

IN RE: PETITION FOR VARIANCE
(1043 Chester Road)
15th Election District
6th Council District
Lillian & Jeremy Lauer
Petitioners

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2014-0246-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by David Billingsley, on behalf of the legal owners of the subject property. Petitioners are requesting variance relief from §417.4 of Baltimore County Zoning Regulations (B.C.Z.R.) to permit a boat lift with two single mooring piles with a setback of two feet from the divisional property line in lieu of the required ten feet. 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.

Appearing at the public hearing in support of the request was Jeremy Lauer and David Billingsley, whose firm prepared the site plan. The Petition was advertised and posted as required by the B.C.Z.R. There were no Protestants in attendance, and the file does not contain any letters of opposition.

The only substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP), dated June 24, 2014. That agency expressed concern about whether the grant of relief would in any way prevent the adjoining owner (at 1041 Chester Road) from in the future constructing a boat pier on her property. Mr. Billingsley responded by e-mail to the DOP (Exhibit 7), explaining that a boat lift could indeed be constructed on that property

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Date 7/11/14

By Sen

without interference from the proposed pier/lift at 1043 Chester Road. Mr. Billingsley also submitted to the DOP a plan showing that such a pier could at a later date be built at 1041 Chester. Exhibit 8.

The property is approximately 12,050 square feet and is zoned DR 3.5. The property is improved with a modest single family dwelling constructed in 1952, and has a pier with a single boat lift. Petitioners would like to construct an additional lift, but to do so requires zoning relief.

To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test. The waterfront property is narrow and deep, and is therefore unique. Petitioners would experience a practical difficulty if the regulations were strictly interpreted, because they would be unable to construct the additional boat lift. The variance can be granted in harmony with the B.C.Z.R. and without negatively impacting the health, safety and welfare of the community. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 11th day of July, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Baltimore County Zoning Regulation (B.C.Z.R.) § 417.4 of Baltimore County Zoning Regulations (B.C.Z.R.) to permit a boat lift with two single mooring piles with a setback of two (2) feet from the divisional property line in lieu of the required ten (10) feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for appropriate permits and be granted same upon receipt

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By sen

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.

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

JEB:slh



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 7/11/14

By slh

KEVIN KAMENETZ
County Executive



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

July 11, 2014

Jeremy and Lillian Lauer
9404 Georgia Bell Dr.
Perry Hall, Maryland 21128

RE: Petition for Variance
Property: 1043 Chester Road
Case No. 2014-0246-A

Dear Mr. & Mrs. Lauer:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: David Billingsley, 601 Charwood Ct., Edgewood, Maryland 21040



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 1043 CHESTER ROAD which is presently zoned DR 3.5
 Deed References: L.34844 F.351 10 Digit Tax Account # 1518475410
 Property Owner(s) Printed Name(s) LILLIAN M. LAUER & JEREMY LAUER

(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) SEE ATTACHED

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

TO BE PRESENTED AT HEARING

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

I, 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):

LILLIAN M LAUER, JEREMY LAUER

Name #1 - Type or Print

Name #2 - Type or Print

Lillian M. Lauer, Jeremy Lauer

Signature #1

Signature #2

9404 GEORGIA BELL DR. PERRYHALL, MD.

Mailing Address

City

State

21128, (410) 530-0362,

Zip Code

Telephone #

Email Address

Representative to be contacted:

DAVID BILLINGSLEY,
CENTRAL DRAFTING & DESIGN

Name - Type or Print

David Billingsley

Signature

601 CHALKWOOD CT. EDGEWOOD MD.

Mailing Address

City

State

21040, (410) 679-8719, dwb0209@yahoo.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2014-0246-A

Filing Date 5/20/14

Do Not Schedule Dates: _____

Reviewer G.H

SECTION 417.4 (BCZR) TO PERMIT A BOAT LIFT WITH TWO SINGLE MOORING
PILES WITH A SETBACK OF TWO FEET FROM THE DIVISIONAL PROPERTY LINE IN
LIEU OF THE REQUIRED TEN FEET.

ZONING DESCRIPTION

1043 CHESTER ROAD

Beginning at a point on the east side of Chester Road (40 feet wide), distant 945 feet northeasterly from its intersection with the center of Chesapeake Avenue (40 feet wide), thence being the northernmost 20 feet of Lot 245 and the southernmost 30 feet of Lot 246 as shown on the plat entitled Long Beach Estates recorded among the Baltimore County plat records in Plat Book 4 Folio 131.

Containing 12,050 square feet or 0.277 acre of land, more or less.

Being known as 1043 Chester Road. Located in the 15TH Election District, 6TH Councilmanic District of Baltimore county, Md.

