

M E M O R A N D U M

DATE: December 23, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0434-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on December 20, 2019. 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

/dlw

IN RE: **PETITION FOR SPECIAL HEARING** *

(873 Ivy Hill Road)

8th Election District *

2nd Council District *

George S. Nyquist, Jr. *

Legal Owner *

Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0434-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 George S. Nyquist, Jr., legal owner (“Petitioner”). The Special Hearing was filed pursuant to Section 500.6 of the Baltimore County Zoning Regulations (“BCZR”) for a waiver pursuant to Part 125.2 Building Code, and Sections 32-4-414, 32-4-107(a)(2) and 32-8-301 of the BCC to permit a replacement attached garage in a riverine flood plain. A site plan and an amended site plan were marked and admitted as Petitioner’s Exhibit 1, and 1A, respectively.

The Petitioner, George S. Nyquist, and Rick Richardson from Richardson Engineering, LLC appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), the Department of Environmental Protection and Sustainability (“DEPS”) and the Department of Public Works (“DPW”).

SPECIAL HEARING

Mr. Richardson explained that Petitioner’s Exhibit 1A is the accurate depiction of the site and shows that the proposed garage will be located in the footprint of the previously existing

ORDER RECEIVED FOR FILING

Date 11/20/19

By Sen

attached garage. Exhibit 2 is an aerial photograph from 2014 that shows the attached garage before it was removed. The owner, Mr. Nyquist, purchased the property in 2017 and at that time the garage had been removed. Nyquist testified that he had spoken with the previous two owners of the property and had been assured that neither the house nor the garage had ever experienced any flooding. He explained that he wants to rebuild the garage in order to enhance the livability of the house. Both witnesses acknowledged that if the requested waiver is granted that they will still have to comply with all applicable Code and Building Code restrictions, including those in BCC Sec. 32-8-207, as well as with all the ZAC Comments.

Based on the record evidence I find that the requested riverine floodplain waiver can be granted under BCC Sec. 32-4-107(a) because the size, scope and nature of the proposed reconstruction of the attached garage does not justify strict compliance with the BCZR. Further, as noted above, per the ZAC comments, the reconstruction of the garage will be in strict compliance with all other County laws and regulations. Finally, I find that this waiver can be granted within the spirit and intent of the BCZR and without harming the public health, safety and general welfare.

THEREFORE, IT IS ORDERED this **20th** day of **November, 2019** by this Administrative Law Judge, that the Petition for Special Hearing for a waiver pursuant to Section 500.6, Part 125.2 Building Code, and Section 32-4-107(a) of the BCC to permit a replacement attached garage in a riverine flood plain 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 this Order is reversed, Petitioner would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 11/20/19
By Sen

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:sln

ORDER RECEIVED FOR FILING

Date 11/20/19

By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
to the Office of Administrative Law of Baltimore County for the property located at:

Address 873 Ivy Hill Road which is presently zoned RC-4
Deed References: 33708/369 10 Digit Tax Account # 2200022149
Property Owner(s) Printed Name(s) George S. Nyquist, Jr.

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

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

1. X a Special Hearing

*OF THE,
SPECIAL HEARING FOR A WAIVER PURSUANT TO SECTION 500.6, BCCR PART 125.2 BUILDING CODE, AND SECTIONS
32-2-414, 32-4-107(A)(2), 32-8-301 BCC TO PERMIT A REPLACEMENT GARAGE IN A RIVERINE FLOODPLAIN*

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

ATTACHED

ADJACENT TO THE EXISTING HOUSE

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)

TO BE PRESENTED AT THE HEARING

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

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):

George S. Nyquist, Jr. /
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
6 Riderwood Station BALTIMORE MD
Mailing Address _____ City _____ State _____
21204 / 410-218-9955 / nikipro7@aol.com
Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Richardson Engineering, LLC
Name - Type or Print _____
Signature _____
30 E. Padonia Road, Suite 500 Timonium MD
Mailing Address _____ City _____ State _____
21093 / 410-560-1502 / Rick@RichardsonEngineering.net
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2019-0434-SPH Filing Date 9/27/19

Do Not Schedule Dates: _____ Reviewer RT

**ZONING DESCRIPTION FOR
873 IVY HILL ROAD
8TH ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the South of Ivy Hill Road approximately 1000 feet south of the intersection with Jerome Jay Drive and south on a private panhandle drive approximately 569' to a point of beginning, thence (1) South 10 degrees 37 minutes 42 seconds East 380.29 feet, (2) South 44 degrees 46 minutes 01 seconds East 382.51 feet, (3) South 10 degrees 37 minutes 42 seconds East 380.29 feet, (4) South 53 degrees 57 minutes 08 seconds West 1750.48 feet, (5) North 72 degrees 31 minutes 31 seconds West 221.27 feet, (6) North 31 degrees 26 minutes 03 seconds East 1813.36 feet, (7) North 79 degrees 52 minutes 48 seconds East 485.71 feet; to the point of beginning;

Containing a net area of 1,112,056 square feet, or 25.53 Acres of land, more or less.

2019-0434-SPH

RE: PETITION FOR SPECIAL HEARING

* BEFORE THE OFFICE

873 Ivy Hill Road; S/S Ivy Hill Road,
SW of c/line of Jerome Jay Drive
8th Election & 2nd Councilmanic Districts
Legal Owner(s): George S. Nyquist, Jr.
Petitioner(s)

* OF ADMINISTRATIVE

* HEARINGS FOR

* BALTIMORE COUNTY

* 2019-434-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.

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 2nd day of October, 2019, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

OCT 02 2019



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

October 10, 2019

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: 2019-0434-SPH

873 Ivy Hill Road
S/side of Ivy Hill Road, s/west of Jerome Jay Drive
8th Election District – 2nd Councilmanic District
Legal Owners: George Nyquist, Jr.

Special Hearing for a waiver pursuant to section 500.3 of the BCZR part 125.2 building code, and section 32-4-414, 32-4-107 (a)(2), 32-8-301 BCC to permit a replacement attached garage is a riverine flood plain adjacent to an existing house.

Hearing: Monday, November 18, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: George Nyquist, Jr., 6 Riderwood Station, Baltimore 21204
Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 29, 2019**
- (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: THE DAILY RECORD
Tuesday, October 29, 2019 - Issue

Please forward billing to:
George Nyquist
6 Riderwood Station
Baltimore, MD 21204

410-218-9955

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Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

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The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

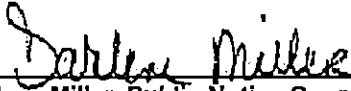
PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

10/29/2019

Order #: 11805506
 Case #: 2019-0434-SPH
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
 2019-0434-SPH



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County**NOTICE OF ZONING HEARING**

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CASE NUMBER: 2019-0434-SPH

873 Ivy Hill Road

S/side of Ivy Hill Road, s/west of Jerome Jay Drive

8th Election District - 2nd Councilmanic District

Legal Owners: George Nyquist, Jr.

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Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

c29

CERTIFICATE OF POSTING

2019-0434-SPH

RE: Case No.: _____

Petitioner/Developer: _____

George Nyquist, Jr.

November 18, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

873 Ivy Hill Road

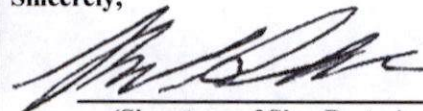
SIGN 1

October 29, 2019

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



Sincerely,

 October 29, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0434-SPH

RE: Case No.: _____

Petitioner/Developer: _____

George Nyquist, Jr.

November 18, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

873 Ivy Hill Road

SIGN 2

October 29, 2019

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



Sincerely,

October 29, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0434-SPH

RE: Case No.: _____

Petitioner/Developer: _____

George Nyquist, Jr.

