

M E M O R A N D U M

DATE: January 5, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0121-A- Appeal Period Expired

The appeal period for the above-referenced case expired on January 4, 2017. 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
(2134 Lodge Forest Drive)
15th Election District
7th Council District
Brett M. Martinez
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2017-0121-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, Brett M. Martinez ("Petitioner"). The Petitioner is requesting Variance relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a replacement garage to be located in the side yard and to have a height of 17 ft. in lieu of the required rear yard placement and a maximum height of 15 ft. 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 November 15, 2016 from the Department of Environmental Protection and Sustainability (DEPS).

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on November 6, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 12-1-16

By [Signature]

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.

Although the Department of Planning did not make any recommendations related to the replacement garage height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 1st day of **December, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking Variance relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a replacement garage to be located in the side yard and to have a height of 17 ft. in lieu of the required rear yard placement and a maximum height of 15 ft., be and are hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

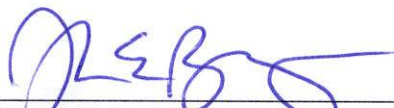
ORDER RECEIVED FOR FILING

Date 12-1-16

By 100

- Petitioner must comply with the ZAC comment from DEPS; a copy of which is attached hereto and made a part hereof.
- 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.
- 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.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 12-1-16

By law



CBCA

ADMINISTRATIVE ZONING PETITION

FLOOD

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 2134 LODGE FOREST DRIVE 21219 Currently zoned DR5.5
 Deed Reference 35796-10079 10 Digit Tax Account # 1506570660
 Owner(s) Printed Name(s) BRETT MARTINEZ

(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)
 BCZR: 400.1 & 400.3 → To permit a replacement garage to be located in the side yard and to have a height of 17 feet in lieu of the required rear yard placement and a maximum height of 15 feet.

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):

BRETT MARTINEZ

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2134 LODGE FOREST DRIVE BAL MD

Mailing Address

City

State

21014

Zip Code

77-7810132

Telephone #

BRETT.MARTINEZ@Aaim.com

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.

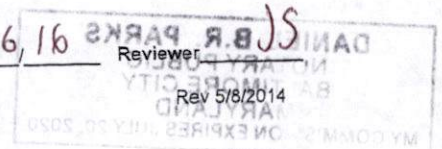
Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0121-AFiling Date 10, 28, 16Estimated Posting Date 11, 6, 16

Reviewer

Rev 5/8/2014

ORDER RECEIVED FOR FILING

Date 12-1-16By [Signature]

10017

4300

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: 2134 Lodge Forest Drive BAL MD 21219
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)

I am going to be using space for
storage for a antique vehicle and a
growing family need storage space
thank you. Also back yard is small and
not big enough to hold structure.

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

[Signature]
Signature of Owner (Affiant)
Brett Martinez
Name- Print or Type

Signature of Owner (Affiant)

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:

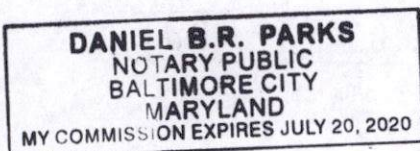
I HEREBY CERTIFY, this 24 day of October, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Brett Martinez

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

AS WITNESS my hand and Notaries Seal

Daniel Parks D-P 10-24-16
Notary Public 7-20-2020
My Commission Expires



REV. 5/8/2014

Affidavit in Support of Administrative Variance

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Address: 2134 Lodge Forest Driv BAL MD 21019
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)

I Am going to be using this space for storage for a Antique Vehicle Along with Storage And A growing family need the storage thank you. ALSO BACK YARD IS SMALL AND NOT BIG ENOUGH TO HOLD STRUCTURE.

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

[Signature]
Signature of Owner (Affiant)

[Signature]
Signature of Owner (Affiant)

Beth Martinez
Name- Print or Type

[Signature]
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:

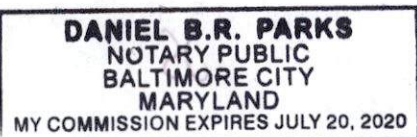
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Print name(s) here: Beth Martinez

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

AS WITNESS my hand and Notaries Seal

Daniel Parks- D-P 10-24-16
Notary Public 7-20-20
My Commission Expires





CBCA

ADMINISTRATIVE ZONING PETITION

flood

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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 Deed Reference 35796 1.0079 10 Digit Tax Account # 1506570660
 Owner(s) Printed Name(s) BRETT MARTINEZ

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

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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)

BCZR: 400.1 & 400.3 → To permit a replacement garage to be located in the side yard and to have a height of 17 feet in lieu of the required rear yard placement and a maximum height of 15 feet.

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):

Brett Martinez /
 Name #1 - Type or Print Name #2 - Type or Print

[Signature] /
 Signature #1 Signature #2

2134 Lodge Forest Drive BAL MD
 Mailing Address City State

21219 / 777-781-1132 / Brett Martinez
 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 2017-0121-A Filing Date 10/28/16 Estimated Posting Date 11/6/16

Reviewer

REV 5/8/2014

ORDER RECEIVED FOR FILING

Date 12-1-16By [Signature]

2134 Lodge Forest Drive, 21219

Property Description:

Being known and designated as Lot No. Ten Hundred Forty Four (1044), as shown on the Revised Plat of Lodge Forest, which plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 8, folio 86 and 87, and as also shown on the Plat recorded among the Land Records of Baltimore County in Plat Book 10, folio 76.

BEING that property, which by Deed dated May 26, 2011, and recorded among the Land Records of Baltimore County in Liber 30952, folio 148, was granted and conveyed by Ronald L. Bradley and Trisha A. Bradley, unto Bruce Pinder Sr. and Bruce Pinder Jr..

Containing 8000 square feet, located in Councilmatic District 7, Election District 15.

2017-0121-A

CERTIFICATE OF POSTING

2017-0121-A

RE: Case No.: _____

Petitioner/Developer: _____

Brett Martinez

November 21, 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: _____

2134 Lodge Forrest Drive

November 6, 2016

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

Sincerely,

November 6, 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)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0121 -A Address 2134 LODGE FOREST DRIVE

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/28/16 Posting Date: 11/6/16 Closing Date: 11/21/16

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- 0121 -A Address 2134 LODGE FOREST DRIVE

Petitioner's Name BRETT MARTINEZ Telephone 717-781-0432

Posting Date: 11/6/16 Closing Date: 11/21/16

Wording for Sign: TO PERMIT A REPLACEMENT GARAGE TO BE LOCATED IN THE SIDE YARD
AND TO HAVE A HEIGHT OF 17 FEET IN LIEU OF THE REQUIRED REAR YARD PLACEMENT
AND A MAXIMUM HEIGHT OF 15 FEET.

Revised 7/6/16

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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.

For Newspaper Advertising:

Case Number: 2017-0121-A
Property Address: 2134 LODGE FOREST DRIVE, 21219
Property Description: _____
Legal Owners (Petitioners): BRETT MARTINEZ
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRETT MARTINEZ
Company/Firm (if applicable): _____
Address: 2134 LODGE FOREST DRIVE
BALTIMORE, MD. 21219
Telephone Number: 410-781-0432



KEVIN KAMENETZ
County Executive

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

November 22, 2016

Brett Martinez
2134 Lodge Forest Drive
Baltimore MD 21219

RE: Case Number: 2017-0121 A, Address: 2134 Lodge Forest Drive

Dear Mr. Martinez:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 28, 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 dark 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: 11/9/16

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. 2017-0121-A.

Administrative Variance
Brett Martinez
2134 Lodge Forest Drive

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

Sincerely,

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

WW/RAZ

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: November 15, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0121-A
Address 2134 Lodge Forest Drive
(Martinez Property)

Zoning Advisory Committee Meeting of **November 14, 2016**

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

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

The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

1. Occupied by a structure, parking area, driveway, walkway, or roadway; or
2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

NOV 15 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: November 15, 2016

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- 2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material*

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;
2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;

3. A wood mulch pathway; or

4. A deck with gaps to allow the water to pass freely.

This lot is located within a Limited Development Area (LDA) of the Chesapeake Bay Critical Area (CBCA). The applicant is requesting to permit a replacement garage to be located in the side yard and to have a height of 17 feet, in lieu of the required rear yard placement, and a maximum height of 15 feet. According to the plan with this petition, the garage is proposed to be 24'X32' (768 sf), however, the plan also proposes the structure to be 34'X22'. In order to minimize impacts on water quality, the applicant must comply with the LDA lot coverage requirement, which, for a property this size (8,000 square feet), is 2,500 sf, with mitigation for lot coverage between 25% (2,000 sf) and 2,500 sf. According to the plan submitted for this review, it is stated that "no extra lot coverage will be added", and that the "proposed structure will be located over existing driveway and shed". According to aerial photographs, the property is currently above the lot coverage maximum limits of 2,500 sf and additional lot coverage removal may be required. It is not clear whether the total, existing lot coverage is shown on the plan. In addition, mitigation for all lot coverage above 25% will be required prior to EIR approval of any permits. This will be evaluated upon review of a building permit application. Therefore, by allowing the items requested by the petitioner, impacts on water quality will be minimized.

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

The use of this property must comply with all applicable LDA requirements, including the 15% afforestation requirement, which equates to 2 trees for a property this size, and LDA lot coverage requirements. By meeting these requirements, the requested activities could be conducted in a manner that can conserve fish, wildlife and plant habitat in Old Road 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.

The proposed activities must comply with all LDA requirements and, therefore, will 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.

Reviewer: Thomas Panzarella

Date: November 14, 2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 23, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For November 14, 2016
Item No. 2017-0121, 0123, 0124, 0125, 0127 and 0128

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

DAK:CEN

cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC11142016.doc

Closing
11-21-16
RECEIVED

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

NOV 15 2016

OFFICE OF ADMINISTRATIVE HEARINGS



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Office of Administrative Hearings

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Sustainability (EPS) - Development Coordination

DATE: November 15, 2016

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The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

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1. Occupied by a structure, parking area, driveway, walkway, or roadway; or
2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

ORDER RECEIVED FOR FILING

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Files\Content.Outlook\WPHS9SSK\ZAC 17-0121-A 2134 Lodge Forest Drive.doc

Date 12-1-16
By [Signature]

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;
2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;

3. A wood mulch pathway; or

4. A deck with gaps to allow the water to pass freely.

This lot is located within a Limited Development Area (LDA) of the Chesapeake Bay Critical Area (CBCA). The applicant is requesting to permit a replacement garage to be located in the side yard and to have a height of 17 feet, in lieu of the required rear yard placement, and a maximum height of 15 feet. According to the plan with this petition, the garage is proposed to be 24'X32' (768 sf), however, the plan also proposes the structure to be 34'X22'. In order to minimize impacts on water quality, the applicant must comply with the LDA lot coverage requirement, which, for a property this size (8,000 square feet), is 2,500 sf, with mitigation for lot coverage between 25% (2,000 sf) and 2,500 sf. According to the plan submitted for this review, it is stated that "no extra lot coverage will be added", and that the "proposed structure will be located over existing driveway and shed". According to aerial photographs, the property is currently above the lot coverage maximum limits of 2,500 sf and additional lot coverage removal may be required. It is not clear whether the total, existing lot coverage is shown on the plan. In addition, mitigation for all lot coverage above 25% will be required prior to EIR approval of any permits. This will be evaluated upon review of a building permit application. Therefore, by allowing the items requested by the petitioner, impacts on water quality will be minimized.

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

The use of this property must comply with all applicable LDA requirements, including the 15% afforestation requirement, which equates to 2 trees for a property this size, and LDA lot coverage requirements. By meeting these requirements, the requested activities could be conducted in a manner that can conserve fish, wildlife and plant habitat in Old Road 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.

The proposed activities must comply with all LDA requirements and, therefore, will 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.

Reviewer: Thomas Panzarella

Date: November 14, 2016

ORDER RECEIVED FOR FILING

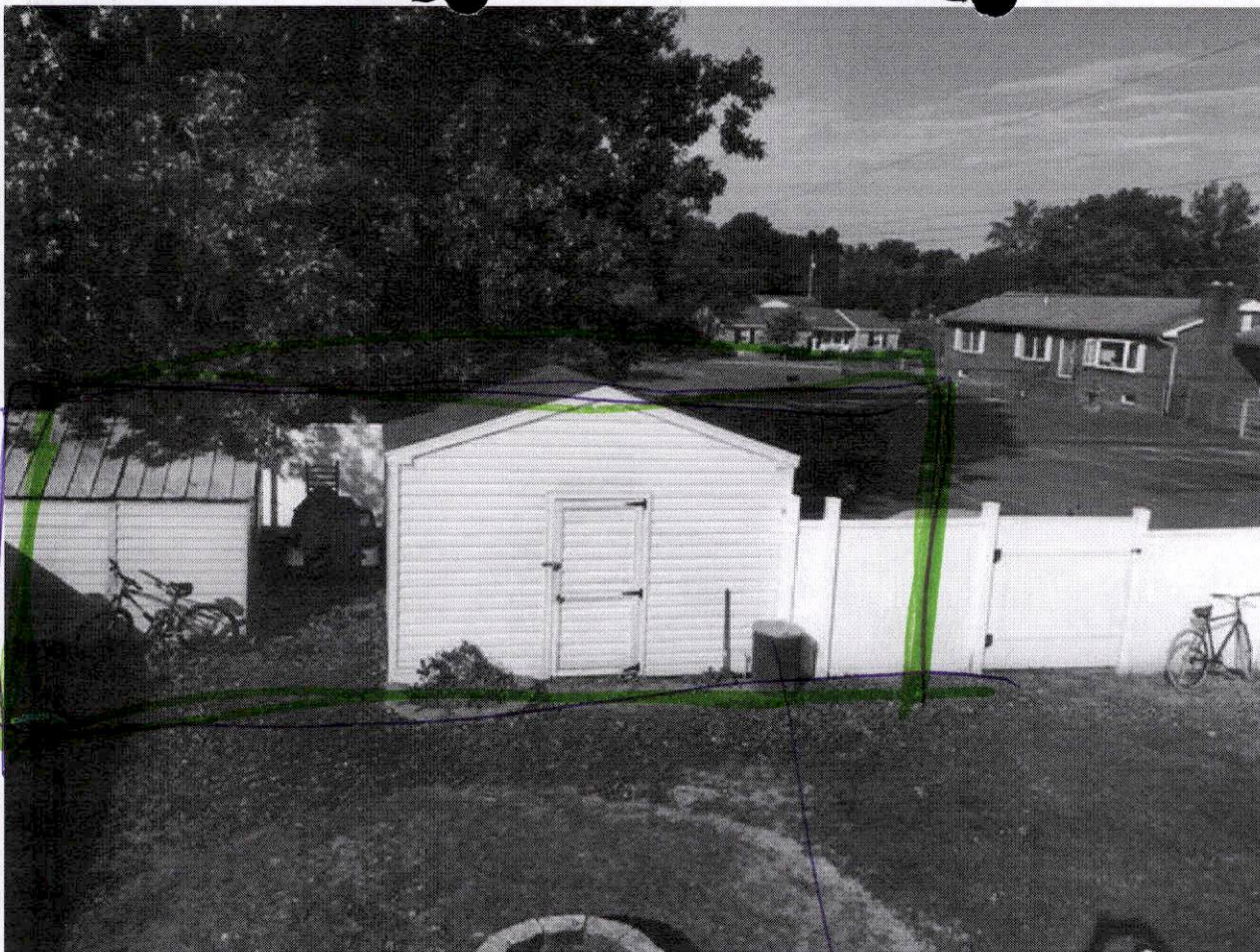
Date

12-1-16

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Files\Content.Outlook\WPHS9SSK\ZAC 17-0121-A 2134 Lodge Forest Drive.doc

By

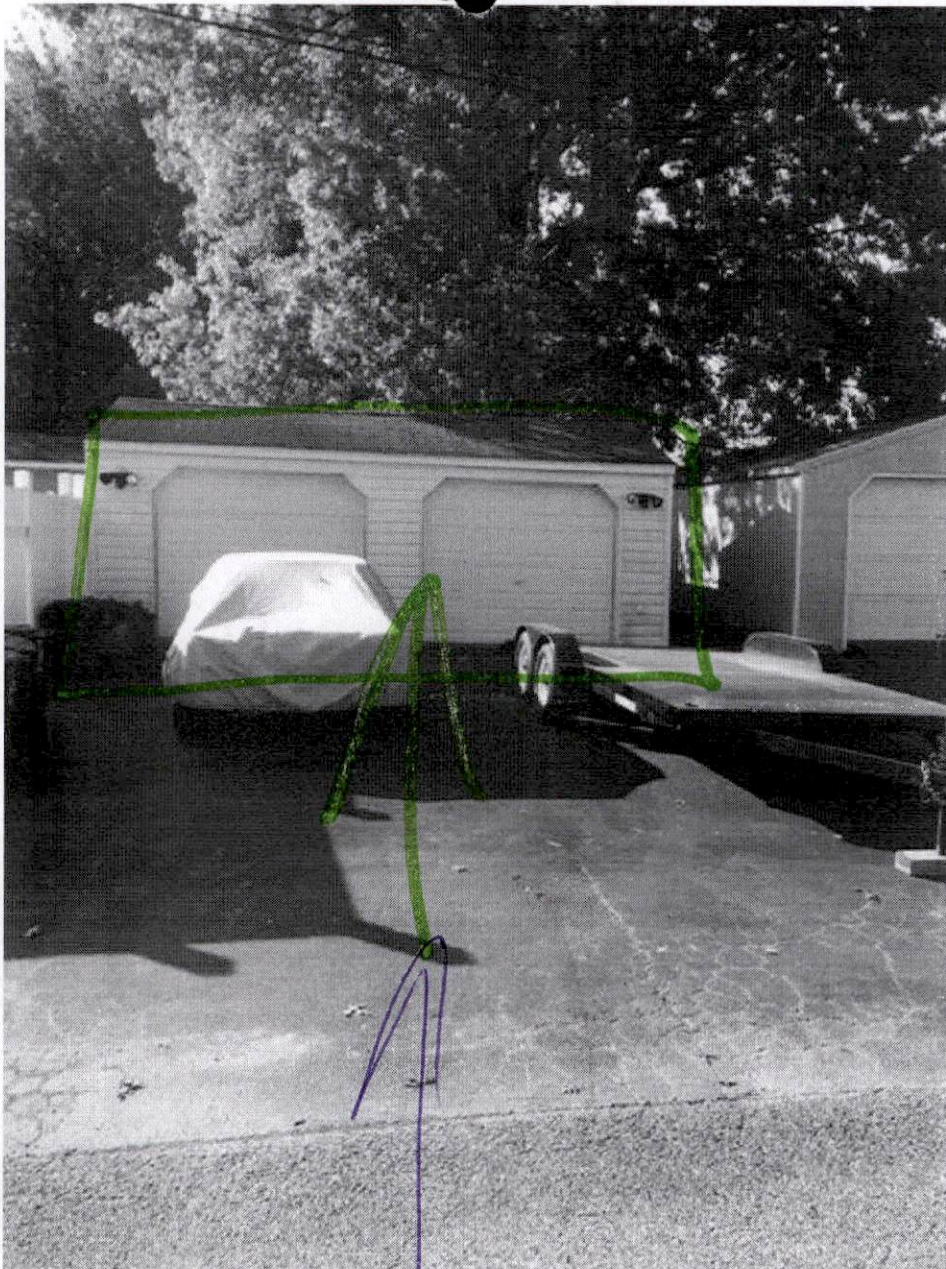
aw



2017-0121-A

24 By 30L

over existing
building gone
move old in
with new



front of where new building will go







CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>11-30</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>11-15</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-9</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>11-6-14</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: * See letter to Hearing officer from Jason Seidelman - Zon. off.

Debra Wiley

From: Debra Wiley
Sent: Wednesday, November 30, 2016 8:47 AM
To: June Wisnom
Subject: FW: Admin. Var. - Closing date: 11/21/16

Hi June,

I have not heard back from Dennis. Can you check to see if you have his comment.

Thanks.

From: Debra Wiley
Sent: Friday, November 25, 2016 7:32 AM
To: Dennis A Kennedy <DKennedy@baltimorecountymd.gov>
Cc: June Wisnom <jwisnom@baltimorecountymd.gov>
Subject: Admin. Var. - Closing date: 11/21/16

Hi Dennis,

Case No. 2017-0121-A was delivered to OAH and the file folder indicates flood area; however, there is no ZAC comment from you.

I've provided a case description for your convenience.

Thanks.

