

IN RE: PETITION FOR ADMIN. VARIANCE

NW side of Denton Road, opposite of
Cherry Garden Road
16th Election District
6th Councilmanic District
(1518 Denton Road)

Jennifer and Matthew Snyder
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2011-0294-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject waterfront property, Jennifer and Matthew Snyder for property located at 1518 Denton Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed dwelling addition with a rear yard setback of 2 feet in lieu of the minimum required 30 feet, and a front yard setback of 15 feet in lieu of the minimum required 30 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Additional living space is required for the growing family. Therefore, Petitioners propose constructing a two story addition. The lot is narrow and long and fronts of Muddy Gut Creek.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Bureau of Development Plans Review dated April 11, 2011. The comments indicate that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building should be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code.

ORDER RECEIVED FOR FILING

Date 5-19-11

By Dr

Comments were also received from the Department of Environmental Protection and Sustainability dated May 16, 2011. The subject property is located within the Chesapeake Bay Critical Area. According to B.C.Z.R. Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

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, and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17). In order to minimize impacts on water quality, the applicant should maintain the historical percentage of lot coverage that exists on the property. According to the applicant's plan and field measurements for this review, lot coverage is not proposed to increase, therefore, impacts on water quality will be avoided. Based on field observations and the applicant's plan, a two-story addition to the existing dwelling will be constructed in the same location as an existing roof attached to the dwelling, over an existing, concrete patio.

2. Conserve fish, wildlife, and plant habitat.

The subject property and adjoining properties are located in a mapped Buffer Management Area, meaning that the existing pattern of historical development in the buffer prevents the 100-foot buffer from fulfilling water quality and habitat functions. These areas are subject to EPS's Critical Area regulations entitled "Baltimore County Buffer Management Plan". The applicant's proposal to remove an existing roof over an existing concrete patio, and construct a two-story addition on the same footprint (24' X 20') will not increase lot coverage within the 100-foot buffer, therefore, will avoid water quality impacts, maintain buffer functions and conserve fish habitat in Muddy Gut Creek.

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.

The applicant's proposal to construct an addition to the existing dwelling that will be in the same location as an existing roof off of the house, over an existing, concrete patio within a Critical Area Buffer Management Area is consistent with this goal. The proposal will avoid environmental impacts.

ORDER RECEIVED FOR FILING

Date 5-19-11 2

By [Signature]

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 10, 2011, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. 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 that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 19th day of May, 2011 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed dwelling addition with a rear yard setback of 2 feet in lieu of the minimum required 30 feet, and a front yard setback of 15 feet in lieu of the minimum required 30 feet be and is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are 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, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The base flood elevation for this site is 7.7 feet [NAVD 88].
3. The flood protection elevation for this site is 8.7 feet.

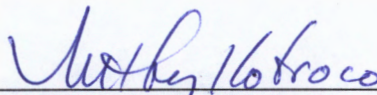
ORDER RECEIVED FOR FILING

Date 5-19-11 3

By [Signature]

4. 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.
5. 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.
6. The building engineer shall require a permit for this project.
7. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
8. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.

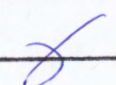
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

ORDER RECEIVED FOR FILING

Date 5-19-11

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

May 19, 2011

JENNIFER AND MATTHEW SNYDER
1518 DENTON ROAD
BALTIMORE MD 21221

Re: Petition for Administrative Variance
Case No. 2011-0294-A
Property: 1518 Denton Road

Dear Mr. and Mrs. Snyder:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure

c: Thomas Huskins, 3504 Northwind Road, Baltimore MD 21234



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1518 DENTON RD.

which is presently zoned DR 3.5

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 Variance from Section(s) 1B02.3.C.1, BC2R, to permit a proposed

dwelling addition with a rear yard setback of 2 feet in lieu of the minimum required 30 feet and a front yard setback of 15 feet in lieu of the minimum required 30 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, 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):

JENNIFER SNYDER
Name - Type or Print

Signature

MATTHEW SNYDER
Name - Type or Print

Signature

1518 DENTON RD. 443-799-0337
Address Telephone No.

BALTIMORE MD. 21221-6307
City State Zip Code

Representative to be Contacted:

THOMAS HUSKINS
Name 410-812-0801

3504 NORTHWIND RD. 410-256-4218 H
Address Telephone No.

BALTIMORE MD. 21234
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner 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.

