

M E M O R A N D U M

DATE: August 5, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0283-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 4, 2016. 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

IN RE: PETITION FOR VARIANCE

(8203 Gum Tree Dr.)

12th Election District

7th Council District

1735 Searles, LLC

Legal Owner

Petitioner

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0283-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of 1735 Searles, LLC, owner of the subject property ("Petitioner"). Petitioner seeks variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) § 1B02.3.C.1: (1) to permit an existing dwelling with a side setback of 7 ft. in lieu of the required 10 ft.; and (2) to allow a lot width of 50 ft. in lieu of the required 55 ft. A site plan was marked as Petitioner's Exhibit 1.

James & Jan Gay and surveyor Scott Dallas appeared in support of the Petition. Several neighbors attended the hearing and opposed the request. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was submitted by the Department of Environmental Protection and Sustainability (DEPS), noting the property is subject to Chesapeake Bay Critical Area (CBCA) requirements.

The subject property is approximately 8,250 square feet and is zoned DR 5.5. The property is improved with a single-family dwelling constructed in 1946. The dwelling has been vacant for some time and Petitioner is in the process of renovating the home. This case was heard with a companion case (No. 2016-0284-A), and the order in that matter contains a more thorough discussion of the facts and legal issues involved here.

ORDER RECEIVED FOR FILING

Date

7/5/14

By

Sen

For present purposes it suffices to say that Petitioner only requires variance relief in this case if the Petition in Case No. 2016-0284-A was granted, thereby making this an undersized lot with a deficient side yard setback. But the petition in No. 284 was denied in a separate order. The resolution in that case has made this case moot, as reflected in the order below.

THEREFORE, IT IS ORDERED, this 5th day of **July, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R) § 1B02.3.C.1: (1) to permit an existing dwelling with a side setback of 7 ft. in lieu of the required 10 ft.; and (2) to allow a lot width of 50 ft. in lieu of the required 55 ft., be and is hereby DISMISSED without prejudice as MOOT.

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 7/5/16

By sln

— 228 —



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 8203 Gum Tree Dr. which is presently zoned DR5.5
Deed References: 37263-208 10 Digit Tax Account # 1206020350
Property Owner(s) Printed Name(s) James L. Gay III, Jan D. Gay

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ a Variance from Section(s)

BCZR: 1B02.3.C.1 → To permit an existing dwelling with a side setback of 7 feet in lieu of the required 10 feet, and to allow a lot width of 50 feet in lieu of the required 55 feet.

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

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

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

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

Contract Purchaser/Lessee:

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

Attorney for Petitioner:

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

Legal Owners (Petitioners): (1735 Searles, LLC)

James L Gay III / Jan D. Gay
Name #1 - Type or Print Name #2 - Type or Print
Signature #1 Signature #2
9 Celtis Ct. Fork, MD
Mailing Address City State
21051 / 410-375-0588 / jimgay3@mrisc.com
Zip Code Telephone # Email Address

Representative to be contacted:

J.S. Dallas
Name - Type or Print _____
Signature _____
P.O. Box 26 Baldwin MD
Mailing Address City State
21013 / 410-817-4600 / jsdinc@aol.com
Zip Code Telephone # Email Address

CASE NUMBER 2016-0283-A Filing Date 5/3/16 Do Not Schedule Dates: _____ Reviewer JS

J.S. DALLAS, INC.

Surveying & Engineering

P.O. Box 26
Baldwin, MD 21013
(410)817-4600
FAX (410)817-4602

ZONING DESCRIPTION OF # 8203 GUM TREE DRIVE

BEGINNING at a point on the south side of Gum Tree Drive, 30 feet wide, at the distance of 100 feet east from the R/W line of Woodland Drive, 30 feet wide.

BEING Lots # 240 and #241 on the plat entitled "Rosewald Beach" as recorded in Baltimore County Plat Book Number 10 folio 88.

CONTAINING 7500 square feet or 0.172 acres of land, more or less.

LOCATED the 12th Election District, 7th Councilmanic District.



