

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(1500 Chesapeake Road) *
15th Election District * OFFICE OF ADMINISTRATIVE
6th Council District *
David A. Chival & * HEARINGS FOR
Courtney E. Chival (nee Kent) *
Petitioners * BALTIMORE COUNTY
* CASE NO. 2017-0009-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, David A. Chival & Courtney E. Chival (nee Kent) ["Petitioners"]. The Petitioners are requesting Variance relief pursuant to § 1A04.3.B.2 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed dwelling addition with a rear lot line setback of 23 ft. in lieu of the minimum required 50 ft. and a side street setback of 77 ft. from the centerline of the collector road in lieu of the minimum required 150 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. The property is located within the Chesapeake Bay Critical Area (CBCA) and is subject to Critical Area requirements as noted in the ZAC comment dated July 22, 2016 submitted by the Department of Environmental Protection and Sustainability (DEPS).

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 15, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 8-15-16

By LSW

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in 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 § 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 15th day of **August, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A04.3.B.2 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed dwelling addition with a rear lot line setback of 23 ft. in lieu of the minimum required 50 ft. and a side street setback of 77 ft. from the centerline of the collector road in lieu of the minimum required 150 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must comply with the ZAC comments from DEPS dated July 22, 2016; a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 8-15-16

By [Signature]

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 8-15-16

By DW

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 22 2016

OFFICE OF ADMINISTRATIVE HEARINGS

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: July 22, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0009-A
Address 1500 Chesapeake Road
(Chiveral Property)

Zoning Advisory Committee Meeting of July 25, 2016.

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. It is not on the waterfront. The applicant is requesting to allow reduced rear and side yard setbacks for an addition to an existing dwelling. Lot coverage information was not provided. The applicant must address the LDA lot coverage requirement and the 15% afforestation requirement. If these LDA requirements are met, the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

The lot is developed with an existing dwelling, is not waterfront and there are no habitat protection areas on site. Therefore, fish, plant, and wildlife habitat in the Chesapeake Bay will be conserved.

ORDER RECEIVED FOR FILING

C:\Users\snuffer\AppData\Local\Microsoft\Windows\Temporary Internet
Files\Content.Outlook\WPHS9SSK\ZAC 17-0009-A 1500 Chesapeake Road.doc

By

8-15-16

WJ

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 lot is not waterfront and there are no habitat protection areas on site. If the LDA lot coverage and 15% afforestation requirements are met, the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: July 22, 2016

ORDER RECEIVED FOR FILING

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Files\Content.Outlook\WPHS9SSK\ZAC 17-0009-A 1500 Chesapeake Road-EIR.doc

By

Date 8-15-16
By BW

Zoning property description f

1500 -Chesapeake rd -

Middle River Maryland 21220.

Beginning for the first corner formed by intersection of the southeast side of Bowley's Quarter Road, 40 feet wide, and north east side of Chesapeake road, 30 feet wide, as shown on plat No. 3, Bowley's Quatters revised April 25, 1930, and recorded among land records of Baltimore county in plat book No. 9, folio 56; and running thence from said place of beginning binding on the said feet; thence leaving the south east side of Bowley's Quaryers road, North 58 degrees 08 minutes East, as surveyed, 100 feet thence leaving southeast side of Bowley's Quarters road and running 46 degrees 42 minutes East 108.34 feet to intersect the northwestern outline of lot 51 on plat binding northwestern outline of lot No. 51 running 60 degrees 15 minutes west 100 feet to intersect north east side of Chesapeake road binding and running north 47 degrees 15 minutes west 104.80 feet more or less to the place of beginning. Being the southwestern part of lots Nos. 49 and 50 *and all of Lot 51.* Plat of Bowley's Quarters is recorded among the land records of Baltimore county in plat book WHM No. 9, folio 56.

Total acreage of property .6631 AC or 28,887 sq feet

This property is located in the 15th ELECTION DISTRICT BALTIMORE COUNTY MARYLAND.

2017-0009-A

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

No.

141400

Date:

7/12/2016

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	000		6150						75.00

Total: 75.00

Rec From:

Chiverrul

For:

Adm Variance - 1500 Chesapeake Ave.
2017-0009-A (Chiverrul)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASH RECEIPT

BUSINESS ADDRESS 7/12/2016 7/12/2016 141400

7/12/2016 7/12/2016 141400

RECEIPT # 141400 7/12/2016 07/12

5 500000 VERIFICATION

NO. 141400

Receipt Tot. 75.00

4.00 CL. 75.00 CA.

Baltimore County, Maryland

CASHIER'S
VALIDATION



CBCA

ADMINISTRATIVE ZONING PETITION

F100D

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 1500 Chesapeake Rd, 21220 Currently zoned RC-5
Deed Reference 35412 / 00120 10 Digit Tax Account # 2200002193
Owner(s) Printed Name(s) Courtney & David Chivera

(SELECT THE HEARING(S) BY MARKING X 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) 1A04.3.B.2, BCZR to permit a proposed dwelling addition with a rear lot line setback of 23 feet in lieu of the minimum required 50 feet, and a side street setback of 77 feet from the centerline of the collector road in lieu of the minimum required 150 feet setback.
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):

David Chivera / Courtney E Chivera
Name #1 - Type or Print Name #2 - Type or Print
David Chivera / Courtney E Chivera
Signature #1 Signature #2
1500 Chesapeake Rd Middle River, MD
Mailing Address City State
21220 / 443-301-3874 / David Chivera
Zip Code Telephone # Email Address @GM911.C

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

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

Representative to be contacted:

David Chivera
Name - Type or Print
David Chivera
Signature
1500 Chesapeake Rd, Middle River, MD
Mailing Address City State
21220 / 443-301-3874 / David Chivera
Zip Code Telephone # Email Address @GM911.C

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 7 day of July, 2016 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 2017-0009-A Filing Date 7/12/2016 Estimated Posting Date 7/24/2016 Reviewer JNP

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: 1500 Chesapeake Rd Middle River 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)

looking to expand storage space
prepare for bigger family
current bath room only has shower looking
to add a second one with tub
right side of house has crawl space
entrance and oil furnace
left side of house is where the
plumbing and water line come in cheaper
and easier to tie into existing plumbing

