

M E M O R A N D U M

DATE: September 22, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0018-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 21, 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 ADMIN. VARIANCE *
(6011 Loreley Beach Road)
11th Election District *
6th Council District *
Kersten R. & Tara C. Von Jacobi *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0018-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, Kersten R. & Tara C. Von Jacobi ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1A01.3.B.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.) to permit an addition to an existing single family dwelling creating side yard setbacks as close as 10 ft. in lieu of the minimum required 35 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. 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 29, 2016 submitted by the Department of Environmental Protection and Sustainability (DEPS). In addition, a ZAC comment was received from the Bureau of Development Plans Review (DPR) indicating that prior to permit application, Petitioners must contact the Office of the Director of Public Works to determine the flood protection elevation.

ORDER RECEIVED FOR FILING

Date 8-22-16

By [Signature]

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 30, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 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 22nd day of **August, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A01.3.B.3 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit an addition to an existing single family dwelling creating side yard setbacks as close as 10 ft. in lieu of the minimum required 35 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

ORDER RECEIVED FOR FILING

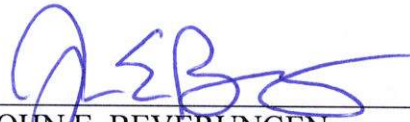
Date 8-22-16

2

By [Signature]

- Petitioners must comply with the ZAC comments from DEPS and DPR; copies of which are attached hereto and made a part hereof.

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 8-22-16

By dw

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

JUL 29 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 29, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0018-A
Address 6011 Loreley Beach Road
(Jacobi 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 a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to construct an addition with less side yard setback than permitted. The addition is not within the 100-foot buffer. The lot is waterfront, and the proposed addition must meet all LDA requirements, including lot coverage limits and afforestation. Existing and proposed lot coverage information will be below the 25% limit. 5 trees are required to meet the afforestation requirement. If the afforestation requirement can be met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront. If the afforestation requirement will be met, then that will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

ORDER RECEIVED FOR FILING

C:\Users\dwiley\AppData\Local\Microsoft\Windows\Temporary Internet
Files\Content.Outlook\DXWB6LKP\ZAC 17-0018-A 6011 Loreley Beach Road EIR (002).doc

Date 8-22-16
By ls

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

If the afforestation requirement can be met, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: July 29, 2016

ORDER RECEIVED FOR FILING

Date 8-22-16

By pw

CBCA

FLOOD



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 6011 Loreley Beach Road, White March, MD 21162
which is presently zoned RC 2

Deed Reference: 37638 / 00362 Tax Account # 1116045750

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

Section 1A01.3.B.3 – to permit an addition to an existing single family dwelling creating side yard setbacks as close as 10 feet in lieu of the minimum required 35 feet.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Kersten Ryan Von Jacobi

Name - Type or Print

Signature

Tara Christine Von Jacobi

Name - Type or Print

Signature

6011 Loreley Beach Road

x 443-861-0490

Address

White Marsh

MD

Telephone No.

21162

City

State

Zip Code

Representative to be Contacted:

Carl Dyhrberg

Name

1619 Mussula Road

(443) 465 6899

Address

Towson

MD

Telephone No.

21286

City

State

Zip Code

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

Zoning Commissioner of Baltimore County

Case No.

2017-0018-A

Reviewed By

Date

7/8/16

Estimated Posting Date

7/31/16

ORDER RECEIVED FOR FILING

FRM476_09

Date

8-22-16

Rev 3/09

By

[Signature]

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently own and reside at 6011 Loreley Beach Road
Address number Road or Street name

and that this address is the subject of this variance request as required by law.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate the hardship or practical difficulty; attach an additional sheet if needed) We wish to construct a 17' x 19' attached Master Bedroom Suite to the side of our existing residence that was constructed in 1951. At present there is a 19' x 7' indentation to the side and rear of our residence and the proposal will practically and aesthetically provide an infill to this space. The present side yard setback is some 27' at its closest point and after the addition has been completed, this measurement will be some 10'. This hardship is peculiar to our property in contrast with other neighboring properties in the zoning district it being a single lot in width as opposed to the two lot width of the majority of our neighbors and is not the result of our own actions. Failure to grant this request for a variance would also result in our inability to make a reasonable use of our property.

