



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

May 9, 2023

Stanley and Wanda Wolinski - stanwoll@verizon.net
934 Thompson Boulevard
Essex, MD 21221

RE: Petitions for Special Hearing & Variance
Case No. 2023-0050-SPHA
Property: 934 Thompson Boulevard

Dear Petitioners:

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

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order 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 that reads "Maureen E. Murphy".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure

c: J. Scott Dallas – jsdinc@aol.com

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(934 Thompson Boulevard)	*	OFFICE OF
15 th Election District		
7th Council District	*	ADMINISTRATIVE HEARINGS
Stanley and Wanda Wolinski		
Legal Owners	*	FOR BALTIMORE COUNTY
 Petitioners	 *	 Case No. 2023-0050-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as Petitions for Special Hearing and Variance filed by legal owners, Stanley and Wanda Wolinski (the “Petitioners”) for the property located at 934 Thompson Boulevard, Essex (the “Property”). A Special Hearing was filed pursuant to the Baltimore County Zoning Regulations (“BCZR”), §500.7 to allow an accessory building (detached garage) with a footprint larger than the primary structure. A Variance was also filed from BCZR, §400.1 to permit an accessory building in the front yard in lieu of the required rear yard.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Petitioners appeared at the hearing in support of the Petition along with J. Scott Dallas of J.S. Dallas, Inc. who prepared and sealed a site plan (the “Site Plan”). (Pet. Ex. 1).

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and Department of Environmental Protection and Sustainability (“DEPS”) which agencies did not oppose the relief.

By and through a Plat of the Land of Daniel Crook which was recorded in the Land Records of Baltimore County on December 15, 1914 (Plat Book, 4, page 141) (the “1914 Plat”), a

waterfront parcel labeled 'Lot 15' was created ("Lot 15"). (See File for copy Plat). By Deed recorded in Land Records of Baltimore County on April 4, 2019 (Liber 41285, page 195), Petitioners purchased the property located at 936 Thompson Blvd. ("936") from TKEK, LLC. (See Deed in File). During the hearing, Petitioners testified that they demolished the existing house at 936 and rebuilt it. The metes and bounds description contained in the Deed for 936 refers to the 1914 Plat, and reads that 936 was created from part of Lot 14, and part of Lot 15. (See Deed in File).

Two months later, by Deed recorded in the Land Records of Baltimore County on June 3, 2019 (Book, 41476, page 171), Petitioners purchased the two (2) adjoining lots at 930 Thompson Blvd. ("930") and 934 Thompson Blvd. ("934"). The Deed for 930 and 934 contains two (2) separate metes and bounds descriptions. The SDAT information confirms that those lots were both created out of Lot 15 and both refer to the 1914 Plat. Apparently, 932 does not exist. Importantly, 930 was improved with a single family dwelling, but 934 was only improved with the brick garage (which is the subject of this Case), and an outbuilding (the "Outbuilding"). According to the Petitioners' testimony, prior to their purchase of 930 and 934, the house at 930 used the brick garage located on 934 as an accessory structure. In fact, as Petitioners highlighted, and as the Site Plan reflects, there is an existing concrete, U-shaped driveway with one access point on 930 and one access point on 934. The driveway spans across the boundary line between 930 and 934. Indeed, it is clear from the Site Plan that each side of the driveway converges to one approach into the brick garage. (Pet. Ex. 1).

Petitioners also testified that they attempted to sell 930 and 934 together to Marcus Corbin. However, Mr. Corbin only wanted to purchase 930. Accordingly, by Deed recorded in Land Records of Baltimore County on June 22, 2020 (Liber, 43022, page 169), Petitioners sold 930 to

Mr. Corbin. (See File for Deed). Petitioners have retained title to, and continue to use, 934 as part of 936.

As shown on the Site Plan, the Outbuilding at 934 measures 450 sf. (Pet. Ex. 1). Petitioners described the Outbuilding as a concrete block structure with no kitchen, no bathroom and no bedroom, but containing a fireplace. Apparently, the Outbuilding does have electric and water. Notwithstanding that the Outbuilding contains none of the basic elements of a dwelling, Mr. Dallas then suggested that the Outbuilding might be an old shore shack; however, there was no evidence to support this assertion. Petitioners testified that, since 2019 when they purchased 936, they have used the Outbuilding on 934 as a place for their grandchildren to play. Significantly, Petitioners have also used the brick garage at 934 to store their antique vehicles.

In this case, Petitioners are proposing to construct a 1-story, 1,040 sf dwelling on 934 which they indicate would be a home for an in-law parent. In doing so, they want to keep the brick garage which would then be located in the front yard of the proposed home. The brick garage, which measures 1,069 sf, will then be larger than the proposed home and this fact necessitates the Petition for Special Hearing. Petitioners stated that after the in-law parent no longer resides at 934, they would sell it.

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any

premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

In accordance with the holding in *Friends of Ridge, et al. v. BGE*, 352 Md. 645, 724 A.2d 34 (1999):

We shall hold that a landowner who clearly desires to combine or merge several parcels or lots of land into one larger parcel may do so. One way he or she may do so is to integrate or utilize the contiguous lots in the service of a single structure or project, as respondent proposes in the instant case. Although this is not the general application of the doctrine of merger as it relates to zoning, we perceive no rational objection to applying the same principles to the circumstances of this case, resulting in a larger parcel. For title purposes, the platted lot lines may remain, but by operation of law a single parcel emerges for zoning purposes.

