



KEVIN KAMENETZ
County Executive

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

October 16, 2014

David Billingsley
601 Charwood Ct.
Edgewood, Maryland 21040

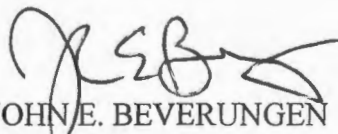
RE: Petition for Variance
Property: 605 Rockaway Beach Avenue
Case No. 2014-0288-A- **AMENDED OPINION AND ORDER**

Dear Mr. Billingsley:

Enclosed please find a copy of the Amended Opinion and Order 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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Larry & Vicki Lewis, 605 Rockaway Beach Avenue, Baltimore, Maryland 21221
Cheryl Williams, 11100 Pulaski Highway, White Marsh, Maryland 21162

IN RE: PETITION FOR VARIANCE
(605 Rockaway Beach Road)
15th Election District
6th Council District
Larry and Vicki Lewis
Petitioners

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2014-0288-A

* * * * *

AMENDED OPINION AND ORDER

An Order was issued in this case on September 30, 2014, granting side yard setback (variance) relief to the Petitioners, in connection with the proposed construction of a new dwelling on the property. Thereafter, the Office of People's Counsel filed in a timely fashion a motion for reconsideration. That Motion sought clarification concerning whether or not the Petitioners were seeking relief for an accessory structure (swimming pool) to be located in the front yard, instead of the required rear yard location. The "front yard" in this case, as shown on Petitioners' site plan marked as Ex. No. 1, faces the waterfront.

Although the Petition as originally filed (on or about June 27, 2014) sought this relief, the Petitioners filed an amended zoning petition on or about August 5, 2014, wherein they no longer requested a variance for a swimming pool in their front yard. The site plan marked as an exhibit in this case also does not depict a swimming pool on the property. Thus, the request for the accessory structure variance was withdrawn.

As such, for the sake of clarity and at the request of the Office of People's Counsel, what follows is an amended Order clarifying that Petitioners shall not construct a pool or other accessory structure in their front yard unless and until appropriate zoning relief is obtained.

ORDER RECEIVED FOR FILING

Date

10/14/14

By

Sen

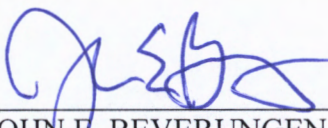
THEREFORE IT IS ORDERED, this 16th day of October, 2014, by the Administrative Law Judge for Baltimore County, that the September 30, 2014 Order in the above case be and is hereby AMENDED, to reflect that Petitioners have at this time withdrawn their request for zoning relief to construct an accessory structure (swimming pool) in the front yard (i.e., waterfront side) of the subject property, as shown on the site plan marked as Petitioners' Ex. No.

1. All other terms and conditions of the September 30, 2014 Order shall remain in full force and effect.

The relief granted herein shall be subject to the following:

- Petitioners may apply for appropriate permits 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.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 10/16/14
By sln

KEVIN KAMENETZ
County Executive



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

September 30, 2014

David Billingsley
601 Charwood Ct.
Edgewood, Maryland 21040

RE: Petition for Variance
Property: 605 Rockaway Beach Avenue
Case No. 2014-0288-A

Dear Mr. Billingsley:

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,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Larry & Vicki Lewis, 605 Rockaway Beach Avenue, Baltimore, Maryland 21221
Cheryl Williams, 11100 Pulaski Highway, White Marsh, Maryland 21162

IN RE: PETITION FOR VARIANCE
(605 Rockaway Beach Road)
15th Election District
6th Council District
Larry and Vicki Lewis
Petitioners

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2014-0288-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed on behalf of the legal owners of the subject property. The Petition seeks variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) § 1B02.3.C.1 to permit side yards of 9 ft. with a sum of 18 ft. in lieu of the required 10 ft. and 25 ft., 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.

Appearing at the public hearing in support of the request was Larry and Vicki Lewis. David Billingsley with Central Drafting & Design, Inc., whose firm prepared the site plan, assisted the Petitioners. The Petition was advertised and posted as required by the B.C.Z.R. No substantive Zoning Advisory Committee (ZAC) comments were received.

The property is approximately 0.264 acres and is zoned DR 3.5. The property is improved with a single family dwelling that was constructed in 1980. The Petitioners would like to raze the existing home and construct in its place a modern single family dwelling. To do so requires variance relief.

ORDER RECEIVED FOR FILING

Date 9/30/14
By Sen

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 (50' x 235') and was created by plat dated September 9, 1915. Exhibit 5. As such the property is unique. The Petitioners would experience a practical difficulty if the regulations were strictly interpreted, since they would be unable to construct a modern single family dwelling on the lot. I believe 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 lack of community and/or county opposition.

THEREFORE, IT IS ORDERED, this 30th day of September, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from B.C.Z.R. § 1B02.3.C.1 to permit side yards of 9 ft. with a sum of 18 ft. in lieu of the required 10 ft. and 25 ft., respectively, be and is hereby GRANTED.

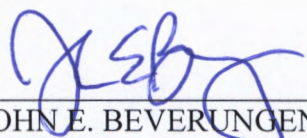
The relief granted herein shall be subject to the following:

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

ORDER RECEIVED FOR FILING

Date 9/30/14
By Sen

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 9/30/64
By sen



CRCA

Revised

FLOOD

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 605 ROCKAWAY BEACH AVENUE which is presently zoned DR 3.5
Deed References: L 35098 F 225 10 Digit Tax Account # 1511001400
Property Owner(s) Printed Name(s) LARRY E. & VICKI LEWIS

(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) 1 B 02.3.C.1 (BCZR) TO PERMIT SIDE YARDS OF 9 FEET WITH A SUM OF 18 FEET IN LIEU OF THE REQUIRED 10 FEET AND 25 FEET RESPECTFULLY

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 Date

Mailing Address By City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

LARRY LEWIS VICKI LEWIS
Name #1 - Type or Print Name #2 - Type or Print

[Signature] [Signature]
Signature #1 Signature #2

605 ROCKAWAY BEACH AVE. BALTO. MD.
Mailing Address City State

21221 (410) 382-1291 lewis813@comcast.net
Zip Code Telephone # Email Address

Representative to be contacted:

DAVID BILLINGSLEY
Name - Type or Print

[Signature]
Signature

601 CHARWOOD CT. EDGEWOOD, MD
Mailing Address City State

21040 (410) 679-8719 dwb0209@yahoo.com
Zip Code Telephone # Email Address

CASE NUMBER 20H-0288-A Filing Date 8.5.14

Do Not Schedule Dates: Reviewer G. A



CBCA

PETITION FOR ZONING HEARING(S)

FLOOD

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 605 ROCKAWAY BEACH ROAD which is presently zoned O.R.3.5

Deed References: L. 6094 F. 346 10 Digit Tax Account # 15 11 001400

Property Owner(s) Printed Name(s) LARRY E. LEWIS

(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 Date

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

LARRY LEWIS

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

705 MACE AVE BALTO MD.

Mailing Address City State

21221 (410) 382-1291 lewis813@comcast.net

Zip Code Telephone # Email Address

Representative to be contacted:

DAYID BILLINGSLEY

Name - Type or Print

Signature

601 CHARWOOD CT EDGEWOOD MD.

Mailing Address City State

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

Zip Code Telephone # Email Address

CASE NUMBER 2014-0288-A Filing Date 9/27/14 Do Not Schedule Dates: Reviewer G. &

ZONING DESCRIPTION

605 ROCKAWAY BEACH ROAD

Beginning at a point on the east side of Rockaway Beach Road (variable width), distant 1045 feet northerly from its intersection with the center of Turkey Point Road, thence being all of Lot 68 as shown on the plat entitled Rockaway Beach recorded among the Baltimore County plat records in Plat Book 4 Folio 171. Containing 11,520 square feet or 0.264 acre of land, more or less.

Being known as 605 Rockaway Beach Road. Located in the 15TH Election District and 6TH Councilmanic District of Baltimore County, Md.