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

David Chiveral
Signature of Owner (Affiant)

David Chiveral
Name- Print or Type

Courtney E Chiveral
Signature of Owner (Affiant)

Courtney E Chiveral
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 8 day of July, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

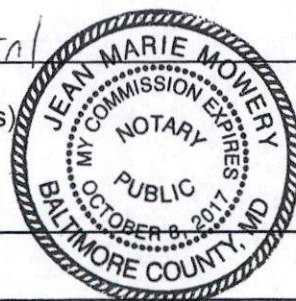
Print name(s) here: DAVID CHIVERAL & Courtney Chiveral

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

AS WITNESS my hand and Notaries Seal

Jean Marie Mowery
Notary Public

My Commission Expires



Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

July 18, 2016

Re:

Zoning Case No. 2017-0009-A

Petitioner: David & Courtney Chivala

Closing date: August 8, 2016

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

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 located at **1500 Chesapeake Road**.

The sign was posted on July 15, 2016.

Sincerely,

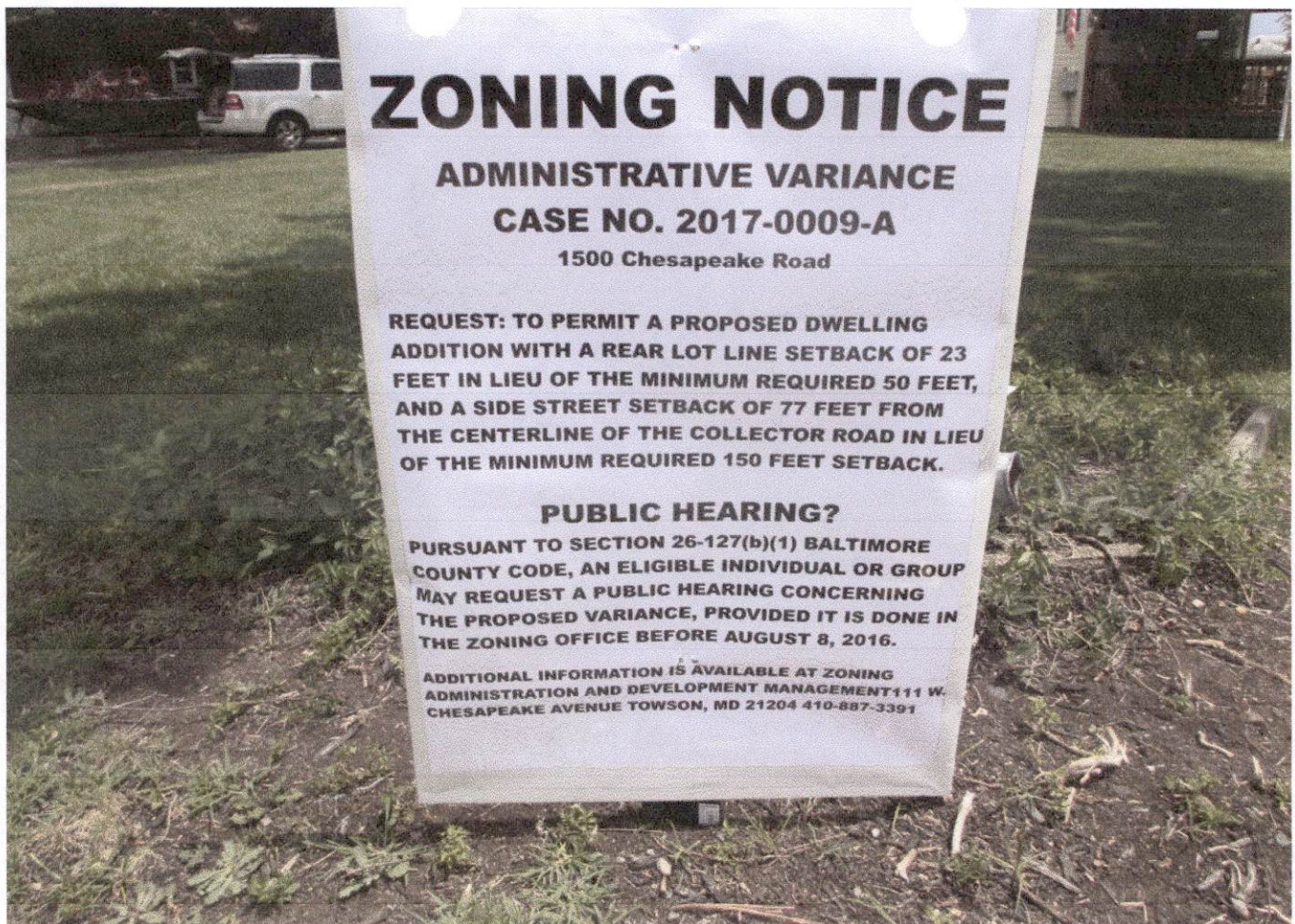


Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor



BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0009 -A Address 1500 Chesapeake Road

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

Filing Date: 7/12/2016 Posting Date: 7/24/2016 Closing Date: 8/8/2016

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 2017- 0009 -A Address 1500 Chesapeake Road Balt. Mo 21220

Petitioner's Name David & Courtney Chival Telephone 443-301-3874

Posting Date: 7/24/2016 Closing Date: 8/8/2016

Wording for Sign: To Permit a proposed dwelling addition with a rear lot line setback of 23 feet in lieu of the minimum required 50 feet, and a side ~~set~~ street setback of 77 feet from the centerline of the collector road in lieu of the minimum required 150 feet setback.

Revised 7/9/15

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0009 -A Address 1500 Chesapeake Road

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

Filing Date: 7/12/2016 Posting Date: 7/24/2016 Closing Date: 8/8/2016

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Petitioner's Name David & Courtney Chiveral Telephone 443-301-3874

Posting Date: 7/24/2016 Closing Date: 8/8/2016

Wording for Sign: To Permit a proposed dwelling addition with a rear lot line setback of 23 feet in lieu of the minimum required 50 feet, and a side side street setback of 77 feet from the centerline of the collector road in lieu of the minimum required 150 feet setback.

