



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 1309 Malvern Ave, Baltimore, MD 21214 Currently Zoned DR-2
Deed Reference 37003 / 00104 10 Digit Tax Account # 0923501220
Owner(s) Printed Name(s) Robert Williams

(SELECT THE HEARING(S) BY MARKING X 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. X a Floodplain Management Variance from Baltimore County Code Section 32-8-701(A), to determine whether
or not the Zoning Commissioner should approve a building permit application to construct a one story
addition on a portion of the existing house which is partially in the 100 year flood plain

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

3. _____ a Variance from Section(s)

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

TO BE PRESENTED AT HEARING

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 _____

Legal Owners (Petitioners):

Robert Williams
Name #1 - Type or Print Robert Williams Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
1309 Malvern Ave Baltimore MD
Mailing Address _____ City _____ State _____
21204 / 443-695-5917 / robnew@yahoo.com
Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Austin Childs
Name - Type or Print Austin Childs
Signature _____
16850 Gerting Rd Moncton MD
Mailing Address _____ City _____ State _____
21111 / 410-340-0012 / achidsaia@msn.com
Zip Code Telephone # Email Address

Case Number 2024-0196-FPM Filing Date 8 / 21 / 24 Do Not Schedule Dates _____ Reviewer JS

Zoning Property Description

For

1309 Malvern Avenue

Baltimore, MD 21204

Beginning at a point on the south side of Malvern Avenue which is 30 feet wide, at a distance of 74 ft west of the centerline of the nearest improved intersecting street, Ruxton Road, which is 30 ft wide.

Thence the following courses and distances: North 71 degrees 21 minutes East 89.09 ft and North 56 degrees 21 minutes East 96.46 ft, South 19 degrees 11 minutes East 265.95 ft, South 30 degrees 41 minutes West 64.40 ft, South 80 degrees 35 minutes West 303.83 ft, North 16 degrees 21 minutes East 286.08 ft, to the point of beginning, as recorded in Deed Liber 37003, Folio 107, containing 1.65 acres.

Located in the 9th Election District, and 2nd Council District.

2024-0196-FPM

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: 2024-0196-FPM

Property Address: 1309 MALVERN AVENUE

Legal Owners (Petitioners): ROBERT WILLIAMS

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): ROBERT WILLIAMS

Address: 1309 MALVERN AVENUE
BALTIMORE, MD 21204

Telephone Number: 443-695-5917

*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.



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353
WWW.BALTIMORECOUNTYMD.GO
V

Cashier: Jesse K.

Transaction **102440**

Total	\$75.00
CREDIT CARD SALE	\$75.00
VISA 6763	

Retain this copy for statement
validation

Station: Permit Processing - Mini

29-Jul 2024 9 06:30A

\$75.00 | Method: CONTACTLESS

VISA CREDIT

XXXXXXXXXXXX6763

VISA CARDHOLDER

Reference ID: 421100566756

Auth ID: 08898D

MID: *****2995

AID: A0000000031010

AthNtwkNm: VISA

***** REPRINT *****

Payment T496CVGMNKB3W

Clover Privacy Policy
<https://clover.com/privacy>

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 0923501220

Owner Information

Owner Name: WILLIAMS ROBERT L G Use: RESIDENTIAL
Principal Residence: YES

Mailing Address: 1309 MALVERN AV Deed Reference: /37003/ 00104
BALTIMORE MD 21204-6723

Location & Structure Information

Premises Address: 1309 MALVERN AVE Legal Description: 1.65 AC SES MALVERN
BALTIMORE 21204-6723 1300 E BELLONA AV

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0069 0016 0458 9020024.04 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1951 1,710 SF 1.6500 AC 04

StoriesBasementType Exterior QualityFull/Half BathGarageLast Notice of Major Improvements
1 NO STANDARD UNITSTUCCO/4 2 full

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2024	07/01/2025
Land:	372,700	372,700		
Improvements	122,700	158,300		
Total:	495,400	531,000	519,133	531,000
Preferential Land:	0	0		

Transfer Information

Seller: WILLIAMS CAROLINE G	Date: 12/21/2015	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /37003/ 00104	Deed2:
Seller: WILLIAMS FRANCIS R	Date: 04/23/1986	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /07140/ 00573	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2024	07/01/2025
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:



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Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Robert Williams
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
1309 Malvern Ave Baltimore MD
Mailing Address _____ City _____ State _____
21204 / 443-695-5917 / robonew@yahoo.com
Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Austin Childs
Name - Type or Print _____
Signature _____
16850 Gering Rd Monkton MD
Mailing Address _____ City _____ State _____
21111 / 410-340-0012 / achildsai@msn.com
Zip Code Telephone # Email Address

Case Number 2024-0196-FPM Filing Date 8 / 21 / 24 Do Not Schedule Dates _____ Reviewer JS

Zoning Property Description

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Baltimore, MD 21204

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Located in the 9th Election District, and 2nd Council District.

2024-0196-FPM

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/19/2024

Case Number: 2024-0196-FPM

Petitioner / Developer: AUSTIN CHILDS, AIA ~ ROBERT WILLIAMS

Date of Hearing: OCTOBER 10, 2024

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
1309 MALVERN AVENUE

The sign(s) were posted on: SEPTEMBER 19, 2024

ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a hearing virtually via WebEx, and/or in-person upon request (see below) for the Property identified herein as follows:

CASE # 2024-0196-FPM
1309 MALVERN AVENUE
S/s of intersection of Malvern Avenue and Ruxton Road
Council District: 2, Election District: 9

PETITION REQUEST: FLOODPLAIN
MANAGEMENT VARIANCE: From
Baltimore County Code, Section 32-8-701(A),
to determine whether or not the
Administrative Law Judge ("ALJ") should
approve a building permit application to

Hearing Date: Thurs., October 10, 2024 at 11:00 am

If an in-person hearing has been requested in writing and granted, the hearing location is: The Jefferson Building, 105 W. Chesapeake Ave., Hearing Room 205, Towson, MD 21204. Please contact the Office of Administrative Hearings a few days prior to the hearing to confirm the hearing format at the phone number or email address shown below.

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-887-3868, ext.0
Email: administrativehearings@baltimorecountymd.gov

HANDICAPPED ACCESSIBLE

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

SIGN #1

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 (EPS) - Development Coordination

DATE: September 5, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0196-FPM
Address: 1309 MALVERN AVE.
Legal Owner: Robert Williams

Zoning Advisory Committee Meeting of September 3, 2024.

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

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

A Use I stream is located on this parcel. Use I streams have a minimum 75-foot Forest Buffer. Disturbance to the Forest Buffer requires an approved Forest Buffer Variance.

Reviewer: Marie Brady, Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 8/28/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0196-FPM

INFORMATION:

Property Address: 1309 Malvern Avenue
Petitioner: Robert Williams
Zoning: DR 2
Requested Action: Flood Plain Management Waiver

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

Special Hearing/Waiver from section 500.7 of the BCZR; Building Code Parts 123, 124, 125; and BCC Section 32-4-414, 32-4-107(a)(2), and 32-8-301 to permit a proposed second story addition on an existing house which is partially located in a riverine floodplain.

