

IN RE: PETITION FOR VARIANCE

(1300 Shore Road)

15th Election District

3rd Councilmanic District

Scott Copinger

Petitioner

*

BEFORE THE

*

OFFICE OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2015-0107-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by the legal owner, Scott Copinger, for property located at 1300 Shore Road. The Petitioner is requesting variance relief from Section 417.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed pier with a 0 ft. setback to the divisional property line in lieu of the minimum 10 ft.

A hearing was held on Thursday, February 26, 2015 at 11:00 AM in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson. Scott Copinger and Bernadette Moskunus from Site Rite Surveying attended in support of the request. Neighbor, Joanna Esty supports the request. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Environmental Protection and Sustainability (DEPS) dated January 16, 2015.

The Petition was advertised and posted as required by the Baltimore County Zoning Regulations.

The subject property (zoned DR 5.5) is approximately 13,312 square feet and is improved with a single family dwelling.

ORDER RECEIVED FOR FILING

Date

3/3/15

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).

Petitioner has met this test. The shoreline of Petitioners property is irregular itself as well as in relation to its adjacent neighbor.

Petitioner would experience a practical difficulty if the regulations were strictly interpreted, as there are already existing piers at approximately the same angle from the shore as the proposed pier. Without the requested variance Petitioner would be unable to construct his pier in harmony with the adjacent piers that are already in the immediate area. I also believe the variance can be granted without a detrimental impact upon the community.

Finally, in order to align his new pier in harmony with those of his neighbors, the proposed pier will, of necessity, cross the division line with the property owned by adjacent neighbor Joanna Esty, who resides at 1216 Shore Road. Letters were submitted both from Ms. Esty and Lou and Ann Workmeister (who are the other adjacent neighbors), agreeing to and supporting Petitioners requests. Presuming Petitioners request meets all other standards, the building engineer should grant the Petitioners request for a permit to construct the proposed pier.

THEREFORE, IT IS ORDERED, this 3rd day of March, 2015 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from B.C.Z.R. § 417.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed pier with a 0 ft. setback to the divisional property line in lieu of the minimum 10 ft., be and is hereby GRANTED, and

IT IS FURTHER ORDERED that Petitioners plans be submitted to the Building Engineer

ORDER RECEIVED FOR FILING

Date

3/3/15

By

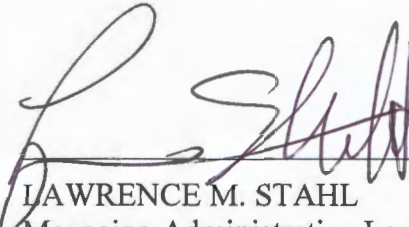
Sen

to issue an appropriate permit consistent with this Opinion and Order.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Prior to issuance of permits, Petitioner must comply with the Department of Environmental Protection and Sustainability ZAC comment dated January 16, 2015, a copy of which is attached hereto and incorporated herein.

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


LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:sln

ORDER RECEIVED FOR FILING

Date 3/3/15
By Sen

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JAN 16 2015



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: January 16, 2015

SUBJECT: DEPS Comment for Zoning Item # 2015-0107-A
Address 1300 Shore Road
(Coping Property)

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 is subject to Critical Area requirements. The applicant is proposing to allow a pier with a 0 foot setback to the divisional property line instead of the minimum 10 foot setback. The lot is waterfront and has a dwelling. The proposed pier runs parallel to the existing pier to the south. No structures are proposed on the land. The pier will be within the allowable width and length limits, therefore the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

So long as the pier meets length and width limits and is constructed with all required permits to required standards, 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

ORDER RECEIVED FOR FILING

Date 3/3/15

By Sen

fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

The Critical Area requirements allow for private piers on residential lots; therefore, the relief requested will be consistent with established land-use policies.

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

ORDER RECEIVED FOR FILING

Date 3/3/15

Sen



KEVIN KAMENETZ
County Executive

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

March 3, 2015

Scott Copinger
1300 Shore Road
Baltimore, Maryland 21220

RE: Petition for Variance
Property: 1300 Shore Road
Case No. 2015-0107-A

Dear Mr. Copinger:

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 "L. Stahl", is written over the printed name of Lawrence M. Stahl.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:sln
Enclosure

c: Bernadette Moskunas, Site Rite Surveying, 200 E. Joppa Road, Room 101
Towson, Maryland 21286



CBCA

Flood

ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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

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

Address 1300 Shore Road Currently zoned D.R. 5.5
Deed Reference 28265149 10 Digit Tax Account # 1519640320
Owner(s) Printed Name(s) Scott Copinger

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 417.3 BCZR - To permit a proposed pier with a 0 foot set back to the divisional property line in lieu of the minimum 10 feet.

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

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.
I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Scott Copinger
Name #1 - Type or Print Name #2 - Type or Print
[Signature]
Signature #1 Signature #2
1300 Shore Road Baltimore, MD
Mailing Address City State
21220 410 916 5955 scottcopinger@gmail.com
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Representative to be contacted:

Bernadette Moskunas Site Pite Surveying
Name - Type or Print
[Signature]
Signature
200 E. Joppa Road Rm 101 Towson, MD
Mailing Address City State
21286 410 828 9060 sitepiti inc@aol.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0107-A Filing Date 10/6/14 Estimated Posting Date 11/19/14 Reviewer IG

ORDER RECEIVED FOR FILING

Date 3/3/15

By Sen

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 1300 Shore Road Baltimore MD 21220
Print or Type Address of property City State Zip Code

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

Due to the location of the adjacent neighbor's pier, it is impossible to
meet the B.C.Z. R. for waterfront construction for my proposed pier.

