

MEMORANDUM

DATE: February 6, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0145-A – Appeal Period Expired

The appeal period for the above-referenced case expired on February 5, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2112 Riverview Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Pete Patras and Dianne Riddleberger Patras	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0145-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owners of the property, Pete Patras and Dianne Riddleberger Patras ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed one-story addition attached to the side of the existing dwelling with a side yard setback of 7 ft. in lieu of the required 50 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' 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 December 18, 2017 submitted by the Department of Environmental Protection and Sustainability ("DEPS").

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 10, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have 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

ORDER RECEIVED FOR FILING

Date 1-5-18

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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 Petitioners.

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 5th day of **January, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a proposed one-story addition attached to the side of the existing dwelling with a side yard setback of 7 ft. in lieu of the required 50 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Petitioners must comply with the DEPS ZAC comment dated December 18, 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.



JOHNE. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 1-5-18

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: December 18, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0145-A
Address 2112 Riverview Road
(Patras Property)

Zoning Advisory Committee Meeting of **December 11, 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 a Limited Development Area and is subject to Critical Area lot coverage requirements. The applicant is proposing to construct a one-story bathroom addition on the side of the home. If the Critical Area lot coverage requirements are met, the relief requested by the applicant can result in minimal impacts to water quality. Lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17)

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

This waterfront property is located within a Modified Buffer Area (MBA) of the Critical Area. The applicant's plan accompanying this zoning petition shows that the proposed bathroom addition is located outside the 100-foot tidal buffer. Impacts to fish, wildlife, and plant habitat can be minimal provided that the property meets all Critical Area requirements.

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Date 1-5-18

By low

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 applicant's proposal to construct a bathroom addition on the side of the home is consistent with this goal. The relief requested will be consistent with established land-use policies provided that the applicant meets the requirements stated above.

Reviewer: Paul Dennis

S:\EPS\Shared\DEShared\Devcoord\1 ZAC-Zoning Petitions\ZAC 2018\ZAC 18-0145-A 2112 Riverview Road.doc

ORDER RECEIVED FOR FILING

Date 1-5-18

By kw



CBCL

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 2112 Riverview Rd Currently zoned RCT
Deed Reference _____ 10 Digit Tax Account # 1523502380
Owner(s) Printed Name(s) Pete Patras & Dianne Riddleberger Patras

(SELECT THE HEARING(S) BY MARKING X 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) 1A04.3.B.2.6 OF BCZR TO PERMIT A PROPOSED ONE-STORY ADDITION ATTACHED TO THE SIDE OF EXISTING DWELLING WITH A SIDE YARD SETBACK OF 7 FEET IN LIEU OF THE REQUIRED 50 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Name #1 – Type or Print Pete Patras Name #2 – Type or Print Dianne Riddleberger Patras
Signature #1 [Signature] Signature #2 [Signature]
Mailing Address 2112 Riverview Rd Baltimore MD City Baltimore State MD
Zip Code 21221 Telephone # 410-780-1992 Email Address dianneandpete@comcast.net

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

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

Representative to be contacted:

Name – Type or Print Dianne Riddleberger Patras
Signature [Signature]
Mailing Address 2112 Riverview Rd Baltimore MD City Baltimore State MD
Zip Code 21221 Telephone # 410-780-1992 Email Address dianneandpete@comcast.net

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0145-A Filing Date 11/29/17 Estimated Posting Date 12/10/17 Reviewer AT

ORDER RECEIVED FOR FILING

Date 1-5-18

By [Signature]

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: 2112 Riverview Rd Essex MD 21221
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)

Currently we have no bathroom on the main floor of our home. To use the bathroom we need to climb stairs to the second floor. We hope to remain in our home as long as possible, but as we age, to our 70's, we are concerned about the ability to climb stairs.

Therefore, we are requesting this variance to allow us to add this bathroom on the main floor.

Thank you.