2016-0783-A



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 4229439

Sold To:

Jan Gay - CU00541876
9 Celtis Ct
Fork, MD 21051-9730

Bill To:

Jan Gay - CU00541876
9 Celtis Ct
Fork, MD 21051-9730

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

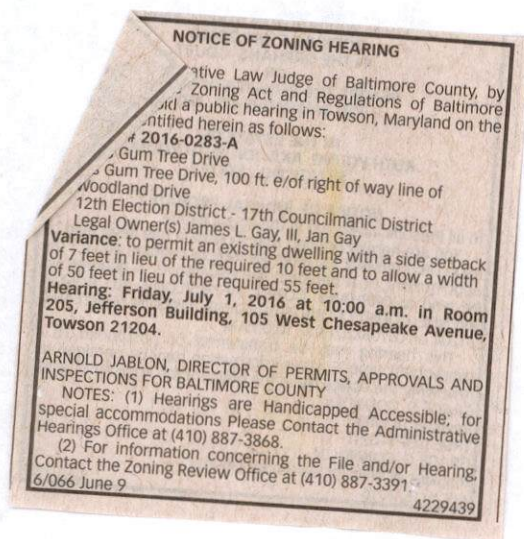
Jun 09, 2016

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising



CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/12/2016

Case Number: 2016-0283-A

Petitioner / Developer: J.S. DALLAS, INC.

Date of Hearing (Closing): JULY 1, 2016

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:
8203 GUMTREE DRIVE

The sign(s) were posted on: JUNE 11, 2016



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)

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 9, 2016 Issue - Jeffersonian

Please forward billing to:

Jim Gay, III
9 Celtis Court
Fork, MD 21051

410-375-0588

Corrected **NOTICE OF ZONING HEARING**

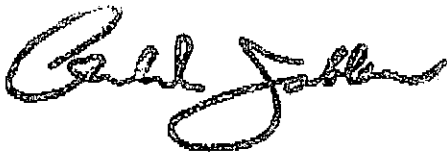
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0283-A

8203 Gum Tree Drive
S/s Gum Tree Drive, 100 ft. e/of right of way line of Woodland Drive
12th Election District – 7th Councilmanic District
Legal Owners: James L. Gay, III, Jan Gay

→ Variance: To permit an existing dwelling with a side setback of 7 feet in lieu of the required 10 feet and to allow a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Friday, July 1, 2016 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

May 23, 2016

Corrected 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: 2016-0283-A

8203 Gum Tree Drive

S/s Gum Tree Drive, 100 ft. e/of right of way line of Woodland Drive

12th Election District – 7th Councilmanic District

Legal Owners: James L. Gay, III, Jan Gay

Variance To permit an existing dwelling with a side setback of 7 feet in lieu of the required 10 feet and to allow a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Friday, July 1, 2016 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: Mr. & Mrs. Gay, 9 Celtis Court, Fork 21051
J. S. Dallas, P.O. Box 26, Baldwin 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 11, 2016**
- (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.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
8203A Gum Tree Drive; S/S of Gum Tree Drive, * OF ADMINISTRATIVE
150' E of right-of-way line of Woodland Drive*
12th Election & 7th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): James & Jan Gay, III *
Petitioner(s) * BALTIMORE COUNTY
* 2016-283-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

MAY 25 2016

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 26th day of May, 2016, a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, P.O. Box 26, Baldwin, MD 21013, 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/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the 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: 2016-0283-A
Property Address: 8203 GUM TREE DR.
Property Description: _____

Legal Owners (Petitioners): GAY
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jim Gay III
Company/Firm (if applicable): 1713 Searles LLC
Address: 9 Celtis Ct.
Fork MD. 21051

Telephone Number: 410 375 0588

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

No. **139262**

Date: **5/13/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 5/13/2016 5/13/2016 10:22:43 2

ES 0502 WALKIN JEE
 RECEIPT # 966202 5/13/2016 OFLN

Dept 5 528 ZONING VERIFICATION
 CR NO. 139262

Receipt Tot \$75.00
 \$150.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75.00

Total: **\$ 75.00**

Rec From: **GAY**

For: **2016-0083-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

June 22, 2016

James L & Jan D Gay III
9 Celtis Court
Fork MD 21051

RE: Case Number: 2016-0283 A, Address: 8203 Gun Tree Drive

Dear Mr. & Ms. Gay:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 13, 2016. 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 a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
J S Dallas, P O Box 26, Baldwin MD 21031

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 6/13/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016 - 0283 - A

Varience
James L. & Jan D. Gay III
8203 Gum Tree Drive

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard A. Zeller'.

