

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
N/S Bayside Road, 300' E c/line of		
Beechwood Avenue	*	ZONING COMMISSIONER
(1206 Bayside Road)		
15 th Election District	*	OF
6 th Council District		
	*	BALTIMORE COUNTY
Norman Keusch, Jr., et ux		
Petitioners	*	Case No. 08-286-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Norman Keusch, Jr., and his wife, Carla Keusch. The Petitioners request a special hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an existing accessory structure (storage shed) on a lot without a principal use dwelling. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were Norman Keusch, property owner; and William G. Zablocki, a nearby neighbor. Jeremy Clancy, the consultant who prepared the site plan for this property, was unable to attend the hearing due to an unanticipated emergency. There were no Protestants or other interested persons present; however, it should be mentioned that Petitioners' Exhibit 3 evidences the overwhelming support of adjacent neighbors and 13 members of the immediate community.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the north side of Bayside Drive, 300 feet east of Beechwood Avenue and is immediately across from the Petitioners shore home at 1217 Bayside Road in the Evergreen Park subdivision in Essex. The unimproved property identified on Tax Map 104, Lot 85, is located in the Chesapeake Bay Critical Area and 100-year floodplain and contains a gross

ORDER RECEIVED FOR FILING
 Date 2-19-08
 By [Signature]

area of 0.23 acres, more or less, or 10,050 square feet, and zoned R.C.5. Mr. Keusch gave a detailed history of the property directly across from Millers Island explaining that his parents and grandparents before him have owned both parcels since 1940. In the past, the shore home (1217 Bayside Road) sustained storm damage during the hurricane known as Hurricane Isabel in 2003. As many of his neighbors, his family sustained the loss of their home and personal property. The Petitioners are desirous of using their property across Bayside Road, with its higher floodplain elevation, for the storage of their boat, lawn tractor and related personal property. This structure was, with the approval of the Department of Permits and Development Management, initially placed on the unimproved lot to accommodate the Petitioners during the rebuilding of their home. The accessory structure shown on the site plan and photo Exhibit 4B is 12' wide x 30' deep and positioned 150 feet north of Bayside Road towards the rear of the lot. In my view, the proposed construction is consistent with sound, floodplain management and will not result in any adverse impacts such as flooding on adjacent properties. Moreover, the testimony and evidence offered established that the impact of this accessory building will be minimal and will not disturb the floodplain as this property at the rear of the lot is higher elevated and was not impacted by Hurricane Isabelle and the tidal water that pushes up into the Chesapeake Bay and into Back River during storm events.

Turning to the appropriateness of the accessory structure (360 square feet) to be allowed on the 0.23 acre parcel, it is important to note that the residents in the locale who live and work in the fifteenth election district understand and support such a request. Section 101 of the B.C.Z.R. defines accessory structure as "a building which is incidental and serves the primary use or building on the property". Additionally, the definition requires that an accessory structure be located on the same lot as the principal structure served. As noted above, the storage shed technically will be located on a separate lot. There are, however, two factors that support this approval. First, the fact that the Petitioners have owned both the subject and adjacent lot, bisected by Bayside Road, and have been used in conjunction with one another, is persuasive.

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Date 2-27-08
By [Signature]

Second, the shore home, built before the federal flood insurance requirements, is by history susceptible to flooding events and incapable of safely storing boats, trailers, personal property, etc. Therefore, I am persuaded to grant the requested relief.

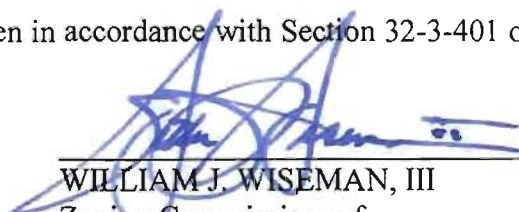
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of February 2008 that the Petition for Special Hearing, pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an existing accessory storage shed structure for personal property and equipment on the subject property without a principal use dwelling thereon, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the recommendations made within the Zoning Advisory Committee (ZAC) comment submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated January 14, 2008, a copy of which is attached hereto and made a part hereof.
- 3) The decision in this case is not a legal precedent that may be cited as such in any other zoning case involving accessory structures without a principal use dwelling in a tidal floodplain.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.

WJW:dlw



WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING

Date 2-29-08

Rv DLW

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
JAN 15 2008

BY:.....

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *JWL*

DATE: January 14, 2008

SUBJECT: Zoning Item # 08-286-SPH
Address 1206 Bayside Rd.
Keusch Property

Zoning Advisory Committee Meeting of January 8, 2008

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

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

_____ 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).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments: The property is located within the Limited Development Area of the Chesapeake Bay Critical Area and must comply with a maximum impervious surface limit of 3,141 square feet (with mitigation), and a 15% forest cover requiring a minimum of three (3) native deciduous trees 5-6 feet in height. Buffers to protect wetlands may be required if determined necessary by field review.