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

[Signature]
Signature of Owner (Affiant)
Scott Copinger
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

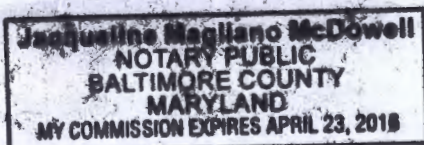
I HEREBY CERTIFY, this 31st day of October, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Scott Copinger

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

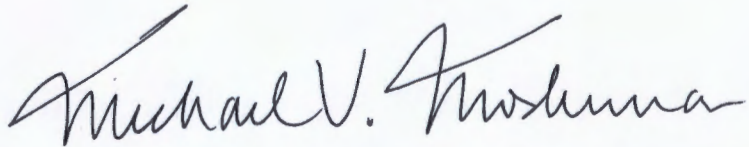
AS WITNESS my hand and Notaries Seal

Jacqueline Magliano McDowell
Notary Public
4/23/16
My Commission Expires



ZONING PROPERTY DESCRIPTION
#1300 Shore Road

BEGINNING on the southwest side of Shore Road which is 50 feet wide at the distance of 25 feet southwest of the centerline of Elm Drive which is 45 feet wide. Being Lot No. 244 in the subdivision of "Stansbury Manor" as recorded in the Baltimore County Plat Book No. 13, folio No. 138, containing 13,312 square feet, more or less. Located in the 15th Election District and 6th Councilmanic District.



Michael V. Moskunas
Professional Land Surveyor
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road
Suite 101
Towson MD 21286
(410) 828-9060

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

No. 118430

Date: 11/6/14

PAID RECEIPT

BUSINESS ACTUAL TIME
 11/07/2014 11/06/2014 14:15:54
 REC NO. 118430
 RECEIPT # 099235 11/06/2014
 5- 528 ZONING VERIFICATION
 Recpt Int 175.00
 175.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	200	000		6130				75.00

Total: 75.00

Rec From: Copinger Properties, Inc

For: Case # 2015 0107-A
1300 Shore Rd

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0107 -A

Address 1300 Shore Road

Contact Person: Gary Hunt
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 11/6/14

Posting Date: 11/16/14

Closing Date: 12/01/14

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- 0107 -A

Address 1300 Shore Road

Petitioner's Name Scott Copinger

Telephone 410 916-5955

Posting Date: 11/16/14

Closing Date: 12/01/14

Wording for Sign: To permit a proposed pier with a 0' foot
set back to the divisional property line
in lieu of the 10 foot minimum set-back.

Revised 7/18/14

CERTIFICATE OF POSTING

CASE NO: 2015-0107-A

PETITIONER/DEVELOPER
SITE RITE SURVEYING INC.

DATE OF HEARING/CLOSING:

12/1/14

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

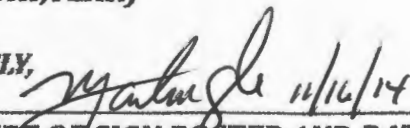
LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT _____

1300 SHORE ROAD

THIS SIGN(S) WERE POSTED ON November 16, 2014
(MONTH, DAY, YEAR)

SINCERELY,

 11/16/14
SIGNATURE OF SIGN POSTER AND DATE:

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



mycubicle 11/14/14



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001

January 12, 2015

Dear Sir or Madam,

Re: Zoning Case # 2015-0107-A

Due to an error by this office, the Notice of Zoning Hearing as mentioned above which was scheduled to run on December 30, 2014 did not run on this date.

The notice ran the following week on January 6th, 2015.

Please accept our apologies for any inconvenience this error may have caused.

Yours truly

Susan Wilkinson
Legal Advertising
410-332-6132



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 2942951

Sold To:

Scott Copinger - CU00404170
1300 Shore Rd
Middle River, MD 21220

Bill To:

Scott Copinger - CU00404170
1300 Shore Rd
Middle River, MD 21220

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jan 06, 2015

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

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: # 2015-0107-A
1300 Shore Road
SW/S Shore Road, 25 ft. SE to the intersection of Shore Road and Elm Drive
15th Election District - 3rd Councilmanic District
Legal Owner(s) Scott Copinger

Variance: to permit a proposed pier with a 0 ft. setback to the divisional property line in lieu of the minimum 10 ft.