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

Larry Hogan, *Governor*
Boyd K. Rutherford, *Lt. Governor*



Pete K. Rahn, *Secretary*
Gregory C. Johnson, P.E., *Administrator*

Date: 5/23/16

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

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Variance
James L. & Jon A. Gay III
8203 Gumtree Drive

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Sincerely,

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Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

7-1

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: June 14, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0283-A
Address 8203 Gum Tree Drive
(Gay Property)

Zoning Advisory Committee Meeting of May 30, 2016.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

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 an Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area and may be subject to practices that reduce water quality impacts associated with stormwater runoff, commonly referred to as the Critical Area 10% Rule. The petitioner's request to allow an existing dwelling with a sideyard setback reduction does not increase impervious surfaces. However, any future building permit applications and/or plans received by the Environmental Impact Review Section of EPS will be reviewed for the applicability of the 10% Rule regulations and any required mitigation. Allowing the request with this petition will result in no impacts to water quality.

2. Conserve fish, wildlife, and plant habitat; and

The subject property is not a waterfront property. There is not a tidal buffer projected onto the property. Any development proposal for the property will be reviewed for application of the IDA 10% pollutant reduction requirements, which will improve buffer functions and conserve fish habitat in proximity to nearby Bear Creek.

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 applicant's request to allow an existing dwelling with a sideyard setback reduction is consistent with this goal. Any future development activities will be subject to review for application of the Critical Area IDA pollutant reduction requirements, thereby, maintaining compliance with these regulations. Allowing this request will be consistent with established land-use policies.

Reviewer: Thomas Panzarella
Environmental Impact Review

Date: June 14, 2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE



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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 30, 2016
Item No. 2016-0283, 0284, 0286, 0288, 0289 and 0291

DATE: May 31, 2016

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\ZAC05302016.doc

7-1

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: June 10, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-283

RECEIVED
JUN 15 2016
OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 8203 Gum Tree Drive
Petitioner: James L. Gay III, Jan D. Gay
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit an existing dwelling with a side setback of 7 feet in lieu of the required 10 feet.

A site visit was conducted on May 31, 2016.

The Department of Planning has no objections to this request.

For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
J.S. Dallas, J.S. Dallas, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: June 10, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-283

INFORMATION:

Property Address: 8203 Gum Tree Drive
Petitioner: James L. Gay III, Jan D. Gay
Zoning: DR 5.5
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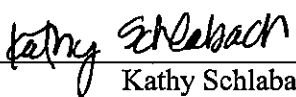
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
J.S. Dallas, J.S. Dallas, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: June 14, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0283-A
Address 8203 Gum Tree Drive
(Gay Property)

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The subject property is not a waterfront property. There is not a tidal buffer projected onto the property. Any development proposal for the property will be reviewed for application of the IDA 10% pollutant reduction requirements, which will improve buffer functions and conserve fish habitat in proximity to nearby Bear Creek.

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The applicant's request to allow an existing dwelling with a sideyard setback reduction is consistent with this goal. Any future development activities will be subject to review for application of the Critical Area IDA pollutant reduction requirements, thereby, maintaining compliance with these regulations. Allowing this request will be consistent with established land-use policies.