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

Kersten Ryan Von Jacobi
Signature

Kersten Ryan Von Jacobi
Name- print or type

Tara Christine Von Jacobi
Signature

Tara Christine Von Jacobi
Name- print or type

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

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 13th day of July, 2016, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Kersten R. Von Jacobi and Tara C. Von Jacobi
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

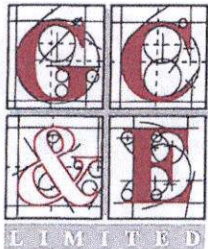
AS WITNESS my hand and Notarial Seal

Jared Sleet
Name of Notary Public

1/6/2019
Commission expires

PLACE SEAL HERE:





Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

July 13, 2016

ZONING PROPERTY DESCRIPTION FOR 6011 LORELEY BEACH ROAD

Beginning at a point on the south side of Loreley Beach Road, which is 30 feet wide, at the distance of 175 feet, more or less, east of the centerline of North Loreley Beach Road, which is 30 feet wide, being Lot 58 in the subdivision of "Plat No. 1, Loreley Beach" as recorded in Baltimore County Plat Book L.McL.M. No. 10, folio 8, containing 15,760 square feet or 0.362 acres of land, more or less, located in the 11th Election District and ~~5th~~ Council District.

6th



License expires/renews 2/26/17

Item #0018

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/31/2016

Case Number: 2017-0018-A

Petitioner / Developer: KERSTEN RYAN VON JACOBI

CARL DYHRBERG of C.D. DESIGN CONSULTANTS

Date of Hearing (Closing): AUGUST 15, 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:
6011 LORELEY BEACH ROAD

The sign(s) were posted on: JULY 30, 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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0018 -A Address 6011 Loreley Beach Rd
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/18/16 Posting Date: 7/31/16 Closing Date: 8/15/16

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

1. **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.
2. **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.
3. **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.
4. **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- 0018 -A Address 6011 Loreley Beach Rd
Petitioner's Name Kersten Ryan Von Jacobi Telephone 443 861 0490
Posting Date: 7/31/16 Closing Date: 8/15/16
Wording for Sign: To Permit an addition to an existing single family
dwelling creating side yard setbacks as close as 10 feet
in lieu of the minimum required 35 feet

Revised 7/6/16

**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: 2017-0018-A
Property Address: 6011 Loreley Beach Rd
Property Description: south side of Loreley Beach Rd, 175'
east of North Loreley Beach Rd
Legal Owners (Petitioners): Kersten Ryan Von Jacobi
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kersten Von Jacobi
Company/Firm (if applicable): _____
Address: 6011 LORELEY BEACH ROAD
WHITE MARSH MD 21162

Telephone Number: 443 8610490

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

No.

141345

Date:

7/18/16

PAID RECEIPT

BUSINESS ACTUAL TIME BWM
7/19/2016 7/18/2016 10:43:09 4

W006 WALKIN PMS
RECEIPT # 690901 7/18/2016 OFLN

Dept S 528 ZONING VERIFICATION
CR NO. 141345

Recpt Tot \$75.00
\$75.00 CK 4.00 CA
Baltimore County, Maryland

Rev Sub
Source/ Rev/
Fund Dept Unit Sub Unit Obj Sub Obj Dept Obj BS Acct Amount

001	306	0000		6150						\$75.00

Total: \$75.00

Rec
From:

For:

Zoning hearing - case # 2017-0018-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

August 16, 2016

Kersten Ryan Von Jacobi
Tara Christine Von Jacobi
6011 Loreley Beach Road
White Marsh MD 21162

RE: Case Number: 2017-0018 A, Address: 6011 Loreley Beach Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 18, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

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

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



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

Date: 7/25/16

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. 2017-0018-A

*Administrative Variance
Kersten Ryan Von Jacobi
6011 Loreley Beach 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 that reads "Richard Zeller".