Reviewer: Paul Dennis, Environmental Impact Review Date: January 14, 2008

ORIGINAL RECEIVED FOR FILING
Date 2-29-08
By [signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 29, 2008

Norman Keusch, Jr.
Carla Keusch
1217 Bayside Road
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL HEARING
N/S Bayside Road, 300' E c/line of Beechwood Avenue
(1206 Bayside Road)
15th Election District - 6th Council District
Norman Keusch, Jr., et ux - Petitioners
Case No. 08-286-SPH

Dear Mr. and Mrs. Keusch:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III".

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Jeremy Clancy, 7051 Macbeth Way, Eldersburg, MD 21784
William G. Zablocki, 1205 Bayside Road, Baltimore, MD 21221
Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100
Annapolis, MD 21401
People's Counsel; DEPRM; Bureau of Development Plans Review; File



Flood CBCA

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 12010 Bayside Rd
which is presently zoned RC5

This Petition shall be filed with the Department of Permits and Development Management. 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

AN EXISTING ACCESSORY STRUCTURE (SHED) ON A LOT WITHOUT
A PRINCIPLE STRUCTURE.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, 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

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

NORMAN KEUSCH JR.
Name - Type or Print _____

Signature _____

CARLA KEUSCH
Name - Type or Print _____

Signature _____

1217 Bayside Rd (410) 391-8963
Address _____ Telephone No. _____

Baltimore md 21221
City _____ State _____ Zip Code _____

Representative to be Contacted:

Jeremy Clancy
Name _____

7651 Macbeth Way (443) 340-1279
Address _____ Telephone No. _____

Elkridge md 21784
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 08-286-SPH

Reviewed By BK Date 1/3/08

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 2-29-08

By (signature)

Zoning Description For 1206 Bayside Rd.

Beginning at a point on the North side of Bayside Rd. which is 30' wide at the distance of 300' East of the centerline of the nearest improved intersecting street Beechwood Ave. which is 30' wide. Being Lot # 85, in the subdivision of Evergreen Park as recorded in Baltimore County Plat Book #7, Folio #174, containing 10,050 square feet. Also known as 1206 Bayside Rd. and located in the 15th Election District, 6th Councilmanic District.

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #06-286-SPH

1206 Bayside Road
N/side of Bayside Road,
300 feet east of centerline
of Beechwood Avenue
15th Election District
6th Councilmanic District
Legal Owner(s): Norman &
Carla Keusch, Jr.

Special Hearing: to approve an existing accessory structure (shed) on a lot without a principle structure.

Hearing: Monday, February 25, 2008 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

2/024 Feb. 7 162763

CERTIFICATE OF PUBLICATION

2/7/2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/7/2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **09204**

Date: **1/3/08**

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	001			001				65.00

Total: **65.00**

Rec

From:

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE TIME DEM
1/03/2008 1/03/2008 09:34:45 9
RECEIPT # 430001 1/03/2008 OTHER
DEPT 5 528 ZIMMER VERIFICATION
RECEIPT FOR 425.00
\$425.00 (\$ 4.00) CG
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

It's # 286

ZONING NOTICE

CASE # 08-286-SPH

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

ROOM 407 COUNTY COURTS BUILDING

PLACE: 401 BOSLEY AVENUE TOWSON 21204

DATE AND TIME: THURSDAY, FEBRUARY 25, 2008
AT 11:00 AM

REQUEST: SPECIAL HEARING TO APPROVE AN EXISTING
ACCESSORY STRUCTURE (SHE) ON A LOT
WITHOUT A PRINCIPLE STRUCTURE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFORM WITH THE ZONING CODE. IF YOU HAVE ANY QUESTIONS, CALL 410-336-5100

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No: 08-286-SPH

Petitioner/Developer: NORMAN
9 CARLA KEUSCH JR / JEREMY CLANCY

Date Of Hearing/Closing: 2/25/08

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

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
at 1206 BAYSIDE ROAD

This sign(s) were posted on February 8, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 2/8/08
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: 08-286-SPH

Petitioner: Norman Keusch

Address or Location: 1206 Bayside Rd Baltimore md 21221

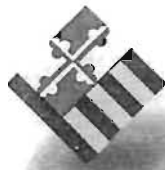
PLEASE FORWARD ADVERTISING BILL TO:

Name: NORMAN KEUSCH

Address: 1217 Bayside Rd.

Baltimore md. 21221

Telephone Number: (443) 340-1229



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

January 10, 2008
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-286-SPH

1206 Bayside Road

N/side of Bayside Road, 300 feet east of centerline of Beechwood Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Norman & Carla Keusch, Jr.