Reviewer: Thomas Panzarella
Environmental Impact Review

Date: June 14, 2016

CASE NAME _____
CASE NUMBER 2016-283
DATE 7-1-2016

[illegible]

CASE NAME _____
CASE NUMBER 2016-283
DATE 7-1-2016

[illegible]

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>5/31</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
<u>6/14</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
<u>6/10</u>	PLANNING (if not received, date e-mail sent _____)	<u>N/C</u>
<u>6/13</u>	STATE HIGHWAY ADMINISTRATION	<u>no obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>6/9/16</u>	
SIGN POSTING	Date: <u>6/11/16</u> by <u>O'Keefe</u>	
PEOPLE'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

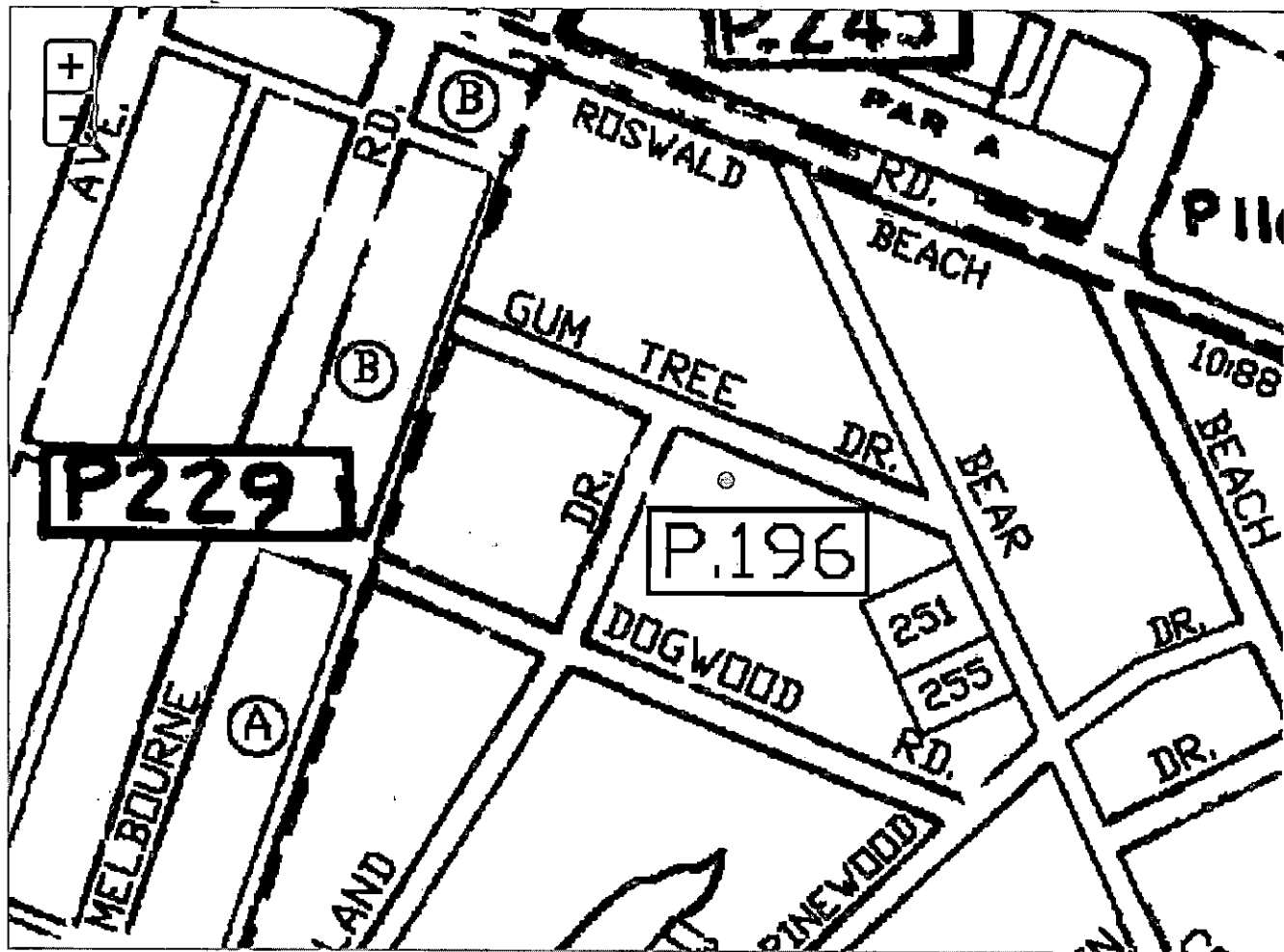
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 12 Account Number - 1206020350			
Owner Information					
Owner Name:		1735 SEARLES LLC		Use:	RESIDENTIAL
Mailing Address:		9 CELTIS CT FORK MD 21051-0000		Principal Residence:	NO
				Deed Reference:	/37263/ 00208
Location & Structure Information					
Premises Address:		8203 GUM TREE DR BALTIMORE 21222-4820		Legal Description:	LT 240-243 8203 GUM TREE DR SS ROSEWALD BEACH
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0010/0088
0104	0013	0196		0000	240 2015
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1946	1,008 SF		12,500 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	NO	STANDARD UNIT	SIDING	1 full	
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015	As of 07/01/2016	
Land:	48,300	48,300			
Improvements	61,900	60,400			
Total:	110,200	108,700	108,700	108,700	
Preferential Land:	0			0	
Transfer Information					
Seller: FITZGERALD ROBERT E		Date: 03/09/2016		Price: \$30,000	
Type: ARMS LENGTH IMPROVED		Deed1: /37263/ 00208		Deed2:	
Seller: FITZGERALD ROBERT E		Date: 05/06/1994		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /10512/ 00493		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015	07/01/2016		
County:	000	15,000.00			
State:	000	15,000.00			
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					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: 12 Account Number: 1206020350

