



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

March 14, 2013

Craig R. Dranbauer
Mary Jo Dranbauer
4 Brooke Court
Baltimore, Maryland 21212

RE: Petition for Variance
Case No.: 2013-0149-A
Property: 3721 Middle River Avenue

Dear Mr. and Mrs. Dranbauer:

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 410-887-3868.

Sincerely,

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

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Douglas & Bonnie Huppert, 3805 Middle River Avenue, Baltimore, MD 21220
James A. Oliff, 3715 Middle River Avenue, Baltimore, MD 21220

March 14, 2013

Craig R. Dranbauer
Mary Jo Dranbauer
4 Brooke Court
Baltimore, Maryland 21212

RE: Petition for Variance
Case No.: 2013-0149-A
Property: 3721 Middle River Avenue

Dear Mr. and Mrs. Dranbauer:

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

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Sincerely,

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure

c: Douglas & Bonnie Huppert, 3805 Middle River Avenue, Baltimore, MD 21220
James A. Oliff, 3715 Middle River Avenue, Baltimore, MD 21220
David Billingsley, Central Drafting and Design, Inc., 601 Charwood Court,
Edgewood, MD 21040

} added
after judge's
signing.
Deb W.
3/14

IN RE: PETITION FOR VARIANCE
(3721 Middle River Avenue)
15th Election District
6th Councilman District
Craig R. & Mary Jo Dranbauer
Petitioners

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*
*

BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0149-A

* * * * *

ORDER OF DISMISSAL

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Craig R. & Mary Jo Dranbauer, the legal owners of the subject property. The Petitioners are requesting Variance relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory use (swimming pool) to be located in the front yard in lieu of the required rear yard. 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.

Prior to the public hearing scheduled for Wednesday, March 13, 2013, the undersigned received a written request from David W. Billingsley, on behalf of the Petitioners, indicating Petitioners were withdrawing their variance request. Whereas, the matter shall be dismissed.

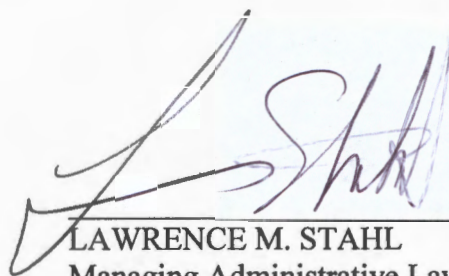
THEREFORE, IT IS ORDERED, this 14th day of March, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory use (swimming pool) to be located in the front yard in lieu of the required rear yard, be and is hereby DISMISSED without prejudice.

ORDER RECEIVED FOR FILING

Date 3-14-13

By DW

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 3-14-13

By DW



CBC

FLOOD PLAIN

PETITION FOR ZONING HEARING(S)

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 3721 MIDDLE RIVER AVENUE which is presently zoned DR 3.5

Deed References: L. 32147 F. 157 10 Digit Tax Account # 1504650690

Property Owner(s) Printed Name(s) CRAIG R. AND MARY JO ORANBAUER

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

3. X a **Variance** from Section(s) 400.1 TO PERMIT AN ACCESSORY USE (SWIMMING POOL) TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD.

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

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 (Petitioners):

CRAIG R. ORANBAUER, MARY JO ORANBAUER

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

4 BROOKE CT. BALTO MD.

Mailing Address

City

State

21212 (410) 547-3010

craig.oranbauer@abrcalty.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

DAVID BILLINGSLEY

CENTRAL DRAFTING AND DESIGN, INC.

Name - Type or Print

Signature

601 CHERRYWOOD CT. EDGEWOOD MD

Mailing Address

City

State

21040 (410) 679-8719

dwboz09@yahoo.com

Zip Code

Telephone #

Email Address

CASE NUMBER

2013-0144-A

Filing Date

1/2/13

Do Not Schedule Dates:

Reviewed

JCM

ZONING DESCRIPTION

3721 MIDDLE RIVER AVENUE

Beginning at a point on the south side of Middle River Avenue (40 feet wide), distant 135 feet easterly from its intersection with the center of Patapsco Avenue (20 feet wide) thence being all of Lot 69 as shown on the plat entitled Long Beach Estates recorded among the Baltimore County plat records in Plat Book 4 Folio 131.

Containing 16,478 square feet or 0.378 acre of land, more or less.

Being known as 3721 Middle River Avenue. Located in the 15TH Election District, 6TH Councilmanic District of Baltimore County, Maryland.

**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: 2013-0149-A
Petitioner: CRAIG DRANBAUER
Address or Location: 3721 MIDDLE RIVER AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: CRAIG DRANBAUER
Address: 4 BROOKE CT.
BALTO., MD. 21212
Telephone Number: (410) 547-3010

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

No.

94009

Date:

1-2-13

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DEPT
02/2013	1/02/2013 09:34:08		5

REC 1503 WALKIN RBOS LRB
 RECEIPT # 631603 1/02/2013 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	8000		6150				75.00

528 ZONING VERIFICATION
 094009
 Recpt Tot \$75.00
 \$75.00 OK 1.00 CA
 Baltimore County, Maryland

Total:

75.00

Rec

From:

CENTRAL ENGR. & DESIGN, INC.

For:

2013-0149-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

**CERTIFICATE OF POSTING
CERTIFICATE OF POSTING**

RE: CASE NO: 2013-0149-A

PETITIONER/DEVELOPER _____

DAVE BILLINGSLEY

DATE OF HEARING/CLOSING: _____

2/22/13

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 3721 MIDDLE RIVER AVENUE

THIS SIGN(S) WERE POSTED ON February 1, 2013
(MONTH, DAY, YEAR)

SINCERELY,
Martin Ogle 2/1/13
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

CASE # 2013-0149-A

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

PLACE: ROOM 205, JEFFERSON BUILDING
105 WEST CHESAPEAKE AVENUE
TOWSON 21204

DATE AND TIME: FRIDAY, FEBRUARY 22, 2013
AT 1:30 P.M.

REQUEST

VARIANCE TO PERMIT AN ACCESSORY USE (SUMMERS
POOL) TO BE LOCATED IN THE FRONT YARD IN
LIEU OF THE REQUIRED REAR YARD

PLANNING DEPARTMENT TO WEATHER AND OTHER CONDITIONS AND MODIFICATIONS TO THE
ZONING ORDINANCE (ZONING CODE) AND THE ZONING COMMISSIONER'S DECISIONS

IF YOU REMOVE THIS SIGN AND POST UNTIL HEARING DATE UNDER PENALTY OF A \$50

MEETING IS HANDICAP ACCESSIBLE

mgan 2/1/13



KEVIN KAMENETZ
County Executive

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

January 14, 2013

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2013-0149-A

3721 Middle River Avenue

S/s Middle River Avenue, 135 ft. E/of intersection with Patapsco Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Craig & Mary Dranbauer

Variance to permit an accessory use (swimming pool) to be located in the front yard in lieu of the required rear yard.