Revised 7/9/15



KEVIN KAMENETZ
County Executive

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

August 9, 2016

David & Courtney E. Chival
1500 Chesapeake Road
Middle River MD 21220

RE: Case Number: 2017-0009 A, Address: 1500 Chesapeake Road

Dear Mr. & Ms. Chival:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 12, 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 the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 22 2016

OFFICE OF ADMINISTRATIVE HEARINGS

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: July 22, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0009-A
Address 1500 Chesapeake Road
(Chival Property)

Zoning Advisory Committee Meeting of July 25, 2016.

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. It is not on the waterfront. The applicant is requesting to allow reduced rear and side yard setbacks for an addition to an existing dwelling. Lot coverage information was not provided. The applicant must address the LDA lot coverage requirement and the 15% afforestation requirement. If these LDA requirements are met, the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

The lot is developed with an existing dwelling, is not waterfront and there are no habitat protection areas on site. Therefore, fish, plant, and wildlife habitat in the Chesapeake Bay will be conserved.

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 lot is not waterfront and there are no habitat protection areas on site. If the LDA lot coverage and 15% afforestation requirements are met, the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: July 22, 2016

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



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

Date: 7/18/14

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. 2017-0009-A

Administrative Variance,
David & Courtney E. Chivers
1500 Chesapeake Road.

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 blue ink, appearing to read 'Richard Zeller'.

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For July 25, 2016
Item No. 2017-0009

DATE: July 25, 2016

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

Prior to building permit, the petitioner should contact the Office of the Director of Public Works to determine the lowest floor elevation for the addition.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0009-07252016.doc

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: July 22, 2016

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Reviewer: Regina Esslinger

Date: July 22, 2016

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>7-25</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>7-22</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-18</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 7-15-16

by

Doak

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

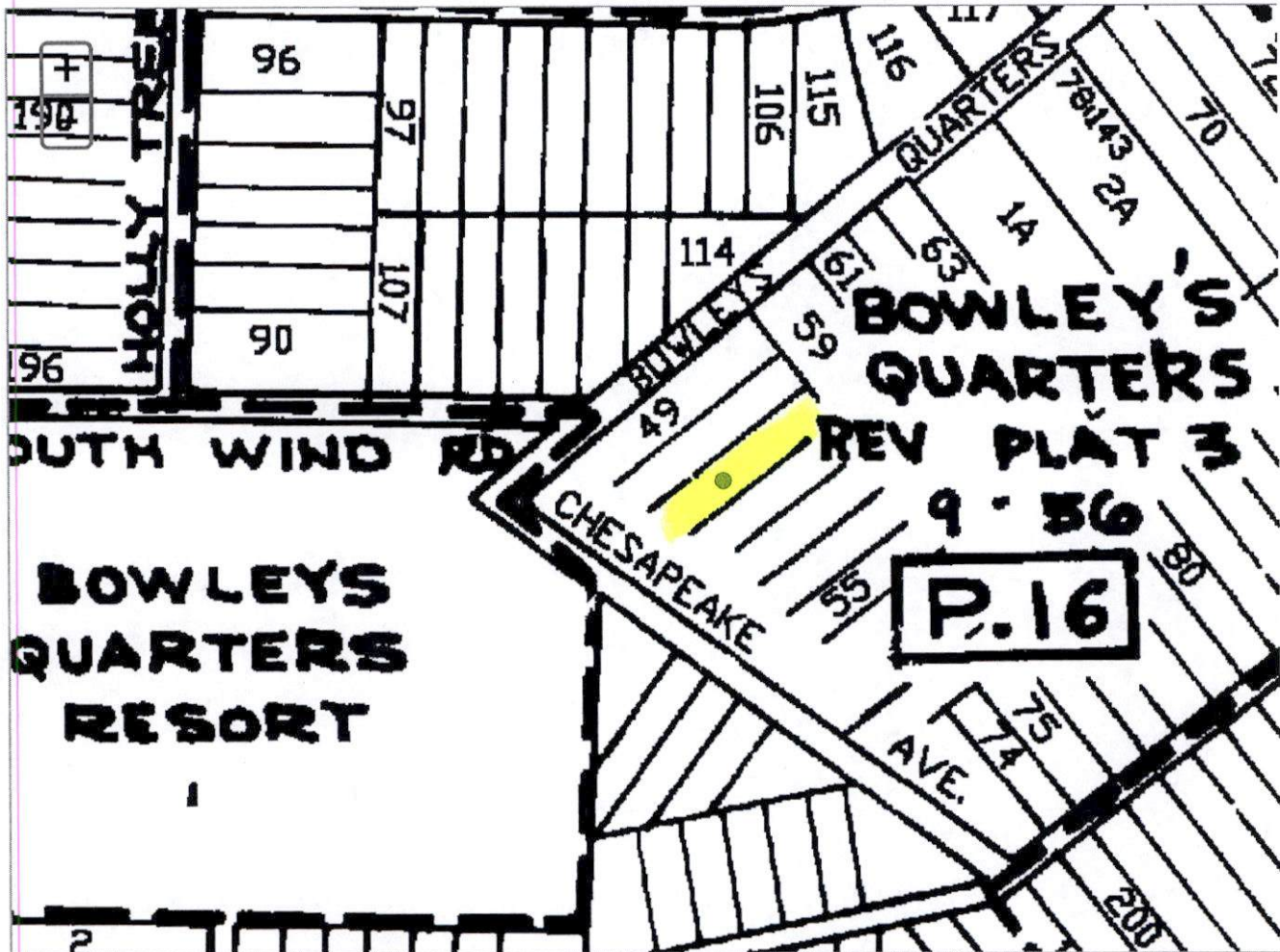
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 2200002193			
Owner Information					
Owner Name:		KENT COURTNEY ELYSE CHIVERAL DAVID ALLEN		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		1500 CHESAPEAKE RD BALTIMORE MD 21220-4423		Deed Reference: /37490/ 00223	
Location & Structure Information					
Premises Address:		1500 CHESAPEAKE RD BALTIMORE 21220-4423		Legal Description: LT 51 PT 49-50 1500 CHESAPEAKE RD ES BOWLEYS QUARTERS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 3
0098	0011	0016		0000	51 2015 Plat Ref: 0009/0056
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1941		960 SF		27,124 SF	
Property Land Area		County Use			
27,124 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	SIDING	1 full	
Value Information					
Base Value		Value		Phase-in Assessments	
		As of 01/01/2015		As of 07/01/2015 As of 07/01/2016	
Land:	125,700	125,700			
Improvements	42,100	50,600			
Total:	167,800	176,300		170,633 173,467	
Preferential Land:	0			0	
Transfer Information					
Seller: CANATELLA PAUL L		Date: 05/10/2016		Price: \$197,000	
Type: ARMS LENGTH IMPROVED		Deed1: /37490/ 00223		Deed2:	
Seller: NATIONSTAR MORTGAGE LLC		Date: 09/29/2014		Price: \$95,100	
Type: NON-ARMS LENGTH OTHER		Deed1: /35412/ 00120		Deed2:	
Seller: CHAMPION MORTGAGE COMPANY		Date: 09/29/2014		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /35412/ 00116		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
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					

