#### MEMORANDUM

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)

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

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Date	12-1-16
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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 <u>1st</u> 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	10-1-16	
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- 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

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Date	12-1-16	gyelden til ett ett ett ett ett ett ett ett ett et
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CBCA

## ADMINISTRATIVE ZONING PETITION

FIOOD

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 Address 234 LODGE FOREST D	or Baltimore County for the property located at:  RIV € 21219 Currently zoned bk5.5
Deed Reference 3579 6 10079  Dwner(s) Printed Name(s) BRETT MARTINE	10 Digit Tax Account # L > 965 7966
	PRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)
	everse of this Petition form must be completed and notarized.
The undersigned, who own and occupy the property situate in	
attached hereto and made a part hereof, hereby petition for a	in:
ADMINISTRATIVE VARIANCE from Section(s)	to be lessted in the side yard and to
BCZR: 400.1 & 400.3 → To permit a replacem	ent garage to be located in the side yard and to d rear yard placement and a maximum height of 15
feet	
of the zoning regulations of Baltimore County, to the zoning la	12. 12. 12. 13. 14. 14. 14. 12. 12. 12. 13. 13. 13. 14. 15. 15. 15. 15. 15. 15. 15. 15. 15. 15
<ol> <li>ADMINISTRATIVE SPECIAL HEARING to approve County Code: (indicate type of work in this space: i.e., to raze</li> </ol>	ve a waiver pursuant to Section 32-4-107(b) of the Baltimore e, alter or construct addition to building)
of the Baltimore County Code, to the development law of Bal Property is to be posted and advertised as prescribed by the zoning regulati I/ we agree to pay expenses of above petition(s), advertising, posting, etc. a Baltimore County adopted pursuant to the zoning law for Baltimore County.	
Bulling State, and a state of the state of t	
	Owner(s)/Petitioner(s):
	Name #1 - Type or Print Name #2 - Type or Print
	Signature #1 Signature # 2
	2 131 LODE LOCOST DING BAL MO
	City State
	21814, 77-78-0(138, South 1990) a Almica Zip Code Telephone # Email Address
Attorney for Owner(s)/Petitioner(s):	Representative to be contacted:
Name- Type or Print	Name – Type or Print
Signature ·	Signature
Mailing Address City State	Mailing Address City State
Zip Code Telephone # Email Address	Zip Code Telephone # Email Address
A PUBLIC HEARING having been formally demanded and/or found to County, this day of that the subject required by the zoning regulations of Baltimore County.	be required, it is ordered by the Office of Administrative Hearings for Baltimore matter of this petition be set for a public hearing, advertised, and re-posted as
Adminis	strative Law Judge for Baltimore County
CASE NUMBER 7017-0131-A Filing Date 10, 38	
ORDER RECEIVED FOR FILING	Rev 5/8/2014 AB
Date 12-1-16	

## Affidavit in Support of Administrative Variance

ASOS

(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.

and occupied by the undersigned.			21210
Print or Type Address of property	of Orive Bal	State	Zip Code '
Based upon personal knowledge, the s Administrative Variance at the above a	ollowing are the facts underess. (Clearly state	pon which I/we base the practical difficulty or h	request for an nardship here)
I am coins	TO BE USIN	g space	tol
Storage for A	article V	elitic AD	0 9
Jaming Family	need Stor	aye space	
trank you, Also	BACK YORD to HOLD	15 Smil	000
(If additional space for the petition requ	uest or the above stateme	nt is needed, label and atta	ch it to this Form)
Signature of Owner (Affiant)	Sig	gnature of Owner (Affiant)	
Name- Print or Type	Na	me- Print or Type	
The following information is	to be completed by a Not	ary Public of the State of M	aryland
STATE OF MARYLAND, COUNTY O			
and for the County aforesaid, personally  Print name(s) here:    Print name(s) here:	day of <u>Cabber</u> , <u>Z</u> appeared:	016 , before me a Not	ary of Maryland, in
the Affiant(s) herein, personally known o	satisfactorily identified to	me as such Affiant(s).	
AS WITNESS my hand and Notaries Se	-a. he.	whs- Di	10-24-16
	Notary Public 7 - 7	10-2020	
DANIEL B.R. PARKS NOTARY PUBLIC BALTIMORE CITY MARYLAND MY COMMISSION EXPIRES JULY 20, 2020	My Commission Expire	S OMLIA RO	REV. 5/8/2014

## Affidavion Support of Administrative Variance





(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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Address: 2150 LOGC FORCST Drik BAI NO 2161  Print or Type Address of property City State Zip Coo	9.
Based upon personal knowledge, the following are the facts upon which I/we base the request for a Administrative Variance at the above address. (Clearly state practical difficulty or hardship here	an
I Am coins to Ge warm this space for	=)
SPRAJE FOR A ANTICLE VELICIE	
Along with Storage And A growing family	
is small are not 9:0 enough to those structure	.0
(If additional space for the petition request or the above statement is needed, label and attach it to this Formal Signature of Owner (Affiant)  Signature of Owner (Affiant)	m)
Name- Print or Type  Name- Print or Type	×
The following information is to be completed by a Notary Public of the State of Maryland	
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:	
HEREBY CERTIFY, this 24 day of Odober, 2016, before me a Notary of Maryland, and for the County aforesaid, personally appeared:  Print name(s) here:	, in
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).	
AS WITNESS my hand and Notaries Seal	0-24-16
Notary Public 7-20-20	
DANIEL B.R. PARKS  My Commission Expires	

