

MEMORANDUM

DATE: October 11, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0043-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 10, 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
(7214 River Drive Road)
15th Election District
7th Council District
Thelma Lee Podles
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2018-0043-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, Thelma Lee Podles ("Petitioner"). The Petitioner is requesting Variance relief from §§ 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an open projection deck with a side yard setback of 5 ft. in lieu of the required 7.5 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 September 5, 2017 submitted by 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 August 19, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 9-8-17

By 100

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

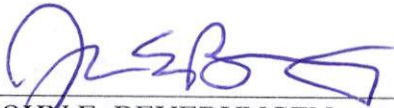
THEREFORE, IT IS ORDERED, this 8th day of **September, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an open projection deck with a side yard setback of 5 ft. in lieu of the required 7.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Petitioner must comply with the ZAC comment from DEPS, dated September 5, 2017; a copy of which is attached hereto and made a part hereof.

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

JEB:dlw


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 9-8-17
By dlw



CBA

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 7214 River Drive Rd., Baltimore MD 21219

Currently zoned DR5.5

Deed Reference 13437 / 00515

10 Digit Tax Account # 1 5 1 6 6 0 0 0 7 0

Owner(s) Printed Name(s) Thelma Lee Podles

(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) 1802.3.C.1 & 301.1.A BCZR
 To permit an open projection deck with a side yard setback of 5' in lieu of the required 7.5'

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):

Thelma Lee Podles

Name #1 – Type or Print

Name #2 – Type or Print

Thelma Lee Podles

Signature #1

Signature #2

7214 River Drive Rd.

Baltimore

Maryland

Mailing Address

City

State

21219

(410) 971 - 5554

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:

Thanh Nguyen

Name – Type or Print

Thanh Nguyen

Signature

8370 Norwood Dr.

Millersville

Maryland

Mailing Address

City

State

21108

(410) 903 - 0970

Zip Code

Telephone #

tri.thanh.w@gmail.com

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 8th day of August, 2018, 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 2018-0043-A

Filing Date 8/8/17

Estimated Posting Date 8/20/17

Reviewer JF

Rev 5/5/2016

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 7214 River Drive Rd. Baltimore Maryland 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)**

The existing location and profile of the stair case creates conflict between access to storage space on ground level and access entry to deck on the 2nd floor. To go to the 2nd floor, she would have to walk the entire short side of the house under the stairs to enter the stair case. The flow of foot traffic is cumbersome and isn't the best safety option for an elderly who walks along this path daily.

The propose stair case layout, with the 5 feet by 15 feet extension to the side of the house, provides easy entry/exit to the stair at the 2nd floor level. Mrs. Podles will no longer have to go underneath the stairs to gain access to the storage area. The start of the stair case starts only a few inches away from the entry of storage. The width of the stair case is expanded to 5 feet so that it could accommodate an assistant should Mrs. Podles require an assistant to go up and down between the floors.

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

Thelma Lee Podles
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Thelma Lee Podles
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 Howard BALTIMORE, to wit:

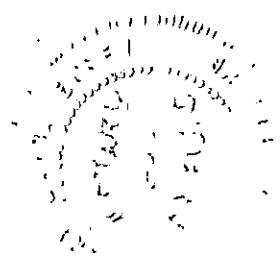
I HEREBY CERTIFY, this 30th day of July, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Thelma Lee Podles

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

AS WITNESS my hand and Notaries Seal

Mary Laura Ensey
Notary Public
July 21, 2020
My Commission Expires



MARY LAURA ENSEY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 21, 2020

REV. 5/5/2016

ZONING PROPERTY DESCRIPTION FOR 7214 River Drive Rd, Baltimore, MD
21219-1136.