Special Hearing to approve an existing accessory structure (shed) on a lot without a principle structure.

Hearing: Monday, February 25, 2008 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Keusch, Jr., 1217 Bayside Road, Baltimore 21221
Jeremy Clancy, 7051 Macbeth Way, Eldersburg 21784

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 9, 2008.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 7, 2008 Issue - Jeffersonian

Please forward billing to:
Norman Keusch, Jr.
1217 Bayside Road
Baltimore, MD 21221

443-340-1229

NOTICE OF ZONING HEARING

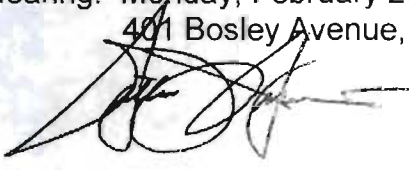
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N/side of Bayside Road, 300 feet east of centerline of Beechwood Avenue
15th Election District – 6th Councilmanic District
Legal Owners: Norman & Carla Keusch, Jr.

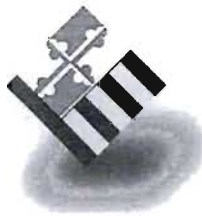
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401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

February 20, 2008

Norman Keusch, Jr.
Carla Keusch
1217 Bayside Road
Baltimore, MD 21221

Dear Mr. and Mrs. Keusch:

RE: Case Number: 08-286-SPH, 1206 Bayside Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 3, 2008. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Jeremy Clancy 7051 Macbeth Way Eldersburg 21784

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: JANUARY 7, 2008

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 8-286-SPH
1206 BAYSIDE ROAD
KEUSCH PROPERTY
SPECIAL HEARING

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-286-SPH.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael P. Bailey", is written over the typed name of Steven D. Foster.

For¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: January 8, 2008

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 15, 2008
Item No. 08-286

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 10.2 feet Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 08-286-01082008.doc

BW 2/25

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
JAN 15 2008

BY:.....

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *DL*

DATE: January 14, 2008

SUBJECT: Zoning Item # 08-286-SPH
Address 1206 Bayside Rd.
Keusch Property

Zoning Advisory Committee Meeting of January 8, 2008

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

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

_____ 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).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments: The property is located within the Limited Development Area of the Chesapeake Bay Critical Area and must comply with a maximum impervious surface limit of 3,141 square feet (with mitigation), and a 15% forest cover requiring a minimum of three (3) native deciduous trees 5-6 feet in height. Buffers to protect wetlands may be required if determined necessary by field review.

Reviewer: Paul Dennis, Environmental Impact Review Date: January 14, 2008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: March 4, 2008

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

RECEIVED
MAR 05 2008

BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-286- Special Hearing**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:

Candis Murray

Division Chief:

Lynn Leshaw

CM/LL

CASE NAME _____
CASE NUMBER 08-286 SPH
DATE _____

[illegible]

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
1206 Bayside Road; N/S Bayside Road, *
300' E c/line Beechwood Avenue * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Norman & Carla Keusch * FOR
Petitioner(s) * BALTIMORE COUNTY
* 08-286-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel 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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of January, 2008, a copy of the foregoing Entry of Appearance was mailed to, Jeremy Clancy, 7051 Macbeth Way, Eldersburg, MD 21784, Representative for Petitioner(s).

RECEIVED

JAN 9 2008

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.: 08-286-SPH 1206 Bayside Rd.

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Neighborhood layout	
No. 3	Petition Supporting Shed	
No. 4	4A - after residence raised lot in rear vacant 4B - Subject Shed - Small shed (unpaved)	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