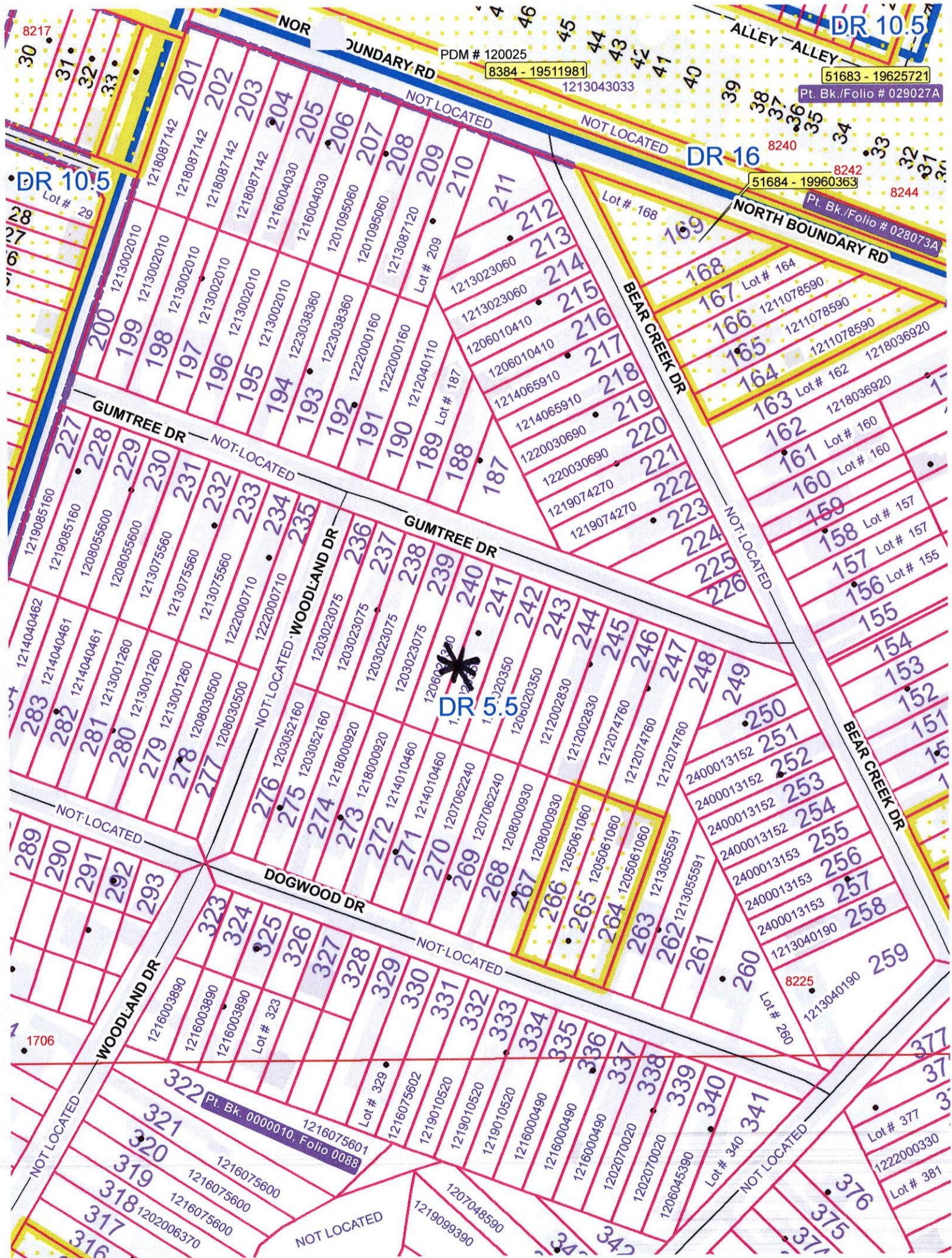


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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.

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>).