2014-0288-A

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

No. **110992**
 Date: **8/5/14**

PAID RECEIPT

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	000		6150				100.00

Total: **100.00**

Rec From: **David B Hingley**

For: **Revised Hearing plans**
2014-0288 A

DISTRIBUTION

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

8/5/2014 8/5/2014 10:12:17
 USER: BALWIN IPAS 118
 RECEIPT # 110992 8/5/2014
 Receipt Tot: \$100.00
 BALWIN 18
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

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

No. **113823**

Date: **6/27/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
6/27/2014 6/27/2014 09:47:04

RUG 4503 WALKIN ACMA AND
RECEIPT # 656061 6/27/2014 OFLN
Rept 5 528 ZONING VERIFICATION
CP NO. 113823

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	906	0000		6150				75.00

Total: **75.00**

Rec From: **Central Drafting & Design**

For: **2014-0288-A**
605 Rockaway Beach

Recpt Tot \$75.00
\$75.00 EX \$1.00 CA
Baltimore County, Maryland

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

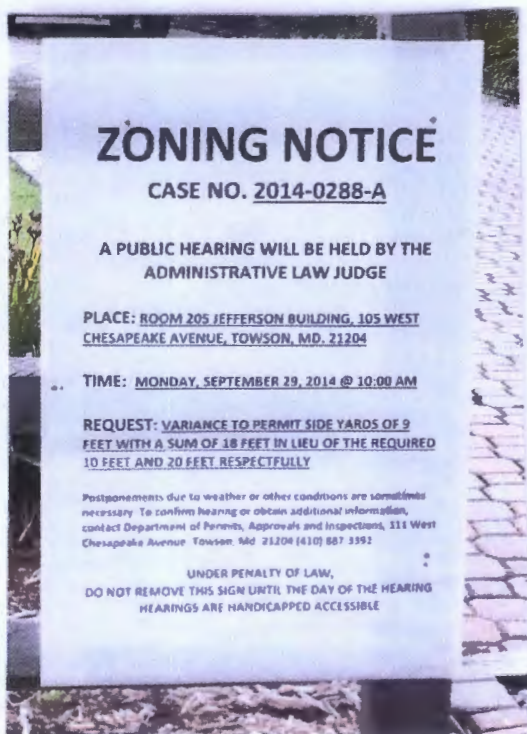
Date: September 7, 2014

RE: Project Name: 605 Rockaway Beach Avenue
Case Number /PAI Number: 2014-0288-A
Petitioner/Developer: Larry Lewis
Date of Hearing/Closing: Monday, September 29, 2014 @ 10:00 AM

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 605 Rockaway Beach Avenue

The sign(s) were posted on September 7, 2014

(Month, Day, Year)



David W Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(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

September 11, 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 September 9, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: #2014-0288-A

605 Rockaway Beach Road

E/s Rockaway Beach Road, 1045 ft. N/of Turkey Point Road

15th Election District - 6th Councilmanic District

Legal Owner(s): Larry Lewis

Variance: to permit side yards of 9 feet with a sum of 18 feet in lieu of the required 10 feet and 25 feet, respectfully.

Hearing: Monday, September 29, 2014 at 10:00 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.

JT 9/664 September 9

993134

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 9, 2014 Issue - Jeffersonian

Please forward billing to:
Larry Lewis
705 Mace Avenue
Baltimore, MD 21221

410-382-1291

NOTICE OF ZONING HEARING

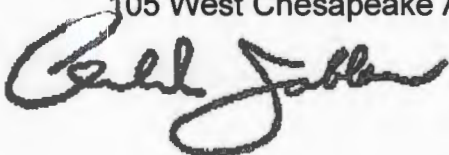
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CASE NUMBER: 2014-0288-A

605 Rockaway Beach Road
E/s Rockaway Beach Road, 1045 ft. N/of Turkey Point Road
15th Election District – 6th Councilmanic District
Legal Owner: Larry Lewis

Variance to permit side yards of 9 feet with a sum of 18 feet in lieu of the required 10 feet and 25 feet, respectfully.

Hearing: Monday, September 29, 2014 at 10:00 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 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.



KEVIN KAMENETZ
County Executive

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

August 20, 2014

NEW 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: 2014-0288-A

605 Rockaway Beach Road

E/s Rockaway Beach Road, 1045 ft. N/of Turkey Point Road

15th Election District – 6th Councilmanic District

Legal Owner: Larry Lewis

Variance to permit side yards of 9 feet with a sum of 18 feet in lieu of the required 10 feet and 25 feet, respectfully.

Hearing: Monday, September 29, 2014 at 10:00 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: Larry Lewis, 705 Mace Avenue, Baltimore 21221
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 TUESDAY, SEPTEMBER 9, 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.



KEVIN KAMENETZ
County Executive

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

July 24, 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: 2014-0288-A

605 Rockaway Beach Road

E/s Rockaway Beach Road, 1045 ft. N/of Turkey Point Road

15th Election District – 6th Councilmanic District

Legal Owner: Larry Lewis

Variance to permit side yards of 10 feet with a sum of 20 feet, and an accessory structure (swimming pool) in the front yard in lieu of the required 10 feet, 25 feet and rear yard respectfully for a proposed 2 story dwelling.

Hearing: Tuesday, September 2, 2014 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: Larry Lewis, 705 Mace Avenue, Baltimore 21221
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 WEDNESDAY, AUGUST 13, 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
Tuesday, August 12, 2014 Issue - Jeffersonian

Please forward billing to:
Larry Lewis
705 Mace Avenue
Baltimore, MD 21221

410-382-1291

NOTICE OF ZONING HEARING

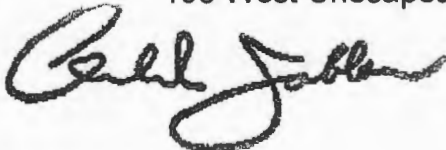
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2014-0288-A

605 Rockaway Beach Road
E/s Rockaway Beach Road, 1045 ft. N/of Turkey Point Road
15th Election District – 6th Councilmanic District
Legal Owner: Larry Lewis

Variance to permit side yards of 10 feet with a sum of 20 feet, and an accessory structure (swimming pool) in the front yard in lieu of the required 10 feet, 25 feet and rear yard respectfully for a proposed 2 story dwelling.

Hearing: Tuesday, September 2, 2014 at 1:30 p.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 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.

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
605 Rockaway Beach Road; E/S of Rockaway	*	OF ADMINSTRATIVE
Beach Road, 1045' N of Turkey Point Road	*	HEARINGS FOR
15 th Election & 6 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Larry Lewis	*	2014-288-A
Petitioner(s)		

* * * * *

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of July, 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

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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 legal owner/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 legal owner/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:

Case Number: 2014-0288-A
Property Address: 605 ROCKAWAY BEACH ROAD
Property Description: LOT 68 ROCKAWAY BEACH

Legal Owners (Petitioners): LARRY LEWIS
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: LARRY LEWIS
Company/Firm (if applicable): _____
Address: 705 MACE AVENUE
BALTO, MO. 21221

Telephone Number: (410) 382-1791

Revised 5/20/2014

Case No.:

2014-0288-A

Exhibit Sheet

Petitioner/Developer

Protestants

11-24-14

SLR
9-30-14

No. 1	Plan	
No. 2	SDAT record	
No. 3	Tax map	
No. 4	Deed	
No. 5	Plat - Rockaway Beach	
No. 6	Aerial Photo	
No. 7	7A-7H Photos	
No. 8	8A + 8B proposed bldg. elevations	
No. 9		
No. 10		
No. 11		
No. 12		

PETITIONER'S EXHIBITS

**605 ROCKAWAY BEACH ROAD
CASE NO. 2014-0288-A**

- 1. PLAT TO ACCOMPANY PETITION DATED REVISED 9-15-14**
- 2. SDAT REAL PROPERTY DATA SEARCH**
- 3. PORTION OF TAX MAP 0098**
- 4. DEED OF RECORD LIBER 35098 FOLIO 225 DATED JUNE 18, 2014**
- 5. PLAT OF ROCKAWAY BEACH P.B. 4 F. 171 RECORDED 9-9-1915**
- 6. AERIAL PHOTO**
- 7a – 7h. PHOTOS**
- 8a – 8b. BUILDING ELEVATIONS**

File# 4014-01968

WHEN RECORDED RETURN TO:

Larry E. Lewis and Vicki Lewis
605 Rockaway Beach Avenue
Baltimore, Md. 21221

Parcel ID# 15-1511001400

Title Insurer: Title Resources Guaranty Company

THIS DEED, Made this 18th day of June, 2014, by and between Arlie E. Stewart and Carol J. Stewart, parties of the first part, Grantors, and Larry E. Lewis and Vicki Lewis, parties of the second part, Grantees.