Baltimore County

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

District: 15 Account Number: 2200002193



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>).

2017-0009-A



house

Entrance of

front / main

2009-0009-4



Proposed addition

plus spot of

light side of house



2017-0001-A

Pub 110 64

Entrance of house

Back ~~etc~~



2017-0009-A

Left side

of house

oil furnace

oil tank

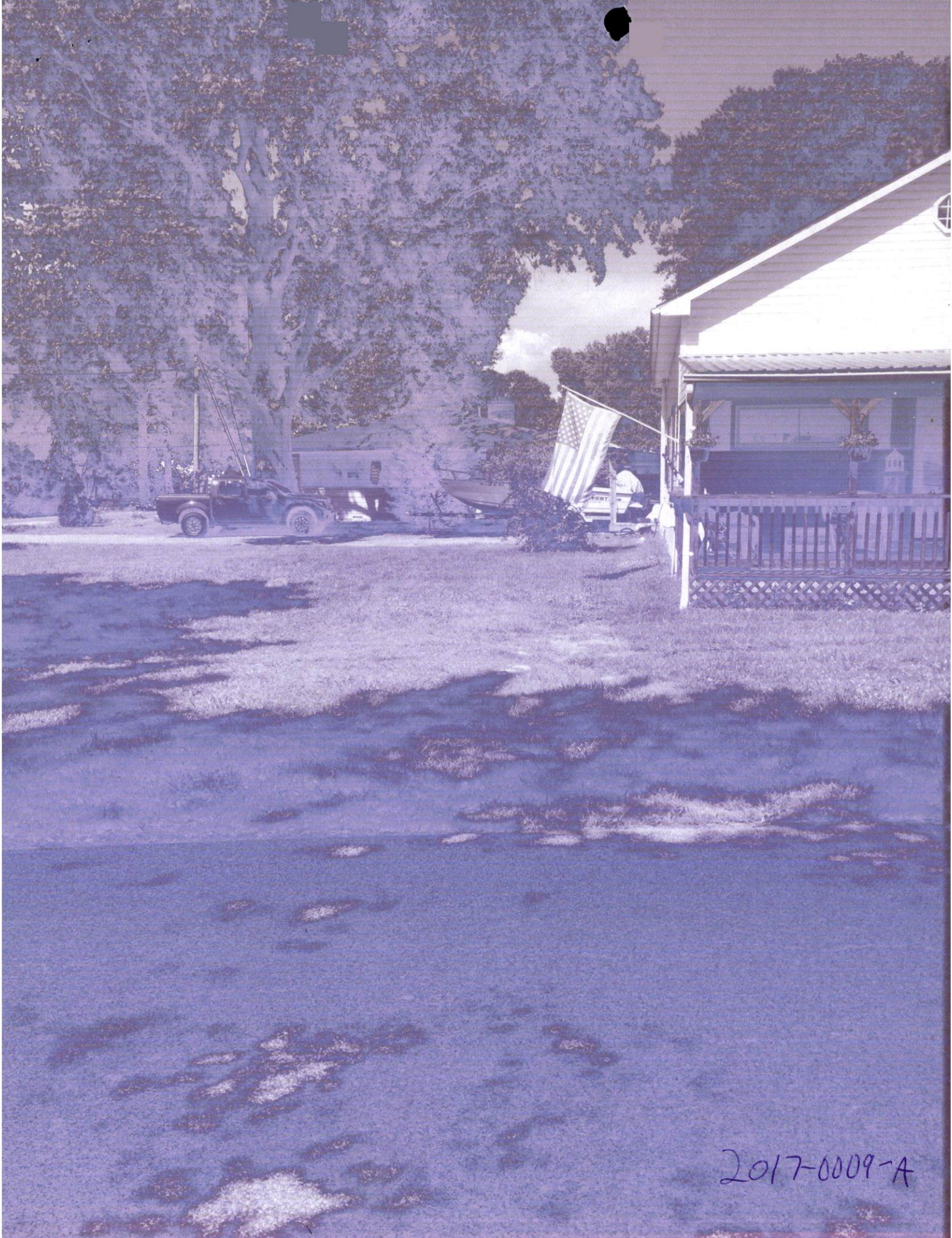
Cool space

Entrance

Entrance

and CRW space

Right side oil furnace



2017-0009-A

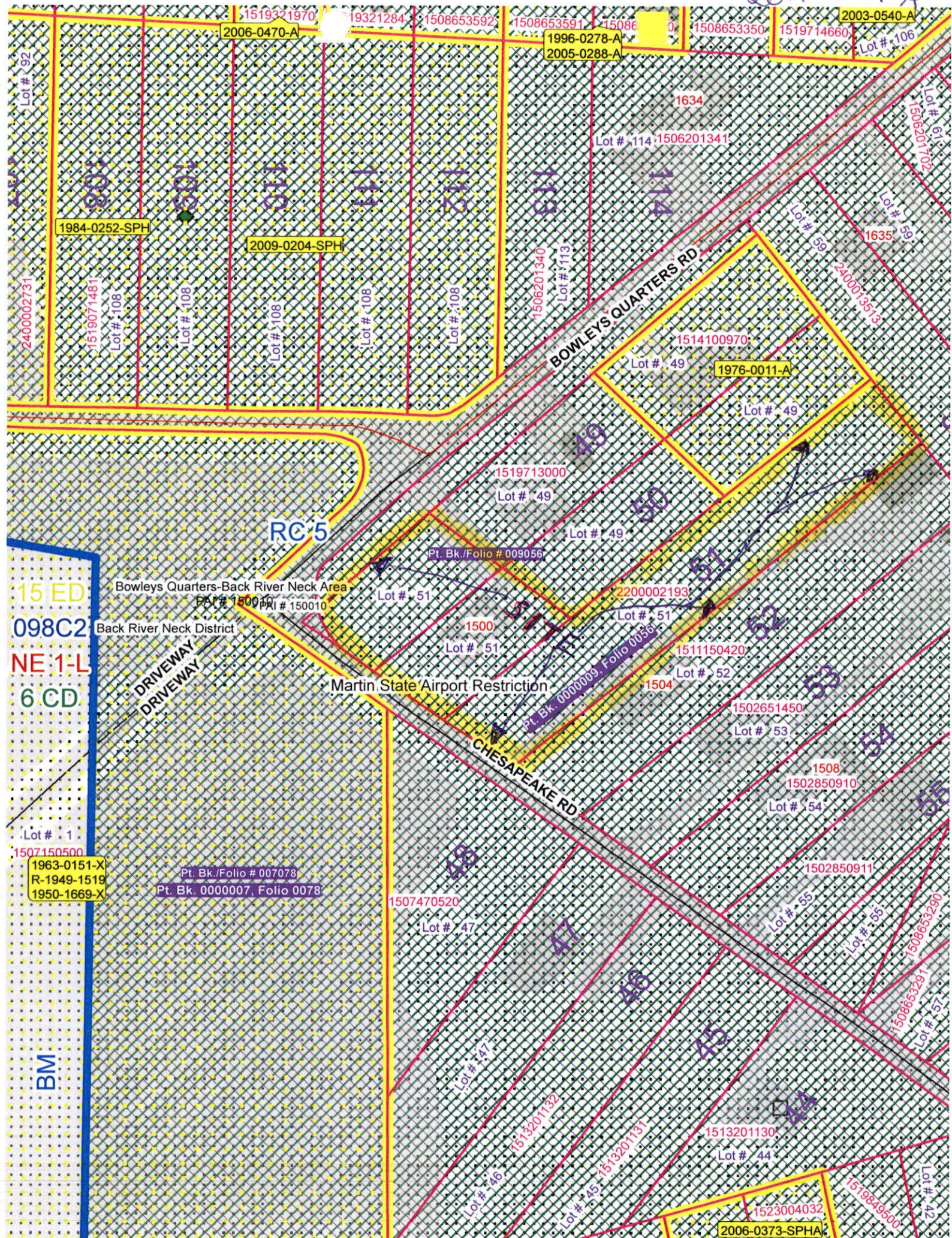
left side of house
and side of proposed
addition

Neighbors

house in

background

2017-0009-A



1519321970
2006-0470-A

19321284

1508653592

1508653591

1508653590

1508653350

1519714660

2003-0540-A
Lot # 106

1996-0278-A
2005-0288-A

1634

Lot # 114, 1506201341

1984-0252-SPH

2009-0204-SPH

2400002731

1519071481

Lot # 108

Lot # 108

Lot # 108

Lot # 108

Lot # 108

1506201340

Lot # 113

BOWLEYS QUARTERS RD

1514100970

Lot # 49

1976-0011-A

Lot # 49

1519713000

Lot # 49

Lot # 49