The proposed site is a 1.65-acre property zoned DR 2. It is surrounded by mostly residential properties and is currently improved with an existing structure that is partially located in a riverine floodplain. The lot is impacted by forest buffers and located in the Ruxton Riderwood Lake Roland Design Review Panel Area. The applicant proposes a second floor addition to the existing dwelling.

The property at 1309 Malvern Avenue is located in the Ruxton DRP area which requires review by the Design Review Panel for design compliance through the application of the Master Plan, the Comprehensive Manual of Development Policies, adopted community plans/Section 260 of the Baltimore County Zoning Regulations, as applicable pursuant to Section 32-4-203 of the Baltimore County Code. By documentation confirmation from the applicant, it is understood that the existing square footage of the dwelling is 2,733sf and the proposed addition will be 741sf, which represents a 27% increase. Pursuant to the County Code, proposed residential development within the Ruxton DRP area are exempt from DRP review if the addition is less than 50% of the existing dwelling square footage. The applicant has indicated that there shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer except as permitted by the Baltimore County Department of Environmental Protection and Sustainability.

Pursuant to the Baltimore County Code Section 32-8-303, the applicant must demonstrate the following to be considered for any waivers in a floodplain:

- (1) A showing of good and sufficient cause;
- (2) A determination that failure to grant a waiver would result in exceptional hardship, other than economic hardship, to the applicant; and

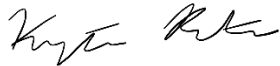
- (3) A determination that the granting of a waiver will not increase flood heights, impact public safety, incur extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with exist local and state laws and ordinances.

The Department has no objections in granting the relief conditioned upon the following:

- 1) Architecture is submitted to the Department of Planning prior to the issuance of any permits.
- 2) Review and approval from the Department of Environmental Protection and Sustainability to confirm compliance with BCC Section 32-8-303.
- 3) Comments from the state coordinating office and the County Department of Public Works and Transportation shall be taken into account and maintained with the permit file pursuant to BCC Section 32-8-303(c).
- 4) The plan conforms to all other bulk and setback regulations set forth in the Baltimore County Zoning Regulations for DR 2 zoned property and
- 5) The plan meets all additional conditions as required by the Administrative Law Judge.

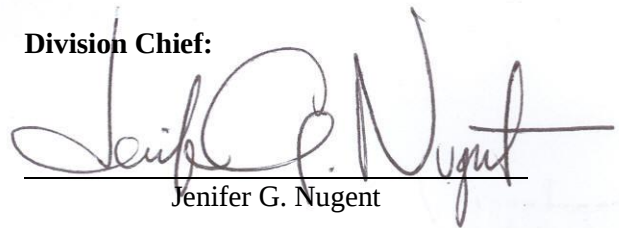
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Austin Childs
Sydney Cooper, Western Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: August 29, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0196-A

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

DPR: Applicant must be able to demonstrate how they have met all requirements, as stated in 32-8-703 of the Baltimore County Code (copy attached), County Bill No. 6-24.

DPW-T: An ultimate land use conditions riverine flood study meeting the Baltimore County Department of Public Works and Transportation (DPWT) Design Manual and the Baltimore County Department of Permits, Approvals and Inspections (PAI) Bureau of Development Plans Review Policy Manual is required and must be submitted to PAI to be "Accepted for Filing". The applicant may be required to apply for a Zoning Hearing with the Administrative Law Judge to obtain a waiver to Baltimore County Code 32-4-414 and 32-8. The proposed structure must also meet DPWT Design Manual Plate DF-1.

Landscaping: No comment.

Recreations & Parks: No comment.



JOHN A. OLSZEWSKI, JR.
County Executive

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

April 4, 2023

Robert Williams - rwilliams@bwfa.com
1309 Malvern Avenue
Baltimore, MD 21204

RE: Petition for Special Hearing
Case No. 2022-0028- SPH
Property: 1309 Malvern Avenue

Dear Mr. Williams:

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 "Paul M. Mayhew". The signature is written in a cursive style with a large, stylized "P" and "M".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dln

Enclosure

C: Austin Childs – achildsaia@msn.com
Ruxton Rider Lake Roland Area Improvement Assoc. office@rrlraia.org
Saul Ortega – ortegasaul74@gmail.com

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(1309 Malvern Avenue)		
9 th Election District	*	OFFICE OF
2nd Council District		
Robert Williams	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
	*	FOR BALTIMORE COUNTY
Petitioner		
	*	Case No. 2023-0028-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Hearing filed on behalf of Robert Williams legal owner (“Petitioner”) for the property located at 1309 Malvern Avenue. The Special Hearing/Waiver was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations (“BCZR”); Baltimore County Building Code (“BCC”) Parts 123, 124, 125; and the BCC §§ 32-4-414, 32-4-107(a)(2), and 32-8-301: to permit a proposed second story addition on an existing house which is partially located in a riverine floodplain.

A WebEx hearing was conducted remotely by computer and/or phone participation. The Petition was advertised and posted as required by the BCZR. The Petitioner, Robert Williams, appeared in support of the petition. Austin Childs, the architect who prepared the site plan, also appeared and assisted the Petitioner. The site plan was admitted as Petitioner’s Exhibit 1. Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), and from the Department of Environmental and Sustainability (“DEPS”) which these agencies do not oppose the requested relief.

The subject property is in Ruxton. It is approximately 1.65 acres and is zoned DR 2. There is an existing dwelling that was built in 1951. A small corner of the dwelling is within what is now

a mapped riverine floodplain. Petitioner proposes to construct a second story addition to the dwelling, which is why they are seeking this special hearing relief.

Based on the testimony and exhibits, I find that the Petition should be granted. I specifically find that the second story addition over that small section of the existing first story that is within the riverine floodplain will not cause harm to the public health, safety or welfare.

THEREFORE, IT IS ORDERED this 4th day of April, 2023 by this Administrative Law Judge, that the Petition for Special Hearing/Waiver was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR"); Baltimore County Building Code ("BCC") Parts 123, 124, 125; and the BCC §§ 32-4-414, 32-4-107(a)(2), and 32-8-301: to permit a proposed second story addition on an existing house which is partially located in a riverine floodplain and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

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


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm

From: Bruce Doak
bdoak@bruceedoakconsulting.com
Subject: Williams Elevation Cert- 1309
Malvern Ave
Date: Apr 22, 2024 at 4:15:38 PM
To: ACHILDSAIA@msn.com
Cc: robonew@yahoo.com

Good afternoon,

I have enclosed the elevation cert.

The property is in Flood Zone X, so there is no base food elevtion.

Bruce
Bruce E. Doak Consulting, LLC
Maryland Property Line Surveyor #531
3801 Baker Schoolhouse Road
Freeland, MD 21053
[410-419-4906](tel:410-419-4906)
bdoak@bruceedoakconsulting.com

National Flood Insurance Program

Elevation Certificate and Instructions

2023 EDITION



FEMA

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE AND INSTRUCTIONS

PAPERWORK REDUCTION ACT NOTICE

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

PRIVACY ACT STATEMENT

Authority: Title 44 CFR § 61.7 and 61.8.

