

MEMORANDUM

DATE: September 27, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0027-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 26, 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 *
(6942 Gunder Avenue) *
15th Election District *
6th Council District *
Ngoc Trang Thi Le *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2017-0027-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Ngoc Trang Thi Le ("Petitioner"). The Petitioner is requesting Variance relief from §§ 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed enclosed and open porch addition to the rear of the dwelling with side yard setback of 5 ft. and 5 ft. in lieu of the required 10 ft. and 7.5 ft. respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's 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 August 12, 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, Petitioner must contact the Office of the Director of Public Works to determine the flood protection elevation.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 7, 2016, and there being no request for a public hearing, a decision

ORDER RECEIVED FOR FILING

Date 8-25-16

By [Signature]

shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 25th day of August, 2016, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed enclosed and open porch addition to the rear of the dwelling with side yard setback of 5 ft. and 5 ft. in lieu of the required 10 ft. and 7.5 ft. respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Petitioner must comply with the ZAC comments from DEPS and DPR; copies of which are attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 8-25-16

By SW

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 8-25-16

By EW

AV 8-22-16

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

AUG 12 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: August 12, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0027-A
Address 6942 Gunder Avenue
(Thi Le Property)

Zoning Advisory Committee Meeting of August 8, 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 a two story addition and an attached carport with less side yard setbacks than permitted. The addition is within the 100-foot buffer. The lot is waterfront, and the proposed addition must meet all LDA and MBA requirements, including lot coverage limits and afforestation. No lot coverage information was provided and the 100-foot Buffer line is not shown. Lot coverage is limited to a maximum of 31.25% (6,145 square feet), with mitigation required for lot coverage between 25% (4,916 square feet) and 31.25%. 6 trees are required to be on site to meet the afforestation requirement. Mitigation may be required for new disturbance within the 100-foot Buffer. If the MBA, lot coverage, and afforestation requirements can be met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

ORDER RECEIVED FOR FILING

Date 8-25-16

By C:\Users\dwiley\AppData\Local\Microsoft\Windows\Temporary Internet
Files\Content.IE5\Outlook\DXWB6LKP\ZAC 17-0027-A 6942 Gunder Avenue-EIR.doc

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront. If the MBA, lot coverage, and afforestation requirements 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 MBA, lot coverage, and afforestation requirements can be met, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: August 11, 2016

ORDER RECEIVED FOR FILING

Date 8-25-16

By DW
C:\Users\dwiley\AppData\Local\Microsoft\Windows\Temporary Internet
Files\Content.Outlook\DXWB6LKP\ZAC 17-0027-A 6942 Gunder Avenue-EIR.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 08, 2016
Item No. 2017-0027

DATE: August 4, 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 16-0027-08082016.doc

ORDER RECEIVED FOR FILING

Date 8-25-16

By WJ



Flood

Rev 5/5/2016

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: 6942 Gunder Ave 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)

Because I have 3 children and my parents i dog lot 7 people
need bigger house.

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

NgocTrang
Signature of Owner (Affiant)

Signature of Owner (Affiant)

NgocTrang Thi Le
Name, Print or Type

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 27th day of July, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: before me Ngoc Trang Thi Le

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

AS WITNESS my hand and Notaries Seal

Lauren J Hosty
Notary Public
11/18/2018
My Commission Expires

10017
Affidavit in Support of Administrative Variance

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need bigger house.

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

Ngoc Trang
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Ngoc Trang Thi Le
Name- Print or Type

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 21th day of July, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: before me Ngoc Trang Thi Le

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

AS WITNESS my hand and Notaries Seal

Tausen J. Phosty
Notary Public
11/18/2018
My Commission Expires



CBCLA

F1001

ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 6942 Gunder AVE, Baltimore, 21220 Currently zoned DR 5.5
 Deed Reference 33823/00119 10 Digit Tax Account # 1519510160
 Owner(s) Printed Name(s) Ngoc Trang Thi Le

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)
 1B02.3.C.1 and 303.1.A of BCZR to permit a proposed enclosed and open porch addition to the rear of the dwelling with side yard setback of 5 feet and 5 feet, in lieu of the required 10 and 7-1/2 feet respectively.
 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):

Ngoc Trang Thi Le /
 Name #1 – Type or Print Name #2 – Type or Print
Ngoc Trang /
 Signature #1 Signature #2
6942 Gunder ave middle river md
 Mailing Address City State
21220 / 410-900-9300 /
 Zip Code Telephone # Email Address

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

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

Representative to be contacted:

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

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0027-A Filing Date 7/27/16 Estimated Posting Date 8/7/16 Reviewer AT
~8/22/16
 Rev 5/5/2016

ZONING PROPERTY DESCRIPTION FOR 6942 Gunder Avenue, Baltimore, Maryland 21220.

PART A:

Beginning at a point on the North side of Gunder Avenue which is 40 feet of right-of-way wide at the distance of 12.5 feet East of the centerline of the nearest improved intersecting street Birdale Place which is 25 feet of right-of-way wide.

PART B:

Being Lot # 94, Block 00, Section # A in the subdivision of Twin River Beach as recorded in Baltimore County Plat Book # 9, Folio # 33, containing 19,665 square feet in lot. Located in the 15 Election District and 01st Council District.