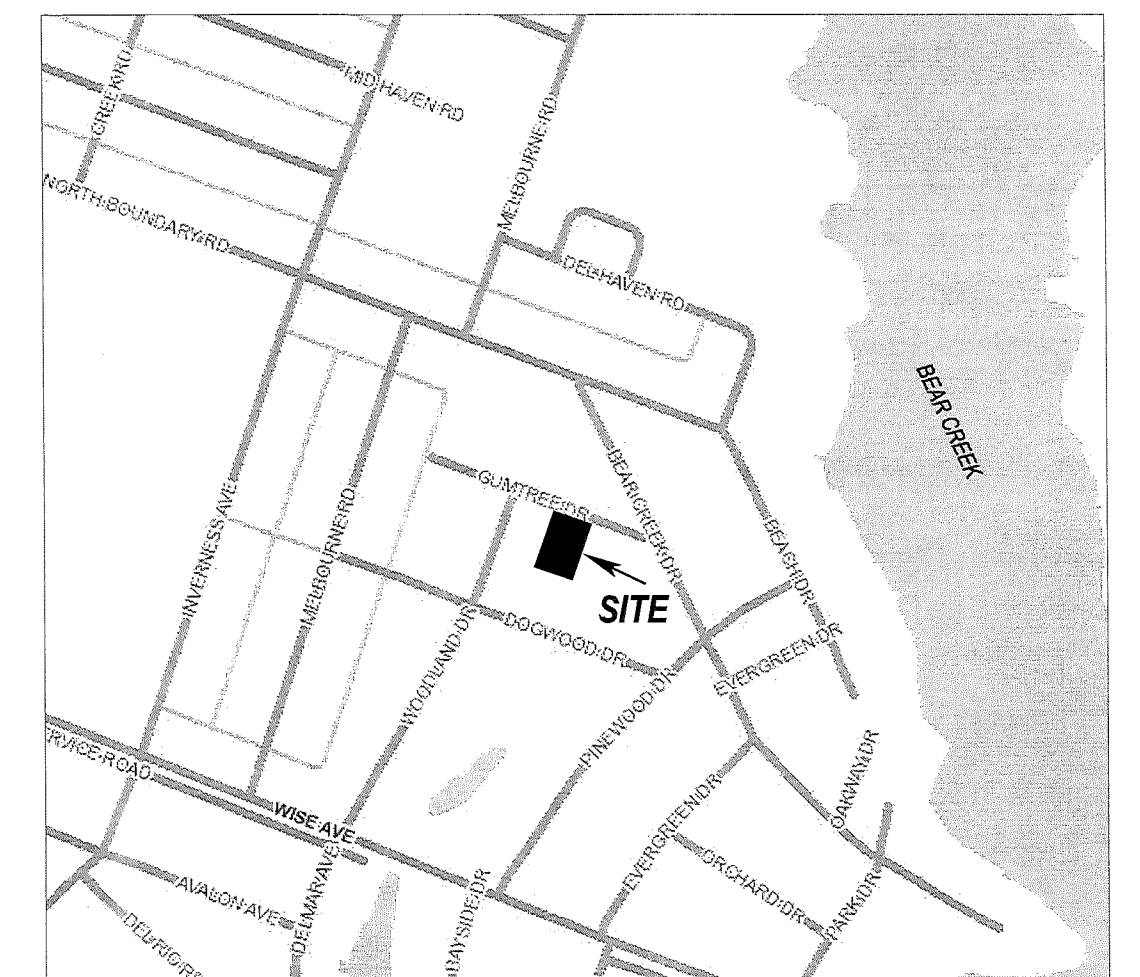