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

WW/RAZ

AV 8-15-16

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JUL 29 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 29, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0018-A
Address 6011 Loreley Beach Road
(Jacobi 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 a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to construct an addition with less side yard setback than permitted. The addition is not within the 100-foot buffer. The lot is waterfront, and the proposed addition must meet all LDA requirements, including lot coverage limits and afforestation. Existing and proposed lot coverage information will be below the 25% limit. 5 trees are required to meet the afforestation requirement. If the afforestation requirement can be met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront. If the afforestation requirement will be met, then that will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

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

If the afforestation requirement can be met, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: July 29, 2016

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 August 01, 2016
Item No. 2017-0018

DATE: July 29, 2016

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

Prior to Building permit application, the petitioner must contact the office of the Director of Public Works to determine the flood protection elevation.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0018-08012016.doc

ORDER RECEIVED FOR FILING

Date 8-22-16

By DAW

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 August 01, 2016
Item No. 2017-0018

DATE: July 29, 2016

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* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0018-08012016.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 29, 2016

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Reviewer: Regina Esslinger

Date: July 29, 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>7-29</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>7-29</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-25</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: <u>7-30-16</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 (w3)

Guide to searching the database

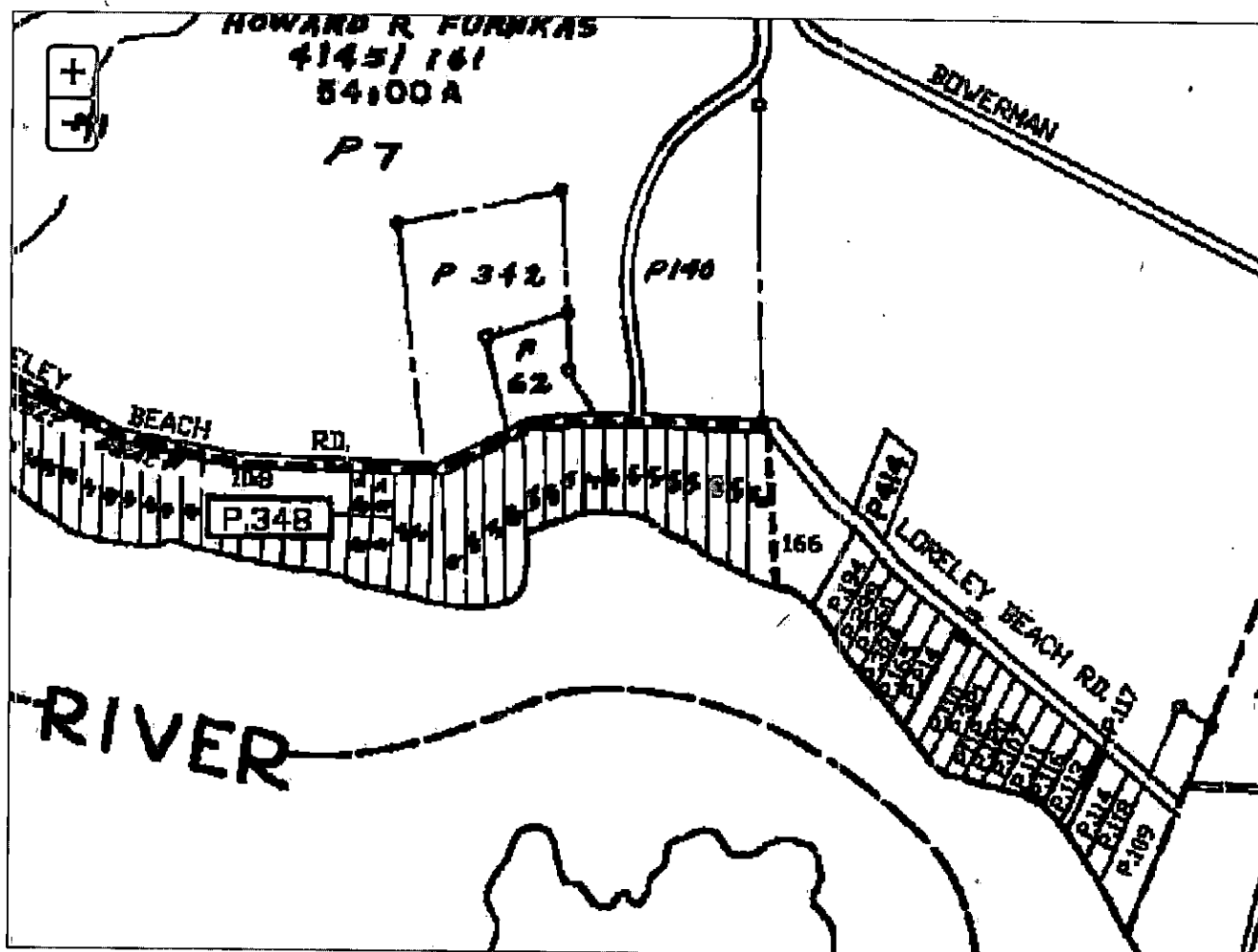
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 1116045750			
Owner Information					
Owner Name:	VON JACOBI KERSTEN RYAN VON JACOBI TARA CHRISTINE		Use: Principal Residence:	RESIDENTIAL YES	
Mailing Address:	6011 LORELEY BEACH RD WHITE MARSH MD 21162-1607		Deed Reference:	/37638/ 00362	
Location & Structure Information					
Premises Address:		6011 LORELEY BEACH RD 0-0000 Waterfront		Legal Description: 3335 E ORLEY AVE LORELEY BEACH	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0073	0021	0348		0000	58 2015 1 0010/0008
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1951	1,763 SF		15,760 SF	34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	SIDING	2 full	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		105,700	105,700		
Improvements		114,400	93,800		
Total:		220,100	199,500	199,500	199,500
Preferential Land:		0			0
Transfer Information					
Seller: MURRAY RICHARD J 4TH		Date: 06/15/2016		Price: \$275,000	
Type: ARMS LENGTH IMPROVED		Deed1: /37638/ 00362		Deed2:	
Seller: GODDARD ROGER L		Date: 11/19/2002		Price: \$155,000	
Type: ARMS LENGTH IMPROVED		Deed1: /17119/ 00694		Deed2:	
Seller: REED CHRISTOPHER J		Date: 09/17/1987		Price: \$100,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07672/ 00626		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
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: Application received					

