26

382

FLOOD ZONE: X (OLD BCR)

FLOOD ZONE: X (NEW)

0113206580

Lot # 28

28

Lot # 28

Lot # 30

Lot # 30

0103370840

PAI # 010308

0112740390

PAI # 010308

Pt. Bk./Folio # 007008

PAI # 010308

32

Lot # 27

0113142700

Lot # 29

0112400770 29

Lot # 31

0119719010 31

1 CD

1 ED

101B1

SW 2-E

DR 5.5

PAI # 010012

Pt. Bk./Folio # 014103C

PAI # 010012

FLOOD ZONE: A (OLD BCR)

FLOOD ZONE: A (NEW)

Lot # 34

0108006510

Lot # 34

382

380.9

0114100011

380

379.4

0102200770 33

Lot # 33

378

0102650300 35

Lot # 35

Lot # 24

Pt. Bk. 0000014, Folio 0103

0104002281 47

1800013467

36

FLOOD ZONE: X (NEW)

0103003750

FLOOD ZONE: X (OLD BCR)

0105610410

390

45

0116750330

Lot # 23

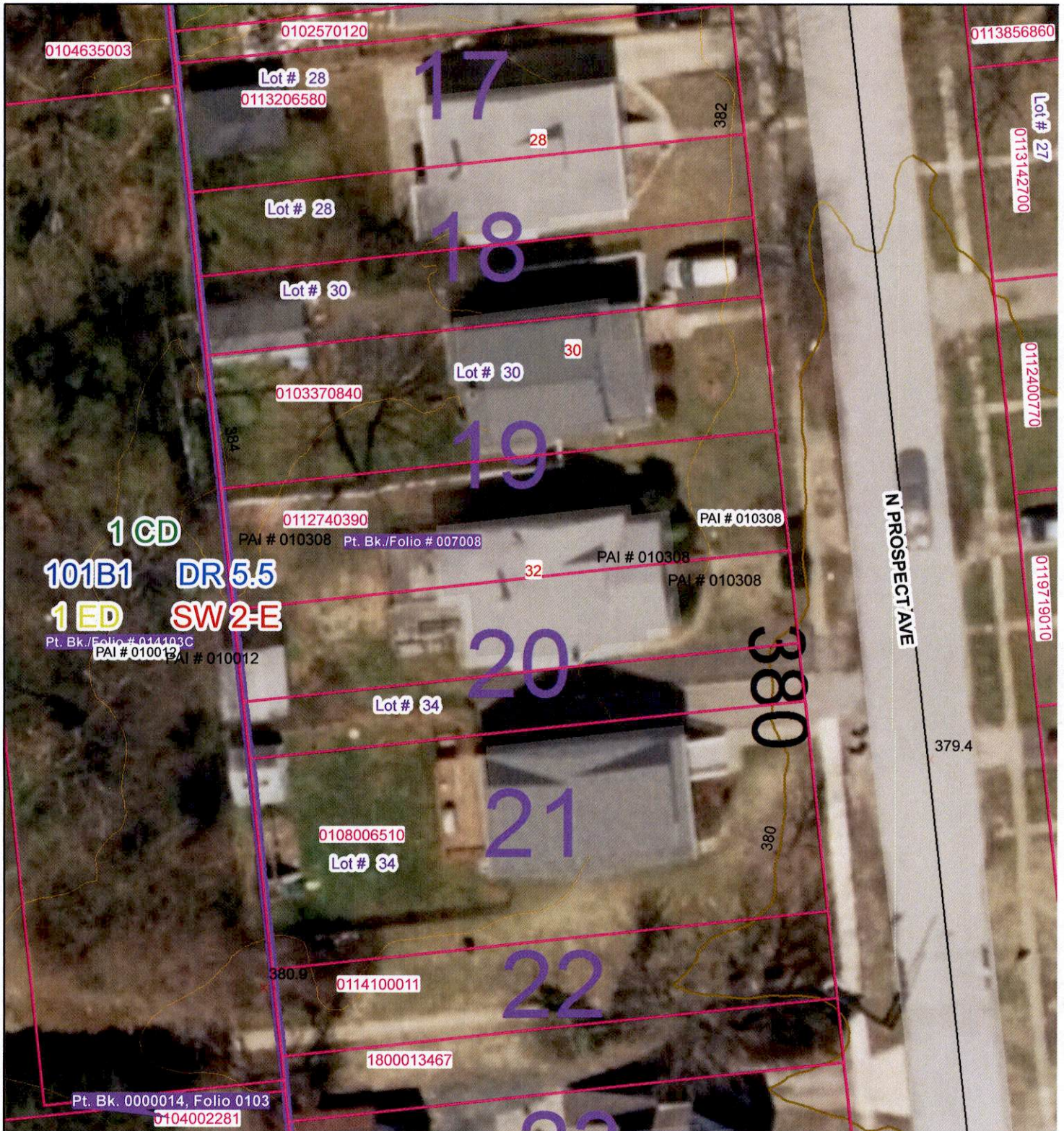
384

0106570010

Lot # 39

0108551110

2016-0234- SPH



Publication Date: 3/29/2016



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



0 5 10 20 30 40
Feet

1 inch = 30 feet



DR 3.5

0104635003

1 CD 1 ED

101B1

SW 2-E

PAI # 010012

Pt. Bk./Folio # 014103C

PAI # 010012

DR 5.5

Pt. Bk. 0000014, Folio 0103

0104002281 47

Lot # 24

24

Lot # 23 45 0116750330

22

0102571120

14

Lot # 24

0119322280

Lot # 24

15

0102570120

Lot # 26

16

26

0113206580

Lot # 28

17

28

Lot # 28

18

Lot # 30

30

0103370840

Lot # 30

19

PAI # 010308

0112740390

PAI # 010308

Pt. Bk./Folio # 007008

PAI # 010308

PAI # 010308

32

20

Lot # 34

Lot # 34
0108006510

21

0114100011

