BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 11/9/2021

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 21-264

INFORMATION:
Property Address: 873 Ivy Hill Road
Petitioner: Ivy Hill, LLC
Zoning: RC 4
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to allow an accessory garage structure in the front yard and to allow an accessory structure to be 17' tall in lieu of the permitted 15'.

The site is a large property in a primarily Rural Residential area. The site currently only has a dwelling on it. The rear yard has a large elevation change and a stream.

The Department does not object to the request with the condition that the accessory structure should not be converted into a primary dwelling or used for commercial or industrial uses.

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

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

SL/JGN/KP/

c: Joseph Wiley
Richardson Engineering, LLC
Office of Administrative Hearings
People's Counsel for Baltimore County

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Lajuanda Whitaker

From: Terry Curtis
Sent: Friday, September 24, 2021 12:58 PM
To: PAI Zoning Advisory Committee
Cc: Peoples Counsel
Subject: ZAC Agenda Case #2021-0264-A, Ivy Hill Road #873

Good Morning,

During my review of the ZAC Agenda for the distribution meeting of September 20, 2021, I reviewed a Special Hearing for case number 2021-0264-A for 873 Ivy Hill Lane. This request is to allow an accessory building (garage) in the front yard in lieu of the required rear yard only and to allow an accessory structure to be 17 feet tall in lieu of the permitted 15 feet.

The Department of Public Works and Transportation (DPWT) Bureau of Engineering and Construction offers the following comments:

1.) There are swales or drainage courses on the property. The drainage course meets the qualifications of a Baltimore County regulated flood plain. A special flood hazard area is on the property as shown on FEMA's Flood Insurance Rate Map Panel 2400100235F dated 9/26/08. A riverine flood study based on ultimate land use conditions according to the DPR Policy Manual and DPW Design Manual must be submitted and "Accepted for Filing" by the Department of Permits, Approvals and Inspections Bureau of Development Plans Review before any building permits are given. Once the flood plain and flood protection elevation boundaries have been established, the Building Code requirements for riverine flood plain including DPWT Design Manual Plate DF-1 must be observed.

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

Terry Curtis, Jr.
Engineer III
Department of Public Works and Transportation
111 West Chesapeake Avenue
Room 205
Towson, Maryland 21204
410-887-3117
tcurtis@baltimorecountymd.gov

Exceptional Customer Service
Safe and Efficient Operations
Reliable Infrastructure

JOHN A. OLSZEWSKI, JR.
County Executive

JOANNE R. RUND, *Chief*
Fire Department

October 6, 2021

To: Zoning Advisory Committee
Baltimore County Office Building
111 W. Chesapeake Avenue, Room 123
Towson, Maryland 21204
Attention: Zoning Review

Distribution Meeting of: **September 20, 2021**

Formal or Informal Response Due: **September 27, 2021**

Item No.:

Administrative Variance: **2021-0262-A, 2021-0265-A.**

Variance: **2021-0260-A, 2021-0263-SPHA, 2021-0264-A, 2021-0267-A.**

Special Hearing: **2021-0212-SPH, 2021-0263-SPHA, 2021-0266-SPH.**

Comments:

The Baltimore County Fire Marshal's Office has no comments at this time on the above listed case numbers.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor