

## MEMORANDUM

DATE: November 3, 2016  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2017-0041-SPHA – Appeal Period Expired

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The appeal period for the above-referenced case expired on November 2, 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: PETITIONS FOR SPECIAL HEARING \*  
AND VARIANCE

(414 Riverside Road) \*  
15<sup>th</sup> Election District \*  
7<sup>th</sup> Council District \*  
Jerry W. Birchfield, Jr. \*  
Owner \*  
Petitioner \*

BEFORE THE  
OFFICE OF  
ADMINISTRATIVE HEARINGS  
FOR BALTIMORE COUNTY  
Case No. 2017-0041-SPHA

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Jerry W. Birchfield, Jr., legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit an accessory structure with a foot print greater than the foot print of the principal building (single-family dwelling). In addition, a Petition for Variance seeks to permit a garage/pole barn in the rear yard of an existing single-family dwelling with a height of 15 ft. 11 in. in lieu of the required 15 ft. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Jerry W. Birchfield, Jr. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Department of Environmental Protection and Sustainability (DEPS). Conditions will be included in the final Order to address the concerns raised by these agencies.

The subject property is approximately .27 acres in size and is zoned DR-5.5. The property is improved with a modest single-family dwelling (1,170 sq. ft.) constructed in 1950. There is

ORDER RECEIVED FOR FILING

Date

10-3-16

By

Sen

also a shed on the property, which Petitioner plans to raze. In its place Petitioner proposes to construct a larger garage that will enable him to store his boat, trailer and other belongings.

#### SPECIAL HEARING

The special hearing request concerns the footprint of the garage, which would be slightly larger than that of the single-family dwelling. As noted, the existing dwelling is somewhat small, with a footprint of 35' x 26'. The site plan and aerial photo in the file reveal both adjoining neighbors also have fairly large accessory buildings in their rear yards. The proposed structure would be located at the rear of the lot, over 150 ft. from Riverside Road. In these circumstances I do not believe the garage will have any detrimental impact upon the community and the petition for special hearing will be granted.

#### VARIANCE

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

*Cromwell v. Ward*, 102 Md. App. 691 (1995).

Petitioner has met this test. The property has an irregular shape and is therefore unique. Petitioner would experience practical difficulty if the regulations were strictly interpreted because he would be unable to construct the proposed garage to store his boat and other household items. Finally, as demonstrated by the lack of any opposition, I do not believe granting the requests would have a detrimental impact upon the community.

THEREFORE, IT IS ORDERED this 3<sup>rd</sup> day of October, 2016, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County

ORDER RECEIVED FOR FILING

Date 10-3-16

By SEN

Zoning Regulations ("B.C.Z.R) to permit an accessory structure with a foot print greater than the foot print of the principal building (single-family dwelling), be and is hereby GRANTED.

IT IS FURTHER ORDERED the petition for variance to permit a garage/pole barn in the rear yard of an existing single-family dwelling with a height of 15 ft. 11 in. in lieu of the required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must comply with the ZAC comment from the Department of Environmental Protection and Sustainability (DEPS), a copy of which is attached hereto and made a part hereof.
3. Petitioner or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
4. The garage shall not be used for commercial purposes.

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

JEB/sln

  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

ORDER RECEIVED FOR FILING

Date 10-3-16

By sen



CBCA

## PETITION FOR ZONING HEARING(S)

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

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

Address 414 Riverside Rd Essex Md 21221 which is presently zoned OR 5.5  
 Deed References: 24433 / 00355 10 Digit Tax Account # 1523350910  
 Property Owner(s) Printed Name(s) Jerry W Birchfield JR

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Section 101: Definition "Accessory Structure" To permit an accessory structure with a foot print greater

2.        that the foot print of the principal building (single family dwelling) :

3. ☒ a Variance Section 400.3

To permit a garage/polebarn in the rear yard of an existing single family dwelling with a height of 15 feet 11 inches in lieu of the required 15 feet.

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

Need a Larger Building to Store a Large Boat out of the weather

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

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

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

## Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

## Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

## Legal Owners (Petitioners):

Jerry W Birchfield JR

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

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

CASE NUMBER

2017-0041-SHA

Filing Date

8/9/2016

Do Not Schedule Dates:

Reviewer

[Signature]

Zoning property description for 414 Riverside RD  
Essex, MD 21221

Beginning at a point on the west side of Riverside Road which is 50 feet wide at a distance of 109.71 feet south of the center line of Stillwater Road which is 30 feet wide.

Thence the following courses and distances , N 33 degrees 14' E 50.14',  
N 57 degrees 21' 30" W 88.23', N 71 degrees 42'30" W 155.59',  
S 17 degrees 26' W 50.06', S 72 degrees 17' 30" E 142.52', S 57 degrees 22'E 87.60'  
Back to the point of the beginning as recorded in dead Liber GLB No.3336, folio  
444, containing .27 acres located in election district 15 and council district 7'

2017-0041-SPHA



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

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4432719

**Sold To:**

Jerry Birchfield Jr - CU00559324  
414 Riverside Rd  
Essex, MD 21221-6612

**Bill To:**

Jerry Birchfield Jr - CU00559324  
414 Riverside Rd  
Essex, MD 21221-6612

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

Sep 08, 2016

The Baltimore Sun Media Group

By S. Wilkinson  
Legal Advertising

NOTICE OF ZONING HEARING

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

Case: # 2017-0041-SPHA  
414 Riverside Road  
W/s Riverside Road, 109.71 ft. s/of centerline of Stillwater Road  
15th Election District - 7th Councilmanic District  
Legal Owner(s) Jerry Birchfield, Jr.

Special Hearing: to permit an accessory structure with a foot print greater than the foot print of the principal building (single family dwelling).

Variance: to permit a garage/polebarn in the rear yard of an existing single family dwelling with a height of 15 feet 11 inches in lieu of the required 15 feet.

Hearing: Thursday, September 29, 2016 at 11:00 a.m.  
in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.  
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

9/074 September 8 4432719

# CERTIFICATE OF POSTING

2017-0041-SPHA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Jerry Birchfield

September 29, 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: \_\_\_\_\_

414 Riverside Road

September 8, 2016

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



Sincerely,

September 8, 2016

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ  
County Executive

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

August 26, 2016

## NOTICE OF ZONING HEARING

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

**CASE NUMBER: 2017-0041-SPHA**

414 Riverside Road

W/s Riverside Road, 109.71 ft. s/of centerline of Stillwater Road

15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Jerry Birchfield, Jr.

Special Hearing to permit an accessory structure with a foot print greater than the foot print of the principal building (single family dwelling). Variance to permit a garage/polebarn in the rear yard of an existing single family dwelling with a height of 15 feet 11 inches in lieu of the required 15 feet.

Hearing: Thursday, September 29, 2016 at 11:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon  
Director

AJ:kl

C: Jerry Birchfield, Jr. 414 Riverside Road, Essex 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 9, 2016.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY  
Thursday, September 8, 2016 Issue - Jeffersonian

Please forward billing to:  
Jerry Birchfield, Jr.  
414 Riverside Road  
Essex, MD 21221

443-632-5194

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## NOTICE OF ZONING HEARING

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

**CASE NUMBER: 2017-0041-SPHA**

414 Riverside Road

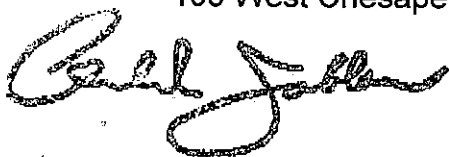
W/s Riverside Road, 109.71 ft. s/of centerline of Stillwater Road

.15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Jerry Birchfield, Jr.

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING  
AND VARIANCE  
414 Riverside Road; W/S Riverside Road,  
109.71' S of c/line of Stillwater Road  
15<sup>th</sup> Election & 7<sup>th</sup> Councilmanic Districts  
Legal Owner(s): Jerry Birchfield, Jr.  
Petitioner(s)

\* BEFORE THE OFFICE  
\* OF ADMINSTRATIVE  
\* HEARINGS FOR  
\* BALTIMORE COUNTY  
\* 2017-041-SPHA

\* \* \* \* \*

**ENTRY OF APPEARANCE**

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

RECEIVED  
AUG 19 2016

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Jefferson Building, Room 204  
105 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 19th day of August, 2016, a copy of the foregoing Entry of Appearance was mailed to Jerry Birchfield, 414 Riverside Road, Essex, Maryland 21221, Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW OFFICE**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) 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.**

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**For Newspaper Advertising:**

Case Number: 2017-0041-SPHA

Property Address: 414 Riverside Rd Essex MD 21221

Property Description: 1.5 Story, Cape Cod Style Single Family

Legal Owners (Petitioners): Jerry W Birchfield JR

Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jerry W Birchfield JR

Company/Firm (if applicable): \_\_\_\_\_

Address: 414 Riverside Rd Essex MD 21221

Telephone Number: 443-632-5194

Revised 7/9/2015

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

No.

141413

Date:

8/9/16

**PAID RECEIPT**

BUSINESS ACTUAL TIME DRH  
8/10/2016 8/09/2016 10:00:59 3

REG #503 WALKIN CAN  
RECEIPT # 691411 8/09/2016 GFLN

Dept 5 528 ZONING VERIFICATION  
CH NO. 141413

Recpt Tot \$150.00  
\$1.00 CK \$150.00 CA  
Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Obj  | Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|------|---------|----------|---------|--------|
| 001  | 806  | 0000 |          | 6150 |         |          |         | 150.00 |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |

Total:

150.00

Rec

From: JW. Birchfield JR

For:

414 Riverside Rd

2017-0041 SPHA

**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*

September 21, 2016

Jerry W Birchfield Jr  
414 Riverside Road  
Essex MD 21221

RE: Case Number: 2017-0041 A, Address: 18115 Schoolhouse Road

Dear Mr. Birchfield:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 9, 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." The signature is written in a cursive, flowing 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: 8/15/16

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.

2017-0041-SPHA  
Special Hearing Variance  
Ferry W. Birchfield Tr.  
414 Riverside 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 "Wendy Wolcott".

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

WW/RAZ

4-24

## BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

**DATE:** September 8, 2016

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 17-041

*RECEIVED*

**SEP 13 2016**

**INFORMATION:**

**Property Address:** 414 Riverside Road

**Petitioner:** Jerry W. Birchfield, Jr.

**Zoning:** DR 5.5

**Requested Action:** Special Hearing and Variance

*OFFICE OF ADMINISTRATIVE HEARINGS*

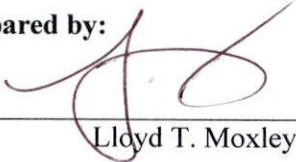
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should permit an accessory structure with a footprint greater than the footprint of the principal building and also the petition for a variance to permit same accessory structure with a height of 15 feet 11 inches in lieu of the maximum permitted 15 feet.

A site visit was conducted on August 25, 2016.

The Department has no objection to granting the petitioned zoning relief upon condition that the accessory structure not be used for residential or commercial purposes.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

**Prepared by:**

  
\_\_\_\_\_  
Lloyd T. Moxley

**Division Chief:**

  
\_\_\_\_\_  
Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop  
Jerry W. Birchfield, Jr.  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

9-29  
BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

AUG 16 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 16, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0041-SPHA  
Address 414 Riverside Road  
(Birchfield Property)

**Zoning Advisory Committee Meeting of August 22, 2016.**

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

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

This property is located within an Intensely Developed Area (IDA) in the Chesapeake Bay Critical Area (CBCA) and any development will need to address the 10% pollutant reduction requirements to minimize adverse impacts on water quality that result from the development activities. The zoning relief requested for the proposed garage/pole barn can be supported by EPS provided that the development complies with residential 10% pollutant reduction requirements.

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

The zoning request will not result in any impacts to forest, streams, wetlands, or Critical Area buffers, but may result in the removal of a tree. By replacing any tree removed by planting native deciduous trees at least 5-feet tall on this property, and by meeting the 10% pollutant reduction requirements for the proposed development, watershed impacts can be better managed, and this can aid in the conservation of fish, wildlife, and plant habitat in the area.

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 zoning relief requested will be consistent with established land-use policies provided that the applicants meet all Critical Area requirements for the proposed development.

*Paul Dennis; Environmental Impact Review      August 16, 2016*

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** August 17, 2016

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For August 22, 2016  
Item No. 2017-0039, 0040, 0041 and 0042

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN  
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC201608222016.doc

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** September 8, 2016

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 17-041

**INFORMATION:**

**Property Address:** 414 Riverside Road  
**Petitioner:** Jerry W. Birchfield, Jr.  
**Zoning:** DR 5.5  
**Requested Action:** Special Hearing and Variance

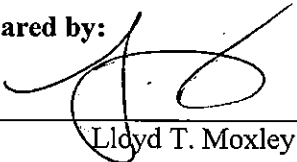
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The Department has no objection to granting the petitioned zoning relief upon condition that the accessory structure not be used for residential or commercial purposes.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

**Prepared by:**

  
\_\_\_\_\_  
Lloyd T. Moxley

**Division Chief:**

  
\_\_\_\_\_  
Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop  
Jerry W. Birchfield, Jr.  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

9-29  
BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

AUG 16 2016

OFFICE OF ADMINISTRATIVE HEARINGS



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Office of Administrative Hearings

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

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

This property is located within an Intensely Developed Area (IDA) in the Chesapeake Bay Critical Area (CBCA) and any development will need to address the 10% pollutant reduction requirements to minimize adverse impacts on water quality that result from the development activities. The zoning relief requested for the proposed garage/pole barn can be supported by EPS provided that the development complies with residential 10% pollutant reduction requirements.

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

The zoning request will not result in any impacts to forest, streams, wetlands, or Critical Area buffers, but may result in the removal of a tree. By replacing any tree removed by planting native deciduous trees at least 5-feet tall on this property, and by meeting the 10% pollutant reduction requirements for the proposed development, watershed impacts can be better managed, and this can aid in the conservation of fish, wildlife, and plant habitat in the area.