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

Signature of Owner (Affiant)

Pete Patras

Name- Print or Type

Signature of Owner (Affiant)

Dianne Riddleberger Patras

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 2ND day of November 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Pete Patras & Dianne Riddleberger Patras

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

AS WITNESS my hand and Notaries Seal

Shelby DeBoard
Notary Public

06/15/2020
My Commission Expires



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 2112 Riverview Rd Currently zoned BC5
 Deed Reference 312121 30 10 Digit Tax Account # 1523502380
 Owner(s) Printed Name(s) Pete Patras + Dianne Riddleberger Patras

(SELECT THE HEARING(S) BY MARKING **X** 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) 1A 04.3B.2.6 of BCZR TO PERMIT A PROPOSED ONE-STORY ADDITION ATTACHED TO THE SIDE OF EXISTING DWELLING WITH A SIDE YARD SETBACK OF 7 FEET IN LIEU OF THE REQUIRED 50 FEET.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Pete Patras Dianne Riddleberger Patras
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] [Signature]
 Signature #1 Signature #2
2112 Riverview Rd Baltimore MD
 Mailing Address City State
21221, 410-780-1992, dianneandpete@comcast.net
 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:

Dianne Riddleberger Patras
 Name - Type or Print
[Signature]
 Signature
2112 Riverview Rd Baltimore MD
 Mailing Address City State
21221, 410-780-1992, dianneandpete@comcast.net
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 1 day of January, 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 208-0145-A Filing Date 1/29/17 Estimated Posting Date 12/10/17 Reviewer AT

ORDER RECEIVED FOR FILING

Date 1-5-18

By [Signature]

~12/25/17

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: 2112 Riverview Rd Essex MD 21221
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)

Currently we have no bathroom on the main
floor of our home. To use the bathroom we need
to climb stairs to the second floor we hope to remain
in our home as long as possible, but as we age, to
our 70's, we are concerned about the ability to climb
stairs.
Therefore, we are requesting this variance to allow
us to add this bathroom on the main floor.

Thank you.

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

[Signature]
Signature of Owner (Affiant)
Pete Patras
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Dianne Riddleberger Patras
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 2ND day of November, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Pete Patras & Dianne Riddleberger Patras

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

My Commission Expires 06/15/2020



CBLA

ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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

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 Deed Reference 312121-30 10 Digit Tax Account # 1523502380
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Owner(s)/Petitioner(s):

Pete Patras Dianne Riddleberger Patras
 Name #1 - Type or Print Name #2 - Type or Print

[Signature] [Signature]
 Signature #1 Signature #2

2112 Riverview Rd Baltimore MD
 Mailing Address City State

21221, 410-780-1992, dianneandpete@comcast.net
 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:

Dianne Riddleberger Patras
 Name - Type or Print

[Signature]
 Signature

2112 Riverview Rd Baltimore MD
 Mailing Address City State

21221, 410-780-1992, dianneandpete@comcast.net
 Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER

2018-0145-A

Filing Date

11/29/17

Estimated Posting Date

12/10/17

Reviewer

AT

ORDER RECEIVED FOR FILING

Date

1-5-18

By

[Signature]

Rev 5/5/2016

Affidavit in Support of Administrative Variance

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

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Pete Patras

Name- Print or Type

Signature of Owner (Affiant)

Dianne Riddleberger Patras

Name- Print or Type

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Print name(s) here:

Pete Patras & Dianne Riddleberger Patras

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

Zoning Property Description for 2112 Riverview Road

Beginning at a point on the Southwesterly side of Riverview Road which is 20 feet wide at a distance of 1360+/- feet Southeast of the centerline of Wildwood Beach Road which is 30 feet wide.

Beginning for the same at a point on the Southwesterly side of a road 20' wide at the distance of 1344'3" more or less Northwesterly from a point where said road intersects the North 47 degrees 50 minutes East 114 perches line of the whole tract of land conveyed by John L. Fitzell and wife to Frank Page and others by a deed dated October 11, 1922 and recorded among the land records of Baltimore County in Liber WPB 563-25 etc. (which according to a recent survey is North 48 degrees 20 minutes East 114 perches line) 257 feet more or less from its beginning and running thence along the Southwesterly side of said 20 foot road North 49 degrees 15 minutes West 33 feet more or less to intersect the North 43 degrees 45 minutes East 227 foot line according to the above mentioned recent survey,) thence running South 43 degrees 45 minutes West 227 feet more or less to the waters of Back River then Southeasterly along the waters of the Back River 34 feet 6 inches more or less to intersect a line drawn South 40 degrees 45 minutes West 212 feet or more or less from the place of beginning and thence reversing said line North 40 degrees 45 minutes East 212 feet more or less to the place of beginning

The improvements thereon are now known as No. 2112 Riverview Road.