RC 5

Bowleys Quarters-Back River Neck Area

Pt. Bk. 150010

Pt. Bk. 150010

Back River Neck District

Lot # 51

Pt. Bk./Folio # 009056

Lot # 51

Lot # 51

1500

Lot # 51

2200002193

Lot # 51

1511150420

Lot # 52

1504

Martin State Airport Restriction

Pt. Bk. 0000009, Folio 0056

1502651450

Lot # 53

1508

1502850910

Lot # 54

1502850911

Lot # 54

1502850911

Lot # 55

Lot # 55

Lot # 55

Lot # 55

Lot # 55

Lot # 55

Lot # 55

Lot # 55

Lot # 55

Lot # 55

Lot # 55

Lot # 55

Lot # 55

Lot # 55

1507470520

Lot # 47

Lot # 47

Lot # 47

Lot # 47

Lot # 47

Lot # 47

Lot # 47

Lot # 47

Lot # 47

Lot # 47

Lot # 47

Lot # 47

Lot # 47

1513201132

Lot # 46

Lot # 46

Lot # 46

1513201131

Lot # 45

Lot # 45

Lot # 45

1513201130

Lot # 44

Lot # 44

Lot # 44

Lot # 44

1523004032

2006-0373-SPHA

1519849500

Lot # 42

Lot # 42

Lot # 42

15 ED
098C2
NE 1-L
6 CD

Lot # 1
1507150500

1963-0151-X
R-1949-1519
1950-1669-X

Pt. Bk./Folio # 007078
Pt. Bk. 0000007, Folio 0078

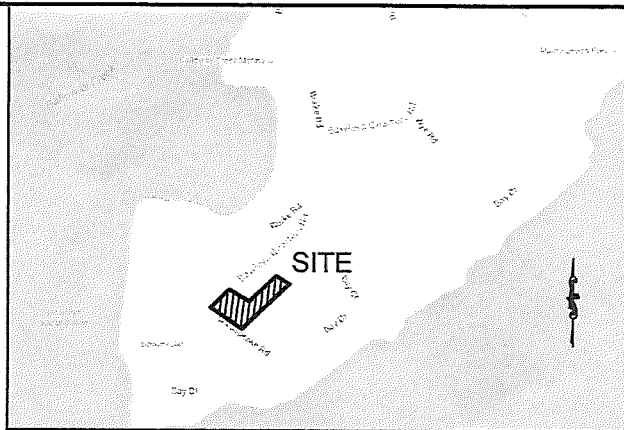
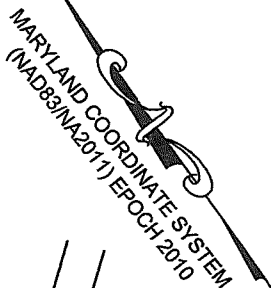
BM