2017-0027-A

CERTIFICATE OF POSTING

2017-0027-A

RE: Case No.: _____

Petitioner/Developer: _____

Ngoc Trang Thi Le

August 22, 2016

Date of Hearing/Closing: _____

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

Attn: 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: _____

6942 Gunder Avenue

August 7, 2016

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,



(Signature of Sign Poster) August 7, 2016

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0027 - A Address 6942 Gunder Avenue

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 07/27/2016 Posting Date: 08/07/16 Closing Date: 08/022/16

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- 0027 - A Address 6942 Gunder Avenue

Petitioner's Name Ngoc Trang Thi Le Telephone 410-900-9300

Posting Date: 08/07/16 Closing Date: 08/22/16

Wording for Sign: To permit a proposed enclosed and open porch addition to the rear of the dwelling with a side yard setback of 5 feet and 5 feet in lieu of the required 10 and 7-1/2 feet respectively.

Revised 7/26/16

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

No. 142807

Date: 7/27/16

PAID RECEIPT

BUSINESS ACTUAL TIME
7/27/2016 7/27/2016 11:27:31

REG HS01 WALKIN LJR

RECEIPT # 668540 7/27/2016 OFLN

Dept 5 528 ZONING VERIFICATION

NO. 142807

Recpt Tot \$75.00

\$75.00 CK \$4.00 CS

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$75-

Total \$75

Rec

From: NGOCTRANGTHI LE

For:

6942 EUNDER AVE

2017-0027-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 23, 2016

Ngoc Trang Thi Le
6942 Gunder Avenue
Middle River MD 21220

RE: Case Number: 2017-0027 A, Address: 6942 Gunder Avenue

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 27, 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

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



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

Date: 8/1/16

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. 2017-0027-A.

*Administrative Variance
Kgoc Trang Thi Le
6942 Gunden Avenue,*

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 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, ^{DAK}Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 08, 2016
Item No. 2017-0027

DATE: August 4, 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 16-0027-08082016.doc

AV 8-22-16

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

AUG 12 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: August 12, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0027-A
Address 6942 Gunder Avenue
(Thi Le Property)

Zoning Advisory Committee Meeting of **August 8, 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 a two story addition and an attached carport with less side yard setbacks than permitted. The addition is within the 100-foot buffer. The lot is waterfront, and the proposed addition must meet all LDA and MBA requirements, including lot coverage limits and afforestation. No lot coverage information was provided and the 100-foot Buffer line is not shown. Lot coverage is limited to a maximum of 31.25% (6,145 square feet), with mitigation required for lot coverage between 25% (4,916 square feet) and 31.25%. 6 trees are required to be on site to meet the afforestation requirement. Mitigation may be required for new disturbance within the 100-foot Buffer. If the MBA, lot coverage, and afforestation requirements 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 MBA, lot coverage, and afforestation requirements 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 MBA, lot coverage, and afforestation requirements can be met, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: August 11, 2016

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: August 12, 2016

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Reviewer: Regina Esslinger

Date: August 11, 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>8-4</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>8-12</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-1</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>8-17-16</u> by <u>Black</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 - 15 Account Number - 1519510160							
Owner Information									
Owner Name:		LE NGOC TRANG THI			Use:		RESIDENTIAL		
Mailing Address:		6942 GUNDER AVE BALTIMORE MD 21220-1075			Principal Residence:		YES		
					Deed Reference:		/33823/ 00119		
Location & Structure Information									
Premises Address:		6942 GUNDER AVE 0-0000 Waterfront			Legal Description:		LT 94-95 COR BIRDALE PL TWIN RIVER BEACH		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0084	0001	0043		0000	A		94	2015	Plat Ref: 0009/0033
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1929		930 SF				19,665 SF		34	
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 07/01/2016		As of 07/01/2017	
Land:				173,900					
Improvements				53,500					
Total:				227,400		222,700		222,700	
Preferential Land:				0				0	
Transfer Information									
Seller: SMITH MARY MARGARET				Date: 06/21/2013			Price: \$180,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /33823/ 00119			Deed2:		
Seller: SMITH MARGARET				Date: 12/30/1998			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /13409/ 00383			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			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: Approved 09/11/2013									



Wed 27- at: 11:00 AM.