Containing 7227 square feet.

Located in the 15th Election District and 6th Council District.

2018-0145-A

Zoning Property Description for 2112 Riverview Road

Beginning at a point on the Southwesterly side of Riverview Road which is 20 feet wide at a distance of 1360 +/- feet Southeast of the centerline of Wildwood Beach Road which is 30 feet wide.

Beginning for the same at a point on the Southwesterly side of a road 20' wide at the distance of 1344'3" more or less Northwesterly from a point where said road intersects the North 47 degrees 50 minutes East 114 perches line of the whole tract of land conveyed by John L. Fitzell and wife to Frank Page and others by a deed dated October 11, 1922 and recorded among the land records of Baltimore County in Liber WPB 563-25 etc. (which according to a recent survey is North 48 degrees 20 minutes East 114 perches line) 257 feet more or less from its beginning and running thence along the Southwesterly side of said 20 foot road North 49 degrees 15 minutes West 33 feet more or less to intersect the North 43 degrees 45 minutes East 227 foot line according to the above mentioned recent survey,) thence running South 43 degrees 45 minutes West 227 feet more or less to the waters of Back River then Southeasterly along the waters of the Back River 34 feet 6 inches more or less to intersect a line drawn South 40 degrees 45 minutes West 212 feet or more or less from the place of beginning and thence reversing said line North 40 degrees 45 minutes East 212 feet more or less to the place of beginning

The improvements thereon are now known as No. 2112 Riverview Road.

Containing 7227 square feet.

Located in the 15th Election District and 6th Council District.

2018-0145-A

160542

Date:

PAID RECEIPT

BUSINESS	ACTUAL	1961	1962
1. Sales	100	100	100
2. Operating Expenses	75	75	75
3. Depreciation	10	10	10
4. Interest	5	5	5
5. Taxes	10	10	10
6. Other	5	5	5
7. Total	105	105	105
8. Profit	15	15	15
9. Dividends	10	10	10
10. Retained Earnings	5	5	5
11. Total Assets	100	100	100
12. Total Liabilities	100	100	100
13. Total Equity	100	100	100
14. Total	200	200	200

11/30/2017 11/29/2017 10:39:10 1

REG 4501 - VALERIA LIR

ORIGINAL # 763472 11/28/2017 0617

Dept 5 508 ZIMING VERIFICATION

CP 131 10/14/41

Receipt Tot. \$74.00

175.00 CR 1.00 CR

Holliston Court, Natick

[illegible]

Total:

Rec

From:

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING.

PLEASE PRESS HARD!!!!

CERTIFICATE OF POSTING

2018-0145-A

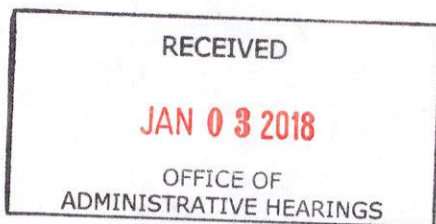
RE: Case No.: _____

Petitioner/Developer: _____

Pete Patras

December 25, 2017

Date of Hearing/Closing: _____



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

Attn: Kristen Lewis:

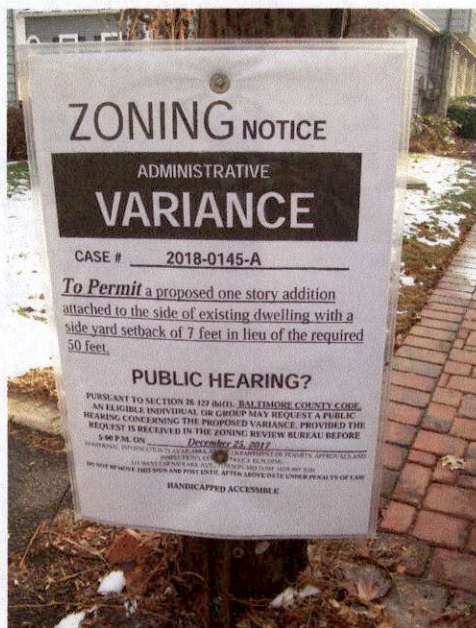
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2112 Riverview Road

December 10, 2017

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



Sincerely,

December 10, 2017

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0145-A

RE: Case No.: _____

Petitioner/Developer: _____

Pete Patras

December 25, 2017

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:

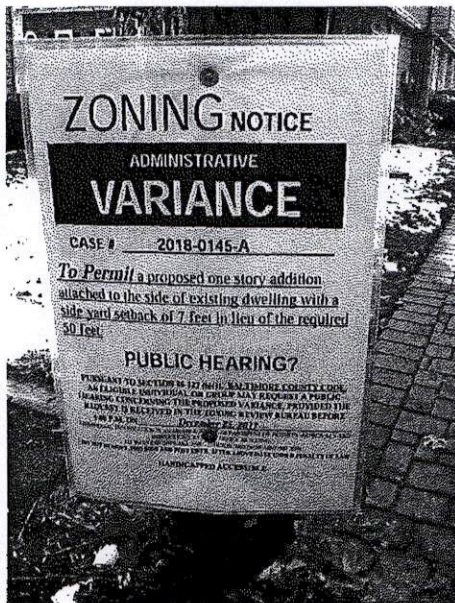
Ladies and Gentlemen:

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2112 Riverview Road

December 10, 2017

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



Sincerely,

 December 10, 2017
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 2018-0145-A

Petitioner/Developer: _____

Pete Patras

December 25, 2017
Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

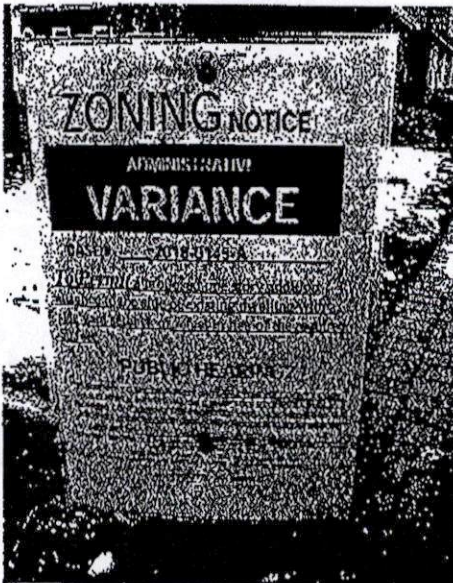
Ladies and Gentlemen:



This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2112 Riverview Road

December 10, 2017
The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

[Signature] December 10, 2017
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

11/1

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

12-18

DEPS

(if not received, date e-mail sent _____)

C

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

12-6

STATE HIGHWAY ADMINISTRATION

No object.

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. 2013-0001-A 8/14/12)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 12-10-17by BlackMissing 12/27 - Per June, she contacted & left msg. for ret.

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Rec'd 1-2-18
Unable to
read
June's
copy is
the same
Waiting
orig. w/
better
reading
capabilities

Rec'd
from
June
a copy
is legible
reading

H3

Homeowners' Tax Credit Application Status: No Application

Date:

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0145 -A Address 2112 Riverview Road

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

Filing Date: 11/29/17 Posting Date: 12/10/17 Closing Date: 12/25/17

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 (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2018- 0145 -A Address 2112 Riverview Road

Petitioner's Name: Pete Patras Telephone 410-780-1992

Posting Date: 12/10/17 Closing Date: 12/25/2017

Wording for Sign: To permit a proposed one-story addition attached to the side of existing dwelling with a side yard setback of 7 feet in lieu of the required 50 feet.

Revised 7/10/17



KEVIN KAMENETZ
County Executive

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

December 27, 2017

Pete & Diane Patras
2112 Riverview Road
Baltimore MD 21221

RE: Case Number: 2018-0145 A, Address: 2112 Riverview Road

Dear Mr. & Ms. Patras:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 29, 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

12-25-17

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: December 18, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0145-A
Address 2112 Riverview Road
(Patras Property)

Zoning Advisory Committee Meeting of **December 11, 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 a Limited Development Area and is subject to Critical Area lot coverage requirements. The applicant is proposing to construct a one-story bathroom addition on the side of the home. If the Critical Area lot coverage requirements are met, the relief requested by the applicant can result in minimal impacts to water quality. Lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17)

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

This waterfront property is located within a Modified Buffer Area (MBA) of the Critical Area. The applicant's plan accompanying this zoning petition shows that the proposed bathroom addition is located outside the 100-foot tidal buffer. Impacts to fish, wildlife, and plant habitat can be minimal provided that the property meets all Critical Area requirements.