DANIEL B.R. PARKS
NOTARY PUBLIC
BALTIMORE CITY
MARYLAND
MY COMMISSION EXPIRES JULY 20, 2020

REV. 5/8/2014

# CBCA ADMINISTRATIVE ZONING PETITION



FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings Address 2134 LONGE FOREST DRIVE,	for Baltimore County for the property located at:  31319 Currently zoned DR 5.5
Deed Reference 35796 / 0079 Owner(s) Printed Name(s) BRETT MARTINEZ	10 Digit Tax Account # 1 5 0 6 5 7 0 6 6 0
(SELECT THE HEARING(S) BY MARKING $\underline{X}$ AT THE APPR	OPRIATE 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 attached hereto and made a part hereof, hereby petition for	e in Baltimore County and which is described in the plan/plat ran:
1 ADMINISTRATIVE VARIANCE from Section(s)	
BCZR: 400.1 & 400.3 $\rightarrow$ To permit a replacer	ment garage to be located in the side yard and to
The property of the property o	ed rear yard placement and a maximum height of 15
feet. of the zoning regulations of Baltimore County, to the zoning	a law of Baltimore County.
2 ADMINISTRATIVE SPECIAL HEARING to appropriate County Code: (indicate type of work in this space: i.e., to ra	ove a waiver pursuant to Section 32-4-107(b) of the Baltimore aze, alter or construct addition to building)
of the Baltimore County Code, to the development law of Baltimore County Code, to the development law of Baltimore is to be posted and advertised as prescribed by the zoning regular was agree to pay expenses of above petition(s), advertising, posting, etc. Baltimore County adopted pursuant to the zoning law for Baltimore County	ations.  and further agree to be bound by the zoning regulations and restrictions of
	Owner(s)/Petitioner(s):
	Broth marking
	Name #1 Type or Print Name #2 – Type or Print
	Signature #1 Signature #2
	Mailing Address City State
	Zip Code Telephone # Email Address Email Address
	Zip Code Telephone # Email Address
Attorney for Owner(s)/Petitioner(s):	Representative to be contacted:
Name- Type or Print	Name – Type or Print
Signature	Signature
Mailing Address City State	Mailing Address City State
Lip Code Telephone # Email Address	Zip Code Telephone # Email Address
	be required, it is ordered by the Office of Administrative Hearings for Baltimore matter of this petition be set for a public hearing, advertised, and re-posted as
equired by the zoning regulations of Baltimore County.	matter of this petition be set for a public hearing, advertised, and re-posted as
Adminis	strative Law Judge for Baltimore County
CASE NUMBER 2017-0121-A Filing Date 10, 28,	DANIEL & PARKS
No.	Ray 5/8/2014 A M
ORDER RECEIVED FOR FILING	Y COMMISSION EXPIRES DULY 20, 2020
Date 12-1-16	
The second secon	
Py W	

## 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



	2017-0121-A
Access to the second	Petitioner/Developer:
ing and the second of the seco	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 penaltic posted conspicuously on the property local 2134 Lodge Forrest Drive	es of perjury that the necessary sign(s) required by law were cated at:
The size (a) were resident	November 6, 2016
The sign(s) were posted on	(Month, Day, Year)
	Sincerely,  November 6, 2016
ZONING NOTICE  ADMINISTRATIVE	(Signature of Sign Poster) (Date) SSG Robert Black
VARIANCE  CASE# 2017-0121-A	(Print Name)
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	1508 Leslie Road
PUBLIC HEARING?  PUBLIC HEARING?  PUBLIC HEARING?  PUBLIC HEARING?  PUBLIC HEARING COUNTY CORP.  ANTIGUES IN TO SECURE HAVE BELLINGED COUNTY CORP.  ANTIGUES IN THE PROPOSED FAMILY REPORT HAVE BELLINGED THE BELLINGED CONTRIBUTION OF THE BELLINGED COUNTY OF THE BELLINGED	(Address)
HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED BY A DEPOSED OF THE PROPOSED VARIANCE AND THE ALL DEFORM AND THE PROPOSED VARIANCE AND THE PROPOS	Dundalk, Maryland 21222
HANDICAYED ACCESSIBLE	(City, State, Zip Code)
	(410) 282-7940
	(Talakan Nasahan)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES
Case Number 2017- 012 -A Address 2134 LODGE FOREST BRIVE
Contact Person: JASON SCINEUMAN Phone Number: 410-887-3391
Filing Date: 10 39 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. <u>DEADLINE:</u> The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
ORDER: After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
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- Old -A Address 34 LOBGE FOREST BRIVE
Petitioner's Name BRETI 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 REGULAED REAR YORD PULLEMENT
AND A MAXIMUM HEIGHT OF 15 FEET.

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

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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.

For Newspaper Advertising:
Case Number: <u>2017 - 0121 - A</u>
Property Address: 2134 LOBGE FOREST DRIVE, 21219
Property Description:
Legal Owners (Petitioners): BRGTI MARTINEZ
Contract Purchaser/Lessee:
PLEASE FORWARD ADVERTISING BILL TO:
Name: BRETT MARTINEZ
Company/Firm (if applicable):  Address: 2134 LOSGE FOREST ORIVE
BALTIMORE, MD. 21219
Telephone Number: 917-781-0432

Revised 7/9/2015



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,

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: 11/9/14

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2017-0121-A

Administrative Varionce Brest Mortiner 2134 Lodge Forest Drue

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:

Closing 11-21-16

#### **BALTIMORE COUNTY, MARYLAND**

-11.4

**Inter-Office Correspondence** 

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RECEIVED





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

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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;

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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:

- 1. A fence or wall that is less than I 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

DATE: November 23, 2016

Department of Permits, Approvals

And Inspections

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

(1051m) 11-21-16

#### **BALTIMORE COUNTY, MARYLAND**

RECEIVED

**Inter-Office Correspondence** 

NOV 1 5 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

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.
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ORDER RECEIVED FOR FILING

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Ву		

- 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.