Zoning Commissioner of Baltimore County

CASE NO. 2011-0294-A

Reviewed By JNP Date 3/29/2011

REV 10/25/01

Estimated Posting Date 4/10/2011

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that 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 Affiant(s) does/do presently reside at 1518 DENTON ROAD
Address
BALTIMORE MD. 21221-6307
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

ADDITIONAL LIVING SPACE IS NEEDED FOR GROWING FAMILY.
LOT IS NARROW AND LONG; AND IS BORDERED BY WATER ON
ONE SIDE. THE ONLY PRACTICE AND FEASIBLE AREA IS FOR
THE ADDITION TO BE ON THE STREET SIDE OF THE LOT.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of March, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Matthew S Snyder and Jennifer R Snyder
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

8/27/12

ZONING DESCRIPTION for: 1518 DENTON ROAD

BEGINNING AT A POINT ON THE NORTH WEST,
SIDE OF DENTON ROAD OPPOSITE THE NORTH SIDE
OF THE INTERSECTING STREET, CHERRY GARDEN ROAD
WHICH IS 30 FT. WIDE (PAVING). BEING LOT #5 IN THE
SUBDIVISION OF CHERRY GARDEN FARM AS RECORDED IN
BALTIMORE COUNTY PLAT BOOK #12 Folio 046 CONTAINING
0.27 ACRES ±. ALSO KNOWN AS 1518 DENTON ROAD
AND LOCATED IN THE 15TH ELECTION DISTRICT, 6TH
CONGRESSIONAL DISTRICT.

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

63649

No.

Date:

3/29/2011

PAID RECEIPT

BUSINESS ACTUAL TIME INW
 3/30/2011 3/29/2011 15:04:52 2

MD 0502 MAIL JEWEL JEE

>>RECEIPT #: 729789 3/29/2011 OFUN

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount	Dept
001	806	0000		6150				75.00	CR 70

5 328 ZONING VERIFICATION

063649

Recpt Tot 175.00

175.00 CR 1.00 CA

Baltimore County, Maryland

Total: 75.00

Rec From: Jennifer & Matthew Snyder

For: Adm Variance 1518 Denton Road
2011-0294-A (Snyder)

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Certificate of Posting

Department of Permits, Approval, and Inspections
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Date: April 10, 2011

Attention: Zoning Office – Ms. Kristen Lewis

Re: Case Number: 2011 – 0294 - A

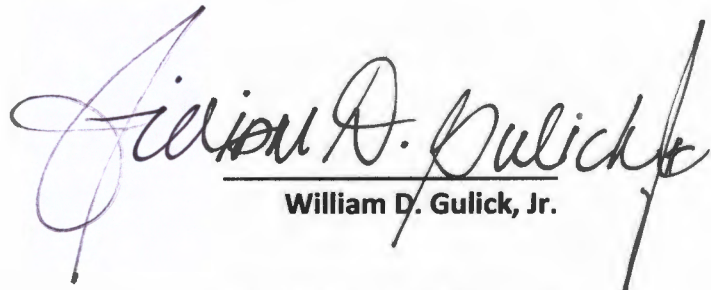
Petitioner/Developer: Jennifer & Matthew Snyder

Date of Hearing/Closing: April 25, 2011

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: 1518 Denton Road

The sign(s) were posted on:

April 10, 2010 - See Attached Photos

A handwritten signature in blue ink, reading "William D. Gulick, Jr.", with a stylized flourish at the end.