Hearing: Friday, February 22, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Dranbauer, 4 Brooke Ct., Baltimore 21212
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., FEBRUARY 2, 2013.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 31, 2013 Issue - Jeffersonian

Please forward billing to:
Craig Dranbauer
4 Brooke Court
Baltimore, MD 21212

410-547-3010

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3721 Middle River Avenue

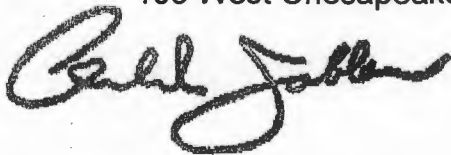
S/s Middle River Avenue, 135 ft. E/of intersection with Patapsco Avenue

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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
01/365 January 31 901302



501 N. Calvert Street, Baltimore, MD 21278

January 31, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on January 31, 2013.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson



KEVIN KAMENETZ
County Executive

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

February 13, 2013

Craig & Mary Jo Dranbauer
4 Brooke Court
Baltimore MD 21212

RE: Case Number: 2013-0149 A, Address: 3721 Middle River Avenue

Dear Mr. & Ms. Dranbauer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 2, 2013. 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, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
David Billingsley, Central Drafting & Design, Inc., 601 Charwood Court, Edgewood MD 21040

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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1-11-13

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

RE: Baltimore County
Item No 2013-0149-A
Variance
Craig R. & Mary Jo Dranbauer
3721 Middle River 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. 2013-0149-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,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For January 21, 2013
Item No. 2013-0149

DATE: January 14, 2013

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 8.5 feet [NAVD 88].

The flood protection elevation is 9.5 feet.

DAK:CEN
cc: file
ZAC-ITEM NO 13-0149-01212013.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAR 08 2013



OFFICE OF ADMINISTRATIVE HEARINGS

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

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

DATE: March 8, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0149-A - REVISED
Address 3721 Middle River Road
(Dranbauer Property)

Zoning Advisory Committee Meeting of January 7, 2012.

DEPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

This waterfront property is located in a Limited Development Area (LDA) and a Buffer Management Area (BMA) within the Chesapeake Bay Critical Area. Development of this property must comply with a maximum lot coverage limit of 31.25% with mitigation for any lot coverage amount over 25%, must meet BMA requirements for development within the 100-foot tidal buffer, and must meet a 15% tree cover requirement. DEPS has determined that adverse impacts on water quality from the pollutants discharged from the proposed pool addition and decking can be minimized provided lot coverage limits are met and mitigation is provided pursuant to Critical Area requirements. Mitigation requirements may include planting of native trees and shrubs or removal of existing lot coverage within the property limits.

2. Conserve fish, wildlife, and plant habitat;

The proposed pool and decking will be located within the 100-foot tidal buffer. As a result, the proposed development activity must comply with the BMA requirements. Compliance with these requirements will result in the performance

of mitigation activities that will help improve the health of the Chesapeake Bay and conserve fish, wildlife, and plant habitat. Since no structures associated with the pool and decking are proposed within 25 feet of the water, a variance for this development is not required.

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;

In order to construct the pool and decking, the property owner must adhere to the Critical Area requirements regarding lot coverage, locating structures within the 100-foot tidal buffer, and the percentage of tree cover on the property. If these requirements are satisfied, the proposed development will be consistent with established land use policies for development in the Chesapeake Bay Critical Area.

Reviewer: *Gris Batchelder – Environmental Impact Review*

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: February 22, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0149-A
Address 3721 Middle River Road
(Dranbauer Property)

Zoning Advisory Committee Meeting of January 7, 2012.

DEPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

This waterfront property is located in a Limited Development Area (LDA) and a Buffer Management Area (BMA) within the Chesapeake Bay Critical Area. Development of this property must comply with a maximum lot coverage limit of 31.25% with mitigation for any lot coverage amount over 25%, must meet BMA requirements for development within the 100-foot tidal buffer, and must meet a 15% tree cover requirement. A detailed site plan showing lot coverage calculations must be submitted to determine whether the property meets the lot coverage requirements. The northeast side of the proposed pool is located within 25 feet of the water. According to the BMA Regulations, structures cannot be located within 25 feet of the water without variance approval. Since the proposed pool location does not meet BMA requirements, the proposed activity will not minimize adverse impacts on water quality from pollutants discharged from structures or conveyances.

RECEIVED

FEB 22 2013

OFFICE OF ADMINISTRATIVE HEARINGS

2. Conserve fish, wildlife, and plant habitat;

The BMA Regulations do not allow structures to be located within 25 feet of the water without variance approval. Locating the pool within 25 feet of the water eliminates the amount of vegetative cover immediately adjacent to the Bay that helps prevent runoff and reduce sedimentation and filter pollutants. Therefore, the loss of vegetative cover associated with the pool will result in the degradation of fish, wildlife, and plant habitat.

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 proposed pool is located within 25 feet of the water. Structures are not allowed within 25 feet of the water in a BMA without variance approval, and no variance approval has been granted for the location of this pool. As a result, the proposed pool addition based on the site plan is not in compliance with the Chesapeake Bay Critical Area Regulations.

Reviewer: Gris Batchelder

Date: February 22, 2013

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: March 14, 2013

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

FROM: Lawrence M. Stahl, Managing Administrative Law Judge
Office of Administrative Hearings

RE: Petition for Variance – 03/13/13 Hearing
Case No. 2013-0149-A – 3721 Middle River Avenue



Prior to the hearing, I received a written request from David W. Billingsley, on behalf of the Petitioners, indicating they were withdrawing their variance request.

A few members of the community visited our office at the time of the scheduled hearing, however, they were not aware that the matter had been withdrawn. In the event this matter gets rescheduled, please notify the following:

- Douglas & Bonnie Huppert, 3805 Middle River Avenue, Baltimore, MD 21220
- James A. Oliff, 3715 Middle River Avenue, Baltimore, MD 21220

Thank you for your attention and cooperation in this matter.

c: Office of People's Counsel

Debra Wiley - Re: 2013-0149-A - 3/13/13 Hearing

From: Debra Wiley
To: Lewis, Kristen
Date: 3/14/2013 11:28 AM
Subject: Re: 2013-0149-A - 3/13/13 Hearing

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

>>> Kristen Lewis 3/14/2013 11:26 AM >>>
Hi Debbie,

Ok thank you. I will let you know if I hear anything on this end about any possible rescheduling. Thanks,

Kristen

>>> Debra Wiley 3/14/2013 11:24 AM >>>
Hi Kristen,

The above-referenced hearing was scheduled yesterday. Prior to the hearing, Larry received a written request from David Billingsley indicating the Petitioners were withdrawing their request. At the time of drop-off, Mr. Billingsley indicated that perhaps the Petitioners could work on a solution with their neighbors.

A few members of the community visited our office at the time of the scheduled hearing, however, they were not aware that the matter had been withdrawn.

Our office has prepared an Order of Dismissal (Dismissed without prejudice) dated today and will retain the file for the 30-day appellate process.