ORDER RECEIVED FOR FILING

Date

10-3-16

By

DLN

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 zoning relief requested will be consistent with established land-use policies provided that the applicants meet all Critical Area requirements for the proposed development.

*Paul Dennis; Environmental Impact Review      August 16, 2016*

ORDER RECEIVED FOR FILING

Date 10-3-16

By sen

# 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 16, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0041-SPHA  
Address 414 Riverside Road  
(Birchfield Property)

### Zoning Advisory Committee Meeting of **August 22, 2016.**

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

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

This property is located within an Intensely Developed Area (IDA) in the Chesapeake Bay Critical Area (CBCA) and any development will need to address the 10% pollutant reduction requirements to minimize adverse impacts on water quality that result from the development activities. The zoning relief requested for the proposed garage/pole barn can be supported by EPS provided that the development complies with residential 10% pollutant reduction requirements.

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

The zoning request will not result in any impacts to forest, streams, wetlands, or Critical Area buffers, but may result in the removal of a tree. By replacing any tree removed by planting native deciduous trees at least 5-feet tall on this property, and by meeting the 10% pollutant reduction requirements for the proposed development, watershed impacts can be better managed, and this can aid in the conservation of fish, wildlife, and plant habitat in the area.

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 zoning relief requested will be consistent with established land-use policies provided that the applicants meet all Critical Area requirements for the proposed development.

*Paul Dennis; Environmental Impact Review      August 16, 2016*

CHECKLIST

| <u>Comment Received</u>           | <u>Department</u>                                                     | <u>Support/Oppose/ Conditions/ Comments/ No Comment</u> |
|-----------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------|
| <u>8/17</u>                       | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | <u>N/C</u>                                              |
| <u>8/14</u>                       | DEPS<br>(if not received, date e-mail sent _____)                     | <u>C</u>                                                |
| _____                             | FIRE DEPARTMENT                                                       | _____                                                   |
| <u>9/8/16</u>                     | PLANNING<br>(if not received, date e-mail sent _____)                 | <u>No Obj w/ comment</u>                                |
| <u>8/15/16</u>                    | STATE HIGHWAY ADMINISTRATION                                          | <u>No Obj</u>                                           |
| _____                             | TRAFFIC ENGINEERING                                                   | _____                                                   |
| _____                             | COMMUNITY ASSOCIATION                                                 | _____                                                   |
| _____                             | ADJACENT PROPERTY OWNERS                                              | _____                                                   |
| ZONING VIOLATION (Case No. _____) |                                                                       |                                                         |
| PRIOR ZONING (Case No. _____)     |                                                                       |                                                         |
| NEWSPAPER ADVERTISEMENT           | Date: <u>9/8/16</u>                                                   |                                                         |
| SIGN POSTING                      | Date: <u>9/8/16</u>                                                   | by <u>SSG Black</u>                                     |
| PEOPLE'S COUNSEL APPEARANCE       | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>   |                                                         |
| PEOPLE'S COUNSEL COMMENT LETTER   | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |

Comments, if any: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

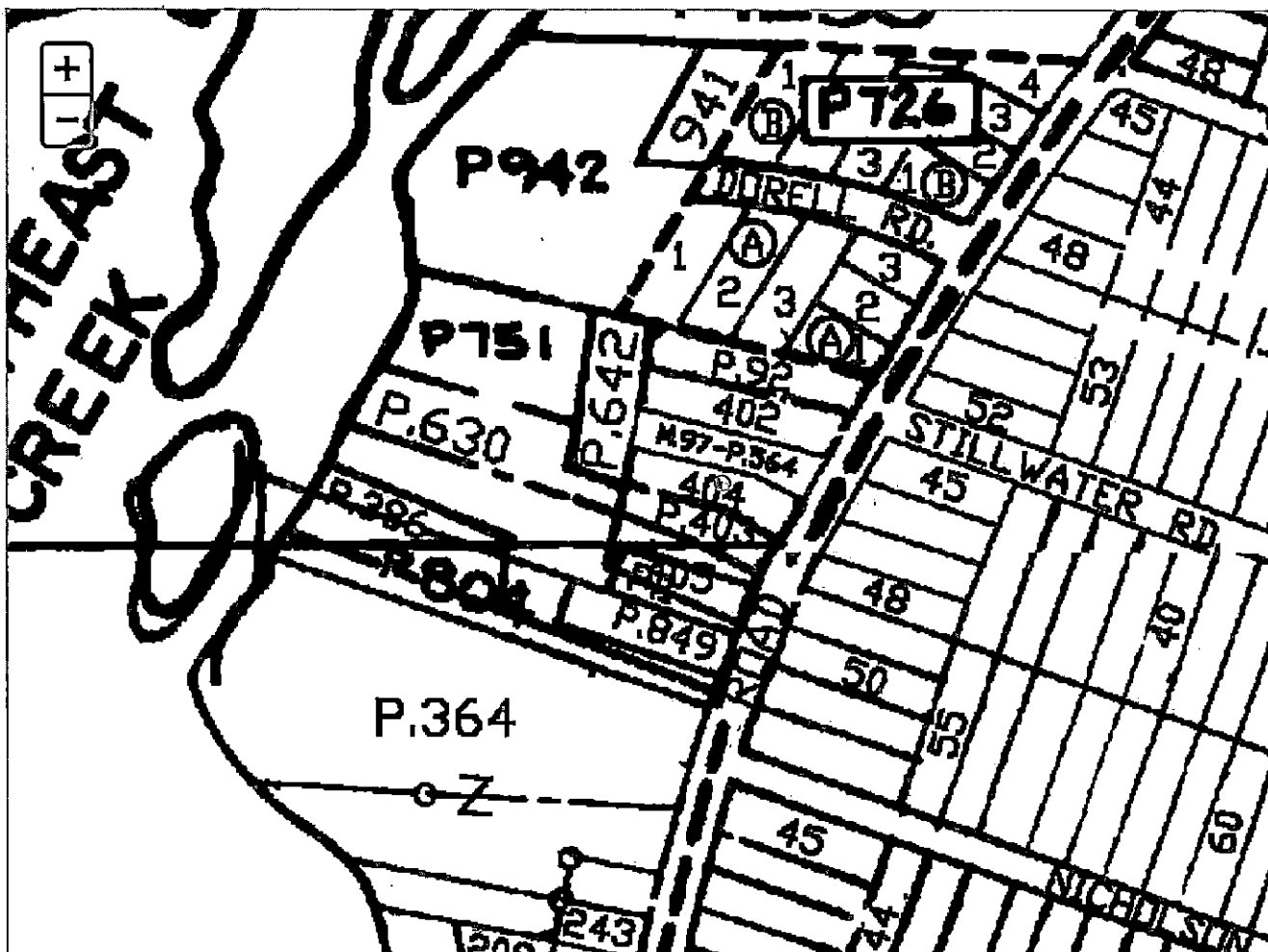
Real Property Data Search ( w1)

Guide to searching the database

## Search Result for BALTIMORE COUNTY

| View Map                                          |          |                                             | View GroundRent Redemption                |                        |                | View GroundRent Registration |                       |                                                      |            |
|---------------------------------------------------|----------|---------------------------------------------|-------------------------------------------|------------------------|----------------|------------------------------|-----------------------|------------------------------------------------------|------------|
| Account Identifier:                               |          |                                             | District - 15 Account Number - 1523350910 |                        |                |                              |                       |                                                      |            |
| Owner Information                                 |          |                                             |                                           |                        |                |                              |                       |                                                      |            |
| Owner Name:                                       |          | BIRCHFIELD JERRY W JR                       |                                           |                        |                | Use:                         |                       | RESIDENTIAL                                          |            |
| Mailing Address:                                  |          | 414 RIVERSIDE RD<br>BALTIMORE MD 21221-6612 |                                           |                        |                | Principal Residence:         |                       | YES                                                  |            |
|                                                   |          |                                             |                                           |                        |                | Deed Reference:              |                       | /24433/ 00355                                        |            |
| Location & Structure Information                  |          |                                             |                                           |                        |                |                              |                       |                                                      |            |
| Premises Address:                                 |          | 414 RIVERSIDE RD<br>0-0000                  |                                           |                        |                | Legal Description:           |                       | CONT .26 AC<br>414 RIVERSIDE RD<br>NE OF TOWNSEND RD |            |
| Map:                                              | Grid:    | Parcel:                                     | Sub District:                             | Subdivision:           | Section:       | Block:                       | Lot:                  | Assessment Year:                                     | Plat No:   |
| 0090                                              | 0019     | 0404                                        |                                           | 0000                   |                |                              |                       | 2015                                                 | Plat Ref:  |
| Special Tax Areas:                                |          |                                             |                                           |                        | Town:          |                              | NONE                  |                                                      |            |
|                                                   |          |                                             |                                           |                        | Ad Valorem:    |                              |                       |                                                      |            |
|                                                   |          |                                             |                                           |                        | Tax Class:     |                              |                       |                                                      |            |
| Primary Structure Built                           |          | Above Grade Enclosed Area                   |                                           | Finished Basement Area |                | Property Land Area           |                       | County Use                                           |            |
| 1950                                              |          | 1,170 SF                                    |                                           | 400 SF                 |                | 11,800 SF                    |                       | 04                                                   |            |
| Stories                                           | Basement | Type                                        |                                           | Exterior               | Full/Half Bath | Garage                       | Last Major Renovation |                                                      |            |
| 1 1/2                                             | YES      | STANDARD UNIT                               |                                           | SIDING                 | 1 full         |                              |                       |                                                      |            |
| Value Information                                 |          |                                             |                                           |                        |                |                              |                       |                                                      |            |
|                                                   |          |                                             | Base Value                                |                        | Value          |                              | Phase-in Assessments  |                                                      |            |
|                                                   |          |                                             |                                           |                        | As of          |                              | As of                 |                                                      | As of      |
|                                                   |          |                                             |                                           |                        | 01/01/2015     |                              | 07/01/2016            |                                                      | 07/01/2017 |
| Land:                                             |          |                                             | 75,400                                    |                        | 75,400         |                              |                       |                                                      |            |
| Improvements                                      |          |                                             | 81,800                                    |                        | 85,400         |                              |                       |                                                      |            |
| Total:                                            |          |                                             | 157,200                                   |                        | 160,800        |                              | 159,600               |                                                      | 160,800    |
| Preferential Land:                                |          |                                             | 0                                         |                        |                |                              |                       |                                                      | 0          |
| Transfer Information                              |          |                                             |                                           |                        |                |                              |                       |                                                      |            |
| Seller: MOORE RICHARD L,SR                        |          |                                             |                                           | Date: 09/07/2006       |                |                              | Price: \$228,000      |                                                      |            |
| Type: ARMS LENGTH IMPROVED                        |          |                                             |                                           | Deed1: /24433/ 00355   |                |                              | Deed2:                |                                                      |            |
| Seller: MOORE SUSAN M                             |          |                                             |                                           | Date: 02/05/2002       |                |                              | Price: \$66,600       |                                                      |            |
| Type: NON-ARMS LENGTH OTHER                       |          |                                             |                                           | Deed1: /16070/ 00336   |                |                              | Deed2:                |                                                      |            |
| Seller: ROBLE JAMES DARWIN                        |          |                                             |                                           | Date: 11/27/2001       |                |                              | Price: \$0            |                                                      |            |
| Type: NON-ARMS LENGTH OTHER                       |          |                                             |                                           | Deed1: /15796/ 00127   |                |                              | 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 06/24/2008 |          |                                             |                                           |                        |                |                              |                       |                                                      |            |

## Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **15** Account Number: **1523350910**

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) (<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) (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