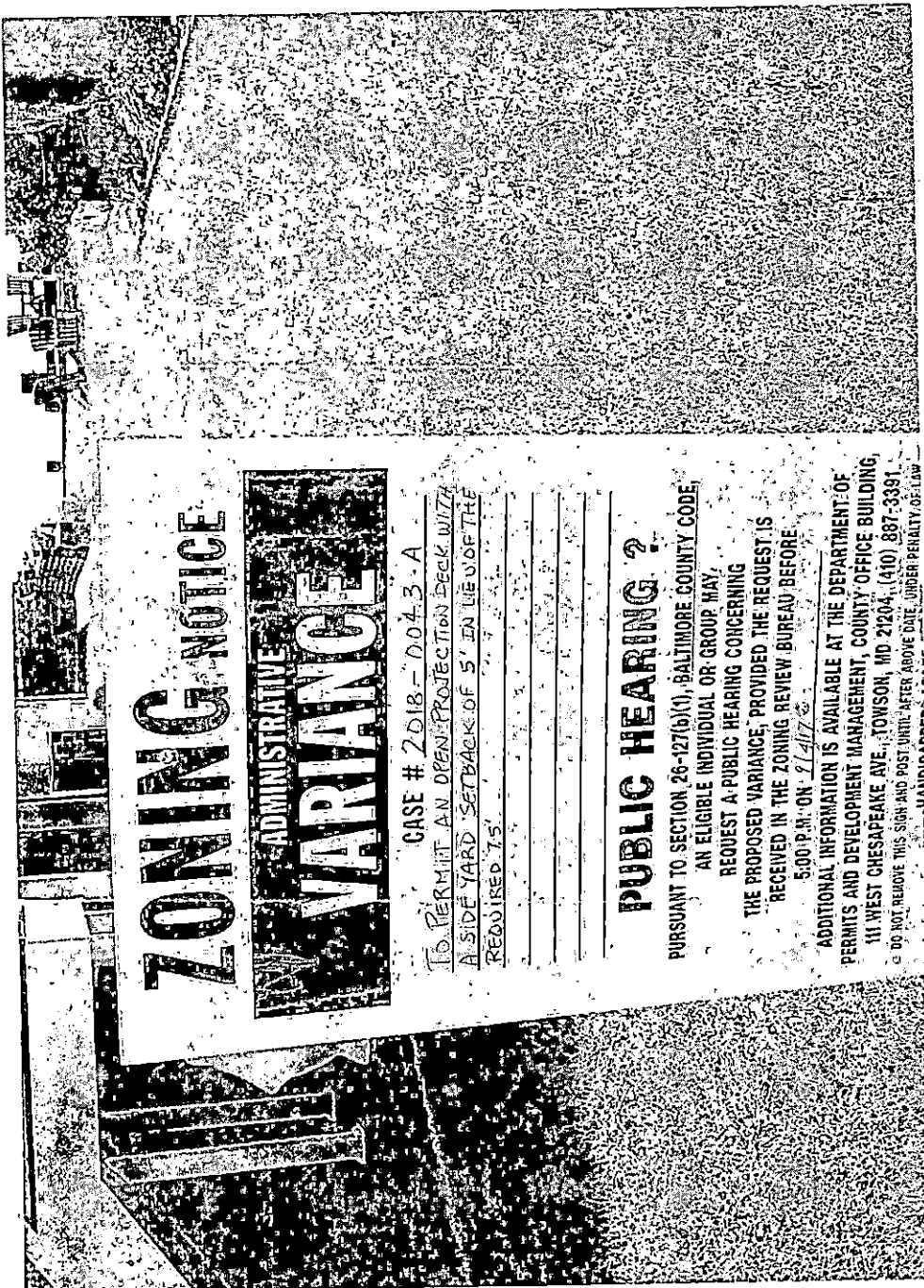
Beginning at a point on the south-east side of River Drive Rd which is 40 feet wide at a distance of +/- 850 feet north-east of the centerline of the nearest improved intersecting street Ella Ave which is 40 feet wide.

Being Lot # 8, Block 0, Section # (n/a) in the subdivision of Lynch Pt as recorded in Baltimore County Plat Book # 8, Folio # 38, containing 8,050 sf. Located in the 15th Election District and 7th Council District.

CERTIFICATE OF POSTING

Date: 8-19-17

DE Case Number: 2018-0043-A



sign(s) required

River Drive Rd

Pilson

(Poster)

ILSON

(Sign Poster)

load

(Sign Poster)

1120

(le of Sign Poster)

(f Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0043 -A Address 7214 River Drive Rd.
Contact Person: Jan Fernando Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/8/17 Posting Date: 8/20/17 Closing Date: 9/4/17

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2018- 0043 -A Address 7214 River Drive Rd.
Petitioner's Name Thelma Lee Padlew Telephone 410-971-5554
Posting Date: 8/20/17 Closing Date: 9/4/17
Wording for Sign: To Permit an open projection deck with a side yard setback of 5' in lieu of the required 7.5'.

Revised 6/30/2018

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2018-0043-A
Property Address: 7214 RIVER DRIVE RD.
Property Description: _____
Legal Owners (Petitioners): THELMA LEE PODDES
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: THELMA LEE PODDES
Company/Firm (if applicable): _____
Address: 7214 RIVER DRIVE RD.
BALTIMORE MD 21219
Telephone Number: (410) 971-5554

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

Nº 156176

Date: 8/2/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/					
001	200	0000		6150						75.00

Total: 75.00

Rec From: Thanh Nguyen.

For: 7214 River Drive Rd.
Case # 2018-0043-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME BRO
8/02/2017 8/02/2017 10:28:51 1
REG NO. 156176
>>>RECEIPT # 737750 8/02/2017 0FLJ
Dept 5 520 ZONING VERIFICATION
CR NO. 156176
Recpt Tot. 175.00
1.00 OF 1100.00 CA
125.00- CG
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

September 6, 2017

Thelma Lee Podles
7214 River Drive Road
Baltimore MD 21219

RE: Case Number: 2018-0043 A, Address: 7214 River Drive Road

Dear Ms. Podles:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 8, 2017. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Thanh Nguyen, 8370 Norwood Drive, Millersville MD 21108

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: September 5, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0043-A
Address 7214 River Drive Road
(Podles Property)

Zoning Advisory Committee Meeting of **August 21, 2017.**

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 an Intensely Developed Area (IDA) and Modified Buffer Area (MBA) of the Chesapeake Bay Critical Area. Per the IDA regulations, the property is subject to practices that reduce water quality impacts associated with stormwater runoff, commonly referred to as the Critical Area 10% Rule. In addition, any proposed impacts to the Critical Area buffer, on this property extending 100 feet landward of mean high water, would require compliance with the MBA regulations. The petitioner seeks to permit an open projection deck with a side yard setback of 5 feet in lieu of the required 7.5 feet. With respect to the IDA regulations, according to the petitioner's plan, and examination of recent aerial photography, the proposed, open deck and stairs may not increase impervious surfaces, however, this will be verified during the permit review process, and if impervious surfaces are increased, mitigation will be required. In addition, the deck and stairs are proposed within the Critical Area buffer, therefore, mitigation will be required. The MBA regulations also prohibit any impacts within 25 feet of mean high water (MHW) without an approved Critical Area Administrative Variance. An application for a variance does not guarantee its approval. The plan shows that the project is to be constructed beyond 25 feet of MHW, but this also will be verified during the permit review process. By meeting the

IDA pollutant reduction requirements and the MBA requirements, including addressing any mitigation, allowing the proposed deck and stairs with the side yard setback requested by the applicant will result in minimal impacts to water quality.

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

The subject property is a waterfront property. There is a tidal buffer projected onto the property. By meeting the IDA pollutant reduction requirements and MBA Critical Area buffer requirements, including any mitigation for impacts, the petitioner's request, if granted, will have minimal impact on fish, wildlife and plant habitat, and will improve buffer functions and conserve fish and plant habitat in proximity to nearby Back River.

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 requested development activities and reduced side yard setback will be consistent with established land-use policies provided that the petitioner meets any applicable Critical Area IDA and MBA requirements.

Reviewer: Thomas Panzarella
Environmental Impact Review

Date: September 5, 2017

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 23, 2017

FROM: ^{ML}Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 21, 2017
Item No. 2018-0043-A, 0044-A, 0045-A, 0046-SPHA, 0049-A and 0051-A

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

* * * * *

VKD:CEN
cc:file



Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

STATE HIGHWAY
ADMINISTRATION

Date: 8/14/17

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. 2018-0043-A

*Administrative Variance
Thelma Lee Podles
7214 River Drive Road.*

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

Sincerely,

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and 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: September 5, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0043-A
Address 7214 River Drive Road
(Podles Property)

Zoning Advisory Committee Meeting of **August 21, 2017.**

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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;

