

IN RE: PETITION FOR ADMIN. VARIANCE *

SW side of Riverview Road, 980' SE of the
c/line of Wildwood Beach Road
15th Election District
6th Council District
(2112 Riverview Road)

Pete and Dianne Riddleberger Patras
Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0001-A

* * * * *

ORDER AND OPINION

This matter comes before the Administrative Law Judge as a Petition for Administrative Variance filed by the legal owners of the property, Pete and Dianne Riddleberger Patras. The Petitioners are requesting Variance relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a replacement (garage) in the rear yard of a single family dwelling to be placed on the existing foundation of a garage (to be razed) that has a 1 foot 4 inch side yard setback and a proposed height of 18' in lieu of the required 2.5' and 15' respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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 July 19, 2012, which indicate that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building must be designed and adequately anchored to prevent flotation or collapse and constructed of 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.

ORDER RECEIVED FOR FILING

Date 8-14-12

By [Signature]

ZAC comments were also received from the Department of Environmental Protection and Sustainability (DEPS) dated August 10, 2012:

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 (LDA) and is subject to Critical Area lot coverage requirements. The applicant is proposing to construct a replacement garage on the existing foundation on the roadside of the home. Because there is no increase in lot coverage proposed, water quality impacts have been minimized in this proposal. By meeting the lot coverage requirements, the relief requested by the applicant will result in minimal impacts to water quality. Lot coverage is defined in State of Maryland Natural Resources Article § 8-1802(a)(17).

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

This waterfront property is located within a Buffer Management Area (BMA) of the Critical Area. The applicant's plan accompanying this zoning petition shows that the proposed garage is located outside the 100-foot tidal buffer. Provided that the property meets all Critical Area requirements, construction of the garage will conserve existing buffer functions and conserve fish habitat in Back River.

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 a replacement garage on the roadside of the home is consistent with this goal. The relief requested will be consistent with established land-use policies provided that the applicants meet the requirements stated above.

ORDER RECEIVED FOR FILING

Date 8-14-12

By 122

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 22, 2012, 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.

Although the Office of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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, this 14th day of August, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a replacement (garage) in the rear yard of a single family dwelling to be placed on the existing foundation of a garage (to be razed) that has a 1 foot 4 inch side yard setback and a proposed height of 18' in lieu of the required 2.5' and 15' respectively, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

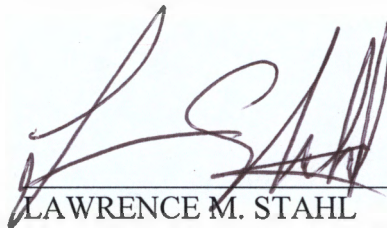
Date 8-14-12

By 192

The relief granted herein shall be subject to the following:

1. 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.
4. Compliance with the ZAC comments made by the Bureau of Development Plans Review dated July 19, 2012, a copy of which is attached hereto and made a part hereof.
5. Compliance with the ZAC comments made by the Department of Environmental Protection and Sustainability dated August 10, 2012, a copy of which is attached hereto and made a part hereof.

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


LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 8-14-12

By DLW

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: *[Signature]* Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 30, 2012
Item No. 2013-0001

DATE: July 19, 2012

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
cc: File
ZAC-ITEM NO 13-0001-07302012.doc

ORDER RECEIVED FOR FILING

Date 8-14-12
By *[Signature]*

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

AUG 10 2012



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: August 10, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0001-A
Address 2112 Riverview Road
(Patras Property)

Zoning Advisory Committee Meeting of July 16, 2012.

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. The applicant is proposing to construct a replacement garage on the existing foundation on the roadside of the home. Because there is no increase in lot coverage proposed, water quality impacts have been minimized in this proposal. By meeting the lot coverage requirements, the relief requested by the applicant will result in minimal impacts to water quality. Lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17)

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

This waterfront property is located within a Buffer Management Area (BMA) of the Critical Area. The applicant's plan accompanying this zoning petition shows that the proposed garage is located outside the 100-foot tidal buffer. Provided that the property meets all Critical Area requirements, construction of the garage will conserve existing buffer functions and conserve fish habitat in Back River.

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Date 8-14-12
By [Signature]

Page 2

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The applicant's proposal to construct a replacement garage on the roadside of the home is consistent with this goal. The relief requested will be consistent with established land-use policies provided that the applicants meet the requirements stated above.