2014-0246-A

**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: 2014-0246-A

Petitioner: JEREMY LAUER

Address or Location: 1043 CHESTER ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JEREMY LAUER

Address: 9404 GEORGIA BELL DRIVE
PERRY HALL, MD 21128

Telephone Number: (410) 530-0362

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

No. **112201**

Date: **5/20/14**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 5/20/2014 5/20/2014 09:09:08 1

Rev Sub
 Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	800	0000		6150				75.00

REV W01 WALKIN LADS LJR
 RECEIPT # 511156 5/20/2014 QPLN
 5 529 ZIMING VERIFICATION
 CR 112201

Recpt Tot \$75.00
 \$100.00 LX \$1.00 CA
 \$25.00 RF
 Baltimore County, Maryland

Total: **75.00**

Rec From: **Jeremy Lauer**

For: **1043-Chester Road**

2014-0246-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: JUNE 18, 2014

RE: Project Name: 1043 CHESTER ROAD
Case Number /PAI Number: 2014-0246-A
Petitioner/Developer: LILLIAN AND JEREMY LAUER
Date of Hearing/Closing: JULY 10, 2014

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 1043 CHESTER ROAD

The sign(s) were posted on JUNE 18, 2014

(Month, Day, Year)

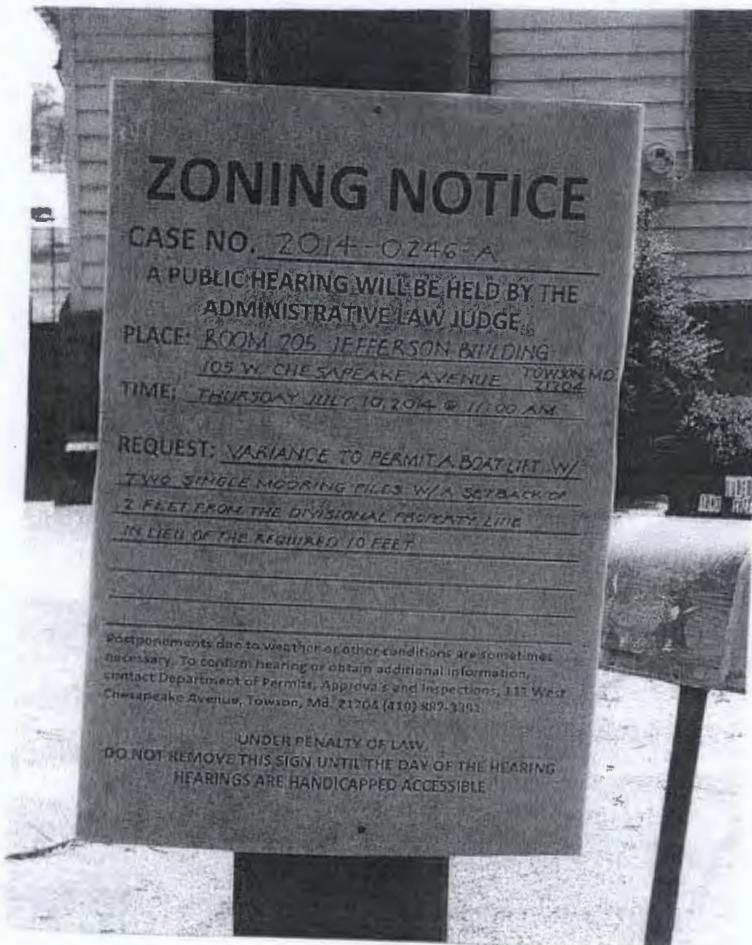
David W Billingsley
(Signature of Sign Poster)

CENTRAL DRAFTING AND DESIGN
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)





THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

June 19, 2014

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 June 19, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: #2014-0246-A

1043 Chester Road

E/s Chester Road, 945 ft. +/- NE to centerline of Chesapeake Avenue

15th Election District - 6th Councilmanic District

Legal Owner(s): Lillian & Jeremy Lauer

Variance to permit a boat lift with two single mooring piles with a setback of two feet from the divisional property line in lieu of the required ten feet.

Hearing: Thursday, July 10, 2014 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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.

6/301 June 19

983560



KEVIN KAMENETZ
County Executive

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

June 4, 2014

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: 2014-0246-A

1043 Chester Road

E/s Chester Road, 945 ft. +/- NE to centerline of Chesapeake Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Lillian & Jeremy Lauer

Variance to permit a boat lift with two single mooring piles with a setback of two feet from the divisional property line in lieu of the required ten feet.

Hearing: Thursday, July 10, 2014 at 11:00 a.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. Lauer, 9404 Georgia Bell Drive, Perry Hall 21128
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 FRIDAY, JUNE 20, 2014.**
- (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, June 19, 2014 Issue - Jeffersonian

Please forward billing to:

Jeremy Lauer
9404 Georgia Bell Drive
Perry Hall, MD 21128

410-530-0362

NOTICE OF ZONING HEARING

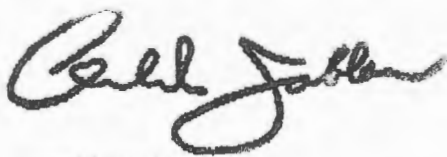
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1043 Chester Road
E/s Chester Road, 945 ft. +/- NE to centerline of Chesapeake Avenue
15th Election District – 6th Councilmanic District
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, 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.