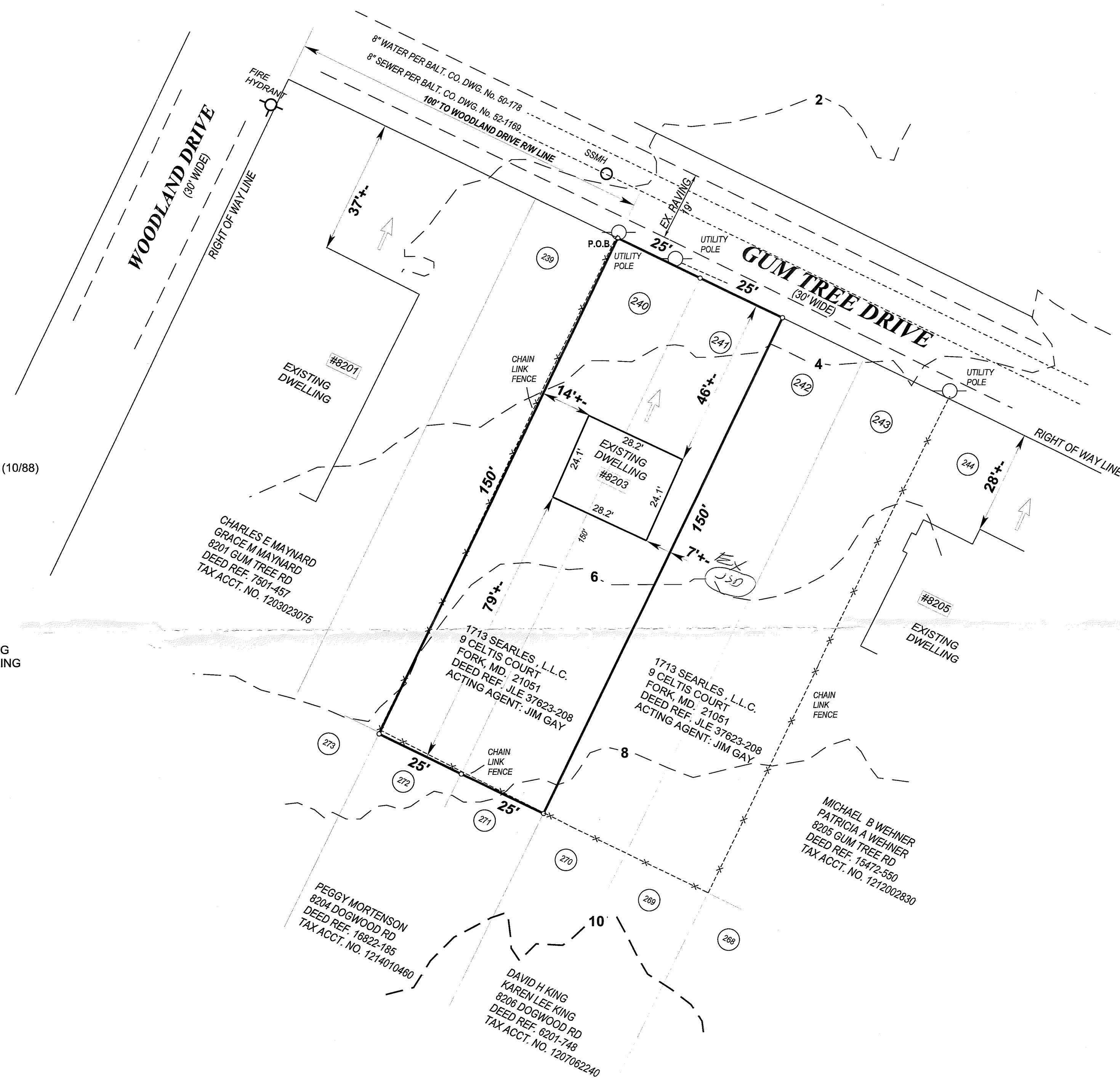
MY NEIGH. GUM TREE