William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0294 -A Address 1518 Denton Road

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/29/2011 Posting Date: 4/10/2011 Closing Date: 4/25/2011

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) 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.
- DEADLINE:** The closing date is the deadline for an 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.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- 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 zoning or deputy zoning commissioner), 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.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2010- 0294 -A Address 1518 Denton Road

Petitioner's Name Jennifer & Matthew Snyder Telephone 443-799-0337

Posting Date: 4/10/2011 Closing Date: 4/25/2011

Wording for Sign: To Permit a proposed dwelling addition with a rear yard setback of 2 feet in lieu of the minimum required 30 feet and a front yard setback of 15 feet in lieu of the minimum required 30 feet.

Revised 8/20/09

**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: 2011-0294-A

Petitioner: MATTHEW & JENNIFER SNYDER

Address or Location: 1518 DENTON RD., BALTIMORE, MD., 21221-6307

PLEASE FORWARD ADVERTISING BILL TO:

Name: THOMAS HUSKINS

Address: 3504 NORTH WIND RD.

BALTIMORE, MD., 21234

Telephone Number: (H) 410-256-4218 (CEIS) 410-812-0801

Revised 7/11/05 - SCJ



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

Date April 19, 2011

Mr. & Mrs. Snyder
1518 Denton Road
Baltimore, MD 21221

RE: Case Number 2011-0294A, 1518 Denton Road

Dear Mr. & Mrs. Snyder,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 29, 2011. 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Mr. Thomas Huskins, 3504 Northwind Road, Baltimore, MD 21234

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 11, 2011
Item No. 2011-294

DATE: April 11, 2011

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 7.7 feet [NAVD 88].

The flood protection elevation is 8.7 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:cab

cc: File

ZAC-ITEM NO 11-294-04112011.doc



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

March 31, 2011

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: **April 4, 2011**

Item No.:

Administrative Variance: 2011-0284A, 2011-0286A, 2011-0288A, 2011-0291A, 2011-0294A

Special Hearing: 2011-0283-SPHX, 2011-0293-SPH

Variance: 2011-0285A, 2011-0287-SPHA, 2011-0289-SPHA, 2011-0290A, 2011-0292A

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File



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

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 4-6-11

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

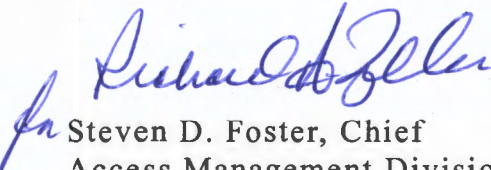
RE: Baltimore County
Item No. 2011-0294-A
Administrative Variance
Jennifer & Matthew Snyder
1518 Denton Road

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. 2011-0294-A

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,


for Steven D. Foster, Chief
Access Management Division

SDF/rz

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAY 16 2011



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: May 16, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-294-A
Address 1518 Denton Road
(Snyder Property)

Zoning Advisory Committee Meeting of April 4, 2011.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

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, and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17).

In order to minimize impacts on water quality, the applicant should maintain the historical percentage of lot coverage that exists on the property. According to the applicant's plan and field measurements for this review, lot coverage is not proposed to increase, therefore, impacts on water quality will be avoided. Based on field observations and the applicant's plan, a two-story addition to the exiting dwelling will be constructed in the same location as an existing roof attached to the dwelling, over an existing, concrete patio.

2. Conserve fish, wildlife, and plant habitat; and

The subject property and adjoining properties are located in a mapped Buffer Management Area, meaning that the existing pattern of historical development in the

buffer prevents the 100-foot buffer from fulfilling water quality and habitat functions. These areas are subject to EPS's Critical Area regulations entitled "Baltimore County Buffer Management Plan". The applicant's proposal to remove an existing roof over an existing concrete patio, and construct a two-story addition on the same footprint(24'X20') will not increase lot coverage within the 100-foot buffer, therefore, will avoid water quality impacts, maintain buffer functions and conserve fish habitat in Muddy Gut Creek.

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.

The applicant's proposal to construct an addition to the existing dwelling that will be in the same location as an existing roof off of the house, over an existing, concrete patio within a Critical Area Buffer Management Area is consistent with this goal. The proposal will avoid environmental impacts.