Reviewer: *Paul Dennis; Environmental Impact Review*

ORDER RECEIVED FOR FILING

Date 8-14-12

By [Signature]



KEVIN KAMENETZ
County Executive

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

August 14, 2012

Pete Patras
Dianne Riddleberger Patras
2112 Riverview Road
Essex, Maryland 21221

RE: PETITION FOR ADMINISTRATIVE VARIANCE
(2112 Riverview Road)
Case No. 2013-0001-A

Dear Mr. and Mrs. Patras:

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

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 Office of Administrative Hearings at 887-3868.

Very truly yours,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the typed name.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure



CBCA

FLOOD PLAIN

ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 2112 Riverview Rd Essex MD 21221 which is presently zoned RC5

Deed Reference 31212 / 00030

10 Digit Tax Account # 1523502380

Property Owner(s) Printed Name(s) Pete Patras & Dianne Riddleberger Patras

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

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

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

Section: 400.2 and 400.3

To permit a replacement (garage) in the rear yard of a single family dwelling to be placed on the existing foundation of a garage (to be razed) that has a 1 foot 4 inch side yard set back and a proposed height of 18 feet in lieu of the required 2 1/2 feet and 15 feet respectively.

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

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

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Pete Patras

Name #1 - Type or Print

Dianne Riddleberger Patras

Name #2 - Type or Print

Signature #1

Signature #2

2112 Riverview Rd Essex MD

Mailing Address City State

21221 410-780-1992 dianneandpete@comcast.net

Zip Code Telephone # Email Address

Representative to be contacted:

Donald Althoff

Name - Type or Print

Signature

1416 Sassen Rd Balt MD

Mailing Address City State

410 499-6082

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 8-14-12 day of August, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2013-0001-A Filing Date 7.9.12 Estimated Posting Date 7.24.12 Reviewer [Signature]

Affidavit in Support of Administrative Variance

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

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

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

Address: 2112 Riverview Rd Essex MD 21221
Print or Type Address of property City State Zip Code

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

Need a Variance for height restriction
for storage space customer does not
have a basement.

Need to build on same footprint
Need space for parking

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

[Signature]
Signature of Affiant
PETE PATRAS
Name- Print or Type

[Signature]
Signature of Affiant
Dianne Riddleberger Patras
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of July, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Pete Patras and Dianne Riddleberger Patras
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

My Commission Expires 10/30/15
L. PAPADIMITRIOU
NOTARY PUBLIC
HARFORD COUNTY
MARYLAND
MY COMMISSION EXPIRES AUG. 30, 2015

REV. 10/12/11

2013-0001-A

2013-0001-A

Zoning Property Description for 2112 Riverview Road

Beginning at a point on the Southwesterly side of Riverview Road which is 20feet wide at a distance of 1360+/- feet Southeast of the centerline of Wildwood Beach Road which is 30feet wide.

Beginning for the same at a point on the Southwesterly side of a road 20' wide at the distance of 1344'3" more or less Northwesterly from a point where said road intersects the North 47 degrees 50 minutes East 114 perches line of the whole tract of land conveyed by John L Fitzell and wife to Frank page and others by a deed dated October 11, 1922 and recorded among the land records of Baltimore County in Liber WPB 563-25 etc. (which according to a recent survey is North 48 degrees 20 minutes east 114 perches line) 257 feet more or less from its beginning and running thence along the Southwesterly side of said 20 foot road north 49 degrees 15 minutes west 33 feet more or less to intersect the North 43 degrees 45 minutes East 227 foot line according to the above mentioned recent survey,) thence running South 43 degrees 45 minutes West 227 feet more or less to the waters of Back River then Southeasterly along the waters of the Back River 34 feet 6 inches more or less to intersect a line drawn South 40 degrees 45 minutes West 212 feet or more or less from the place of beginning and thence reversing said line North 40 degrees 45 minutes East 212 feet more or less to the place of beginning

The improvements thereon are now known as No. 2112 Riverview Road.

Containing 7227 square feet.

Located in the 15th Election District and 6th Council District.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013 0001 -A Address 2112 River view Rd
Contact Person: Len Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name*

Filing Date: 7/09/12 Posting Date: 7/22/12 Closing Date: 8/6/12

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 2013 0001 -A Address 2112 River view Rd
Petitioner's Name Dianne & Pete Petras Telephone _____
Posting Date: 7/22/12 Closing Date: 8/6/12
Wording for Sign: To Permit A replacement garage in the rear yard of a
single family dwelling to be placed on the existing foundation
of A garage (to be razed) that has a 16ft 4 inch side yard setback and
A height of 18 feet in lieu of the required 2 feet 6 inch side yard setback
and 15 ft height.