WITNESSETH, that in consideration of the sum of Five Hundred Thousand and 00/100 Dollars (\$500,000.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said parties of the first part do grant and convey unto the said parties of the second part, **as tenants by the entireties**, their assigns, the survivor of them, and the heirs, Personal Representatives and assigns of the survivor, in fee simple, all that lot or parcel of ground situate in Baltimore County, State of Maryland, and described as follows:

BEING known and designated as Lot No. 68 which is shown on the Plat of Turkey Point Farm (now known as Rockaway Beach) which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 4, folio 171, having a Frontage of 50 feet on a 40 foot avenue as shown on said plat; and an irregular depth easterly to the shore of Middle River.

The improvements thereon are known as No. 605 Rockaway Beach Avenue.

BEING the same property which by Deed dated October 19, 1979 and recorded among the Land Records of Baltimore County in Liber 6094, folio 346, was granted and conveyed by George E. Zepp unto Arlie E. Stewart and Carol J. Stewart, the Grantors herein.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said lots of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part, **as tenants by the entireties**, their assigns, the survivor of them, and the heirs, Personal Representatives and assigns of the survivor, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that they will warrant specially the property granted; and that they will execute such further assurances of the same as may be requisite.

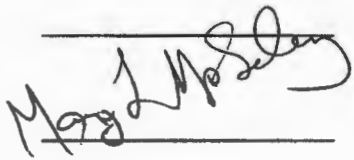
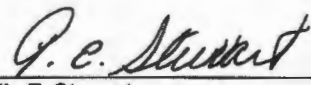
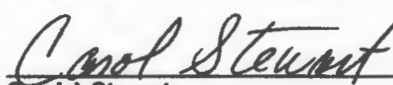
This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland Attorney.

Lee M. Snyder, Attorney

PETITIONER'S
EXHIBIT NO. 4

WITNESS the hands and seals of the within Grantors:

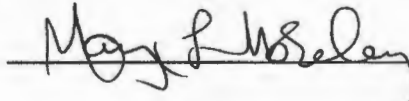
WITNESS:


 (SEAL)
 Arlie E. Stewart
 (SEAL)
 Carol J. Stewart

STATE OF Maryland, CITY/COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY, That on this 18th day of June, 2014, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Arlie E. Stewart and Carol J. Stewart, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within Deed, who signed the same in my presence, and acknowledged that they executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.


 Notary Public

My Commission Expires: 8/6/17

Prepared by:
 Mid-Atlantic Settlement Services
 10 North Park Drive, Suite 100
 Hunt Valley, MD 21030
 410-252-1208
 File# 4014-01968



MEMORANDUM

DATE: November 24, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0288-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 17, 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

John Beverungen - Re: Petition for variance, 605 Rockaway Beach Road, Case 2014-0288, Larry and Vicki Lewis, Petitioners

From: Peter Zimmerman
To: Beverungen, John; Billingsley, David
Date: 10/10/2014 2:24 PM
Subject: Re: Petition for variance, 605 Rockaway Beach Road, Case 2014-0288, Larry and Vicki Lewis, Petitioners

Dear Judge Beverungen,

Thank you for your note and consideration.

Upon review of the record, I note that a "Revised" Petition for Variance was filed on August 5, 2014, which deleted the swimming pool request included in the original June 27, 2014 petition. Petitioner submitted at the September 30, 2014 hearing Exhibit 1, a site plan with revision dates of August 2 and September 15, 2014. The revised plan deletes the swimming pool shown on the initial site plan dated June 11, 2014.

Because the revised petition involves withdrawal of the swimming pool front yard (waterfront side) variance, there was no need, in my opinion, to republish the notice or obtain revised ZAC comments..

Nevertheless, I do request that you revise your September 30, 2014 opinion and order to state that your approval is based on the revised petition and revised site plan, Petitioner's Exhibit 1, which involves only the proposed dwelling's side yard setback variances, and that the petitioner's original request for the swimming pool front yard variance was withdrawn.

I have in mind also that the front yard here does appear to be the waterfront side, although occasionally there is an argument that the road side may be the front on a particular waterfront lot. So. it should be clear here that the approval does not extend to any swimming pool on the waterfront side, and that this would require a future variance.

In other words, I believe clarification will be beneficial and valuable both for completeness and to eliminate any doubt as to the situation in the event of future requests either for a swimming pool or other accessory structures. on the waterfront side.

Respectfully,
Peter Max Zimmerman, People's Counsel for Baltimore County, [410 887-2188](tel:410-887-2188)

>>> John Beverungen 10/8/2014 10:40 AM >>>
Gentlemen,

I believe I recall this case, and if my memory is correct, there was no discussion whatsoever of a pool. Perhaps that is because, as Mr. Billingsley stated in his email, the request was withdrawn prior to the hearing and the revised plan submitted at the hearing made no reference to a pool?

In any event, after Mr. Zimmerman has had an opportunity to review the plan, etc., I would ask that he let me know whether any further clarification of the order is necessary.

Thanks,

John Beverungen
ALJ

>>> David Billingsley <dwb0209@yahoo.com> 10/8/2014 6:52 AM >>>
Mr. Zimmerman

As we discussed yesterday, when Mr. Lewis decided to eliminate the request for the pool in the front yard and revise the side yard request from 10 feet to 9 feet, the petition and plan was revised and redistributed as required by Zoning Review. I thought Zoning Review would have sent you a copy of the revision. Obviously they didn't. Let me know if you need me drop off a copy of each.

Thanks
1412765170493_2408 class=signature>

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

On Tuesday, October 7, 2014 4:21 PM, Peter Zimmerman <pzimmerman@baltimorecountymd.gov> wrote:

Dear Judge Beverungen,

The purpose of this e-mail is to request reconsideration in order to clarify that the scope of the variance approval does not include the swimming pool shown on the petition and site plan filed at the commencement of this case.

Upon review of the September 30, 2014 opinion, the petition, the site plan, and a reference to revised plans, it appears that the original petition and site plan included a request for a swimming pool in the front (waterfront side) yard along with the setback variances for the dwelling, that the request and plan for the swimming pool were withdrawn, and that there were to be filed revised plans without the swimming pool.

I have not checked whether a revised petition and site plan were actually filed. The petitioner did not notify our office of any revision to the petition.

In this context, the opinion does not mention the situation involving the swimming pool and revision of the petition. Although it may be inferred from this absence that there is no longer a swimming pool involved, it is not clear. There is a reasonable concern that there could be an application for a permit for a swimming pool without the necessary variance and that it could

slip by.

I respectfully request that, via reconsideration, there be a clarification that the grant of the variances is for the dwelling only, that the request for the swimming pool was withdrawn, that no swimming pool is permitted on the waterfront side without a variance, and that the approval of the dwelling is conditioned on the filing of a revised site plan reflecting that the swimming pool request was withdrawn and there is no approval of any swimming pool.

I am sending a copy of this e-mail to the e-mail addresses of David Billingsley and Larry Lewis, as best as I can read them from the petition. I have a telephone call in to Mr. Billingsley. So, hopefully they will get this e-mail. If upon talking to Mr. Billingsley, it appears that the e-mail is different from what it appears to be, I will re-send it.