Reviewer: Thomas Panzarella; Environmental Impact Review

Patricia Zook - Case 2011-0294-A comment needed

From: Patricia Zook
To: Livingston, Jeffrey
Date: 5/2/2011 12:51 PM
Subject: Case 2011-0294-A comment needed

Jeff -

This case is not on the Mary calendar because it is an administrative variance case that closed April 25. We need a comment from DEPS as the property is in the CBCA.

Thanks for your help.

Patti Zook
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

CONFIDENTIALITY NOTICE: The information contained in this ELECTRONIC MAIL transmission is legally privileged and confidential. It may also be subject to the attorney-client privilege or be privileged work product or proprietary information. This information is intended for the exclusive use of the addressee(s). If you are not the intended recipient, you are hereby notified that any use, disclosure, dissemination, distribution (other than to the addressee(s)), copying or taking of any action because of this information is strictly prohibited.

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.2A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 15 Account Number - 1510000711

Owner Information

Owner Name: SNYDER JENNIFER
SNYDER MATTHEW
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1518 DENTON RD
BALTIMORE MD 21221-6307
Deed Reference: 1) /21846/ 00600
2)

Location & Structure Information

Premises Address

1518 DENTON RD
0-0000

Legal Description

1518 DENTON RD
Waterfront CHERRY GARDENS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0097	0024	0426		0000			5	3	Plat Ref: 0012/0046

Special Tax Areas
Town NONE
Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1949	1,056 SF	11,940 SF	34

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2010	07/01/2011
Land	121,940	121,940		
Improvements:	107,430	129,000		
Total:	229,370	250,940	243,750	250,940
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
MARTIN JENNIFER	05/11/2005	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /21846/ 00600	Deed2:
TICE DOLORES BARBARA	04/06/2005	\$230,000
Type: ARMS LENGTH IMPROVED	Deed1: /21666/ 00094	Deed2:
JACOBSON JOSEPH A	08/14/1985	\$49,900
Type: ARMS LENGTH IMPROVED	Deed1: /06975/ 00087	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00
State			0.00
Municipal			0.00
Tax Exempt:	Special Tax Recapture:		
Exempt Class:	* NONE *		



7 CD

HYDROLOGY AREA

MUDDY

MUDDY GUT

Pt. Bk. 12 Folio 46

1518870171

1526

1532

1534

1508650881

Martin State Airport Restriction Area (needs SAA approval of height & noise)

MUDDY GUT HYDROLOGY AREA

1502851170

1508550290

1522

Flood Zone 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

1519070470

1520

1518

Flood Zone AE

SE 2-1 097C3

15 ED DR 3.5

6 CD

Flood Zone X

1505880330

1512

1510000711

1519710190

1510

1508303280

1508

1519990180

0.66

1519710380

11.1

1507

1502650300

1502650301

1519710381

Back River Hydrology 100 Foot Stream Buffer

DENTON RD DENTON

1519711790

14.4

Pt. Bk. 12 Folio 39

1511

1509

1502572170

1900000144

1513550443

1513550442

1315

1304

1306

1519710382

1520000360

1502006220

1502851710

1512400411

152060190

2011-0294-A





LOT COVERAGE TABLE

STRUCTURE TYPE	MATERIAL	% IMPERVIOUS	SQUARE FOOTAGE	IMPERVIOUS AREA
HOUSE (EXISTING)	TYPICAL	100	1088	1088
ADDITION TO HOUSE	"	100	460	460
NEW LANING W/STEPS	WOOD	100	25	25
DECK ON CONC. (EXISTING)	WOOD ON CONCRETE	100	150	150
SIDEWALK (NEW)	CONCRETE	100	195	195
SHED #2 (EXISTING)	WOOD	100	48	48
GRAVEL DRIVEWAY (REDUCED)	STONE	100	960	960
TOTAL			2926 10,300	2,926