Revised 7/06/11

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

No. **85555**

Date: **7/9/12**

PAID RECEIPT

BUSINESS ACTUAL TIME DFW
 7/10/2012 7/09/2012 11:40:16 6

REC MSGS MAIL ITAY TST
 RECEIPT # 668241 7/09/2012 OFLN

Dept 5 52B ZONING VERIFICATION
 CR NO. 085553

Recpt Tot \$75.00
 \$1.00 CK \$80.00 CA
 \$5.00 CG

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		650						75.00

Total: **75.00**

Rec From:

For:

2112 Riverview Rd

21221

2013-0001-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2013-0001

Petitioner/Developer DIANNE
PEPE PATRAS

(BAYSIDE BUILDING GROUP INC.)

Date Of Hearing/Closing: 8/6/12

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 penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 2112 RIVERVIEW RD

This sign(s) were posted on July 22, 2012

Month, Day, Year

Sincerely,

Martin Ogle 7/22/12
Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court

Baltimore, Md, 21220

443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2013-0001- A

TO PERMIT A REPLACEMENT GARAGE IN THE REAR YARD
OF A SINGLE FAMILY DWELLING TO BE PLACED ON THE
EXISTING FOUNDATION OF A GARAGE, (TO BE RAZED) THAT
HAS A 1 FOOT 4 INCH SIDE YARD SETBACK AND A HEIGHT
OF 18 FEET IN LIEU OF THE REQUIRED 2 FEET 6 INCH
SIDE YARD SETBACK AND 15 FT. HEIGHT

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED
IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 P.M. ON
MONDAY AUGUST 6, 2012.
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER THE DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

Michael G. 7/22/12



KEVIN KAMENETZ
County Executive

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

August 7, 2012

Pete Patras & Dianne Riddleberger Patras
2112 Riverview Road
Essex, MD 21221

RE: Case Number: 2012-0001-A, Address: 2112 Riverview Road, 21222

Dear: Mr. & Ms. Patras:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 9, 2012. 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." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Donald Althaff, 1416 Sussex Road, Baltimore MD 21221

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



Maryland Department of Transportation

Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 7-16-12

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

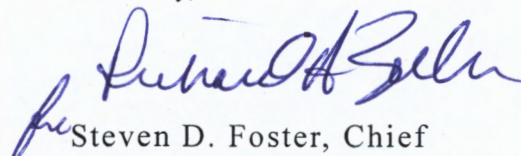
RE: Baltimore County
Item No 2013-0001-A
Administrative Variance
Pete & Diane Patras
2112 Riverview Road.

Dear Ms. Lewis:

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. 2013-0001-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).

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/raz

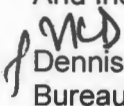
My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

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 July 30, 2012
Item No. 2013-0001

DATE: July 19, 2012

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The building engineer shall require a permit for this project.

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

DAK:CEN

cc: File

ZAC-ITEM NO 13-0001-07302012.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

AUG 10 2012

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: August 10, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0001-A
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Page 2

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 a replacement garage on the roadside of the home is consistent with this goal. The relief requested will be consistent with established land-use policies provided that the applicants meet the requirements stated above.

Reviewer: *Paul Dennis; Environmental Impact Review*

MEMORANDUM

DATE: September 14, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0001-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 13, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

Debra Wiley - Fwd: ZAC Comments - Distribution Mtg. of 7/16

From: Debra Wiley
To: Livingston, Jeffrey; Lykens, David
Date: 8/9/2012 11:38 AM
Subject: Fwd: ZAC Comments - Distribution Mtg. of 7/16
Attachments: ZAC Comments - Distribution Mtg. of 7/16

Good Morning,

In preparing the Opinion and Order for Case No. 2013-0001-A, it appears a ZAC comment is missing from your department regarding CBCA. This Administrative Variance closed on Monday, August 6th.

Please submit ASAP. Thanks.

P.S. Please respond to me and remove Patricia Zook from your mailing list as she has retired to Hawaii !!

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Debra Wiley - Re: Fwd: ZAC Comments - Distribution Mtg. of 7/16

From: Jeffrey Livingston
To: Wiley, Debra
Date: 8/9/2012 11:42 AM
Subject: Re: Fwd: ZAC Comments - Distribution Mtg. of 7/16

WHAT!!!! Good for her! Are you serious?