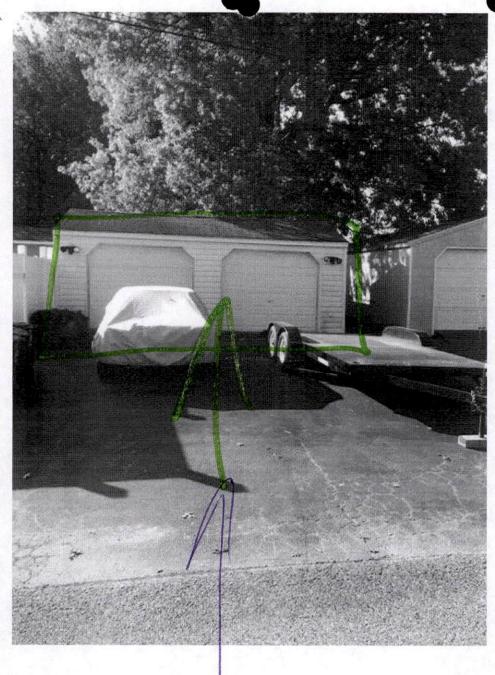
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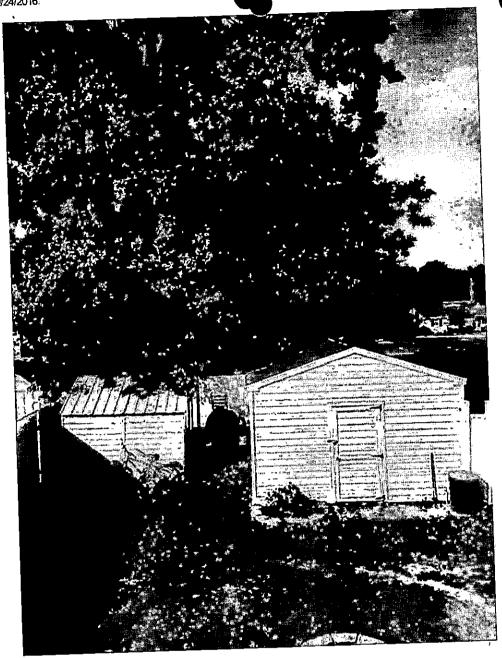


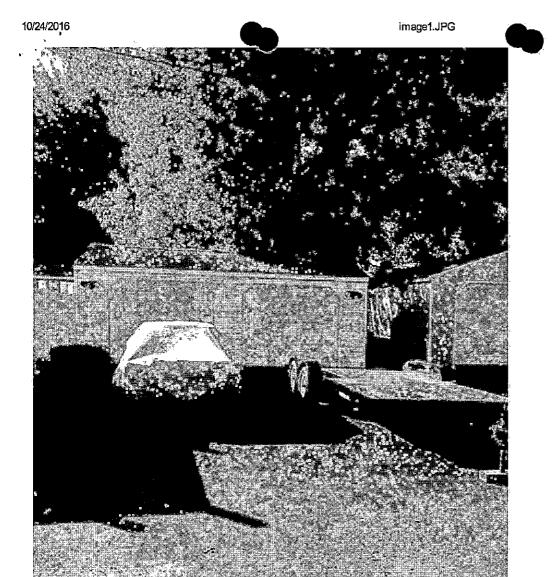
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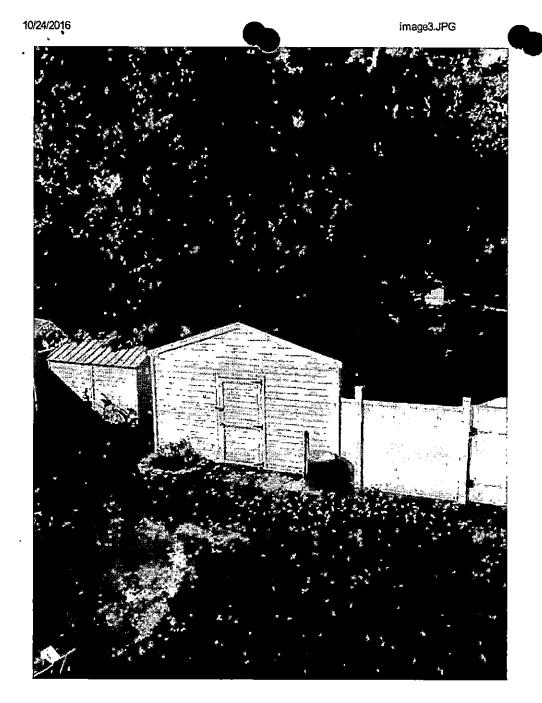
24/By 32L Object exicting Builting gone move 010 in with new

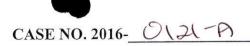


Front of New Building









## CHECKLIST

Comment Received	<u>Depa</u>	rtment			Support/Oppose/ Conditions/ Comments/ No Comment
11-30	DEVELOPMENT (if not received, da				NC
11-15	DEPS (if not received, da	ate e-mail sent _	=		
	FIRE DEPARTM	ENT			
	PLANNING (if not received, da	ate e-mail sent _			
11-9	STATE HIGHWA	Y ADMINISTR	RATION		No objection
	TRAFFIC ENGIN	EERING			
ž	COMMUNITY A	SSOCIATION			
	ADJACENT PRO	PERTY OWNE	RS		
ZONING VIOL	ATION (Ca	ise No			
PRIOR ZONIN	G (Ca	ase No			
NEWSPAPER A	ADVERTISEMENT	Date:	7		
SIGN POSTING	3	Date:	11-6	-14	by Black
	JNSEL APPEARANCE JNSEL COMMENT LE				
Comments, if ar	ny: X See Like	to Meaning	officer of	grom Jo	son Seidelman - 3on.
-					9



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

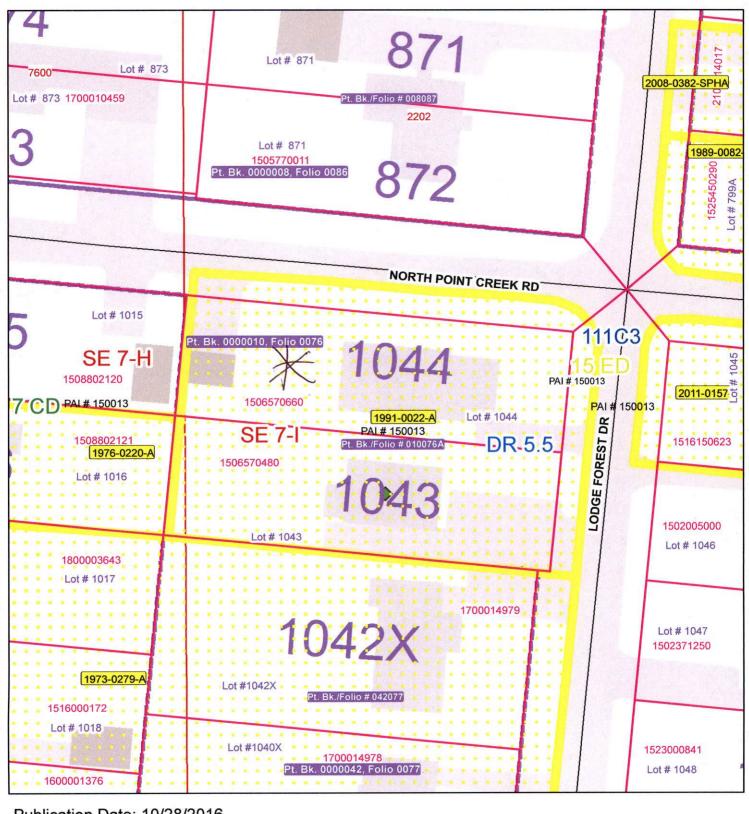
410-887-3391





eal Property Data Search	( ***)					ulue	to searchi	ng me u	atabase
earch Result for BALTIMO	ORE COUNTY					***************************************			
View Map \	View GroundRent Re	demption			View G	Fround	dRent Reg	gistratio	n
Account Identifier:	District - 15	Account N	lumbei	r - 1506570	0660				
		Owner In	formation	on			**************************************		***************************************
Owner Name:	MARTINEZ BE	RETTM	Us			J. 15	RESIDEN	TIAL	
Mailing Address:	2134 LODGE I BALTIMORE I 2206			ncipal Res ed Referer			YES /35796/ 00	0079	
	Loca	tion & Struc	ture inf	formation	W.				
Premises Address:	2134 LODGE I 0-0000	FOREST RE	Le	gal Descri	ption:		SW COR		POINT C
Map: Grid: Parcel:	Sub Subdiv District:	vision: Se	ection:	Block:	Lot:	Asse	essment :	Plat No:	
0111 0017 0098	0000				1044	2015	5	Plat Ref:	0010/ 0076
Special Tax Areas:		A	own: d Valore ax Class				NO		
Primary Structure Built 1991	Above Grade Enclos Area 1,618 SF	Aı	nished l ea 0 SF	Basement	A	roper rea ,000 S	ty Land SF	Cor Use 04	unty e
Stories Basemer Split Foyer YES	nt Type SPLIT FOYER	Exterior SIDING	2 ful	Half Bath I/ 1 half	Gara	age	Last Maj	or Reno	vation
		Value Int		on					
	Base Value		lue		Phase- As of	in As	sessment	s s of	
		01	/01/201	5	07/01/2	2016		7/01/201	7
Land:	74,000		,000						
Improvements	137,500		2,100			_			
Total: Preferential Land:	211,500 0	23	6,100		227,90	0	0	36,100	
Freierendal Land.		Transfer I	afa um at	ion					
Seller: PINDER BRUCE.	ep							2.000	
Type: ARMS LENGTH IN		Date: 01/2 Deed1: /3		0079			Price: \$270 Deed2:	,000	
Seller: BRADLEY RONA		Date: 06/2					Price: \$234	1 000	
Type: ARMS LENGTH IN	Mary Carlot Street and a second	Date: 06/2		148			rice: \$234 Deed2:	+,900	
Seller: BOLLING ROBE		Date: 09/1					rice: \$20,	000	
Type: ARMS LENGTH IN		Deed1: /0		0669			eed2:		
		Exemption	Informa	ation					
Partial Exempt Assessments:	Class			/01/2016			07/01/201	7	
County:	000		0.0						
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## ∠ 134 Lodge Forest Live

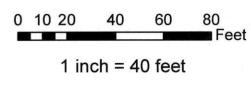


Publication Date: 10/28/2016



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





ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING

ADDRESS 2134 LODGE FORGST DR. OWNER(S) BRETT MARTINEZ

MAP IS NOT TO SCALE ZONING MAP# 111 C3 SITE ZONED 025 ELECTION DISTRICT 15 COUNCIL DISTRICT 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 1991-0022-4 PRIMARY STRUCTURE SETBACKS -> GRANTED

(MARK TYPE REQUESTED WITH X)

2017-0121-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X) ADDRESS 2134 LODGE FORGST 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 N 84°14' W 160' CONC. #2134 SPLIT LEVEL HIGH BAL REQUEST: 34 x 22 1 17 HIGH DX NO EXTRA LOT COVERAGE WILL BE ADDED (2) PROPOSED STRUCTURE TO BE LOCATED OVER EXISTING PRIVEWAY AND SHED; WILL REMOVE REAR SHED TO OPEN LOT COVERAGE PLAN DRAWN BY B JEHT MARKET DATE 10/24/16 SCALE: 1 INCH = 30 FEET

ZONING MAP# 11 しょう SITE ZONED ORS **ELECTION DISTRICT** 1 COUNCIL DISTRICT LOT AREA ACREAGE OR SQUARE FEET 8 SOO HISTORIC? NO IN COCA? 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 1991-0022-4. PRIMARY STRUCTURE SETBACKS -> GRANTED VIOLATION CASE INFO:

.2017-0121-A

REQUEST:

LOT 1043

34 x 22'

17' HIGH DX NO EXTRA LOT COVERAGE WILL BE ADDED

EX PROPOSED STRUCTURE TO BE LOCATED OVER EXISTING PRIVEWAY AND SHED; WILL REMOVE REAR SHED TO OPEN LOT COVERAGE

PLAN DRAWN BY B CEH MARTHER DATE 10/24/16 SCALE: 1 INCH = 30 FEET



ZONING MAP# \\\ C3 SITE ZONED ORS

ELECTION DISTRICT 15

COUNCIL DISTRICT

LOT AREA ACREAGE

OR SQUARE FEET 8,000

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? YES

UTILITIES? MARK WITH X

WATER (S;

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:

2017-0121-A

#### MEMORANDUM

DATE: Ja

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)

15<sup>th</sup> Election District 7<sup>th</sup> 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					
Bv	PD-3	_				

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 <u>1</u><sup>st</sup> 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	12-1-14	
Dv.	10/2	

- 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
	10)

CBCA

### ADMINISTRATIVE ZONING PETITIO.

FIOOD

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 Address 134 LODGE FOREST D	RIVE 21219 Currently zoned bk5.5
2001-10079	10 Digit Tax Account # 1 5 065 7 066 0
wner(s) Printed Name(s) BRETT MARTIN	<u>4.2                                    </u>
(SELECT THE HEARING(S) BY MARKING $\underline{X}$ AT THE APPRO	PRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)
For Administrative Variances, the Affidavit on the re	everse of this Petition form must be completed and notarized.
	in Baltimore County and which is described in the plan/plat
ADMINISTRATIVE VARIANCE from Section(s)	
BCZR: 400.1 & 400.3 → To permit a replacen	nent garage to be located in the side yard and to
have a height of 17 feet in lieu of the require	ed rear yard placement and a maximum height of 15
feet.	law of Politimore County
f the zoning regulations of Baltimore County, to the zoning	ove a waiver pursuant to Section 32-4-107(b) of the Baltimore
f the Baltimore County Code, to the development law of Baroperty is to be posted and advertised as prescribed by the zoning regular we agree to pay expenses of above petition(s), advertising, posting, etc.	altimore County.  tions.  and further agree to be bound by the zoning regulations and restrictions of
altimore County adopted pursuant to the zoning law for Baltimore County	
(1) 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	Owner(s)/Petitioner(s):
	Och Machan
	Name #1 - Type or Print Name #2 - Type or Print
	Signature #1 Signature # 2
	2 131 LODGE FOROST DIVE BAI MU
	Mailing Address City State
	Zip Code Telephone # Email Address
attorney for Owner(s)/Petitioner(s):	Representative to be contacted:
ame- Type or Print	Name - Type or Print
signature ·	Signature
Mailing Address City State	Mailing Address City State
ip Code Telephone # Email Address	Zip Code Telephone # Email Address
	be required, it is ordered by the Office of Administrative Hearings for Baltimore
County, thisday of that the subject equired by the zoning regulations of Baltimore County.	t matter of this petition be set for a public hearing, advertised, and re-posted as
Admini	istrative Law Judge for Baltimore County
CASE NUMBER 2017-0121-A Filing Date 10, 28	(
ORDER RECEIVED FOR FILING	Rev 5/8/2014 AB
Date 12-1-16	

### Affidavit in Support of Administrative Variance

4300

(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.

and occupied by the undersigned.			21210
Address: Print or Type Address of property	City	State	Zip Code '
Based upon personal knowledge, the fo Administrative Variance at the above ad	llowing are the facts dress. (Clearly stat	upon which I/we base the e practical difficulty or h	request for an nardship here)
I am soins to	The state of the s	ing space	for
Storage for A	article ,	reliar AD	0 9
Jamis family	ees sto	Laye Space	
trank you. Also	BACK YORD	Strudge,	000
(If additional space for the petition reque	st or the above staten	nent is needed, label and atta	ch it to this Form)
Signature of Owner (Affiant)		Signature of Owner (Affiant)	
Name- Print or Type		Name- Print or Type	
The following information is to	be completed by a N	otary Public of the State of M	aryland 
STATE OF MARYLAND, COUNTY OF			V
and for the County aforesaid, personally a Print name(s) here:	opeared:	2016 , before me a Not	ary of Maryland, in
the Affiant(s) herein, personally known or s	atisfactorily identified	to me as such Affiant(s).	
AS WITNESS my hand and Notaries Seal	Daniel 1	Parks- D	10-24-16
	Notary Public 7 -	20-2020	
DANIEL B.R. PARKS NOTARY PUBLIC BALTIMORE CITY MARYLAND MY COMMISSION EXPIRES JULY 20, 2020	My Commission Exp	ires	REV. 5/8/2014

### Affidavitin 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: 2189 4005 FORCST Drik GAI NO 21819.  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 <u>practical difficulty or hardship</u> here)
I Am going to ge wang this space for
Skillinge to the shifter while
Along with Storage And A growing family
is small are not are enough to their structure.
(If additional space for the petition request or the above statement is needed, label and attach it to this Form)
Signature of Owner (Affiant)  Signature of Owner (Affiant)
Name- Print or Type  Name- Print or Type
The following information is to be completed by a Notary Public of the State of Maryland
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 24 day of October, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:  Print name(s) here:
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).
AS WITNESS my hand and Notaries Seal Daviel Parks- 10-24-10
Notary Public 7-20-20
DANIEL B.R. PARKS  My Commission Expires

DANIEL B.R. PARKS
NOTARY PUBLIC
BALTIMORE CITY
MARYLAND
MY COMMISSION EXPIRES JULY 20, 2020

REV. 5/8/2014

# CBCA ADMINISTRATIVE ZONING PETITION



FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
To be filed with the Department of Permits, Approvals and Inspections