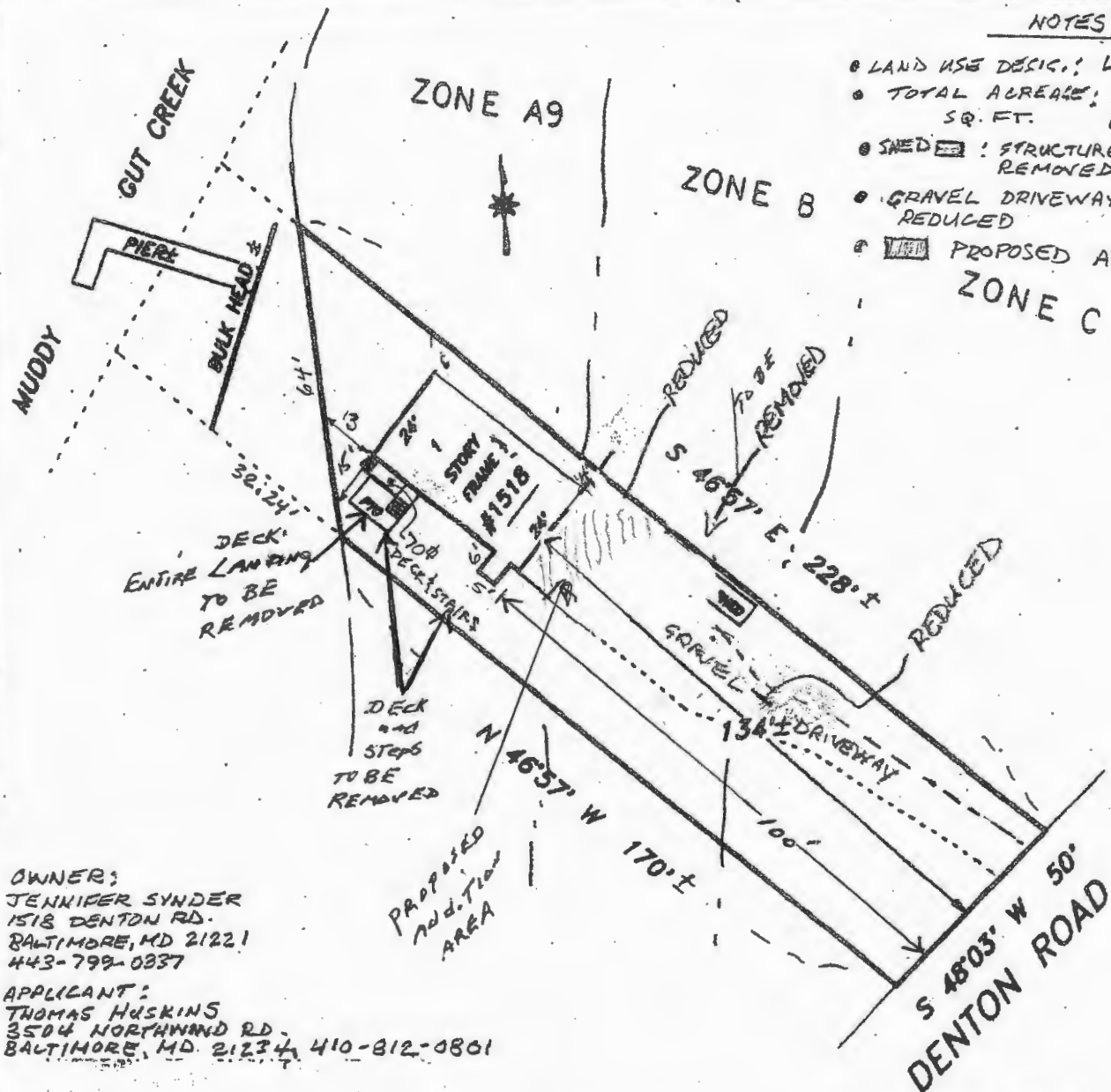
IMPERVIOUS AREA 2,926 SF / LOT SIZE 10,300 (PER DATA) = 28.4% (31.25% ALLOWED)

TOTAL 100% IMPERVIOUS AREA: 2,926 SF
 TOTAL PARTIALLY IMPERVIOUS () AREA: - SF
 TOTAL PARTIALLY IMPERVIOUS () AREA: - SF
 TOTAL PARTIALLY IMPERVIOUS () AREA: - SF
 TOTAL DEVELOPED PERVIOUS AREA: 2,926 SF