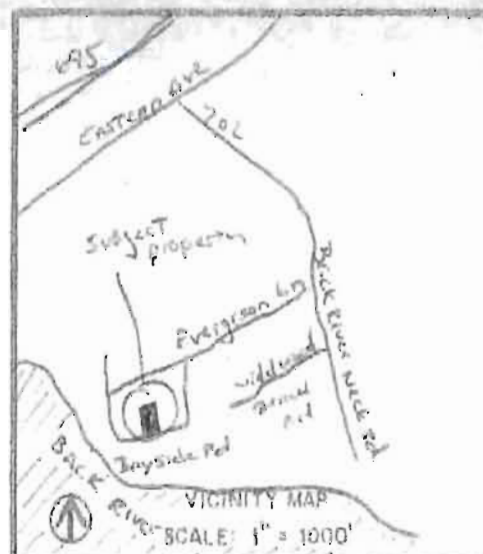
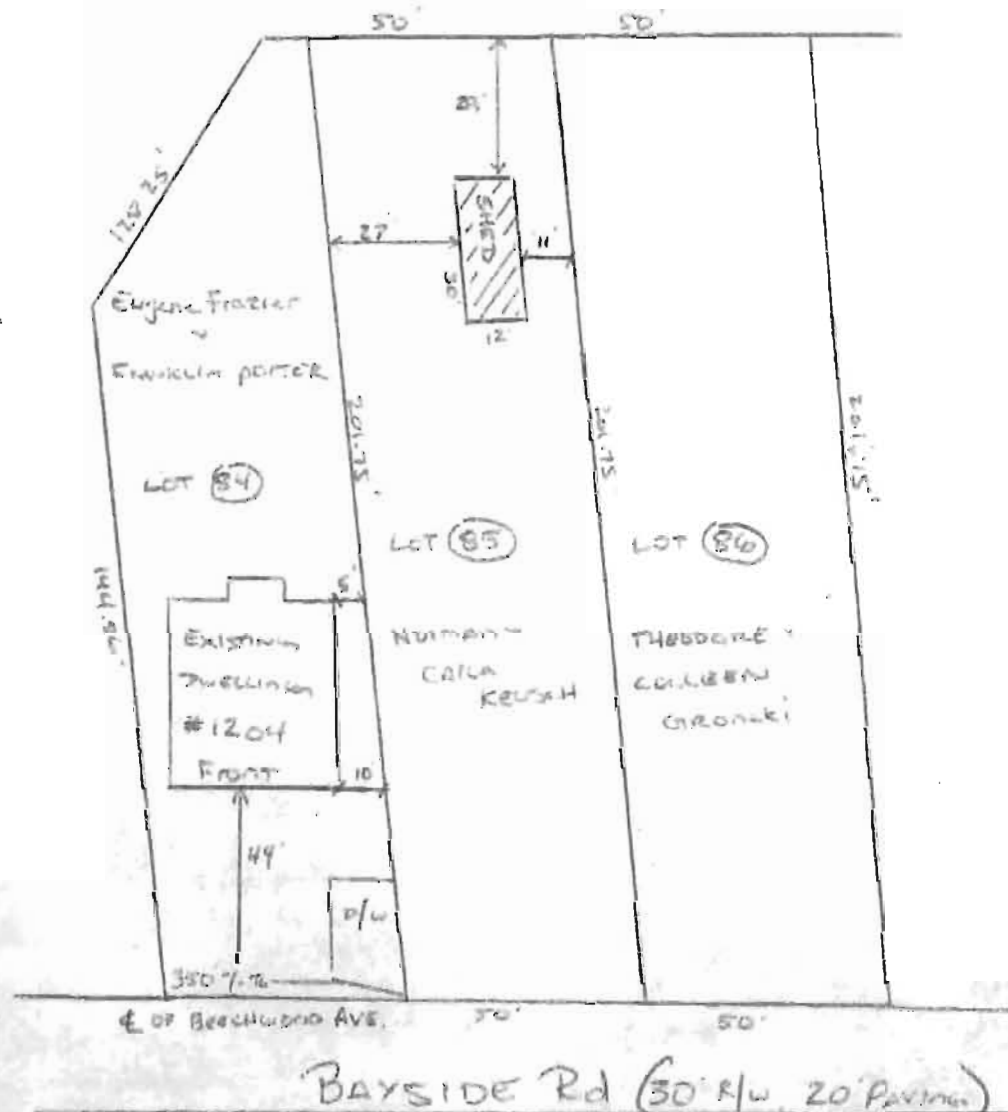
PROPERTY ADDRESS 1206 Bayside Rd

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Evergreen Park

PLAT BOOK # 7 FOLIO # 174 LOT # 85 SECTION # N/A

OWNER NORMAN - Carla KEUSCH



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # 10463

ZONING RC-5

LOT SIZE 0.23 10,050
ACREAGE SQUARE FEET

SEWER PUBLIC ☒ PRIVATE ☐
WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA YES ☒ NO ☐