Sincerely, Peter Max Zimmerman, People's Counsel for Baltimore County
410 887-2188

CONNECT WITH BALTIMORE COUNTY



When you think Baltimore County, think, www.baltimorecountymd.gov

CASE NAME 605 ROCKAWAY BEACH ^{AVE}
CASE NUMBER 2014-0288-A
DATE 9/29/14

[illegible]

CASE NO. 2014- 0288-A

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

7/28

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

N/C

DEPS
(if not received, date e-mail sent 9/25/14)

FIRE DEPARTMENT

9/2

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

N/C

8/18

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 9/9/14

SIGN POSTING

Date: 9/7/14

by Beelingsley

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Sherry Nuffer - I received files for case No.: 2014-0288-A scheduled for a hearings on Monday September 29, 2014 @ 10am. It is located in CBCA area and there are no DEPS ZAC comment. Please advised

From: Sherry Nuffer
To: Livingston, Jeffrey; Lykens, David
Date: 9/25/2014 9:34 AM
Subject: I received files for case No.: 2014-0288-A scheduled for a hearings on Monday September 29, 2014 @ 10am. It is located in CBCA area and there are no DEPS ZAC comment. Please advised

I received files for case No.: 2014-0288-A scheduled for a hearings on Monday September 29, 2014 @ 10am. It is located in CBCA area and there are no DEPS ZAC comment. Please advised

Thank you,

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

Message Id: 542419C8.CFD : 210 : 21833
Subject: I received files for case No.: 2014-0288-A scheduled for a hearings on Monday September 29, 2014 @ 10am. It is located in CBCA area and there are no DEPS ZAC comment. Please advised
Created By: snuffer@baltimorecountymd.gov
Scheduled Date:
Creation Date: 9/25/2014 9:34 AM
From: Sherry Nuffer

Recipients:

Recipient	Action	Date & Time	Comment
 NCH_PO.NCH_DOM	Delivered	9/25/2014 9:34 AM	
To: David Lykens (dlykens@baltimorecountymd.gov)			
To: Jeffrey Livingston (jlivingston@baltimorecountymd.gov)			

Post Offices

Post Office	Delivered	Route
NCH_PO.NCH_DOM	9/25/2014 9:34 AM	baltimorecountymd.gov

Files

File	Size	Date & Time
MESSAGE	1264	9/25/2014 9:34 AM
TEXT.htm	1293	9/25/2014 9:34 AM

Options

Auto Delete: No
Concealed Subject: No
Expiration Date: None
Notify Recipients: Yes
Priority: Standard
Reply requested by None
Security: Standard
To Be Delivered: Immediate

Record Id

Record Id: 5423E188.NCH_DOM.NCH_PO.100.1696736.1.3480.1
Common Record Id: 5423E188.NCH_DOM.NCH_PO.200.20000D2.1.32144.1



KEVIN KAMENETZ
County Executive

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

September 24, 2014

Larry & Vicki Lewis
605 Rockaway Beach Avenue
Baltimore MD 21221

RE: Case Number: 2014-0288 A, Address: 605 Rockaway Beach Road

Dear Mr. & Ms. Lewis:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 5, 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, 601 Charwood Court, Edgewood MD 21040

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



Maryland Department of Transportation

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

Date: 8/18/14

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

RE: Baltimore County
Item No 2014-0288-A
Variance
Larry Lewis
605 Rockaway Beach 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. 2014-0288-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 "Richard Zeller", is written over the typed name "Steven D. Foster".

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

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



Maryland Department of Transportation

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

Date: 7/14/14

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

RE: Baltimore County
Item No 2014-0288-A
Variance
Larry Lewis
605 Rockaway Beach Road

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Sincerely,

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

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

9/29/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 29, 2014

RECEIVED

FROM: Andrea Van Arsdale
Director, Department of Planning

JUL 30 2014

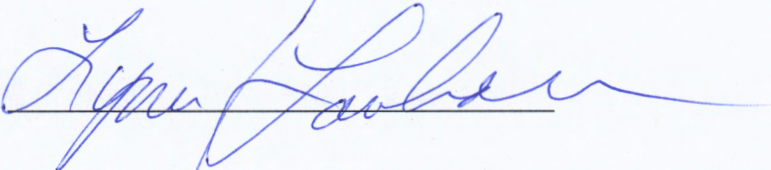
OFFICE OF ADMINISTRATIVE HEARINGS

SUBJECT: Zoning Advisory Petition(s) for
Item No: 2014-288, 2014-290, 2014-294 and 2015-007.

The Department of Planning has reviewed the above referenced zoning items and has no comments.

For further questions or additional information concerning the matters stated herein, please contact Lynn Lanham at 410-887-3480.

Prepared By:



LL/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

JB 9-29-14
10 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 2, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SEP 03 2014

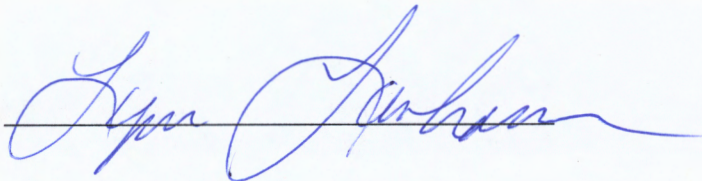
SUBJECT: Zoning Advisory Petition(s) for
Item No: 2014-288 Amended Comment

OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the above referenced zoning item and has no comments.

For further questions or additional information concerning the matters stated herein, please contact Lynn Lanham at 410-887-3480.

Prepared By:



LL/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

Rev. 9/29
@
104m

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 2, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: Zoning Advisory Petition(s) for
Item No: 2014-288 Amended Comment

The Department of Planning has reviewed the above referenced zoning item and has no comments.

For further questions or additional information concerning the matters stated herein, please contact Lynn Lanham at 410-887-3480.

Prepared By: _____

LL/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 28, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For July 14, 2014
Item No. 2014-0288, 0289, 0293, 0294 and
Item No. 2015-0004, 0006, 0007 and 0008

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\ZAC07282014 -.doc

9/12/14
wcr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

DATE: September 2, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: Zoning Advisory Petition(s) for
Item No: 2014-288 Amended Comment

The Department of Planning has reviewed the above referenced zoning item and has no comments.

For further questions or additional information concerning the matters stated herein, please contact Lynn Lanham at 410-887-3480.

Prepared By:

A handwritten signature in blue ink, appearing to read "Lynn Lanham", written over a horizontal line.

LL/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

Real Property Data Search (w3)

