



KEVIN KAMENETZ
County Executive

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

October 27, 2014

Scott A. and Helen S. Walper
5839 Loreley Beach Road
White Marsh, Maryland 21162

RE: Petition for Administrative Variance
Case No. 2015-0066-A
Property: 5839 Loreley Beach Road

Dear Mr. and Mrs. Walper:

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:dlw
Enclosure

c: Carl Dyhrberg, 1619 Mussula Road, Towson, MD 21286

IN RE: PETITION FOR ADMIN. VARIANCE *

(5839 Loreley Beach Road)

11th Election District *

5th Council District *

Scott A. and Helen S. Walper *

Petitioners *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0066-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Scott A. and Helen S. Walper. The Petitioners are requesting Variance relief from § 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed dwelling addition with side yard setbacks as close as 17 ft. in lieu of the maximum required 35 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) dated October 27, 2014, indicating Petitioners must comply with Critical Area regulations.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 3, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 10-27-14

By [Signature]

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 27th day of October, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed dwelling addition with side yard setbacks as close as 17 ft. in lieu of the maximum required 35 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

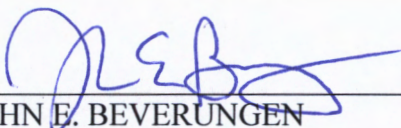
1. The Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners must comply with the ZAC comments received from the Department of Environmental Protection and Sustainability (DEPS) dated October 27, 2014; a copy of which is attached and made a part thereof.

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Date 10-27-14

By DW

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:dlw

ORDER RECEIVED FOR FILING

Date 10-27-14

By SW

BALTIMORE COUNTY, MARYLAND

RECEIVED

OCT 27 2014

Inter-Office Correspondence

OFFICE OF ADMINISTRATIVE HEARINGS



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

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

DATE: October 27, 2014

SUBJECT: DEPS Comment for Zoning Item # 2015-0066-A
Address 5839 Loreley Beach Road
(Walper Property)

Zoning Advisory Committee Meeting of September 29, 2014.

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

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

The subject property is located within a Limited Development Area (LDA) and a Buffer Management Area (BMA) and is subject to Critical Area requirements. The applicant is proposing to allow a 2 story addition to an existing single family dwelling with reduced side yard setbacks. The lot is waterfront with an existing dwelling with reduced setbacks. The proposed dwelling is partially within the 100-foot buffer, but the first floor addition is outside the buffer. No additional side yard setback beyond what exists is proposed. Lot coverage on the entirety of this property is limited to a maximum of 5,445 square feet, with mitigation required for lot coverage between 4,950 square feet and 5,445 square feet. 15% afforestation, or 10 trees, is required in the LDA; existing trees to remain may count toward this requirement. If the proposal can meet all lot coverage and afforestation requirements, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

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Date 10-27-14

By bw

This property is waterfront. If lot coverage and afforestation requirements will be met, it will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

If all Critical Area requirements can be met, then the relief requested will be consistent with established land-use policies.

Reviewer: *Regina Esslinger – Environmental Impact Review (EIR)*

ORDER RECEIVED FOR FILING

Date 10-27-14

By aw

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property
located at 5839 Loreley Beach Road, White March, MD 21162
which is presently zoned RC 2

Deed Reference: 12275 / 00608 Tax Account # 2200002062

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A01.3, B.3, BC2R, to permit a proposed dwelling addition with side yard setbacks as close as 17 feet in lieu of the maximum required 35 feet.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Scott Walper
Name - Type or Print _____
Signature *[Signature]* _____
Helen Walper
Name - Type or Print _____
Signature *[Signature]* _____
5839 Loreley Beach Road (443) 790 1234
Address _____ Telephone No. _____
White Marsh MD 21162
City State Zip Code

Representative to be Contacted:

Carl Dyhrberg
Name _____ (443) 465 6899
1619 Mussula Road
Address _____ Telephone No. _____
Towson MD 21286
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10-27-14 day of October, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Case No. 2015-0066-A

Reviewed By JNP Date 9/23/2014

Estimated Posting Date 10/5/2014

Zoning Commissioner of Baltimore County

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently own and reside at 5839 Loreley Beach Road
Address number Road or Street name
and that this address is the subject of this variance request as required by law.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate the hardship or practical difficulty; attach an additional sheet if needed) We wish to construct 196 sq.ft. of First Floor Additions and 964 sq.ft. Second Floor Additions to the front of our existing residence. At present the non-complying East side yard measures 17.0' with a further 10.0' to the neighboring property. After construction there will be no change in the above measurements and the non-compliance with the required 35.0' will remain. This hardship is peculiar to our property in contrast with other properties in the zoning district and is not the result of our own actions. Failure to grant this request for a variance would also result in the failure of our ability to make a reasonable use of our property.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

Signature

Scott A. Walper
Name- print or type Scott Walper

Signature

HELEN WALPER
Name- print or type Helen Walper

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 22nd day of September 2014, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

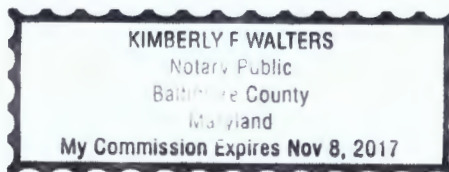
(Name Affiant(s) here): Scott Walper & Helen Walper
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Kimberly F. Walters
Name of Notary Public

11/08/2017
Commission expires

PLACE SEAL HERE:



September 22, 2014

**ZONING PROPERTY DESCRIPTION FOR
5839 LORELEY BEACH ROAD**

Beginning at a point on the south side of Loreley Beach Road, which is 30 feet wide, at the distance of 1200 feet, more or less, east of the centerline of Opie Road, which is 40 feet wide, being Lots 13 ½, 14 & 15 in the subdivision of "Plat No. 1, Lorely Beach" as recorded in Baltimore County Plat Book L.McL.M. No. 10, folio 8, containing 33,000 square feet or 0.758 acres of land, more or less, located in the 11th Election District and 5th Council District.

2015-0066-A

1946 RECEIPT

[illegible]

Respt Int. 775.00
 17000 US 6.00 to
 Baltimore County, Maryland

Rec From: Carl Dylberg
For: Atn. Vannic - 5839 Lerley Beach Road
2015-0066-A (Walper)

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

MEMORANDUM

DATE: November 28, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0066-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 26, 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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0066 -A Address 5839 Loreley Beach Road

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

Filing Date: 9/23/2014 Posting Date: 10/5/2014 Closing Date: 10/20/2014

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2015- 0066 -A Address 5839 Loreley Beach Road

Petitioner's Name Scott & Helen Walper Telephone 443-790-1234

Posting Date: 10/5/2014 Closing Date: 10/20/2014

Wording for Sign: To permit a proposed dwelling addition with side yard setbacks as close as 17 feet in lieu of the minimum required 35 feet.