CASE NUMBER: 2017-0121-A

2134 LODGE FOREST DR.

Location: SW corner of intersection of Lodge Forest Drive and North Point Creek Road
15th Election District, 7th Council District

Legal owner: Brett Martinez

ADMINISTRATIVE VARIANCE To permit a replacement garage to be located in the side yard and to have a height of 17 ft. in lieu of the required rear yard placement and a maximum height of 15 ft.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Note to Hearing Officer:

2134 Lodge Forest Drive, 21219

2017-0121-A

Sir,

This house is addressed to Lodge Forest Drive but is oriented north so that the front is actually facing North Point Creek Road. Carl Richards made the determination to ask for a "side yard placement" variance rather than a "1/3 of the lot farthest from both roads" variance.

In addition, to avoid any confusion, the petitioner plans on removing the current garage(s) located in the same area and replacing them with the new proposed garage. (In a couple of places the petitioner stated that the new garage will be placed "over" the current garages. I did confirm that he indeed meant "replace" the current garages).

Jason Seidelman

Zoning Review

Planner II

410-887-3391

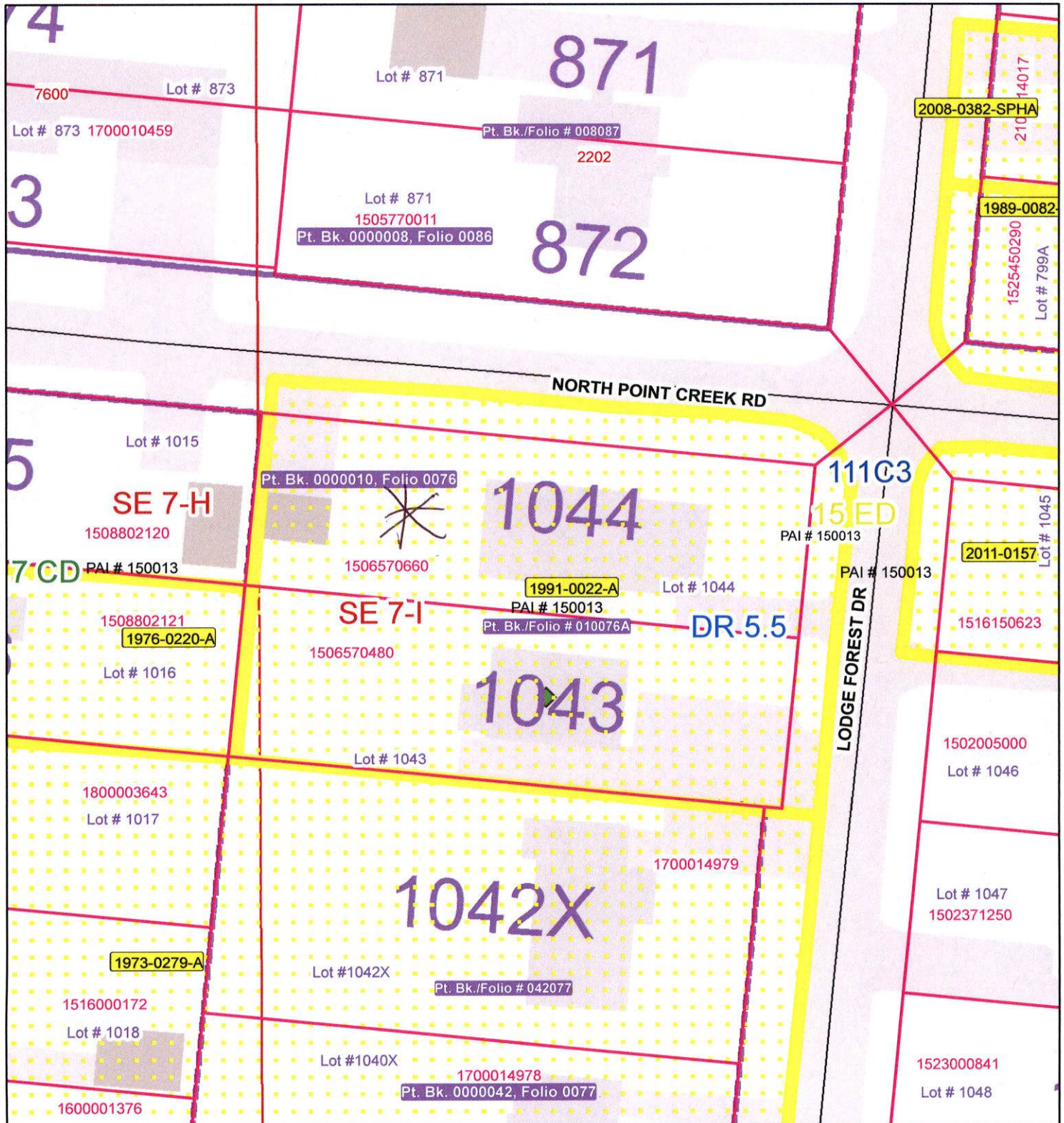
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1506570660			
Owner Information					
Owner Name:	MARTINEZ BRETT M		Use:	RESIDENTIAL	
Mailing Address:	2134 LODGE FOREST DR BALTIMORE MD 21219-2206		Principal Residence:	YES	
			Deed Reference:	/35796/ 00079	
Location & Structure Information					
Premises Address:		2134 LODGE FOREST RD		Legal Description:	
0-0000				SW COR NORTH POINT C LODGE FOREST	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0111	0017	0098		0000	1044
					Assessment Year:
					2015
					Plat No:
					0010/
					Plat Ref:
					0076
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			NONE		
			Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1991	1,618 SF		500 SF		8,000 SF
				County Use	
				04	
Stories Split Foyer	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
	YES	SPLIT FOYER	SIDING	2 full/ 1 half	
Value Information					
		Base Value	Value As of	Phase-in Assessments	
			01/01/2015	As of	As of
				07/01/2016	07/01/2017
Land:		74,000	74,000		
Improvements		137,500	162,100		
Total:		211,500	236,100	227,900	236,100
Preferential Land:		0			0
Transfer Information					
Seller: PINDER BRUCE,SR		Date: 01/28/2015		Price: \$270,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35796/ 00079		Deed2:	
Seller: BRADLEY RONALD L		Date: 06/24/2011		Price: \$234,900	
Type: ARMS LENGTH IMPROVED		Deed1: /30952/ 00148		Deed2:	
Seller: BOLLING ROBERT		Date: 09/13/1990		Price: \$20,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08593/ 00669		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: No Application					

2134 Lodge Forest Drive



Publication Date: 10/28/2016



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



0 10 20 40 60 80 Feet

1 inch = 40 feet

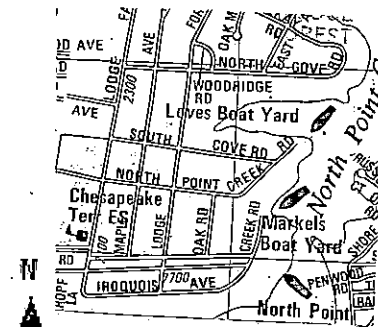
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 2134 LODGE FOREST DR. OWNER(S) NAME(S) BRETT MARTINEZ

SUBDIVISION NAME Lodge Forest LOT # 1044 BLOCK # N/A SECTION # N/A

PLAT BOOK # 8 FOLIO # 87 10 DIGIT TAX # 1506570660 DEED REF. # 35796/00079

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 111C3

SITE ZONED ORSS

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE

OR SQUARE FEET 8,000

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? YES

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

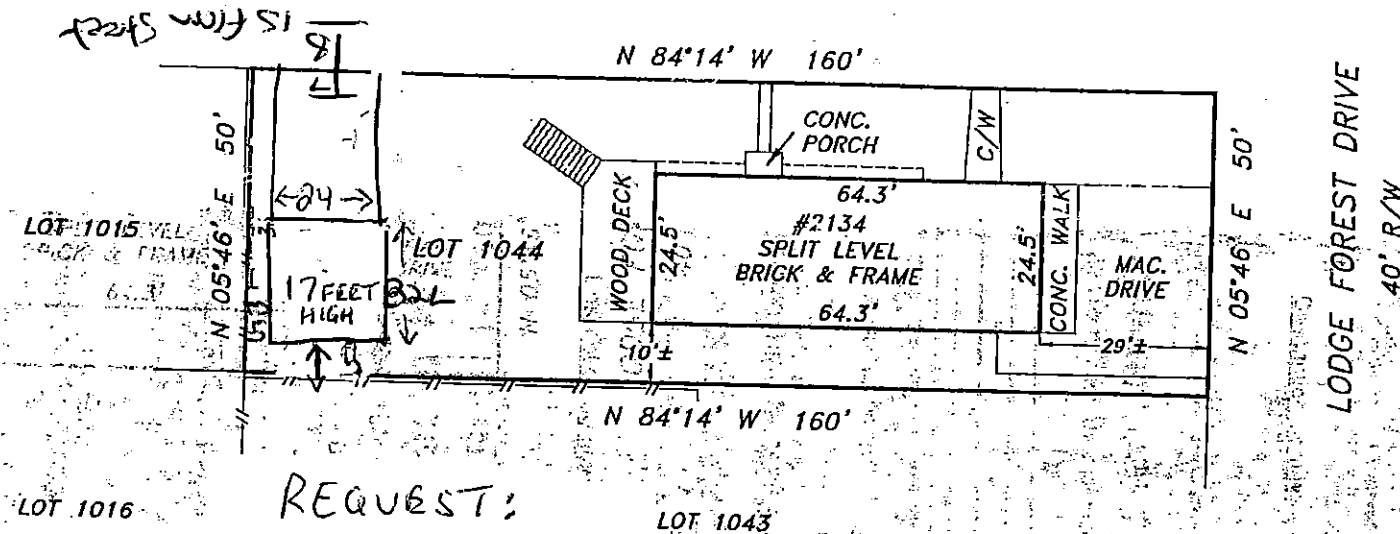
1991-0022-A

PRIMARY STRUCTURE

SETBACKS → GRANTED

VIOLATION CASE INFO:

NO



REQUEST:

34' X 22'

17' HIGH ① * NO EXTRA LOT COVERAGE WILL BE ADDED

② * PROPOSED STRUCTURE TO BE LOCATED OVER EXISTING DRIVEWAY AND SHED; WILL REMOVE REAR SHED TO OPEN LOT COVERAGE



PLAN DRAWN BY Brett Martinez

DATE 10/24/16 SCALE: 1 INCH = 30 FEET

2017-0121-A

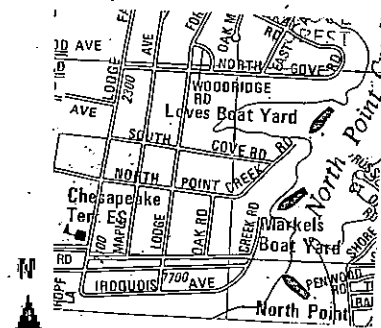
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2134 LODGE FOREST DR. OWNER(S) NAME(S) BRETT MARTINEZ

SUBDIVISION NAME Lodge Forest LOT # 1044 BLOCK # N/A SECTION # N/A

PLAT BOOK # 8 FOLIO # 87 10 DIGIT TAX # 1506570660 DEED REF. # 35796/00079

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WATER IS:

PUBLIC X PRIVATE

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PUBLIC X PRIVATE

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

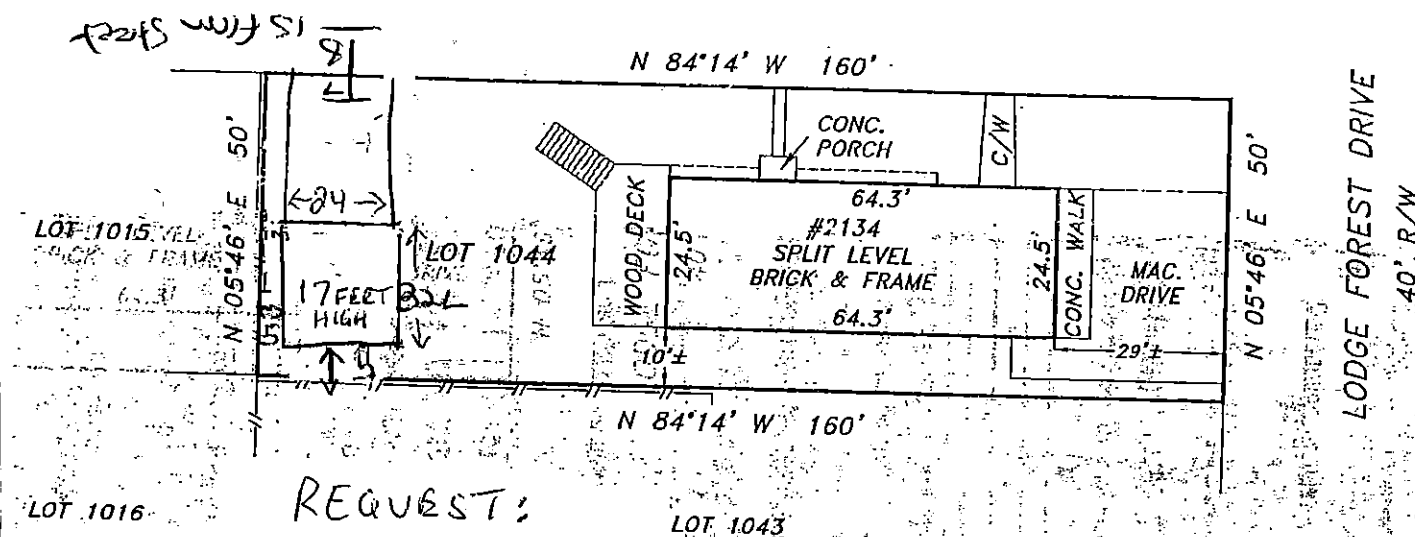
1991-0022-A

PRIMARY STRUCTURE

SETBACKS → GRANTED

VIOLATION CASE INFO:

NO

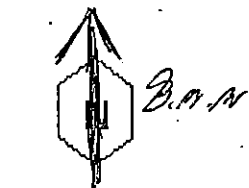


REQUEST:

34' X 22'

17' HIGH ① * NO EXTRA LOT COVERAGE WILL BE ADDED

② * PROPOSED STRUCTURE TO BE LOCATED OVER EXISTING DRIVEWAY AND SHED; WILL REMOVE REAR SHED TO OPEN LOT COVERAGE



PLAN DRAWN BY Brett Martinez

DATE 10/24/16 SCALE: 1 INCH = 30 FEET

2017-0121-A

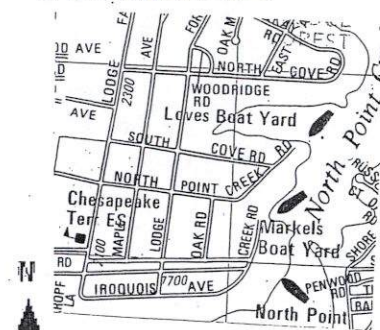
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 2134 LODGE FOREST DR. OWNER(S) NAME(S) BRETT MARTINEZ

SUBDIVISION NAME Lodge Forest LOT # 1044 BLOCK # N/A SECTION # N/A

PLAT BOOK # 8 FOLIO # 87 10 DIGIT TAX # 1506570660 DEED REF. # 35796/00079

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 111C3

SITE ZONED ORSS

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

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IN CBCA? YES

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PUBLIC X PRIVATE

SEWER IS:

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PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

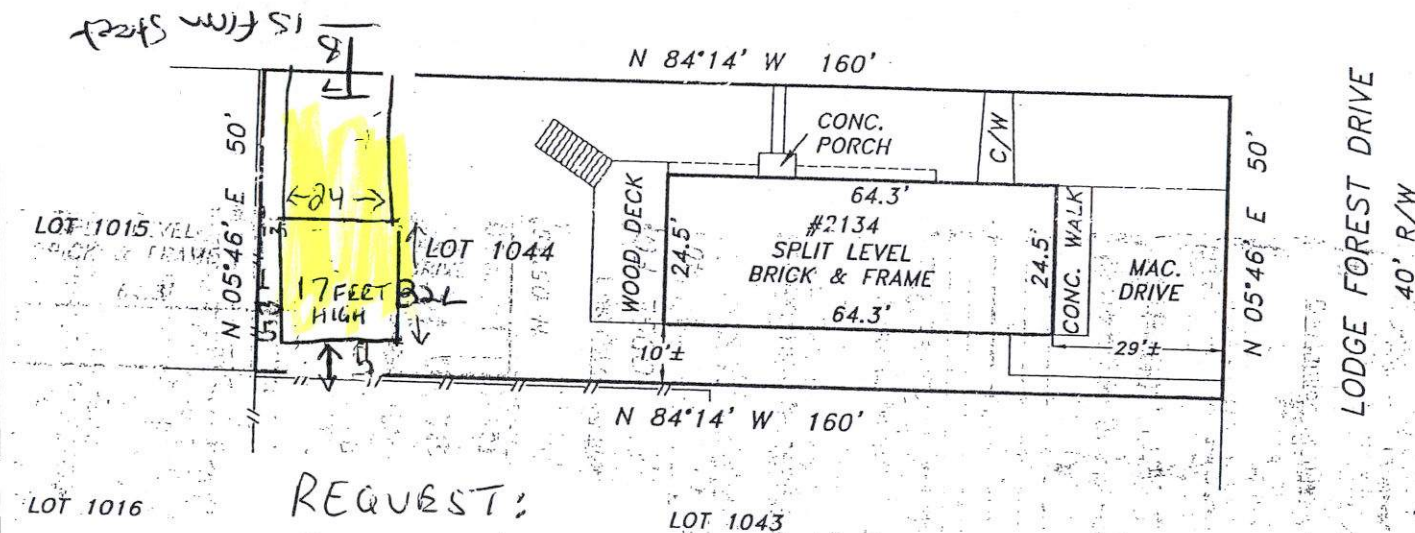
1991-0022-A

PRIMARY STRUCTURE

SETBACKS → GRANTED

VIOLATION CASE INFO:

NO



REQUEST:

34' X 22'

17' HIGH

NOTES:

(1) * NO EXTRA LOT COVERAGE WILL BE ADDED

(2) * PROPOSED STRUCTURE TO BE LOCATED OVER EXISTING DRIVEWAY AND SHED; WILL REMOVE REAR SHED TO OPEN LOT COVERAGE



B.M.N

PLAN DRAWN BY Brett Martinez

DATE 10/24/16

SCALE: 1 INCH = 30 FEET

2017-0121-A

Pet. Ex. 1

M E M O R A N D U M

DATE: January 5, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0121-A- Appeal Period Expired

The appeal period for the above-referenced case expired on January 4, 2017. 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	*	BEFORE THE
(2134 Lodge Forest Drive)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Brett M. Martinez	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0121-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, Brett M. Martinez ("Petitioner"). The Petitioner is requesting Variance relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a replacement garage to be located in the side yard and to have a height of 17 ft. in lieu of the required rear yard placement and a maximum height of 15 ft. 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 November 15, 2016 from the Department of Environmental Protection and Sustainability (DEPS).

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on November 6, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 12-1-16

By [Signature]

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.

Although the Department of Planning did not make any recommendations related to the replacement garage height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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 1st day of **December, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking Variance relief from §§. 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a replacement garage to be located in the side yard and to have a height of 17 ft. in lieu of the required rear yard placement and a maximum height of 15 ft., be and are hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

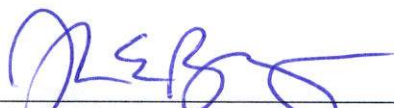
ORDER RECEIVED FOR FILING

Date 12-1-16

By [Signature]

- Petitioner must comply with the ZAC comment from DEPS; a copy of which is attached hereto and made a part hereof.
- 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.
- 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.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 12-1-16

By law



CBCA

ADMINISTRATIVE ZONING PETITION

FLOOD

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 2134 LODGE FOREST DRIVE 21219 Currently zoned DR5.5
 Deed Reference 35796-10079 10 Digit Tax Account # 1506570660
 Owner(s) Printed Name(s) BRETT MARTINEZ

(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)

BCZR: 400.1 & 400.3 → To permit a replacement garage to be located in the side yard and to have a height of 17 feet in lieu of the required rear yard placement and a maximum height of 15 feet.

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):

BRETT MARTINEZ

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2134 LODGE FOREST DRIVE BAL MD

Mailing Address

City

State

21014

Zip Code

77-7810132

Telephone #

BRETT1990@aaim.com

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 2017-0121-A Filing Date 10/28/16 Estimated Posting Date 11/6/16 Reviewer DANIEL B. PARKS

Rev 5/8/2014

ORDER RECEIVED FOR FILING

Date 12-1-16By [Signature]

10017

4300

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: 2131 Lodge Forest Drive BAL MD 21219
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)

I am going to be using space for
storage for a antique vehicle and a
growing family need storage space
thank you. Also back yard is small and
not big enough to hold structure.

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

[Signature]
Signature of Owner (Affiant)

Brett Martinez
Name- Print or Type

Signature of Owner (Affiant)

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:

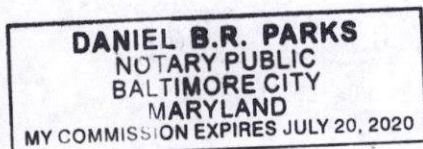
I HEREBY CERTIFY, this 24 day of October, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Brett Martinez

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

AS WITNESS my hand and Notaries Seal

Daniel Parks D-P 10-24-16
Notary Public 7-20-2020
My Commission Expires



REV. 5/8/2014

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: 2139 Lodge Forest Dr. BAL MD 21119
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)

I Am going to be using this space for
storage for a Antique vehicle
Along with storage and a growing family
need the storage thank you. ALSO BACK YARD
IS SMALL AND NOT BIG ENOUGH TO HOLD STRUCTURE.

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

[Signature] Signature of Owner (Affiant)
Beth Martinez Name- Print or Type

[Signature] Signature of Owner (Affiant)
[Blank] 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:

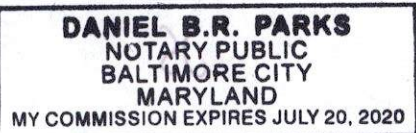
I HEREBY CERTIFY, this 24 day of October, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Beth Martinez

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

AS WITNESS my hand and Notaries Seal

Daniel Parks D-P 10-24-16
Notary Public 7-20-20
My Commission Expires





CBCA

ADMINISTRATIVE ZONING PETITION

flood

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 2134 LODGE FOREST DRIVE, 21219 Currently zoned DR 5.5
 Deed Reference 35796 1.0079 10 Digit Tax Account # 1506570660
 Owner(s) Printed Name(s) BRETT MARTINEZ

(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)

BCZR: 400.1 & 400.3 → To permit a replacement garage to be located in the side yard and to have a height of 17 feet in lieu of the required rear yard placement and a maximum height of 15 feet.

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):

Brett Martinez
 Name #1 - Type or Print Name #2 - Type or Print

[Signature]
 Signature #1 Signature #2

2134 Lodge Forest Drive BAL MD
 Mailing Address City State

21219 777-781-4132 Brett Martinez
 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

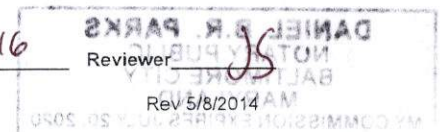
Zip Code Telephone # Email Address

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 2017-0121-A Filing Date 10/28/16 Estimated Posting Date 11/6/16 Reviewer JS

ORDER RECEIVED FOR FILING

Date 12-1-16By [Signature]

2134 Lodge Forest Drive, 21219

Property Description:

Being known and designated as Lot No. Ten Hundred Forty Four (1044), as shown on the Revised Plat of Lodge Forest, which plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 8, folio 86 and 87, and as also shown on the Plat recorded among the Land Records of Baltimore County in Plat Book 10, folio 76.

BEING that property, which by Deed dated May 26, 2011, and recorded among the Land Records of Baltimore County in Liber 30952, folio 148, was granted and conveyed by Ronald L. Bradley and Trisha A. Bradley, unto Bruce Pinder Sr. and Bruce Pinder Jr..

Containing 8000 square feet, located in Councilmatic District 7, Election District 15.

2017-0121-A

CERTIFICATE OF POSTING

2017-0121-A

RE: Case No.: _____

Petitioner/Developer: _____

Brett Martinez

November 21, 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: _____

2134 Lodge Forrest Drive

November 6, 2016

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

Sincerely,

November 6, 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)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0121 -A Address 2134 LODGE FOREST DRIVE
Contact Person: JASON SCHELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 10/28/16 Posting Date: 11/6/16 Closing Date: 11/21/16

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- 0121 -A Address 2134 LODGE FOREST DRIVE
Petitioner's Name BRETT MARTINEZ Telephone 717-281-0432
Posting Date: 11/6/16 Closing Date: 11/21/16
Wording for Sign: TO PERMIT A REPLACEMENT GARAGE TO BE LOCATED IN THE SIDE YARD
AND TO HAVE A HEIGHT OF 17 FEET IN LIEU OF THE REQUIRED REAR YARD PLACEMENT
AND A MAXIMUM HEIGHT OF 15 FEET.

Revised 7/6/16

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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.

For Newspaper Advertising:

Case Number: 2017-0121-A
Property Address: 2134 LODGE FOREST DRIVE, 21219
Property Description: _____
Legal Owners (Petitioners): BRETT MARTINEZ
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRETT MARTINEZ
Company/Firm (if applicable): _____
Address: 2134 LODGE FOREST DRIVE
BALTIMORE, MD. 21219
Telephone Number: 410-781-0432



KEVIN KAMENETZ
County Executive

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

November 22, 2016

Brett Martinez
2134 Lodge Forest Drive
Baltimore MD 21219

RE: Case Number: 2017-0121 A, Address: 2134 Lodge Forest Drive

Dear Mr. Martinez:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 28, 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 dark 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: 11/9/16

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. 2017-0121-A.

Administrative Variance
Brett Martinez
2134 Lodge Forest Drive

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard Zeller', is written over a horizontal line.

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

WW/RAZ

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: November 15, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0121-A
Address 2134 Lodge Forest Drive
(Martinez Property)

Zoning Advisory Committee Meeting of **November 14, 2016**

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

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

The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

- 1. Occupied by a structure, parking area, driveway, walkway, or roadway; or*
- 2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material*

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

NOV 15 2016

OFFICE OF ADMINISTRATIVE HEARINGS

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

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(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;
2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;
3. A wood mulch pathway; or
4. A deck with gaps to allow the water to pass freely.

This lot is located within a Limited Development Area (LDA) of the Chesapeake Bay Critical Area (CBCA). The applicant is requesting to permit a replacement garage to be located in the side yard and to have a height of 17 feet, in lieu of the required rear yard placement, and a maximum height of 15 feet. According to the plan with this petition, the garage is proposed to be 24'X32' (768 sf), however, the plan also proposes the structure to be 34'X22'. In order to minimize impacts on water quality, the applicant must comply with the LDA lot coverage requirement, which, for a property this size (8,000 square feet), is 2,500 sf, with mitigation for lot coverage between 25% (2,000 sf) and 2,500 sf. According to the plan submitted for this review, it is stated that "no extra lot coverage will be added", and that the "proposed structure will be located over existing driveway and shed". According to aerial photographs, the property is currently above the lot coverage maximum limits of 2,500 sf and additional lot coverage removal may be required. It is not clear whether the total, existing lot coverage is shown on the plan. In addition, mitigation for all lot coverage above 25% will be required prior to EIR approval of any permits. This will be evaluated upon review of a building permit application. Therefore, by allowing the items requested by the petitioner, impacts on water quality will be minimized.

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

The use of this property must comply with all applicable LDA requirements, including the 15% afforestation requirement, which equates to 2 trees for a property this size, and LDA lot coverage requirements. By meeting these requirements, the requested activities could be conducted in a manner that can conserve fish, wildlife and plant habitat in Old Road 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.

The proposed activities must comply with all LDA requirements and, therefore, will 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.

Reviewer: Thomas Panzarella

Date: November 14, 2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 23, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For November 14, 2016
Item No. 2017-0121, 0123, 0124, 0125, 0127 and 0128

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

DAK:CEN

cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC11142016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

NOV 15 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: November 15, 2016

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Address 2134 Lodge Forest Drive
(Martinez Property)

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ORDER RECEIVED FOR FILING

C:\Users\snuffer\AppData\Local\Microsoft\Windows\Temporary Internet
Files\Content.Outlook\WPHS9SSK\ZAC 17-0121-A 2134 Lodge Forest Drive.doc

Date 12-1-16
By [Signature]

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;
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Reviewer: Thomas Panzarella

Date: November 14, 2016

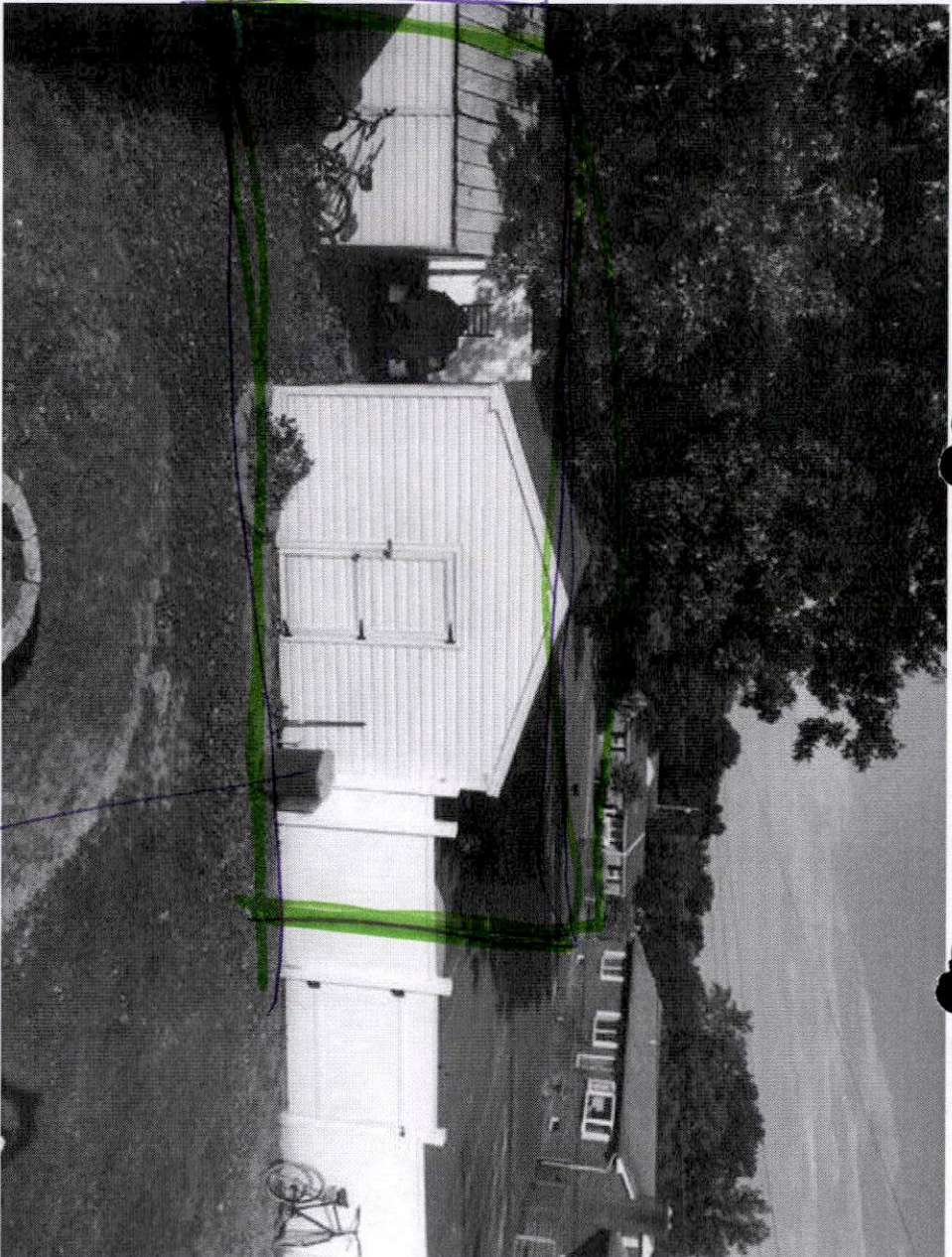
ORDER RECEIVED FOR FILING

Date

12-1-16

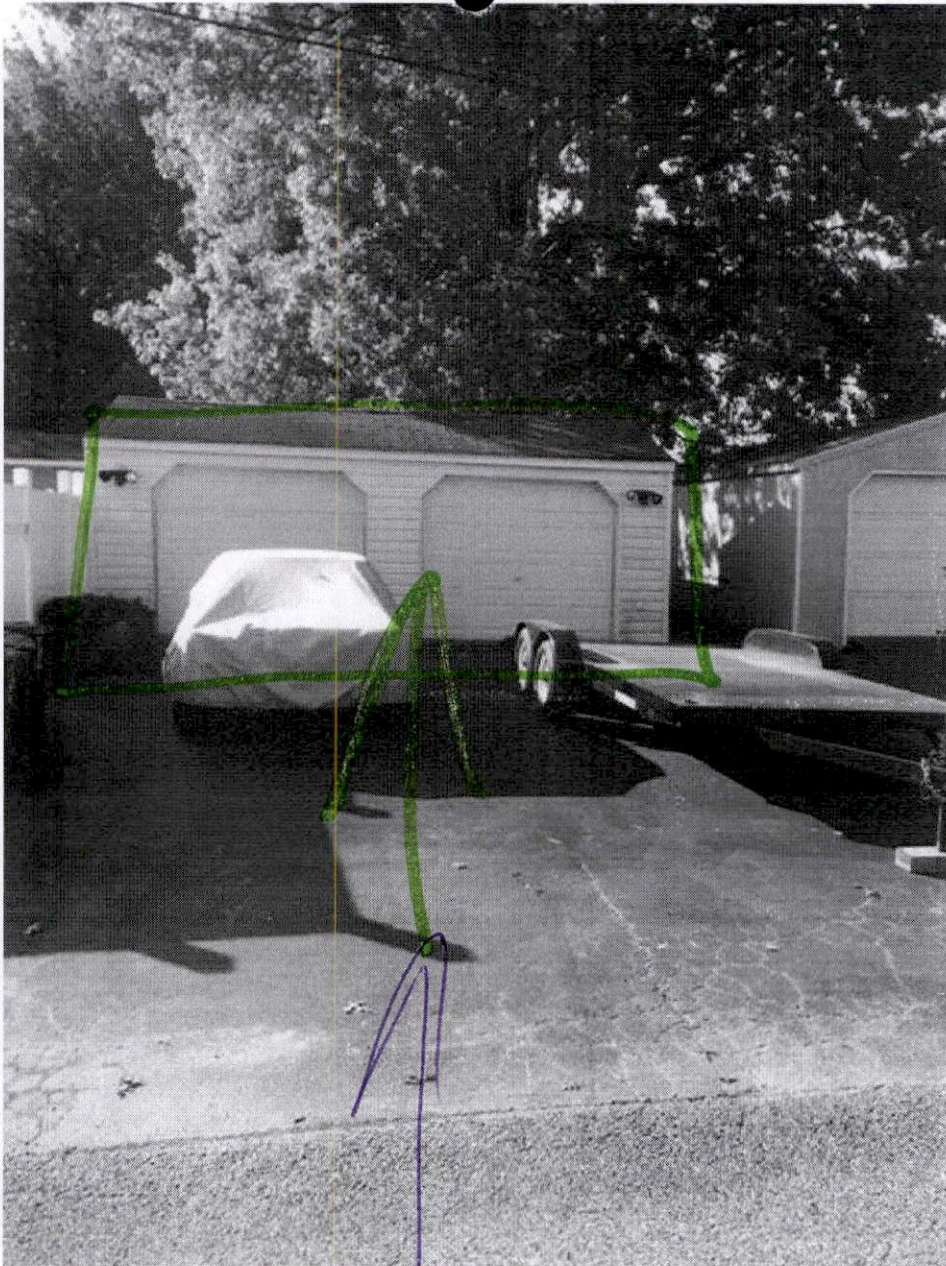
By

aw

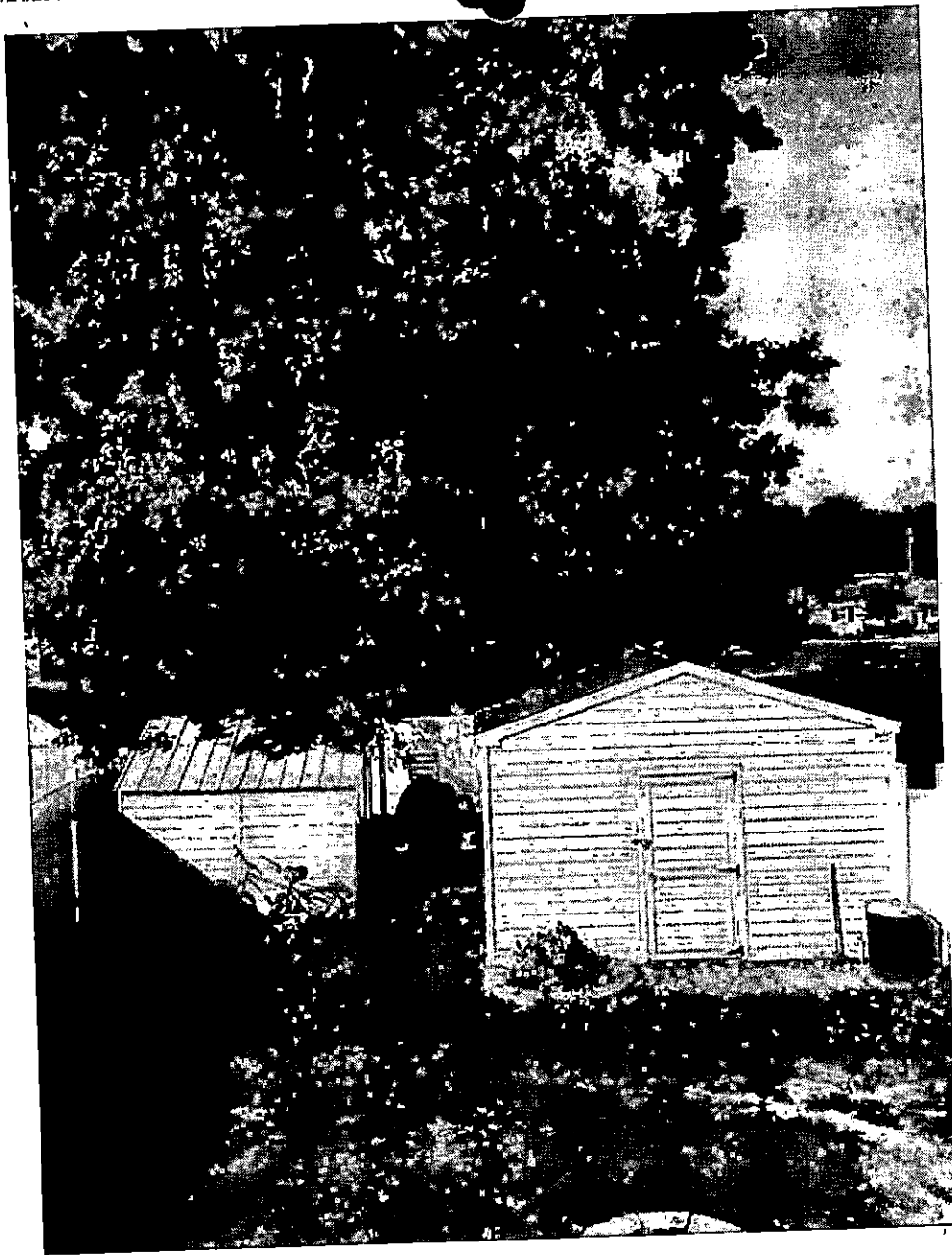


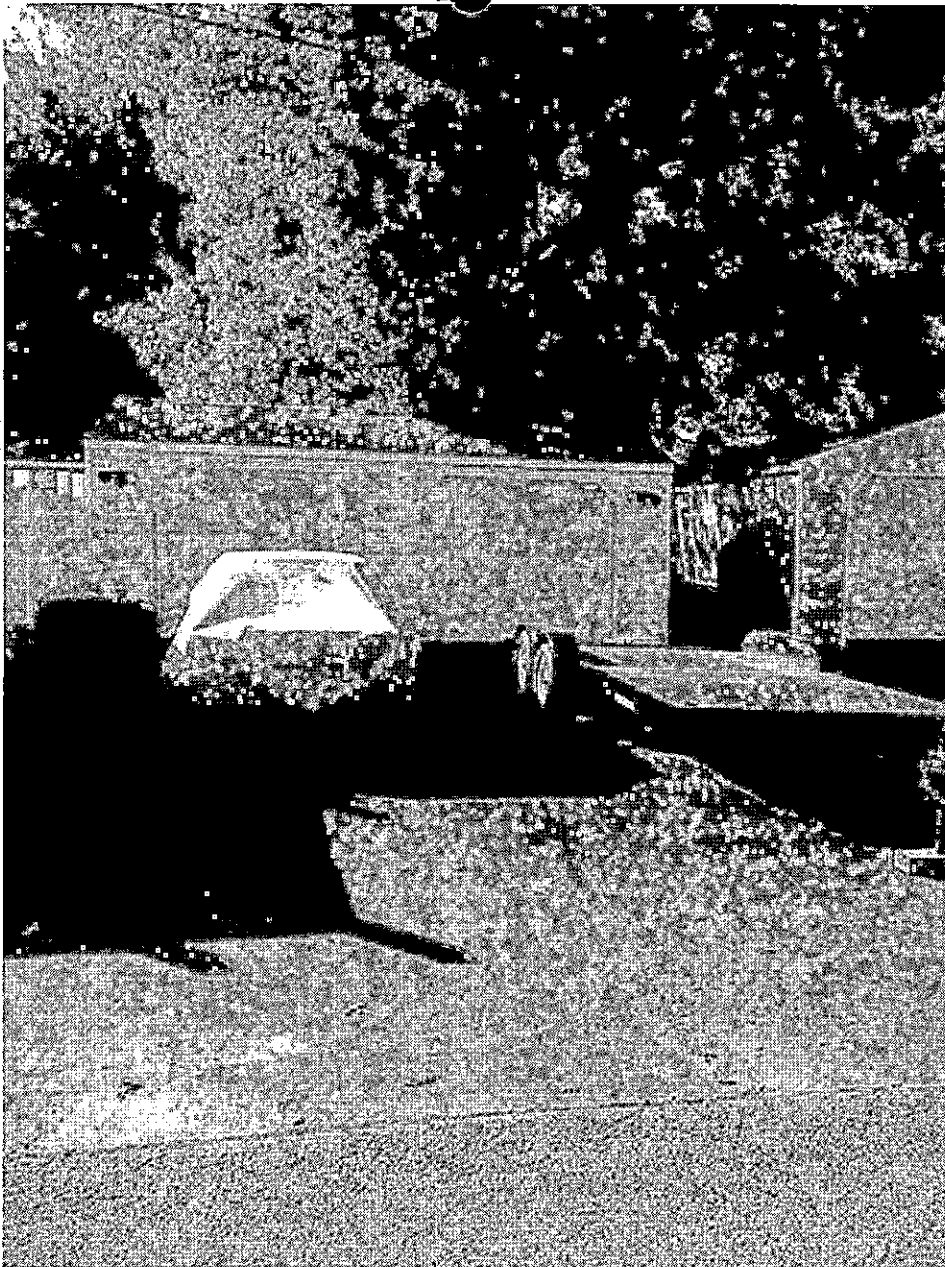
2017-0121-A

24 By 32 L
Other existing
building gone
more old in
with new



front of
where new building
will go







CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>11-30</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>11-15</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-9</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>11-6-14</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: * See letter to Hearing officer from Jason Seidelman - Zon. off.

Debra Wiley

From: Debra Wiley
Sent: Wednesday, November 30, 2016 8:47 AM
To: June Wisnom
Subject: FW: Admin. Var. - Closing date: 11/21/16

Hi June,

I have not heard back from Dennis. Can you check to see if you have his comment.

Thanks.

From: Debra Wiley
Sent: Friday, November 25, 2016 7:32 AM
To: Dennis A Kennedy <DKennedy@baltimorecountymd.gov>
Cc: June Wisnom <jwisnom@baltimorecountymd.gov>
Subject: Admin. Var. - Closing date: 11/21/16

Hi Dennis,

Case No. 2017-0121-A was delivered to OAH and the file folder indicates flood area; however, there is no ZAC comment from you.

I've provided a case description for your convenience.

Thanks.

CASE NUMBER: 2017-0121-A

2134 LODGE FOREST DR.

Location: SW corner of intersection of Lodge Forest Drive and North Point Creek Road
15th Election District, 7th Council District

Legal owner: Brett Martinez

ADMINISTRATIVE VARIANCE To permit a replacement garage to be located in the side yard and to have a height of 17 ft. in lieu of the required rear yard placement and a maximum height of 15 ft.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Note to Hearing Officer:

2134 Lodge Forest Drive, 21219

2017-0121-A

Sir,

This house is addressed to Lodge Forest Drive but is oriented north so that the front is actually facing North Point Creek Road. Carl Richards made the determination to ask for a "side yard placement" variance rather than a "1/3 of the lot farthest from both roads" variance.

In addition, to avoid any confusion, the petitioner plans on removing the current garage(s) located in the same area and replacing them with the new proposed garage. (In a couple of places the petitioner stated that the new garage will be placed "over" the current garages. I did confirm that he indeed meant "replace" the current garages).

Jason Seidelman

Zoning Review

Planner II

410-887-3391

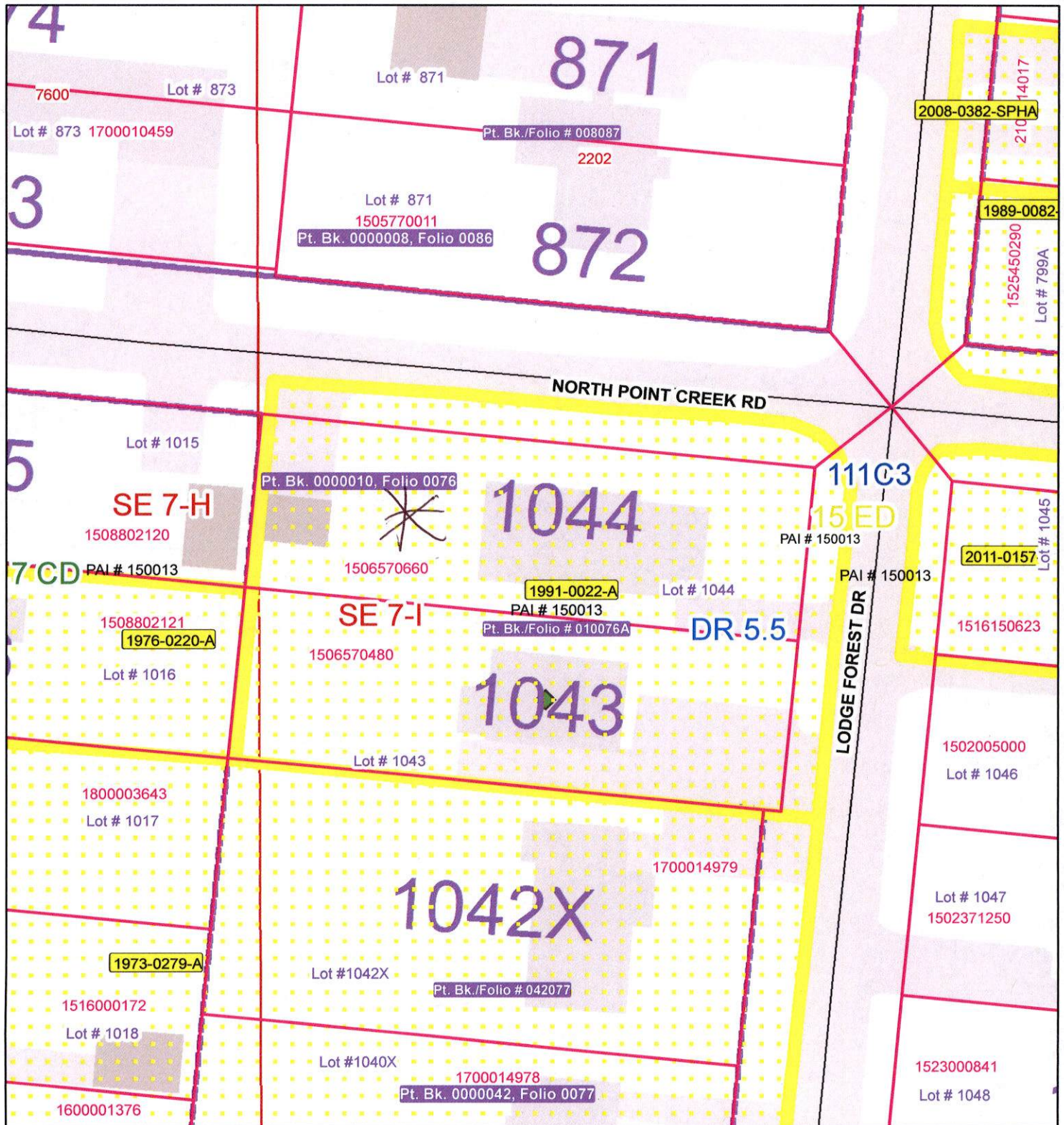
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1506570660			
Owner Information					
Owner Name:		MARTINEZ BRETT M		Use:	RESIDENTIAL
Mailing Address:		2134 LODGE FOREST DR BALTIMORE MD 21219-2206		Principal Residence:	YES
				Deed Reference:	/35796/ 00079
Location & Structure Information					
Premises Address:		2134 LODGE FOREST RD		Legal Description:	
		0-0000		SW COR NORTH POINT C LODGE FOREST	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0111	0017	0098		0000	1044
					Assessment Year:
					2015
					Plat No:
					0010/
					Plat Ref:
					0076
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			NONE		
			Tax Class:		
			NONE		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1991		1,618 SF		500 SF	
				Property Land Area	
				8,000 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Split Foyer	YES	SPLIT FOYER	SIDING	2 full/ 1 half	
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2015	07/01/2016	07/01/2017
Land:		74,000	74,000		
Improvements		137,500	162,100		
Total:		211,500	236,100	227,900	236,100
Preferential Land:		0			0
Transfer Information					
Seller: PINDER BRUCE,SR		Date: 01/28/2015		Price: \$270,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35796/ 00079		Deed2:	
Seller: BRADLEY RONALD L		Date: 06/24/2011		Price: \$234,900	
Type: ARMS LENGTH IMPROVED		Deed1: /30952/ 00148		Deed2:	
Seller: BOLLING ROBERT		Date: 09/13/1990		Price: \$20,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08593/ 00669		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: No Application					

2134 Lodge Forest Live



Publication Date: 10/28/2016



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



0 10 20 40 60 80 Feet

1 inch = 40 feet

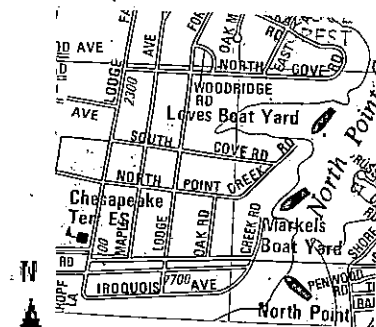
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2134 LODGE FOREST DR. OWNER(S) NAME(S) BRETT MARTINEZ