The attached interoffice memorandum has been placed in the file folder, however, Larry wanted to bring this to your attention (in advance) in the event this matter gets rescheduled.

Thanks in advance.

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 - 2013-0149-A - 3/13/13 Hearing

From: Debra Wiley
To: Lewis, Kristen
Date: 3/14/2013 11:24 AM
Subject: 2013-0149-A - 3/13/13 Hearing
CC: Nuffer, Sherry
Attachments: Message from "zoneprt1"

Hi Kristen,

The above-referenced hearing was scheduled yesterday. Prior to the hearing, Larry received a written request from David Billingsley indicating the Petitioners were withdrawing their request. At the time of drop-off, Mr. Billingsley indicated that perhaps the Petitioners could work on a solution with their neighbors.

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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

March 2, 2013

Mr. John Beverungen
Office of Administrative Hearings
Case #2013-0149A
105 Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: Case No. 2013-0149-A

Dear Sir:

What makes our home special is the view of the river.

As a community it is the river we want to see from our front yards. A pool and the distraction and environmental impact that goes with a pool will lessen that pleasure and encourage others to do the same.

Please say no to a front yard pool.

Sincerely,

Douglas & Bonnie Huppert
Lots 70-71
3805 Middle River Avenue
Baltimore, Maryland 21220

RECEIVED

MAR 07 2013

OFFICE OF ADMINISTRATIVE HEARINGS

Administrative Hearings - Case # 2013-0149A

From: James Oliff <jimoliff@hotmail.com>
To: <administrativehearings@baltimorecountymd.gov>
Date: 3/10/2013 1:36 PM
Subject: Case # 2013-0149A

James A. Oliff
3715 Middle River

Ave

Middle River, MD 21220

To : Mr. John Beverungen
Office of Administrative Hearings
105 Chesapeake Avenue
Towson, MD 21204

Re: Case # 2013-0149A

March 6,

2013

Dear Mr. Beverungen :

I own the property at 3715 Middle River Avenue, Middle River, MD 21220 next to 3721 Middle River Avenue. I understand that the 3721 property owners have requested a variance to install a swimming pool (and likely surrounding fence) between the house and waterfront.

I am writing this letter to inform you that I object to the requested variance, and request that it be denied, because it will 1) disrupt my normal quiet enjoyment of my property throughout my day and possibly into the evening and night (because of the pool activities) and block water views from the water side of my house and porch, and 2) further decrease the value of my property. The 3721 house, as built, already dwarfs each of the adjacent homes and thus also negatively impacts the quiet enjoyment and value of both homes.

I did not object earlier because I was not aware of the requested variance until Saturday, February 23 when I returned from a two week business trip to Japan and saw for the first time the sign posted on the 3721 property.

I understand that another hearing has been set for Wednesday, March 13th at 1:30 p.m. Although I would like to attend, I cannot because I have another business meeting at that time with a visiting foreign client, which cannot be rescheduled.

I thank you for your consideration and can be reached any time at 703-371-2981.

Very truly yours,

James A. Oliff
3715 Middle River Ave
Middle River, MD

21220

2981

703-371-

Debra Wiley - Fwd: 3721 Middle River Avenue Case No. 2013-0149-A

From: Lawrence Stahl
To: Wiley, Debra
Date: 2/25/2013 10:14 AM
Subject: Fwd: 3721 Middle River Avenue Case No. 2013-0149-A
Attachments: 3721 Middle River Avenue Case No. 2013-0149-A

Lawrence M. Stahl
Managing Administrative Law Judge
Baltimore County
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
lstahl@baltimorecountymd.gov

CONFIDENTIALITY NOTICE: The information privileged and confidential. It may also be subject to proprietary information. This information is intended for the intended recipient, you are hereby notified that a copy of this communication is being made available to the addressee(s), copying or taking of any action be

Case was postponed.
See Harry
DEPS ZAC Comment
rec'd 1 hr. or prior to hearing

session is legally
work product or
you are not the
other than to the

Debra Wiley - 3721 Middle River Avenue Case No. 2013-0149-A

From: David Billingsley <dwb0209@yahoo.com>
To: Lawrence Stahl <lstahl@baltimorecountymd.gov>
Date: 2/23/2013 3:03 PM
Subject: 3721 Middle River Avenue Case No. 2013-0149-A

Judge Stahl

I spoke to Kristin on Friday and she was able to set the continued hearing for Wednesday, March 13TH at 1:30. Thanks for your cooperation.

Dave Billingsley
Central Drafting and Design, Inc.
(410) 679-8719 Office
(410) 458-1401 Cell

Sherry Nuffer - Re: 2013-0149-A

From: Jeffrey Livingston
To: Nuffer, Sherry
Date: 2/15/2013 9:24 AM
Subject: Re: 2013-0149-A

Duly noted. I'll get it to you.

Thanks for the heads up.

Jeff

>>> Sherry Nuffer 2/14/2013 12:04 PM >>>
Jeff,

In reviewing the case file it appears there is no ZAC comment from your department; CBCA area.
Hearing Date is 2/22/13 @ 1:30.

Thanks,

Sherry

Sherry Nuffer
Legal Assistant
Office of Administrative Hearings
105 W. Chesapeake Avenue
Room 103
Towson, Maryland 21204
410-887-3868
Fax: 410-877-3468

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.2A)
BALTIMORE COUNTY

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

Account Identifier: District - 15 Account Number - 1504650690

Owner Information			
Owner Name:	DRANBAUER CRAIG R DRANBAUER MARY JO	Use:	RESIDENTIAL
Mailing Address:	4 BROOKE CT BALTIMORE MD 21212-1203	Principal Residence:	NO
		Deed Reference:	1) /32147/ 00157 2)

Location & Structure Information	
Premises Address 3721 MIDDLE RIVER AVE 0-0000	Legal Description Waterfront LONG BEACH ESTATES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0098	0004	0203		0000			69	3	Plat Ref: 0004/0131

Special Tax Areas	Town NONE
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		16,200 SF	34

Stories **Basement** **Type** **Exterior**

Value Information				
	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
Land	244,500	263,000		
Improvements:	28,000	20,200		
Total:	272,500	283,200	276,067	279,633
Preferential Land:	0			0

Transfer Information				
Seller:	DRANBAUER CRAIG R	Date:	06/05/2012	Price: \$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/32147/ 00157	Deed2:
Seller:	DRANBAUER LOUIS F	Date:	09/23/2002	Price: \$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/16853/ 00435	Deed2:
Seller:		Date:		Price:
Type:		Deed1:		Deed2:

Exemption Information			
Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

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

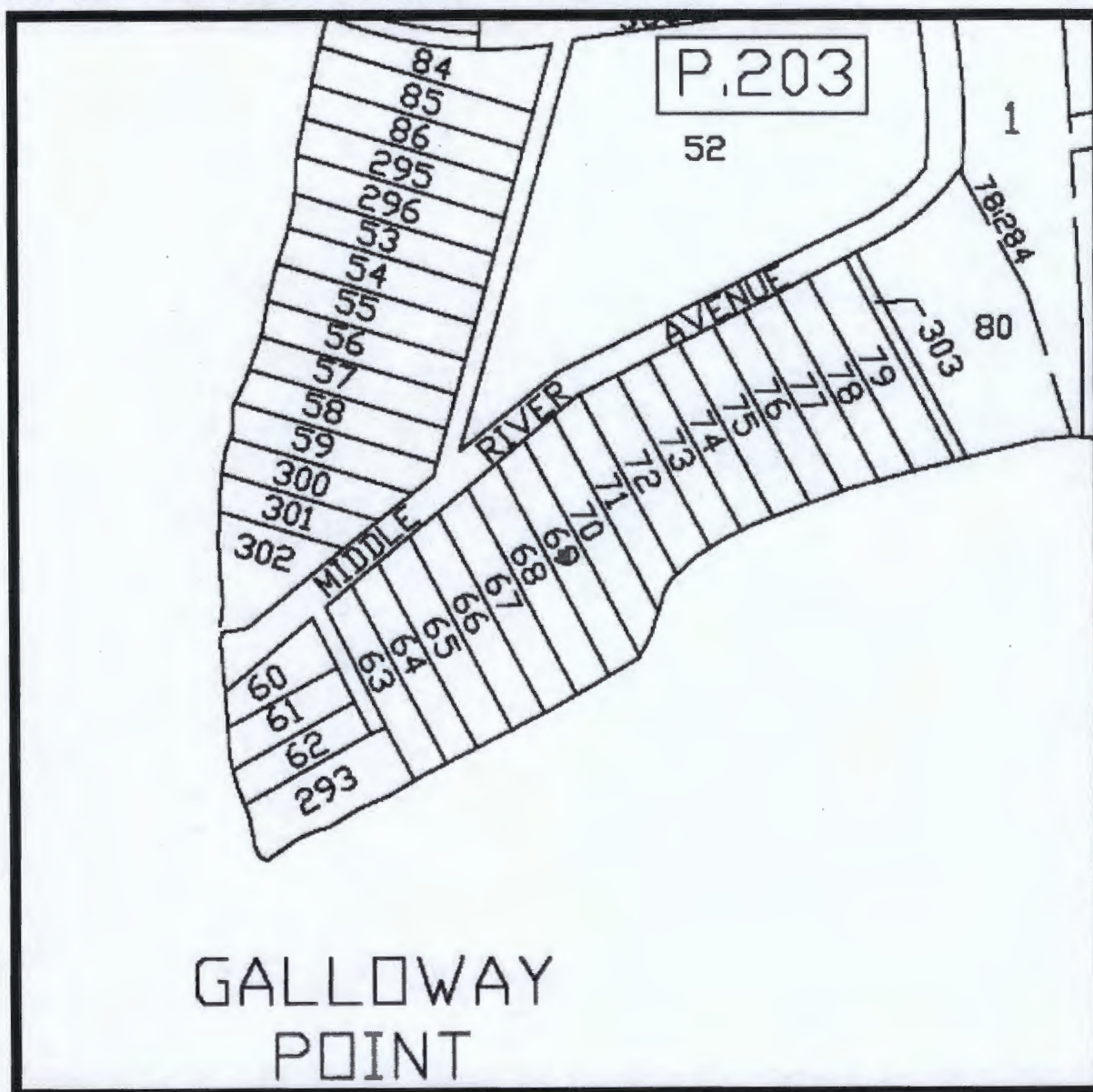
Homestead Application Information	
Homestead Application Status:	No Application



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

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[New
Search](#)

District - 15 Account Number - 1504650690



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
3721 Middle River Road; S/S Middle River		
Road, 135' E intersection Patapsco Avenue	*	OF ADMINISTRATIVE
15 th Election & 6 th Councilmanic Districts		
Legal Owner(s): Craig & Mary Jo Dranbauer	*	HEARINGS FOR
Petitioner(s)		
	*	BALTIMORE COUNTY
	*	2013-149-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

JAN 08 2013

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of January, 2013, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, Central Drafting & Design, Inc, 601 Charwood Court, Edgewood, Maryland 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: April 16, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0149-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 15, 2013. 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

PETITIONER'S SIGN IN
SHEET

CASE NO 2013-0149-A

3721 MIDDLE RIVER AVE

FEB 22, 2013

DAVID BILLINGSLEY 601 CHARWOOD CT EDGEWOOD, MD. 21040
CRAIG DRANBAUER 4 BROOKE CT BALTO MD. 21212

CENTRAL DRAFTING AND DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MARYLAND 21040
(410) 679-8719 FAX (410) 679-1298

March 13, 2013

Hon. Lawrence M. Stahl, Managing Administrative Law Judge
Office of Administrative Hearings
Jefferson Building
105 West Chesapeake Avenue
Towson, Md. 21204

RECEIVED

MAR 13 2013

OFFICE OF ADMINISTRATIVE HEARINGS

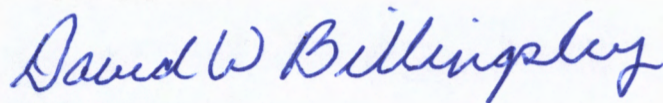
RE: CASE NO. 2013-0149-A
3721 MIDDLE RIVER AVENUE

Dear Judge Stahl:

On behalf of the petitioners, Craig R. and Mary Jo Dranbauer, I am requesting that the referenced petition for variance be withdrawn.

Thank you for your cooperation in this matter.