Revised 7/18/14

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/3/2014

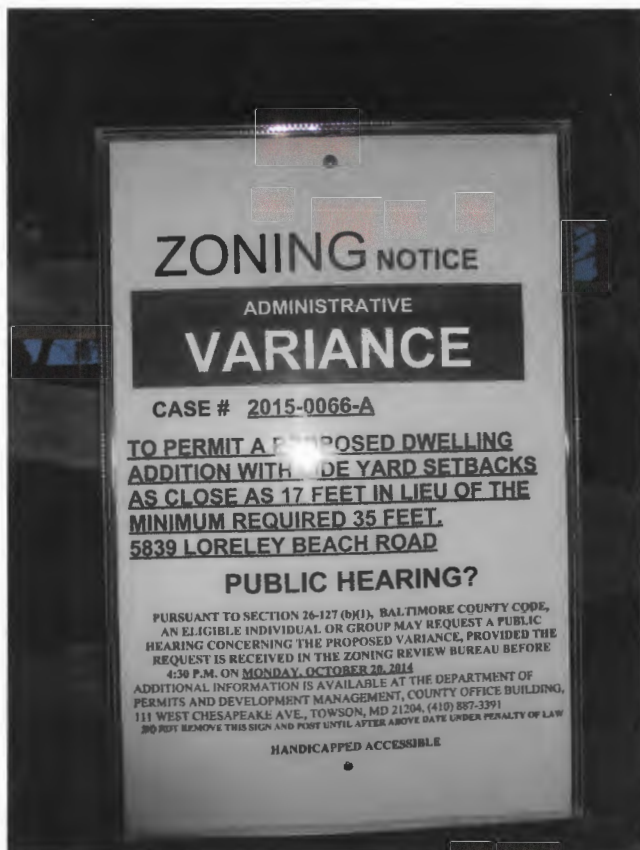
Case Number: 2015-0066-A

Petitioner / Developer: SCOTT & HELEN WALPER~CARL DYHRBERG
of C.D. DESIGNS CONSULTANTS

Date of Hearing (Closing): OCTOBER 20, 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:
5839 LORELEY BEACH ROAD

The sign(s) were posted on: OCTOBER 3, 2014



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

CHECKLIST**Comment
Received****Department****Support/Oppose/
Conditions/
Comments/
No Comment**10-1DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NC10-27DEPS
(if not received, date e-mail sent 10-27)C

FIRE DEPARTMENT

10-7PLANNING
(if not received, date e-mail sent _____)NC9-29

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 10-3-14 by O'KeefePEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w1)