Id. at 40. In *Remes v. Montgomery County*, 387 Md. 52, 874 A.2d 470 (2005), the Court of Appeals further explored the doctrine of zoning merger. In *Remes*, the Court held that two contiguous lots held in common ownership that were used by prior owners in service to one another had merged for zoning purposes. *Id.* at 470. Thus, permits could not be issued to permit construction on the vacant lot. As the Court noted, when zoning merger occurs, the lots remain divided, and the doctrine simply operates as an adjustment of zoning requirements. *Id.* at 478. However, once that occurs, one cannot later sell off a parcel. To hold otherwise would allow the original owner to "flip-flop between his or her adjacent parcels, thwarting the intent of the land

development regulations and, perhaps more egregiously skirting [the] County's exacting requirements for subdivision." *Id.* at 489.

With the Petition for Special Hearing, Petitioners are not requesting approval of the proposed home on 934; they seek approval to keep the existing brick garage which would then be located in the front yard of the proposed home. The brick garage would also have a footprint larger than the proposed home. Based on the facts presented, if the proposed home would be used for an in-law parent, they would then be able to continue to use the brick garage for storage of antique vehicles.

I find that the Special Hearing relief must be denied because 934 was previously merged with 930 when it was under common ownership of previous owners and then under ownership of the Petitioners. In fact, prior to the sale in 2020 to Mr. Corbin, 930, 934 and 936 were all under common ownership of, and used by, the Petitioners. 930 is only improved with the brick garage and the Outbuilding, and were both historically used by the prior owners of 930. The existing U-shaped driveway with access points on 930 and 934, which driveway spans the boundary line, as well as the single convergence into the garage, lead to the conclusion that 930 and 934 have merged for zoning purposes. Additionally, after Petitioners sold 930 to Mr. Corbin, they continued to use the brick garage and Outbuilding at 934 as part of 936. Under either scenario, 934 does not support a proposed home and has merged for zoning purposes.

After the issue of merger was discussed at the hearing, Mr. Dallas asked whether an accessory in-law structure could be built on 934 under BCZR, §400.4. Unfortunately, while there is a combination or merger of boundary lines for zoning purposes, an accessory in-law apartment under BCZR, §400.4 requires the 'accessory apartment' be located "within an accessory building situated on the same owner-occupied lot as the principal dwelling". As such, any accessory

detached structure would need to be located on 936. Here, the lot lines and the tax identification accounts will remain separate, but become merged only for zoning purposes. Moreover, even if an accessory apartment in a detached building on a separate lot could be approved, doing so would not be within the spirit or intent of the BCZR, but would permit a home on a lot which has merged.

VARIANCE

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

First, the evidence does not support the requirement of uniqueness as set forth in *Cromwell*. 934 is a rectangular shaped lot similar in size to both 930 and 936. Even if 934 were found to be unique, I find that because 934 has merged previously with 930, and now has merged with 936 as indicated above, the requested Variance relief must be denied because it is not in strict harmony with the spirit and intent of the BCZR.

As a result of the merger, a building permit should not be issued for a proposed home on 934.

THEREFORE, IT IS ORDERED, this 9th day of **May 2023**, by the Administrative Law Judge for Baltimore County that the Petition for Special Hearing pursuant to BCZR §500.7 to allow an accessory building with a footprint larger than the primary structure be and it is hereby, **DENIED**; and, it is

FURTHER ORDERED that the Petition for Variance from BCZR, §400.1 to permit an accessory building in the front yard in lieu of the required rear yard and it is hereby, **DENIED**; and it is,

FURTHER ORDERED that a building permit **SHOULD NOT** be issued for 934 Thompson Blvd. due to the merger as indicated herein.

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

A handwritten signature in cursive script, reading "Maureen E. Murphy".

MAUREEN E. MURPHY
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As a result of the merger, a building permit should not be issued for a proposed home on 934.

THEREFORE, IT IS ORDERED, this 8th day of **May 2023**, by the Administrative Law Judge for Baltimore County that the Petition for Special Hearing pursuant to BCZR §500.7 to allow an accessory building with a footprint larger than the primary structure be and it is hereby, **DENIED**; and, it is

FURTHER ORDERED that the Petition for Variance from BCZR, §400.1 to permit an accessory building in the front yard in lieu of the required rear yard and it is hereby, **DENIED**; and it is,

FURTHER ORDERED that a building permit **SHOULD NOT** be issued for 934 Thompson Blvd. due to the merger as indicated herein.

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

A handwritten signature in cursive script that reads "Maureen E. Murphy".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm



PETITION FOR ZONING HEARING(S)

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

Address 934 Thompson Boulevard Currently Zoned DR 5.5
Deed Reference 41476 / 171 10 Digit Tax Account # 2500016186
Owner(s) Printed Name(s) Stanley John Wolinski and Wanda Lee Wolinski

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

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

Please see attached.

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

3. ☒ a **Variance** from Section(s)

Please see attached.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.
I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound 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

Case Number 2023-0050-SPH Filing Date 3/8/2023 Do Not Schedule Dates

Legal Owners (Petitioners):

Stanley John Wolinski / Wanda Lee Wolinski

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

936 Thompson Blvd, Essex, MD

Mailing Address

City

State

21221

410-274-4399

stanwol1@verizon.net

Zip Code

Telephone #'s (Cell and Home)

Email Address

Representative to be contacted:

J. Scott Dallas

Name - Type or Print

Signature

J.S. Dallas, Inc. P.O. Box 26, Baldwin, MD

Mailing Address

City

State

21013

410-817-4600

jisdinc@aol.com

Zip Code

Telephone #

Email Address

Reviewer SP

Revised 8/2022

Attachment-
Zoning Petition
934 THOMPSON BOULEVARD

1. A SPECIAL HEARING TO ALLOW AN ACCESSORY BUILDING WITH A FOOTPRINT LARGER THAN THE PRIMARY STRUCTURE.
3. A VARIANCE FROM SECTION 400.1 TO PERMIT AN ACCESSORY BUILDING IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD.