Baltimore County

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

District: **11** Account Number: **1116045750**



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.

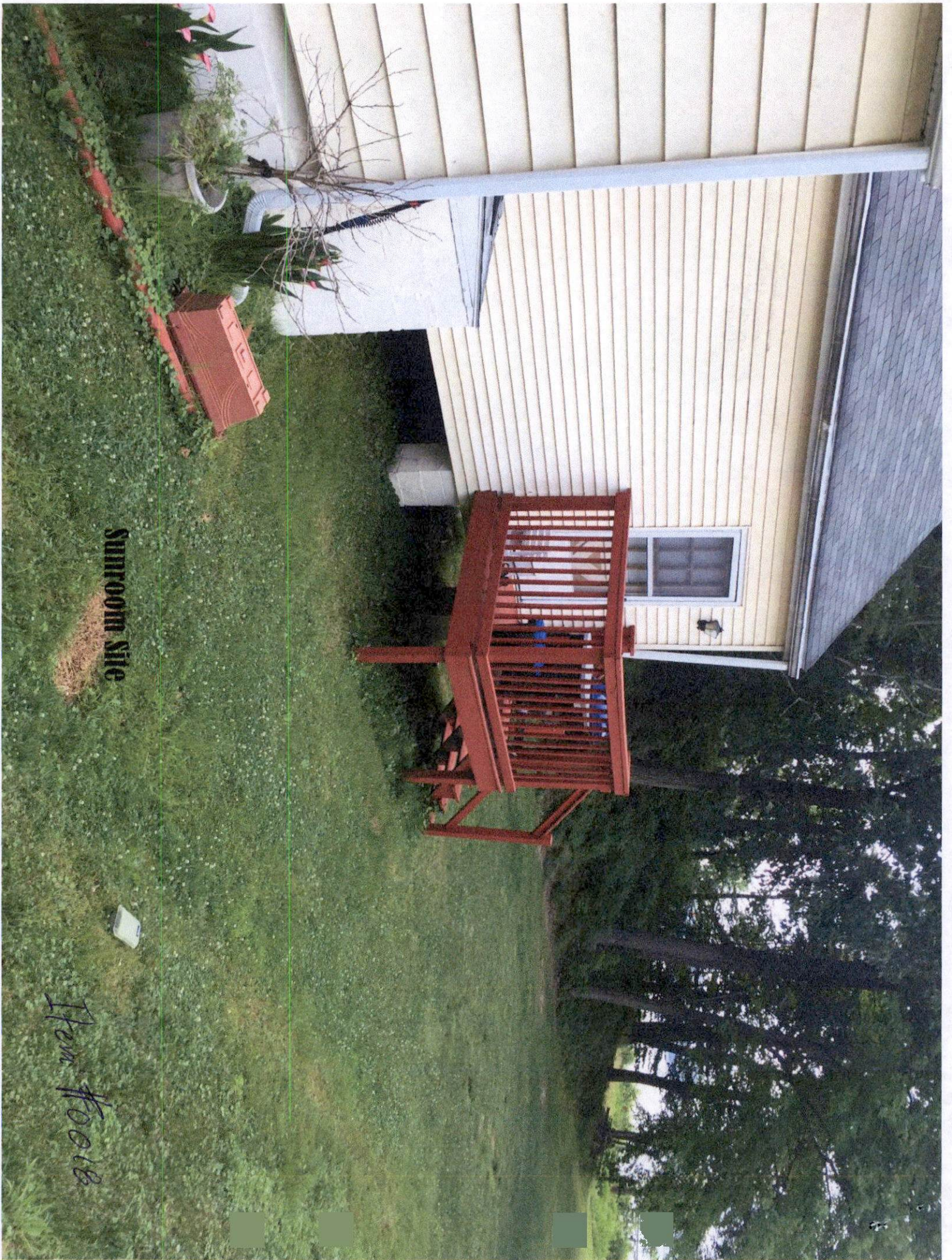
If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