On a work note, I'll have to get that comment to you tomorrow. Dave has been out on vacation this week and Mary has been out sick for a couple of weeks so I'm a section of one right now. As soon as I get caught up on permit stuff I'll send you that comment.

Will Ms. Adams be stepping up to Patti's job?

>>> Debra Wiley 8/9/2012 11:38 AM >>>
Good Morning,

In preparing the Opinion and Order for Case No. 2013-0001-A, it appears a ZAC comment is missing from your department regarding CBCA. This Administrative Variance closed on Monday, August 6th.

Please submit ASAP. Thanks.

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dwiley@baltimorecountymd.gov

Debra Wiley - ZAC Comments - Distribution Mtg. of 7/16

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 7/25/2012 3:51 PM
Subject: ZAC Comments - Distribution Mtg. of 7/16

Good Afternoon,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0286-A - 2 Adil Court
No hearing date in data base as of today

2012-0298-A - 25 Offspring Court
Administrative Variance - Closing Date: 7/30

2012-0329-SPH - 7827 Babikow Road
No hearing date in data base as of today

2012-0330-A - 2206 A Ridge Road
Administrative Variance - Closing Date: 7/23

2012-0331-A - 3801 Schnaper Drive
No hearing date in data base as of today

2012-0332-A - 536 Piccadilly Road
Administrative Variance - Closing Date: 7/30

2013-0001-A - 2112 Riverview Road
Administrative Variance - Closing Date: 8/6

2013-0002-A - 1005 Rolandvue Road
Administrative Variance - Closing Date: 8/6

2013-0003-A - 6 Brierleigh Court
Administrative Variance - Closing Date: 8/6

2013-0004-SPHA - 1236 E. Riverside Road - **CRITICAL AREA**
No hearing date in data base as of 7/25

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

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[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 15 Account Number - 1523502380

Owner Information

Owner Name: PATRAS PETE
PATRAS DIANNE RIDDLEBERGER
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2112 RIVERVIEW RD
BALTIMORE MD 21221-6514
Deed Reference: 1) /31212/ 00030
2)

Location & Structure Information

Premises Address

2112 RIVERVIEW RD
0-0000

Legal Description

2112 RIVERVIEW RD
Waterfront HOLLY FARM BEACH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0105	0019	0069		0000			1	3	Plat Ref: 0010/0002

Town NONE
Ad Valorem Tax Class

Special Tax Areas

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1924	2,098 SF	7,227 SF	34

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	199,500	199,500		
Improvements:	231,200	158,900		
Total:	430,700	358,400	430,700	358,400
Preferential Land:	0			0

Transfer Information

Seller: WITTIG MARY R	Date: 09/28/1999	Price: \$170,000
Type: ARMS LENGTH IMPROVED	Deed1: /31212/ 00030	Deed2:
Seller: WITTIG MARY R	Date: 09/26/1990	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08604/ 00627	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:
Exempt Class: **Special Tax Recapture:** NONE

Homestead Application Information

Homestead Application Status: Approved 09/11/2009





2013-0001-A



Case No.: 2013-0001-A

Exhibit Sheet

Petitioner/Developer

Protestant

DJ 8-14-12

No. 1	Site Plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 2112 RIVERVIEW RD 21221 OWNER(S) NAME(S) DIANNE + PETE PATLAS
 SUBDIVISION NAME 40' FARM BEACH LOT# 1 BLOCK# — SECTION# —
 PLAT BOOK # 9 FOLIO # 30 10 DIGIT TAX # 1623502380 DEED REF. # —