Pettinore's Ex. 2

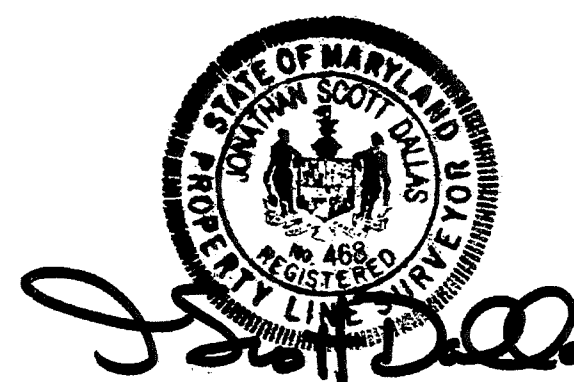
GENERAL NOTES:

1. OWNER: 1713 SEARLES, L.L.C.
9 CELTIS COURT
FORK, MD. 21051
ACTING AGENT: JIM GAY
PHONE 410-375-0588
2. SITE AREA:
GROSS: 8,250 Sq.Ft. OR 0.189 Ac.+-
NET: 7,500 Sq. Ft. OR 0.172 Ac.+-
3. BUILDING AREA: 672 SQ. FT.
4. UTILITIES:
PUBLIC SEWER
PUBLIC WATER
5. THE SITE LIES WITHIN ZONE "X" AS SHOWN
ON F.I.R.M. 2400100440G DATED MAY 5, 2014.
6. SETBACKS: (DR 5.5)
FRONT- 25' REAR- 30' SIDE - 10'
7. EX. STRUCTURE = 1 STORY
8. DEED REF.: JLE 37263-208
9. TAX ACCOUNT: #1206020350
10. COUNCILMANIC DISTRICT: 7TH
11. CENSUS TRACT: 420303
12. WATERSHED: BALTIMORE HARBOR
13. ZONING: DR 5.5
(PER BALT. CO "MY NEIGHBORHOOD" WEBSITE)
14. TAX MAP: #0104, PARCEL 0196, LOTS 240, 241, 242, 243 (10/88)
15. NO KNOWN PREVIOUS ZONING CASES ON FILE.
16. NO KNOWN PERMITS ON FILE.
17. THE SITE LIES WITHIN THE CHESAPEAKE BAY
CRITICAL AREA. (IDA)
18. THERE ARE NO HISTORIC FEATURES ON THE SITE NOR
IS THE SITE ITSELF HISTORIC.
19. EXISTING USE OF PROPERTY: SINGLE FAMILY DWELLING
PROPOSED USE OF PROPERTY: SINGLE FAMILY DWELLING
20. NO KNOWN PREVIOUS DRC MEETINGS



2016-0283-A

J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



05-10-2016

DATE:

**SITE PLAN TO ACCOMPANY
APPLICATION FOR
ZONING HEARING
#8203 GUM TREE DRIVE**

DEED REFERENCE- JLE 37623-208

LOTS 240 & 241
MAP 0104 PARCEL 0196

ROSEWALD BEACH (10:88)

12TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.