Principal Purpose(s): This information is being collected for the primary purpose of documenting compliance with National Flood Insurance Program (NFIP) floodplain management ordinances for new or substantially improved structures in designated Special Flood Hazard Areas. This form may also be used as an optional tool for a Letter of Map Amendment (LOMA), Conditional LOMA (CLOMA), Letter of Map Revision Based on Fill (LOMR-F), or Conditional LOMR-F (CLOMR-F), or for flood insurance rating purposes in any flood zone.

Routine Use(s): The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/ FEMA-003 – *National Flood Insurance Program Files System of Records Notice* 79 Fed. Reg. 28747 (May 19, 2014) and upon written request, written consent, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may impact the flood insurance premium through the NFIP. Information will only be released as permitted by law.

PURPOSE OF THE ELEVATION CERTIFICATE

The Elevation Certificate is an important administrative tool of the NFIP. It can be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to inform the proper insurance premium, and to support a request for a LOMA, CLOMA, LOMR-F, or CLOMR-F.

The Elevation Certificate is used to document floodplain management compliance for Post-Flood Insurance Rate Map (FIRM) buildings, which are buildings constructed after publication of the FIRM, located in flood Zones A1–A30, AE, AH, AO, A (with Base Flood Elevation (BFE)), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, and A99. It may also be used to provide elevation information for Pre-FIRM buildings or buildings in any flood zone.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. Lowest Adjacent Grade (LAG) elevations certified by a land surveyor, engineer, or architect, as authorized by state law, will be required if the certificate is used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. A LOMA, CLOMA, LOMR-F, or CLOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 application package, whichever is appropriate. If the certificate will only be completed to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request, there is an option to document the certified LAG elevation on the Elevation Form included in the MT-EZ and MT-1 application.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the BFE. A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

The expiration date on the form herein does not apply to certified and completed Elevation Certificates, as a completed Elevation Certificate does not expire, unless there is a physical change to the building that invalidates information in Section A Items A8 or A9, Section C, Section E, or Section H. In addition, this form is intended for the specific building referenced in Section A and is not invalidated by the transfer of building ownership.

Additional guidance can be found in FEMA Publication 467-1, *Floodplain Management Bulletin: Elevation Certificate*.

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>Robert Williams</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>1309 Malvern Avenue</u>	Company NAIC Number: _____
City: <u>Baltimore</u> State: <u>MD</u> ZIP Code: <u>21204-6723</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Map 0069, Parcel 0458, Liber 37003, Folio 104</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u>	
A5. Latitude/Longitude: Lat. <u>39-23'-47.2592" N</u> Long. <u>76-38'-22.5126" W</u> Horiz. Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84	
A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>2A</u>	
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s): <u>N/A</u> sq. ft. b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☒ No ☐ N/A c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u> d) Total net open area of non-engineered flood openings in A8.c: <u>N/A</u> sq. in. e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>N/A</u> sq. ft. f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.	
A9. For a building with an attached garage: a) Square footage of attached garage: <u>N/A</u> sq. ft. b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: _____ Engineered flood openings: <u>N/A</u> d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in. e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>N/A</u> sq. ft. f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.	
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	
B1.a. NFIP Community Name: <u>Baltimore County</u>	B1.b. NFIP Community Identification Number: <u>240010</u>
B2. County Name: <u>Baltimore</u>	B3. State: <u>MD</u> B4. Map/Panel No.: <u>0245</u> B5. Suffix: <u>G</u>
B6. FIRM Index Date: <u>11/02/2023</u>	B7. FIRM Panel Effective/Revised Date: _____
B8. Flood Zone(s): <u>X</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>N/A</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: ☐ FIS ☒ FIRM ☐ Community Determined ☐ Other: _____	
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No	

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>1309 Malvern Avenue</u>	FOR INSURANCE COMPANY USE																								
City: <u>Baltimore</u> State: <u>MD</u> ZIP Code: <u>21204-6723</u>	Policy Number: _____ Company NAIC Number: _____																								
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, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: <u>Baltimore County Sta. 1730</u> Vertical Datum: <u>235.84</u> Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other: _____ Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No If Yes, describe the source of the conversion factor in the Section D Comments area. <table style="width: 100%;"><tr><td style="width: 60%;">a) Top of bottom floor (including basement, crawlspace, or enclosure floor):</td><td style="width: 10%; text-align: right;"><u>252.03</u></td><td style="width: 30%;">Check the measurement used: ☒ feet ☐ meters</td></tr><tr><td>b) Top of the next higher floor (see Instructions):</td><td style="text-align: right;"><u>259.37</u></td><td>☒ feet ☐ meters</td></tr><tr><td>c) Bottom of the lowest horizontal structural member (see Instructions):</td><td style="text-align: right;"><u>N/A</u></td><td>☐ feet ☐ meters</td></tr><tr><td>d) Attached garage (top of slab):</td><td style="text-align: right;"><u>N/A</u></td><td>☐ feet ☐ meters</td></tr><tr><td>e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):</td><td style="text-align: right;"><u>252.82</u></td><td>☒ feet ☐ meters</td></tr><tr><td>f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished</td><td style="text-align: right;"><u>255.19</u></td><td>☒ feet ☐ meters</td></tr><tr><td>g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished</td><td style="text-align: right;"><u>259.02</u></td><td>☒ feet ☐ meters</td></tr><tr><td>h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:</td><td style="text-align: right;"><u>N/A</u></td><td>☐ feet ☐ meters</td></tr></table>		a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	<u>252.03</u>	Check the measurement used: ☒ feet ☐ meters	b) Top of the next higher floor (see Instructions):	<u>259.37</u>	☒ feet ☐ meters	c) Bottom of the lowest horizontal structural member (see Instructions):	<u>N/A</u>	☐ feet ☐ meters	d) Attached garage (top of slab):	<u>N/A</u>	☐ feet ☐ meters	e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	<u>252.82</u>	☒ feet ☐ meters	f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished	<u>255.19</u>	☒ feet ☐ meters	g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished	<u>259.02</u>	☒ feet ☐ meters	h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	<u>N/A</u>	☐ feet ☐ meters
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	<u>252.03</u>	Check the measurement used: ☒ feet ☐ meters																							
b) Top of the next higher floor (see Instructions):	<u>259.37</u>	☒ feet ☐ meters																							
c) Bottom of the lowest horizontal structural member (see Instructions):	<u>N/A</u>	☐ feet ☐ meters																							
d) Attached garage (top of slab):	<u>N/A</u>	☐ feet ☐ meters																							
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	<u>252.82</u>	☒ feet ☐ meters																							
f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished	<u>255.19</u>	☒ feet ☐ meters																							
g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished	<u>259.02</u>	☒ feet ☐ meters																							
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	<u>N/A</u>	☐ feet ☐ meters																							
SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION																									
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state 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. Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments and describe in the Comments area. Certifier's Name: <u>Robert P. Grim</u> License Number: <u>354 Maryland</u> Title: <u>Company Owner</u> Company Name: <u>MAI, LLC</u> Address: <u>16951 York Road, Suite C</u> City: <u>Monkton</u> State: <u>MD</u> ZIP Code: <u>21111</u> Telephone: (410) 357-8839 Ext.: _____ Email: <u>rpg@maisurveyors.com</u> Signature: <u>Robert P. Grim</u> Date: <u>4/19/24</u> Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner. Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments): <u>C2(e) Gas Furnace</u>																									



ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
1309 Malvern Avenue

City: Baltimore State: MD ZIP Code: 21204-6723

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the 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 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) 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 AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments: _____

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
1309 Malvern Avenue

City: Baltimore State: MD ZIP Code: 21204-6723

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- 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 state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. ☐ A local official completed Section H for insurance purposes.
- G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 1309 Malvern Avenue	FOR INSURANCE COMPANY USE
City: <u>Baltimore</u> State: <u>MD</u> ZIP Code: <u>21204-6723</u>	Policy Number: _____
	Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–8.** Top of bottom _____ ☐ feet ☐ meters ☐ above the LAG
floor (include above-grade floors only for buildings with
crawlspaces or enclosure floors) is:

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next _____ ☐ feet ☐ meters ☐ above the LAG
higher floor (i.e., the floor above basement, crawlspace, or
enclosure floor) is:

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments: _____

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS
See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
1309 Malvern Avenue

City: Baltimore State: MD ZIP Code: 21204-6723

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Front of House

Clear Photo One



Photo Two

Photo Two Caption: Left Side of House

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
1309 Malvern Avenue

City: **Baltimore** State: **MD** ZIP Code: **21204-6723**

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: **Rear of House**

Clear Photo Three

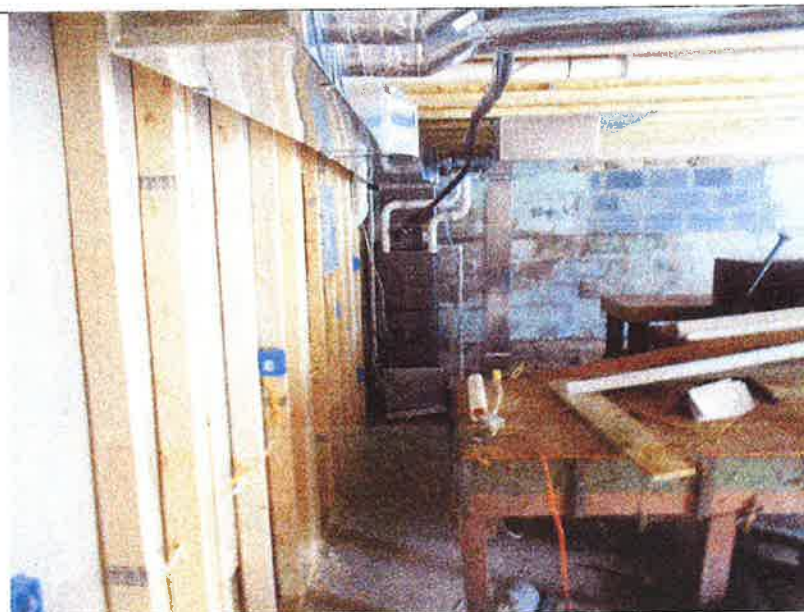
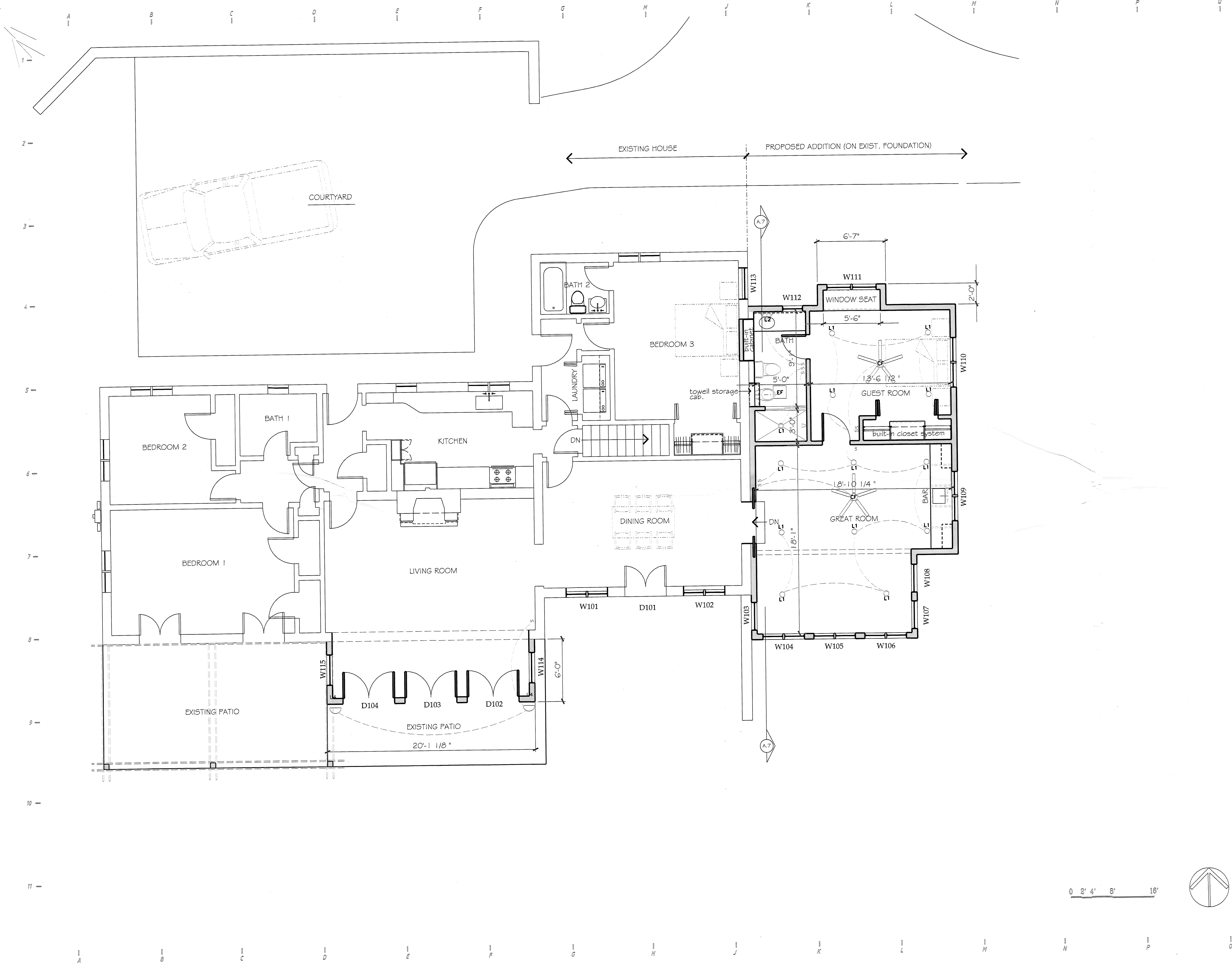


Photo Four

Photo Four Caption: **Furnace in Basement**

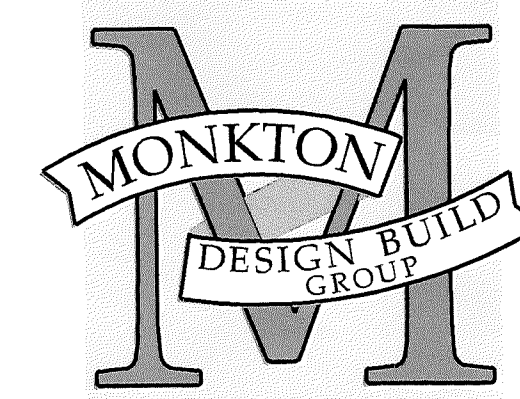
Clear Photo Four

ISSUED FOR PERMIT



ROB
WILLIAMS
HOUSE

1309 MALVERN AVENUE
BALTIMORE, MARYLAND 21040



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Property of the Architect.
These Documents are not to be used, in whole
or in part, for any purpose, without specific
written authorization of
Austin B. Childs Architecture, LLC.