100 YEAR FLOOD PLAIN YES ☒ NO ☐

HISTORIC PROPERTY/BUILDING ☐ ☒

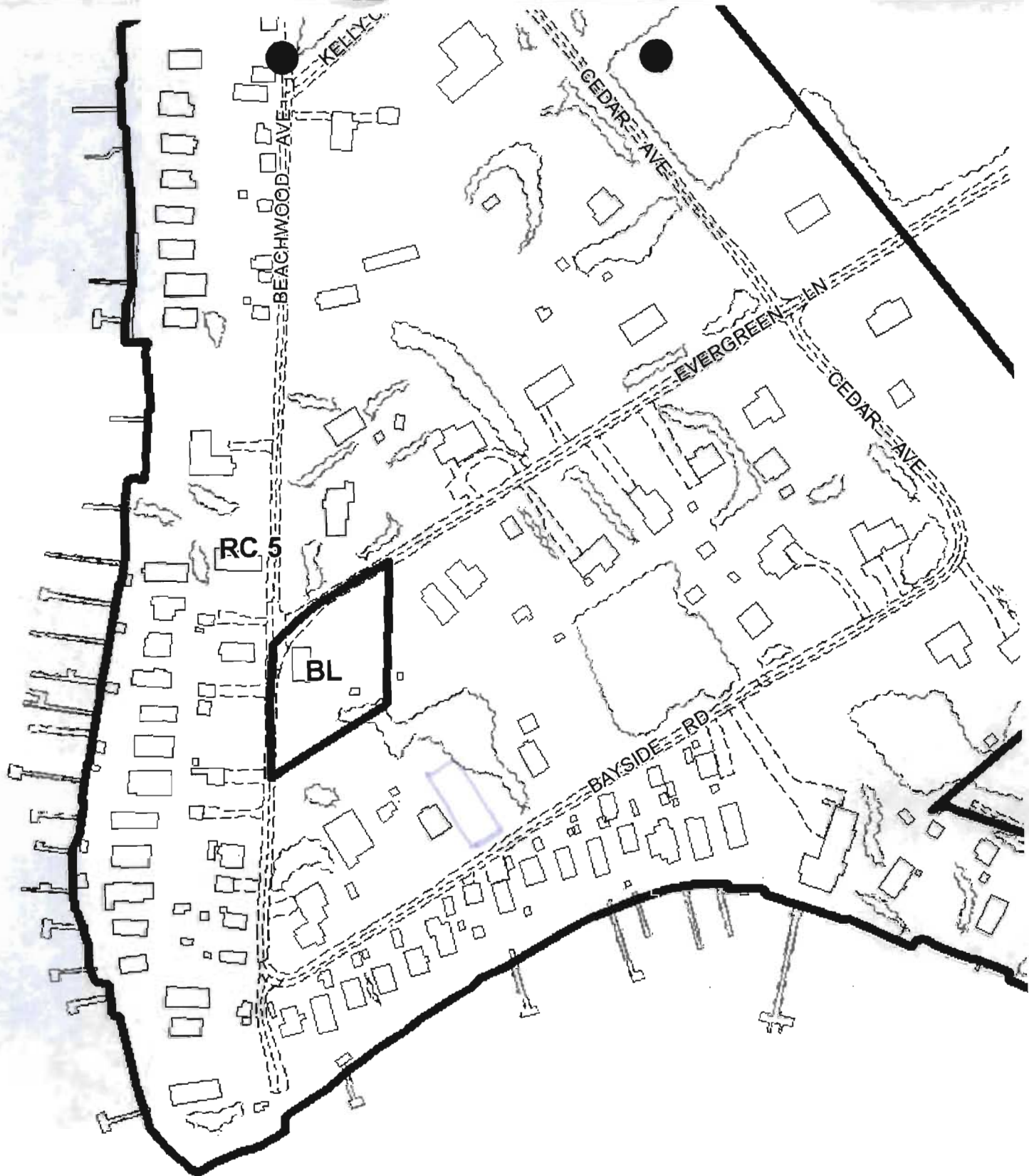
PRIOR ZONING HEARING ☐ ☒

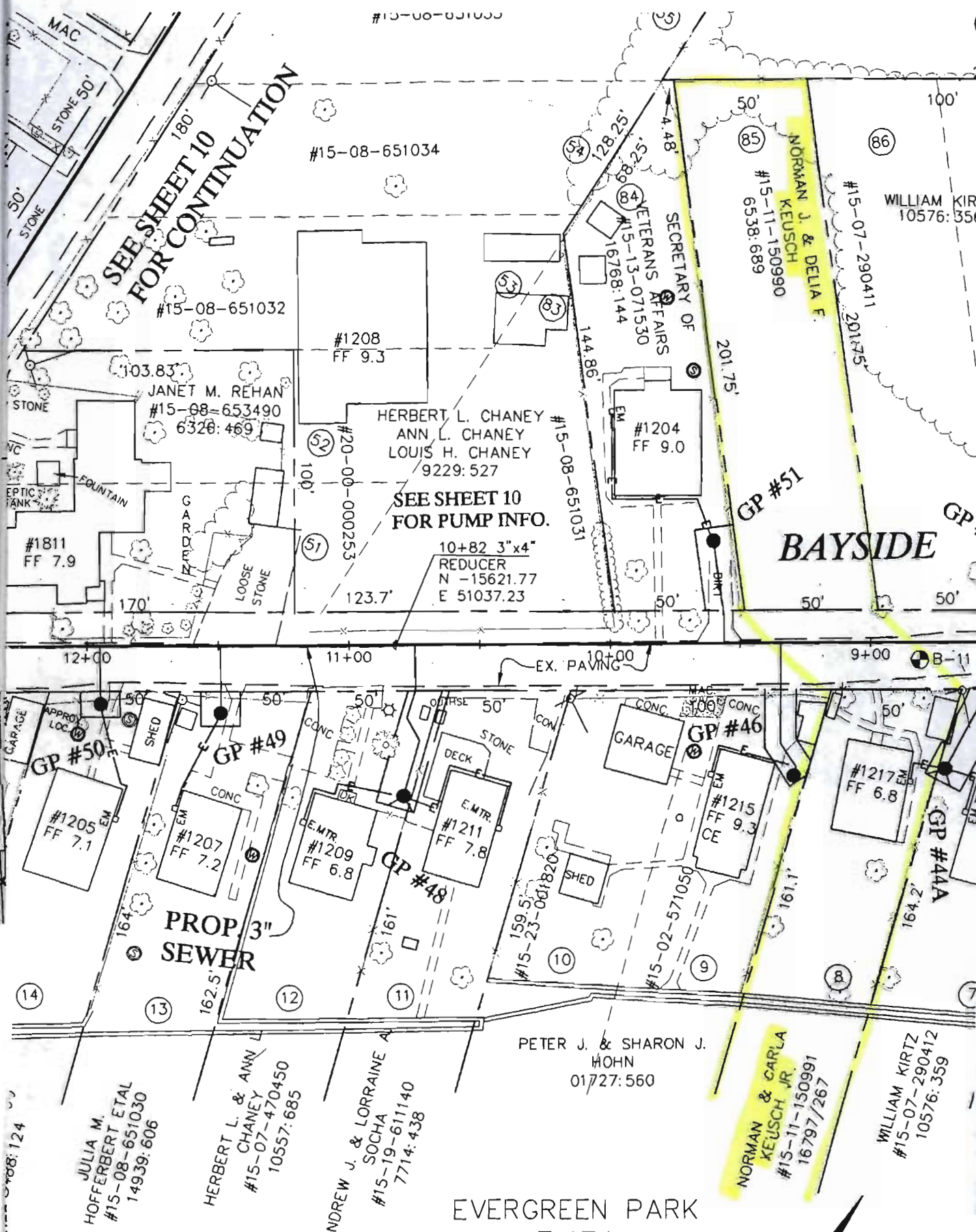
ZONING OFFICE USE ONLY

REVIEWED BY AK ITEM # 1286 CASE # 08-286-84

PETITIONER'S

EXHIBIT NO. 1





SEE SHEET 10
FOR CONTINUATION

SEE SHEET 10
FOR PUMP INFO.

BAYSIDE

PROP. 3"
SEWER

EVERGREEN PARK
7:174

NOTE: LOCATION OF WELL FOR
#1209 & 1211 IS UNKNOWN.

BACK R/R

PETITIONER'S
EXHIBIT NO. 2

EAST
1,732.5
1,771.5

February 18, 2008

I/We have seen the posted sign at 1206 Bayside Rd; Essex Md. 21221, and do not have any objections to the placement of the shed without a principle structure.

Name and Address:	Date:
David Spicka 1211 Bayside Rd. 21221	2/23/08 # 4106878351
Bob Borgart 1204 Bayside Rd.	2/23/08
William Zablocki 1205 Bayside Rd.	2/24/08
Alex Cloney 1209 Bayside Rd.	2/24/08
George Kufferbert 1811 Beechwood Ave	2/24/08
Karen Donolis 1820 Beechwood Ave	2/24/08
David Chaney 1208	2-24-08
Olivia M. Ruffin 1203 Bayside Rd	2-24-08
P.E. Cosgrove 1225 BAYSIDE RD	2/24/08
Mr. [unclear] 1222 Bayside Rd	2/24/08
James J. [unclear] 1222 Bayside Rd	2/24/08
John [unclear] 1214 Bayside	2/24/08
Sybil H. Goodlow 1219 Bayside Rd	24 Feb 08

PETITIONER'S

EXHIBIT NO.