22

23

36

1800013467

24

0105610410

25

0106570010

0103670210

17

0102654220

Lot # 23

18

0113856860 25

19

0113142700

Lot # 27

20

0112400770 29

Lot # 29

1

0119719010 31

Lot # 31

2

0102200770 33

Lot # 33

33

0102650300 35

Lot # 35

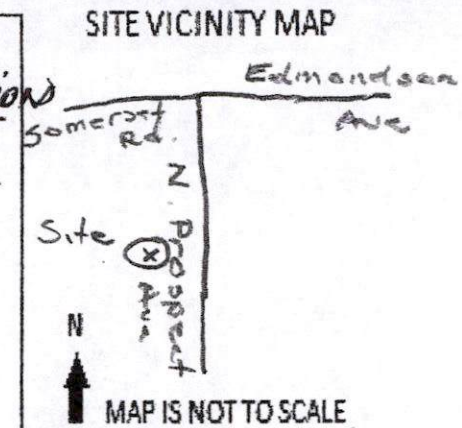
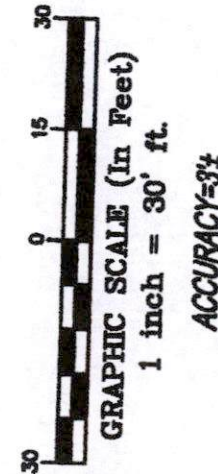
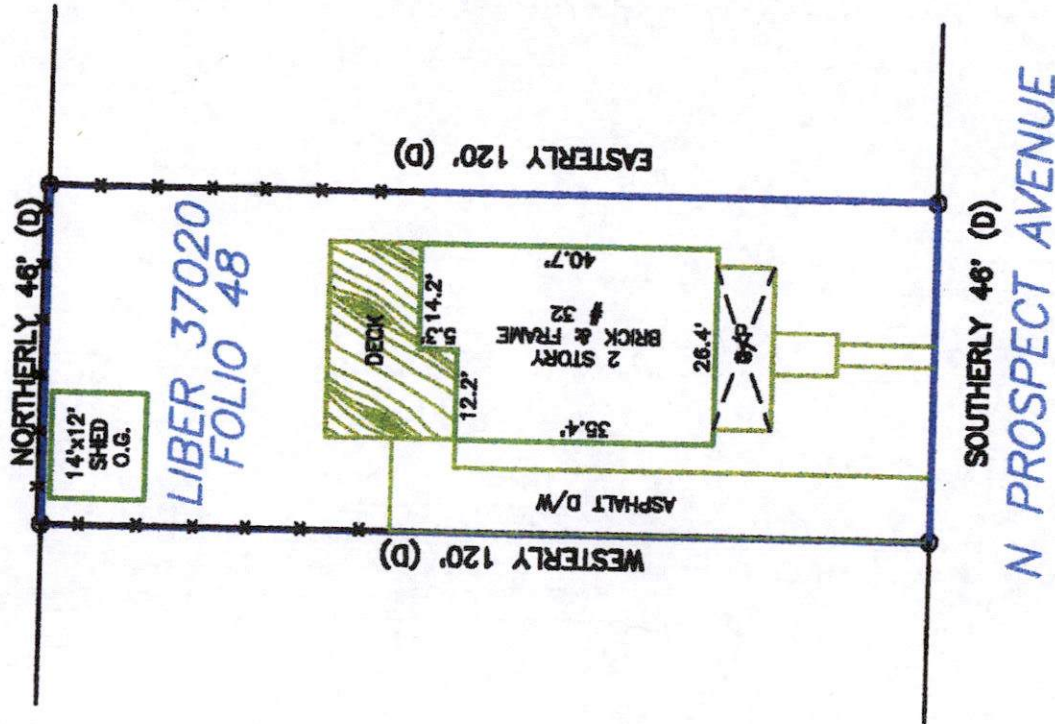
35

0103003750

Pt. Bk. 0000007, Folio 0008 0108551110

Lot # 39

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)
ADDRESS 32 N. PROSPECT AVE OWNER(S) NAME(S) SVEN CARL, BILDEN CONSTRUCTION
SUBDIVISION NAME NORTH PARADISE LOT # 34 BLOCK # A SECTION # _____
PLAT BOOK # _____ FOLIO # 48 10 DIGIT TAX # 912740390 DEED REF. # 37020100048



