

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Joseph & Patricia Shanahan	For Insurance Company Use: Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3505 Glenwood Road	Company NAIC Number
City Baltimore State Md ZIP Code 21220	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 3, Plat of FrogMortar Point - Plat 12-14	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Detached Garage</u>	
A5. Latitude/Longitude: Lat. <u>39-19-33</u> Long. <u>76-44-01</u> 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 _____	
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s) _____ sq ft b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____ c) Total net area of flood openings in A8.b _____ sq in d) Engineered flood openings? ☐ Yes ☐ No	A9. For a building with an attached garage: a) Square footage of attached garage <u>768</u> sq ft b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u> c) Total net area of flood openings in A9.b <u>0</u> 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 2400100435	B5. Suffix F	B6. FIRM Index Date 9/26/2008	B7. FIRM Panel Effective/Revised Date 9/26/2008	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 9
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 (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Designation Date _____ ☐ CBRS ☐ OPA ☐ Yes ☒ No					

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. Use the same datum as the BFE.
Benchmark Utilized AE-3984 & AE-3981 Vertical Datum NAVD-88
Conversion/Comments _____

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>NA</u>	☐ feet ☐ meters (Puerto Rico only)
b) Top of the next higher floor <u>16.5</u>	☒ feet ☐ meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>NA</u>	☐ feet ☐ meters (Puerto Rico only)
d) Attached garage (top of slab) <u>4.9</u>	☒ feet ☐ meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>8.5</u>	☒ feet ☐ meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>3.4</u>	☒ feet ☐ meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>4.6</u>	☒ feet ☐ meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>3.3</u>	☒ feet ☐ meters (Puerto Rico only)

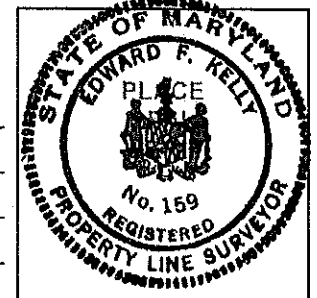
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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 licensed land surveyor? ☐ Yes ☒ No

Certifier's Name Edward F. Kelly	License Number PropLS #159
Title Associate	Company Name Morris & Ritchie Associates, Inc.
Address 3445-A Box Hill Corporate Center Drive	City Abingdon State MD
Signature <u>Edward F. Kelly</u>	Date <u>5/10/11</u> Telephone 410-515-9000



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. 3505 Glenwood Road		Policy Number
City Baltimore State MD ZIP Code 21220		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 Structure is detached garage with apartment above. Lowest equipment is electric meter on exterior of building. Indoor electric outlets at elevation 9.2. Garage has eight flood vents totalling 960 sq. in. but they lie between 1' and 2' above adjacent grade. There is some additional construction taking place on the upper level, but the grading and construction on the lower level appears complete.

Signature Edward F Kelly Date 5/10/11 ☐ Check here if attachments

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 _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ 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 _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ 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 and G9.

- 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-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
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- 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 (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters (PR) Datum _____
- G10. Community's design flood elevation _____ ☐ feet ☐ meters (PR) Datum _____

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

☐ Check here if attachments

SUBSTANTIAL IMPROVEMENT WORKSHEET FOR FLOODPLAIN CONSTRUCTION

For additions, rehabilitations, improvements, or damage repairs

Property Owner: SHANAHAN JOSEPH

Address: 3505 GLENWOOD RD

Permit No. B726488 Tax Map 0091 Block _____ Parcel 0144 Lot 3

Location: PROG MORTAR POINT

Description of Improvement: 8' x 24.2192 SQ. FT. OPEN

WOOD DECK.

Present Market Value of structure ONLY (final phased in full assessed valuation or market appraisal) BEFORE improvement, or if damaged, before the damage occurred:

\$ 198,120

For **Cost of Improvement**, take the greater of:

1. Actual cost of the construction:

\$ _____

(Applicant shall provide a copy of construction contract when using a contractor)

2. Estimated building cost based on

16 x 192 = 3072

192. square feet of construction

from a building cost information service

at \$ 16 / sq ft (source: STATE)

\$ 3,072

Ratio = **Cost of Improvement** (\$ 3072) X 100 =

Present Market Value (\$ 198,120)

2 %

If 50% or greater (**Substantial Improvement**), entire structure (existing included) must be elevated; if less than 50%, it may be exempted unless an addition. For **additions**: a) If less than substantial but requires a State Waterway Construction Permit since it is in a nontidal floodplain, the addition, regardless of size, must be elevated. b) If substantial, and the existing structure is **unaltered** except for a single doorway into the addition, the existing structure need not be elevated, only the addition.

Note:

1. Any costs directly associated with correcting health, sanitary, and safety code violations may be deducted from the Cost of Improvement. The violations must have been officially cited prior to submission of the permit application.

2. Alterations to historic structures, provided the alterations will not preclude continued designation as a "historic structure", may be exempted by variance.