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No	Date	Item
----	------	------

REVISIONS

I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE
LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 11132
EXPIRATION DATE: 8/28/2024

Drawn _____
Checked _____
Approved _____

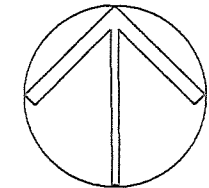
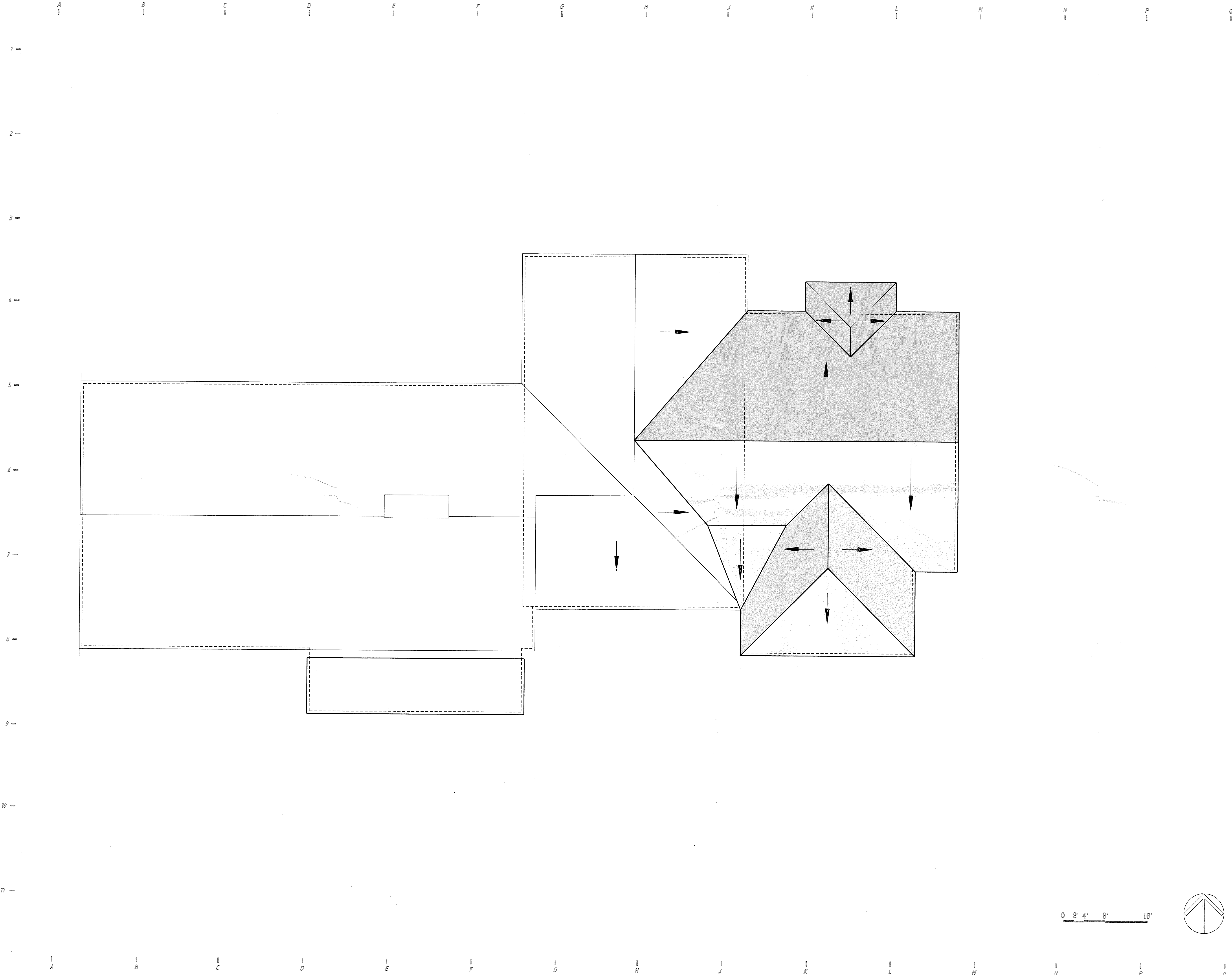
austin b childs
architecture
chickenranch design studio
16850 gerting road
monkton, maryland 21111
410-340-0012
achildsaia@msn.com

FIRST FLOOR PLAN

CONTRACT NO. _____
SCALE 1/4" = 1'-0"
DATE June 10, 2024

A.1

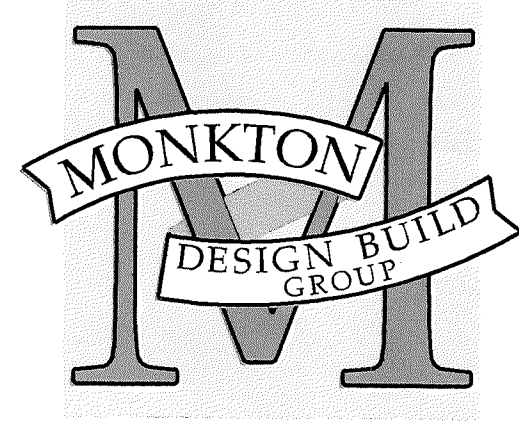
ISSUED FOR PERMIT



ISSUED FOR PERMIT

ROB
WILLIAMS
HOUSE

1309 MALVERN AVENUE
BALTIMORE, MARYLAND 21040



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Property of the Architect.
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or in part, for any purpose, without specific
written authorization of
Austin B. Childs Architecture, LLC.

© 2024 Austin B. Childs Architecture, LLC

No.	Date	Item

I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE
LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 11132
EXPIRATION DATE: 9/28/2024

Drawn

Checked

Approved

austin b childs
architecture

chickenranch design studio

16850 gerting road
monkton, maryland 21111
410-340-0012
achildsaia@msn.com

ROOF PLAN

CONTRACT NO.

