



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

May 15, 2024

Kramer J. Whitelaw – kramerwhitelaw@gmail.com
9116 Avenue A
Sparrows Point, MD 21219

RE: Petition for Administrative Variance
Case No. 2024-0105-A
Property: 9116 Avenue A

Dear Petitioner:

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 blue ink signature of Derek J. Baumgardner, consisting of a stylized 'D' and 'B' followed by a horizontal line.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

c: Rick Richardson – rick@richardsonengineering.net

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(9116 Avenue A)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Kramer Whitelaw	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioner	*	CASE NO. 2024-0105-A
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the subject property, Kramer Whitelaw (“Petitioner”), for the property located at 9116 Avenue A, Sparrows Point (the “Property”). The Petitioner is requesting variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), Section 417, to allow a setback of 6 ft. to a mooring pier in lieu of the required 10 ft. from the mean divisional line of the property. The subject property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1. Street view photographs were marked and accepted into evidence as Petitioners’ Exhibits 2A-2C.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. A ZAC comment was submitted by the Bureau of Development Plans Review (“DPR”)/Department of Public Works and Transportation (“DPWT”), dated May 2, 2024, indicating the following:

“**DPW-T:** A) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100555F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 6-24, 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The LiMWA is not on the property.”

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 28, 2024 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts to satisfy the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioner.

Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 15th day of **May, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR"), Section 417, to allow a setback of 6 ft. to a mooring pier in lieu of the required 10 ft. from the mean divisional line of the property, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

- The property is located within the Chesapeake Bay Critical Area (“CBCA”) and is subject to Critical Area requirements. As such, the Petitioner must comply with those conditions imposed by the Department of Environmental Protection and Sustainability (“DEPS”).
- Petitioner must comply with the DPR/DPWT ZAC comments, dated May 2, 2024; a copy of which is attached hereto and made a part hereof.

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



DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: May 2, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0105-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment.

DPW-T: A) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100555F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 6-24, 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The LiMWA is not on the property.

Landscaping: No comment.

Recreations & Parks: No Greenways affected.



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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 9116 Avenue A which is presently zoned DR-5.5

Deed Reference 44459/ 22 10 Digit Tax Account # 1506572050

Property Owner(s) Printed Name(s) Kramer J. Whitelaw

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) ^{BC28} 417 to allow a setback of 6' to a mooring pier in lieu of the required 10' from the mean divisional line of the property

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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:

Kramer J. Whitelaw /

Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature #2

9116 Avenue A Baltimore MD
Mailing Address City State

21219-2406 / 443-831-0927 / kramerwhitelaw@gmail.com

Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

Name – Type or Print

Signature

7 Deneison Street Timonium MD
Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net
Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2024-0105-A Filing Date 4/19/2024 Estimated Posting Date 4/28/2024 Reviewer CP

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 9116 Avenue A Baltimore MD 21219
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

The proposed pier is going to be constructed in the same location as an existing that was destroyed on the property. The location of the pier and piles are in the same location but the eastern ones will be as little as 6' off the Median Division Line in lieu of the required 10'.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Affiant

Signature of Affiant

Kramer J. Whitelaw

Name- Print or Type

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of March, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Kramer Whitelaw

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) **(Print name(s) here)**

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

MITA S SHETH
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

My Commission Expires April 29, 2025

REV. 10/12/11

2024-0105-A



Richardson
ENGINEERING

CIVIL | COMMERCIAL
RESIDENTIAL
INDUSTRIAL

RICHARDSON ENGINEERING, LLC.
7 DENEISON ST. | TIMONIUM, MD 21093
410-560-1502 | RICHARDSONENGINEERING.NET

**ZONING PROPERTY DESCRIPTION FOR
9116 AVENUE A
15th ELECTION DISTRICT
7th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Located on the North side of Avenue A East of the intersection of Avenue A and Old Road Bay Front. Being Lot #1 as shown on the plat of "Old Road Bay", which is recorded among the land records of Baltimore County in Plat Book W.P.C. No. 7, Folio 70.

Containing a net area of 12,474 square feet or 0.29 acres +/-.



PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2025

2024-0105-A

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: May 14, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0105-A
Address: 9116 AVENUE A
Legal Owner: Kramer Whitelaw

Zoning Advisory Committee Meeting of May 7, 2024.

DEPS 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;

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to construct a pier in the same location as the existing pier structure with boat lifts proposed on each side. The boat lift on the eastern side is proposed to encroach within the required setback from the divisional property lines for waterfront construction. No additional development is currently proposed on land within the Critical Area buffer. Adhering to requirements for pier width/length and platform area allowances, and meeting all other state and county requirements for construction in tidal waters will minimize impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

There are no rare, threatened or endangered species, any species in need of conservation, or colonial bird nesting habitats indicated for this location. If the pier construction meets Critical Area requirements, and all other state and county requirements, that will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

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;

Provided that the applicants meet all Critical Area pier requirements, and obtain approval from the Maryland Department of the Environment for the pier, the relief requested will be consistent with established Critical Area policies.

Reviewer: Paul Dennis, Environmental Impact Review

CERTIFICATE OF POSTING

2024-0105-A

RE: Case No.: _____

Petitioner/Developer: _____

Kramer Whitelaw

May 13, 2024

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: Jeff Perlow:

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: _____

9116 Avenue A

SIGN 1

April 28, 2024

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



Sincerely,

 April 28, 2024

(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)

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: May 2, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0105-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment.

DPW-T: A) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100555F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 6-24, 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The LiMWA is not on the property.

Landscaping: No comment.

Recreations & Parks: No Greenways affected.

111C3

Lot # 9

1511670020

2016-0027-A

9102

9104

9106

9108

1996-0314-A

1520000550

1520300390

9110

9112

153350920

9114

1513205330

9116

1508572050

AVENUE A

115C1

7 CD

1508303742

9103

9107

1505390040

Lot # 7

Lot # 8

1506201910

9115

1507471850

PAI # 150140

Pt. Bk./Folio # 033067A

PAI # 150140

Lot # 1

1508303740

7607

Pt. Bk. 0000033, Folio 0067

Pt. Bk. 0000007, Folio 0070

1600005864

1518101320

1501540130

PAI # 158010

PAI # 158010

Pt. Bk./Folio # 007070A

SE 8-I

15 ED

DR 5.5

1600008162

7609

7613

Lot # 2

PAI # 150336 900012433

Lot # 3

PAI # 150336

1984-0137-A

PAI # 150336

Pt. Bk./Folio # 051055

0012434

1900012435 Pt. Bk. 0000051, Folio 0055

Lot # 4

1900012436

2024-0105-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0105 -A Address 9116 Avenue A

Contact Person: Christine Fink Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4-19-2024 Posting Date: 4-28-2024 Closing Date: 5-13-2024

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2024 - 0105 -A Address 9116 Avenue A

Petitioner's Name: KRAMER White Law Telephone (Cell) 443-831-0927

Posting Date: 4-28-2024 Closing Date: 5-13-2024

Wording for Sign: To Permit a setback of 6 ft to a mooring pier in lieu of the required 10 ft from the
mean divisional line of the property

9114 AVENUE A



7601 OLD ROAD BAYFRONT

9116 AVENUE A

0105, A



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

No. 229870

Date: 4-18-2024

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	2000		6150					75.00
Total:									75.00

Rec From: 9116 Avenue A

For: 2024-0105-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

CP 24-0363

KRAMER J WHITELAW 05-17 9116 AVE A BALTIMORE, MD 21219		7-11 520 3071	104
DATE 3/18/24		SECURED BY EZSHIELD	
PAY TO THE ORDER OF Baltimore County, MD		\$ 75.00	
Seventy five dollars and 00/100		DOLLARS	
M&T Bank		MyChoice Plus	
MEMO Variance Permit		MP	
0520001131		987118640010104	

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 1506572050

Owner Information

Owner Name: WHITELAW KRAMER J Use: RESIDENTIAL
Principal Residence: YES

Mailing Address: 9116 AVENUE A
BALTIMORE MD 21219-2406 Deed Reference: /44459/ 00022

Location & Structure Information

Premises Address: 9116 AVENUE A
BALTIMORE 21219-2406
Waterfront Legal Description: NWS AVENUE A
T B TODD JR PLAT

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0115 0005 0015 15140129.04 0000 1 2024 Plat Ref: 0007/ 0070

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1926 2,232 SF 12,474 SF 34

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
2 YES STANDARD UNITS SIDING/3 2 full

Value Information

	Base Value	Value As of 01/01/2024	Phase-in Assessments	
			As of 07/01/2023	As of 07/01/2024
Land:	229,800	238,400		
Improvements	101,900	170,600		
Total:	331,700	409,000	331,700	357,467
Preferential Land:	0	0		