Guide to searching the database

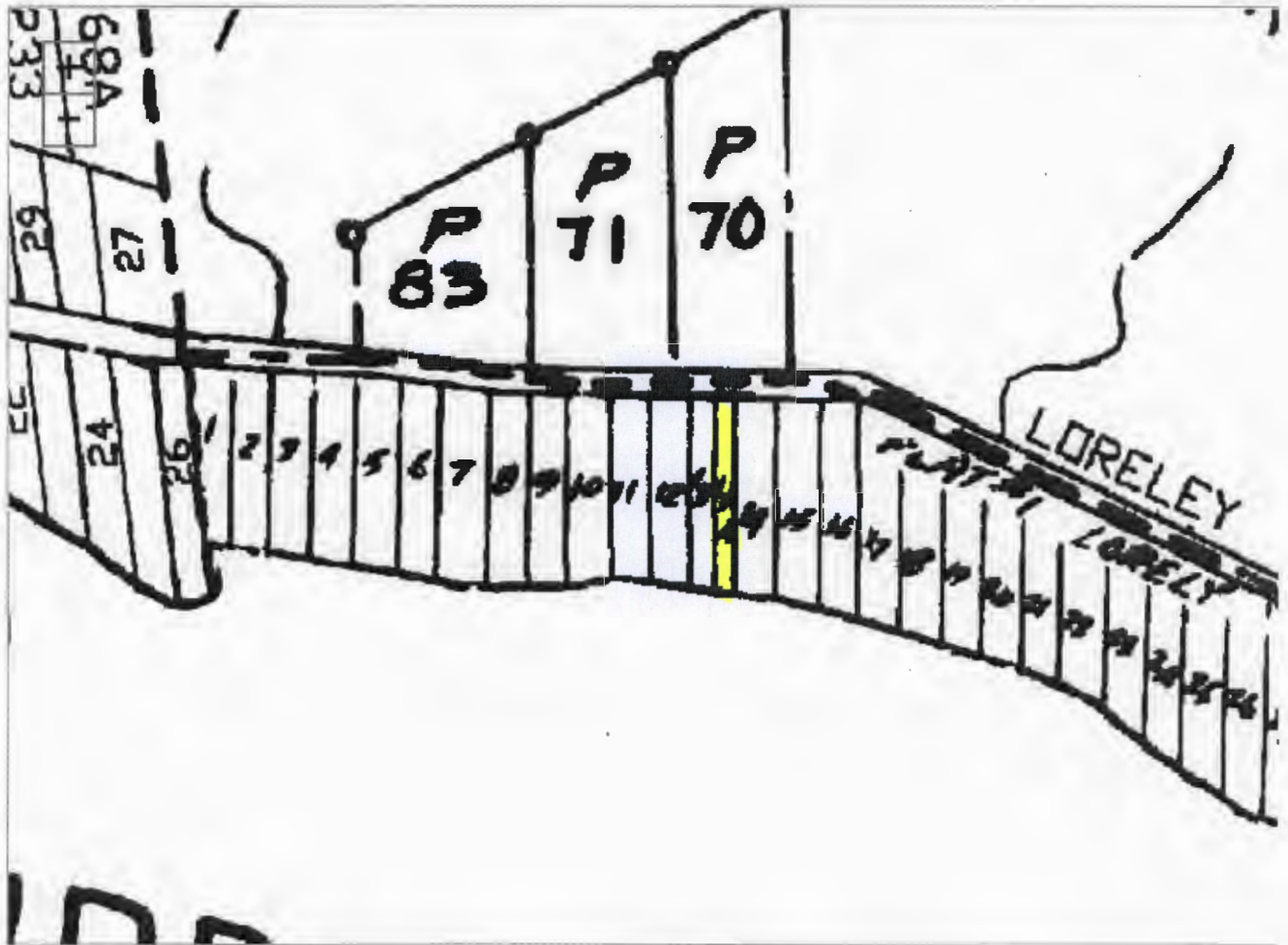
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 2200002062			
Owner Information					
Owner Name:	WALPER SCOTT A WALPER HELEN S		Use:	RESIDENTIAL YES	
Mailing Address:	5839 LORELY BEACH RD WHITE MARSH MD 21162-1609		Principal Residence:	YES	
			Deed Reference:	/12275/ 00608	
Location & Structure Information					
Premises Address:		5839 LORELEY BEACH RD 0-0000 Waterfront		Legal Description: LTS 13H-14-15 5839 LORELY BEACH RD LORELY BEACH	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0073	0021	0348		0000	13H 2015 1 0010/0008
Special Tax Areas:			Town: NONE		
			Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1931	2,736 SF		33,000 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	FRAME	2 full	1 Attached
Value Information					
	Base Value	Value As of 01/01/2012	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	107,200	107,200			
Improvements	82,200	82,200			
Total:	189,400	189,400	189,400		
Preferential Land:	0				
Transfer Information					
Seller: FRANTZ DUANE R		Date: 06/25/1997		Price: \$112,900	
Type: ARMS LENGTH IMPROVED		Deed1: /12275/ 00608		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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: Approved 11/10/2010					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)

District: 11 Account Number: 2200002062



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>).

[\(http://imsweb05.mdp.state.md.us/website/mosp/\)](http://imsweb05.mdp.state.md.us/website/mosp/)☒ Loading... Please

Loading... Please Wait.

->



VIEW FROM STREET



VIEW ALONG BOUNDARY
FROM STREET

RECEIVED

OCT 27 2014

OFFICE OF ADMINISTRATIVE HEARINGS



VIEW ALONG BOUNDRY FROM
GARAGE



VIEW TO NEIGHBOR FROM GARAGE

RECEIVED

OCT 27 2014

OFFICE OF ADMINISTRATIVE HEARINGS

Debra Wiley - Re: AV Case No. 2015-0066-A - 5839 Loreley Beach Rd. (Closing date: 10/21)

From: Debra Wiley
To: Wisnom, June
Date: 10/23/2014 12:37 PM
Subject: Re: AV Case No. 2015-0066-A - 5839 Loreley Beach Rd. (Closing date: 10/21)

June,

Thanks for the update.