## Real Property Data Search ( w2)

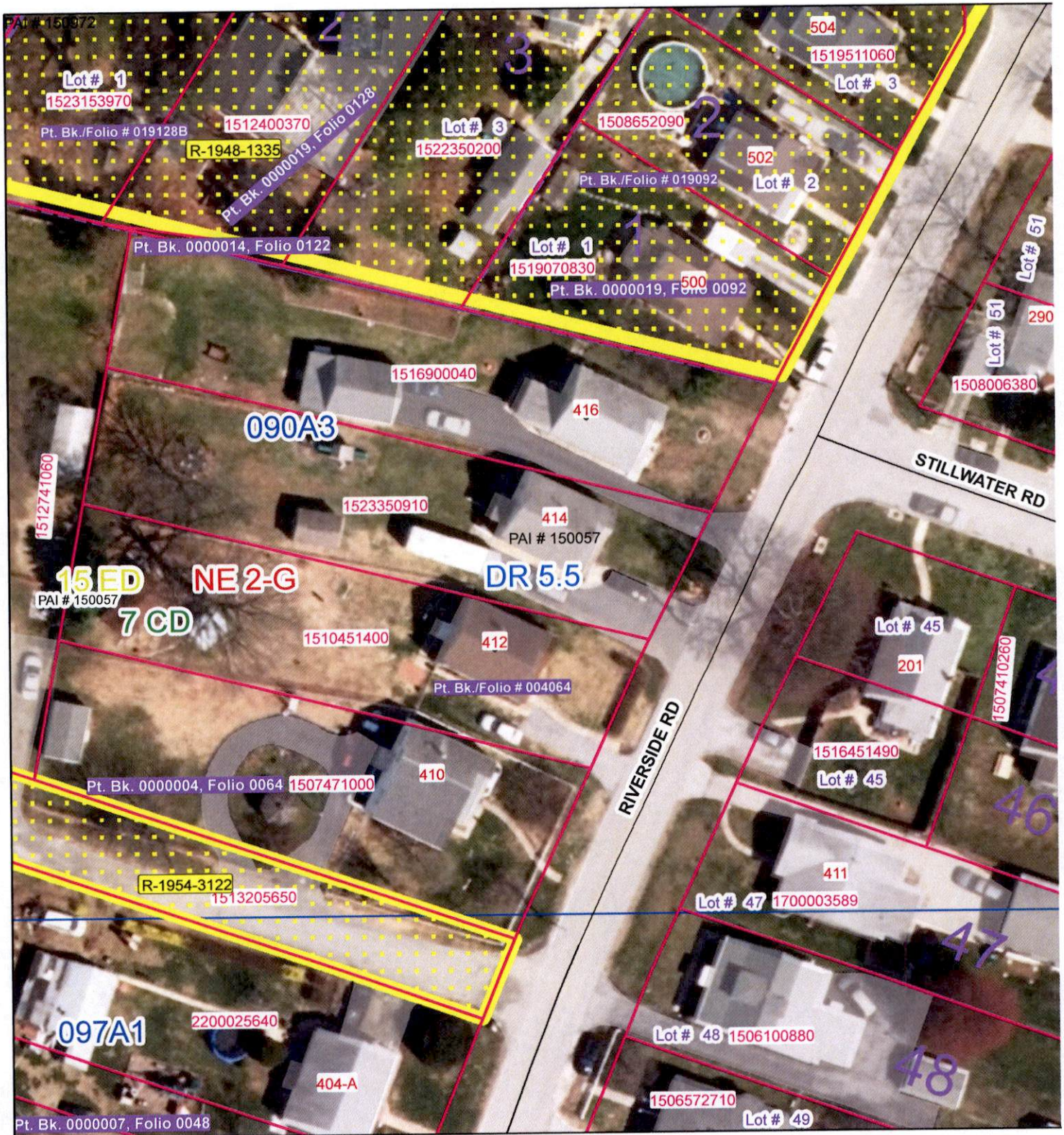
Guide to searching the database

Search Result for BALTIMORE COUNTY

| View Map                                                 |                                  | View GroundRent Redemption                       |                               | View GroundRent Registration                                  |                                                      |
|----------------------------------------------------------|----------------------------------|--------------------------------------------------|-------------------------------|---------------------------------------------------------------|------------------------------------------------------|
| <b>Account Identifier:</b>                               |                                  | <b>District - 15 Account Number - 1523350910</b> |                               |                                                               |                                                      |
| <b>Owner Information</b>                                 |                                  |                                                  |                               |                                                               |                                                      |
| <b>Owner Name:</b>                                       |                                  | BIRCHFIELD JERRY W JR                            |                               | <b>Use:</b>                                                   | RESIDENTIAL                                          |
| <b>Mailing Address:</b>                                  |                                  | 414 RIVERSIDE RD<br>BALTIMORE MD 21221-6612      |                               | <b>Principal Residence:</b>                                   | YES                                                  |
|                                                          |                                  |                                                  |                               | <b>Deed Reference:</b>                                        | /24433/ 00355                                        |
| <b>Location &amp; Structure Information</b>              |                                  |                                                  |                               |                                                               |                                                      |
| <b>Premises Address:</b>                                 |                                  | 414 RIVERSIDE RD<br>0-0000                       |                               | <b>Legal Description:</b>                                     | CONT .26 AC<br>414 RIVERSIDE RD<br>NE OF TOWNSEND RD |
| <b>Map:</b>                                              | <b>Grid:</b>                     | <b>Parcel:</b>                                   | <b>Sub District:</b>          | <b>Subdivision:</b>                                           | <b>Section: Block: Lot:</b>                          |
| 0090                                                     | 0019                             | 0404                                             |                               | 0000                                                          |                                                      |
|                                                          |                                  |                                                  |                               | <b>Assessment Year:</b>                                       | <b>Plat No: Plat Ref:</b>                            |
|                                                          |                                  |                                                  |                               | 2015                                                          |                                                      |
| <b>Special Tax Areas:</b>                                |                                  |                                                  |                               | <b>Town:</b>                                                  | NONE                                                 |
|                                                          |                                  |                                                  |                               | <b>Ad Valorem:</b>                                            |                                                      |
|                                                          |                                  |                                                  |                               | <b>Tax Class:</b>                                             |                                                      |
| <b>Primary Structure Built</b>                           | <b>Above Grade Enclosed Area</b> | <b>Finished Basement Area</b>                    | <b>Property Land Area</b>     | <b>County Use</b>                                             |                                                      |
| 1950                                                     | 1,170 SF                         | 400 SF                                           | 11,800 SF                     | 04                                                            |                                                      |
| <b>Stories</b>                                           | <b>Basement</b>                  | <b>Type</b>                                      | <b>Exterior</b>               | <b>Full/Half Bath</b>                                         | <b>Garage Last Major Renovation</b>                  |
| 1 1/2                                                    | YES                              | STANDARD UNIT                                    | SIDING                        | 1 full                                                        |                                                      |
| <b>Value Information</b>                                 |                                  |                                                  |                               |                                                               |                                                      |
|                                                          |                                  | <b>Base Value</b>                                | <b>Value As of 01/01/2015</b> | <b>Phase-in Assessments As of 07/01/2016 As of 07/01/2017</b> |                                                      |
| <b>Land:</b>                                             |                                  | 75,400                                           | 75,400                        |                                                               |                                                      |
| <b>Improvements</b>                                      |                                  | 81,800                                           | 85,400                        |                                                               |                                                      |
| <b>Total:</b>                                            |                                  | 157,200                                          | 160,800                       | 159,600                                                       | 160,800                                              |
| <b>Preferential Land:</b>                                |                                  | 0                                                |                               |                                                               | 0                                                    |
| <b>Transfer Information</b>                              |                                  |                                                  |                               |                                                               |                                                      |
| <b>Seller: MOORE RICHARD L,SR</b>                        |                                  | <b>Date: 09/07/2006</b>                          |                               | <b>Price: \$228,000</b>                                       |                                                      |
| <b>Type: ARMS LENGTH IMPROVED</b>                        |                                  | <b>Deed1: /24433/ 00355</b>                      |                               | <b>Deed2:</b>                                                 |                                                      |
| <b>Seller: MOORE SUSAN M</b>                             |                                  | <b>Date: 02/05/2002</b>                          |                               | <b>Price: \$66,600</b>                                        |                                                      |
| <b>Type: NON-ARMS LENGTH OTHER</b>                       |                                  | <b>Deed1: /16070/ 00336</b>                      |                               | <b>Deed2:</b>                                                 |                                                      |
| <b>Seller: ROBLE JAMES DARWIN</b>                        |                                  | <b>Date: 11/27/2001</b>                          |                               | <b>Price: \$0</b>                                             |                                                      |
| <b>Type: NON-ARMS LENGTH OTHER</b>                       |                                  | <b>Deed1: /15796/ 00127</b>                      |                               | <b>Deed2:</b>                                                 |                                                      |
| <b>Exemption Information</b>                             |                                  |                                                  |                               |                                                               |                                                      |
| <b>Partial Exempt Assessments:</b>                       | <b>Class</b>                     | <b>07/01/2016</b>                                |                               | <b>07/01/2017</b>                                             |                                                      |
| <b>County:</b>                                           | 000                              | 0.00                                             |                               |                                                               |                                                      |
| <b>State:</b>                                            | 000                              | 0.00                                             |                               |                                                               |                                                      |
| <b>Municipal:</b>                                        | 000                              | 0.00 0.00                                        |                               | 0.00 0.00                                                     |                                                      |
| <b>Tax Exempt:</b>                                       |                                  | <b>Special Tax Recapture:</b>                    |                               |                                                               |                                                      |
| <b>Exempt Class:</b>                                     |                                  | NONE                                             |                               |                                                               |                                                      |
| <b>Homestead Application Information</b>                 |                                  |                                                  |                               |                                                               |                                                      |
| <b>Homestead Application Status: Approved 06/24/2008</b> |                                  |                                                  |                               |                                                               |                                                      |

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.
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414 Riverside Road 2017-0041-SPHA



Publication Date: 8/9/2016



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



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

## 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 - 1523350910   |                        |                        |                       |                                       |                  |                                                      |  |
| Owner Information                                 |          |               |                                             |                        |                        |                       |                                       |                  |                                                      |  |
| Owner Name:                                       |          |               | BIRCHFIELD JERRY W JR                       |                        |                        |                       | Use: Principal Residence:             |                  | RESIDENTIAL YES                                      |  |
| Mailing Address:                                  |          |               | 414 RIVERSIDE RD<br>BALTIMORE MD 21221-6612 |                        |                        |                       | Deed Reference:                       |                  | /24433/ 00355                                        |  |
| Location & Structure Information                  |          |               |                                             |                        |                        |                       |                                       |                  |                                                      |  |
| Premises Address:                                 |          |               | 414 RIVERSIDE RD<br>0-0000                  |                        |                        |                       | Legal Description:                    |                  | CONT .26 AC<br>414 RIVERSIDE RD<br>NE OF TOWNSEND RD |  |
| Map:                                              | Grid:    | Parcel:       | Sub District:                               | Subdivision:           | Section:               | Block:                | Lot:                                  | Assessment Year: | Plat No:                                             |  |
| 0090                                              | 0019     | 0404          |                                             | 0000                   |                        |                       |                                       | 2015             | Plat Ref:                                            |  |
| Special Tax Areas:                                |          |               |                                             |                        | Town:                  |                       | NONE                                  |                  |                                                      |  |
|                                                   |          |               |                                             |                        | Ad Valorem:            |                       |                                       |                  |                                                      |  |
|                                                   |          |               |                                             |                        | Tax Class:             |                       |                                       |                  |                                                      |  |
| Primary Structure Built                           |          |               | Above Grade Enclosed Area                   |                        | Finished Basement Area |                       | Property Land Area                    |                  | County Use                                           |  |
| 1950                                              |          |               | 1,170 SF                                    |                        | 400 SF                 |                       | 11,800 SF                             |                  | 04                                                   |  |
| Stories                                           | Basement | Type          | Exterior                                    | Full/Half Bath         | Garage                 | Last Major Renovation |                                       |                  |                                                      |  |
| 1 1/2                                             | YES      | STANDARD UNIT | SIDING                                      | 1 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:                                             |          |               | 75,400                                      |                        | 75,400                 |                       |                                       |                  |                                                      |  |
| Improvements                                      |          |               | 81,800                                      |                        | 85,400                 |                       |                                       |                  |                                                      |  |
| Total:                                            |          |               | 157,200                                     |                        | 160,800                |                       | 159,600                               |                  | 160,800                                              |  |
| Preferential Land:                                |          |               | 0                                           |                        |                        |                       |                                       |                  | 0                                                    |  |
| Transfer Information                              |          |               |                                             |                        |                        |                       |                                       |                  |                                                      |  |
| Seller: MOORE RICHARD L,SR                        |          |               |                                             | Date: 09/07/2006       |                        |                       |                                       | Price: \$228,000 |                                                      |  |
| Type: ARMS LENGTH IMPROVED                        |          |               |                                             | Deed1: /24433/ 00355   |                        |                       |                                       | Deed2:           |                                                      |  |
| Seller: MOORE SUSAN M                             |          |               |                                             | Date: 02/05/2002       |                        |                       |                                       | Price: \$66,600  |                                                      |  |
| Type: NON-ARMS LENGTH OTHER                       |          |               |                                             | Deed1: /16070/ 00336   |                        |                       |                                       | Deed2:           |                                                      |  |
| Seller: ROBLE JAMES DARWIN                        |          |               |                                             | Date: 11/27/2001       |                        |                       |                                       | Price: \$0       |                                                      |  |
| Type: NON-ARMS LENGTH OTHER                       |          |               |                                             | Deed1: /15796/ 00127   |                        |                       |                                       | 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 06/24/2008 |          |               |                                             |                        |                        |                       |                                       |                  |                                                      |  |