Hearing: Friday, January 23, 2015 at 1:30 p.m., Jefferson Building, Room 205, 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 1/648 January 6 2942951

CERTIFICATE OF POSTING

CASE NO: 2015-0107-A

PETITIONER/DEVELOPER

SITE SITE SURVEYING INC

DATE OF HEARING/CLOSING:

1/23/15

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE**

ATTENTION:

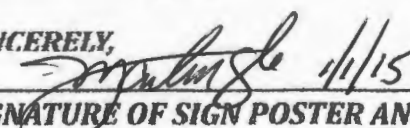
LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT**

1300 SHAKE ROAD

HIS SIGN(S) WERE POSTED ON January 1, 2015
(MONTH, DAY, YEAR)

SINCERELY,

 1/1/15
SIGNATURE OF SIGN POSTER AND DATE:

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



meeting 1/1/15

Sherry Nuffer

From: Sherry Nuffer
Sent: Thursday, January 15, 2015 1:02 PM
To: Jeffery Livingston
Subject: 2015-0107-A

Jeff,

There is a hearing on the above referenced case on Friday, January 23, 2015. It is located in a CBCA Flood area and we have no ZAC comments. For your convenience I've attached a case description for this case.. Please Advise.

Thank you,

Sherry

CASE NUMBER: 2015-0107-A

1300 SHORE RD.

Location: SW/S of Shore Rd., 25 ft. SE to the intersection of Shore Road and Elm Drive
15th Election District, 3rd Council District

Legal owner: Scott Copinger

ADMINISTRATIVE VARIANCE To permit a proposed pier with a 0 ft. setback to the divisional property line in lieu of the minimum 10 ft.

Hearing: Friday, 1/23/2015, 1:30 PM, Jefferson Building, 105 West Chesapeake Avenue, Room 205, Towson, MD 21204

TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 30, 2014 Issue - Jeffersonian

Please forward billing to:
Scott Copinger
1300 Shore Road
Baltimore, MD 21220

410-916-5955

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: 2015-0107-A

1300 Shore Road

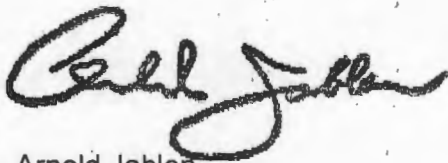
SW/s Shore Road, 25 ft. SE to the intersection of Shore Road and Elm Drive

15th Election District – 3rd Councilmanic District

Legal Owners: Scott Copinger

Variance to permit a proposed pier with a 0 ft. setback to the divisional property line in lieu of the minimum 10 ft.

Hearing: Friday, January 23, 2015 at 1:30 p.m., Jefferson Building, Room 205,
105 W. 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
December 10, 2014

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

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: 2015-0107-A

1300 Shore Road
SW/s Shore Road, 25 ft. SE to the intersection of Shore Road and Elm Drive
15th Election District – 3rd Councilmanic District
Legal Owners: Scott Copinger

Variance to permit a proposed pier with a 0 ft. setback to the divisional property line in lieu of the minimum 10 ft.

Hearing: Friday, January 23, 2015 at 1:30 p.m., Jefferson Building, Room 205,
105 W. Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Scott Copinger, 1300 Shore Road, Baltimore 21220
Bernadette Moskunus, 200 E. Joppa Road, Rm. 101, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 3, 2015.**
- (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*

December 2, 2014

Scott Copinger
1300 Shore Road
Baltimore MD 21220

RE: Case Number: 2015-0107 A, Address: 1300 Shore Road

Dear Mr. Copinger:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 6, 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: jaw

Enclosures

c: People's Counsel
Bernadette Moskunus, Site Rite Surveying, 200 E Joppa Road, Room 101, Towson MD 21286

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 11/17/14

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

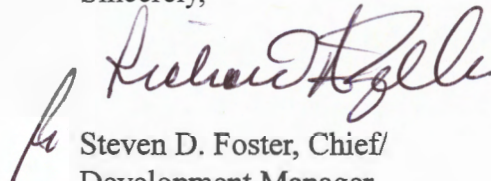
RE: Baltimore County
Item No 2015-0107-A
Administrative Variance
Scott Copinger
1300 Shore Road

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. *2015-0107-A*.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,


Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 21, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For November 24, 2014
Item No. 2015-0098, 0105, 0107, 0108 and 0110

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\ZAC11242014 -.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



JAN 16 2015

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: January 16, 2015

SUBJECT: DEPS Comment for Zoning Item # 2015-0107-A
Address 1300 Shore Road
(Copingier Property)

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 is subject to Critical Area requirements. The applicant is proposing to allow a pier with a 0 foot setback to the divisional property line instead of the minimum 10 foot setback. The lot is waterfront and has a dwelling. The proposed pier runs parallel to the existing pier to the south. No structures are proposed on the land. The pier will be within the allowable width and length limits, therefore the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

So long as the pier meets length and width limits and is constructed with all required permits to required standards, 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;

The Critical Area requirements allow for private piers on residential lots; therefore, the relief requested will be consistent with established land-use policies.

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

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: December 2, 2014

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

FROM: John E. Beverungen, Administrative Law Judge 
Office of Administrative Hearings

RE: Petition for Administrative Variance – 12/01/14 Closing Date
Case No. 2015-0107-A – 1300 Shore Road

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing.