2017-0027-A



2017-0027-A



2017-0027-A

2011.0051-8



2017-08-27-A



Gunder AVE

2017-0027-A



2017-0027-A



7011-0027-A



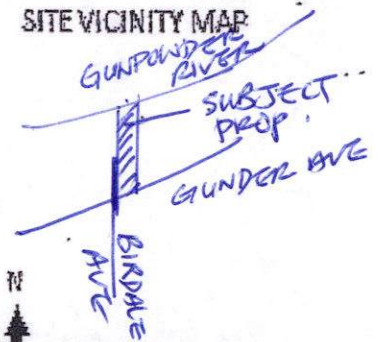
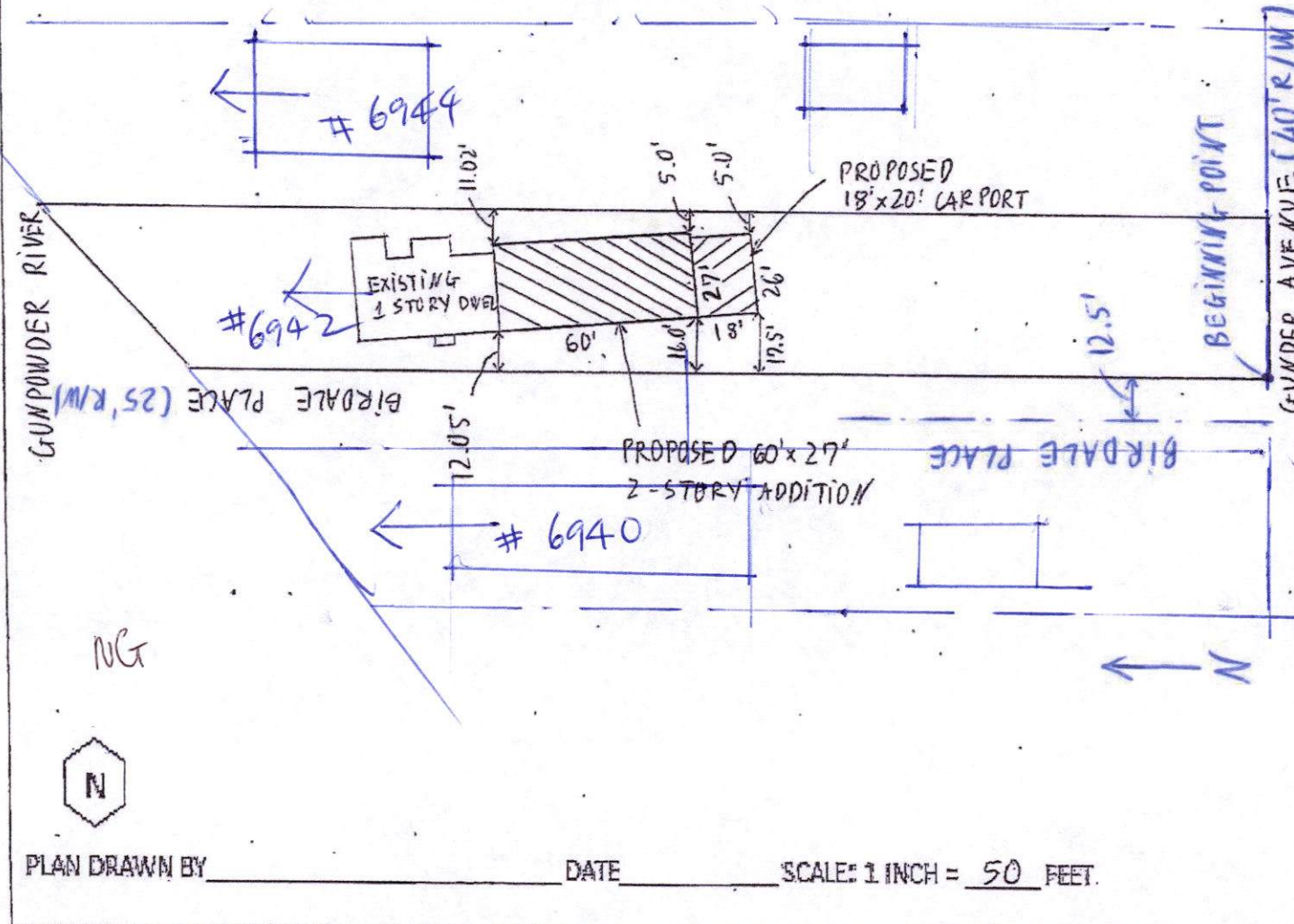
2017-0027-A

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

ADDRESS 6942 GUNDER AVE OWNER(S) NAME(S) LE NGOL TRANG THI

SUBDIVISION NAME Twin River Beach LOT # 94 BLOCK # _____ SECTION # A

PLAT BOOK # 9 FOLIO # 33 10 DIGIT TAX # 1519510160 DEED REF. # 33823/00119



MAP IS NOT TO SCALE
ZONING MAP# 084A1
SITE ZONED DR 5.5
ELECTION DISTRICT 15
COUNCIL DISTRICT 06
LOT AREA ACREAGE _____
OR SQUARE FEET 19,665
HISTORIC? NO
IN CBCA? YES
IN FLOOD PLAIN? YES
UTILITIES? MARK WITH X
WATER IS: PUBLIC ☒ PRIVATE _____
SEWER IS: PUBLIC ☒ PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
NO