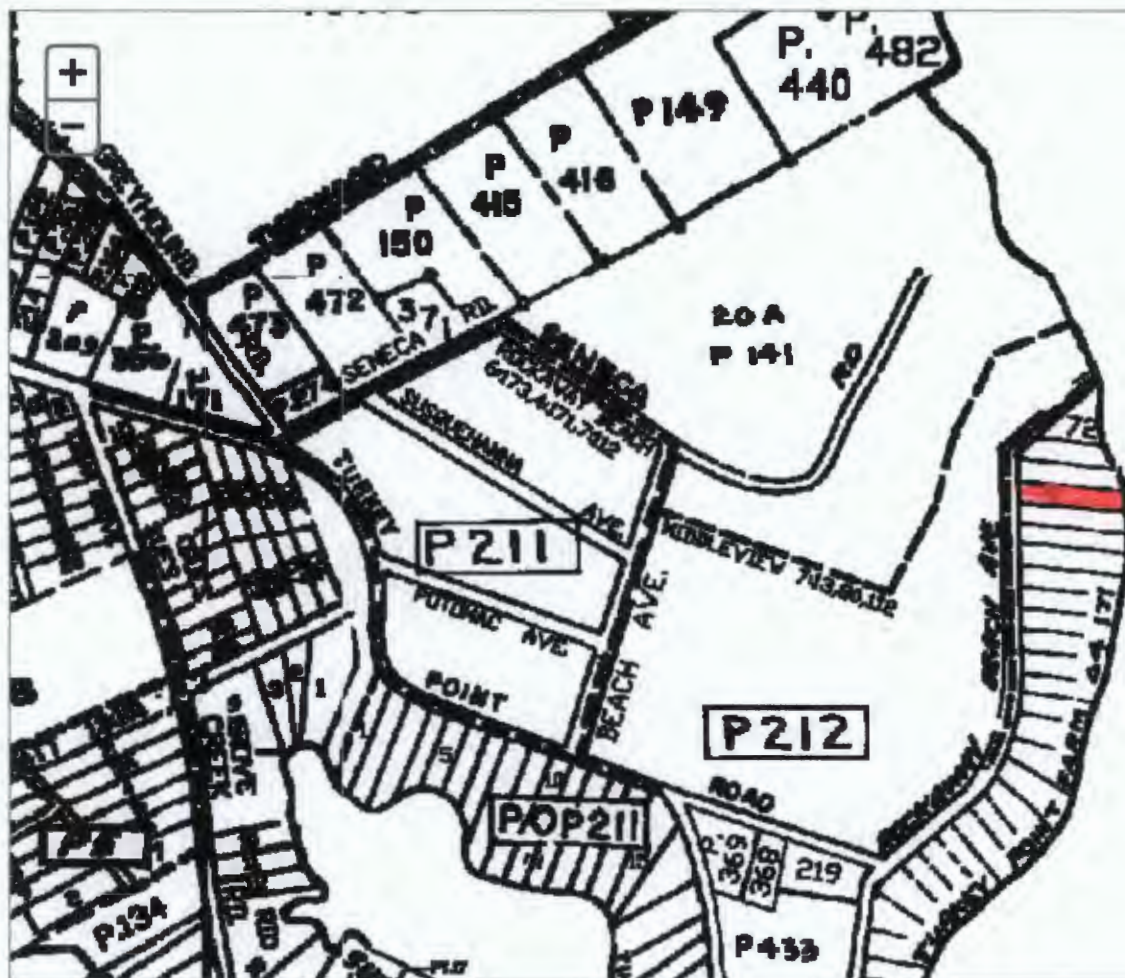
Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 15 Account Number - 1511001400		
Owner Information		
Owner Name:	LEWIS LARRY E LEWIS VICKI	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	605 ROCKAWAY BEACH AVE BALTIMORE MD 21221-1811	Deed Reference: /35098/ 00225
Location & Structure Information		
Premises Address:	605 ROCKAWAY BEACH AVE BALTIMORE MD 21221-1811	Legal Description: 1040 N ROCKAWAY AVE ROCKAWAY BCH
Map:	Grid:	Parcel:
0098	0015	0211
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
	68	2012
Plat No:	Plat Ref:	0004/0171
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1980	1,924 SF	
Property Land Area	County Use	
9,550 SF	34	
Stories	Basement	Type
2.000000	NO	STANDARD UNIT
Exterior	Full/Half Bath	Garage
FRAME	1 full	
Last Major Renovation		
Value Information		
	Base Value	Value As of 01/01/2012
		Phase-in Assessments As of 07/01/2013
		As of 07/01/2014
Land:	201,500	201,500
Improvements	268,200	169,900
Total:	469,700	371,400
Preferential Land:	0	371,400
		0
Transfer Information		
Seller: STEWART ARLIE E	Date: 06/24/2014	Price: \$500,000
Type: ARMS LENGTH IMPROVED	Deed1: /35098/ 00225	Deed2:
Seller: ZEPP GEORGE E	Date: 10/29/1979	Price: \$25,600
Type: ARMS LENGTH IMPROVED	Deed1: /06094/ 00346	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
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

PETITIONER'S
EXHIBIT NO. 2

Baltimore County

New Search (<http://sdats.resiusa.org/RealProperty>)District: **15** Account Number: **1511001400**

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



g



h



f



g



c



d



a



b



PETITIONER'S
EXHIBIT NO. 6

Real Property Data Search (w3)

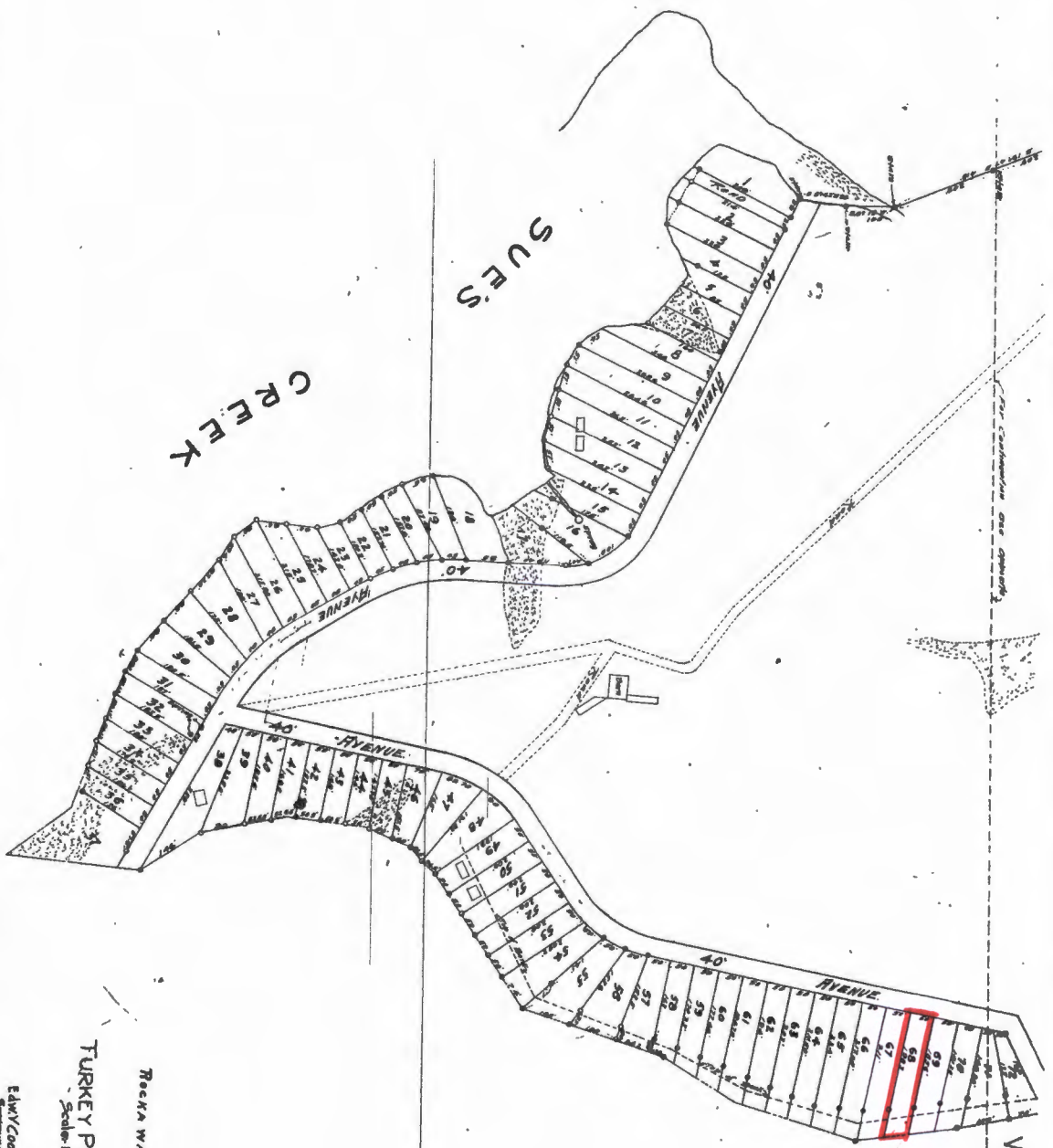
Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 15 Account Number - 1511001400								
Owner Information										
Owner Name:		LEWIS LARRY E LEWIS VICKI				Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		605 ROCKAWAY BEACH AVE BALTIMORE MD 21221- 1811				Deed Reference:		/35098/ 00225		
Location & Structure Information										
Premises Address:		605 ROCKAWAY BEACH AVE BALTIMORE MD 21221- 1811 Waterfront				Legal Description:		1040 N ROCKAWAY AVE ROCKAWAY BCH		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0098	0015	0211		0000			68	2015		0004/ 0171
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use	
1980		1,924 SF					9,550 SF		34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	NO	STANDARD UNIT	FRAME	2 full						
Value Information										
			Base Value	Value As of 01/01/2012	Phase-in Assessments As of 07/01/2014		As of 07/01/2015			
Land:			201,500	201,500						
Improvements			169,900	169,900						
Total:			371,400	371,400	371,400					
Preferential Land:			0							
Transfer Information										
Seller: STEWART ARLIE E				Date: 06/24/2014			Price: \$500,000			
Type: ARMS LENGTH IMPROVED				Deed1: /35098/ 00225			Deed2:			
Seller: ZEPP GEORGE E				Date: 10/29/1979			Price: \$25,500			
Type: ARMS LENGTH IMPROVED				Deed1: /06094/ 00346			Deed2:			
Seller:				Date:			Price:			
Type:				Deed1:			Deed2:			
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015				
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										