Summary:

☐ Substantial Improvement - Elevation of entire structure.

☒ Exempt - Not Substantial Improvement.

☐ Addition - Only addition must be elevated.

☐ Other (attach explanation)

Determined by: WJ Stum

Date: _____

**DECLARATION OF LAND RESTRICTION
FOR CERTAIN STRUCTURES IN THE FLOOD PLAIN**

This DECLARATION made this 9 day of Nov, 2007
by _____
having an address at _____

WITNESSED:

WHEREAS, the Owner is the record owner of all that real property located at 3505 GLENWOOD ROAD
in the 15 th Election District of Baltimore County, designated in the Tax Records
as map 91, parcel 144, plat _____, block _____,
lot no. 3, and being the same _____, and recorded among the Land
Records of Baltimore County, Maryland at Liber 11766 -Folio 434.

WHEREAS, the Owner has applied for a Permit, Conditioned permit, or Variance to
place a structure on that property that either (1) does not conform, or (2) may be made
noncompliant by later conversion, to the elevation requirements of Baltimore County
Council Bill #01-05, Section 3112.0 construction in areas subject to flooding and under
Permit Number. _____

WHEREAS, the Owner agrees to record the DECLARATION and certifies and declares
that the following covenants, conditions, and restrictions are placed on the affected
property as a condition of granting the Permit, and affects rights and obligations of the
Owner and shall be binding on the Owner, his heirs, personal representatives, successors,
and assigns.

UPON THE TERMS AND SUBJECT TO THE CONDITIONS, as follows:

1. The structure or part thereof to which these conditions apply is DETACHED
24 x 32 = 768 SF TWO STORY GARAGE (DETACHED)
2. This structure has been allowed without conformance with the elevation requirement
of the Ordinance. Conversion to habitable space shall not occur unless the enclosed
area below the Flood Protection Elevation (FPE) is brought into full compliance with
this Ordinance. At this site, the Flood Protection Elevation (FPE) is _____ feet
above mean sea level.
3. Enclosed areas below the Flood Protection Elevation (FPE) shall be used solely for
parking of vehicles, limited storage, or access to the building. All interior walls,
ceilings, and floors below the Flood Protection Elevation (FPE) shall be unfinished or
constructed of flood resistant materials. Mechanical, electrical, or plumbing devices
shall not be installed below the Flood Protection Elevation (FPE).

4. The walls of the enclosed areas below the Flood Protection Elevation (FPE) shall be equipped with at least two (2) vents which permit the automatic entry and exit of flood waters with total openings of at least one square inch for every square foot of enclosed area below flood level. The vents shall be on at least two (2) different walls, and the bottoms of the vents shall be no more than one foot (12 inches) above grade.
5. Any alterations or changes from these conditions constitute a violation of the Permit and may render the structure uninsurable or increase the cost for flood insurance. The jurisdiction issuing the Permit and enforcing the Ordinance may take any appropriate legal action to correct any violation.
6. Other conditions: _____

OWNER:

In witness whereof the undersigned set their hands and seals this _____ day of _____

WITNESS:

Joseph F. Shanahan (Seal)
Owner

Patricia A. Shanahan (Seal)
Owner

NOTARY:

STATE OF MARYLAND _____ OF _____, TO WIT:

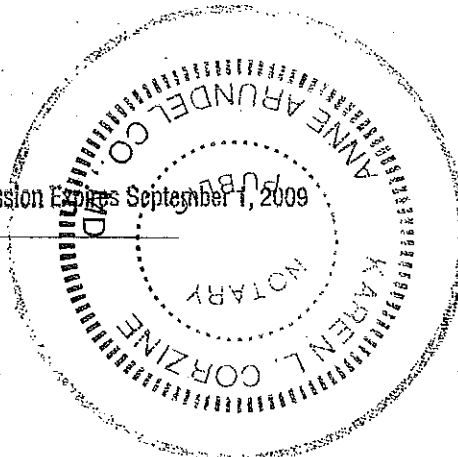
I hereby certify that on this 9th day of Nov, 2007
Before me the subscriber, a Notary Public of the State aforesaid, personally appeared Joseph F. Shanahan And Patricia A. Shanahan known to me, or satisfactorily proven to be the person (s) whose name is subscribed to the foregoing instrument, who acknowledged that he has executed it for the purposes therein set forth, and that it is his act and deed.

In witness whereof, I have set my hand and Notarial Seal, the day and year first written above.

Karen L. Corzine

My Commission expires on _____

My Commission Expires September 1, 2009



**NONCONVERSION AGREEMENT
FOR CERTAIN STRUCTURES IN THE FLOOD PLAIN**

Application has been made for a Permit _____, Conditioned Permit _____, or
Variance _____ to build a 24x32 = 768 TWO STORY GARAGE (DETACHED)

which does not conform to the elevation requirements of the Flood Plain Management Ordinance of County of Baltimore.