VIOLATION CASE INFO:
NO

2017-0027-A

Per. Ex. 1

5011-0081-1/2

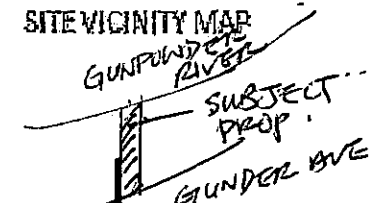
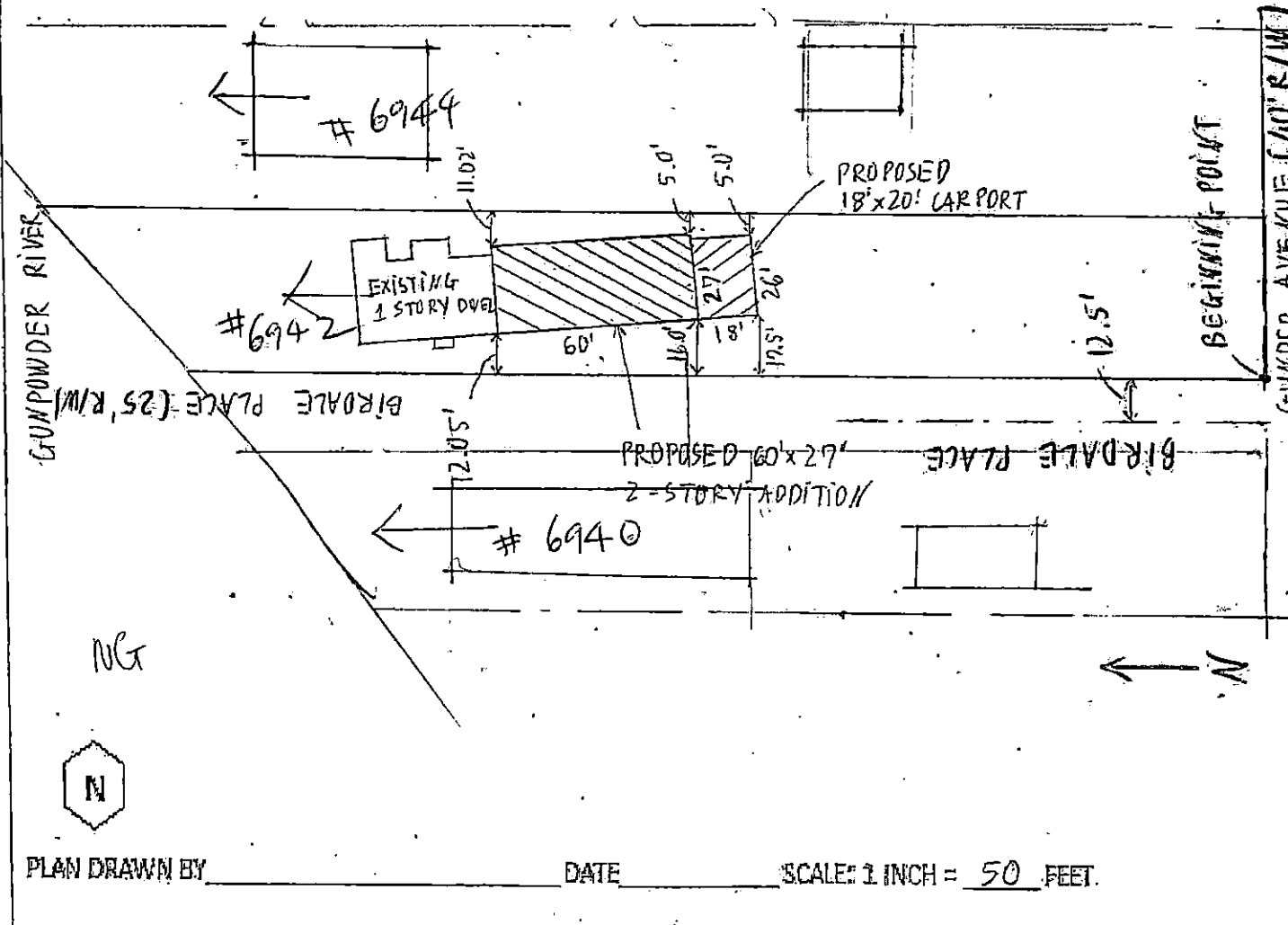
2

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

ADDRESS 6942 GUNDER AVE OWNER(S) NAME(S) LE NGOC TRANG THI

SUBDIVISION NAME Twin River Beach LOT # 94 BLOCK # _____ SECTION # A

PLAT BOOK # 9 FOLIO # 33 10 DIGIT TAX # 1519510160 DEED REF. # 33823100119



MAP IS NOT TO SCALE
ZONING MAP # 084A1
SITE ZONED DR 5.5
ELECTION DISTRICT 15
COUNCIL DISTRICT 06
LOT AREA: ACREAGE
OR SQUARE FEET 19,665
HISTORIC? NO
IN CECA? YES
IN FLOOD PLAIN? YES
UTILITIES? MARK WITH ☒
WATER IS:
PUBLIC ☒ PRIVATE _____
SEWER IS:
PUBLIC ☒ PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
NO