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DORELL RD

506  
Lot # 1

PAI # 150972

PAI # 150972

PAI # 150972

1523750030 PAI # 150

PAI # 150972

R-1948-1335

1523153970

Lot # 1

205

Pt. Bk./Folio # 019128B

207

209

Lot # 3

1519511060

Pt. Bk./Folio # 019092

504

1512400370

1522350200

Lot # 3

Lot # 2

502

1508652090

1990-0238-A

Pt. Bk. 0000014, Folio 0122

Pt. Bk. 0000019, Folio 0128

Lot # 1

1519070830

Pt. Bk. 0000019, 500, 0092

090A3

1516900040

416

1512741060

NE 2nd DR 5.5

PAI # 150057

7 CD

15 ED

PAI # 150

1523350910

414

1510451400

412

Pt. Bk./Folio # 004064

1507471000

410

1513205650

R-1954-3122

2200025640

Pt. Bk. 0000004, Folio 0064

404-A

097A1

Pt. Bk. 0000007, Folio 0048

1518101050

RIVERSIDE RD

STILLWATER RD

Lot # 45

201

1516451490

Lot # 45

411

Lot # 47

1700003589

Lot # 48

1506100880

407

Lot # 49

1506572710

Lot # 50

1506101070

1993-0069-A

1501500290

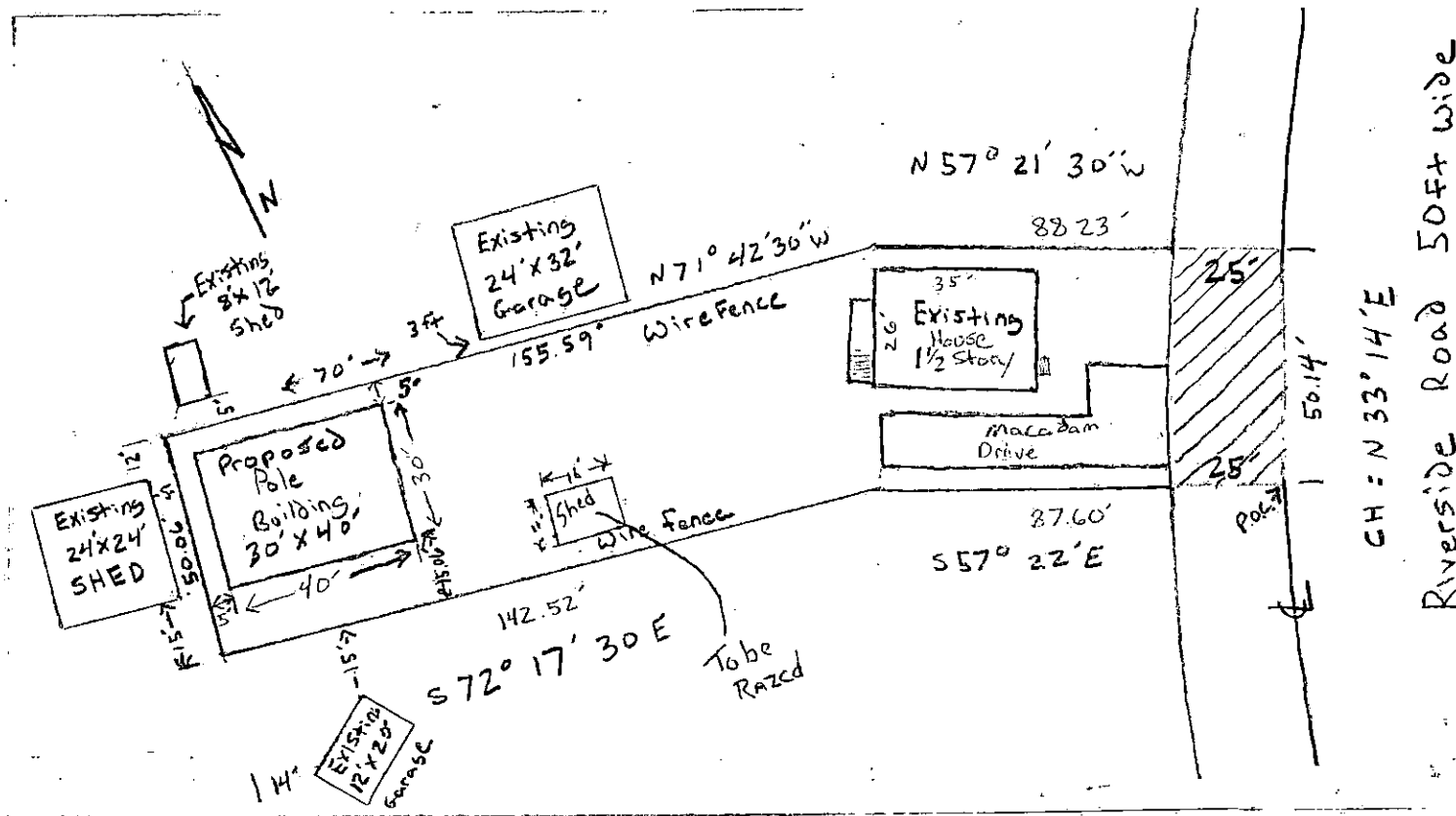
1800000030  
035080251

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

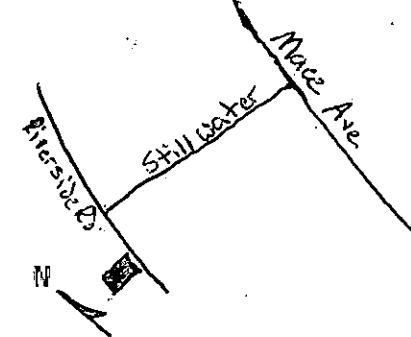
ADDRESS 414 Riverside Rd, Essex MD 21221 OWNER(S) NAME(S) Jerry W Birchfield JR

SUBDIVISION NAME Back River Highlands LOT#      BLOCK#      SECTION#     

PLAT BOOK #      FOLIO #      10 DIGIT TAX # 1523350910 DEED REF. # 24433 / 00355  
3336 444



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 090A3

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE .27

OR SQUARE FEET 11761.2

HISTORIC? NO

IN CBCA? Yes

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE     

SEWER IS:

PUBLIC ☒ PRIVATE     

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

2017-0041-SPHA

PLAN DRAWN BY Jerry Birchfield JR DATE 8-7-16 SCALE: 1 INCH = 40 FEET

VIOLATION CASE INFO:

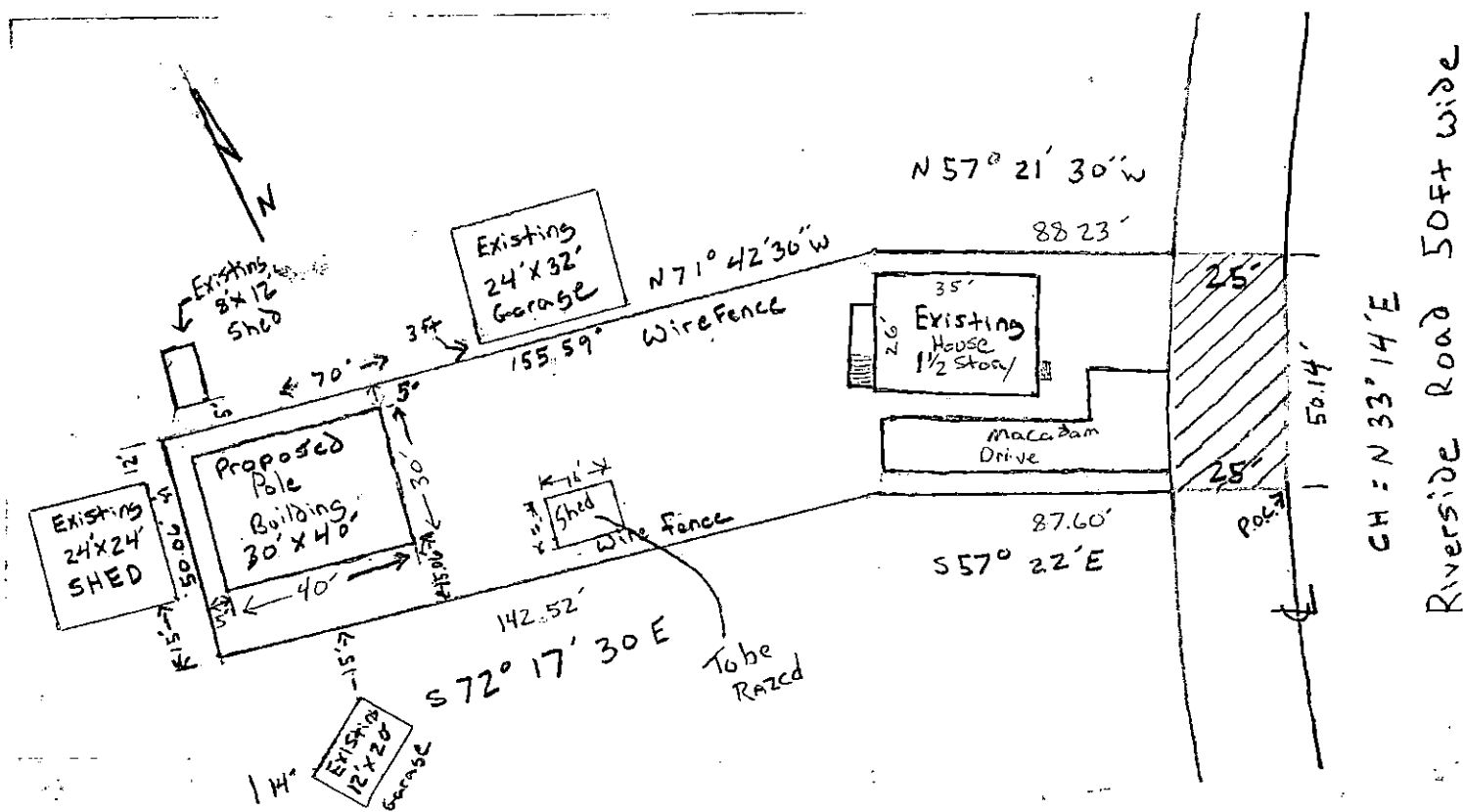
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ZONING HEARING PLAN FOR VARIANCE ✓ FOR SPECIAL HEARING ✓ (MARK TYPE REQUESTED WITH X)