3

LARRY FOYELSON 1213 BAYSIDE 410-262-8312



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
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Account Identifier: District - 15 **Account Number -** 1511150991

Owner Information

Owner Name: KEUSCH NORMAN, JR
 KEUSCH CARLA **Use:** RESIDENTIAL
Mailing Address: 1217 BAYSIDE RD **Principal Residence:** YES
 BALTIMORE MD 21221-6502 **Deed Reference:** 1) /16797/ 267
 2)

Location & Structure Information

Premises Address **Legal Description**
 1217 BAYSIDE RD

WATERFRONT

EVERGREEN PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
104	24	268					8	3	Plat Ref: 7/ 174

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2006	1,890 SF	8,100.00 SF	34
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	96,100	160,100		
Improvements:	168,400	215,550		
Total:	264,500	375,650	338,600	375,650
Preferential Land:	0	0	0	0

Transfer Information

Seller: KEUSCH NORMAN JOSEPH	Date: 09/09/2002	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /16797/ 267	Deed2:
Seller: KEUSCH OTTO J	Date: 06/14/1983	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6538/ 689	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

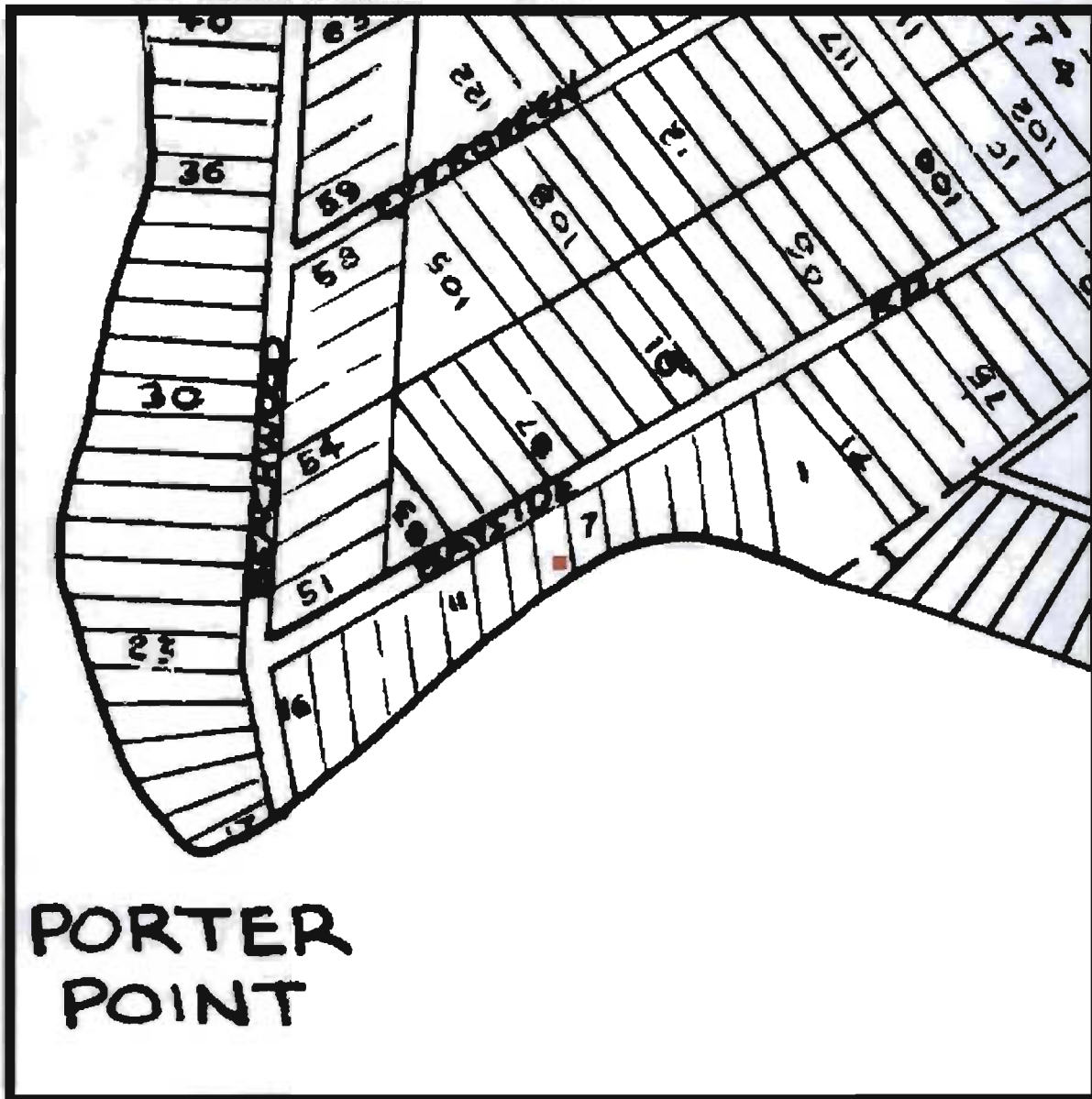
Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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District - 15 Account Number - 1511150991



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CHARLES MAREK



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3)

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Account Identifier: District - 15 Account Number - 1511150990

Owner Information

Owner Name: KEUSCH NORMAN, JR
 KEUSCH CARLA
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 1217 BAYSIDE RD
 BALTIMORE MD 21221-6502
Deed Reference: 1) /16797/ 267
 2)