Our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

Thank you for your attention and cooperation in this matter.

c: Office of People's Counsel

RE: PETITION FOR ADMINISTRATIVE * BEFORE THE OFFICE
 VARIANCE
 1300 Shore Road; SW/S Shore Road, 25' SE* OF ADMINISTRATIVE
 of intersection of Shore Road & Elm Drive
 15th Election & 6th Councilmanic Districts * HEARINGS FOR
 Legal Owner(s): Scott Copinger
 Petitioner(s) * BALTIMORE COUNTY
 RECEIVED
 DEC 11 2014 * 2015-107-A

* * * * *
 OFFICE OF ADMINISTRATIVE HEARINGS

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 11th day of December, 2014, a copy of the foregoing Entry of Appearance was mailed to Bernadette Moskunas, Site Rite Surveying, 200 E. Joppa Road, Room 101, Towson, Maryland 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

M E M O R A N D U M

TO: Kristen Lewis
Office of Zoning Review

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

DATE: January 26

SUBJECT: Case No. 2015-0107-A

As you are aware, the above-referenced case was scheduled before the undersigned on January 23, 2015. This case is being generally continued so that the Petitioner can consult with Don Brand for proper filing.

These matters are now being returned to you for rescheduling and processing. Thanks.

LMS:slh

c: File

A handwritten signature in black ink, consisting of a vertical line with a large loop at the top and a series of overlapping loops at the bottom.

MEMORANDUM

DATE: April 8, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0107-A – Appeal Period Expired

The appeal period for the above-referenced case expired on April 2, 2015. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

Debra Wiley

From: Debra Wiley
Sent: Tuesday, December 02, 2014 10:41 AM
To: Jeffery Livingston
Subject: ZAC Comment Needed - 2015-0107-A - Closing date: 12/1 - 1300 Shore Rd.

Hi Jeff,

Zoning has indicated that the above Administrative Variance is in CBCA and we have no ZAC comment from DEPS. For your convenience, I've included a case description for this particular case.

Please provide ASAP.

Thanks.

CASE NUMBER: 2015-0107-A

1300 SHORE RD.

Location: SW/S of Shore Rd., 25 ft. SE to the intersection of Shore Rd. and Elm Drive
15th Election District, 3rd Council District

Legal owner: Scott Copinger

ADMINISTRATIVE VARIANCE To permit a proposed pier with a 0 ft. setback to the divisional property line in lieu of the minimum 10 ft.

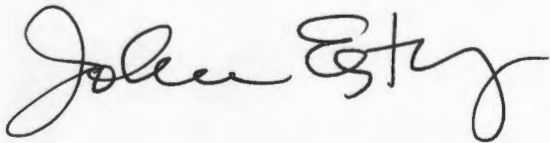
Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

10/29/2014

To whom it may concern;

I, Joanna Esty, am aware and approve of the installation of a new pier at my neighbors house located at 1300 Shore Road. Scott Copinger has reviewed the proposed pier plans with me. If you have any questions, please feel free to contact us.

Thanks,

A handwritten signature in black ink, appearing to read "Joanna Esty". The signature is fluid and cursive, with the first name "Joanna" written in a larger, more prominent script than the last name "Esty".

Joanna Esty

1216 Shore Road

2015-0107-A

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 - 15 Account Number - 1519640320							
Owner Information									
Owner Name:		COPINGER SCOTT JR		Use:		Principal Residence:		RESIDENTIAL YES	
Mailing Address:		1300 SHORE RD BALTIMORE MD 21220-6610		Deed Reference:		/28265/ 00049			
Location & Structure Information									
Premises Address:		1300 SHORE RD 0-0000 Waterfront		Legal Description:		1300 SHORE RD WS STANSBURY MANOR			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0091	0019	0253		0000	4		244	2015	Plat Ref: 0013/0138
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1994		2,016 SF				13,312 SF		34	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
1 1/2	NO	STANDARD UNIT		FRAME	2 full				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2015		As of 07/01/2014		As of 07/01/2015	
Land:		262,300		262,300					
Improvements		145,700		166,300					
Total:		408,000		428,600		408,000		414,867	
Preferential Land:		0						0	
Transfer Information									
Seller: COUNTRYWIDE HOME LOANS INC				Date: 06/19/2009		Price: \$372,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /28265/ 00049		Deed2:			
Seller: BERUBE VALERIE				Date: 04/07/2008		Price: \$517,798			
Type: NON-ARMS LENGTH OTHER				Deed1: /26861/ 00399		Deed2:			
Seller: APPEL JOSEPH ANTHONY				Date: 02/11/2000		Price: \$265,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /14306/ 00390		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		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: No Application									

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 - 1502470312			
Owner Information					
Owner Name:		ESTY JOANNA		Use:	RESIDENTIAL
Mailing Address:		1216 SHORE RD BALTIMORE MD 21220-5626		Principal Residence:	YES
				Deed Reference:	/33405/ 00276
Location & Structure Information					
Premises Address:		1216 SHORE RD BALTIMORE 21220-5626 Waterfront		Legal Description:	PT LT 40 .5696 AC 1216 SHORE RD BULL NECK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0091	0019	0067		0000	
					Block:
					40
					Lot:
					2015
					Assessment Year:
					Plat No:
					Plat Ref:
					0004/0172
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1920		1,690 SF			
				Property Land Area	
				24,376 SF	
				County Use	
				34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2 1/2	YES	STANDARD UNIT	FRAME	1 full	1 Carport
Last Major Renovation					
Value Information					
		Base Value		Value	
				As of 01/01/2012	
Land:		265,000		265,000	
Improvements		40,500		40,500	
Total:		305,500		305,500	
Preferential Land:		0		305,500	
Phase-In Assessments					
				As of 07/01/2014	
				As of 07/01/2015	
Transfer Information					
Seller: BLAZEK JOSEPH SCOTT		Date: 04/03/2013		Price: \$235,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /33405/ 00276		Deed2:	
Seller: BLAZEK JOSEPH A BLAZEK WILMA M		Date: 05/08/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /25599/ 00399		Deed2:	
Seller: BLAZEK JOSEPH A		Date: 03/27/1986		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /07124/ 00744		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2014	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS

DATE: 2/4/15

QEA: E.D.10

HISTORIC DISTRICT/BLDG.