Very truly yours,



David W. Billingsley

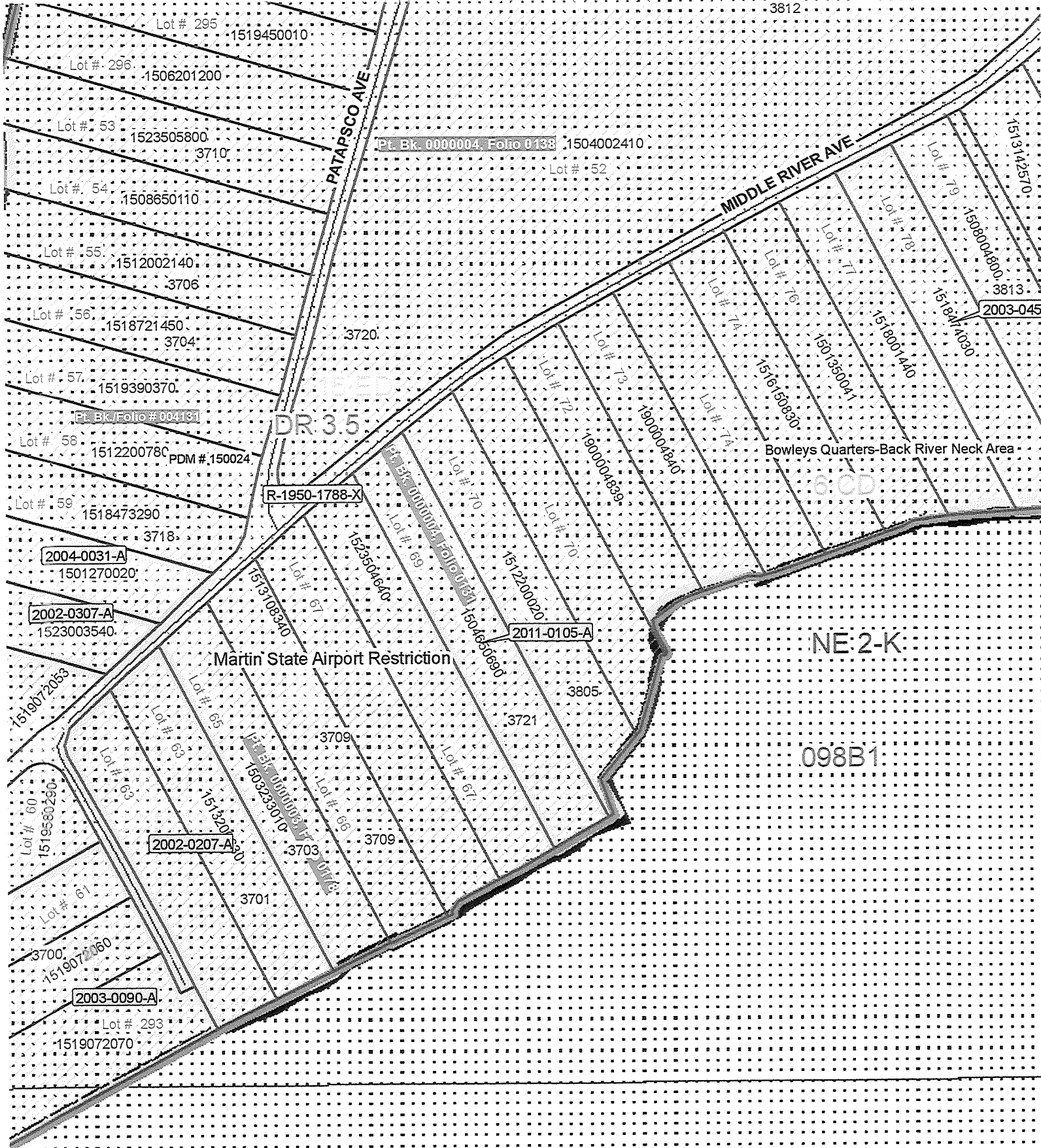
Cc: Craig R. and Mary Jo Dranbauer

CASE NO. 2013-0149-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
1/14/13	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	C
2/22/13	DEPS (if not received, date e-mail sent _____)	C
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
1/11/13	STATE HIGHWAY ADMINISTRATION	NO Obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 1/31/13	
SIGN POSTING	Date: 2/1/13	by Ogle
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____



NE 1-K

PETITIONER'S EXHIBITS

**3721 MIDDLE RIVER AVENUE
CASE NO. 2013-0149-A**

- 1. PLAT TO ACCOMPANY PETITION FOR VARIANCE DATED DECEMBER 22, 2012**
- 2. SDAT REAL PROPERTY DATA SEARCH**
- 3. DEED OF RECORD L.32147 F.157**
- 4. PLAT OF PLAN C OF LONG BEACH ESTATES P.B. 4 F. 131**
- 5. AERIAL PHOTO**
- 6a – 6h. PHOTOS**

a



b



c



d



Q



f



g

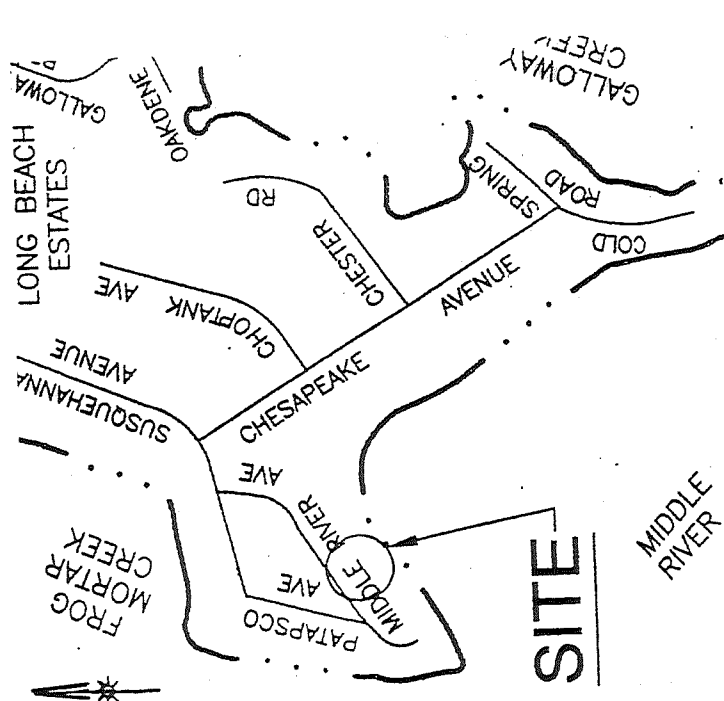


h



NOTES

1. ZONING.....DR 3.5 (MAP NO. 098B1)
2. LOT AREA.....16,478 S.F. = 0.378 ACRE
3. SITE IS LOCATED WITHIN A LIMITED DEVELOPMENT AREA AND A BUFFER MANAGEMENT AREA OF THE CHESAPEAKE BAY CRITICAL AREA
4. SITE IS LOCATED IN A 100 YEAR FLOOD ZONE
5. PUBLIC WATER AND SEWER IS AVAILABLE
6. NO HISTORIC STRUCTURES EXIST
7. PREVIOUS ZONING HISTORY: CASE NO. 2011-0105-A, ORDER DATED NOV.10, 2011 GRANTING A VARIANCE TO PERMIT A REPLACEMENT DWELLING ON A LOT WITH A WIDTH OF 50 FEET AND A SUM OF SIDE YARDS OF 20 FEET IN LIEU OF THE REQUIRED 70 FEET AND 25 FEET RESPECTIVELY AND A GARAGE WITH A HEIGHT OF 25 FEET IN LIEU OF THE PERMITTED 15 FEET



VICINITY MAP
SCALE: 1" = 1000'