The subject property is located within an Intensely Developed Area (IDA) and Modified Buffer Area (MBA) of the Chesapeake Bay Critical Area. Per the IDA regulations, the property is subject to practices that reduce water quality impacts associated with stormwater runoff, commonly referred to as the Critical Area 10% Rule. In addition, any proposed impacts to the Critical Area buffer, on this property extending 100 feet landward of mean high water, would require compliance with the MBA regulations. The petitioner seeks to permit an open projection deck with a side yard setback of 5 feet in lieu of the required 7.5 feet. With respect to the IDA regulations, according to the petitioner's plan, and examination of recent aerial photography, the proposed, open deck and stairs may not increase impervious surfaces, however, this will be verified during the permit review process, and if impervious surfaces are increased, mitigation will be required. In addition, the deck and stairs are proposed within the Critical Area buffer, therefore, mitigation will be required. The MBA regulations also prohibit any impacts within 25 feet of mean high water (MHW) without an approved Critical Area Administrative Variance. An application for a variance does not guarantee its approval. The plan shows that the project is to be constructed beyond 25 feet of MHW, but this also will be verified during the permit review process. By meeting the

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

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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 requested development activities and reduced side yard setback will be consistent with established land-use policies provided that the petitioner meets any applicable Critical Area IDA and MBA requirements.

Reviewer: Thomas Panzarella
Environmental Impact Review

Date: September 5, 2017

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-7</u> <i>Flood plain</i>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>9-5</u> <i>CBA</i>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-14</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>8-19-17</u> by <u>Pison</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

August 1, 2017

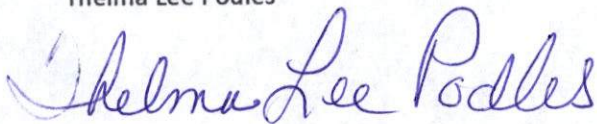
Thelma Lee Podles
7214 River Drive Rd.
Baltimore, MD 21219

To whom it may concern,

I, Thelma Lee Podles, here by chosen Thanh Nguyen and Karolina Tittel to represent me during the Administrative Variance application and hearing process. Thanh and Karolina will be the principal point of contact in all matters and will provide answers as best of their knowledge until the variance process finishes.

Sincerely,

Thelma Lee Podles

A handwritten signature in blue ink that reads "Thelma Lee Podles". The signature is written in a cursive style with a large initial "T" and "P".

0043-A

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1516600070			
Owner Information					
Owner Name:		PODLES THELMA LEE		Use:	RESIDENTIAL
Mailing Address:		7214 RIVER DRIVE RD BALTIMORE MD 21219-1136		Principal Residence:	YES
				Deed Reference:	/13437/ 00515
Location & Structure Information					
Premises Address:		7214 RIVER DR 0-0000 Waterfront		Legal Description: 7214 RIVER DR LYNCH POINT	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0111	0005	0141		0000	
					Block:
					O
					Lot:
					8
					Assessment Year:
					2018
					Plat No:
					Plat Ref:
					0008/ 0038
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1950	1,300 SF		8,050 SF	34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BRICK	1 full/ 1 half	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2015	07/01/2017	07/01/2018	
Land:	200,000	200,000			
Improvements	120,400	120,400			
Total:	320,400	320,400	320,400		
Preferential Land:	0				
Transfer Information					
Seller: PODLES JOHN STEPHEN, JR		Date: 01/11/1999		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /13437/ 00515		Deed2:	
Seller: PODLES JOHN		Date: 11/05/1981		Price: \$45,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06343/ 00347		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		HOMEOWNERS TAX CREDIT			
Homestead Application Information					
Homestead Application Status: Approved 06/30/2009					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: Completed for 2017			Date: 06/06/2017		

Debra Wiley

From: Vishnubhai K Desai
Sent: Thursday, September 07, 2017 11:51 AM
To: Debra Wiley
Cc: Charles Nwokoro; Robin Hurley
Subject: ZAC Comment for 2018-0043-A - 7214 River Drive Rd.

Good Morning Ms. Debra,
Our office has reviewed the above subject ZAC case, and we have no comments.