PERMIT #: B869187
RECEIPT #: A207348
CONTROL #: WF
XREF #:

PROPERTY ADDRESS: #1300 Shore Road

SUITE/SPACE/FLOOR

SUBDIV: "Stansbury Manor" B1138

TAX ACCOUNT #: 1519640320

DISTRICT/PRECINCT

FEE: 70.

PAID:

PAID BY:

INSPECTOR:

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

OWNER'S INFORMATION (LAST, FIRST)

NAME: Copinger, Scott

ADDR: 1300 Shore Road Baltimore, MD 21220-5510

DOES THIS BLDG.

HAVE SPRINKLERS

YES - NO X

APPLICANT INFORMATION

NAME: Bernadette Moskunus

COMPANY: Site Etc. Surveying Inc.

STREET: 200 E. Joppa Road Pm 101

CITY, ST, ZIP: Towson, MD 21286

PHONE #: 410 828 9060

MHIC #

MHBR #

APPLICANT

SIGNATURE: Bernadette Moskunus

DRC #

PLANS: CONST 2 PLOT 4 PLAT DATA

EL 2 PL 2

TENANT

CONTR: owner

ENGR:

SELLR:

TYPE OF IMPROVEMENT

1. NEW BLDG CONST
2. ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

DESCRIBE PROPOSED WORK: QBCA. Construct 120' long x 6' wide pier on Dark Head Creek per plans. Army Corps & state permits may be required for proposed construction.

TYPE OF USE

RESIDENTIAL

01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY (ENTER NO UNITS)
05. SWIMMING POOL
06. GARAGE
07. OTHER PIER

NON-RESIDENTIAL

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT)
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE MERCANTILE RESTAURANT
20. SWIMMING POOL SPECIFY TYPE
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER

TYPE FOUNDATION

1. SLAB
2. BLOCK
3. CONCRETE

BASEMENT

1. FULL
2. PARTIAL
3. NONE

TYPE OF CONSTRUCTION

1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

TYPE OF HEATING FUEL

1. GAS
2. OIL
3. ELECTRICITY
4. COAL

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER EXISTS PROPOSED
2. PRIVATE SYSTEM EXISTS PROPOSED
- SEPTIC EXISTS PROPOSED
- PRIVY EXISTS PROPOSED

CENTRAL AIR: 1. 2.