OWNER
CRAIG R. & MARY JO DRANBAUER
4 BROOKE COURT
BALTIMORE, MD. 21212
DEED REF. L32147 F157
ACCT. NO. 1504650690

PETITIONER'S
EXHIBIT NO. 1

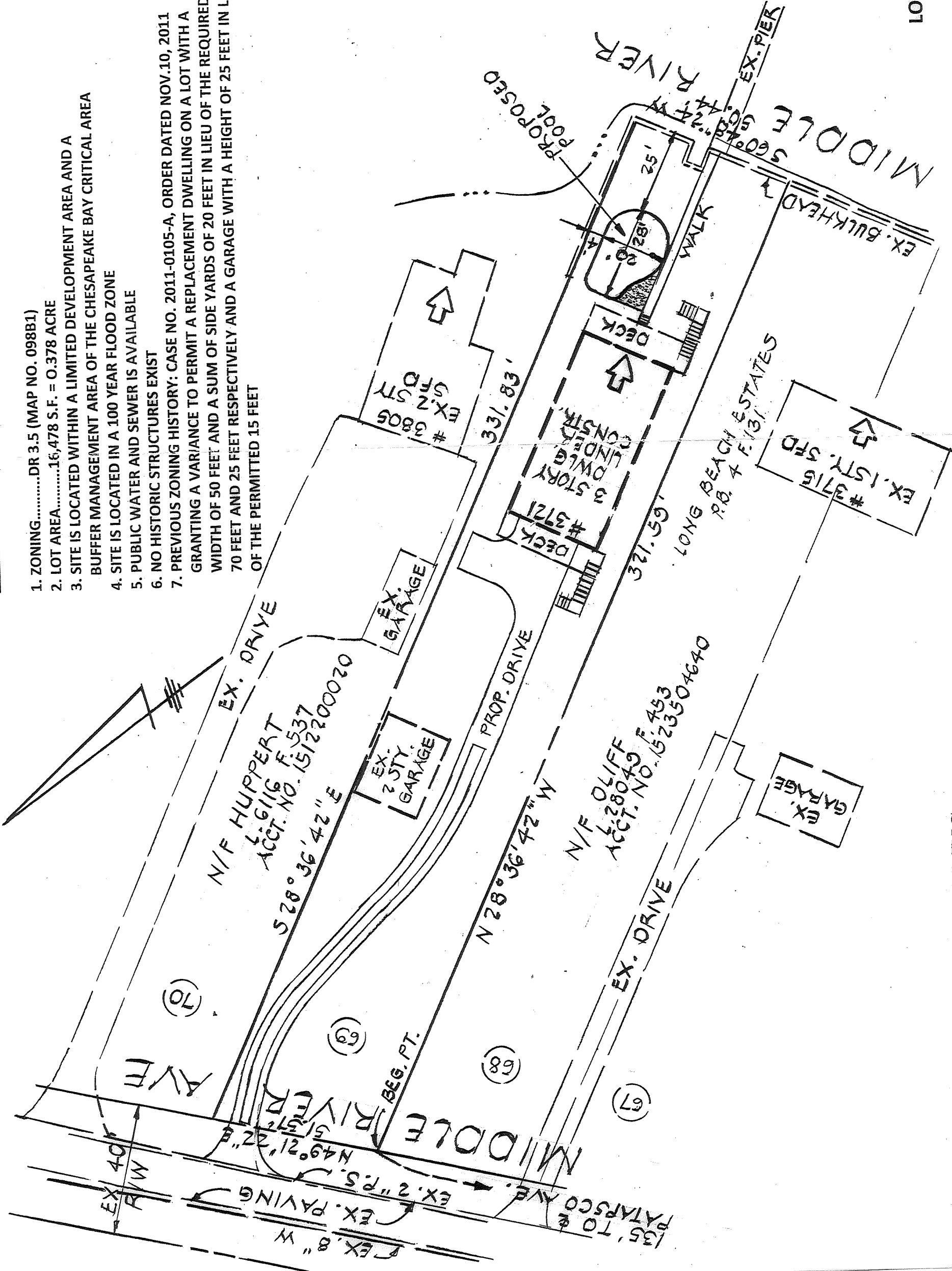
PLAT TO ACCOMPANY
PETITION FOR VARIANCE

3721 MIDDLE RIVER AVENUE

LOT 69 LONG BEACH ESTATES P.B. 4 F.131

ELECTION DISTRICT 15C6
BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 30 FEET DECEMBER 22, 2012



CENTRAL DRAFTING & DESIGN, INC.

601 CHARWOOD COURT
EDGEWOOD, MD 21040

(410) 570-8710

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.2A)
BALTIMORE COUNTY

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

Account Identifier: District - 15 Account Number - 1504650690

Owner Information

Owner Name: DRANBAUER CRAIG R
DRANBAUER MARY JO
Use: RESIDENTIAL
Mailing Address: 4 BROOKE CT
BALTIMORE MD 21212-1203
Principal Residence: NO
Deed Reference: 1)/32147/ 00157
2)

Location & Structure Information

Premises Address
3721 MIDDLE RIVER AVE
0-0000

Legal Description

Waterfront LONG BEACH ESTATES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0098	0004	0203		0000			69	3	Plat 0004/ Ref: 0131

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		16,200 SF	34

Stories	Basement	Type	Exterior

Value Information				
	Base Value	Value	Phase-in Assessments	
			As Of	As Of
			01/01/2012	07/01/2012
				07/01/2013
Land	244,500	263,000		
Improvements:	28,000	20,200		
Total:	272,500	283,200	276,067	279,633
Preferential Land:	0			0

Transfer Information

Seller: DRANBAUER CRAIG R	Date: 06/05/2012	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /32147/ 00157	Deed2:
Seller: DRANBAUER LOUIS F	Date: 09/23/2002	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /16853/ 00435	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
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: No Application

PETITIONER'S
EXHIBIT NO. 2

After recording return to:
 Stewart Title Guaranty Company
 401 E. Pratt St., Ste. 611
 Baltimore, MD 21202

**NO CONSIDERATION DEED: PURPOSE IS TO TERMINATE LIFE ESTATE
 AND TO ADD WIFE TO TITLE**

**EXEMPT FROM TRANSFER/RECORDATION TAX PURSUANT TO
 MARYLAND ANNOTATED CODE TAX PROPERTY ARTICLE SECTION 12-
 108 (c) (i)/(d) and SECTION 13-207 (a)(3)**

THIS DEED, made this 23rd day of MAY, 2012, by and between **Craig R. Dranbauer**, (hereinafter "Grantor"), and **Craig R. Dranbauer and Mary Jo Dranbauer**, husband and wife, (hereinafter "Grantees").

WITNESSETH:

THAT for and in consideration of the sum of ZERO DOLLARS (\$0), Grantor hereby grants and conveys unto the said Grantees, husband and wife, as tenants by the entireties, their assigns and to the survivor of them and to the personal representative, heirs and assigns of the survivor, in fee simple, all that certain property situate in the County of Baltimore, State of Maryland, which is more particularly described as follows:

BEGINNING FOR THE SAME on the southeasterly side of Middle River Avenue at the northeast corner of Lot No. 68, as shown on the Plat and plan hereinafter referred to, thence running southerly along the easterly side of Lot No. 68, 322 feet more or less to Middle River, thence northeasterly binding on Middle River 51 feet more or less to Lot No. 70, on said Plat, thence northwesterly along the westerly side of Lot No. 70, 326 feet more or less to Middle River Avenue aforesaid, thence southwesterly binding on the southeasterly side of Middle River Avenue 51.21 feet to the place of beginning. Being known and designated as Lot No. 69 on Plat of the Lands of the Citco Realty Company known as Long Beach Estates, which Plat is filed and recorded among the Plat Records of Baltimore County in Plat Book Liber WPC No. 3, folio 178. See also the same lot set forth in Plan C of Long Beach Estates recorded as aforesaid in Plat Book Liber WPC No. 4, folio 131.