MEMORANDUM

DATE: August 13, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0246-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 11, 2014. 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

RE: PETITION FOR VARIANCE
1043 Chester Road; E/S Chester Road,
945' NE c/line of Chesapeake Avenue
15th Election & 6th Councilmanic Districts
Legal Owner(s): Lillian & Jeremy Lauer
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2014-246-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.

RECEIVED

MAY 30 2014

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of May, 2014, 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

CASE NO. 2014- 0246-A

C H E C K L I S T

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

6/2/14

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

N/C

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

6/24/14

PLANNING
(if not received, date e-mail sent _____)

C

6/2/14

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

6/19/14

SIGN POSTING

Date:

6/18/14

by

Bearingsley

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

July 3, 2014

Lillian M. & Jeremy Lauer
9404 Georgia Bell Drive
Perry Hall MD 21128

RE: Case Number: 2014-0246 A, Address: 1043 Chester Road

Dear Mr. & Ms. Lauer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 20, 2014. 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

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

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 6/2/14

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

RE: Baltimore County
Item No 2014-0246-A
Variance
Lillian & Jeremy Lauer
1043 Chester 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. 2014-0246-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/
Development Manager
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

DATE: June 2, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For June 2, 2014
Item Nos. 2014-0240, 0241, 0242, 0243, 0244, 0246, 0247, 0248
and 0249

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-06022014-NO COMMENTS.doc

7-10
11:00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: June 24, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 1043 Chester Road

JUN 26 2014

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 14-246

Petitioner: Lillian M. Lauer, Jeremy Lauer

Zoning: DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

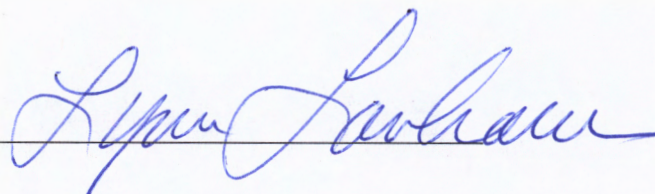
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The request is for a variance to permit a boat lift with two single mooring piles with a setback of two feet from the divisional property line in lieu of the required ten feet.

The property at 1043 Chester Road already has a pier with one boat lift that faces the adjacent property at 1045 Chester Road. The request is to put another boat lift on the other side of the pier (the side facing 1041 Chester Road). However, the property owner at 1041 Chester Road does not currently have a pier.

This department will not approve the variance request unless the petitioner can demonstrate that adding an additional boat lift will not create a hardship for the property owner at 1041 Chester Road if they so choose to build a pier at any point in the future.

For further information concerning the matters stated here in, please contact Matt Diana at 410-887-3480.

Division Chief:
AVA/LL



Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registr
Account Identifier:	District - 15 Account Number - 1518475410	
Owner Information		
Owner Name:	LAUER LILLIAN M	Use: RESIDENTIAL
Mailing Address:	10406 BIRD RIVER RD BALTIMORE MD 21220-1508	Principal Residence: NO Deed Reference: 1) /34844/ 00351 2)
Location & Structure Information		
Premises Address:	1043 CHESTER RD BALTIMORE 21220- Waterfront	Legal Description: PT LT 245-246 WS COLD SPR LONG BEACH
Map: 0098	Grid: 0004	Parcel: 0203
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 245	Assessment Year: 2012
Plat No:	Plat Ref:	NONE
Special Tax Areas:		
Town:	Ad Valorem:	Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1952	1,292 SF	12,050 SF
Stories	Basement	Type
1.000000	NO	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	1 full	
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2012	07/01/2013
Land:	322,000	262,000
Improvements	92,500	68,900
Total:	414,500	330,900
Preferential Land:	0	330,900
Transfer Information		
Seller: LAUER BRUCE	Date: 04/09/2014	Price:
Type: NON-ARMS LENGTH OTHER	Deed1: /34844/ 00351	Deed2:
Seller: LAUER STANLEY	Date: 02/28/1991	Price:
Type: NON-ARMS LENGTH OTHER	Deed1: /08722/ 00458	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	0.00 0.00
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **15** Account Number: **1518475410**

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 (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

<http://imsweb05.mdp.state.md.us/website/mosp/>☒ Loading... Please

Loading... Please Wait.

-->

CASE NAME 1043 CHESTER RD
CASE NUMBER 2014-0246-A
DATE 7/10/14

[illegible]

Case No.:

2014-0246-A

Exhibit Sheet

Petitioner/Developer

DW
8-13-14

Protestants

Slr
7-11-14

No. 1	Plan	
No. 2	SDAT record	
No. 3	Tax map	
No. 4	Deed	
No. 5	5A-5C Photos w/map	
No. 6	Aerial photo	
No. 7	E-mail dated 6-27-14	
No. 8	Plan re: 1041 Chester	
No. 9		
No. 10		
No. 11		
No. 12		

PETITIONER'S EXHIBITS

**1043 CHESTER ROAD
CASE NO. 2014-0246-A**

- 1. PLAT TO ACCOMPANY VARIANCE PETITION DATED MAY 7, 2014 (NO CHANGES)**
- 2. SDAT REAL PROPERTY DATA SEARCH**
- 3. TAX MAP OO98**
- 4. DEED OF RECORD (LIBER 34844 FOLIO 351 DATED FEB. 4, 2014)**
- 5a – 5c. PHOTOS**
- 6.AERIAL PHOTO**