November 18, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

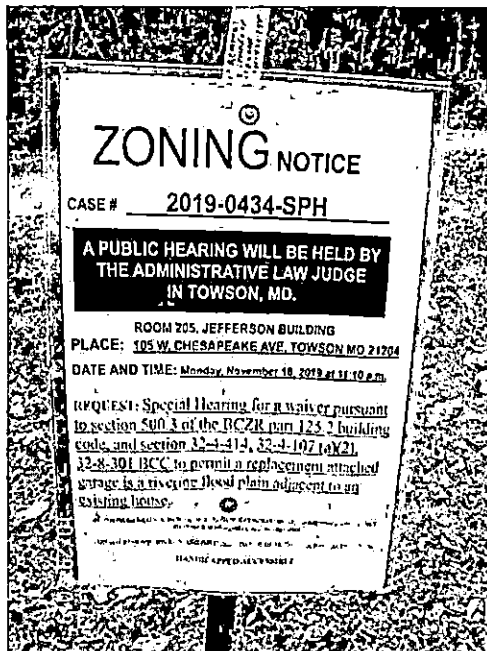
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873 Ivy Hill Road

SIGN 1

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(Signature of Sign Poster) (Date)

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(Print Name)

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Dundalk, Maryland 21222

(City, State, Zip Code)

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CERTIFICATE OF POSTING

2019-0434-SPH

RE: Case No.: _____

Petitioner/Developer: _____

George Nyquist, Jr.

November 18, 2019

Date of Hearing/Closing: _____

**Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

873 Ivy Hill Road

SIGN 2

October 29, 2019

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

Sincerely,

October 29, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

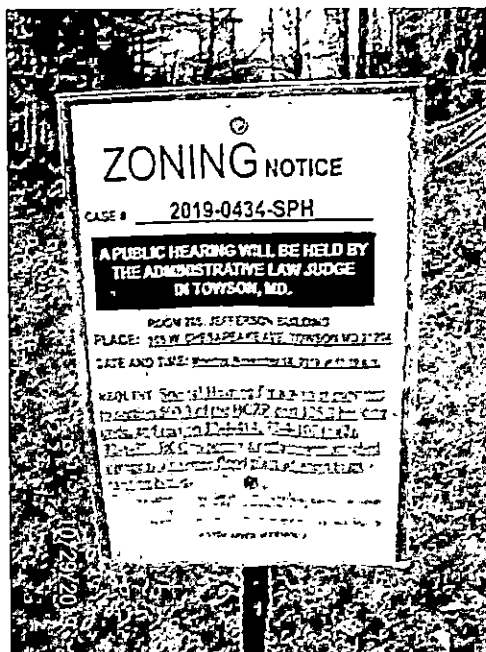
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**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 twenty (20) 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: 2019-0434-SPH

Property Address: 873 IVY HILL ROAD, COCKEYSVILLE, MD

Property Description: RESIDENCE

Legal Owners (Petitioners): _____

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: GEORGE NYQUIST

Company/Firm (if applicable): _____

Address: 6 RIDERWOOD STATION
BALT, MD 21204

Telephone Number: 410-218-9955



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

November 12, 2019

Richardson Engineering LLC
30 E. Padonia Road Suite 500
Timonium MD 21093

RE: Case Number: 2019-0434-SPH, 873 Ivy Hill Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 27, 2019. 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, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
George S. Nyquist Jr 6 Riderwood Station Baltimore MD 21204

PM 11-18-19
11 AM

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 10/31/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-434



INFORMATION:

Property Address: 873 Ivy Hill Road
Petitioner: George S. Nyquist, Jr.
Zoning: RC 4
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should allow a waiver to permit an attached garage in a riverine floodplain.

A site visit was conducted on October 9, 2019.

The Department does not support granting the petitioned zoning relief.

The petition is not supported by the Baltimore County Master Plan 2020 (MP2020) sustainability goals. A stated MP2020 policy is to "*continue to protect, enhance, and restore degraded waterways to meet water quality standards and permit requirements*" with a specific action to "*Continue to enforce development regulations for the protection of water quality, streams, wetlands, and floodplains*" (MP2020 pg. 156). The proposed use is contrary to the spirit and intent of the provisions of BCC § 32-4-414 having a stated purpose to reduce loss of life and property from flooding, avoid the need for public expenditures for flood protection and protect or enhance the environmental quality of watersheds.

In the event the zoning relief is granted, the Department recommends the following conditions be imposed:

- The accessory structure shall not be used for principal residential or commercial purposes.
- There shall be no second utility meter(s)

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

Division Chief:

A handwritten signature in purple ink, appearing to read "Jenifer G. Nugent", written over a horizontal line.

Jenifer G. Nugent

CPG/JGN/LTM/

c: Megan Benjamin
Patrick C. Richardson, Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

Date: 10/31/2019
Subject: ZAC # 19-434
Page 2

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: October 8, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0434-SPH
Address 873 Ivy Hill Road
(Nyquist Property)

Zoning Advisory Committee Meeting of **September 27, 2019**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code). Disturbances to the 100-year floodplain and associated Forest Buffer will have to first be evaluated and approved through the variance and alternatives analysis processes in accordance with § 33-3-106 and § 33-3-112(c)(ii) of the Code, respectively. Please note that submission of a variance request does not ensure that it will be granted by the director or his designee.
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Michael S. Kulis, EIR

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

TO: Michael Mallinoff, Director,
Department of Permits, Approvals and Inspections

ATTN: Kristen Lewis
MS 1105

FROM: Steven A. Walsh, Director *SAW*
Department of Public Works

DATE: October 4, 2019

SUBJECT: Case No: 2019-0434-SPH
873 Ivy Hill Road, Cockeysville, Maryland 21030

The subject case is to determine whether or not the Administrative Law Judge should approve a Special Hearing for a waiver to permit an attached garage in a riverine flood plain adjacent to an existing house.

During the review of this property the Department of Public Works has found that there is a riverine flood plain on the property that may impact the proposed development. The "Plan to Accompany Zoning Petition" dated September 18, 2019 provided by Richardson Engineering, LLC, shows the proposed garage that may be in the riverine flood plain.

Baltimore County Code Sections 32-4-414, 32-8 and the 2015 Baltimore County Building Code Part 125 all state "no building in a riverine flood plain".

An ultimate conditions flood plain study of the property must be submitted for verification of the flood plain boundary. Once the flood plain boundary has been established, the Building Code requirements for riverine flood plain and the Department of Public Works Design Manual Plate DF-1 requirements should be observed.

SAW/TWC/s

CC: Vishnubhai K. Desai, Chief, Development Plans Review and Building Plan Review
Kevin G. Wagner, Maryland Department of the Environment
Peter M. Zimmerman, People's Council

Date: 10/2/19

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

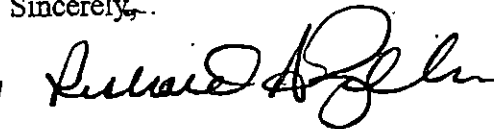
Dear Ms. Lewis:

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. 2019-0434 - SPH

Special Hearing.
George S. Nyquist Jr.
873 Ivy Hill Road.

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,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

Roz Johnson

From: Richardson, Patrick <rick@richardsonengineering.net>
Sent: Monday, September 30, 2019 9:30 AM
To: Roz Johnson
Subject: RE: Petition Form--873 Ivy Hill Road

CAUTION: This message from rick@richardsonengineering.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Got it, OK with me.

Rick Richardson
Richardson Engineering, LLC
30 E. Padonia Road Suite 500
Timonium, MD 21093
410-560-1502-x112
fax: 443-901-1208

From: Roz Johnson [mailto:rvjohnson@baltimorecountymd.gov]
Sent: Monday, September 30, 2019 9:25 AM
To: Richardson, Patrick <rick@richardsonengineering.net>
Subject: Petition Form--873 Ivy Hill Road

Hi Rick,

Attached are the revisions on the Petition Form per Carl's instruction. The change conforms to what we use as a typical statement for flood plain waivers by stating up front that this is a waiver.

Please respond that you have received this information. I will make the changes to the originals.