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 applicant's proposal to construct a bathroom addition on the side of the home is consistent with this goal. The relief requested will be consistent with established land-use policies provided that the applicant meets the requirements stated above.

Reviewer: Paul Dennis

Date: 12/6/17

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. *2018-0145-A*

*Administrative Variance
Pete & Dianne Patras
2112 Riverview 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

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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 applicant's proposal to construct a bathroom addition on the side of the home is consistent with this goal. The relief requested will be consistent with established land-use policies provided that the applicant meets the requirements stated above.

Reviewer: Paul Dennis

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: December 18, 2017

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Address 2112 Riverview Road
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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 applicant's proposal to construct a bathroom addition on the side of the home is consistent with this goal. The relief requested will be consistent with established land-use policies provided that the applicant meets the requirements stated above.

Reviewer: Paul Dennis

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
SW side of Riverview Road, 980' SE of the * OFFICE OF ADMINISTRATIVE
c/line of Wildwood Beach Road * HEARINGS FOR
15th Election District * BALTIMORE COUNTY
6th Council District *
(2112 Riverview Road) *
Pete and Dianne Riddleberger Patras *
Petitioners * CASE NO. 2013-0001-A

* * * * *

ORDER AND OPINION

This matter comes before the Administrative Law Judge as a Petition for Administrative Variance filed by the legal owners of the property, Pete and Dianne Riddleberger Patras. The Petitioners are requesting Variance relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a replacement (garage) in the rear yard of a single family dwelling to be placed on the existing foundation of a garage (to be razed) that has a 1 foot 4 inch side yard setback and a proposed height of 18' in lieu of the required 2.5' and 15' respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Bureau of Development Plans Review dated July 19, 2012, which indicate that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building must be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.

ZAC comments were also received from the Department of Environmental Protection and Sustainability (DEPS) dated August 10, 2012:

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. The applicant is proposing to construct a replacement garage on the existing foundation on the roadside of the home. Because there is no increase in lot coverage proposed, water quality impacts have been minimized in this proposal. By meeting the lot coverage requirements, the relief requested by the applicant will result in minimal impacts to water quality. Lot coverage is defined in State of Maryland Natural Resources Article § 8-1802(a)(17).

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

This waterfront property is located within a Buffer Management Area (BMA) of the Critical Area. The applicant's plan accompanying this zoning petition shows that the proposed garage is located outside the 100-foot tidal buffer. Provided that the property meets all Critical Area requirements, construction of the garage will conserve existing buffer functions and conserve fish habitat in 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 applicant's proposal to construct a replacement garage on the roadside of the home is consistent with this goal. The relief requested will be consistent with established land-use policies provided that the applicants meet the requirements stated above.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 22, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. 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 Petitioners.

Although the Office of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

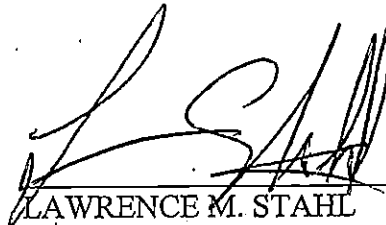
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 14th day of August, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a replacement (garage) in the rear yard of a single family dwelling to be placed on the existing foundation of a garage (to be razed) that has a 1 foot 4 inch side yard setback and a proposed height of 18' in lieu of the required 2.5' and 15' respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.
4. Compliance with the ZAC comments made by the Bureau of Development Plans Review dated July 19, 2012, a copy of which is attached hereto and made a part hereof.
5. Compliance with the ZAC comments made by the Department of Environmental Protection and Sustainability dated August 10, 2012, 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.

A handwritten signature in black ink, appearing to read 'L. Stahl', is written over a horizontal line.

LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:dlw

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For July 30, 2012
Item No. 2013-0001

DATE: July 19, 2012

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 7.7 feet [NAVD 88].

The flood protection elevation is 8.7 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN
cc: File
ZAC-ITEM NO 13-0001-07302012.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

AUG 10 2012



OFFICE OF ADMINISTRATIVE HEARINGS

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

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: August 10, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0001-A
Address 2112 Riverview Road
(Patras Property)

Zoning Advisory Committee Meeting of July 16, 2012.