Real Property Data Search (w4)

[Search Help](#)/our feed back is important to us. [Please take our short survey.](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 15 Account Number - 1518475410		
Owner Information		
Owner Name:	LAUER LILLIAN M	Use: RESIDENTIAL
Mailing Address:	10406 BIRD RIVER RD BALTIMORE MD 21220-1508	Principal Residence: NO
		Deed Reference: 1) /34844/ 00351 2)
Location & Structure Information		
Premises Address:	1043 CHESTER RD BALTIMORE 21220- Waterfront	Legal Description: PT LT 245-246 WS COLD SPRING COVE LONG BEACH ESTATES
Map: 0098	Grid: 0004	Parcel: 0203
Sub District: 0000	Subdivision: 0000	Section: 245
Block: 245	Lot: 2012	Assessment Year: 3
Plat No: 0004/ 0131	Plat Ref: 0004/ 0131	
Special Tax Areas:	Town: NONE	Ad Valorem:
Primary Structure Built 1952	Above Grade Enclosed Area 1,292 SF	Finished Basement Area 12,050 SF
County Use 34	Property Land Area 12,050 SF	County Use 34
Stories 1.000000	Basement NO	Type STANDARD UNIT
Exterior SIDING	Full/Half Bath 1 full	Garage
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of 01/01/2012	As of 07/01/2013
		As of 07/01/2014
Land: 322,000	262,000	
Improvements 92,500	68,900	
Total: 414,500	330,900	330,900
Preferential Land: 0		0
Transfer Information		
Seller: LAUER BRUCE	Date: 04/09/2014	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /34844/ 00351	Deed2:
Seller: LAUER STANLEY	Date: 02/28/1991	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08722/ 00458	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013 07/01/2014
County: 000	0.00	
State: 000	0.00	
Municipal: 000	0.00/0.00	0.00/0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

PETITIONER'S
EXHIBIT NO. 2

MAP 0098 P. 0203

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)

District: 15 Account Number: 1518475410



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 (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

Loading... Please Wait. Loading... Please Wait. -->

PETITIONER'S
EXHIBIT NO. 3

PERSONAL REPRESENTATIVES DEED
 NO TITLE SEARCH, NO TITLE EXAMINATION
 NO CONSIDERATION
 LIFE ESTATE RETAINED WITH ~~PO~~ POWERS
 REMAINDER TO GRANDSON

Acct #: 15-18475410

DEED

THIS DEED, dated this 4TH day of FEBRUARY, 2014, from LILLIAN M. LAUER, Personal Representative of the Estate of Bruce Frederick Lauer, Grantor, to LILLIAN M. LAUER, LIFE TENANT WITH FULL POWERS, and upon her death to JEREMY LAUER, Remainderman.

Bruce F. Lauer, late of Baltimore County, Maryland, died on March 1, 2012, leaving a Will, which was admitted to probate by the Register of Wills for Baltimore County. The Will, devised the property described below to the Grantee.

Lillian M. Lauer, the Personal Representative of the Estate of Bruce F. Lauer, deceased, (Estate Docket No. 167625), has distributed the real property described below to the Grantee pursuant to the Second & Final Administration Account of the Estate filed by the Personal Representative and approved by the Orphans' Court of Baltimore County on October 16, 2013, and is executing this Deed of testamentary distribution to evidence the title of the Grantee.

The Grantor, for no consideration, grants, conveys and assigns, in fee simple, the herein described property unto LILLIAN M. LAUER, LIFE TENANT WITH FULL POWERS, her assigns, and upon her death to JEREMY LAUER, remainderman, his personal representative heirs and assigns, the property located in Baltimore County, Maryland, and described as follows:

BEGINNING for the same on the southeast side of Chester Road at the division line between Lot Nos. 245 and 246 on the Plat of Long Beach Estates recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 3 folio 178 and running thence northeasterly binding on the southeast side of Chester Road, 30 feet to the end of the first line of a lot of ground secondly described in a deed from Helen M. Lyons and husband to James Adam Winterstein and wife, dated March 10, 1945, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1379, folio 214, and thence south 69 degrees 9 minutes east binding on the second line of said lot about 241 feet to the waters of Cold Spring Cove, thence southwesterly binding thereon about 50 feet to intersect a line drawn parallel with and 20 feet southerly at right angles from the aforesaid division line between Lots Nos. 245 and 246, and thence north 69 degrees 9 minutes west binding on said line so drawn about 248 feet to the southeast side of Chester Road, and thence northeasterly binding thereon, 20 feet to the place of beginning.

BEING and comprising a strip of land 30 feet wide part of and extending along the southern line of Lot No. 246 from the southeast side of Chester Road to Cold Spring Cove and

PETITIONER'S
 EXHIBIT NO. 4

another strip of land 20 feet wide part of and extending along the northern most outline of Lot No. 245 from the southeast side of Chester Road to Cold Spring Cove.