2023-0050 -SPHA

J.S. DALLAS, INC.

Surveying & Engineering

P.O. Box 26

Baldwin, MD 21013

(410)817-4600

FAX (410)817-4602

ZONING DESCRIPTION OF #934 THOMPSON BOULEVARD

BEGINNING in the center of Thompson Boulevard, 30 feet wide, distant 794 feet, more or less southeasterly from the center of Sandalwood Road, thence leaving said Thompson Boulevard and running **(1)** South 48 degrees 30 minutes West 358 feet, more or less, to the waters of Back River thence **(2)** binding thereon 103' +- in a southeasterly direction thence **(3)** North 48 degrees 30 minutes East 340 feet, more or less to intersect said center of Thompson Boulevard thence running with and binding thereon **(4)** North 50 degrees 21 minutes West 100 feet to the place of beginning.

CONTAINING 30857 square feet (or 0.710 acres) of land, more or less (from paving edge to riprap only).

ALSO known as **#934 Thompson Boulevard** and located in the 15th Election District, 7th Councilmanic District.

Note: above description is based on existing deed and is for zoning purposes only.



2023-0050-SPHA



PETITION FOR ZONING HEARING(S)

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

Address 934 Thompson Boulevard Currently Zoned DR 5.5
Deed Reference 41476 / 171 10 Digit Tax Account # 2500016186
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I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound 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

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Attorney for Petitioner:

Name - Type or Print

Signature

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City

State

Zip Code

Telephone #

Email Address

Case Number 2023-0050-SPH Filing Date 3/8/2023 Do Not Schedule Dates

Legal Owners (Petitioners):

Stanley John Wolinski / Wanda Lee Wolinski

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

936 Thompson Blvd, Essex, MD

Mailing Address

City

State

21221

410-274-4399

stanwol1@verizon.net

Zip Code

Telephone #'s (Cell and Home)

Email Address

Representative to be contacted:

J. Scott Dallas

Name - Type or Print

Signature

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CONTAINING 30857 square feet (or 0.710 acres) of land, more or less (from paving edge to riprap only).

ALSO known as **#934 Thompson Boulevard** and located in the 15th Election District, 7th Councilmanic District.

Note: above description is based on existing deed and is for zoning purposes only.



2023-0050-SPHA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/31/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-050-SPHA

INFORMATION:

Property Address: 934 Thompson Boulevard
Petitioner: Stanley John Wolinski and Wanda Lee Wolinski
Zoning: DR 5.5
Requested Action: Special Hearing and Variance

The Department of Planning has reviewed the petition for the following:

Special Hearing -

1. To allow an accessory building with a footprint larger than the primary structure; and

Variance -

2. From Section 400.1 of the Baltimore County Zoning Regulations to permit an accessory building in the front yard in lieu of the required rear yard.

The subject site is an approximately 0.88 acre waterfront parcel in the Essex area. The site is improved with a brick garage, an overgrown boat ramp, and an outbuilding, which is proposed to be razed. Per the petition and submitted site plan, the petitioner wishes to construct a one-story, 1,040 square foot, single family detached dwelling that fronts the existing garage.

The neighborhood is primarily comprised of single family detached dwellings ranging in size from one to two and a half stories. The waterfront lots along this stretch of Thompson Boulevard are narrower than those across the street, and most of the dwellings are set relatively far back on the lots, making them closer to Bird River than Thompson Boulevard.

The site is within the boundaries of the Community Conservation Plan for Essex-Middle River, the Eastern Baltimore County Revitalization Strategy, and the Eastern Baltimore County Pedestrian and Bicycle Access Plan.

The Department of Planning contacted the representative for the petition via email on March 20th, 2023 requesting architectural drawings for the proposed dwelling. The representative provided architectural drawings for the front and side of the dwelling with the note that the other sides were essentially the same and that the drawings had been used for construction several times in the past.

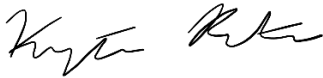
The Department of Planning has no objections to the requested relief, subject to the following conditions:

1. Due to the proposed dwelling orientation, all elevations should have architectural treatments that give the appearance of a true front/back facing both the waterfront and Thompson Boulevard. No blank walls will be permitted.
2. Landscaping must comply with the Baltimore County Landscape Manual, Condition M: Residential Rear and Side Yards Adjacent to Streets.

It is important to note that a request for zoning relief should include an explanation of the practical hardship and/or difficulty that prompted the request, as this is the criteria by which County agencies evaluate petitions.

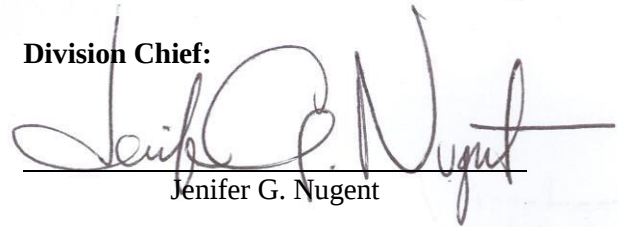
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: J. Scott Dallas
Michael Thomas
David Birkenthal
Ngone Seye Diop
Jeff Perlow, Zoning Review
Lajuanda Whitaker, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: March 17, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0050-SPHA
Address: 934 Thompson Blvd.
Legal Owner: Stanley and Wanda Wolinski

Zoning Advisory Committee Meeting of March 20, 2023.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

This waterfront property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. Construction of a new dwelling on this property must comply with a maximum lot coverage limit, must meet MBA requirements, and must meet a minimum tree cover requirement. Critical Area lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17). Lot coverage requirements are based on the land area of the property above mean high tide. Lot coverage on this property is limited to 15%. Based on the land area on the plan, the proposed lot coverage would not meet this requirement, and additional lot coverage would need to be removed from the property. If the applicant can comply with lot coverage requirements, and meets any mitigation requirements, the relief requested will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront property with a required Critical Area buffer covering about one-third of the property. Meeting the modified buffer area requirements, lot coverage requirements, tree requirements, and any mitigation requirements will aid in the conservation of fish, plant, and wildlife habitat in the watershed.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

If the proposed development can be designed to meet the Critical Area defined lot coverage requirements, and meet all modified buffer area, tree, and mitigation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

Date: March 17, 2023

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE
934 Thompson Blvd; SW/S of Thompson Blvd* OF ADMINISTRATIVE
794' SE of Sandalwood Road
15th Election & 7th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Stanley & Wanda Wolinski
Petitioner(s) * BALTIMORE COUNTY
* 2023-050-SPHA

* * * * *

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/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio/rmw
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Suite 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of March, 2023, a copy of the foregoing Entry of Appearance was emailed to J.S. Dallas, J.S. Dallas, Inc., P.O. Box 26, Baldwin, Maryland 21013, jsdinc@aol.com, Representative for Petitioner(s).

Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
379 Hillen Road; Corner of NE/S of Hillen	*	OF ADMINSTRATIVE
Road, NW/S of Hendrickson Lane	*	HEARINGS FOR
9 th Election & 6 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Preston R. Tooks, III	*	2023-051-A
Petitioner(s)		

* * * * *

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/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio/rmw
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Suite 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of March, 2023, a copy of the foregoing Entry of Appearance was emailed to Adam Rosenblatt, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, amrosenblatt@venable.com, Attorney for Petitioner(s).

Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
Courts of Hidden Waters (Lots 9-15 & 17-23);		
(2-8 Popular Spring Rd, 22-28 Hidden Waters	*	OF ADMINISTRATIVE
Way); Property located beginning at point on the		
W/S of Hidden Waters Way, 850' N of Old Ct	*	HEARINGS FOR
3 rd Election & 2 nd Councilmanic Districts		
Legal Owner(s): Caruso Builder Hidden	*	BALTIMORE COUNTY
Waters, LLC by Ed Levendusky, Rep.		
Petitioner(s)	*	2023-052-A

* * * * *

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/rmw
 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio/rmw
 CAROLE S. DEMILIO
 Deputy People's Counsel
 Jefferson Building, Suite 204
 105 West Chesapeake Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of March, 2023, a copy of the foregoing Entry of Appearance was emailed to Jason Vettori, Esquire, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, jvettori@sgs-law.com, Attorney for Petitioner(s).

Peter Max Zimmerman/rmw
 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 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: 20230050-SPHA
Property Address: #934 Thompson Blvd.
Legal Owners (Petitioners): Stanley John Wolinski, Wanda Lee Wolinski
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): J. Scott Dallas
Address: J.S. Dallas Inc
12126 Long Green Pike
Glen Arm MD 21057 jsdince@aol.com
Telephone Number: 410 817 4600

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022

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

No. 218999

Date: 3-8-2023

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept	Obj	BS Acct	Amount
				Source/	Rev/						
001	800	0000		6150							150.00
Total:											150.00

Rec From: 2023-0050-SPHA

For: 934 Thompson Blvd

DR 5.5

DISTRIBUTION

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

CASHIER'S
VALIDATION

CP 230192

12586

60-1809/433 02791

CHECK ARMOR

DATE 3-6-23

\$ 150.00

One hundred fifty and

Baltimore County MD

934 Thompson

First National Bank variance +

SP Htg

FOR

J. S. DALLAS INC

P.O. BOX 26

BALDWIN, MD 21013-0026

12586

012586 0433180922 5700001973

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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For Newspaper Advertising:

Case Number: 20230050-SPHA
Property Address: #934 Thompson Blvd.
Legal Owners (Petitioners): Stanley John Wolinski, Wanda Lee Wolinski
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): J. Scott Dallas
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Revised 3/2022

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

No. 218999

Date: 3-8-2023

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept	Obj	BS Acct	Amount
				Source/	Rev/						
001	800	0000		6150							150.00
Total:											150.00

Rec From: 2023-0050-SPHA

For: 934 Thompson Blvd

235.5

DISTRIBUTION

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

CASHIER'S
VALIDATION

CP 230192

12586

60-1809/433 02791

CHECK ARMOR

DATE 3-6-23

\$ 150.00

DOLLARS

One hundred fifty and

Baltimore County MD

934 Thompson

First National Bank variance +

SP Htg

FOR

PAY TO THE ORDER OF

J. S. DALLAS INC

P.O. BOX 26

BALDWIN, MD 21013-0026

12586

012586 0433180922 5700001973

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING March 13, 2023
FORMAL OR INFORMAL RESPONSE DUE AT March 20, 2023 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovment@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
* tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov; Jesse Krout, jkrout@baltimorecountymd.gov
People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
* IF ELDERLY HOUSING, Community Development, MS #1102M
* IF TOWER, Tower Coordinator, c/o OIT, MS #2007
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2023-0047-A **Reviewer:** Mitchell Kellman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: David Serrano and Lidia Miranda
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 304 WICKERSHAM WAY

Location: Property located on the corner of the North side of Wickersham Way, West side of Amesbury Court.