Transfer Information

Seller: EKHOLM NANCY S	Date: 04/06/2021	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /44459/ 00022	Deed2:
Seller: EKHOLM GUNNAR JOHN, JR	Date: 03/13/1978	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05863/ 00262	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

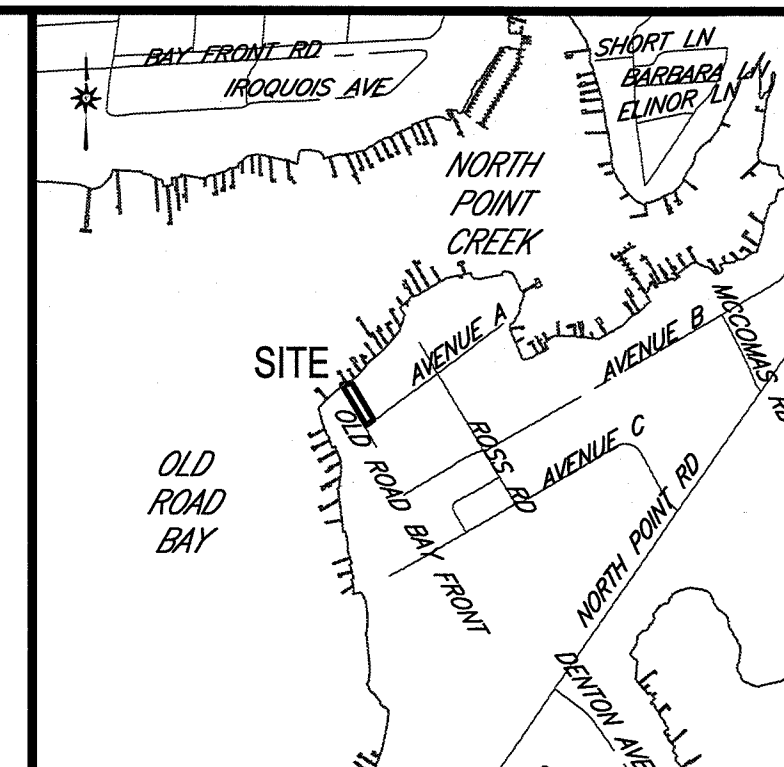
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0105-A

1250 FT TO OPPOSITE SHORE



VICINITY MAP

SCALE: 1" = XXX'

GENERAL NOTES:

OWNER: KRAMER J. WHITELAW
9116 AVENUE A
BALTIMORE MD 21219-2406

- SITE AREA:
GROSS: 13,224 Sq.Ft. or 0.30 Ac.±
NET: 12,474 Sq.Ft. or 0.29 Ac.±
- EXISTING BUILDING AREA: 1336 Sq.Ft.
- UTILITIES
PUBLIC WATER
PUBLIC SEWER
- DEED REF: 44459/22
- TAX ACCOUNT: 1506572050
- COUNCILMANIC DISTRICT: 7TH
- REGIONAL PLANNING DISTRICT: EDMERE
- CENSUS TRACT: 4519
- WATERSHED: BALTIMORE HARBOR
- EXISTING ZONING: DR 5.5
- TAX MAP #115, GRID #5, PARCEL #15, PLAT #7/70, LOT #1
- NO PRIOR PERMITS ON FILE
- THE SITE LIES WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE LIES WITHIN ZONE X ON AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100555G, DATED MAY 5, 2014.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- BASIC SERVICE MAPS (2023)

TYPE	DEFICIENT	(Y/N)	NOTE
WATER	N		
SEWER	N		
TRANSPORTATION	N		
- PREVIOUS ZONING CASES ON FILE: NONE
- SETBACKS FOR PIER

TYPE	REQUIRED	PROVIDED
SIDE	10'	6'±
- USE
EXISTING: RESIDENTIAL
PROPOSED: RESIDENTIAL
- BALTIMORE COUNTY BFE 7.7
BALTIMORE COUNTY FLOOD PROTECTION ELEVATION = 9.7



7 Deneison Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION FOR WHITELAW PROPERTY PIER 9116 AVENUE A

BALTIMORE COUNTY MARYLAND
15TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	LNR	PCR	1" = 20'
DATE:	JOB NO.:	SHEET NO.:	
03/29/24	23126	1 OF 1	

2024-0105-A