SCALE 1/4"=1'-0"

DATE June 10, 2024

A B C D E F G H J K L M N P Q

1 —

2 —

3 —

4 —

5 —

6 —

7 —

8 —

9 —

10 —

11 —

ARCH. SHINGLE
ROOFING TBS

STUCCO FINISH
SYSTEM

ADDITION ABOVE EXISTING
BASEMENT / WORKSHOP

EXISTING HOUSE
NO CHANGE

North Elevation

SCALE: 1/4" = 1'-0"

REF: XXXXXXXX

ARCHITECTURAL SHINGLE
ROOFING TBS

EXISTING HOUSE

ADDITION ABOVE EXISTING
BASEMENT / WORKSHOP

STUCCO FINISH SYSTEM

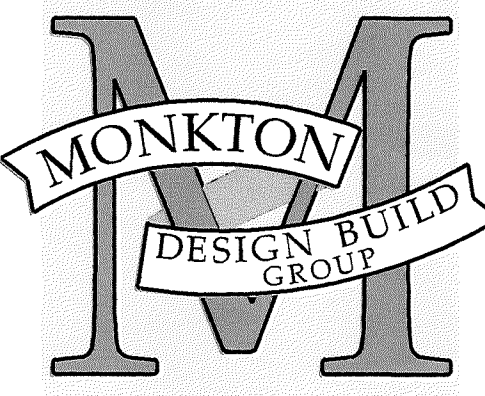
South Elevation

SCALE: 1/4" = 1'-0"

REF: XXXXXXXX

ROB
WILLIAMS
HOUSE

1309 MALVERN AVENUE
BALTIMORE, MARYLAND 21040



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or in part, for any purpose, without specific
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Austin B. Childs Architecture, LLC.

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No	Date	Item

REVISIONS

I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE
LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 11152
EXPIRATION DATE: 8/26/2024

Drawn

Checked

Approved

austin b childs
architecture

chickenranch design studio

16850 gerting road
monkton, maryland 21111
410-340-0012
achildsaia@msn.com

ELEVATIONS

CONTRACT NO.

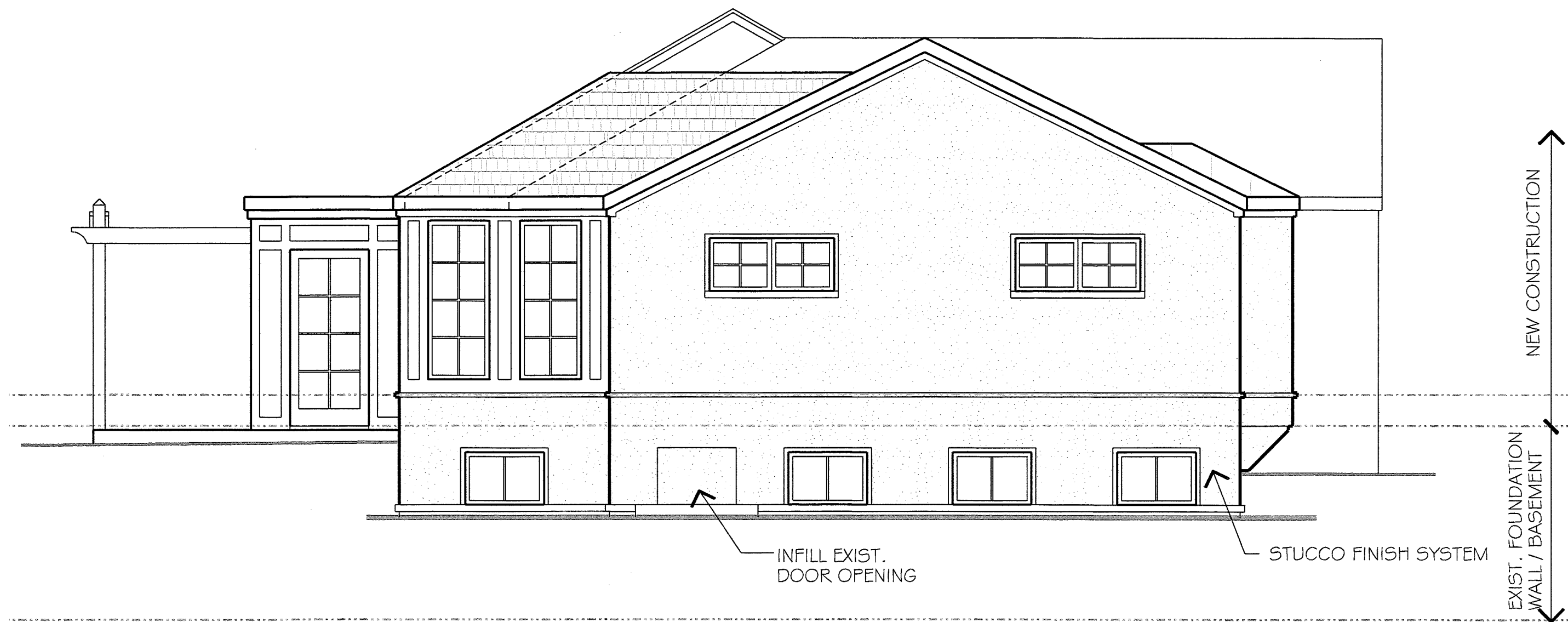
SCALE 1/4" = 1'-0"

DATE June 10, 2024

A.3

ISSUED FOR PERMIT

A B C D E F G H J K L M N P Q



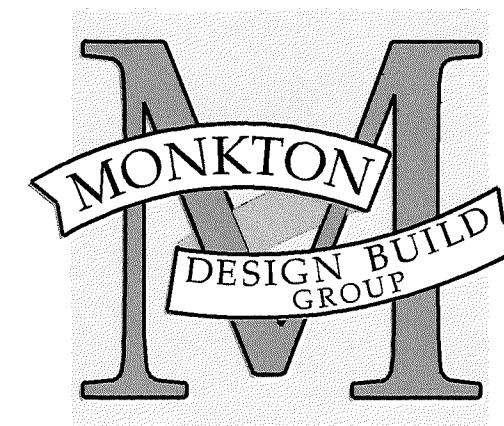
East Elevation

SCALE: 1/4" = 1'-0"

REF: XXXXXXXX

ROB
WILLIAMS
HOUSE

1309 MALVERN AVENUE
BALTIMORE, MARYLAND 21040



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No	Date	Item

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LICENSE NUMBER: 11132
EXPIRATION DATE: 9/28/2024