In the event photos were not requested, here's the Petitioners' phone # -- 443-790-1234.

Thanks again and have a great day !

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

>>> June Wisnom 10/23/2014 12:25 PM >>>

Hi Deb, that is Jeff Perlow and he is not in today. I will ask him tomorrow. Thanks

>>> Debra Wiley 10/23/2014 12:11 PM >>>

Hi June,

In reference to the above, there are no photographs contained in the file. Can you please check with Reviewer "JNP" for status update.

Thanks in advance.

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

Debra Wiley - Admin. Var. 2015-0066-A - 5839 Loreley Beach Rd.

From: Debra Wiley
To: Livingston, Jeffrey
Date: 10/27/2014 10:20 AM
Subject: Admin. Var. 2015-0066-A - 5839 Loreley Beach Rd.

Hi Jeff,

The above closed on 10/20 however I do not see a ZAC comment from you; the site plan indicates it's in CBCA.

Please submit asap; Petitioners are already inquiring about their Order.

Thanks.

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

BALTIMORE COUNTY, MARYLAND

RECEIVED

OCT 27 2014

Inter-Office Correspondence

OFFICE OF ADMINISTRATIVE HEARINGS



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

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

DATE: October 27, 2014

SUBJECT: DEPS Comment for Zoning Item # 2015-0066-A
Address 5839 Loreley Beach Road
(Walper Property)

Zoning Advisory Committee Meeting of September 29, 2014.

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

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

The subject property is located within a Limited Development Area (LDA) and a Buffer Management Area (BMA) and is subject to Critical Area requirements. The applicant is proposing to allow a 2 story addition to an existing single family dwelling with reduced side yard setbacks. The lot is waterfront with an existing dwelling with reduced setbacks. The proposed dwelling is partially within the 100-foot buffer, but the first floor addition is outside the buffer. No additional side yard setback beyond what exists is proposed. Lot coverage on the entirety of this property is limited to a maximum of 5,445 square feet, with mitigation required for lot coverage between 4,950 square feet and 5,445 square feet. 15% afforestation, or 10 trees, is required in the LDA; existing trees to remain may count toward this requirement. If the proposal can meet all lot coverage and afforestation requirements, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront. If lot coverage and afforestation requirements will be met, it will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

If all Critical Area requirements can be met, then the relief requested will be consistent with established land-use policies.

Reviewer: *Regina Esslinger – Environmental Impact Review (EIR)*



KEVIN KAMENETZ
County Executive

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

October 21, 2014

Scott & Helen Walper
5839 Loreley Beach Road
White Marsh MD 21162

RE: Case Number: 2015-0066 A, Address: 5839 Loreley Beach Road

Dear Mr. & Ms. Walper:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 23, 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.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Carl Dyhrberg, 1619 Mussula Road, Towson MD 21286

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



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

Date: 9/29/14

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

RE: Baltimore County
Item No. 2015-0066-A
Administrative Variance
Scott Walper
5839 Loreley 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. 2015-0066-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,

for 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: October 1, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For October 6, 2014
Item No. 2015-0061, 0062, 0063, 0064, 0065, 0066, 0067 and 0068

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\ZAC10062014 -.doc

10/10/14
10

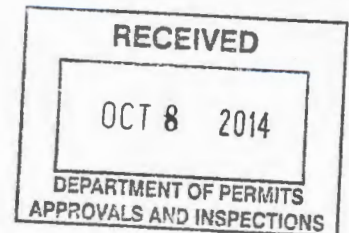
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 7, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning



SUBJECT: Zoning Advisory Petition(s) for
Item No: 2015-059, 2015-061, 2015-064 and 2015-066

The Department of Planning has reviewed the above referenced zoning item(s) and has no comments. For further questions or additional information concerning the matters stated herein, please contact Lloyd T. Moxley at 410-887-3482.