Plot accompanying Island
shown being as yet
to be developed. Road to
be built and the road
to be built to the
road to be built to the
road to be built to the



WPC No. 4
171

Rockaway Beach

TURKEY POINT FARM

Edwin C. Coates & Co.
Surveyors
1311 Broadway, N.Y.

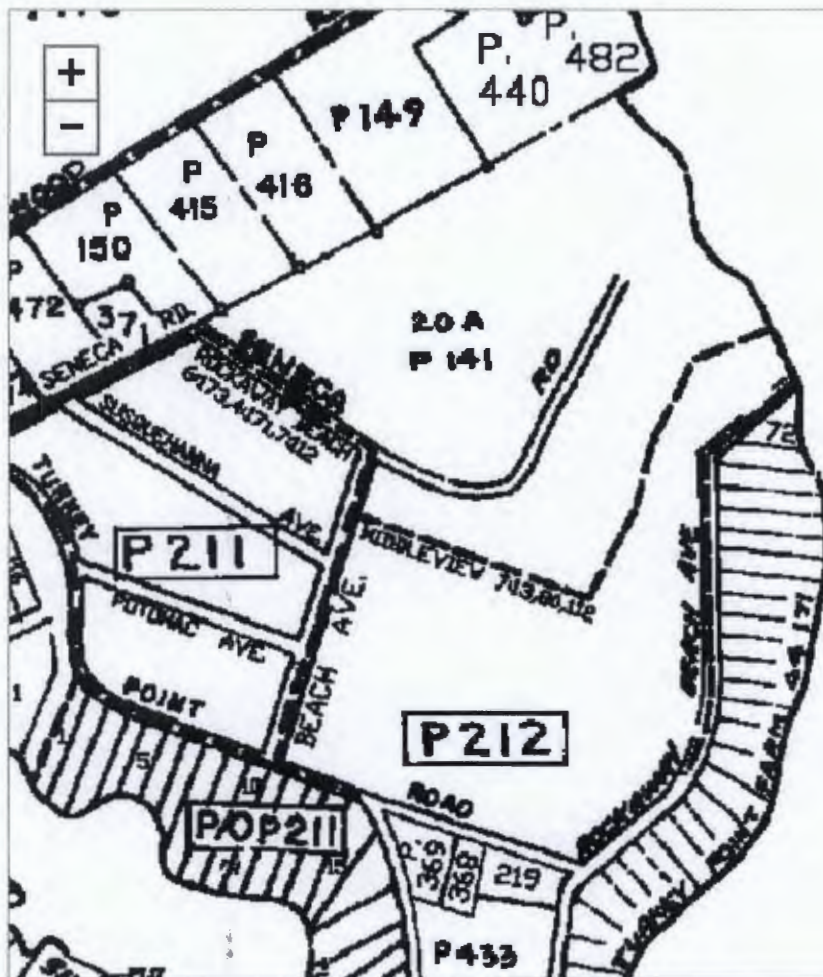
Scale 100' = 1"

PETITIONER'S

EXHIBIT NO. 5

2014-0288-A

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **15** Account Number: **1511001400**

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>).



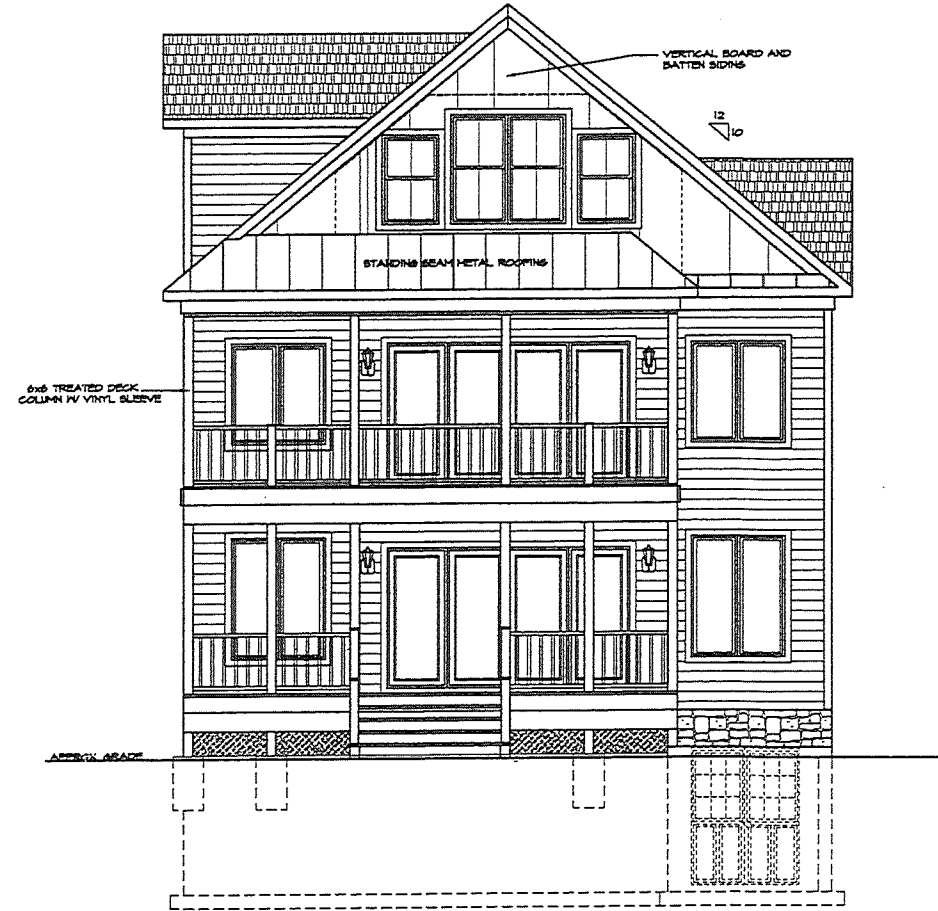
(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please Wait. Loading... Please Wait.