Location & Structure Information

Premises Address
 BAYSIDE RD

Legal Description

EVERGREEN PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
104	24	268					85	3	Plat Ref: 7/ 174

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		10,050.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2006	07/01/2007	07/01/2008	
Land	25,260	47,760			
Improvements:	0	0			
Total:	25,260	47,760	40,260	47,760	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: KEUSCH NORMAN JOSEPH	Date: 09/09/2002	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /16797/ 267	Deed2:
Seller: KEUSCH OTTO J	Date: 06/14/1983	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6538/ 689	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

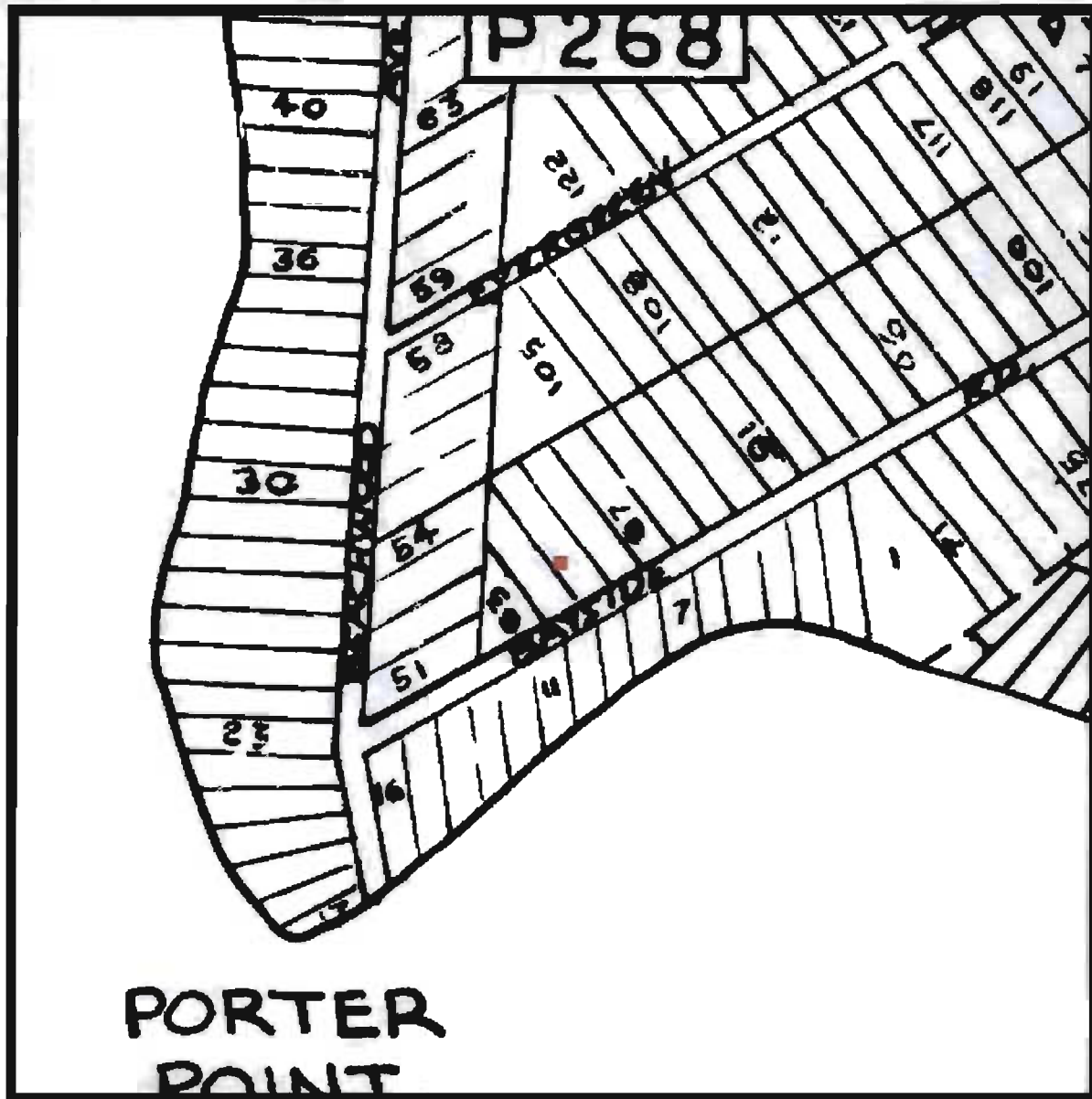
Special Tax Recapture:
 * NONE *



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District - 15 Account Number - 1511150990



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web site at www.mdp.state.md.us/webcom/index.html