ESTIMATED COST: \$

OF MATERIALS AND LABOR

PROPOSED USE: PIER

EXISTING USE: PIER

OWNERSHIP

1. PRIVATELY OWNED
2. PUBLICLY OWNED
3. SALE
4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS 6. MIRISE

FAMILY BEDROOMS

GARBAGE DISPOSAL 1. YES 2. NO BATHROOMS CLASS 3A

POWDER ROOMS KITCHENS LIBER 13 FOLIO 133 SECTION 4

BUILDING SIZE

FLOOR

WIDTH

DEPTH

HEIGHT

STORIES

LOT #'S 244

CORNER LOT

1. YES 2. NO

LOT SIZE AND SETBACKS

SIZE 13312 SF

FRONT STREET

SIDE STREET

FRONT SETBK

SIDE SETBK

SIDE STR SETBK

REAR SETBK

ZONING

APPROVAL SIGNATURES

DATE

BLD INSP: 2/4/15

BLD PLAN: 2/4/15

FIRE: 2/4/15

SEDI CTL: 2/4/15

ZONING: 2/4/15

PUB SERV: 2/4/15

ENVRMT: 2/4/15

PLANNING: 2/4/15

PERMITS: 2/4/15

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

CASE NAME 1300 Shore Road
CASE NUMBER 2015-0107-A
DATE 2/26/2015

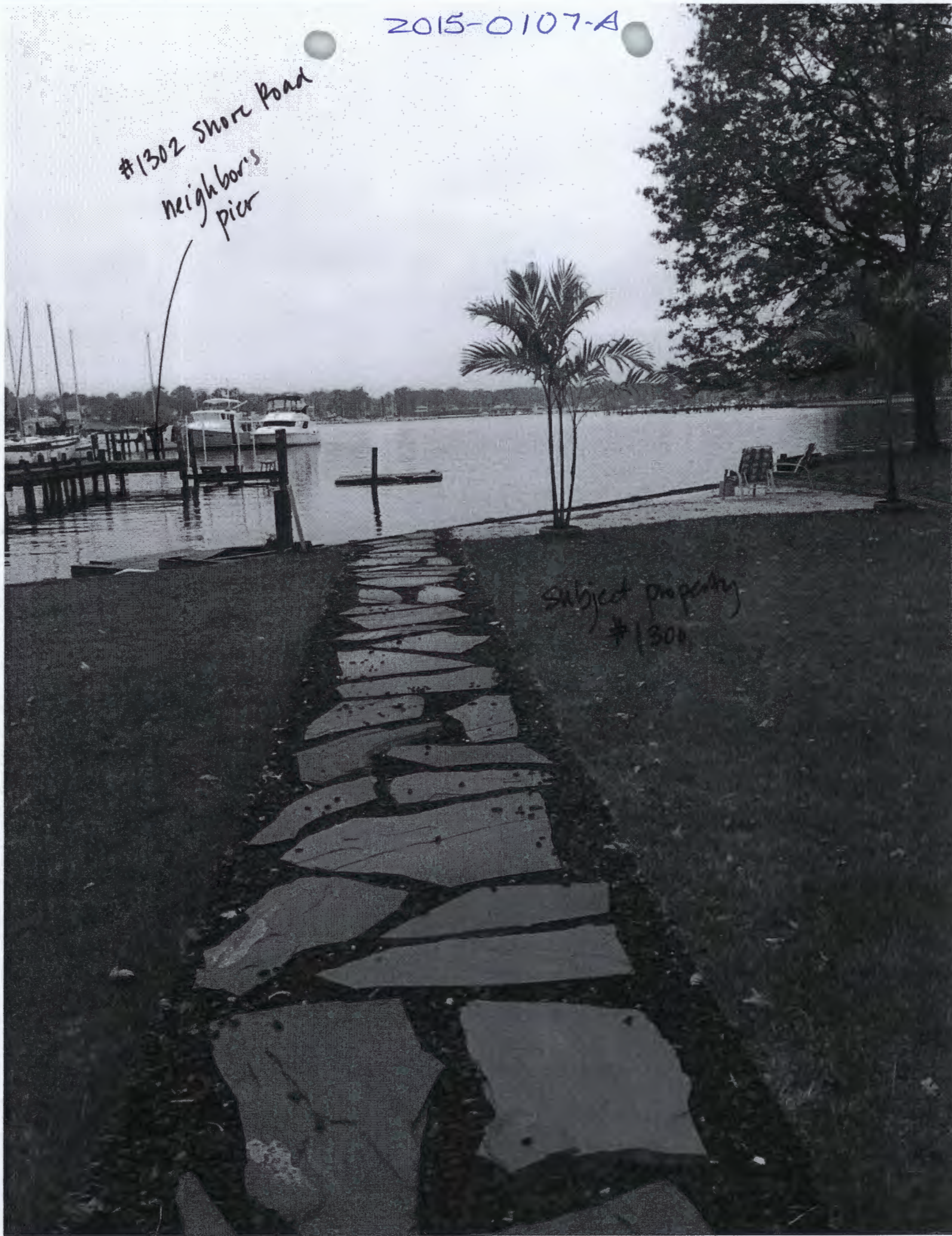
[illegible]



2015-0107-A

#1302 Shore Road
neighbor's
pier

Subject property
#1300



2015-0107-A

12021#
Stomach
high blood
pressure

#1300

subsequent property

10001#



2015-0107-A



Subject
property

1/300

1/210

LOT 40
K 4/172
STY
312
276

#1216 SHORE ROAD
JOANNA ESTY

LIMWA "AE"
"COASTAL AE"

HAS 115'± OF
FRONTAGE FOR THIS LOT
NO PIER FOR THIS LOT

BASELINE
EX. CONC. BULKHEAD

EX. CONC. BLOCK WALL

546° 28' 30" W
272.8'

PROPOSED PIER (6'x120')

EX. 4' PAVEMENT WALKWAY

SCOTT COPINGER
#1300 SHORE ROAD

546° 28' 30" W

240.1'

LOUIS WORKMEISTER
1508650140
6923/268
#1302 SHORE ROAD

Spoke To
Hirsh

To
HES

MEAN LOW
TIDE

EX. WOOD BULKHEAD

232.4'

ANTHONY DEPA
1523502460
22273/292

LIMWA "AE"
"COASTAL AE"

232.4'

DARK CREEK

MAINTAIN 20'
OPEN AREA

EX. BOAT
LIFT

EX. PIER

EX. PIER

DIVISION PROPERTY

DIVISIONAL PROPERTY LINE

OPEN
AREA

2015-0107-1A

Case No.:

2015-0107 A

Exhibit Sheet

Petitioner/Developer

103
K-8-15

Protestants

slr
3-3-15

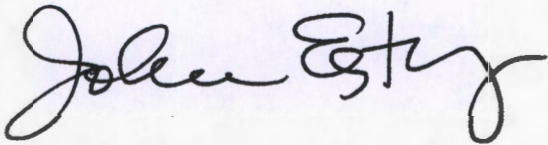
No. 1	SURVEY PLAT OF PIEP	
No. 2	ARIEL VIEW OF SITE	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

10/29/2014

To whom it may concern;

I, Joanna Esty, am aware and approve of the installation of a new pier at my neighbors house located at 1300 Shore Road. Scott Copinger has reviewed the proposed pier plans with me. If you have any questions, please feel free to contact us.