Thanks,

Roz Johnson
Zoning Review



CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov



PETITION FOR ZONING HEARING(S)

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

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

Address 873 Ivy Hill Road which is presently zoned RC-4

Deed References: 33708/369 10 Digit Tax Account # 2200022149

Property Owner(s) Printed Name(s) George S. Nyquist, Jr.

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

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

1. X a Special Hearing

FOR A WAIVER PURSUANT TO SECTION 500.61B C.Z.R. PART 125.2 BUILDING CODE, AND SECTIONS 32-4-414, 32-4-107 (a)(2), 32-8-301 ETC TO PERMIT A REPLACEMENT GARAGE IN A RIVERINE FLOOD PLAIN

2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for ATTACHED ADJACENT TO THE EXISTING HOUSE

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)

TO BE PRESENTED AT THE HEARING

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

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):

George S. Nyquist, Jr. /
Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

6 Riderwood Station BALTIMORE MD
Mailing Address City State

21204 / 410-218-9955 / nikipro7@aol.com
Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC /
Name - Type or Print

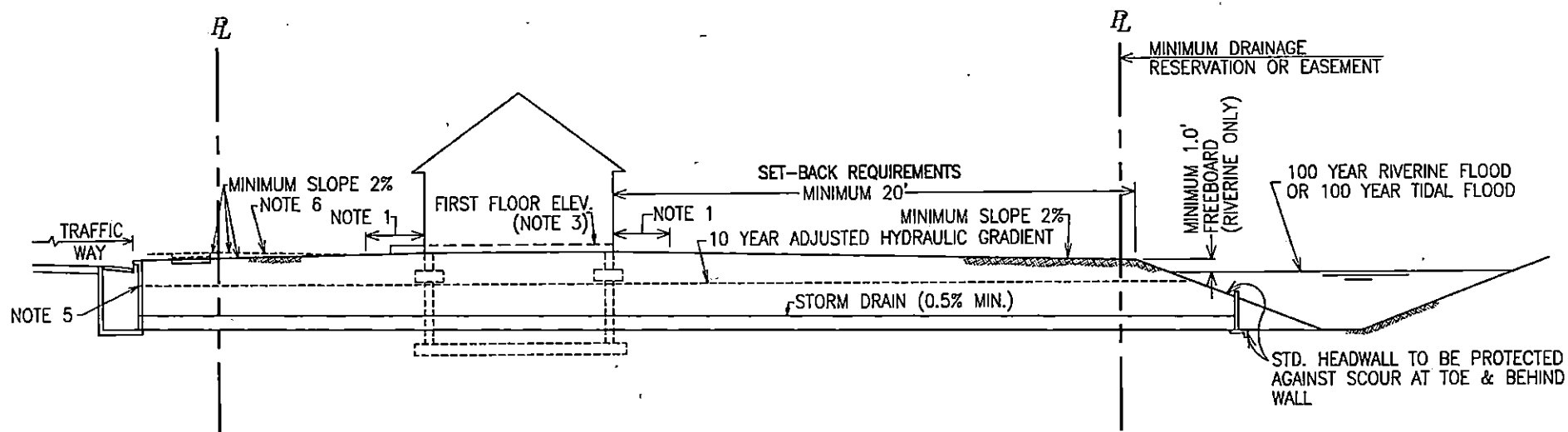
Signature

30 E. Padonia Road, Suite 500 Timonium MD
Mailing Address City State

21093 / 410-560-1502 / Rick@RichardsonEngineering.net
Zip Code Telephone # Email Address

CASE NUMBER 2019-0434-SAH Filing Date 9/27/2019

Do Not Schedule Dates: Reviewer RJ



NOTES

NEW STRUCTURES OR ADDITIONS ADJACENT TO FLOODPLAIN

1. DESIRED SLOPE OF GROUND FOR 10' ADJACENT TO BUILDING IS 5% (ALL SIDES OF BUILDING).
2. THE 20' MINIMUM BUILDING SETBACK SHALL APPLY TO THE FRONT, REAR AND SIDES OF ALL RESIDENTIAL, COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL STRUCTURES.
3. FIRST FLOOR ELEVATION TO BE 2 FEET ABOVE MAXIMUM FLOOD LEVEL OF 100-YEAR STORM (RIVERINE OR TIDAL).
4. BASEMENT CONSTRUCTION BELOW THE MAXIMUM FLOOD SHALL BE IN ACCORDANCE WITH ALL REQUIREMENTS OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
5. STORM DRAIN SHALL BE SIZED SO THAT 10 YEAR ADJUSTED HYDRAULIC GRADIENT IS 1'-6" MINIMUM BELOW THE ESTABLISHED GRADE (TOP OF CURB).
6. WHEN GROUND SLOPES TOWARD BUILDING, FLOW SHALL BE DIRECTED AROUND SIDES OF BUILDING USING ADEQUATELY SIZED SWALES OR DRAINS.
7. SEE SET-BACK REQUIREMENTS ABOVE. SET-BACK IS MEASURED FROM 100 YEAR FLOODPLAIN PLUS ONE-FOOT VERTICAL FREEBOARD.



DEPARTMENT OF PUBLIC WORKS
STORM DRAINAGE DESIGN

TYPICAL SECTION THROUGH LOT SHOWING MINIMUM DRAINAGE REQUIREMENTS

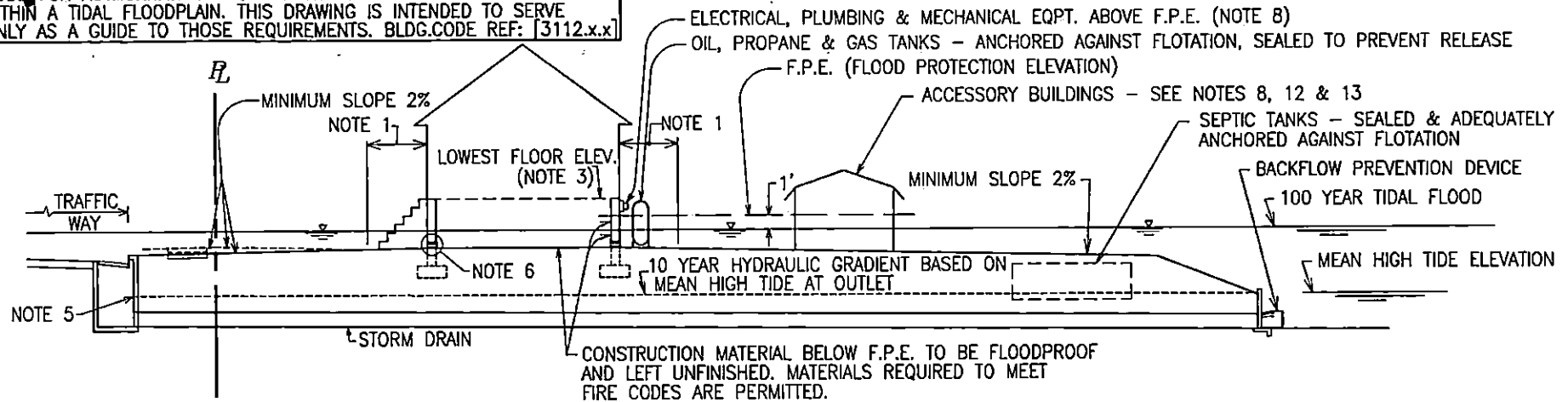
ISSUED: _____
REVISED: FEBRUARY, 1985
REVISED: MARCH, 2005

PLATE

DF-1

REFER TO THE LATEST VERSION OF THE BALTIMORE COUNTY BUILDING CODE FOR AUTHORITATIVE REQUIREMENTS REGARDING CONSTRUCTION WITHIN A TIDAL FLOODPLAIN. THIS DRAWING IS INTENDED TO SERVE ONLY AS A GUIDE TO THOSE REQUIREMENTS. BLDG.CODE REF: [3112.x.x]