BEING the same lot of ground described in a Deed, dated December 18, 1990, and recorded among the Land Records of Baltimore County in Liber 8722, folio 458, was granted and conveyed by Stanley Lauer to Bruce Lauer.

SAVING AND EXCEPTING that lot of ground, which by Deed, dated March 12, 2003, and recorded among the Land Records of Baltimore County in Liber 17917, folio 672, wherein a utility easement was granted to Baltimore County.

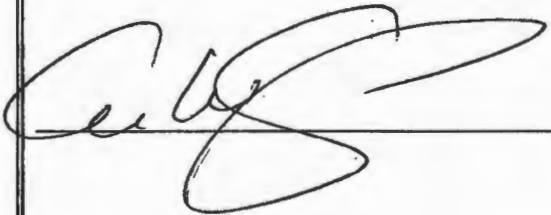
Together with all improvements thereon and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

To have and to hold the property hereby conveyed unto **LILLIAN M. LAUER**, life tenant, in fee simple, reserving unto **LILLIAN M. LAUER** a life estate in the property, with full powers, without liability for waste. The Grantor also reserves for the life of the life tenant, the right of the life tenant to mortgage the entire fee simple estate in the property, including the remainder granted herein, and to retain absolutely as her own all of the proceeds thereof.

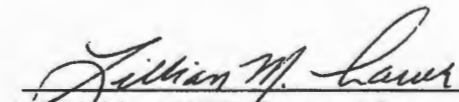
AND the Grantor covenants to warrant specially the property and to execute such further assurances of the property as may be requisite.

WITNESS the hand and seal of the Grantor.

WITNESS:



THE ESTATE OF BRUCE FREDERICK LAUER

 (SEAL)
LILLIAN M. LAUER, Personal Representative

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 4TH day of FEBRUARY, 2014, before me, a Notary Public of the aforesaid County and State, personally appeared **LILLIAN M. LAUER**, Personal Representative of The Estate of Bruce Frederick Lauer, known to me (or satisfactorily proven) to be the person who subscribed the within instrument for the purposes therein contained, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.



5b



5a



5c



1043 CHESTER RD

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, 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 7/6/2014

Subject: Re: 1043 Choptank Road Case No. 2014-0246
From: dave (dwb0209@yahoo.com)
To: mdiana@baltimorecountymd.gov;
Date: Friday, June 27, 2014 9:08 AM

Thanks Matt. You also

Sent from my Verizon Wireless 4G LTE DROID

Thanks Matt. You also

Sent from my Verizon Wireless 4G LTE DROID

Matthew Diana <mdiana@baltimorecountymd.gov> wrote:

Dave, thanks for the revised plan. This should satisfy our request. If we have any additional questions we will reach out to you.

Have a nice weekend,

Matt Diana

Matthew Diana, Planner
Baltimore County Department of Planning
The Jefferson Building, Suite 101
105 W. Chesapeake Avenue
Towson, MD 21204
MDiana@Baltimorecountymd.gov
410-887-3480