GENERAL NOTES:

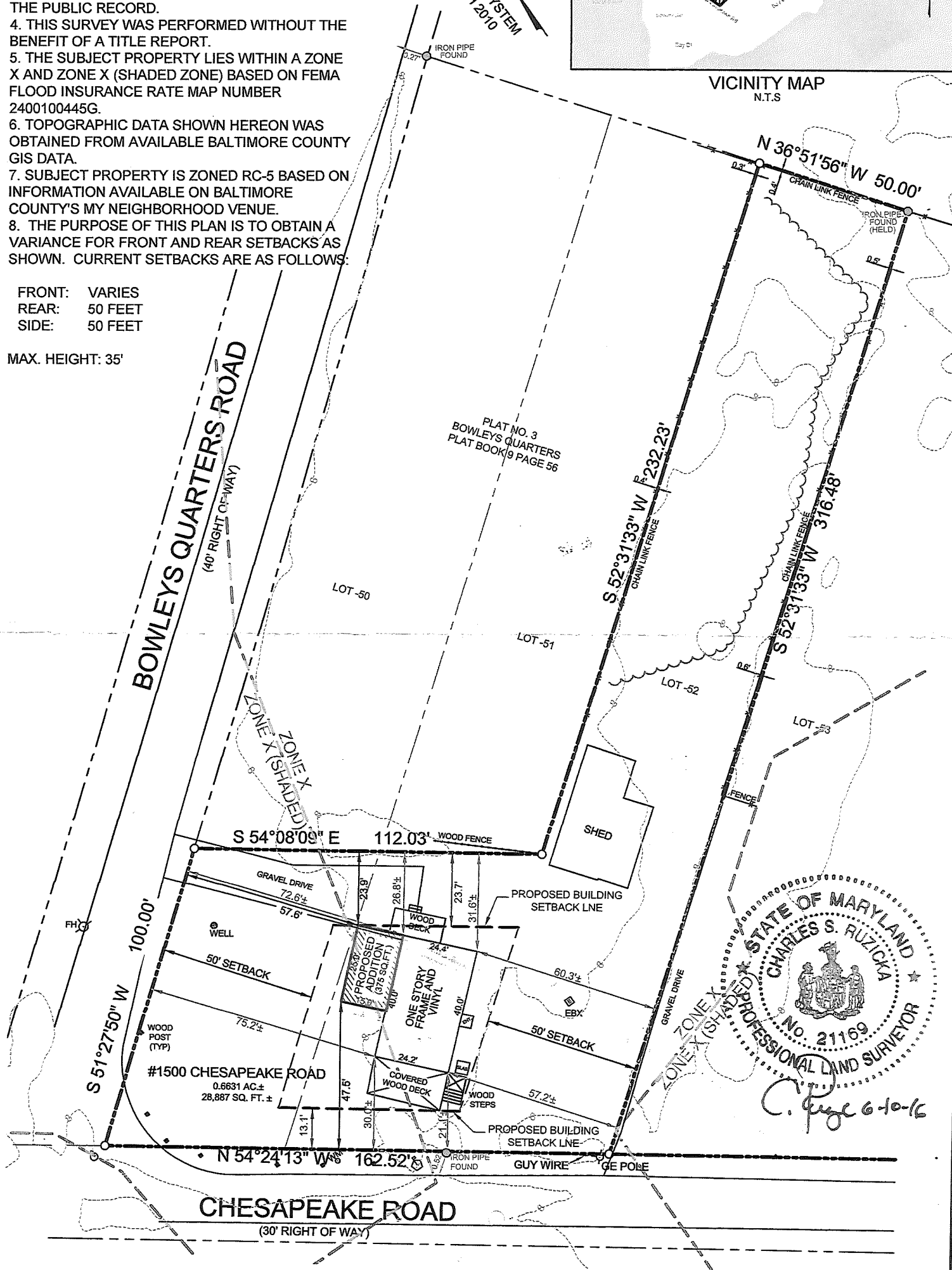
1. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS PROJECTED FROM THE MARYLAND COORDINATE SYSTEM (NAD83/NA2011) EPOCH 2010.
2. THE BOUNDARY AND LOCATION OF IMPROVEMENTS SHOWN HEREON ARE DERIVED FROM FIELD RUN SURVEY PERFORMED BY PRECISION SURVEY AND MAPPING LLC.
3. THE PROPERTY OUTLINE WAS DERIVED FROM DEEDS AND PLAT INFORMATION AVAILABLE IN THE PUBLIC RECORD.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
5. THE SUBJECT PROPERTY LIES WITHIN A ZONE X AND ZONE X (SHADED ZONE) BASED ON FEMA FLOOD INSURANCE RATE MAP NUMBER 2400100445G.
6. TOPOGRAPHIC DATA SHOWN HEREON WAS OBTAINED FROM AVAILABLE BALTIMORE COUNTY GIS DATA.
7. SUBJECT PROPERTY IS ZONED RC-5 BASED ON INFORMATION AVAILABLE ON BALTIMORE COUNTY'S MY NEIGHBORHOOD VENUE.
8. THE PURPOSE OF THIS PLAN IS TO OBTAIN A VARIANCE FOR FRONT AND REAR SETBACKS AS SHOWN. CURRENT SETBACKS ARE AS FOLLOWS:

FRONT: VARIES
REAR: 50 FEET
SIDE: 50 FEET

MAX. HEIGHT: 35'



VICINITY MAP
N.T.S.