Prepared By: _____

LTM/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

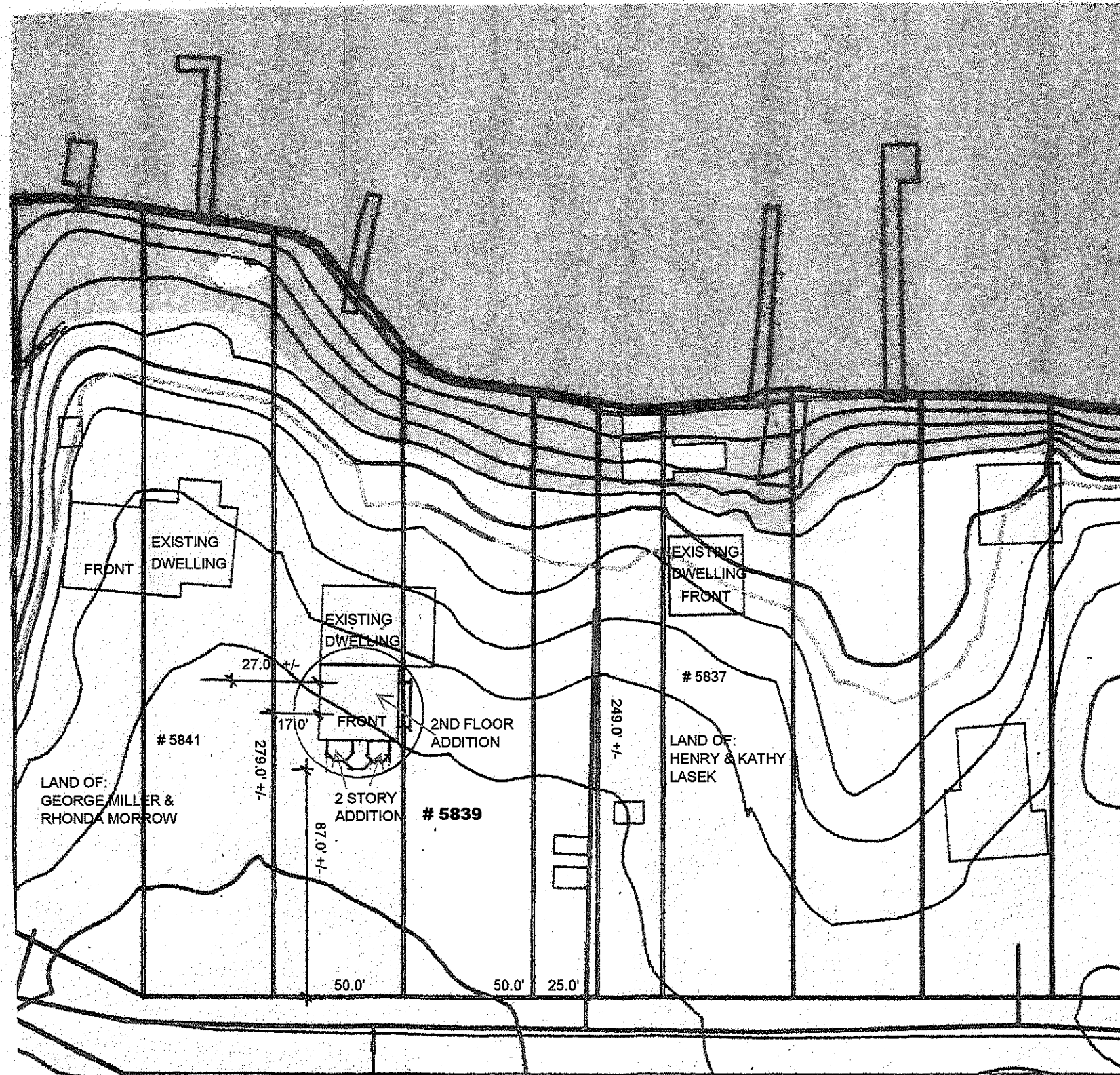
PLAT 1, LORELEY BEACH

5839 LORELEY BEACH ROAD, WHITE MARSH, 21162. PLAT REF : 0010 / 0008, LOT 13H, TAX MAP 0073

GRID 0021, PARCEL 0348

OWNERS : SCOTT A & HELEN S WALPER

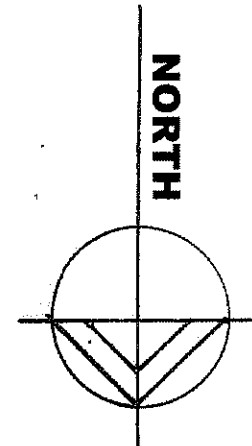
LOT 14
LOT 15



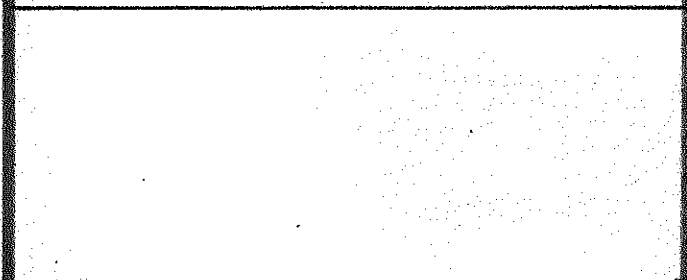
LORELEY BEACH ROAD

30' WIDE R / W

SCALE ~ 1 : 50



VICINTY MAP - NOT TO SCALE



LOCATION INFORMATION

ELECTION DISTRICT	11	
COUNCILMANIC	5	
GIS TITLE 1"=200' SCALE MAP # 073A3		
ZONING - RC 2		
LOT SIZE	0.75	33,000
	ACRES	SQUARE FEET
SITE COVERAGE	EXISTING	PROPOSED
	8.3%	8.7%
PUBLIC SEWER		
PUBLIC WATER		
CHESAPEAKE BAY CRITICAL AREA -		NO YES
100-YEAR FLOOD PLAIN -		NO
HISTORIC PROPERTY -		NO
PRIOR ZONING HEARING -		NONE