>>> David Billingsley <dwb0209@yahoo.com> 6/27/2014 7:17 AM >>>
Matt

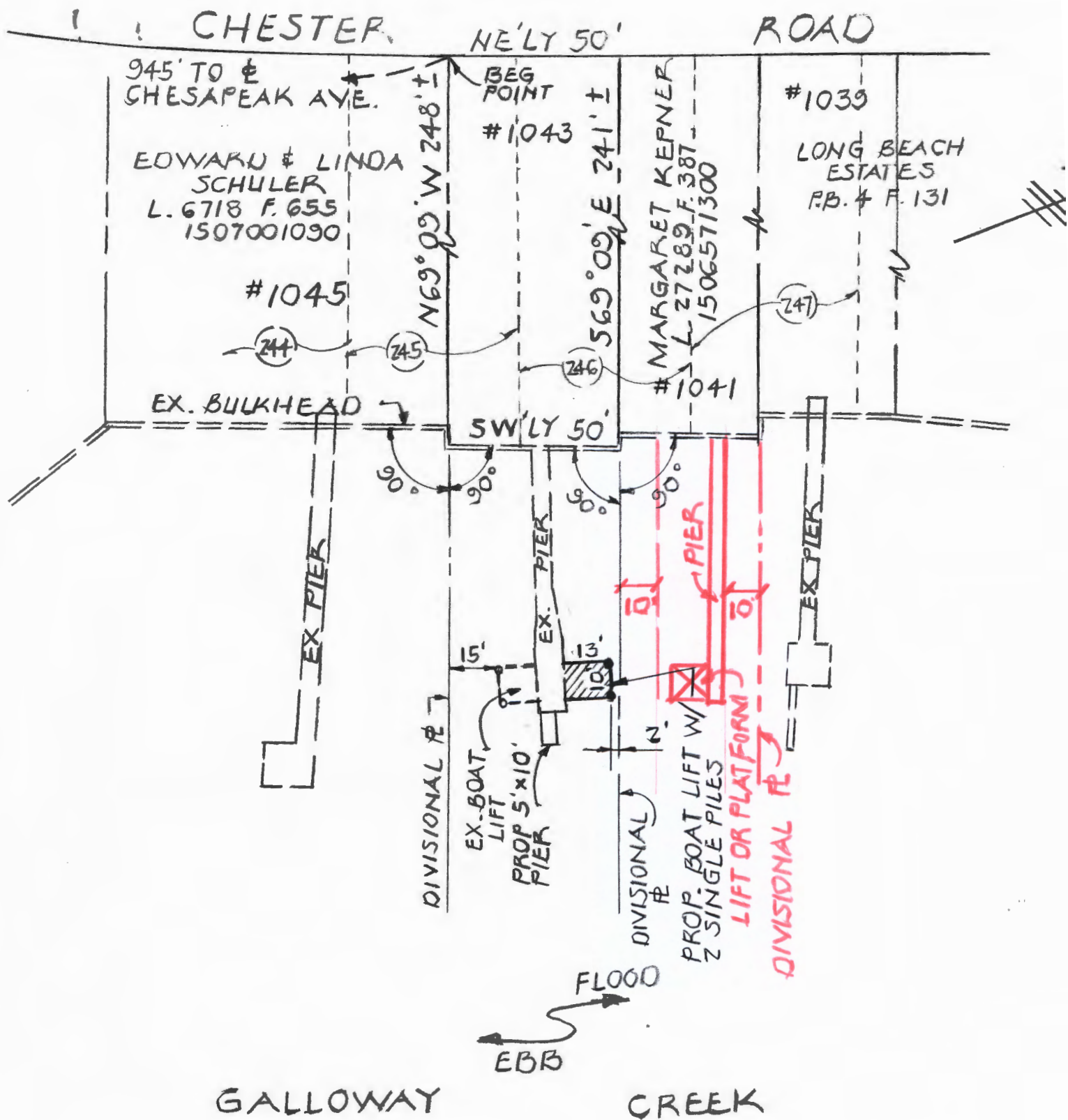
I response to your comments dated June 24, 2014, I have attached a plan showing that sufficient room exist for the construction of a pier with a boat lift or platform at 1041 Chester Road. Therefor, approval of the variance will not create a hardship for the owner of that property.

Thanks and let me know if you need any additional information.