PRECISION
SURVEY AND MAPPING LLC
Using Modern Technology to Map America
6809 South River Drive
Baltimore, Maryland 21220
www.precision-surveys.us
Phone: 410-459-2124

DATE
5/31/16
SCALE
1"=40'
DESIGNED BY

DRAWN BY
CSR

PLAT TO ACCOMPANY PETITION FOR
VARIANCE
PAUL L. CANATELLA PROPERTY
1500 CHESAPEAKE ROAD
BALTIMORE, MARYLAND 21220-4423
BEING LOT 52 AND A PORTION OF LOTS 50 AND 51
PLAT NO. 3 BOWLEYS QUARTERS, PLAT NO. 9 PAGE 56
DEED REF: 35412/00120
15TH ELECTION DISTRICT BALTIMORE COUNTY MARYLAND

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 1500 CHESAPEAKE ROAD

OWNER(S) NAME(S) DAVID & COURTNEY CHIVERAL

SUBDIVISION NAME BOWLEYS QUARTERS, PLAT #3

SECTION #

BLOCK #

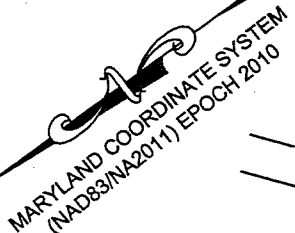
LOT #

PLAT BOOK # 9 FOLIO # 56 10 DIGIT TAX # 2200002193 DEED REF. # 35412/00120

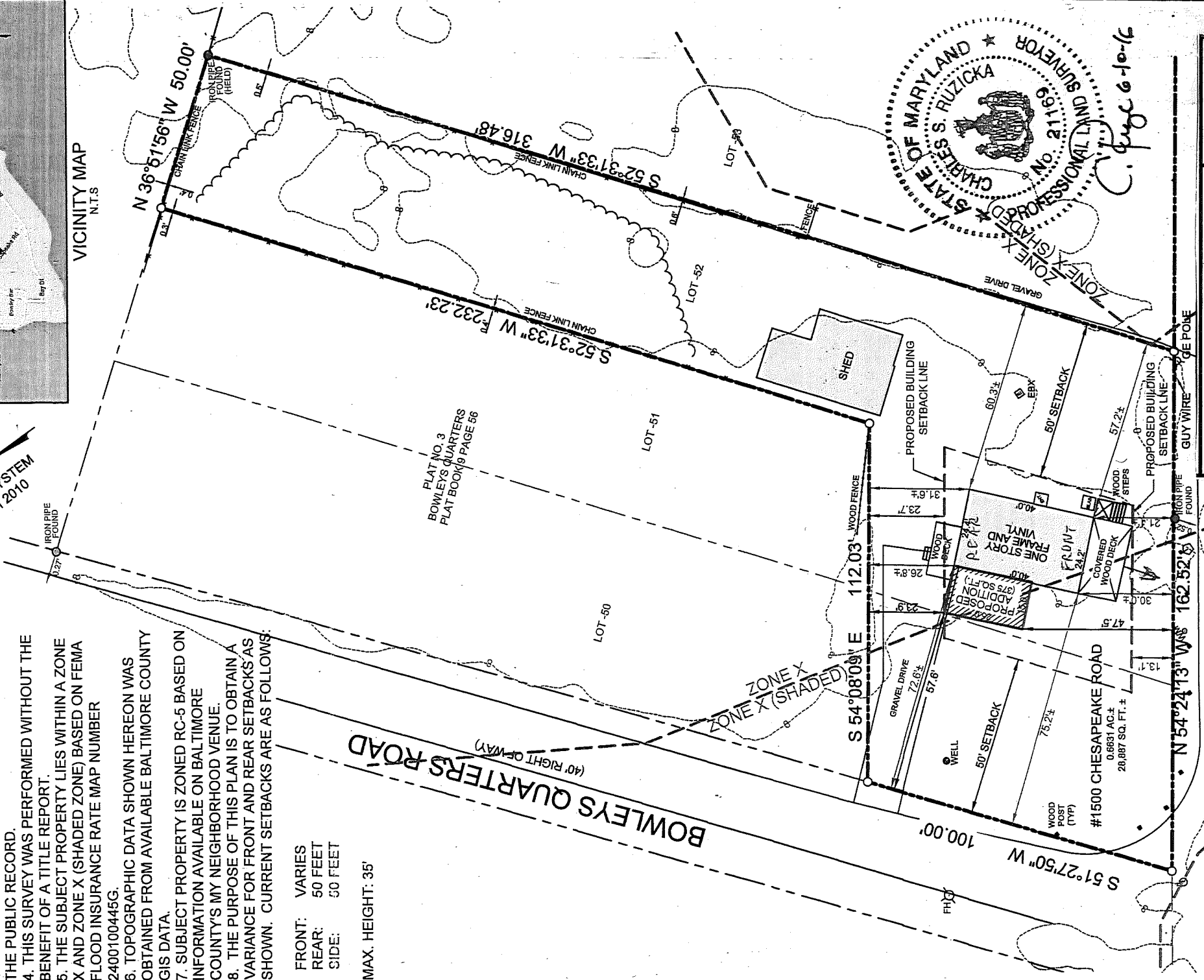
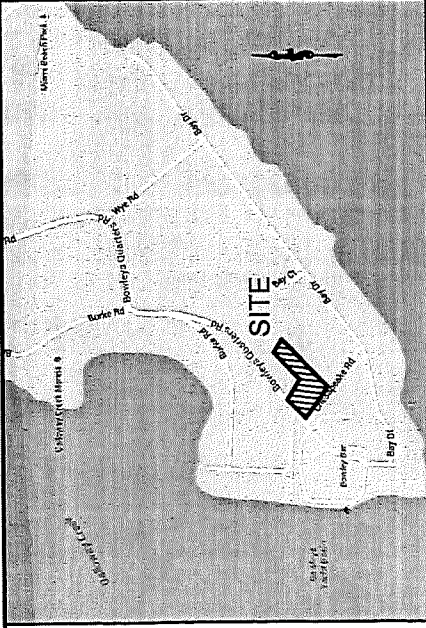
GENERAL NOTES:

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SIDE: 50 FEET
MAX. HEIGHT: 35'



VICINITY MAP
N.T.S.