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;

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

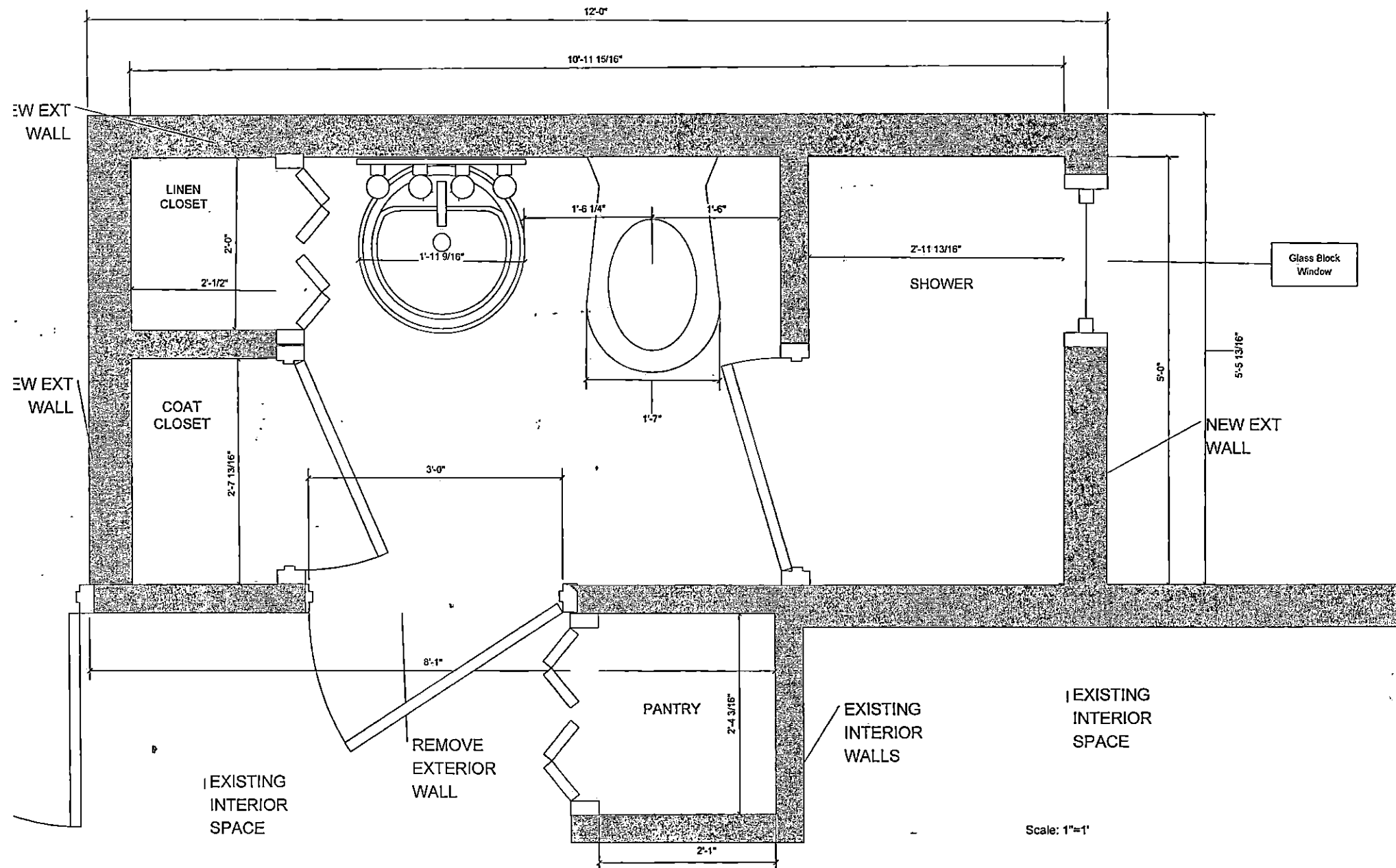
This waterfront property is located within a Buffer Management Area (BMA) of the Critical Area. The applicant's plan accompanying this zoning petition shows that the proposed garage is located outside the 100-foot tidal buffer. Provided that the property meets all Critical Area requirements, construction of the garage will conserve existing buffer functions and conserve fish habitat in Back River.

Page 2

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 applicant's proposal to construct a replacement garage on the roadside of the home is consistent with this goal. The relief requested will be consistent with established land-use policies provided that the applicants meet the requirements stated above.