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

Address 2134 LONGE FOREST DRIVE, 21219 Currently zoned DR 5.5

Deed Reference 35796 10079 10 Digit Tax Account # 1506 57066 0

Owner(s) Printed Name(s) BRETT MARTINES

owner(s) i filled (value(s)	
(SELECT THE HEARING(S) BY MARKING $\underline{X}$ AT THE API	PROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)
For Administrative Variances, the Affidavit on the	ne reverse of this Petition form must be completed and notarized.
The undersigned, who own and occupy the property situattached hereto and made a part hereof, hereby petition	ate in Baltimore County and which is described in the plan/plat for an:
1. ADMINISTRATIVE VARIANCE from Section(s)	
BCZR: 400.1 & 400.3 $\rightarrow$ To permit a replace	ement garage to be located in the side yard and to
have a height of 17 feet in lieu of the requ	ired rear yard placement and a maximum height of 15
feet. of the zoning regulations of baltimore County, to the zoni	ing law of Baltimore County
S. 9	prove a waiver pursuant to Section 32-4-107(b) of the Baltimore
County Code: (indicate type of work in this space: i.e., to	
of the Baltimore County Code, to the development law of Property is to be posted and advertised as prescribed by the zoning reg	
we agree to pay expenses of above petition(s), advertising, posting, caltimore County adopted pursuant to the zoning law for Baltimore Cou	etc. and further agree to be bound by the zoning regulations and restrictions of
	Owner(s)/Petitioner(s):
	Boott made
	Name #2 – Type or Print Name #2 – Type or Print
	Which is
	Signature #1 Signature # 2
	2134 Lagretores am BAI M
	Mailing Address City State
	Zip Code Telephone # Email Address
Attorney for Owner(s)/Petitioner(s):	Representative to be contacted:
Attorney for Owner(s)/Fetitioner(s).	Representative to be contacted.
lame- Type or Print	Name – Type or Print
and type of think	
gnature	Signature
gnature	
ailing Address City State	Signature  Mailing Address City State

		Administrative La	aw Judge for Baltimore County		
CASE NUMBER_	2017-0121-A	Filing Date 10 , 28, 16	Estimated Posting Date	(a) ((1)	DANIEL R. PARKS
ORDER	R RECEIVED FOR I	FILING		2020	Rev 5/8/2014 A M

Date 12-1-16

### 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
	RE: Case No.:
the specific states	Petitioner/Developer:
	Brett Martinez
And the second second second	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:	
	es of perjury that the necessary sign(s) required by law were cated at:
The sign(s) were posted on	November 6, 2016 (Month, Day, Year)
	Sincerely,  November 6, 2016
ZONING NOTICE  ADMINISTRATIVE	(Signature of Sign Poster) (Date)  SSG Robert Black
VARIANCE  CASE# 2017-0121-A	(Print Name)
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	1508 Leslie Road
PUBLIC HEARING?  PUBLIC HEARING?  PUBLIC HEARING?  PUBLIC HEARING PUBLIC HOLD TO COUNTY CODE.  PUBLIC HOLD TO SECTION TO	(Address)
PLOSE ANY TO SECTION SELT INTO BEAUTY PROBLEM COLLYN CODE.  THE CONTROL OF THE PROPOSED SHARE NO FROM THE ROUTE ANY FROM THE PROPOSED SHARE SELT PROVIDED THE ROUTE AS THE PROPOSED SHARE SELT PROVIDED THE ROUTE AS THE PROPOSED SHARE SH	Dundalk, Maryland 21222
HANDE AVED ACCESSIBE	(City, State, Zip Code)
	(410) 282-7940
	(Tolonkona Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES				
Case Number 2017- 012 -A Address 2134 LUSGE FOREST BRIVE				
Contact Person: JASON SCINEUM Phone Number: 410-887-3391				
Filing Date: 10 38 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. <u>DEADLINE:</u> The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.				
ORDER: After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.				
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- 121 -A Address 2134 LOBGE FOREST BRIVE				
Petitioner's Name BRETI MARTINEZ Telephone 717- 281-0432				
Posting Date: 11 21 16				
Wording for Sign: To Permit A REPLACEMENT GARAGE TO BE LOCATED IN THE SIDE YARD				
AND TO HAVE A MEIGHT OF 17 FEET IN LIEU OF THE REGULRED REAR YORD PURCEMEN				
AND A MAXIMUM HEILART OF 15 FEET.				
·				

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

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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.

For Newspaper Advertising:
Case Number: $\frac{\partial 017 - 01\partial 1 - A}{\partial 134 \cup 0046 \text{ Folest Drive, } \partial 1\partial 19}$ Property Description:
Legal Owners (Petitioners): BRETT MARTINEZ
Contract Purchaser/Lessee:
PLEASE FORWARD ADVERTISING BILL TO:  Name: BRET MARTINEZ
Company/Firm (if applicable):Address: 2134 Losae Forest Orlve
BALTIMORE, MD. 21219
Telephone Number: 917-781-0432

Revised 7/9/2015



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,

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: 11/9/14

Ms. Kristen Lewis Baltimore County Office of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2017-0121-A

Administrative Varionce Brett Mortiner 2134 Lodge Forest Drue

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. Lawren

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:

11-21-16

#### **BALTIMORE COUNTY, MARYLAND**

RECEIVED

**Inter-Office Correspondence** 

NOV 1 5 2016





TO:

Hon. Lawrence M. Stahl; Managing Administrative Law Judge

Office of Administrative Hearings

FROM:

Jeff Livingston, Department of Environmental Protection and

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- (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

DATE: November 23, 2016

Department of Permits, Approvals

And Inspections

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

#### BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

NOV 1 5 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

SUBJECT:

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#2017-0121-A

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ORDER RECEIVED FOR FILING

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- 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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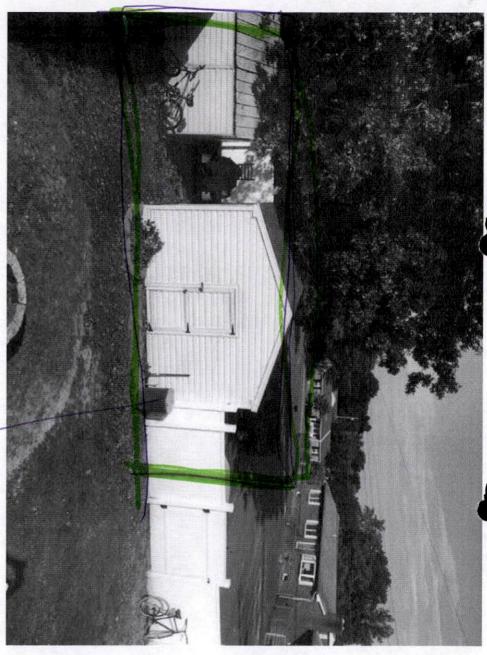
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Reviewer:	Thomas Panzarella	Dat	e: November 14, 2016
ILCVICATOR.	Thomas Lanzarena		C. INOVERNOEL 14. ZULU

ORDER RECEIVED FOR FILING

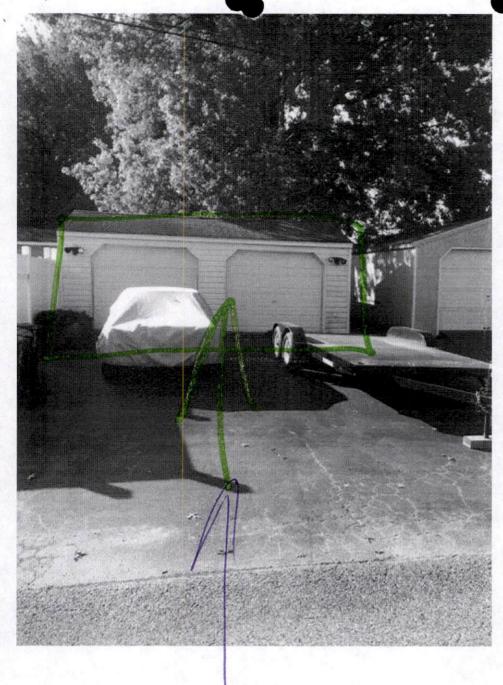
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10/24/2016

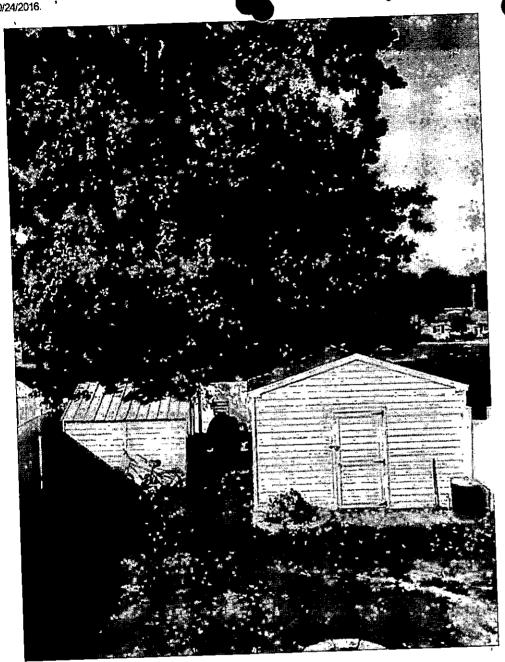


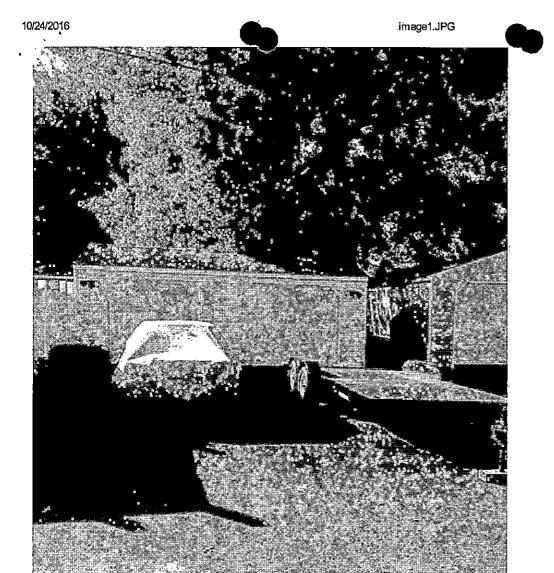
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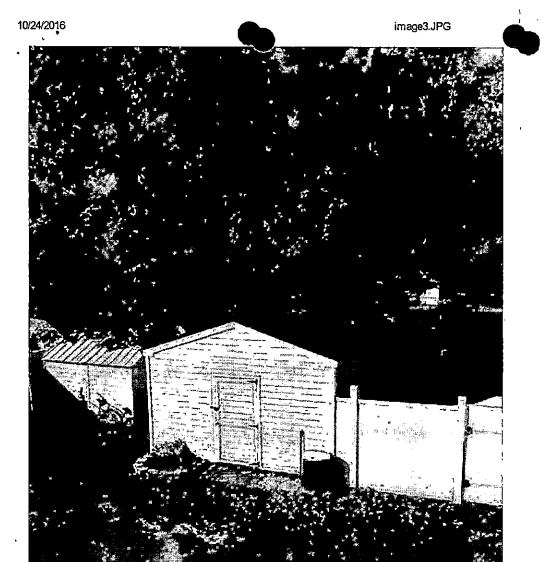
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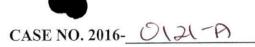


front of New Building









### CHECKLIST

Comment Received	<u>Depar</u>	(	Support/Oppose/ Conditions/ Comments/ No Comment			
11-30	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent)				NC	
11-15	DEPS (if not received, da	te e-mail sent		l su		
	FIRE DEPARTME	ENT		,-	13	
	PLANNING (if not received, da	te e-mail sent	)	-		
11-9	STATE HIGHWA	STATE HIGHWAY ADMINISTRATION				
	TRAFFIC ENGIN	EERING		-		
ž	COMMUNITY AS	SSOCIATION				
	ADJACENT PRO	PERTY OWNE	RS	-		
ZONING VIOLA	TION (Ca	se No				
PRIOR ZONING	(Ca	se No				
NEWSPAPER A	DVERTISEMENT	Date:				
SIGN POSTING		Date:	11-6-1	٧	by Black	
	NSEL APPEARANCE	Yes ITER Yes	□ No □ No			
Comments, if any	* See Like.	to Nearing	officer fro	m Jose	n Seidelman -	jon.