CHESAPEAKE ROAD
(30' RIGHT OF WAY)

PRECISION
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6809 South River Drive
Baltimore, Maryland 21220
www.precision surveys.us
Phone: 410-459-2124

DATE	5/31/16
SCALE	1"=40'
DESIGNED BY	
DRAWN BY	CSR

MAP IS NOT TO SCALE

ZONING MAP# 098C2 SITE ZONED RC 5 ELECTION DISTRICT 154 COUNCIL DISTRICT 644 LOT AREA ACREAGE 0.6631 OR SQUARE FEET 28,887 HISTORIC? NO IN CBCA? YES IN FLOOD PLAIN? 20NF X UTILITIES? MARK WITH X WATER IS: PUBLIC X PRIVATE SEWER IS: PUBLIC X PRIVATE PRIOR HEARING? NO IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

~~PRECISION~~

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☐ (MARK TYPE REQUESTED WITH X)

ADDRESS 1500 CHESAPEAKE ROAD OWNER(S) NAME(S) DAVID & COURTNEY CHIVERAL

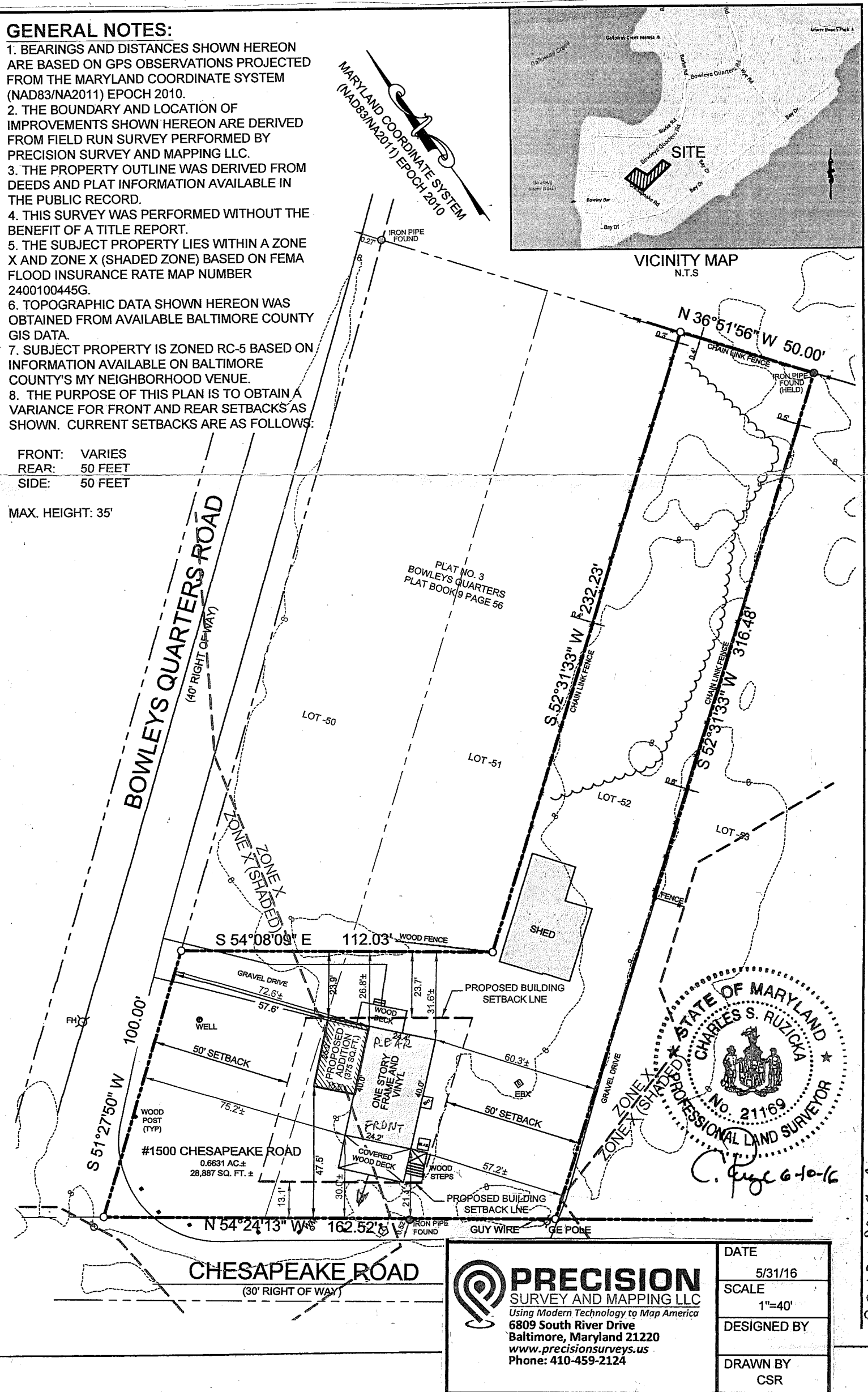
SUBDIVISION NAME BOWLEYS QUARTERS, PLAT #3 LOX 19,50.5 LOT # 1 BLOCK # SECTION #

PLAT BOOK # 9 FOLIO # 56 10 DIGIT TAX # 2200002193 DEED REF. # 35412100120

GENERAL NOTES:
1. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS PROJECTED FROM THE MARYLAND COORDINATE SYSTEM (NAD83/NA2011) EPOCH 2010.
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DATE	5/31/16
SCALE	1"=40'
DESIGNED BY	
DRAWN BY	CSR

MAP IS NOT TO SCALE

ZONING MAP# 098C2

SITE ZONED RC 5

ELECTION DISTRICT 15th

COUNCIL DISTRICT 6th

LOT AREA ACREAGE 0.6631

OR SQUARE FEET 28,887

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? ~~ZONE X~~

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE

SEWER IS:

PUBLIC ☒ PRIVATE

PRIOR HEARING? NONE

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

2017-0069-A