Thanks,

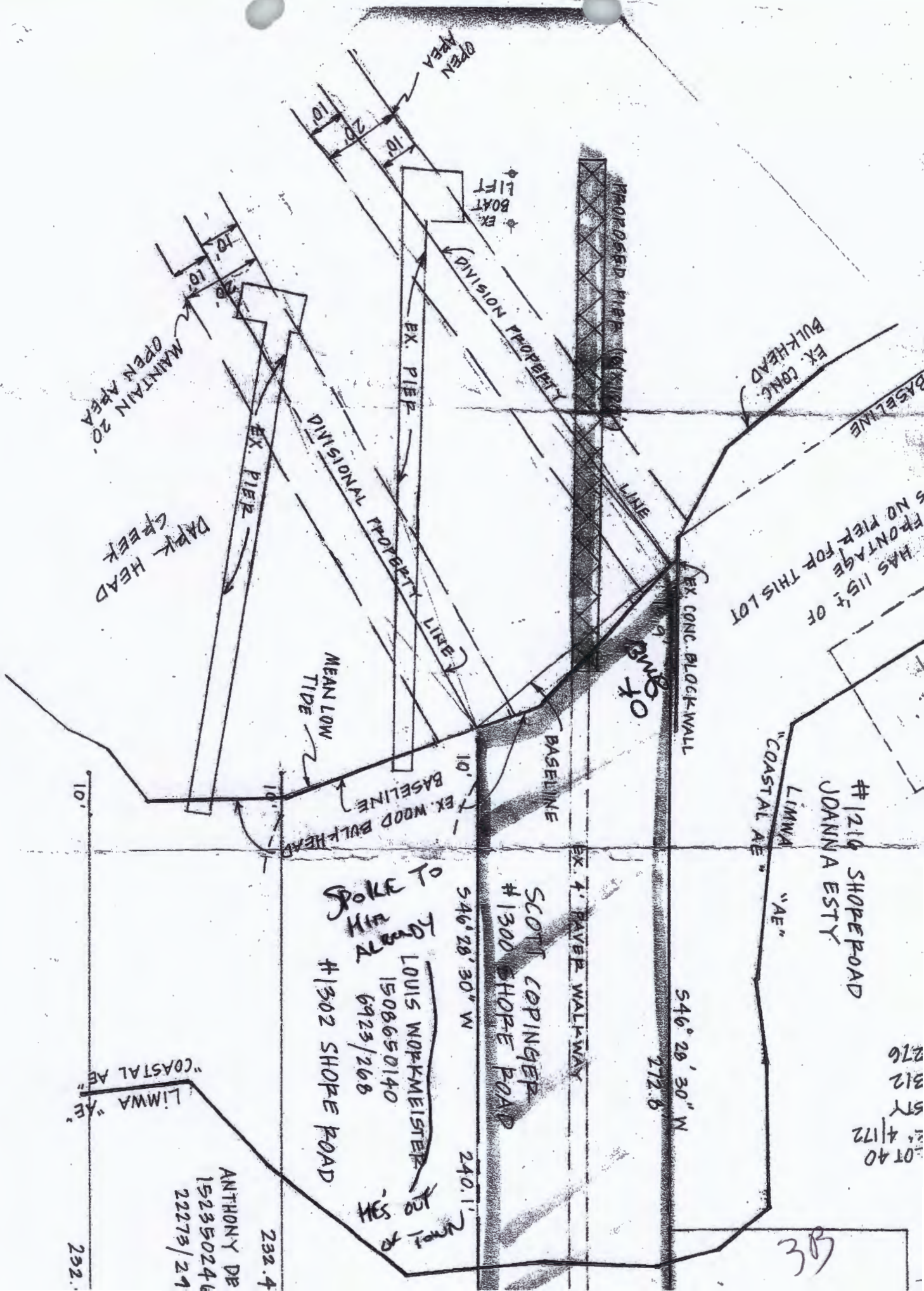


Joanna Esty

1216 Shore Road



3
A



EX. CONC. BULK HEAD
HAS 115' OF FRONTAGE NO PIER FOR THIS LOT

#1216 SHORE ROAD
JOANNA ESTY

LIMWA "COASTAL AE"
"AE"

54° 28' 30" W
212.6'

SCOTT COPINGER
#1300 SHORE ROAD

54° 28' 30" W

240.1'

SPOKE TO
LOUIS WOPKMEISTER
1508650140
6923/268
#1302 SHORE ROAD

ANTHONY DE
152350246
22273/21

LIMWA "COASTAL AE"
"AE"

232.4'

232.4'

10/29/2014

To whom it may concern;

We reside at 1302 Shore Road. Our neighbor, Scott Copinger, at 1300 Shore Road has reviewed the proposed pier plans with us and we are in agreement with the installation and construction of the pier. If you have any questions, please feel free to contact us.