Drawn

Checked

Approved

austin b childs
architecture

chickenranch design studio

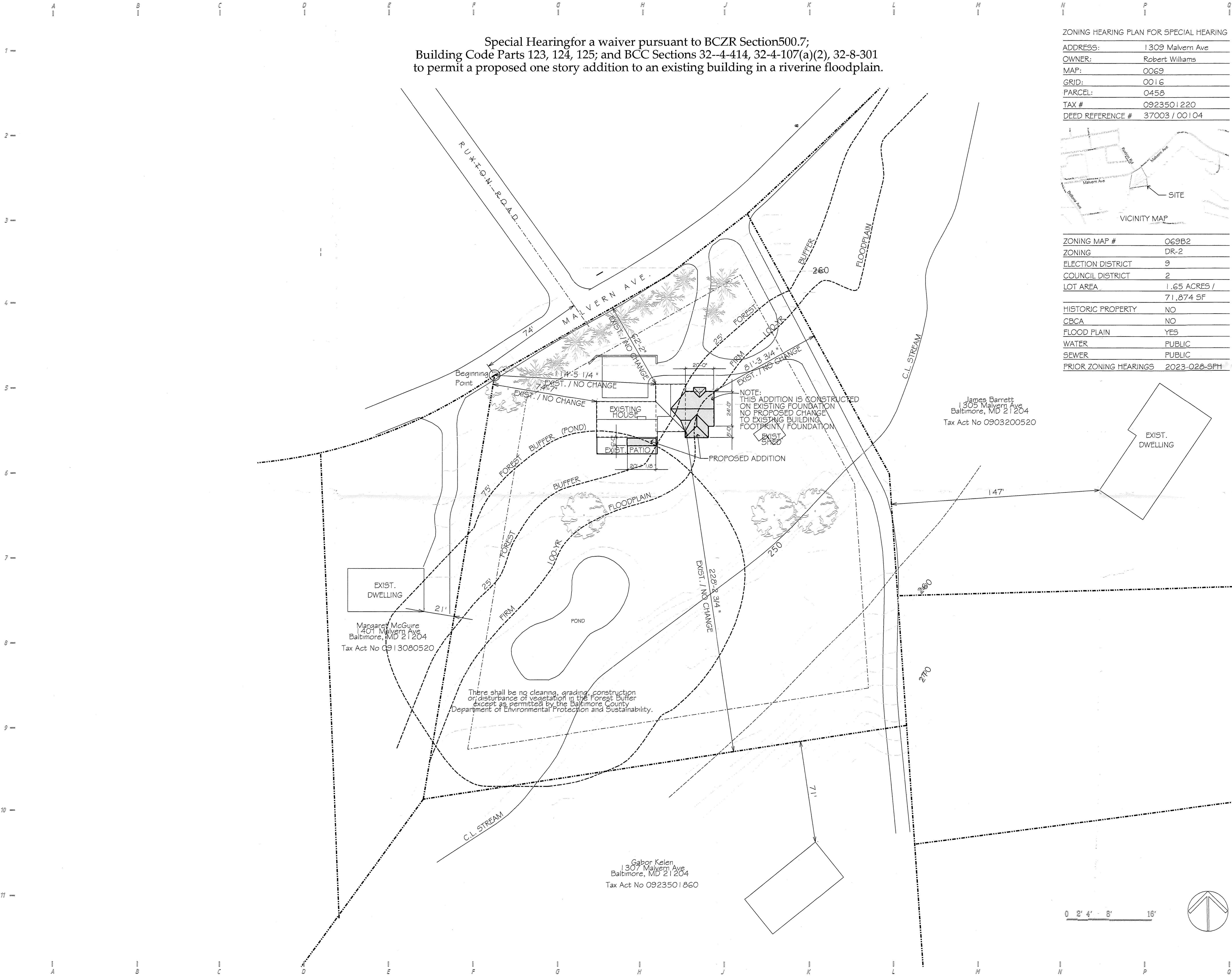
16850 gerting road
monkton, maryland 21111
410-340-0012
achildsaia@msn.com

ELEVATIONS

CONTRACT NO.
SCALE 1/4" = 1'-0"
DATE June 10, 2024

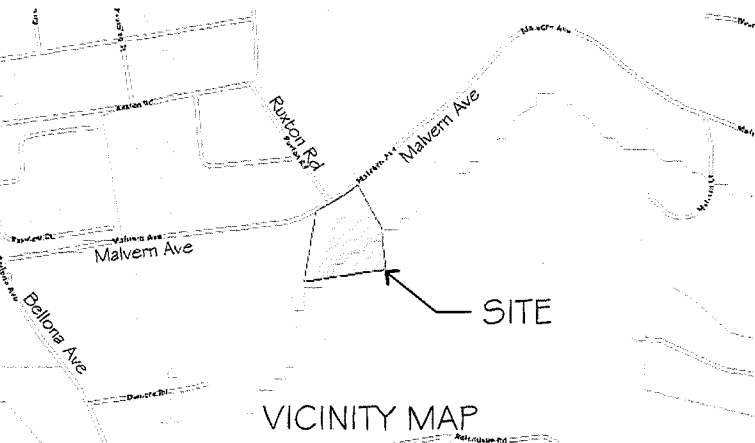
A.4

ISSUED FOR PERMIT



ZONING HEARING PLAN FOR SPECIAL HEARING

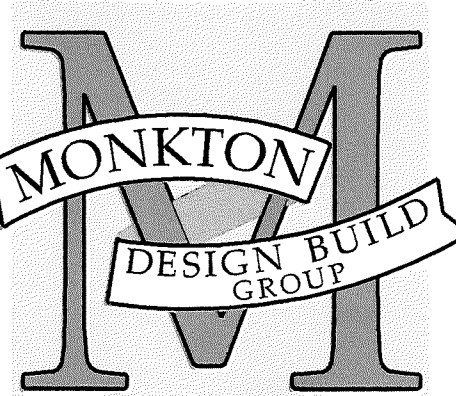
ADDRESS:	1309 Malvern Ave
OWNER:	Robert Williams
MAP:	0069
GRID:	0016
PARCEL:	0458
TAX #	0923501220
DEED REFERENCE #	37003 / 00104



ZONING MAP #	069B2
ZONING	DR-2
ELECTION DISTRICT	9
COUNCIL DISTRICT	2
LOT AREA	1.65 ACRES / 71,874 SF
HISTORIC PROPERTY	NO
CBCA	NO
FLOOD PLAIN	YES
WATER	PUBLIC
SEWER	PUBLIC
PRIOR ZONING HEARINGS	2023-028-SPH

ROB
WILLIAMS
HOUSE

1309 MALVERN AVENUE
BALTIMORE, MARYLAND 21040



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No	Date	Item

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LICENSE NUMBER: 11132
EXPIRATION DATE: 02/28/2024