Permit # B _____

Property Owner JOSEPH F & PATRICIA A SHANAHAN

Address 3505 GLENWOOD ROAD

Deed dated 8-27-96, Recorded in Liber 11766, Folio 434
Tax map 91, Block _____, Parcel 144, Lot # 3

Flood Protection Elevation at the site is 12.2 feet.

Map Panel Number _____, Effective date _____

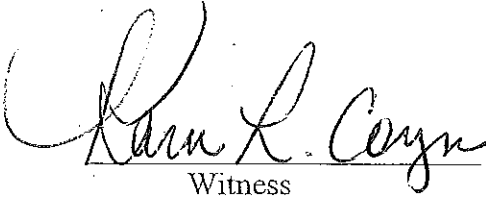
In consideration for the granting of a Permit, Conditioned Permit, or Variance for the above structure which does not conform to the requirements of Baltimore County Council Bill # 01-05, Section 3112.0 construction in areas subject to flooding. The Property Owner agrees to the following:

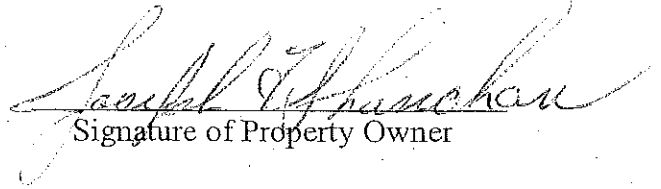
1. The enclosed area, if permitted, shall be used solely for parking of vehicles, limited storage, or access to the building and will never be used for human habitation without first becoming fully compliant with the Flood Plain Management Ordinance in effect at the time of conversion.
2. All interior walls, ceilings, and floors below the Flood Protection Elevation shall be unfinished or constructed of flood resistant materials.
3. Mechanical, electrical, fuel oil tank vent pipe, or plumbing devices shall not be installed below the Flood Protection Elevation. Fuel oil tanks or propane tanks shall be substantially anchored to prevent flotation.
4. The walls of the enclosed areas below the Flood Protection Elevation shall be equipped with at least two (2) vents which permit the automatic entry and exit of flood water with total openings of at least one square inch of free area for every square foot of enclosed area below flood level. The vents shall be on at least two (2) different walls, and the bottoms of the vents shall be not more than one (1) foot above grade.

5. The requested structure may increase the risk to life and property, and may be subject to increased premium rates for flood insurance available from the National Flood Insurance Program.
6. That any variation in construction beyond what is permitted shall constitute a violation and be abatable as such.
7. That this Nonconversion Agreement becomes part of Permit # _____.

11/9/07

Date


Witness


Signature of Property Owner

NOTE:

This agreement must be used whenever an enclosed structure is requested to be built or substantially improved within the 100-year Flood Plain below the Flood Protection Elevation. This Agreement must be signed whenever Conditioned Permits or Variances are to be issued, for example, garages and accessory structures which exceed the 300 square foot exemption and foundation enclosures which exceed 5 feet in height.

TIDAL FLOOD PROTECTION ELEVATIONS:

10.4 Feet (Back River and south of Rocky Point)

11.2 Feet (Middle River and north of Rocky Point)

Elevations are referenced to Baltimore County Datum.

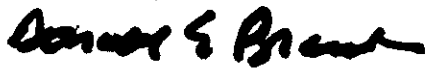
The Flood Protection Elevation is one foot higher than the 100-Year Base Flood Elevation.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS


Arnold Jablon, Deputy Administrative Officer
& Director




Donald E. Brand, Building Engineer

BUILDING PERMIT

PERMIT #: B726488 CONTROL #: MRFP DIST: 15 PREC: 01
DATE ISSUED: 04/18/2011 TAX ACCOUNT #: 1513202200 CLASS: 34
extended to 2014

PLANS: CONST 0 PLOT 2 R PLAT 0 DATA 0 ELEC NO PLUM NO
LOCATION: 3505 GLENWOOD RD
SUBDIVISION: FROG MORTAR POINT

OWNERS INFORMATION

NAME: SHANAHAN, JOSEPH
ADDR: 3505 GLENWOOD RD

TENANT:

CONTR: OWNER

ENGNR:

SELLR:

WORK: CONSTRUCT OPEN WOOD DECK W LANDING AND STEPS
TO GRADE ON REAR OF EX. DETACHED GARAGE.
(NO ROOF) 24'X8'X10'=192SF, CBCA
SEE INSPECTOR PER MS. (SEE 08-0324-A FOR
VARIANCE ON GARAGE) ZONE:AE ELEV: 2'-4'

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD, DETACHED GARAGE W OPEN DECK ON REAR
EXISTING USE: SFD, DETACHED GARAGE

TYPE OF IMPRV: ADDITION

USE: GARAGE

FOUNDATION:

SEWAGE: PUBLIC EXIST

BASEMENT:

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 0059.54 X 0000.00

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: NC

SIDE STR SETB:

REAR SETB: 56'

15R INSPECTOR COPY

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204