BEING the same property described in Deed from Mildred A. Dranbauer unto Craig R. Dranbauer, the Grantor herein, a Life Estate with Full Powers of Disposition, remainder unto Louis C. Dranbauer dated August 2, 2002 and recorded among the aforesaid Land Records in Liber SM No. 16853, folio 435. The said Craig R. Dranbauer hereby exercises his full and complete right, power and authority to eliminate the Life Estate therein created, and to convey the herein described property unto himself and his wife, the Grantees herein.

TOGETHER with the buildings and improvements thereon and all rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in any way appertaining

AND TO HAVE AND TO HOLD said premises, unto and to the use of the said Grantees, husband and wife, tenants by the entireties, and to the personal representatives, heirs and assigns of the survivor, in fee simple forever.

AND the said Grantor hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

IN WITNESS WHEREOF, the Grantor has executed this Deed under seal as of the date first above written.

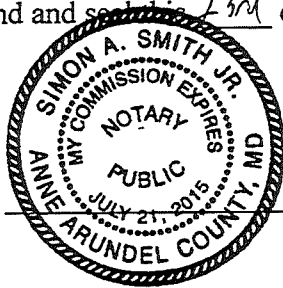
WITNESS:

Craig R. Dranbauer (SEAL)
Craig R. Dranbauer

STATE OF MD)
CITY OF Balt) SS
)

Before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, personally appeared this date, Craig R. Dranbauer, personally known (or satisfactorily proven) to me to be the persons whose name is subscribed to the within instrument and being authorized so to do, he executed the foregoing Deed as his act and deed for the purposes therein contained.

WITNESS my hand and seal this 23rd day of MAY, 2012.



My commission expires: _____

[Signature] (Seal)
Notary Public

I hereby certify that this instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of the State of Maryland.

[Signature]
Simon Smith



PETITIONER'S
EXHIBIT NO. 5



3721 Middle River
Avenue

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 2/13/2013

SURVEYED AND PLATTED BY
REDING & HOWARD
CIVIL & LANDSCAPE EN'GRS
BALTIMORE, MD.

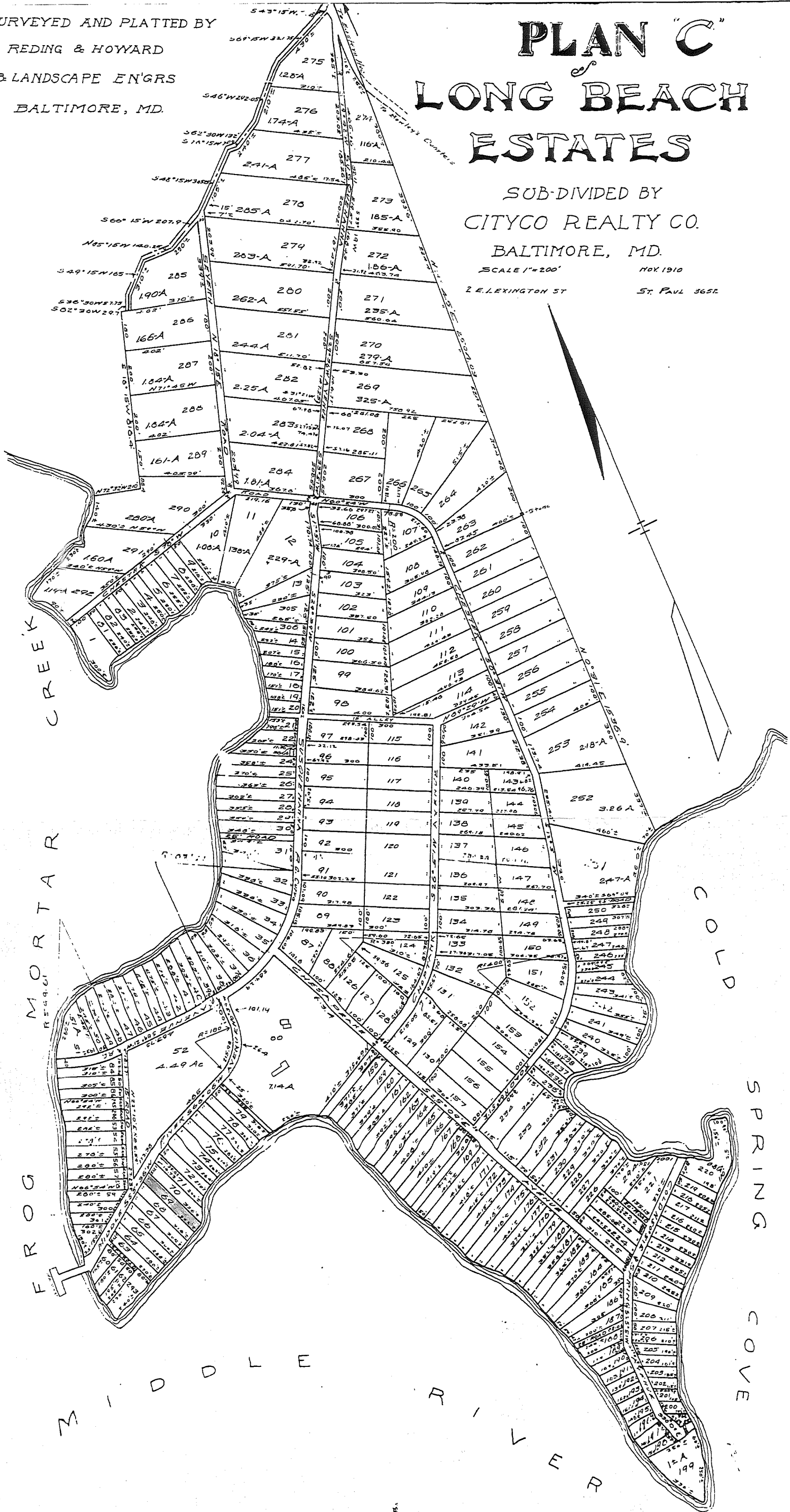
PLAN "C" LONG BEACH ESTATES

SUB-DIVIDED BY
CITYCO REALTY CO.
BALTIMORE, MD.