Existing Zoning: DR 5.5 **Area:** 7,844 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.B (Sections 211, 211.4 and 301.1, R.6, 1963): To permit a 12 foot rear yard setback in lieu of 30 feet for an addition and deck (closed on two sides) and, if necessary, a 9 foot rear yard setback in lieu of 22.5 feet for an open patio.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/27/2023

Miscellaneous Notes:

Case Number: 2023-0048-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: David Trebing
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 6

Property Address: 6912 BELLONA AVE

Location: Property located on the Southwest side of Bellona Ave. 73.91 feet Southeast of Stevenson Lane.

Existing Zoning: DR 3.5 **Area:** 25,547 SQ FT.

Proposed Zoning:

VARIANCE:

BCZR 1B02.3.C.1: To approve an existing house with a 24 foot 6 inch side street setback and a proposed sunroom addition with a side street setback of 25 feet in lieu of the required 30 foot setback, respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0049-A **Reviewer:** Jason Seidelman

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Shane Harris

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 3

Property Address: 1924 SHANKLIN AVE

Location: Property located Northeast side of Shanklin Ave. (40 feet) 426 feet Northwest of Sahr Hill Rd. (45 feet)

Existing Zoning: DR 2

Area: 1.67 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1 and 400.3: To permit an accessory building (storage building) to be located in the side yard with a height of 17 feet in lieu of the required rear yard placement and maximum height of 15 feet, respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/03/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0050-SPHA **Reviewer:** Christina Frink

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: SPECIAL HEARING, VARIANCE

Legal Owner: Stanley and Wanda Wolinski

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 934 THOMPSON BLVD

Location: Property located Southwest side of Thompson Blvd; 794 feet Southeast of Sandalwood Rd.

Existing Zoning: DR 5.5

Area: 30,857 SQ FT.

Proposed Zoning:

SPECIAL HEARING:

BCZR 500.7 and Section 101 (defintions) : To allow an accessory building with a footprint larger than the primary structure.

VARIANCE:

BCZR 400.1: To permit an accessory building in the front yard in lieu of the required rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0051-A **Reviewer:** Mitchell Kellman

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: VARIANCE

Legal Owner: Preston R. Took, III

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 6

Property Address: 379 HILLEN RD

Location: Property located on the corner of Northeast side of Hillen Rd., Northwest side of Hendrickson Lane.

Existing Zoning: DR 10.5/ DR 16

Area: 5,315 SQ FT.

Proposed Zoning:

VARIANCE:

BCZR 1B02.3.C.1: To permit a minimum side yard setbacks of 5 feet in lieu of the required 10 and 25 feet.

Attorney: Adam M. Rosenblatt

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0052-A **Reviewer:** Shaun Crawford
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Ed Levendusky, rep of Caruso Builder Hidden Waters, LLC.
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Unknown **Flood Plain:** Unknown **Historic:** Unknown **Election Dist:** 3 **Council Dist:** 2

Property Address: THE COURTS OF HIDDEN WATERS

Location: Lots 9-15, 17-23 The Courts of Hidden Waters; (2-8 Popular Spring Road; 22-28 Hidden Waters Way)

Property located beginning at a point on the West side of Hidden Waters Way at a distance 850 feet North of Old Court.

Existing Zoning: DR 1

Area: VARIES

Proposed Zoning:

VARIANCE:

1.) BCZR 1B01.2.C.1.b: To permit 25 foot setbacks between side building faces in lieu of the required 30 feet between and for the following lots:

- a. Lots 9 & 10;
- b. Lots 11 & 12;
- c. Lots 12 & 13;
- d. Lots 14 & 15;
- e. Lots 17 & 18;
- f. Lots 18 & 19;
- g. Lots 20 & 21;
- h. Lots 22 & 23; and

2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Attorney: Jason Vettori

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

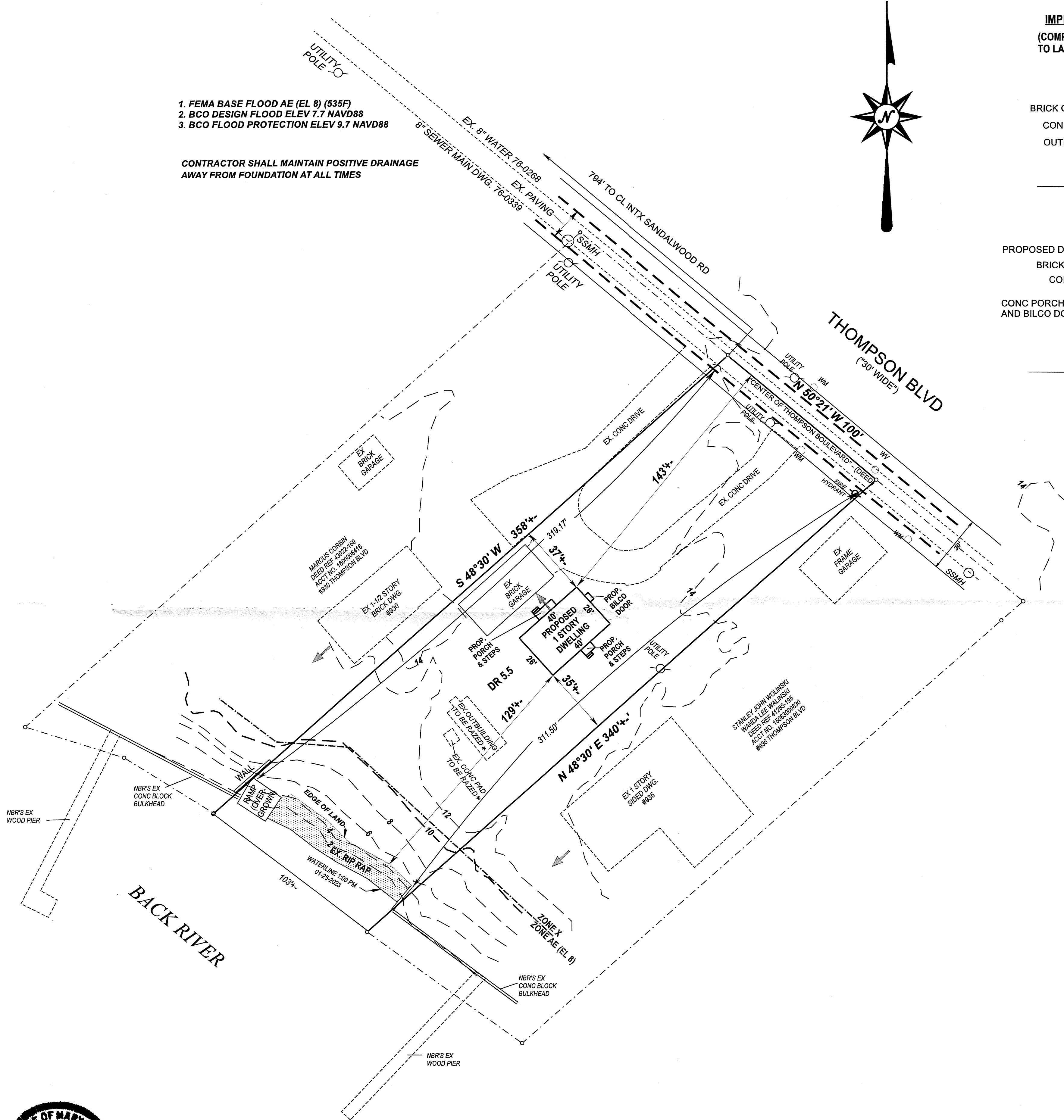
GENERAL NOTES:

- OWNER: STANLEY JOHN WOLINISKI
WANDA LEE WOLINSINSKI
936 THOMPSON BLVD.
ESSEX, MD. 21221-5837
- EXISTING LOT AREAS
30,857 SQ. FT. 0.710 Ac.+- (PAVING EDGE TO RIP RAP)
- PROPOSED BUILDING AREA:
TOTAL 1040 Sq. Ft. (1 STORY)
- UTILITIES:
PUBLIC SEWER
PUBLIC WATER
- THE SITE LIES WITHIN ZONE "X" AND "AE" (EL 8) AS SHOWN
FEMA MAP 2400100440G DATED MAY 5, 2014.
- EX. STRUCTURE = 22' X 46' 1 STORY BRICK GARAGE (1012 SQ. FT.)
PROPOSED STRUCTURE = 1 STORY SINGLE FAMILY DWG. (1040 SQ. FT.)
- DEED REF: JLE 41476-171
- TAX ACCOUNT: #2500016186
- COUNCILMANIC DISTRICT: 7TH
- CENSUS TRACT: 4511
- WATERSHED: BACK RIVER
- TAX MAP: #97, PARCEL 291
- ZONING: DR 5.5
(PER BALT. CO. WEBSITE)
- NO KNOWN PREVIOUS ZONING CASE ON FILE
- SETBACKS:
D.R. 5.5:
MIN. LOT AREA: 6000 SQ.FT MIN LOT WIDTH 55'
SETBACKS:
FRONT: 25' REAR: 30' SIDE 10
- THE SITE LIES WITHIN THE CHESAPEAKE BAY
CRITICAL AREA. (L.D.A.)
- THERE ARE NO HISTORIC FEATURES ON THE SITE NOR
IS THE SITE ITSELF HISTORIC.
- NO KNOWN PREVIOUS DRC MEETINGS
- NO KNOWN PERMITS ON FILE.
- SITE IS WITHIN BUFFER MANAGEMENT AREA
- SITE LIES IN ZONE "AE 8" AND X (SHADED) PER
F.I.R.M. 2400100440G DATED MAY 5, 2014
- PER BALTIMORE COUNTY "TIDAL FLOOD ZONE BOUNDARIES - NOTE 1" EXHIBIT,
(BFE) APPEARS TO BE ELEV.7.7 NAVD88
MIN FF ELEV 9.7 NAVD88

TOTAL EX IMPERVIOUS AREA ON LOT = 4431 SQ. FT.
TOTAL PROP. IMPERVIOUS AREA ON LOT = 5081 SQ. FT.

- FEMA BASE FLOOD AE (EL 8) (535F)
- BCO DESIGN FLOOD ELEV 7.7 NAVD88
- BCO FLOOD PROTECTION ELEV 9.7 NAVD88

CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE
AWAY FROM FOUNDATION AT ALL TIMES

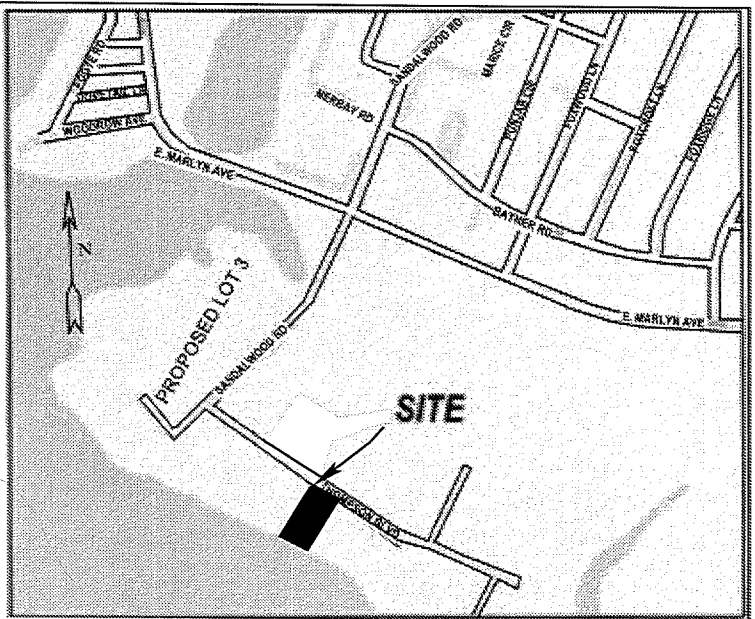


IMPERVIOUS AREA CALCULATIONS
(COMPUTED FROM EDGE OF BLVD PAVING
TO LAND SIDE OF RIP RAP)