PROPOSED ADDITION:
 1518 DENTON ROAD

NOTES

- LAND USE DESIG.: LDA
 - TOTAL AREA: .27 SQ. FT. 11940
 - : STRUCTURE TO BE REMOVED.
 - GRAVEL DRIVEWAY TO BE REDUCED
 - PROPOSED ADDITION
- ZONE A9
ZONE B
ZONE C



OWNER:
JENNIFER SYNDER
1518 DENTON RD.
BALTIMORE, MD 21221
443-799-0837

APPLICANT:
THOMAS HUSKINS
3504 NORTHWOOD RD.
BALTIMORE, MD 21234 410-812-0801

NEW PROPOSED
BEFORE ADDITION.
(2011)

SCALE: 1" = 40'

1518 DENTON ROAD
Lot No. 5,
"CHERRY GARDEN FARM",
plat book 12, page 46,
Baltimore County, Maryland

PROPERTY ADDRESS 1518 DENTON ROAD SEE
SUBDIVISION NAME CHERRY GARDEN FARM
PLAT BOOK # 12 FOR TO # 046 LOT # 5 SECTION # -
OWNER MATTHEW & JENNIFER SNYDER

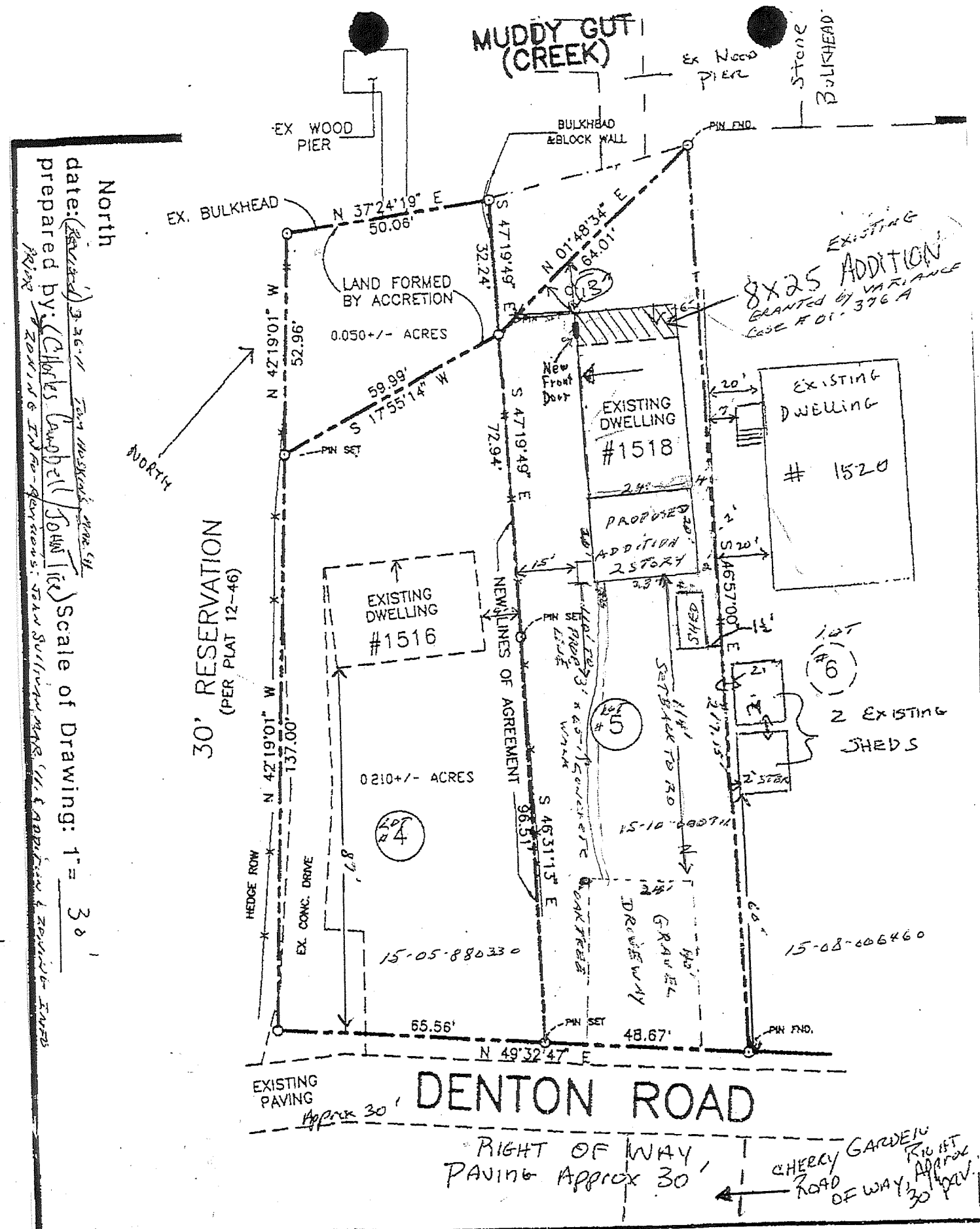
date: Revised 3-26-11 Tom Moseley, Ph.D.
 prepared by: Chloe Campbell SOAHL ice Scale of Drawing: 1" = 30'
 Project: ROWING INNOVATIONS: TRANSMISSION MTR '11 & APPLICATION & ZONING IMPACT