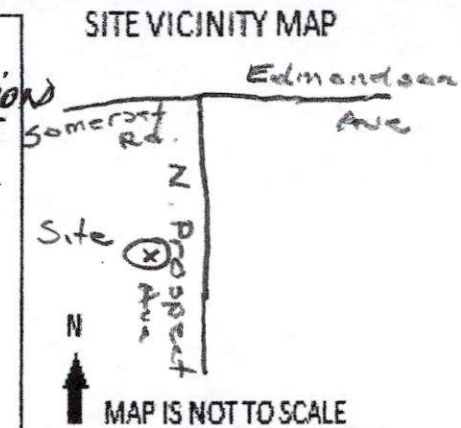
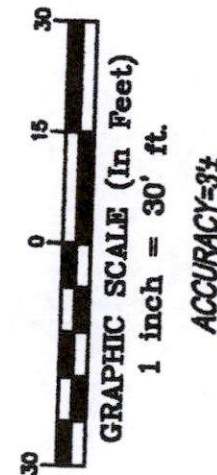
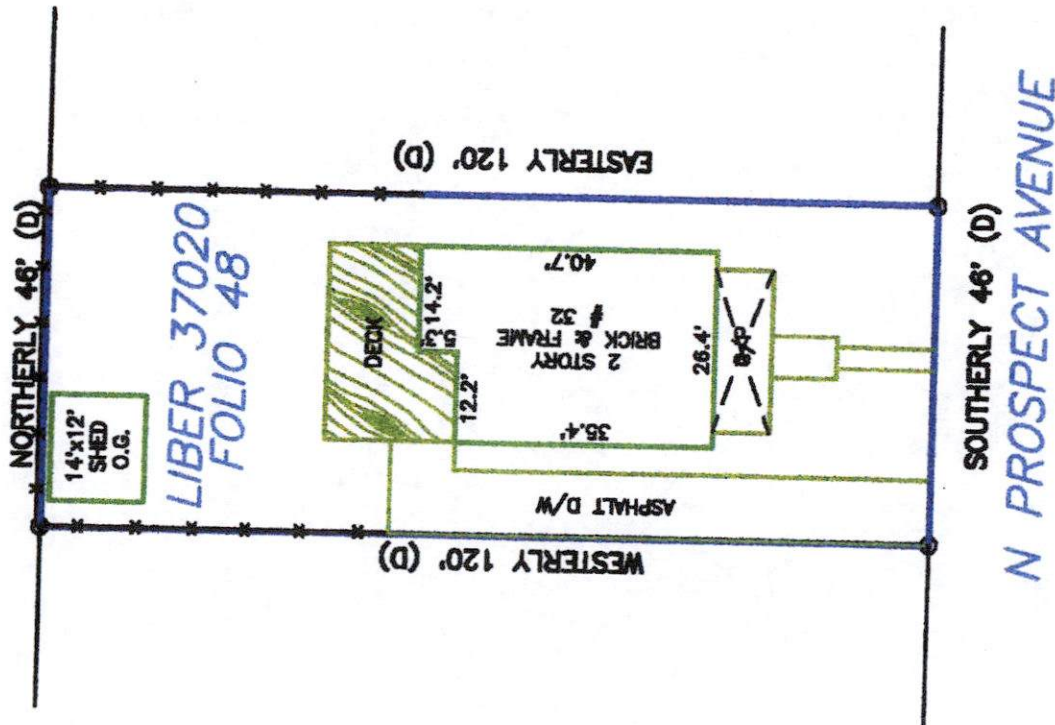
ZONING MAP# 101B1
SITE ZONED DR5.5
ELECTION DISTRICT 1
COUNCIL DISTRICT 1
LOT AREA ACREAGE _____
OR SQUARE FEET 5520
HISTORIC? NO
IN CBCA? _____
IN FLOOD PLAIN? YES
UTILITIES? MARK WITH
WATER IS:
PUBLIC YES PRIVATE _____
SEWER IS:
PUBLIC YES PRIVATE _____
PRIOR HEARING? _____
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW



PLAN DRAWN BY _____ DATE 3/22/16 SCALE: 1 INCH = 30 FEET
2016-0234-SPH

VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)
 ADDRESS 32 N. PROSPECT AVE OWNER(S) NAME(S) SVEN CARL, BILDEN CONSTRUCTION
 SUBDIVISION NAME NORTH PARADISE LOT # 34 BLOCK # A SECTION # _____
 PLAT BOOK # _____ FOLIO # 48 10 DIGIT TAX # 0112740390 DEED REF. # 37020 / 00048



MAP IS NOT TO SCALE
 ZONING MAP# 101B1
 SITE ZONED DR5.5
 ELECTION DISTRICT 1
 COUNCIL DISTRICT 1
 LOT AREA ACREAGE _____
 OR SQUARE FEET 5520
 HISTORIC? NO
 IN CBCA? _____
 IN FLOOD PLAIN? YES
 UTILITIES? MARK WITH
 WATER IS:
 PUBLIC YES PRIVATE _____
 SEWER IS:
 PUBLIC YES PRIVATE _____
 PRIOR HEARING? _____
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

PLAN DRAWN BY _____

DATE 3/22/16 SCALE: 1 INCH = 30 FEET

2016-0234-SPH

VIOLATION CASE INFO:



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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EXHIBIT 3A



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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EXHIBIT 3C