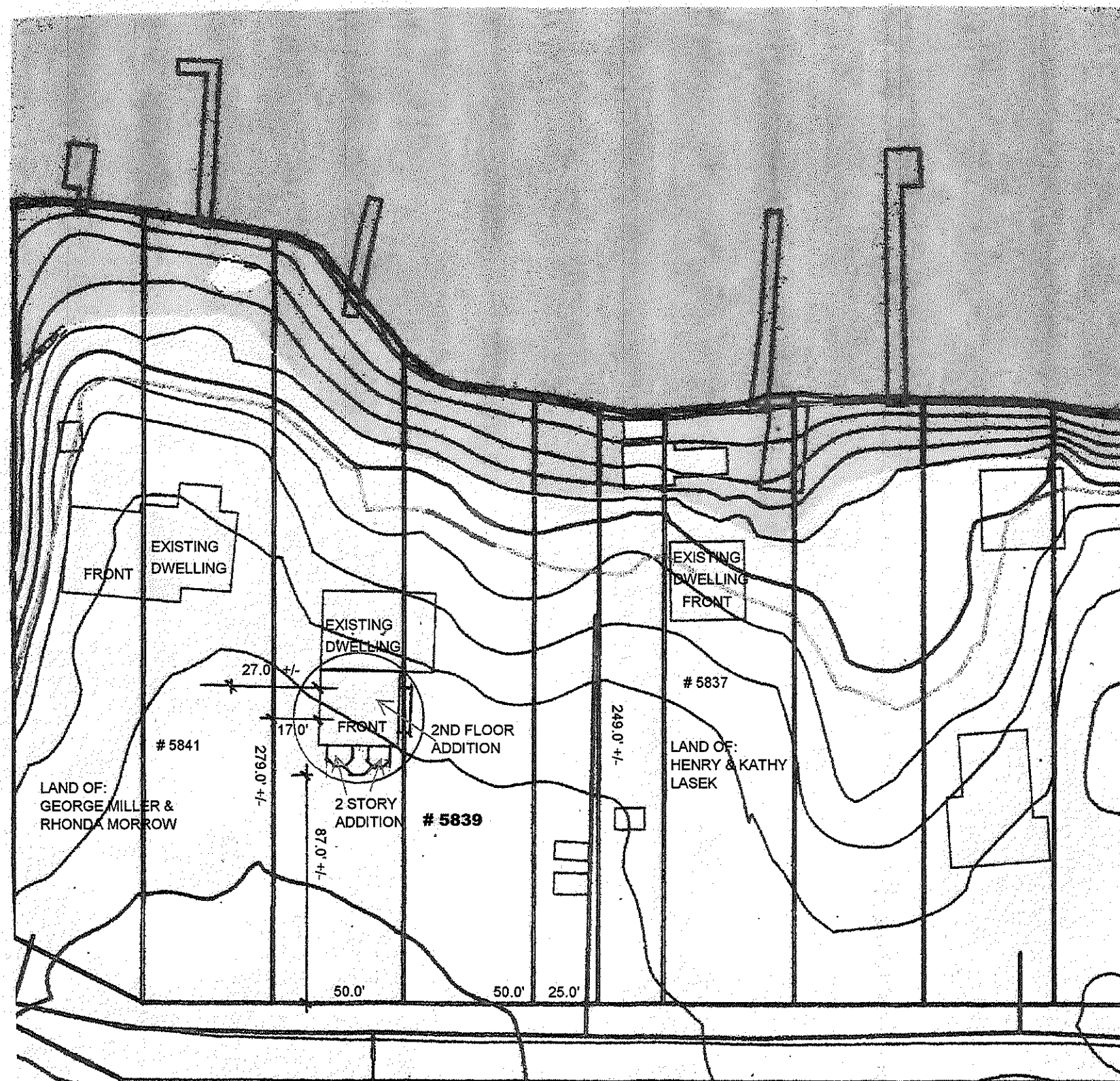
ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
		2015-0066-A

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

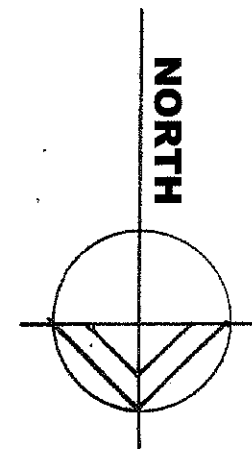
5839 LORELEY BEACH ROAD, WHITE MARSH, 21162. PLAT REF : 0010 / 0008, LOT 3H, TAX MAP 0073
 GRID 0021, PARCEL 0348
 OWNERS : SCOTT A & HELEN S WALPER

Part 1, LORELEY BEACH
 LOT 1X
 LOT 1S



LORELEY BEACH ROAD

30' WIDE R / W
 SCALE ~ 1 : 50



VICINITY MAP - NOT TO SCALE

LOCATION INFORMATION

ELECTION DISTRICT	11
COUNCILMANIC	5
GIS TITLE 1"=200' SCALE MAP # 073A3	
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SITE COVERAGE	EXISTING 8.3% PROPOSED 8.7%
PUBLIC SEWER	
PUBLIC WATER	
CHESAPEAKE BAY CRITICAL AREA -	☒ YES
100-YEAR FLOOD PLAIN -	NO
HISTORIC PROPERTY -	NO
PRIOR ZONING HEARING -	NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
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2015-0066-A

Pat. Encl. 1