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

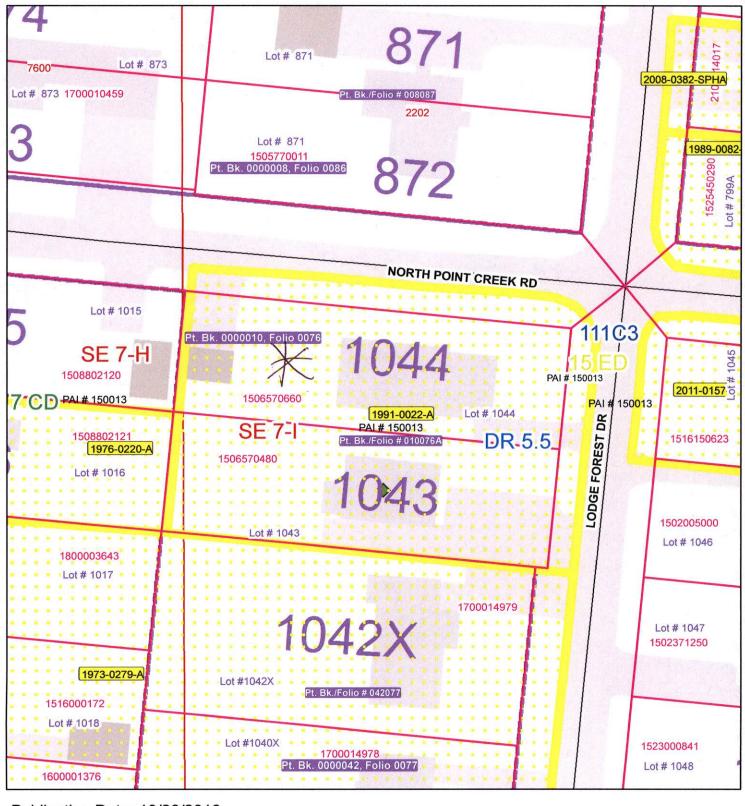




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View Map View GroundRent Re		demption	emption View GroundRent Registration				n
Account Identifier:	District - 15	Account N	umber - 150657			J	
		Owner Inf					
Owner Name:	MARTINEZ BI	BRETT M Use:		7.1	RESIDENTIAL		
Mailing Address:	2134 LODGE BALTIMORE I 2206		Principal Re Deed Refere		: YES /35796/ 0	00079	
	Loca	tion & Struc	ture Information	14.7		753	
Premises Address:	2134 LODGE 0-0000	FOREST RD	Legal Descr	iption:	SW COR	NORTH	POINT C
Map: Grid: Parcel:	Sub Subdiv	vision: Se	ction: Block:	Lot:	Assessment		
0111 0017 0098	District: 0000			1044	Year: 2015	No: Plat Ref:	0010/ 0076
Special Tax Areas:		Ad	own: I Valorem: x Class:		NO	ONE	
Primary Structure Above Grade Enclose Built Area		Area		Area Use			
1991 1	I,618 SF	500	) SF	8	,000 SF	04	
Stories Basement Split Foyer YES	Type SPLIT FOYER	Exterior SIDING	Full/Half Bath 2 full/ 1 half	Gara	age Last Ma	ijor Reno	vation
		Value Info	ormation		8+1 3		
	Base Value	Val As 01/		Phase- As of 07/01/2		ts As of 07/01/201	7
Land:	74,000	74,000		0110112	.010	7770 1720 1	•
Improvements	137,500	162,100					
Total: Preferential Land:	211,500 0		3,100	227,900		236,100 )	
		Transfer In	formation				
Seller: PINDER BRUCE,S Type: ARMS LENGTH IMI		Date: 01/28 Deed1: /35	3/2015 796/ 00079		Price: \$27 Deed2:	0,000	
Seller: BRADLEY RONAL Type: ARMS LENGTH IMI		Date: 06/24 Deed1: /30	1/2011 952/ 00148		Price: \$23 Deed2:	4,900	
Seller: BOLLING ROBER' Type: ARMS LENGTH IMI		Date: 09/13 Deed1: /08	3/1990 593/ 00669		Price: \$20 Deed2:	,000	***************************************
		Exemption I	nformation				
Partial Exempt Assessments:	Class	07/01/2016			07/01/2017		
County:	000		0.00				
State: Municipal:	000		0.00 0.00 0.00		0.0010.00	i n	
Tax Exempt:	000	Special Ta	x Recapture:		0.00 0.00		
Exempt Class:		NONE	MANAGE TEST				

Homestead Application Status: No Application

### ∠ 134 Lodge Forest L.ive

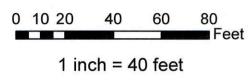


Publication Date: 10/28/2016



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





MAP IS NOT TO SCALE ZONING MAP# 11/ C3 SITE ZONED ORS ELECTION DISTRICT 15 OR SQUARE FEET 8 COO IN FLOOD PLAIN? YES UTILITIES? MARK WITH X PUBLIC X PRIVATE PUBLIC X PRIVATE PRIOR HEARING? Y∉S IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW 1991-0022-A

2017-0121-A

MAP IS NOT TO SCALE ZONING MAP# 川 んょ SITE ZONED 025 **ELECTION DISTRICT** COUNCIL DISTRICT LOT AREA ACREAGE OR SQUARE FEET 8,000 HISTORIC? NO INCHCA? YES INFLOOD PLAIN? YES UTILITIES? MARK WITH X WATER IS; PUBLIC X PRIVATE SEVVER IS:
PUBLIC X PRIVATE PRIOR HEARING? Y€S IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW 1991-0022-A PRIMARY STRUCTURE SETBACKS -> GRANTED VIOLATION CASE INFO:

2017-0121-A

DATE VOI A4116 SCALE: 1 INCH = 30 FEET

PLAN DRAWN BY B Lett martinens

SITE VICINITY MAP

NORTH SOUTE NORTH SOUTE NORTH COVERD NORTH POINT OF SOUTH COVERD NORTH POINT OF SOUTH COVERD NORTH POINT OF SOUTH POINT OF SOU

MAP IS NOT TO SCALE
ZONING MAP# 111 C3

SITE ZONED ORS

ELECTION DISTRICT 15
COUNCIL DISTRICT 7

LOT AREA ACREAGE

OR SQUARE FEET 8,000

HISTORIC ? NO

IN COCA ?\_YES

IN FLOOD PLAIN ? YES

UTILITIES? MARK WITH X

WATER (S;

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:

2017-0121-A Pet.

Pet. Es. 1