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STREET FRONT ELEVATION
SCALE: 1/4"=1'-0"



WATERFRONT ELEVATION
SCALE: 1/4"=1'-0"

GAST

THE LEWIS RESIDENCE
PRELIMINARY REVIEW DESIGN

Custom Home
Construction
Commercial Construction

CONSTRUCTION COMPANY, INC.
8100 Pikesville Highway, Pikesville, Maryland 21082
410-935-4200

SCALE: 1/4" = 1'-0"
DATE: 1/2014
SHEET NO: 1

GBL CUSTOM HOME
DESIGN INC.
PO BOX 237 PINKSBURG, MD 21048
PHONE 410-833-8320



GAST

THE LEWIS RESIDENCE
PRELIMINARY REVIEW DESIGN

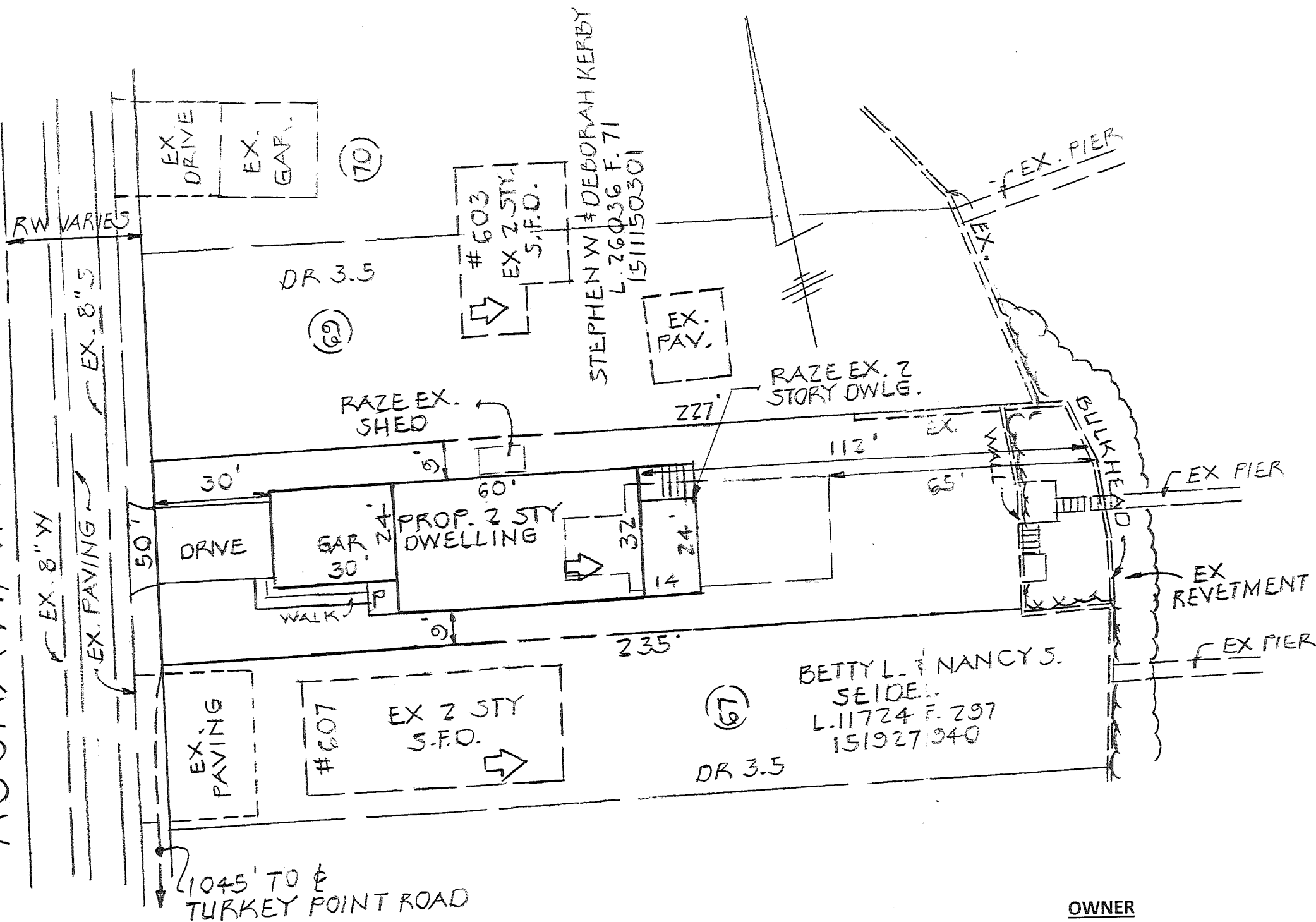
Custom Homes
Custom Additions
Commercial Construction
CONSTRUCTION COMPANY, INC.
81100 Pineside Highway, White Marsh, Maryland 21163
410-335-4200

SCALE: 1/4" = 1'-0"
DATE: 7/20/14
SHEET NO.: 1

**GBL CUSTOM HOME
DESIGN INC.**
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

LEWIS

ROCKAWAY BEACH AVENUE



LOT COVERAGES

HOUSE.....1920 S.F.
GARAGE.....576 S.F.
AREA WAY.....90 S.F.
PORCH & WALK.....110 S.F.
DRIVE.....700 S.F.

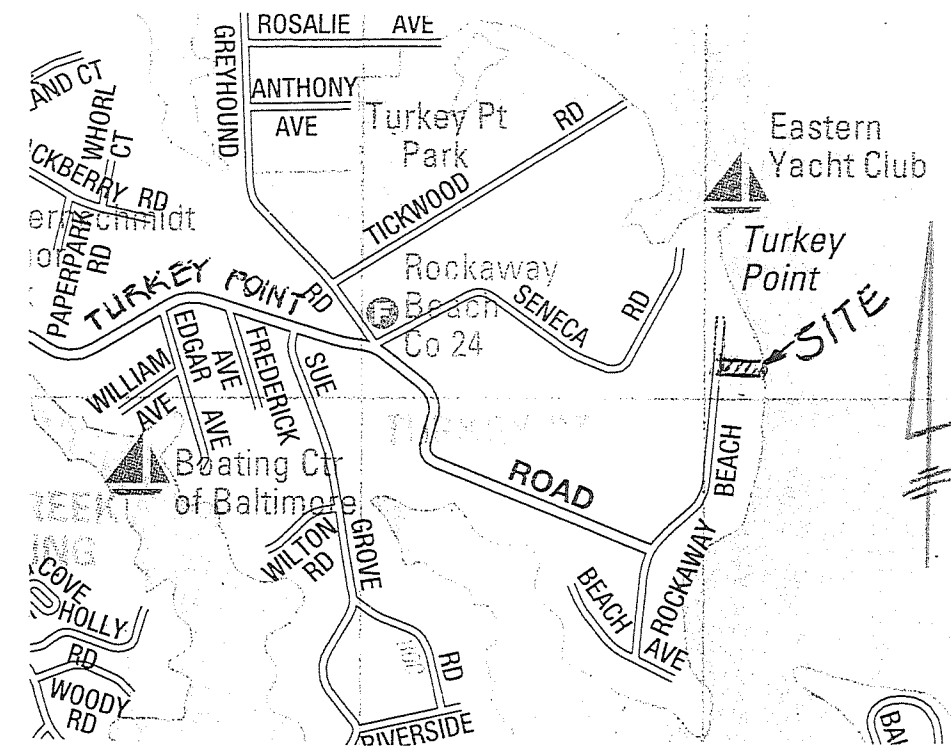
TOTAL.....3396 S.F.

LOT COVERAGE TABLE

LOT AREA	LOT COVERAGE PERMITTED WITH MITIGATION (31.25 %)	LOT COVERAGE PROPOSED	ADDITIONAL COVERAGE PERMITTED
11,520 S.F.	3600 S.F.	3396 S.F.	204 S.F.