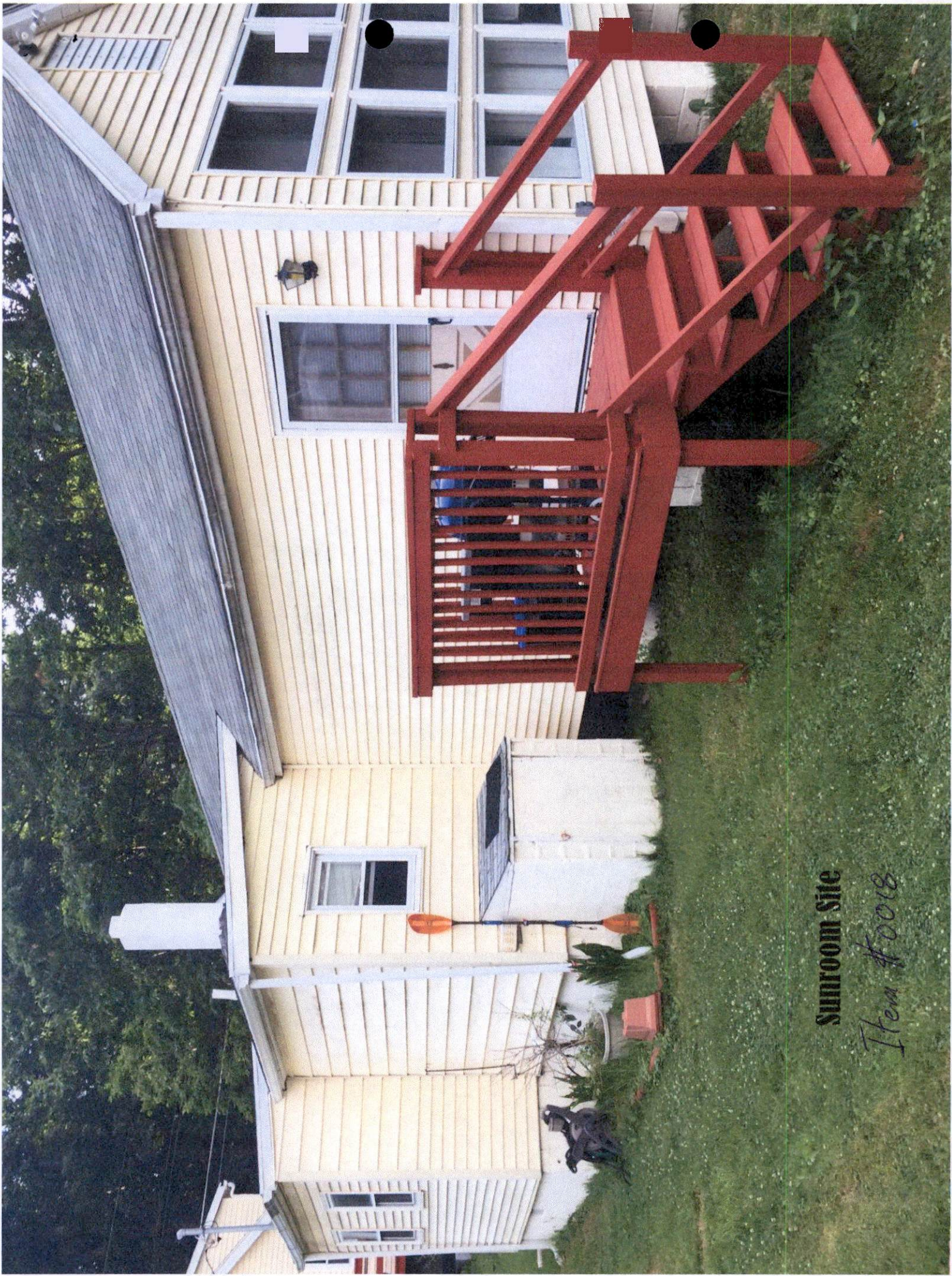
Property maps provided courtesy of the Maryland Department of Planning.