VIOLATION CASE INFO:
NO

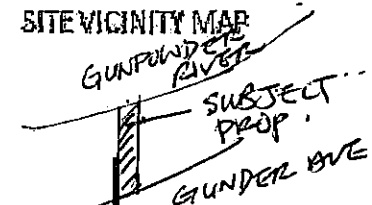
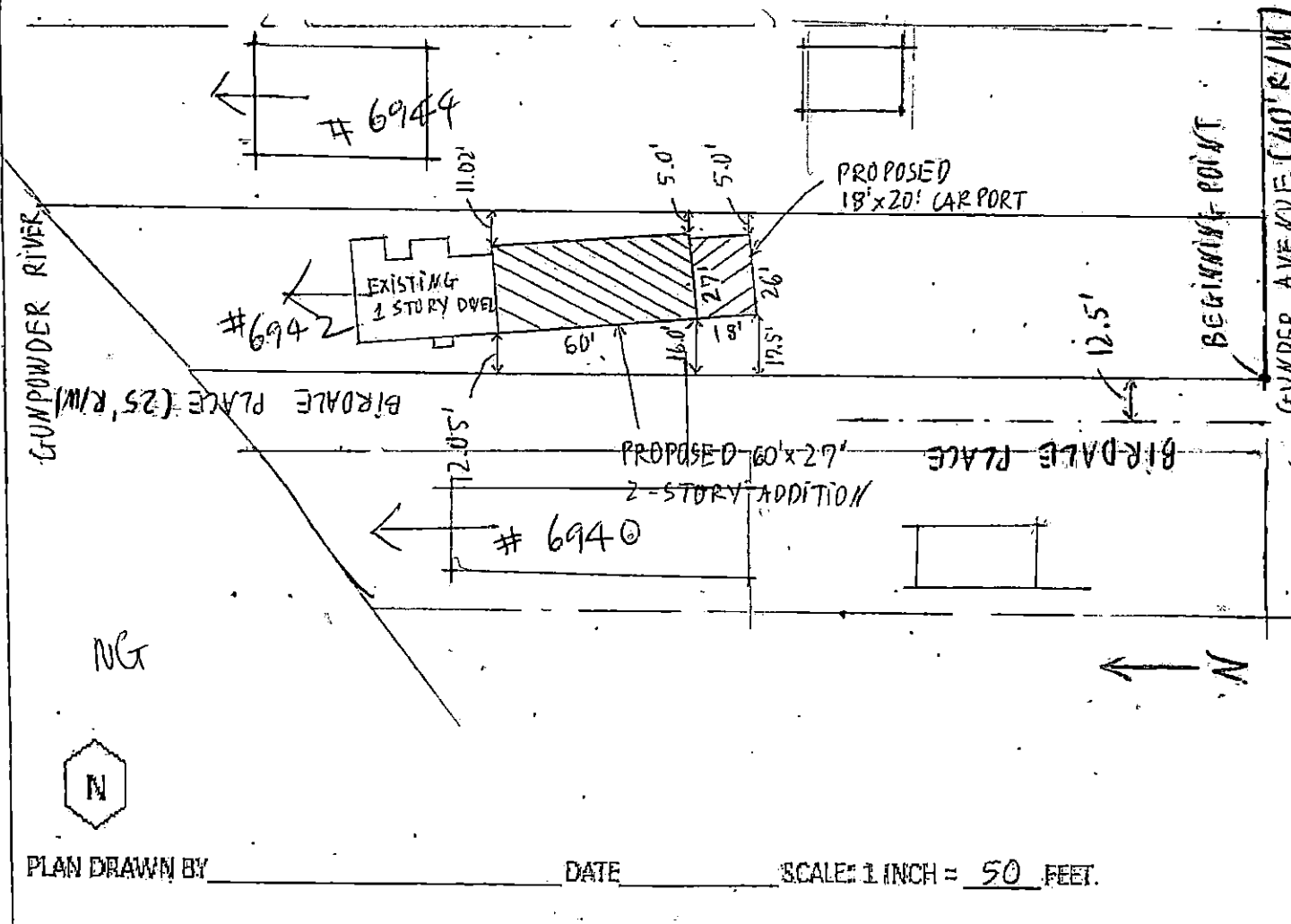
2017-0027-A