Drawn

Checked

Approved

austin b childs
architecture

chickenranch design studio

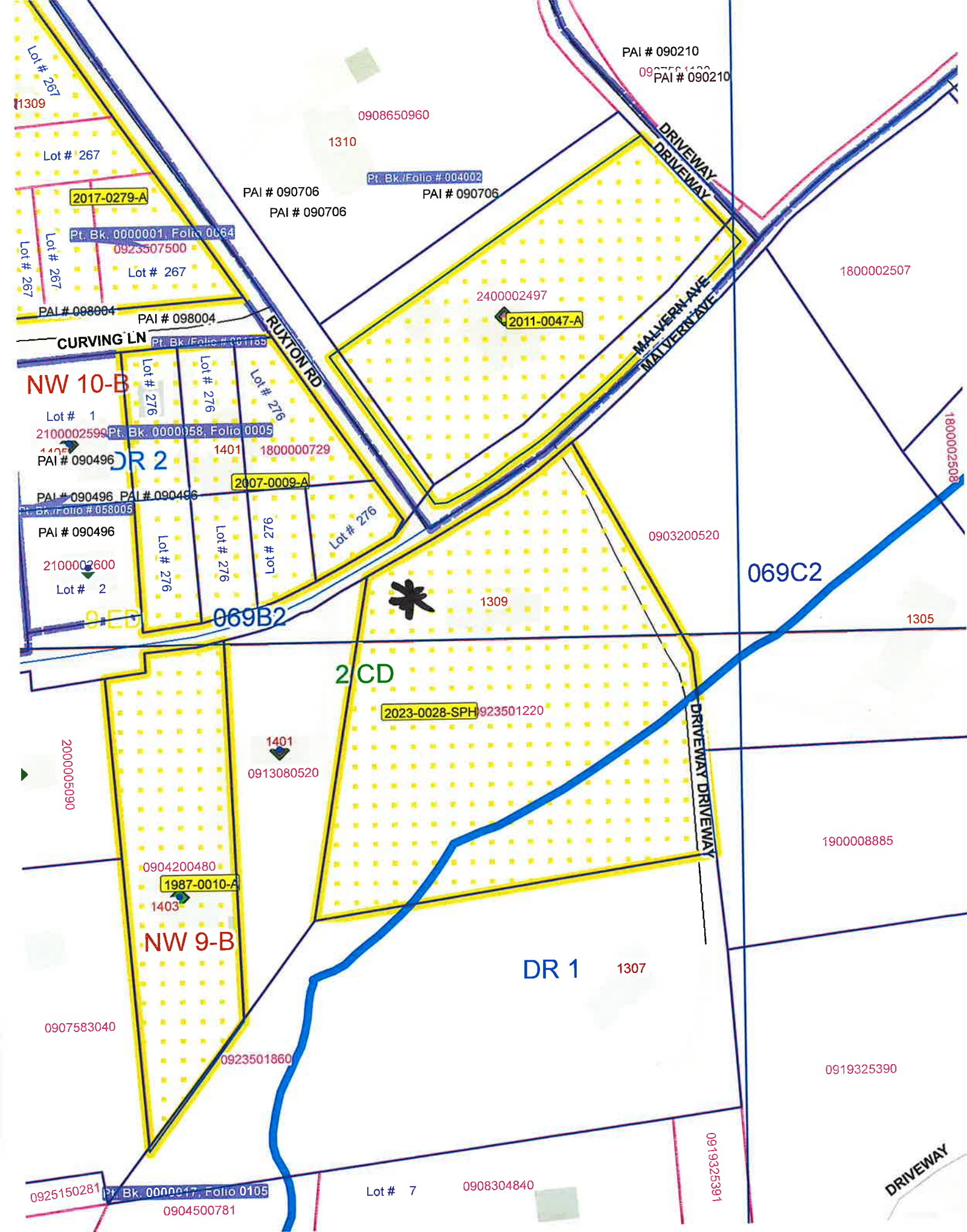
16850 gerting road
monkton, maryland 21111
410-340-0012
achildsaia@msn.com

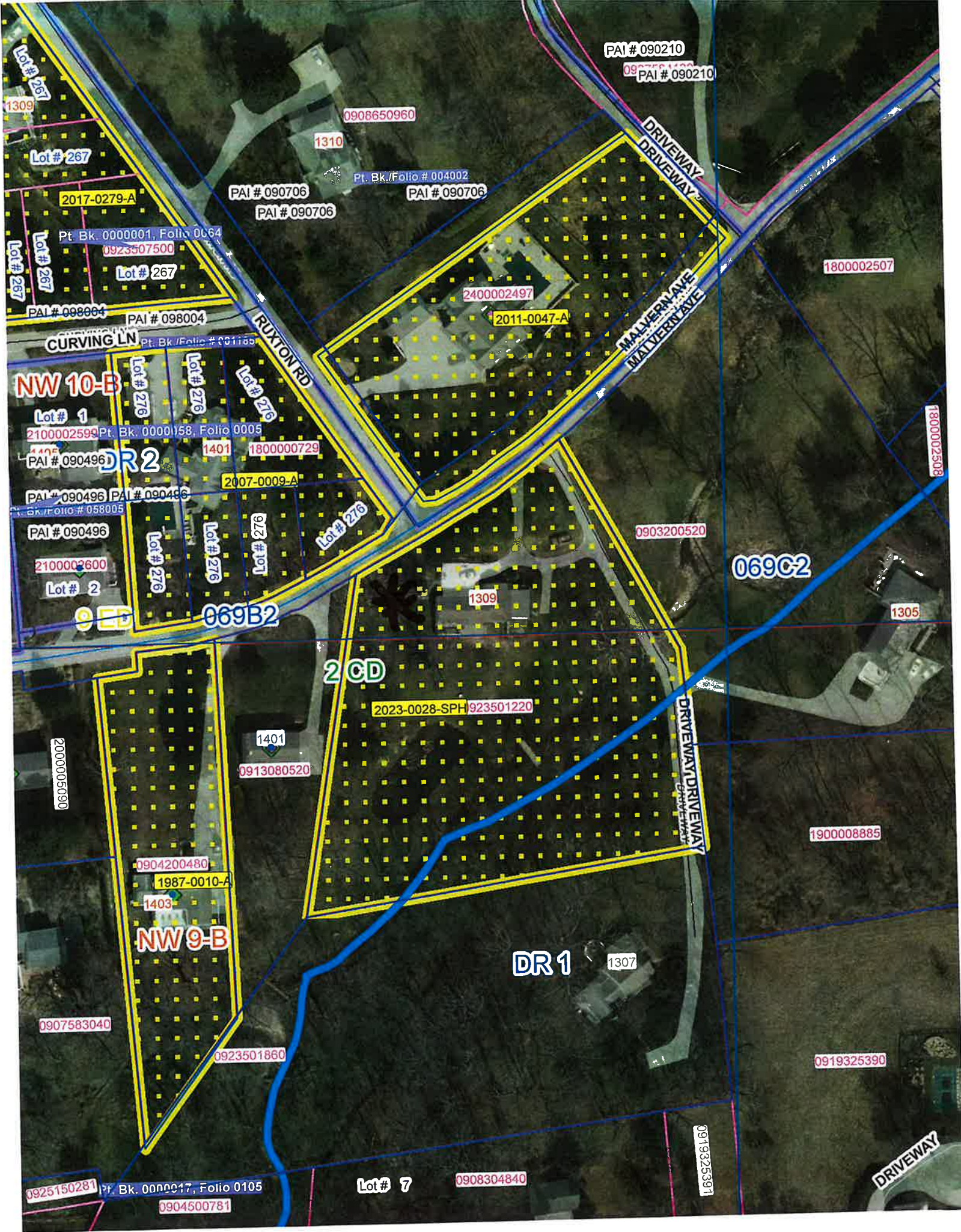
2024-0196-FPM

SITE PLAN

CONTRACT NO.
SCALE 1"=30'
DATE June 10, 2024

SP





PAI # 090210
09 PAI # 090210

0908650960

1310

Pt. Bk./Folio # 004002

PAI # 090706
PAI # 090706

PAI # 090706

DRIVEWAY
DRIVEWAY

2017-0279-A

Pt. Bk. 0000001, Folio 0064

0923507500

Lot # 267

PAI # 098004

PAI # 098004

CURVING LN

Pt. Bk./Folio # 001188

NW 10-B

Lot # 1

2100002599 Pt. Bk. 0000158, Folio 0005

PAI # 090496

DR2

PAI # 090496 PAI # 090496

Pt. Bk./Folio # 058005

PAI # 090496

2100002600

Lot # 2

2007-0009-A

Lot # 276

Lot # 276

Lot # 276

Lot # 276

Lot # 276

Lot # 276

069B2

2 CD

2023-0028-SPH 923501220

1401

0913080520

0903200520

069C2

1305

1900008885

NW 9-B

1403

1987-0010-A

0904200480

0907583040

0923501860

DR 1

1307

0919325390

0925150281

Pt. Bk. 0000017, Folio 0105

0904500781

Lot # 7

0908304840

0919325391

DRIVEWAY





2024-0196-FPM



2024-0196-FPM