OWNER

LARRY E. AND VICKI LEWIS
605 ROCKAWAY BEACH AVENUE
BALTIMORE, MD. 21221
DEED REF: L.35098 F.225
ACCT. NO. 1511001400



VICINITY MAP
SCALE: 1"=1000'

PETITIONER'S
EXHIBIT NO. 1

NOTES

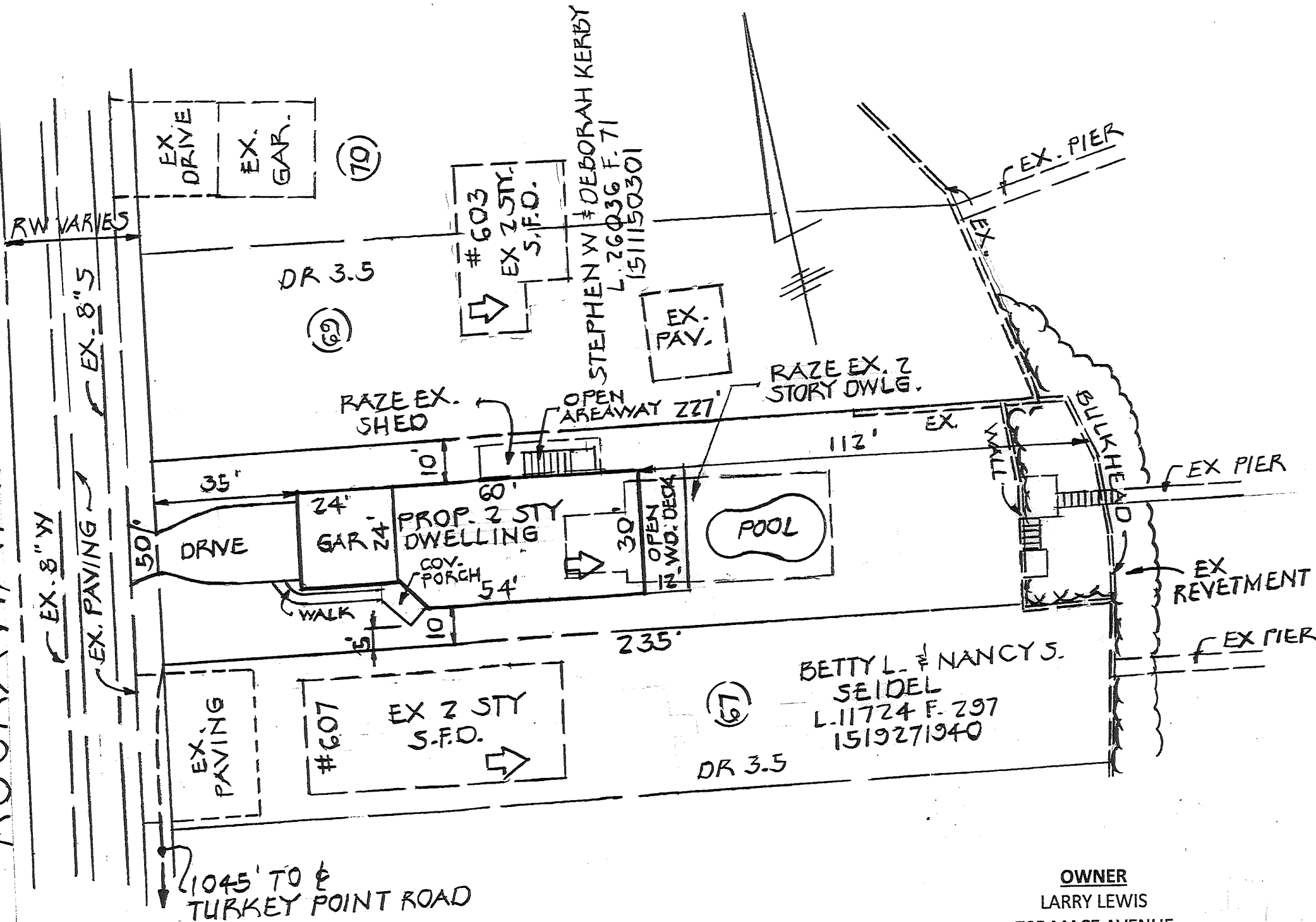
1. ZONING.....DR 3.5 (MAP NO. 098B2)
2. AREA.....11,520 S.F. = 0.264 ACRE +/-
3. SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. A PORTION OF THE SITE IS LOCATED IN THE 100 YEAR FLOOD ZONE.
4. NO PREVIOUS ZONING HISTORY KNOWN
5. PUBLIC WATER AND SEWER
6. NO UNDERGROUND STORAGE TANKS OR HISTORIC STRUCTURES EXIST

REV. 8-2-14
9-15-14

PLAT TO ACCOMPANY PETITION FOR VARIANCE

605 ROCKAWAY BEACH AVENUE
LOT 68 ROCKAWAY BEACH PB 4 F 171
ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET JUNE 11, 2014

ROCKAWAY BEACH AVENUE

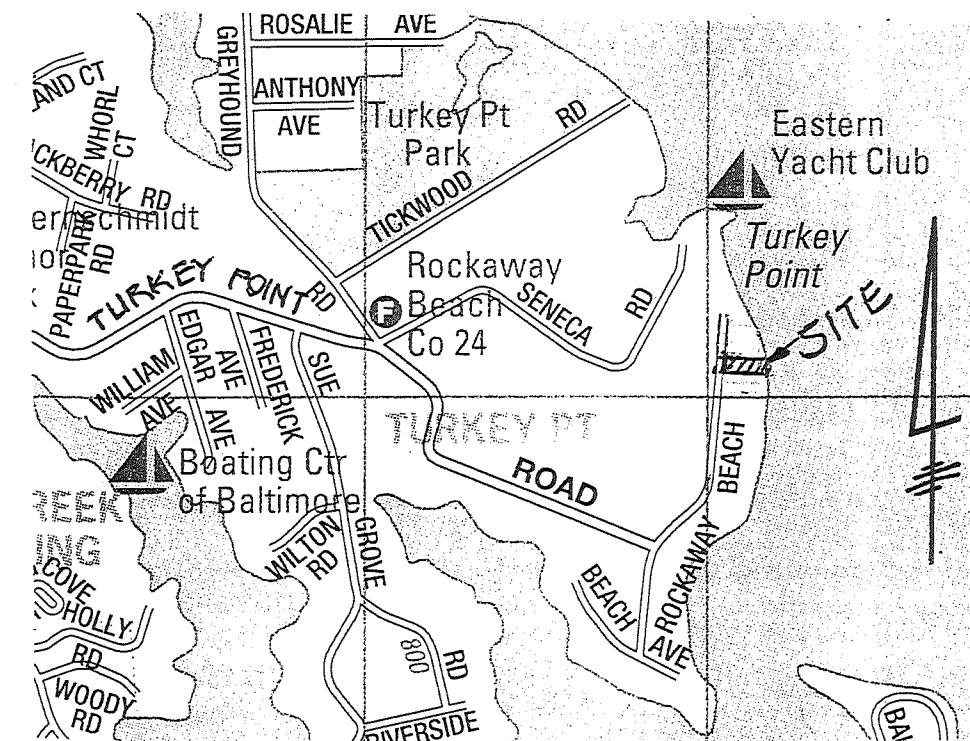


LOT COVERAGES

HOUSE.....	1782 S.F.
GARAGE.....	576 S.F.
AREA WAY.....	90 S.F.
PORCH & WALK.....	110 S.F.
DRIVE.....	585 S.F.
POOL.....	450 S.F.
TOTAL.....	3593 S.F.

LOT COVERAGE TABLE

LOT AREA	LOT COVERAGE PERMITTED WITH MITIGATION (31.25 %)	LOT COVERAGE PROPOSED	ADDITIONAL COVERAGE PERMITTED
11,520 S.F.	3600 S.F.	3593 S.F.	7 S.F.



VICINITY MAP
SCALE: 1"=1000'

NOTES

1. ZONING.....DR 3.5 (MAP NO. 098B2)
2. AREA.....11,520 S.F. = 0.264 ACRE +/-
3. SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. A PORTION OF THE SITE IS LOCATED IN THE 100 YEAR FLOOD ZONE.
4. NO PREVIOUS ZONING HISTORY KNOWN
5. PUBLIC WATER AND SEWER
6. NO UNDERGROUND STORAGE TANKS OR HISTORIC STRUCTURES EXIST

2014-0288-A PLAT TO ACCOMPANY PETITION FOR VARIANCE

605 ROCKAWAY BEACH AVENUE
LOT 68 ROCKAWAY BEACH PB 4 F 171
ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET JUNE 11, 2014