I HAVE NO
 OBJECTIONS TO
 ENLARGING THE
 GARAGE ON 2112

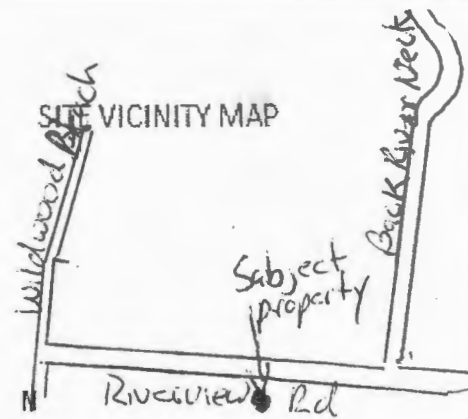
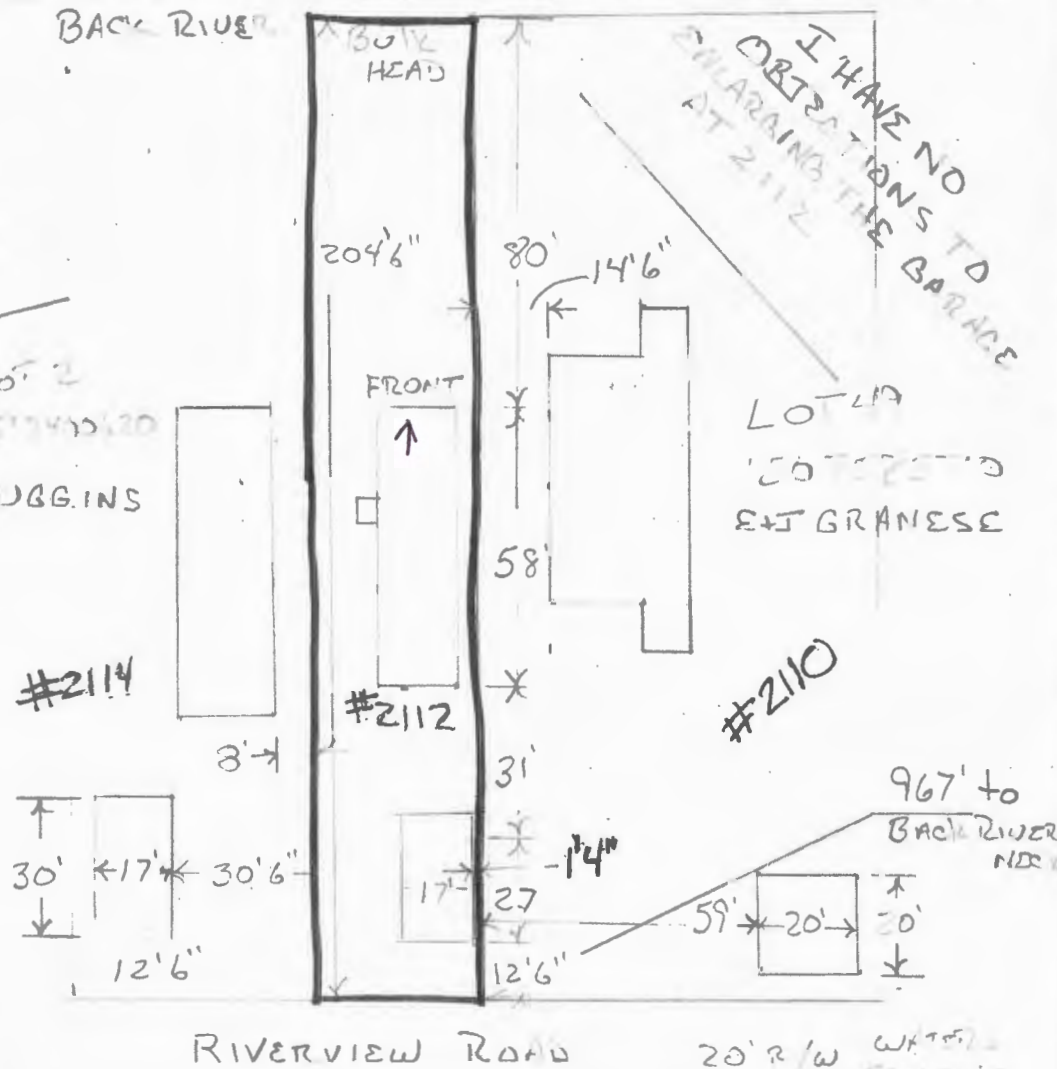
I HAVE NO
 OBJECTIONS TO
 ENLARGING THE GARAGE
 AT 2112

D & R DUBBINS

LOT 11A
 COFFEE
 E + J GRANESE



PLAN DRAWN BY PETE PATLAS DATE _____ SCALE: 1 INCH = 40 FEET



MAP IS NOT TO SCALE
 ZONING MAP# 106A3
 SITE ZONED RC6
 ELECTION DISTRICT 1620
 COUNCIL DISTRICT 6TH
 LOT AREA ACREAGE _____
 OR SQUARE FEET 7227
 HISTORIC? NO
 IN CBCA? YES
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2013-0061A

Pet. #1