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

ADDRESS 6942 GUNDER AVE OWNER(S) NAME(S) LE NGOL TRANG THI

SUBDIVISION NAME Twin River Beach LOT # 94 BLOCK # _____ SECTION # A

PLAT BOOK # 9 FOLIO # 33 10 DIGIT TAX # 1519510160 DEED REF. # 33823100119

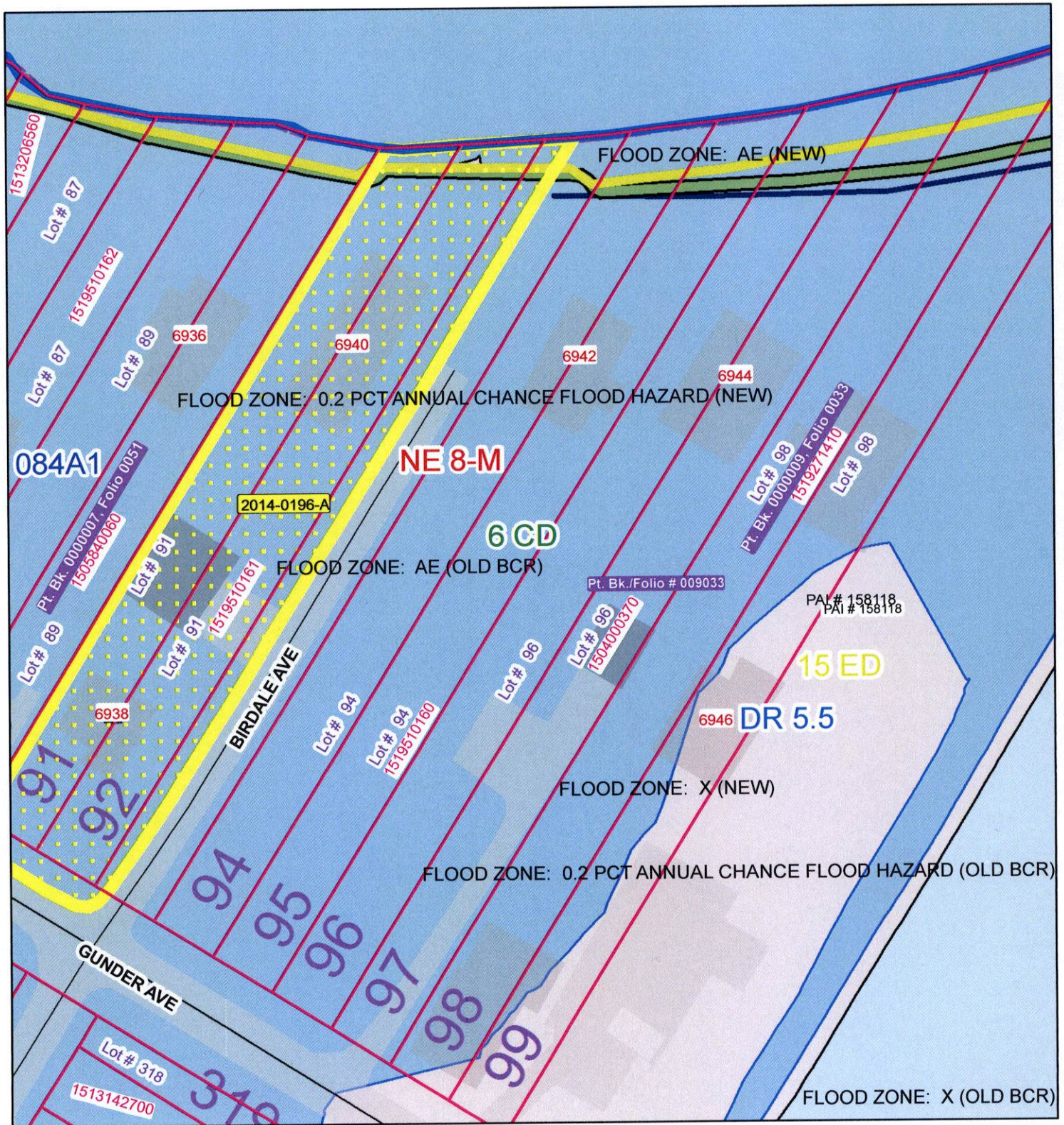


MAP IS NOT TO SCALE
ZONING MAP # 084A
SITE ZONED DR 5.5
ELECTION DISTRICT 15
COUNCIL DISTRICT 06
LOT AREA ACREAGE
OR SQUARE FEET 19,665
HISTORIC? NO
IN CBCA? YES
IN FLOOD PLAIN? YES
UTILITIES? MARK WITH ☒
WATER IS:
PUBLIC ☒ PRIVATE _____
SEWER IS:
PUBLIC ☒ PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
NO