CASE NO. 01-376 granted 4-20-01
by T. KOTROCO allowing an
ADDITION of the water side &
TO PERMIT it with A FRONT YARD
SETBACK OF 15' & in lieu of
the required 25' & A REAR YARD
SETBACK OF 4' in lieu of 30' &
a 1/2 SETBACK for 2 SHEDS.
House built in 1949

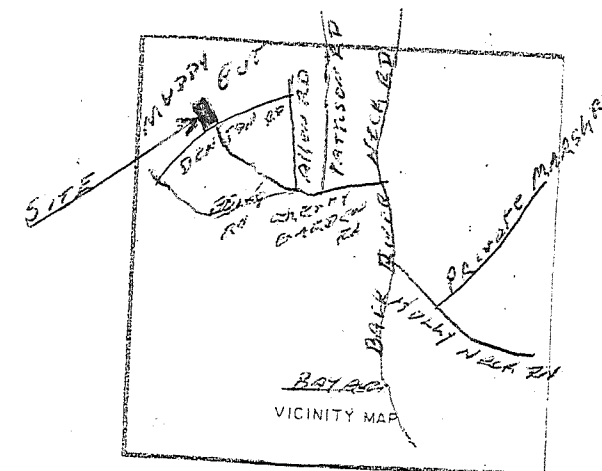
House built in 1949

HOUSE HAS ONLY PARTIAL BASEMENT
SITE = BMA AREA #41-1 PER MIKE
KULIS (MARCH, 2011). 7 IN LDA.

SEE ATTACHED (2) SHEETS.



SCALE: 1" = 30'
FLOOD ZONE A, B and C



"AFTER PROPOSED ADDITION"

NOTES

1. LAND USE DESIGN. LDA
2. AT LOCATION OF ADDITION,
24'X21' CONCRETE PAD W/
24'X15' ROOF OVER TO BE
REMOVED (504 SQ.FT.)
3. FOOTPRINT OF ADDITION
IS 460 SQ.FT. PLUS 40 SQ.FT
ENTRY LANDING W/STAIRS.
4. EXISTING GRAVEL DRIVEWAY
TO BE REDUCED TO 960 SQ.FT.
5. ELEVATION OF EXISTING
FIRST FL. AND PROPOSED
ADDITION FIRST FL. IS 11.11';
SEE ENCLOSED CERTIFICATION
6. SEE ATTACHED "TABLE OF
LOT COVERAGE.
7. TOTAL ACREAGE: .27
SF: 11940 PER MDAT

TPN 3-10-11

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # 097C3 (SE-21)

ZONING DR-3.5

LOT SIZE 0.27 11,940
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/
BUILDING

PRIOR ZONING HEARING # 01-376-A

YES NO
☒ ☐
☒ ☐
☐ ☒

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

SNP 10294 2011-
10294-A