COUNTY CODE REFERENCE: ARTICLE 32 TITLE 8



NOTES

1. DESIRED SLOPE OF GROUND FOR 10' ADJACENT TO BUILDING IS 5% AWAY FROM BUILDING ON ALL SIDES.
2. THE 10 YEAR HYDRAULIC GRADIENT SHALL BE BASED UPON MEAN HIGH TIDE AT THE OUTLET.
3. LOWEST FLOOR ELEVATION TO BE 2 FEET ABOVE MAXIMUM FLOOD LEVEL OF 100-YEAR STORM (1' ABOVE F.P.E.).
4. NO BASEMENT (FLOORS BELOW GRADE ON ALL 4 SIDES) WHEN 100 YEAR TIDAL FLOODPLAIN ENCROACHES ON HOUSE FOOTPRINT.
5. STORM DRAIN SHALL BE SIZED SO THAT 10 YEAR HYDRAULIC GRADIENT IS BELOW THE ESTABLISHED GRADE OF STREET.
6. TWO WATER EQUALIZING VENTS, ON DIFFERENT WALLS- BOTTOM 12" OR LESS ABOVE GRADE EXPOSED TO FLOOD; VENT AREA = 1 SQ.IN. PER SQ.FT. OF CONTAINED AREA.
7. ACCEPTABLE USES FOR ENCLOSED SPACES BELOW F.P.E.: GARAGE PARKING WITH UNFINISHED WALLS, ACCESS TO BUILDINGS & UNFINISHED STORAGE (LIMITED USE).
8. THE FOLLOWING MUST BE ABOVE F.P.E.: HVAC EQUIPMENT, ELECTRICAL EQUIPMENT & OUTLETS, HOT WATER HEATER, WASHER, DRYER, FREEZERS/REFRIGERATORS, WATER PRESSURE TANK & PUMP, AND BATHROOM FIXTURES. ELECTRICAL DISTRIBUTION PANEL BOXES MUST BE 2' ABOVE F.P.E.
9. ENTRANCES TO INTERIOR AREAS BELOW THE F.P.E. WILL BE LOCATED, ORIENTED & CONSTRUCTED TO MINIMIZE FLOOD DAMAGES.
10. THESE REGULATIONS WILL APPLY TO EXISTING STRUCTURES WHEN PROPOSED IMPROVEMENTS TO STRUCTURE EXCEED 50 PERCENT OF THE ASSESSED VALUE OF THE STRUCTURE.
11. AN ELEVATION CERTIFICATE WILL BE REQUIRED AT THE TIME OF THE FRAMING INSPECTION FOR NEW & IMPROVED STRUCTURES.
12. A NON-CONVERSION AGREEMENT (RECORDED IN PROPERTY RECORDS) IS REQUIRED WHEN AREAS INSIDE HOUSE OR ACCESSORY BUILDING(S) >300 S.F. ARE BELOW F.P.E.
13. ACCESSORY STRUCTURES (<900 S.F.) SHALL BE USED ONLY FOR PARKING AND/OR LIMITED STORAGE. THESE STRUCTURES MUST BE ANCHORED AGAINST FLOTATION & VENTED PER NOTE 6. ACCESSORY STRUCTURES OVER 900 S.F. ARE NOT PERMITTED.
14. DESIGNATED HISTORIC STRUCTURES MAY BE EXEMPTED FROM REQUIREMENTS THAT WOULD IMPACT THEIR HISTORIC STATUS.
15. MANUFACTURED BUILDINGS - ON PERMANENT FOUNDATION; ANCHORED AGAINST FLOTATION & 90 MPH WINDS.
16. WATER SUPPLY, SEWER/SEPTIC, FUEL, ELECTRIC, COMMUNICATIONS UTILITIES SEALED TO PREVENT INFILTRATION BY, AND CONTAMINATION OF, FLOOD WATERS.
17. NON-RESIDENTIAL STRUCTURES MAY BE FLOODPROOFED TO F.P.E.



DEPARTMENT OF PUBLIC WORKS
STORM DRAINAGE DESIGN

GUIDELINES FOR LOT LOCATED WITHIN A TIDAL FLOODPLAIN

ISSUED: October, 2004
REVISED: _____
REVISED: _____

PLATE

DF-2

Paul Mayhew

From: Paul Mayhew
Sent: Thursday, December 19, 2019 2:45 PM
To: Terry Curtis
Subject: 2019-0434-SPH - Ivy Hill road

Mr. Curtis,

Deb Wiley forwarded me the email you sent her about this case. It is my habit and practice to read all ZAC comments and to incorporate them in my Orders as appropriate.

I do not recall your comments being specifically discussed at the Hearing, which was my first one involving a riverine floodplain.

The petitioner explained that he was simply rebuilding a garage that had previously been in the same footprint and that he had not experienced any flooding.

I should have included your comments and conditions in the Order. I can't explain this oversight. I apologize.

Paul Mayhew

ALJ

Debra Wiley

From: Terry Curtis
Sent: Thursday, December 19, 2019 10:55 AM
To: Debra Wiley
Subject: FW: ZAC Agenda Case No. 2019-0434-SPH, Ivy Hill Road, Nyquist Property
Attachments: 20191009093743223.pdf; 20191219104835756.pdf; 20191219104913366.pdf

Good morning Debra,

I was given your name from Kristen Lewis in zoning. This property came in during the Zoning Advisory Agenda and the went to hearing and approved. I sent the attached comment and it does not appear that it was mentioned in the final order. Can you tell me if it was in the file and if it was discussed? I have also attached the final order for your use.

Thank you so much for your time and consideration.

Have a great day,

Terry Curtis, Jr.
Engineer III
Department of Public Works
111 West Chesapeake Avenue
Room 219
Towson, Maryland 21204
410-887-3117
tcurtis@baltimorecountymd.gov

Exceptional Customer Service
Safe and Efficient Operations
Reliable Infrastructure

From: Terry Curtis
Sent: Wednesday, October 09, 2019 10:49 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Cc: Vishnubhai K Desai <vdesai@baltimorecountymd.gov>; Kevin Wagner -MDE- <kevin.wagner@maryland.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Peter Max Zimmerman <pzimmerman@baltimorecountymd.gov>; Michael Mallinoff <mmallinoff@baltimorecountymd.gov>
Subject: ZAC Agenda Case No. 2019-0434-SPH, Ivy Hill Road, Nyquist Property

Good morning everyone,

Please find attached are comments to the above referenced project found on the Zoning Advisory Committee Agenda with a distribution date of September 20, 2019 and formal or informal responses due September 27, 2019. For Baltimore County Offices, the originals have been placed in the interoffice mail system and your office should be receiving them shortly. For outside agencies, this email will serve as your official copy.

If you have any questions please feel free to contact me anytime.

Have a great day,

Terry Curtis, Jr.
Engineer III
Department of Public Works
111 West Chesapeake Avenue
Room 219
Towson, Maryland 21204
410-887-3117
tcurtis@baltimorecountymd.gov

Exceptional Customer Service
Safe and Efficient Operations
Reliable Infrastructure

CASE NAME NYQUIST PROPERTY
CASE NUMBER 2019-0434-SP#
DATE 11/18/19

[illegible]

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

SIGN POSTING (1st)

Date:

SIGN POSTING (2nd)

Date:

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search

You may experience issues today as SDAT works to restore all services. SDAT apologizes for any inconvenience the last few days, and asks for patience as we continue to work to make the site better.