Thanks,
Vishnu Desai

From: Debra Wiley
Sent: Thursday, September 07, 2017 11:01 AM
To: Vishnubhai K Desai <vdesai@baltimorecountymd.gov>
Subject: ZAC Comment for 2018-0043-A - 7214 River Drive Rd.

Good Morning Vishnu,

ALJ Beverungen asked me to reach out to you in reference to the above. He's in receipt of this administrative variance in which the petition indicates it's located in "flood" zone; however, there is no ZAC comment from your section. He's indicated that if you in fact do not have a comment, if you could just send us an email stating same; we'd appreciate it. For your convenience, I have listed the pertinent information below.

Thanks in advance.

Case No. 2018-0043-A

7214 River Drive Road

Location: SE/S of River Drive Road, 850 ft. +/- NE of the c/line of Ella Avenue

Fifteenth Election District & Seventh Council District

Legal Owner: Thelma Lee Podles

Contract Purchaser: No Contract Purchaser was set

ADMISTRATIVE VARIANCE: To permit an open projection deck with a side yard setback of 5 ft. in lieu of the required 7.5 ft.

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

ZAC AGENDA

Case Number: 2018-0043-A

Primary Use: RESIDENTIAL

Reviewer: FernandoBonifacio

Type: ADMISTRATIVE VARIANCE

Legal Owner: Thelma Lee Podles

Contract Purchaser

Critical Area : Yes Flood Plain: Yes Historic No Election Dist Fifteenth Councilmanic Dist Seventh

Property Address: 7214 River Drive ROAD

Location: SE/S of River Drive Road, 850 ft. +/- NE of the centerline of Ella Avenue

Existing Zoning: DR 5.5

Area: 8,050 sq. ft.

Proposed Zoning: ADMISTRATIVE VARIANCE:

To permit an open projection deck with a side yard setback of 5 ft. in lieu of the required 7.5 ft.

Attorney:

Prior Zoning Cases: 1997-0199-A

Concurrent Cases:

Violation Cases:

Closing Date: 9/4/2017 12:00:00AM

Miscellaneous:

Case Number: 2018-0044-A

Primary Use: RESIDENTIAL

Reviewer: HucikGary

Type: VARIANCE

Legal Owner: Jane Beach

Contract Purchaser

Critical Area : Yes Flood Plain: No Historic No Election Dist Fifteenth Councilmanic Dist Seventh

Property Address: 1230 Engleberth ROAD

Location: E/S corner of Engleberth Road and Cross Road

Existing Zoning: RC 5

Area: 21,600 sq. ft.

Proposed Zoning: VARIANCE:

To permit a replacement dwelling with a front road setback of 45 ft. to the center of the road in lieu of the required 75 ft., to permit a front yard open projection (porch) with a setback of 40 ft. in lieu of the required 56.25 ft., to permit a side yard setback to the center of the road of 47 ft. in lieu of the required 75 ft., to permit a side yard setback of 37 ft. to lot line in lieu of the required 50 ft. and to permit 31.25 % of building lot coverage in lieu of the maximum 15%.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:



7212 RIVER DRIVE RD.
FRONT ELEVATION

7212 RIVER DRIVE RD.
REAR ELEVATION



7214 RIVER DRIVE RD.
FRONT ELEVATION

7214 RIVER DRIVE RD.
REAR ELEVATION



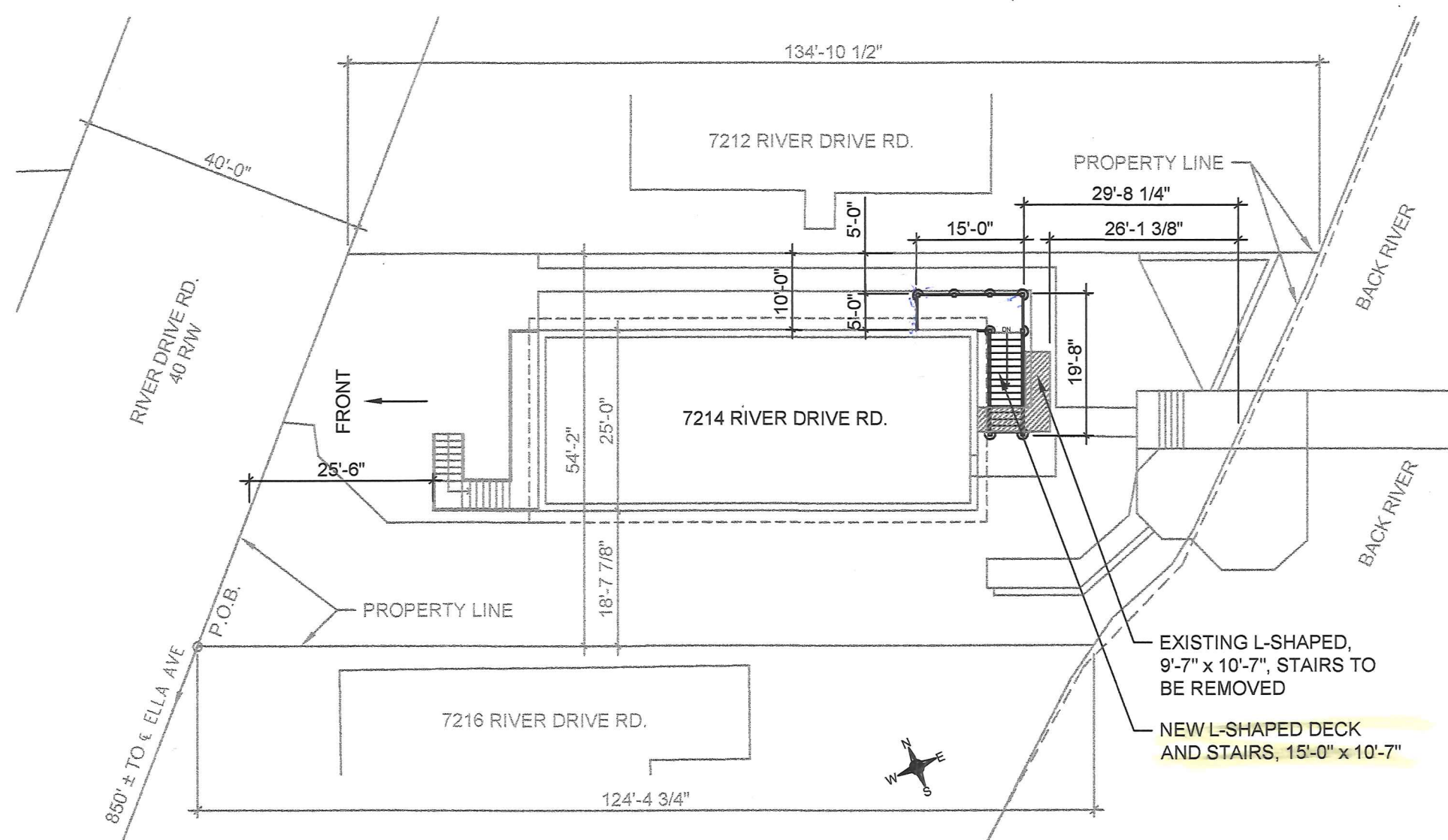
7216 RIVER DRIVE RD.
FRONT ELEVATION

7216 RIVER DRIVE RD.
REAR ELEVATION



NO

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 7214 RIVER DRIVE RD OWNER(S) NAME(S) THELMA LEE PODLES
SUBDIVISION NAME LYNCH POINT LOT # 8 BLOCK # 0 SECTION # X
PLAT BOOK # 8 FOLIO # 38 10 DIGIT TAX # 1 5 1 6 6 0 0 7 0 DEED REF. # 1 3 4 3 7 0 0 5 1 5



PLAN DRAWN BY ZONING CASE 1997-0199-A* DATE 1997 SCALE: 1 INCH = 20 FEET
*REFERENCED SITE PLAN IS UPDATED TO REFLECT CURRENT EXISTING CONDITIONS. DATE: 08-01-2017. SCALE 1" = 20'

SITE VICINITY MAP



N
MAP IS NOT TO SCALE
ZONING MAP# 11101
SITE ZONED DR5.5
ELECTION DISTRICT 15th
COUNCIL DISTRICT 7th
LOT AREA ACREAGE
OR SQUARE FEET 7,152 SF
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
 1997-0199-A

VIOLATION CASE INFO:
 NO
Pet. Ex. 1