ADDRESS 414 Riverside Rd, Essex MD 21221 OWNER(S) NAME(S) Jerry W Birchfield JR

SUBDIVISION NAME Back River Highlands LOT #      BLOCK #      SECTION #     

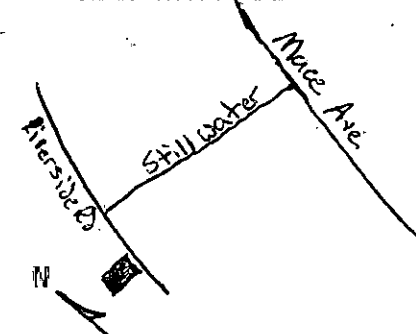
PLAT BOOK #      FOLIO #      10 DIGIT TAX # 1523350910 DEED REF. # 24433 / 00355  
3336 444



PLAN DRAWN BY Jerry Birchfield JR DATE 8-7-16 SCALE: 1 INCH = 40 FEET

2017-0041-SPHA

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 090A3

SITE ZONED DR 5.6

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE .27

OR SQUARE FEET 11761.2

HISTORIC? NO

IN CBQA? Yes

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

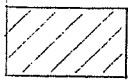
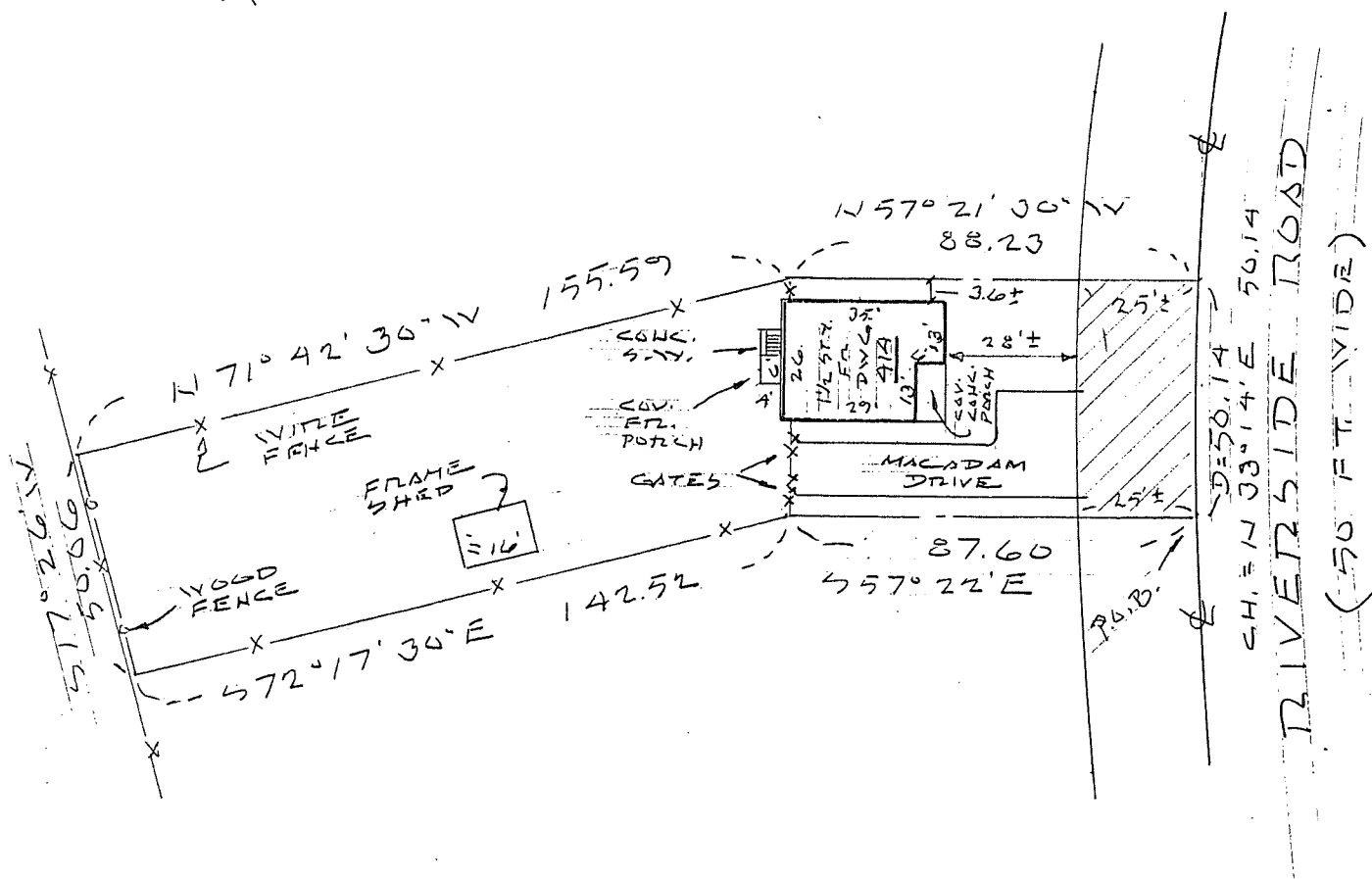
PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

This property is not located in a H.U.D.  
Identified Special Flood Hazard Area.  
Flood Hazard Map Interpretation though  
believed accurate is not guaranteed.



PARCEL SAVED AND  
EXCEPTED FOR  
25' WIDENING STRIP  
(PAT NEW 56.139-13)  
GLB 3336 F. 444

- 1) This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 3) This plat does not provide accurate identification of property boundary lines but such identification may not be required for the transfer of title or securing financing or re-financing.

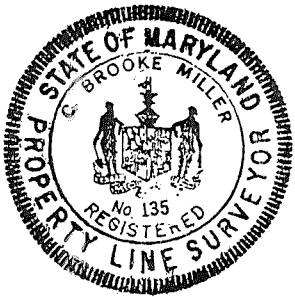
This is to certify that this drawing meets the Minimum Standards of Practice of the State of Maryland.

8/7/06 *[Signature]*

REG. NO. 135

2017-0041-SPHA

All setback dimensions are + or - one foot unless otherwise noted.



LOCATION DRAWING  
414 RIVERSIDE ROAD, BALTO. CO., MD.

OFFICE OF  
MANK & KUNST  
POST OFFICE BOX 5448  
TOWSON, MARYLAND 21285

SCALE  
1" = 40'

DATE  
8/7/06

JOB NO.  
21/06P