Thanks,

Lou Workmeister
Ann Workmeister

Lou & Ann Workmeister

1302 Shore Road

36



My Neighborhood Map

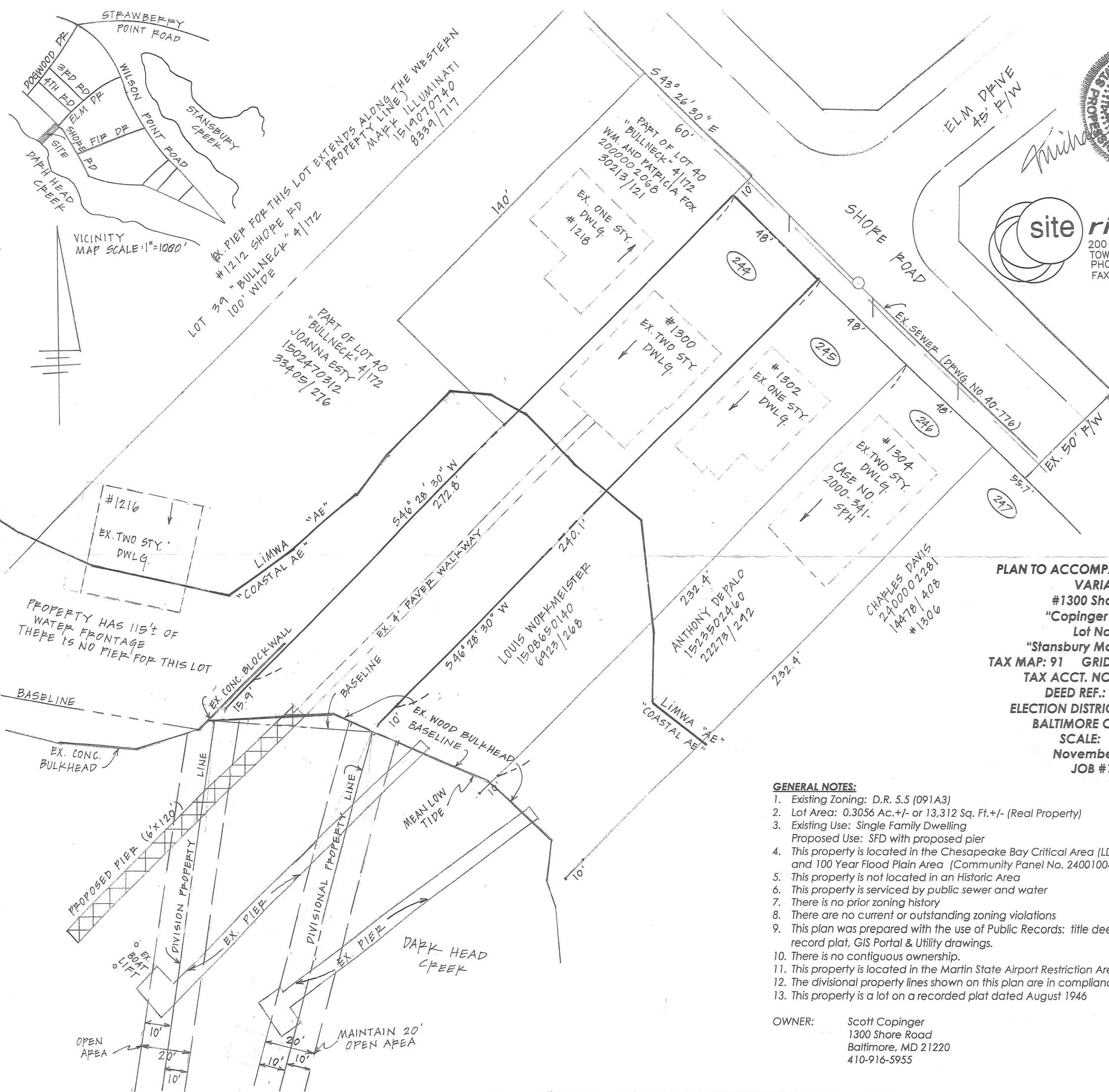
Created By
Baltimore County
My Neighborhood



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

Printed 2/26/2015

A handwritten signature in black ink, appearing to be 'R. J. 2'.



site rite SURVEYING, INC.
 200 E. JOPPA ROAD RM. 101
 TOWSON, MARYLAND 21286
 PHONE: 410-828-9060
 FAX: 410-828-9066

PLAN TO ACCOMPANY PETITION FOR VARIANCE
#1300 Shore Road
"Coping Property"
Lot No. 244
"Stansbury Manor" 13/138
TAX MAP: 91 GRID: 19 PARCEL: 253
TAX ACCT. NO. 1519640320
DEED REF.: 28265/49
ELECTION DISTRICT NO. 15 C6
BALTIMORE COUNTY, MD
SCALE: 1" = 30'
November 6, 2014
JOB #10347

GENERAL NOTES:

- Existing Zoning: D.R. 5.5 (091A3)
- Lot Area: 0.3056 Ac. +/- or 13,312 Sq. Ft. +/- (Real Property)
- Existing Use: Single Family Dwelling
Proposed Use: SFD with proposed pier
- This property is located in the Chesapeake Bay Critical Area (LDA) and 100 Year Flood Plain Area (Community Panel No. 2400100435G Zone: "AE")
- This property is not located in an Historic Area
- This property is serviced by public sewer and water
- There is no prior zoning history
- There are no current or outstanding zoning violations
- This plan was prepared with the use of Public Records: title deeds, record plat, GIS Portal & Utility drawings.
- There is no contiguous ownership.
- This property is located in the Martin State Airport Restriction Area.
- The divisional property lines shown on this plan are in compliance with Section 417, BCZR
- This property is a lot on a recorded plat dated August 1946

OWNER: Scott Copinger
 1300 Shore Road
 Baltimore, MD 21220
 410-916-5955

Ret #1