Dave Billingsley
Central Drafting and Design

PETITIONER'S

EXHIBIT NO. 7



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

PETITIONER'S

EXHIBIT NO. 8

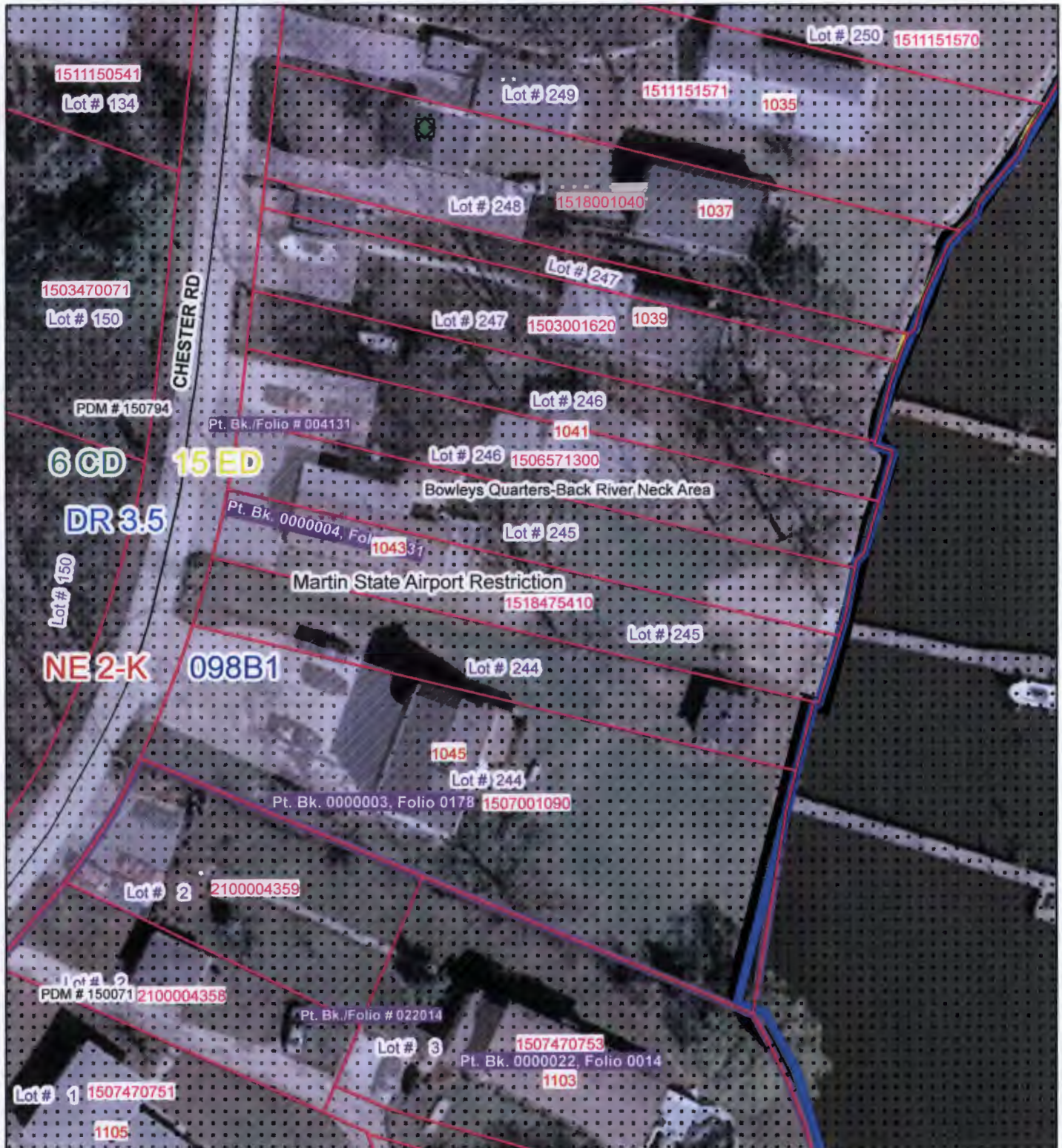


15 ED
NE 2-K DR 3.5
6 CD 098B1

Bowleys Quarters-Back River Neck Area

Martin State Airport Restriction

1043 Chester Road



Publication Date: 5/20/2014



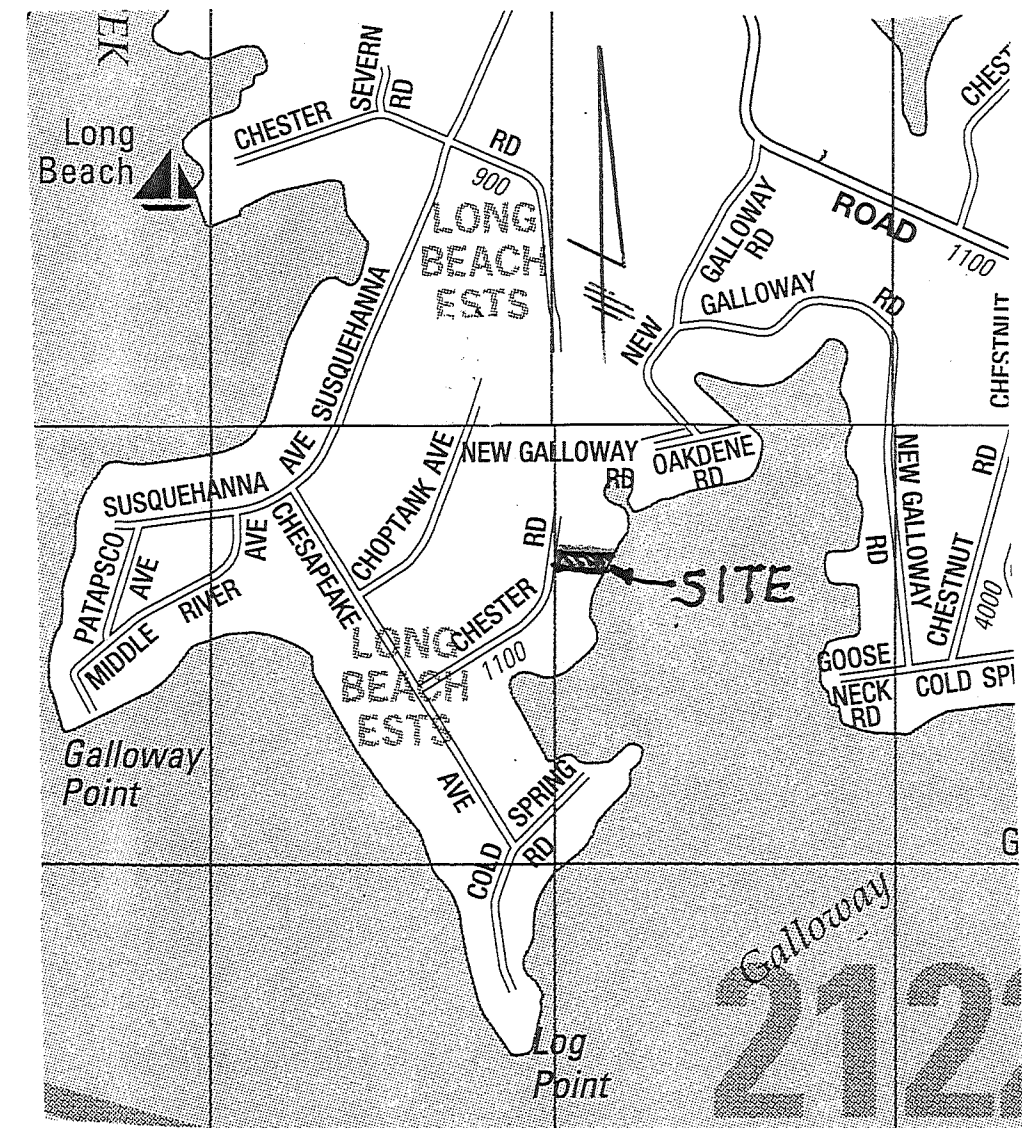
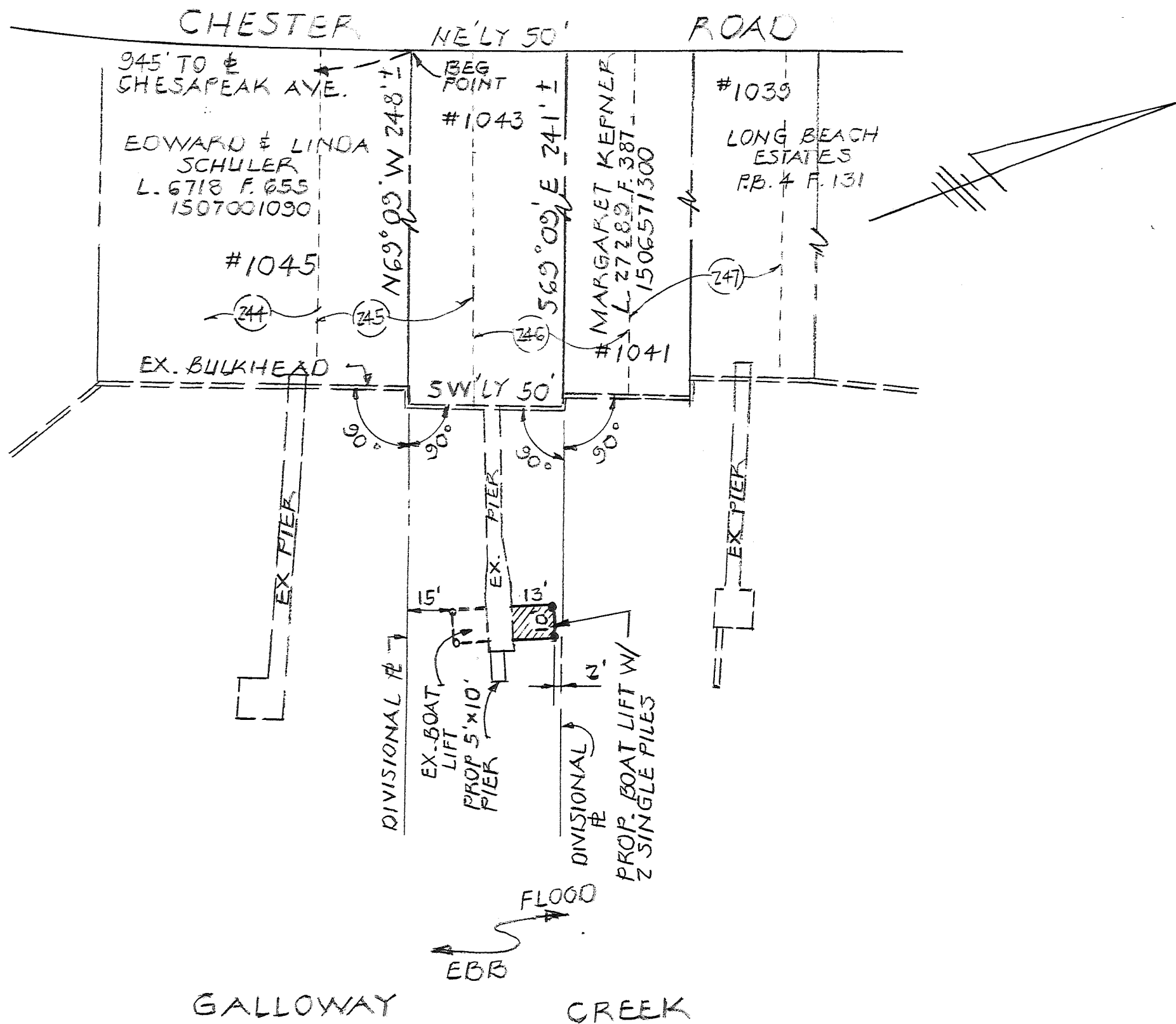
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

2014-0246-A



LOCATION PLAN
SCALE: 1" = 1000'

PETITIONER'S
EXHIBIT NO. 1

NOTES

1. ZONING.....DR 3.5 (MAP NO. 098B1)
2. LOT AREA.....12,050 S.F. = 0.277 ACRE +/-
3. PUBLIC WATER AND SEWER
4. SITE IS LOCATED IN THE CBCA AND 100 YEAR FLOOD ZONE
5. NO PREVIOUS ZONING HISTORY, VIOLATIONS OR HISTORIC STRUCTURES

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

OWNER
LILLIAN M. & JEREMY LAUER
9404 GEORGIA BELL DRIVE
PERRY HALL, MD. 21128
L.34844 F.351
ACCT. NO. 1518475410

PLAT TO ACCOMPANY VARIANCE PETITION
1043 CHESTER ROAD
ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD
SCALE: 1 INCH = 40 FEET MAY 7, 2014