SUBDIVISION NAME Lodge Forest LOT # 1044 BLOCK # N/A SECTION # N/A

PLAT BOOK # 8 FOLIO # 87 10 DIGIT TAX # 1506570660 DEED REF. # 35796/00029

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 111C3

SITE ZONED OR55

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE _____

OR SQUARE FEET 8,000

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? YES

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

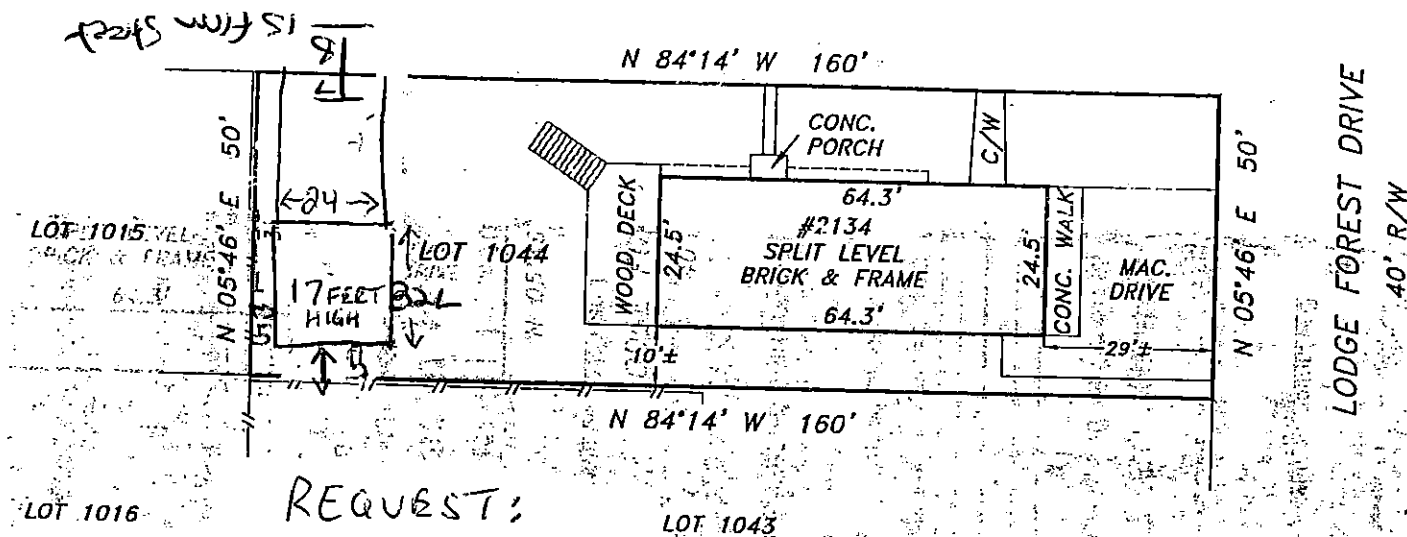
1991-0022-A

PRIMARY STRUCTURE

SETBACKS → GRANTED

VIOLATION CASE INFO:

NO



REQUEST:

34' X 22'

17' HIGH ① * NO EXTRA LOT COVERAGE WILL BE ADDED

② * PROPOSED STRUCTURE TO BE LOCATED OVER EXISTING DRIVEWAY AND SHED; WILL REMOVE REAR SHED TO OPEN LOT COVERAGE

PLAN DRAWN BY Brett Martinez

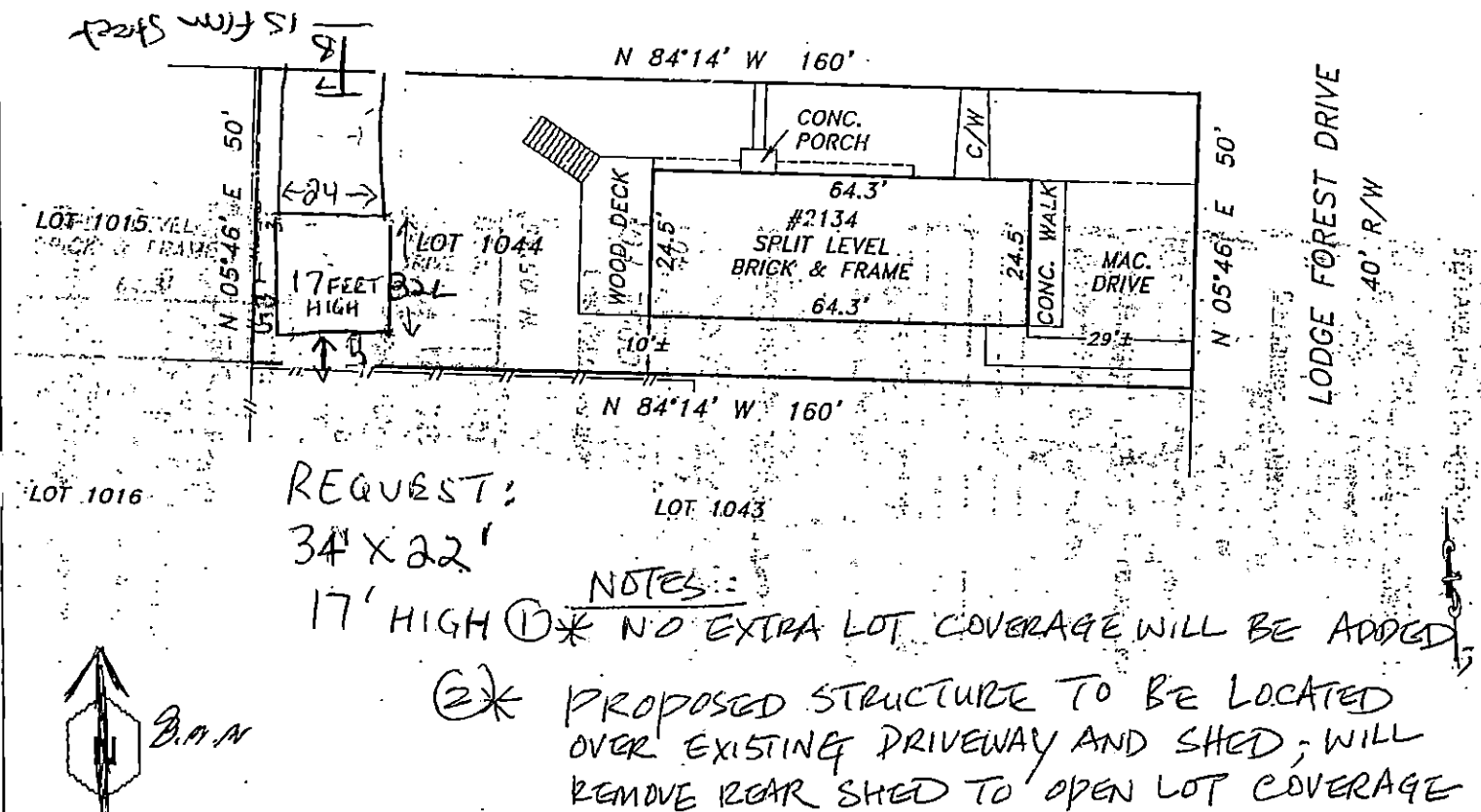
DATE 10/24/16 SCALE: 1 INCH = 30 FEET

2017-0121-A

PLAT BOOK # 8 FOLIO # 87 10 DIGIT TAX # 1506570660 DEED REF. # 35796100079

MAP IS NOT TO SCALE

NO



PLAN DRAWN BY Brett Martens

DATE 10/24/16 SCALE: 1 INCH = 30 FEET

2017-0121-A

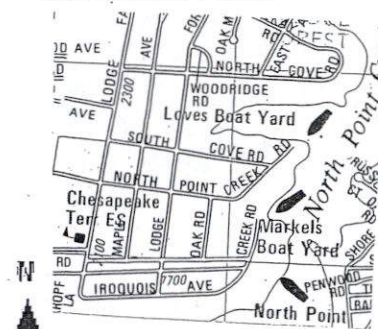
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 2134 LODGE FOREST DR. OWNER(S) NAME(S) BRETT MARTINEZ

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PLAT BOOK # 8 FOLIO # 87 10 DIGIT TAX # 1506570660 DEED REF. # 35796/00029

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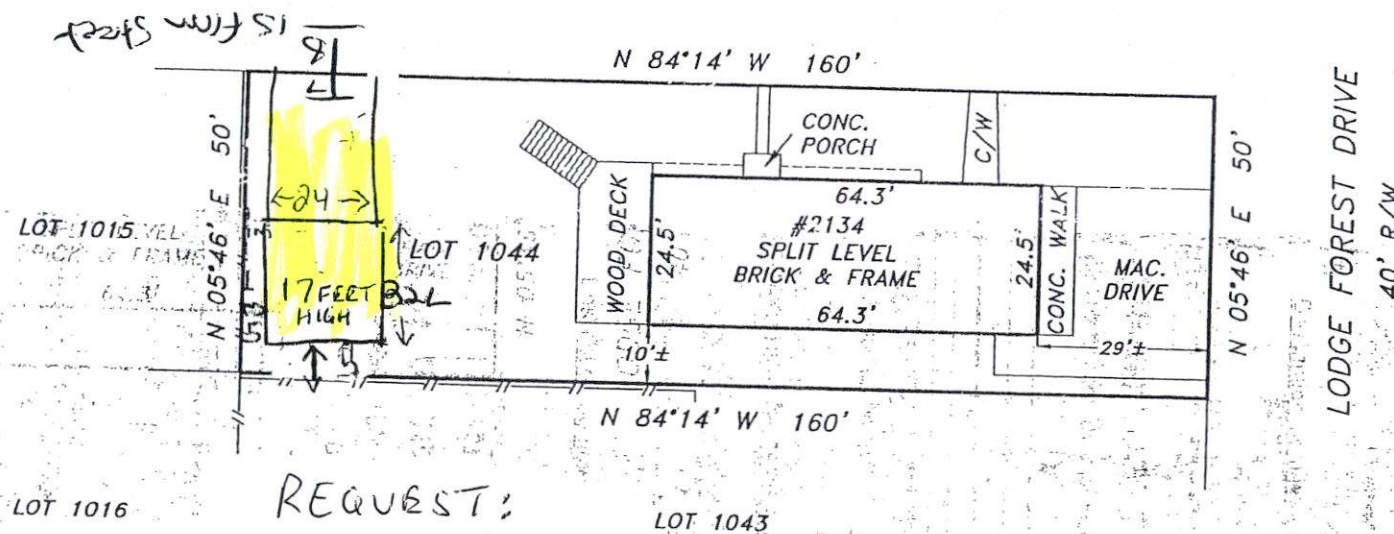
PRIOR HEARING? YES

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
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PLAN DRAWN BY Brett Martinez

DATE 10/24/16 SCALE: 1 INCH = 30 FEET

2017-0121-A

Pet. Ex. 1