DR 3.5

DR 5.5

38 Feet



My Neighborhood Map

Created By
Baltimore County
My Neighborhood

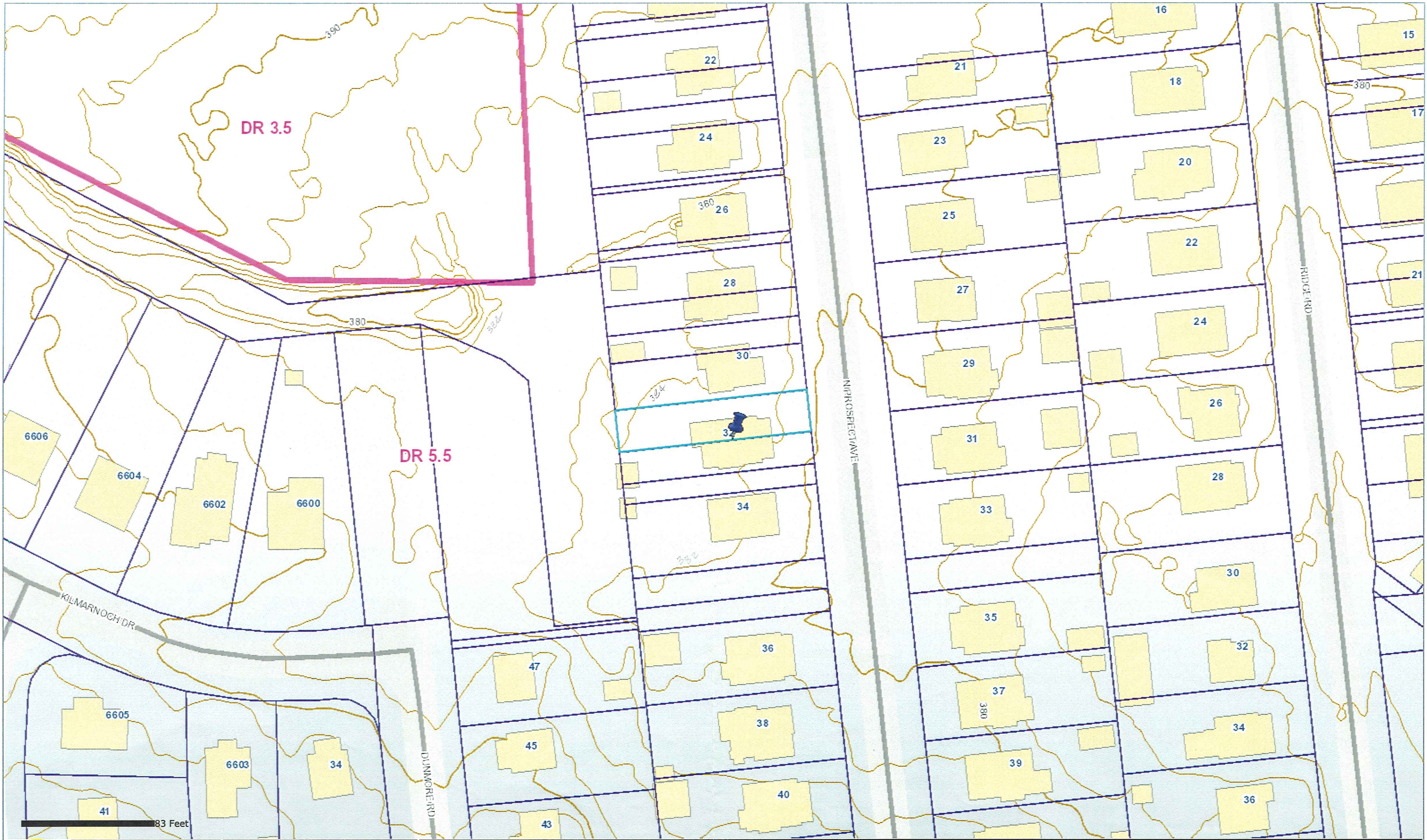


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Printed 5/27/2016

EXHIBIT B A





My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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Printed 4/25/2016

EXHIBIT B B