VIOLATION CASE INFO:
NO

2017-0027-A

Possible Flood Hazards



Publication Date: 7/6/2016



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

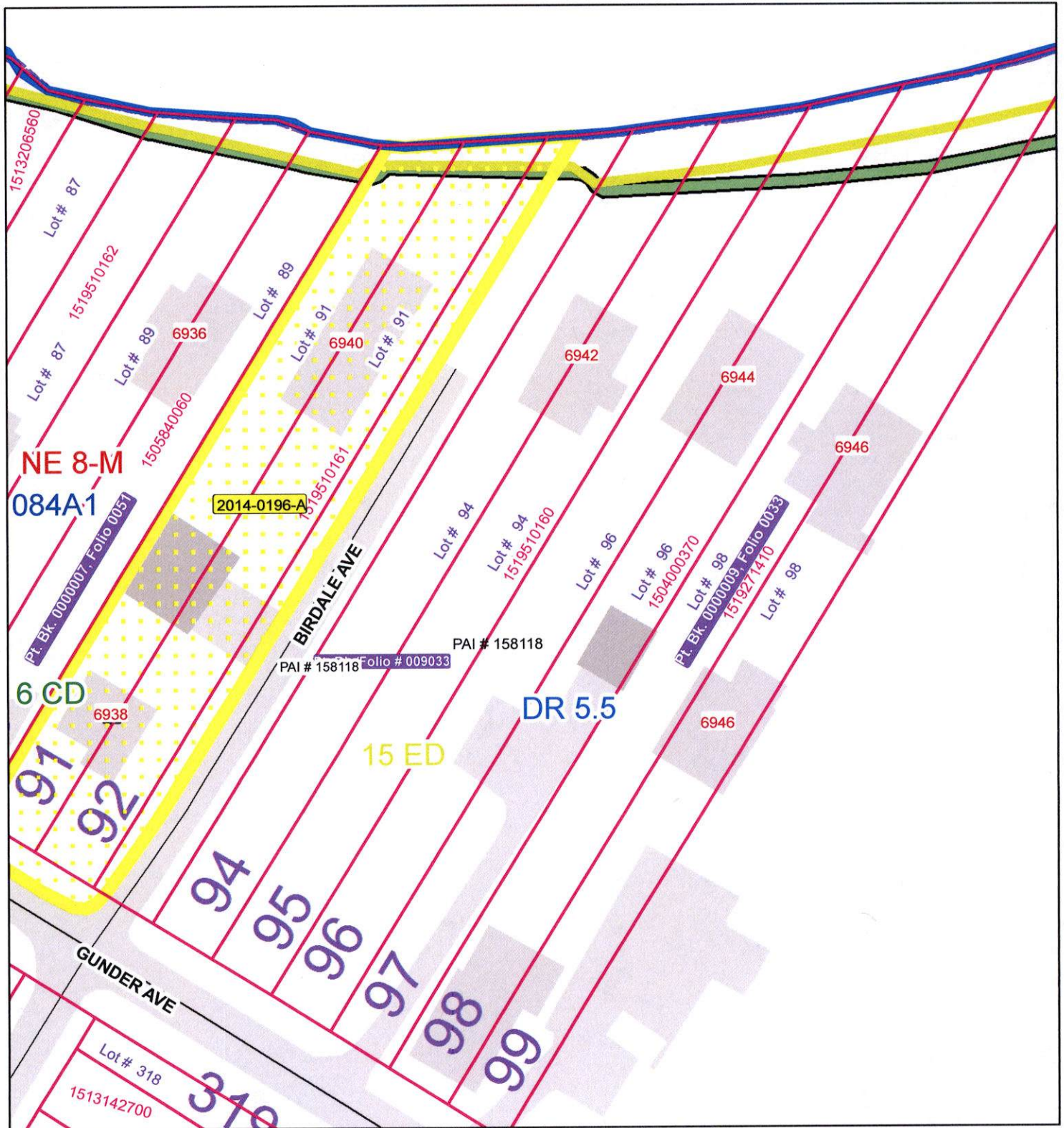


0 12.525 50 75 100 Feet

1 inch = 50 feet

2017-0027-A

6942 Gunder Avenue



Publication Date: 7/6/2016



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

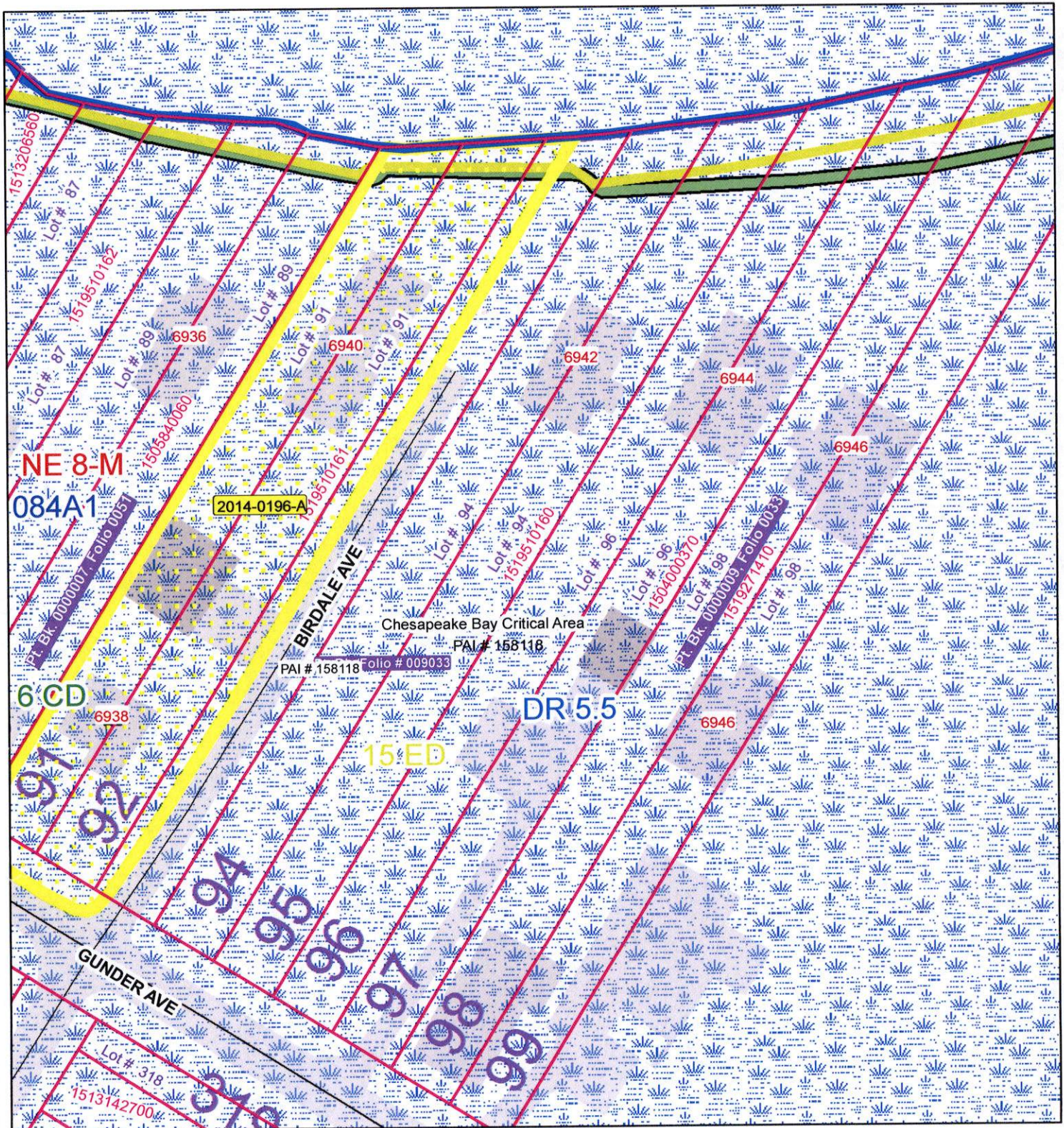


0 12.525 50 75 100 Feet

1 inch = 50 feet

2017-0027-A

Chesapeake Bay Critical Area



Publication Date: 7/6/2016



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

2017-0027-A

Real Property Data Search (w4)