EXISTING:
BRICK GARAGE: 1069 SQ. FT.
CONC DRIVE: 2872 SQ. FT.
OUTBUILDING: 450 SQ. FT. (TO BE RAZED) *
CONC PAD: 40 SQ. FT. (TO BE RAZED) *
TOTAL: 4431 SQ. FT.
30857 / 4431 SQ. FT. =14%

PROPOSED:
PROPOSED DWELLING: 1040 SQ. FT.
BRICK GARAGE: 1069 SQ. FT.
CONC DRIVE: 2872 SQ. FT.
CONC PORCHES, WALKS
AND BILCO DOOR: 100 SQ. FT.

TOTAL: 5081 SQ. FT.
30857 / 5081 SQ. FT. =16%



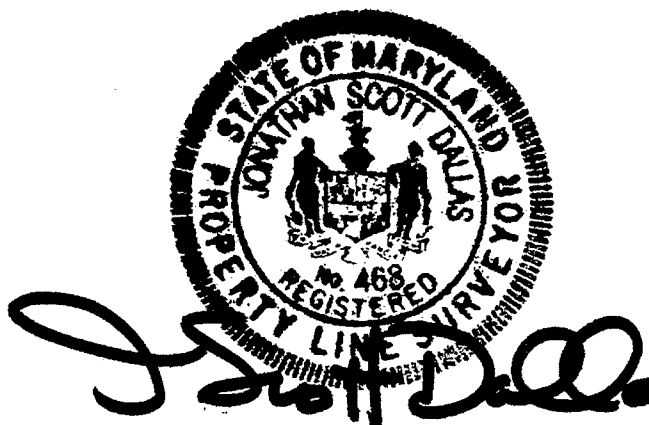
VICINITY MAP
1"=1000'

PLAN TO ACCOMPANY APPLICATION
FOR SPECIAL HEARING
#934 THOMPSON BLVD.
DEED REFERENCE:
JLE 41476-171
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
SCALE: 1"=30' DATE 02-24-2023

DATE OF FIELD WORK: 01-24-2023



J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD.
(410)-817-4600



EXPIRATION DATE
12-31-2024

02-24-2023
DATE

FILE NAME	DATE	DRAWN BY
20-1755 THOMPSON 934 TRV	3-3-2023	R.N.G.
SCALE	REVISION	SHEET
30 FT/in	1/1	1/1
JOB		
934 TODD		

2023-0050-SPHA

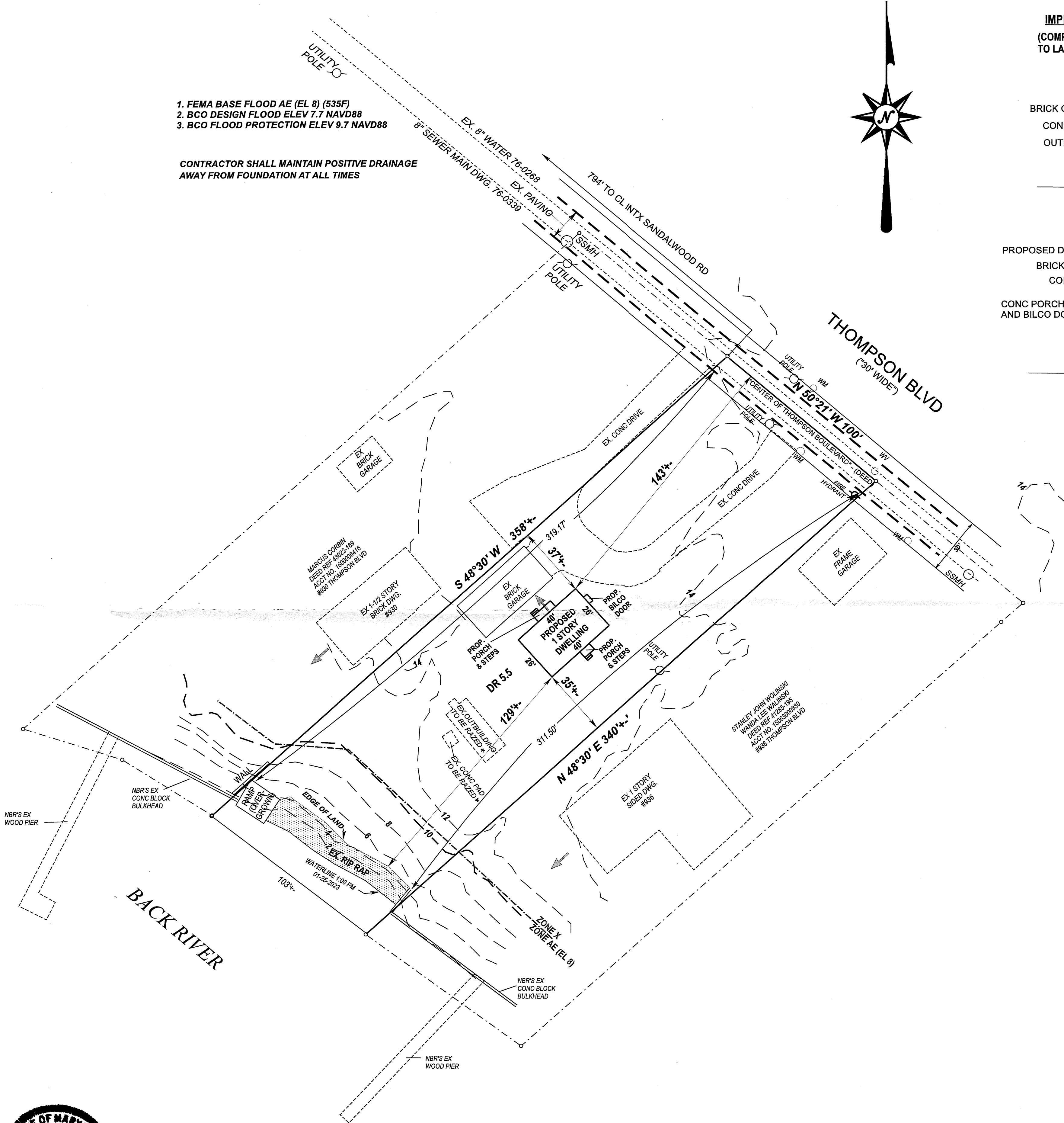
GENERAL NOTES:

- OWNER: STANLEY JOHN WOLINISKI
WANDA LEE WOLINSINSKI
936 THOMPSON BLVD.
ESSEX, MD. 21221-5837
- EXISTING LOT AREAS
30,857 SQ. FT. 0.710 Ac.+- (PAVING EDGE TO RIP RAP)
- PROPOSED BUILDING AREA:
TOTAL 1040 Sq. Ft. (1 STORY)
- UTILITIES:
PUBLIC SEWER
PUBLIC WATER
- THE SITE LIES WITHIN ZONE "X" AND "AE" (EL 8) AS SHOWN
FEMA MAP 2400100440G DATED MAY 5, 2014.
- EX. STRUCTURE = 22' X 46' 1 STORY BRICK GARAGE (1012 SQ. FT.)
PROPOSED STRUCTURE = 1 STORY SINGLE FAMILY DWG. (1040 SQ. FT.)
- DEED REF: JLE 41476-171
- TAX ACCOUNT: #2500016186
- COUNCILMANIC DISTRICT: 7TH
- CENSUS TRACT: 4511
- WATERSHED: BACK RIVER
- TAX MAP: #97, PARCEL 291
- ZONING: DR 5.5
(PER BALT. CO. WEBSITE)
- NO KNOWN PREVIOUS ZONING CASE ON FILE
- SETBACKS:
D.R. 5.5:
MIN. LOT AREA: 6000 SQ.FT MIN LOT WIDTH 55'
SETBACKS:
FRONT: 25' REAR: 30' SIDE 10
- THE SITE LIES WITHIN THE CHESAPEAKE BAY
CRITICAL AREA. (L.D.A.)
- THERE ARE NO HISTORIC FEATURES ON THE SITE NOR
IS THE SITE ITSELF HISTORIC.
- NO KNOWN PREVIOUS DRC MEETINGS
- NO KNOWN PERMITS ON FILE.
- SITE IS WITHIN BUFFER MANAGEMENT AREA
- SITE LIES IN ZONE "AE 8" AND X (SHADED) PER
F.I.R.M. 2400100440G DATED MAY 5, 2014
- PER BALTIMORE COUNTY "TIDAL FLOOD ZONE BOUNDARIES - NOTE 1" EXHIBIT,
(BFE) APPEARS TO BE ELEV.7.7 NAVD88
MIN FF ELEV 9.7 NAVD88

TOTAL EX IMPERVIOUS AREA ON LOT = 4431 SQ. FT.
TOTAL PROP. IMPERVIOUS AREA ON LOT = 5081 SQ. FT.

- FEMA BASE FLOOD AE (EL 8) (535F)
- BCO DESIGN FLOOD ELEV 7.7 NAVD88
- BCO FLOOD PROTECTION ELEV 9.7 NAVD88

CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE
AWAY FROM FOUNDATION AT ALL TIMES

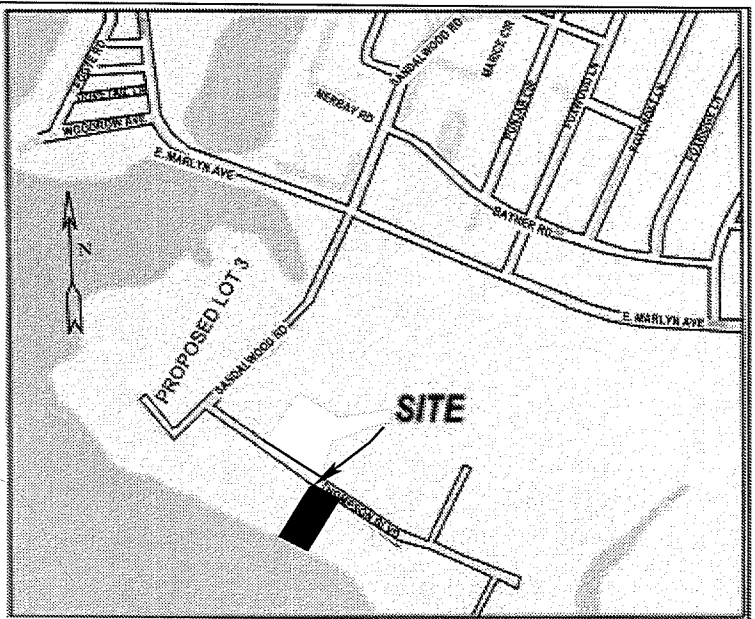


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2023-0050-SP1A