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>).

Sunroom Site

Item #0018

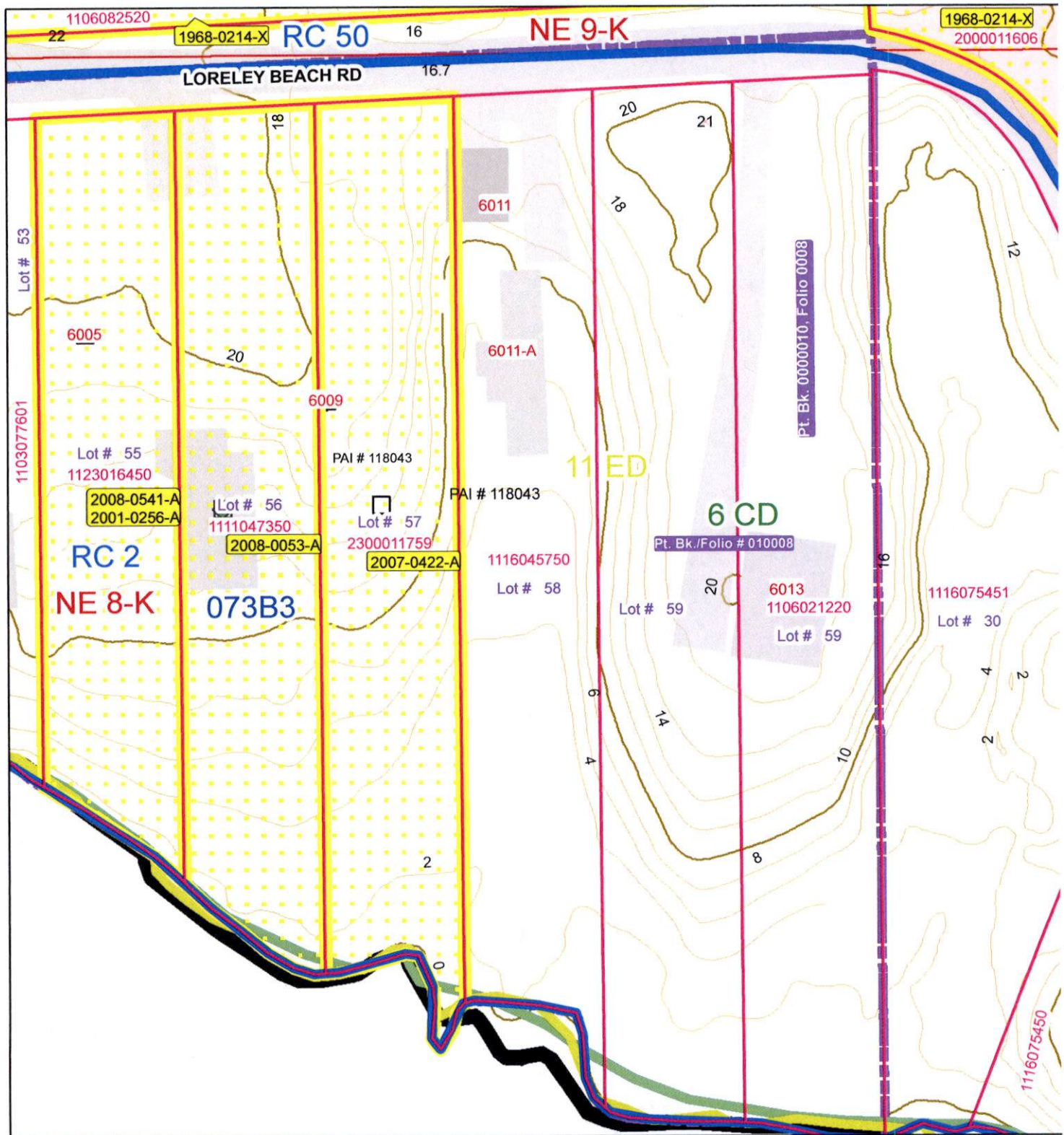




Sunroom Site

Item #0018

Elevations



Publication Date: 7/15/2016



Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

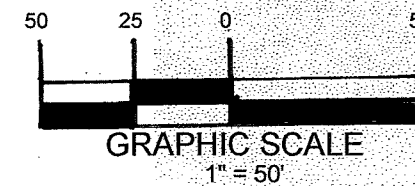


0 12.525 50 75 100 Feet

1 inch = 50 feet

Item #0018

6011 LORELEY BEACH ROAD, WHITE MARSH, 21162. PLAT REF : 1 OF LORELEY BEACH, LOT 58. TAX MAP 0073
GRID 0021, PARCEL 0348
OWNERS : KERSTEN R & TARA C VON JACOBI



#2017-0018-A

LOCATION INFORMATION

ELECTION DISTRICT	11
COUNCILMANIC	6
GIS TITLE 1'=200' SCALE MAP # 073B3	
ZONING - RC 2	
LOT SIZE	0.30
	15,760
ACRES	SQUARE FEET
SITE COVERAGE	EXISTING
	PRPOPOSED
	13.0%
	13.7%
PUBLIC SEWER	
PUBLIC WATER	
CHESAPEAKE BAY CRITICAL AREA -	YES
100-YEAR FLOOD PLAIN -	YES
HISTORIC PROPERTY -	NO
PRIOR ZONING HEARING -	NO NE

ZONING OFFICE USE ONLY

[illegible]