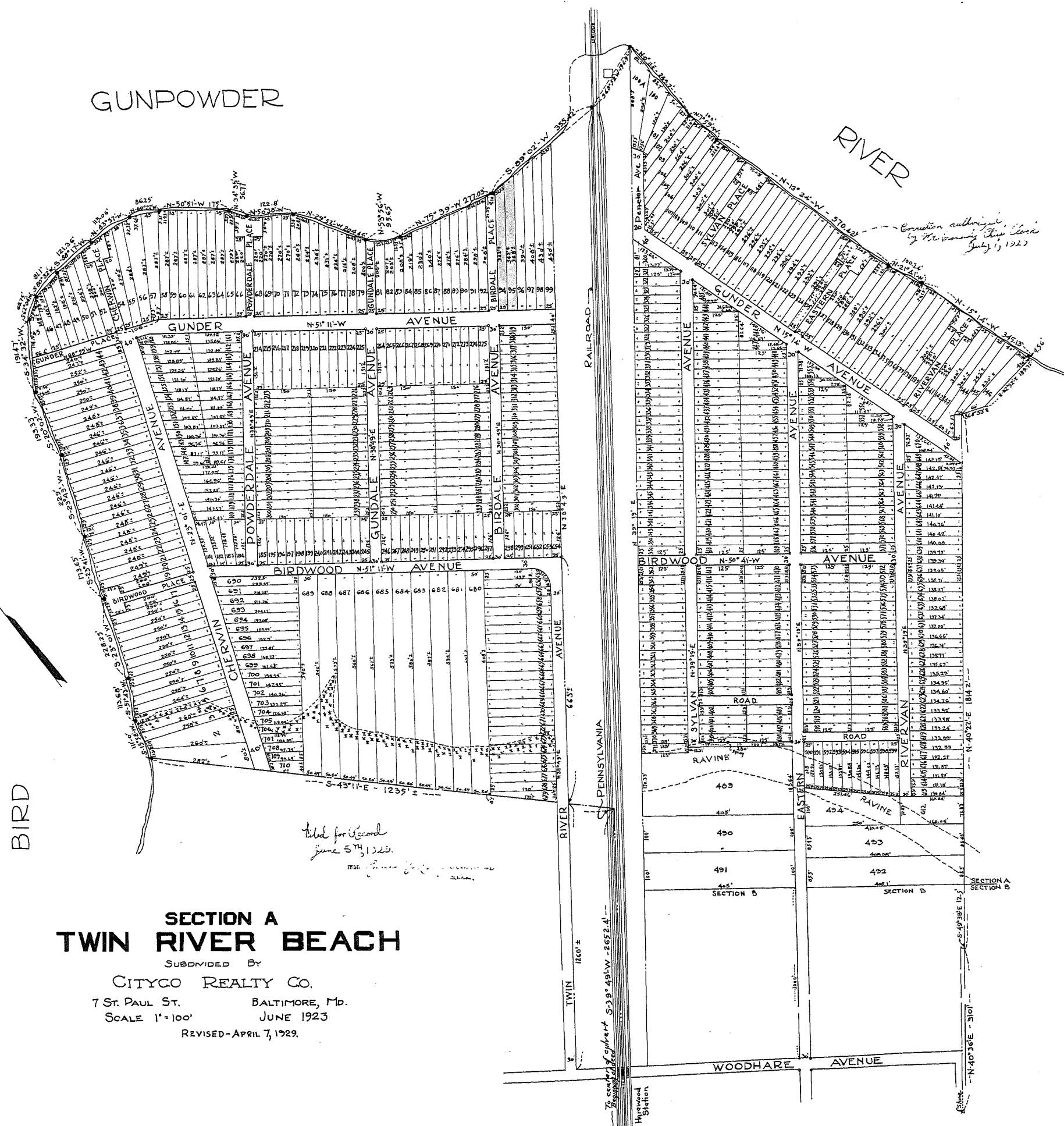
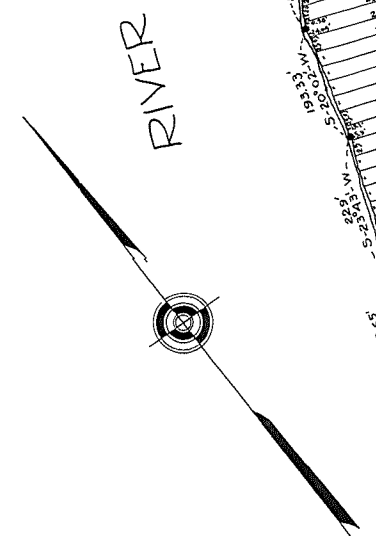
Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1519510160			
Owner Information					
Owner Name:		LE NGOC TRANG THI		Use:	RESIDENTIAL
Mailing Address:		6942 GUNDER AVE BALTIMORE MD 21220-1075		Principal Residence:	YES
				Deed Reference:	/33823/ 00119
Location & Structure Information					
Premises Address:		6942 GUNDER AVE 0-0000 Waterfront		Legal Description:	LT 94-95 COR BIRDALE PL TWIN RIVER BEACH
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0084	0001	0043		0000	A
					94
					2015
					Plat No:
					Plat Ref:
					0009/0033
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1929	930 SF		19,665 SF	34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	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:	173,900	173,900			
Improvements	53,500	48,800			
Total:	227,400	222,700	222,700	222,700	
Preferential Land:	0			0	
Transfer Information					
Seller: SMITH MARY MARGARET		Date: 06/21/2013		Price: \$180,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /33823/ 00119		Deed2:	
Seller: SMITH MARGARET		Date: 12/30/1998		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /13409/ 00383		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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: Approved 09/11/2013					

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2017-0027-A



SECTION A TWIN RIVER BEACH

SUBDIVIDED BY
CITYCO REALTY CO.
7 ST. PAUL ST. BALTIMORE, MD.
SCALE 1"=100' JUNE 1923
REVISED-APRIL 7, 1929.

*Filed for Record
June 5th 1923.*

*Exception authorized
by the Board of Public Works
July 13, 1923*

2017-0027-A



GUNPOWDER

RIVER

RIVER

BIRD

SECTION A TWIN RIVER BEACH

SUBDIVIDED BY

CITYCO REALTY CO.

7 ST. PAUL ST.

BALTIMORE, MD.

SCALE 1"=100'

JUNE 1923

REVISED-APRIL 7, 1929.

Filed for Record
June 5th 1923.



2017-0027-A