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration				
Tax Exempt: None			Special Tax Recapture: None							
Exempt Class: None										
Account Identifier:			District - 08 Account Number - 2200022149							
Owner Information										
Owner Name:		NYQUIST GEORGE S JR				Use:		RESIDENTIAL		
						Principal Residence:		NO		
Mailing Address:		6 RIDERWOOD STATION BALTIMORE MD 21204-				Deed Reference:		/39708/ 00369		
Location & Structure Information										
Premises Address:		873 IVY HILL RD COCKEYSVILLE 21030-				Legal Description:		25.5293 AC ESR IVY HILL RD 3900FT S.BEAVER DAM RD		
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0051	0001	0689	8080150.04	0000				2020	Plat Ref:	
Special Tax Areas: None						Town:		None		
						Ad Valorem:		None		
						Tax Class:		None		
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1950		2,886 SF				25.5293 AC		04		
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements			
1	NO	STANDARD UNIT	FRAME/	4	2 full	1 Attached				
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of		As of		As of	
					01/01/2017		07/01/2019		07/01/2020	
Land:			190,700		190,700					
Improvements			243,600		243,600					
Total:			434,300		434,300		434,300			
Preferential Land:			0							
Transfer Information										
Seller: CARR JARED S				Date: 12/05/2017			Price: \$615,000			
Type: ARMS LENGTH IMPROVED				Deed1: /39708/ 00369			Deed2:			
Seller: ZERHUSEN JEFFREY SCOTT				Date: 06/27/2016			Price: \$426,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /37676/ 00365			Deed2:			
Seller: CECIL MARIE S				Date: 01/04/1995			Price: \$160,000			
Type: ARMS LENGTH IMPROVED				Deed1: /10892/ 00532			Deed2:			
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2019			07/01/2020			
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00			0.00			

Tax Exempt: None

Special Tax Recapture: Non

Exempt Class: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

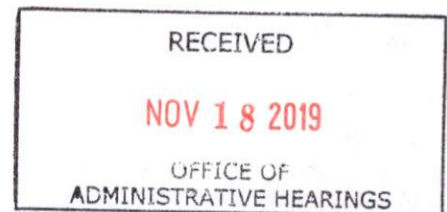
Homeowners' Tax Credit Application Status: No Application **Date:**

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Sunday, November 17, 2019 6:35 PM
To: Rick Richardson; Administrative Hearings
Subject: Recertification For 2019-0434-SPH
Attachments: Re-Cert 1 2019-0434-SPH.doc; Re-Cert 2 2019-0434-SPH.doc

CAUTION: This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification for 873 Ivy Hill Road. Thanks



CERTIFICATE OF POSTING

2019-0434-SPH

RE: Case No.: _____

Petitioner/Developer: _____

George Nyquist, Jr.

November 18, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

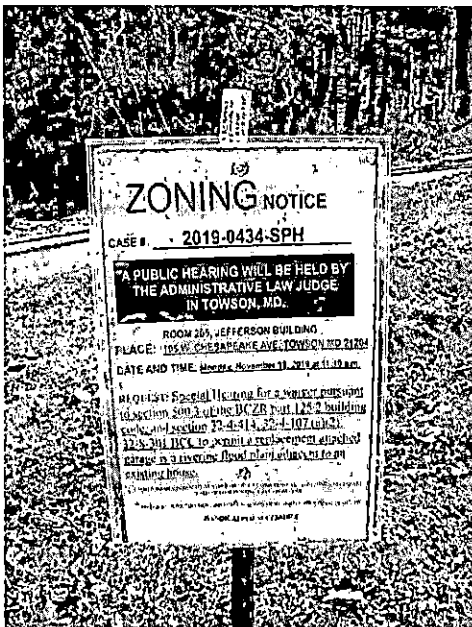
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

873 Ivy Hill Road

SIGN 1 Recertification

October 29, 2019

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



Sincerely,

November 15, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0434-SPH

RE: Case No.: _____

Petitioner/Developer: _____

George Nyquist, Jr.

November 18, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

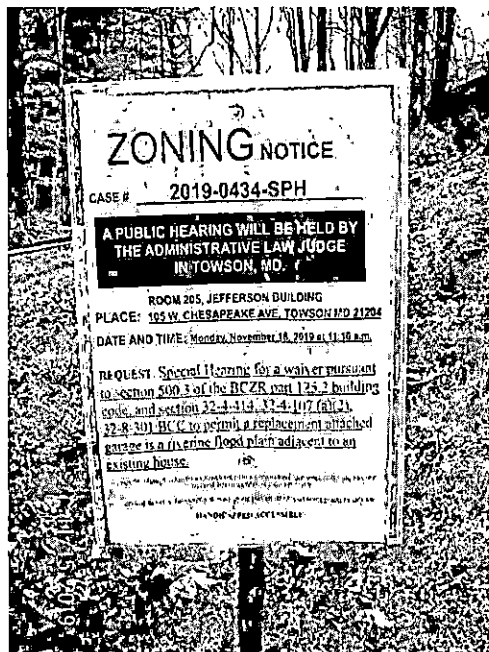
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

873 Ivy Hill Road

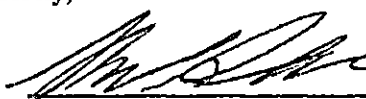
SIGN 2 Recertification

October 29, 2019

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



Sincerely,

 November 15, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Account Identifier:		District - 08 Account Number - 2200022149			
Owner Information					
Owner Name:		NYQUIST GEORGE S JR		Use: RESIDENTIAL	
Mailing Address:		6 RIDERWOOD STATION BALTIMORE MD 21204-		Principal Residence: NO	
				Deed Reference: /39708/ 00369	
Location & Structure Information					
Premises Address:		873 IVY HILL RD COCKEYSVILLE 21030-		Legal Description: 25.5293 AC ESR IVY HILL RD 3900FT S BEAVER DAM RD	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0051	0001	0689	8080150.04	0000	
Block:		Lot:		Assessment Year:	
				2020	
Special Tax Areas: None		Town:		Plat No:	
		Ad Valorem:		Plat Ref:	
		Tax Class:		None	
				None	
				None	
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1950		2,886 SF			
				Property Land Area	
				25.5293 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1	NO	STANDARD UNIT	FRAME/	4	2 full
Garage		Last Notice of Major Improvements			
1 Attached					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2017		07/01/2019	
				As of	
				07/01/2020	
Land:	190,700	190,700			
Improvements	243,600	243,600			
Total:	434,300	434,300		434,300	
Preferential Land:	0				
Transfer Information					
Seller: CARR JARED S		Date: 12/05/2017		Price: \$615,000	
Type: ARMS LENGTH IMPROVED		Deed1: /39708/ 00369		Deed2:	
Seller: ZERHUSEN JEFFREY SCOTT		Date: 06/27/2016		Price: \$426,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /37676/ 00365		Deed2:	
Seller: CECIL MARIE S		Date: 01/04/1995		Price: \$160,000	
Type: ARMS LENGTH IMPROVED		Deed1: /10892/ 00532		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2020	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00	
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2019-0434-SP14

**Permits, Approvals & Inspections**111 W. Chesapeake Avenue
Towson, MD 21204Report Generated On:
9/27/2019**Permit Processing Residential Permit & Development Report**

Page 1 of 1

Property Information

Tax Account Number: 2200022149

Election District: 8

Owner Name(s): NYQUIST GEORGE S JR

PDM #:

Address: 6 RIDERWOOD STATION

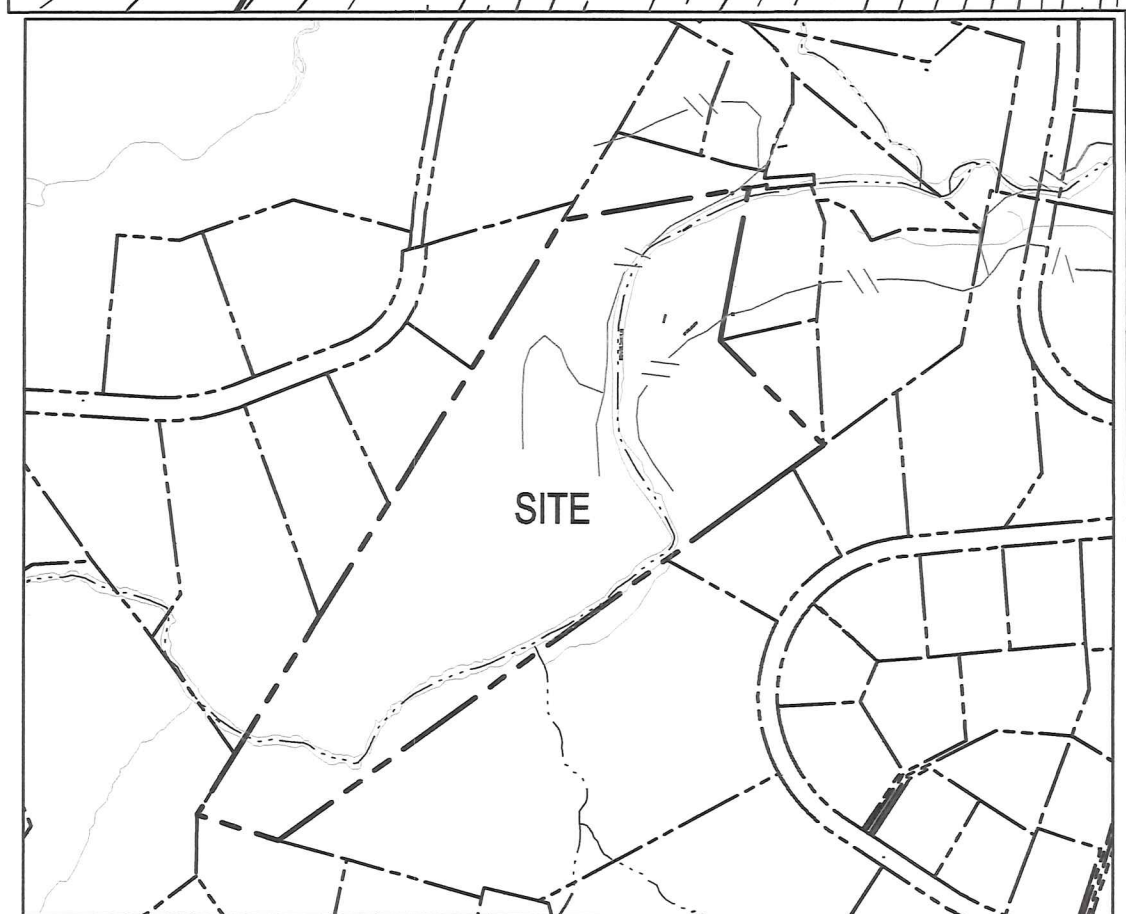
Zoning District(s): RC 4

BALTIMORE, MD 21204

Premise Address: 873 IVY HILL RD

Elevation Range: 318ft - 496ft

Affected Overlays		Instructions: Begin review process with Zoning Review, Room 111.													Agency Acknowledgment	
Contact Agency	Potential Overlay Issues	New Homes	Internal Alts.	Add / Ext. Alts.	Access, Struct.	Open Decks	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Elec. & Plumb	High Rise Apts.	Initial & Date		
EPS-Dev. Coord. County Office Building Room 319 Phone: 410-887-3733	100 Year Flood Zone	X		X	X	X		X	X	X						
	Possible Flood Hazard - Water Body Present	X		X	X	X		X	X	X						
PAI-Sed. Control Insp. County Office Building Room G-21 Phone: 410-887-3226	100 Year Flood Zone	X						X		X						
	Possible Flood Hazard - Water Body Present	X						X		X						
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	100 Year Flood Zone	X	X	X	X	X		X	X			X		OK To File		
	Possible Flood Hazard - Water Body Present	X	X	X	X	X		X	X			X		OK To File		
	InFill Lot Review	X												OK To File		
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: 2019-0031-SPHA	X		X	X	X	X									
Building Plans Review County Office Building Room 120 Phone: 410-887-3987	100 Year Flood Zone	X	X	X	X	X			X	X						
	Possible Flood Hazard - Water Body Present	X	X	X	X	X			X	X						



PROPERTY MAP: 1" = 500'

SCALE: 1" = 50'

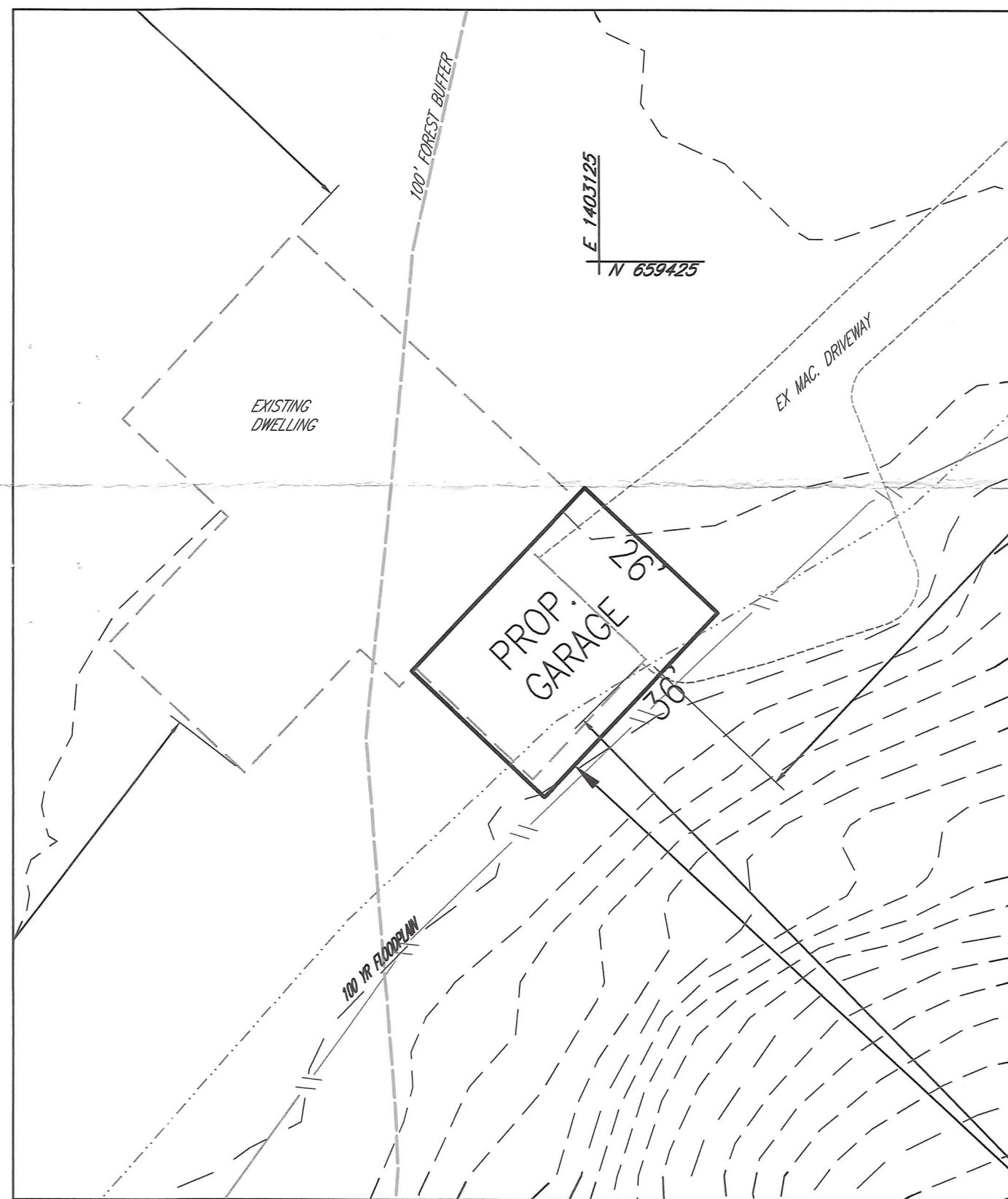
GENERAL NOTES:

- OWNER: GEORGE S. NYQUIST, JR.
873 IVY HILL ROAD
COCKEYSVILLE, MARYLAND 21030
- SITE AREA: 1,112,056 SQ.FT. OR 25.53 AC±
- USES:
EXISTING: 1 RESIDENTIAL DWELLING
PROPOSED: 1 RESIDENTIAL DWELLING
- UTILITIES:
PUBLIC WELL & SEPTIC
- DEED REF: 39708/369
- TAX ACCOUNT #2200022149
- ZONING: RC 4
(PER 1"=200' ZONING MAP 051A1)
- TAX MAP #51, GRID 1, PARCEL #689
- PURPOSE OF PLAN IS TO CONSTRUCT A GARAGE ATTACHED TO THE EXISTING HOUSE
- SITE LIES PARTIALLY WITHIN ZONE A AND ZONE X OF FLOOD
INSURANCE RATE MAP (FIRM) PANEL #240010 0235 F
PANEL 235 OF 580 DATED SEPT. 26, 2014.
ZONE "A" IS BASE FLOOD ELEVATIONS NOT DETERMINED.
- PREVIOUS ZONING CASES: 2019-0031-SPHA TO PERMIT A TENNIS COURT IN THE
FRONT YARD OF A RESIDENCE IN THE RIVERINE FLOODPLAIN APPROVED OCTOBER 1,
2018. COMPLIANCE WITH ZAC COMMENTS IS REQUIRED
- PREVIOUS PERMITS: NONE ON FILE
- SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY AND THE STRUCTURES ARE NOT HISTORIC.
- ALL CONSTRUCTION WILL BE PER FLOOD PLAIN REGULATIONS.
- SETBACKS FOR RC 4:

	REQUIRED	PROVIDED
FRONT	50'	199'
SIDE	50'	358'
REAR	50'	1598'
- 2ND COUNCILMANIC DISTRICT

LOCATION MAP

SCALE: 1" = 1000'



SCALE: 1" = 20'

DESIGN AND DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (MCS).
HORIZONTAL-NAD 83(2011), VERTICAL-NAVD 88.

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21083
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR

NYQUIST RESIDENCE
GARAGE ADDITION
873 IVY HILL ROAD
COCKEYSVILLE, MD 21030

BALTIMORE COUNTY
8TH ELECTION DISTRICT

MARYLAND
2ND COUNCILMANIC DISTRICT

REVISIONS

PETITIONER'S

EXHIBIT NO. 1A

DRAWN BY:

CMD

CHECKED BY:

PCR

SCALE:

1" = 50'

DATE:

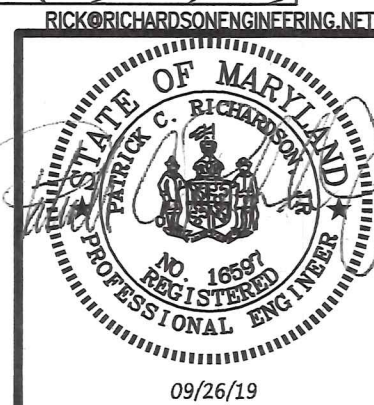
09-18-19

JOB NO.:

18040

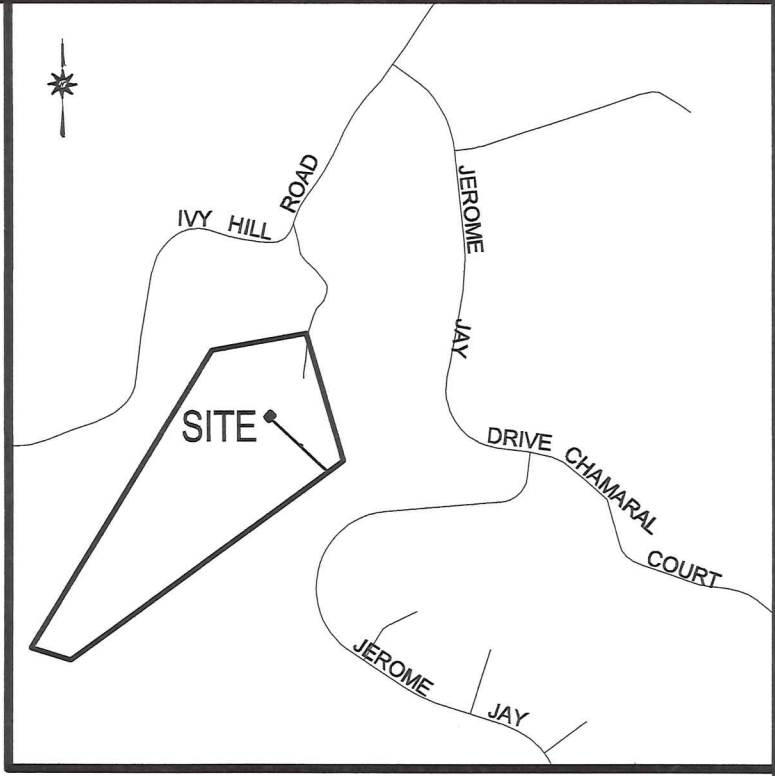
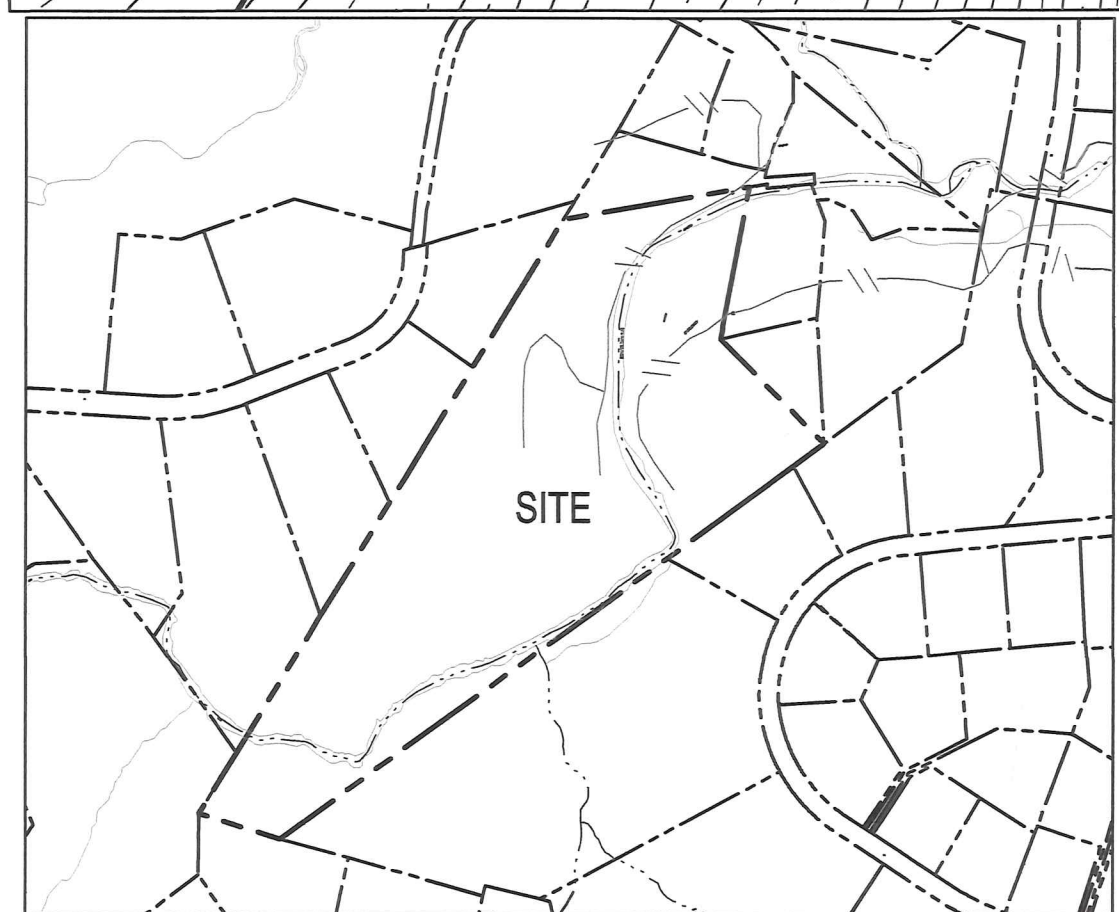
SHEET NO.:

1 OF 1



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
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ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16597, EXPIRATION DATE: 08-15-2021

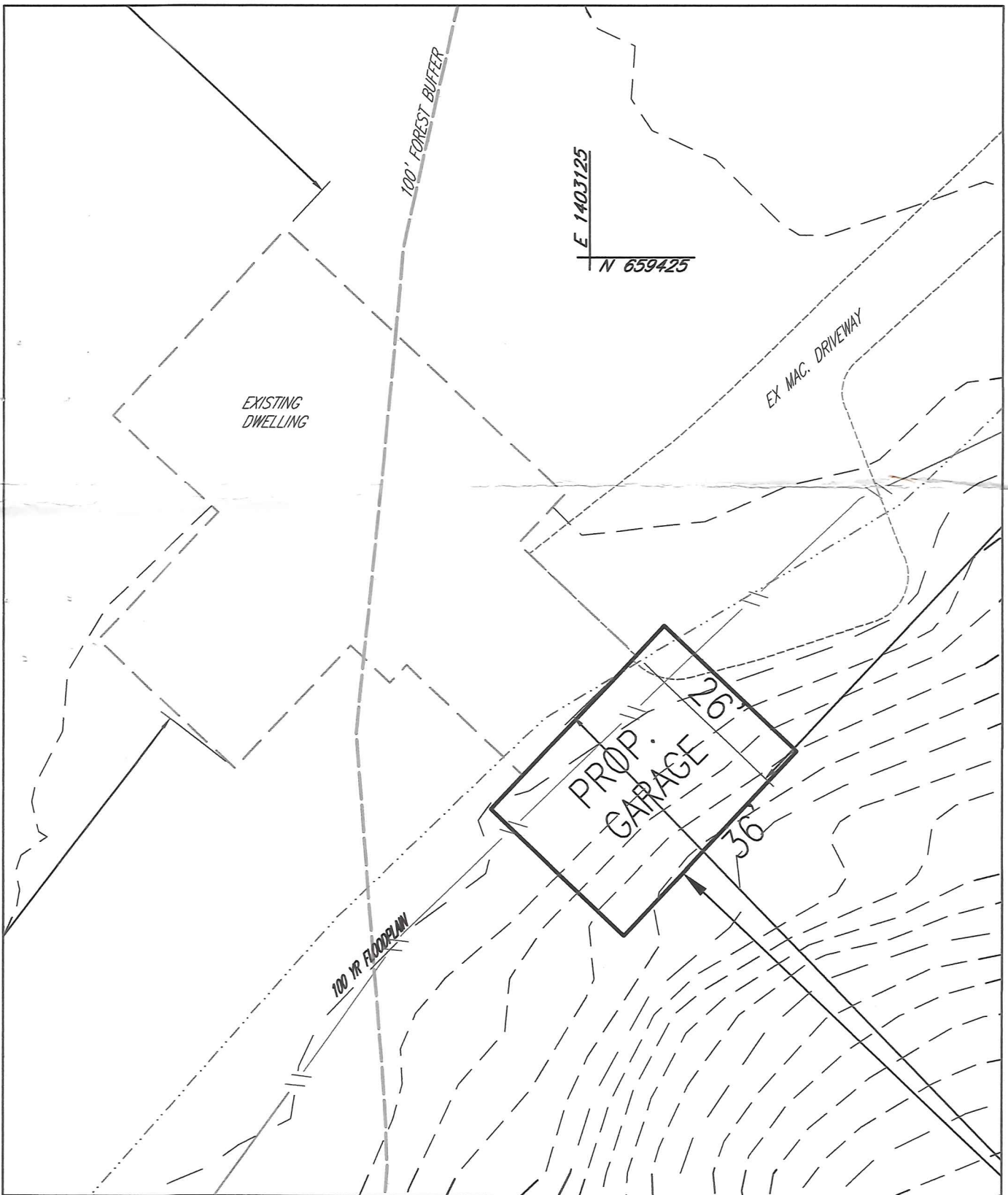
09/26/19



GENERAL NOTES:

- OWNER: GEORGE S. NYQUIST, JR.
873 IVY HILL ROAD
COCKEYSVILLE, MARYLAND 21030
- SITE AREA: 1,112,056 SQ. FT. OR 25.53 AC±
- USES:
EXISTING: 1 RESIDENTIAL DWELLING
PROPOSED: 1 RESIDENTIAL DWELLING
- UTILITIES:
PUBLIC WELL & SEPTIC
- DEED REF: 39708/369
- TAX ACCOUNT #2200022149
- ZONING: RC #
(PER 1"=200' ZONING MAP 051A1)
- TAX MAP #51, GRID 1, PARCEL #689
- PURPOSE OF PLAN IS TO CONSTRUCT A GARAGE ATTACHED TO THE EXISTING HOUSE
- SITE LIES PARTIALLY WITHIN ZONE A AND ZONE X OF FLOOD
INSURANCE RATE MAP (FIRM) PANEL #240010 0235 F
PANEL 235 OF 580 DATED SEPT. 26, 2014.
- PREVIOUS ZONING CASES: 2019-0031-SPHA TO PERMIT A TENNIS COURT IN THE
FRONT YARD OF A RESIDENCE IN THE RIVERINE FLOODPLAIN APPROVED OCTOBER 1,
2018. COMPLIANCE WITH ZAC COMMENTS IS REQUIRED
- PREVIOUS PERMITS: NONE ON FILE
- SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY AND THE STRUCTURES ARE NOT HISTORIC.
- ALL CONSTRUCTION WILL BE PER FLOOD PLAIN REGULATIONS.
- SETBACKS FOR RC #

	REQUIRED	PROVIDED
FRONT	50'	199'
SIDE	50'	358'
REAR	50'	1598'
- 2ND COUNCILMANIC DISTRICT



SCALE: 1" = 20'
DESIGN AND DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (MCS).
HORIZONTAL-NAD 83(2011), VERTICAL-NAVD 88.

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

CASE No.
2019-0434-SPH

PLAN TO ACCOMPANY ZONING PETITION
FOR

NYQUIST RESIDENCE
GARAGE ADDITION
873 IVY HILL ROAD
COCKEYSVILLE, MD 21030

BALTIMORE COUNTY
8TH ELECTION DISTRICT

MARYLAND
2ND COUNCILMANIC DISTRICT

REVISIONS	PETITIONER'S	DRAWN BY:	CHECKED BY:	SCALE:
	EXHIBIT NO. 1	CMD	PCR	1" = 50'
		DATE:	JOB NO.:	SHEET NO.:
		09-18-19	18040	1 OF 1



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ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16897, EXPIRATION DATE: 06-15-2021



Legend

- Red: Band_1
- Green: Band_2
- Blue: Band_3
- House Numbers
- Zoning History Cases
- Zoning
- Property
- County Boundary

PETITIONER'S
EXHIBIT NO. 2

1:1,128
0 45 90 180 Feet
November 18, 2019

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBasis, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Legend

- Red: Band_1
- Green: Band_2
- Blue: Band_3
- House Numbers
- Zoning History Cases
- Zoning
- Property
- County Boundary

PETITIONER'S
EXHIBIT NO. 3

1:564

0 20 40 80 Feet

November 18, 2019

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBasis, METI, Esri China (Hong Kong), Swisstopo, OpenStreetMap contributors, and the GIS User Community



PETITIONER'S

EXHIBIT NO. 4