Part. Exh. 1

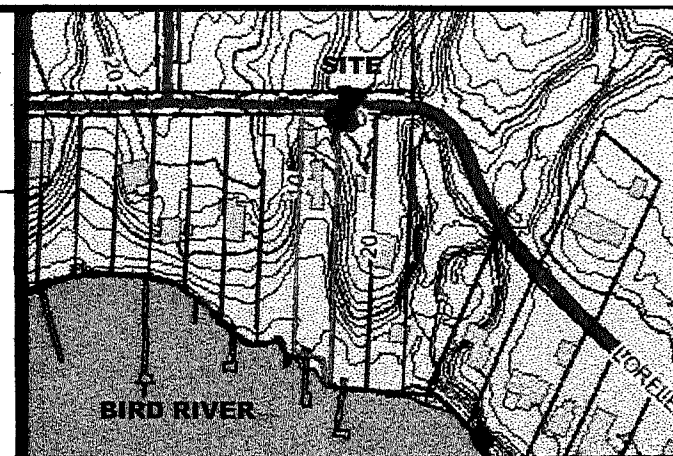
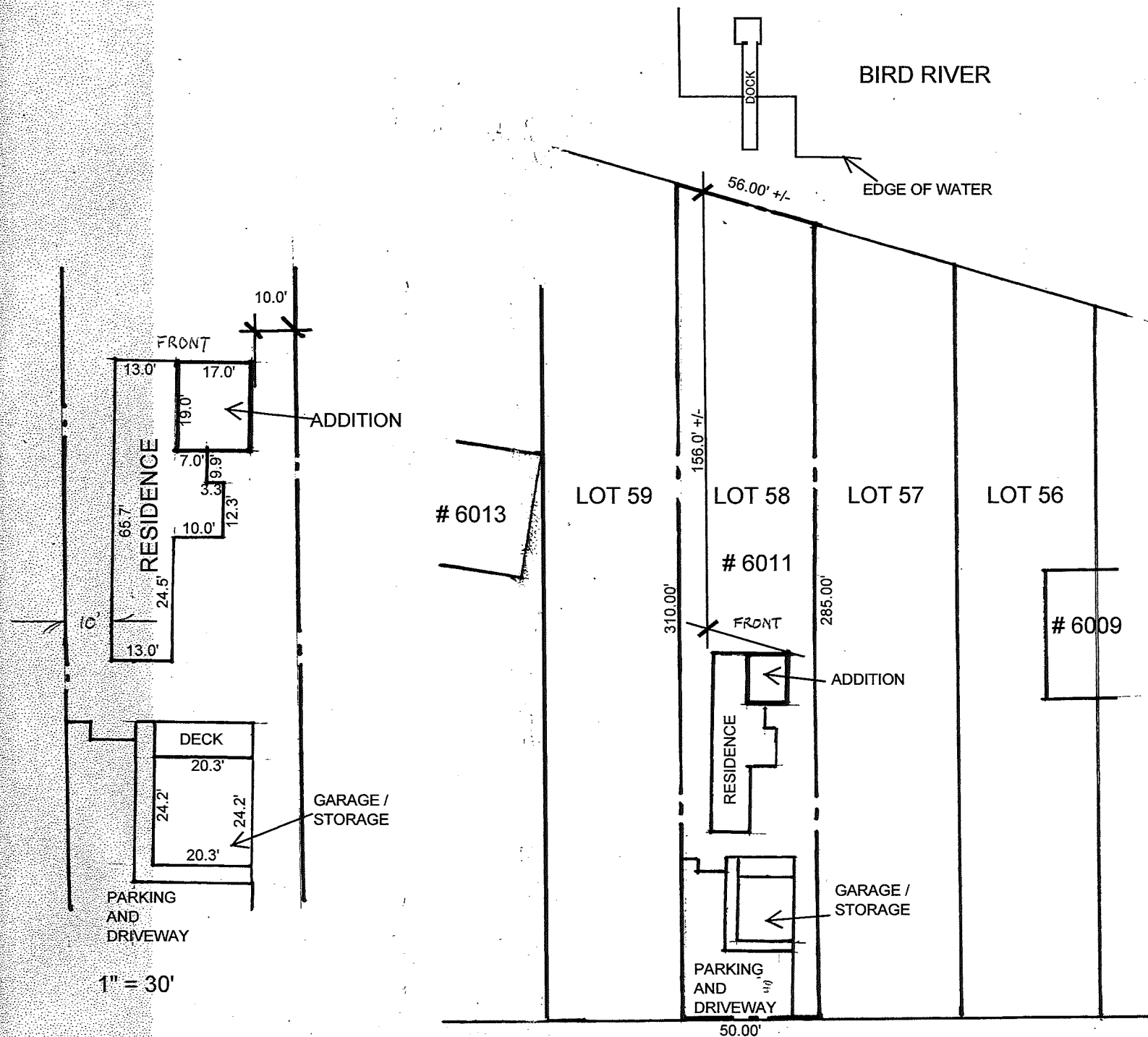
PREPARED BY CARL DYHRBERG JULY 2016

LORELEY BEACH ROAD

30' WIDE R / W
SCALE ~ 1 : 50

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

6011 LORELEY BEACH ROAD, WHITE MARSH, 21162. PLAT REF : 1 OF LORELEY BEACH, LOT 58. TAX MAP 0073
 GRID 0021, PARCEL 0348
 OWNERS : KERSTEN R & TARA C VON JACOBI



VICINTY MAP - NOT TO SCALE

LOCATION INFORMATION

ELECTION DISTRICT	11
COUNCILMANIC	6
GIS TITLE 1"-200' SCALE MAP # 073B3	
ZONING - RC 2	
LOT SIZE	0.30 ACRES 15,760 SQUARE FEET
SITE COVERAGE	EXISTING 13.0% PROPOSED 13.7%
PUBLIC SEWER	
PUBLIC WATER	
CHESAPEAKE BAY CRITICAL AREA -	YES
100-YEAR FLOOD PLAIN -	YES
HISTORIC PROPERTY -	NO
PRIOR ZONING HEARING -	NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #

#2017-0018-A
R.J.