SCALE 1"=200'
2 E. LEXINGTON ST

NOV. 1910
ST. PAUL 3652

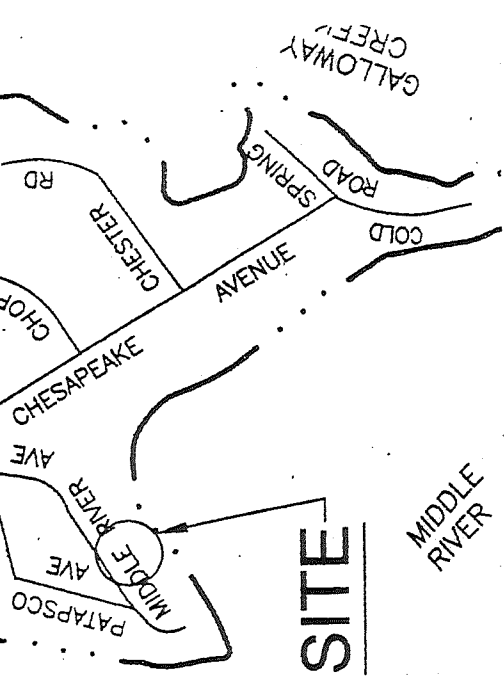
PETITIONER'S
EXHIBIT NO. 4



W.P.C. N°4. 131

BUFFER MANAGEMENT AREA OF THE CHESAPEAKE BAY CRITICAL AREA

4. SITE IS LOCATED IN A 100 YEAR FLOOD ZONE
5. PUBLIC WATER AND SEWER IS AVAILABLE
6. NO HISTORIC STRUCTURES EXIST
7. PREVIOUS ZONING HISTORY: CASE NO. 2011-0105-A, ORDER DATED NOV.10, 2011 GRANTING A VARIANCE TO PERMIT A REPLACEMENT DWELLING ON A LOT WITH A WIDTH OF 50 FEET AND A SUM OF SIDE YARDS OF 20 FEET IN LIEU OF THE REQUIRED 70 FEET AND 25 FEET RESPECTIVELY AND A GARAGE WITH A HEIGHT OF 25 FEET IN LIEU OF THE PERMITTED 15 FEET



VICINITY MAP
SCALE: 1" = 1000'

OWNER
CRAIG R. & MARY JO DRANBAUER
4 BROOKE COURT
BALTIMORE, MD. 21212
DEED REF. L32147 F157
ACCT. NO. 1504650690

PETITIONER'S
EXHIBIT NO. 6a-6h

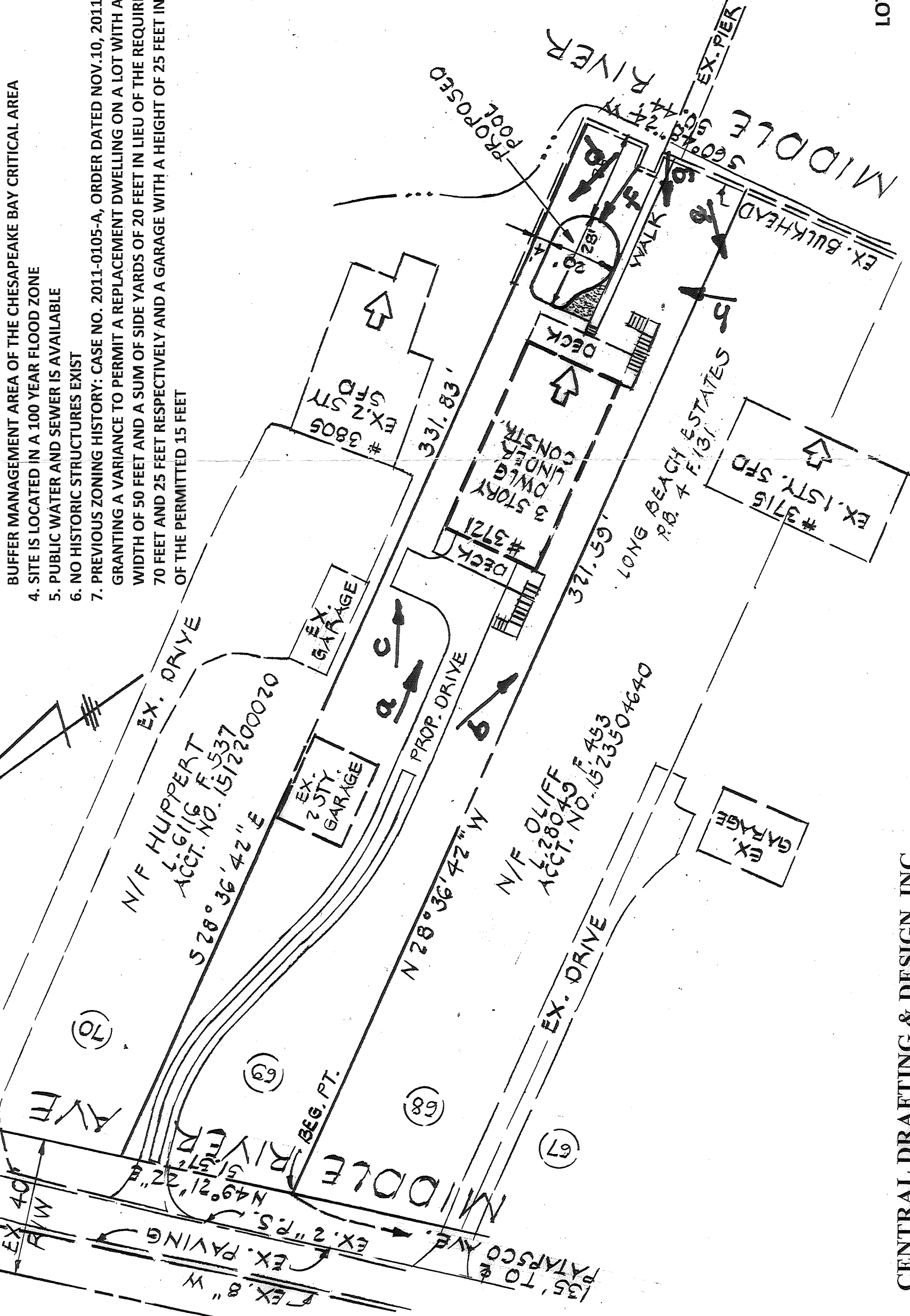
PHOTOS

PLAT TO ACCOMPANY
PETITION FOR VARIANCE

3721 MIDDLE RIVER AVENUE
LOT 69 LONG BEACH ESTATES P.B. 4 F.131

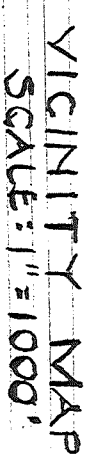
ELECTION DISTRICT 15C6
BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 30 FEET DECEMBER 22, 2012



CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

1. ZONING.....DR 3.5 (MAP NO. 098B1)
2. LOT AREA.....16,478 S.F. = 0.378 ACRE
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SCALE: 1" = 1000'

CRAIG R. & MARY JO DRANBAUER
4 BROOKE COURT
BALTIMORE, MD. 21212
DEED REF. L32147 F157
ACCT. NO. 1504650690

3721 MIDDLE RIVER AVENUE

LOT 69 LONG BEACH ESTATES P.B. 4 F.131

**ELECTION DISTRICT 15C6
BALTIMORE COUNTY, MD.**

SCALE: 1 INCH = 30 FEET DECEMBER 22, 2012

601 CHARWOOD COURT

EDGEWOOD, MD 21040

(410) 679-8719