Reviewer: *Paul Dennis; Environmental Impact Review*



Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 15 Account Number - 1523502380							
Owner Information									
Owner Name:		PATRAS PETE PATRAS DIANNE RIDDLEBERGER				Use:		RESIDENTIAL	
Mailing Address:		2112 RIVERVIEW RD BALTIMORE MD 21221-6514				Principal Residence:		YES	
						Deed Reference:		/31212/ 00030	
Location & Structure Information									
Premises Address:		2112 RIVERVIEW RD BALTIMORE 21221-6514 Waterfront				Legal Description:			
						2112 RIVERVIEW RD HOLLY FARM BEACH			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0105	0019	0069		0000			1	2018	Plat Ref: 0010/0002
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1924		2,098 SF				7,227 SF		34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT	BRICK	2 full	1 Detached	2002			
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of		As of		
				01/01/2015	07/01/2017		07/01/2018		
Land:			199,500	199,500					
Improvements			161,000	161,000					
Total:			360,500	360,500	360,500				
Preferential Land:			0						
Transfer Information									
Seller: WITTIG MARY R				Date: 09/28/1999			Price: \$170,000		
Type: ARMS LENGTH IMPROVED				Deed1: /31212/ 00030			Deed2:		
Seller: WITTIG MARY R				Date: 09/26/1990			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /08604/ 00627			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:				NONE					
Homestead Application Information									
Homestead Application Status: Approved 09/11/2009									
Homeowners' Tax Credit Application Information									

2018-0145-A



Pete Patras
Dianne Riddleberger Patras
2112 Riverview Road
Baltimore, Maryland 21221

WWW.SNAPFISH.COM - Beltsville MD
3725800321303#9-7 16-30385 C11 10/03/17

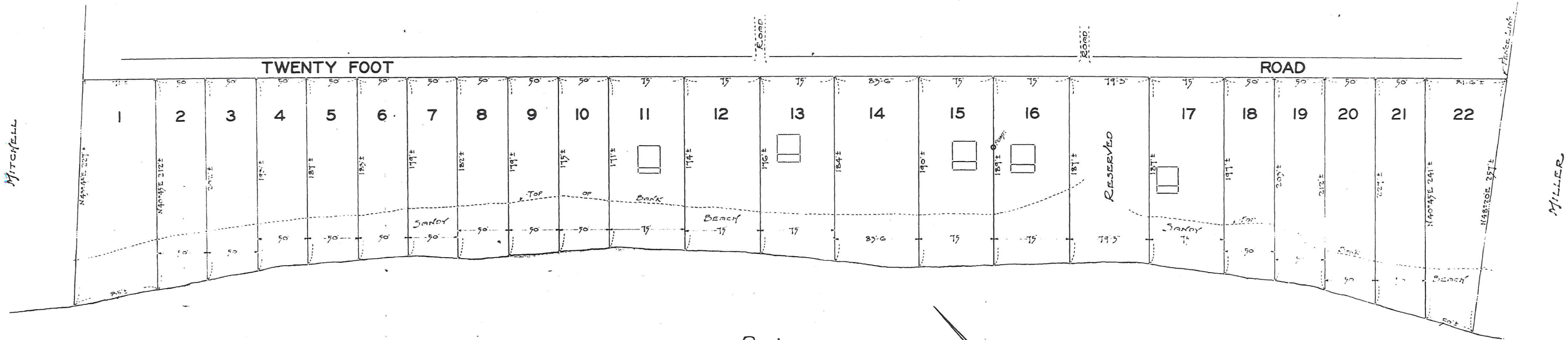
2018-0145-A



*Pete Patras
Dianne Riddleberger Patras
2112 Riverview Road
Baltimore, Maryland 21221*

WWW.SNAPFISH.COM - Beltsville MD
3725800321303#11-9 16-30385 C11 10/03/17

2018-0145-A



Mitchell

Miller

BACK

RIVER

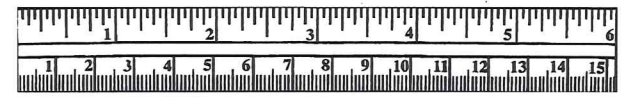
HOLLY FARM BEACH

BACK RIVER NECK - STEMMERS RUN.

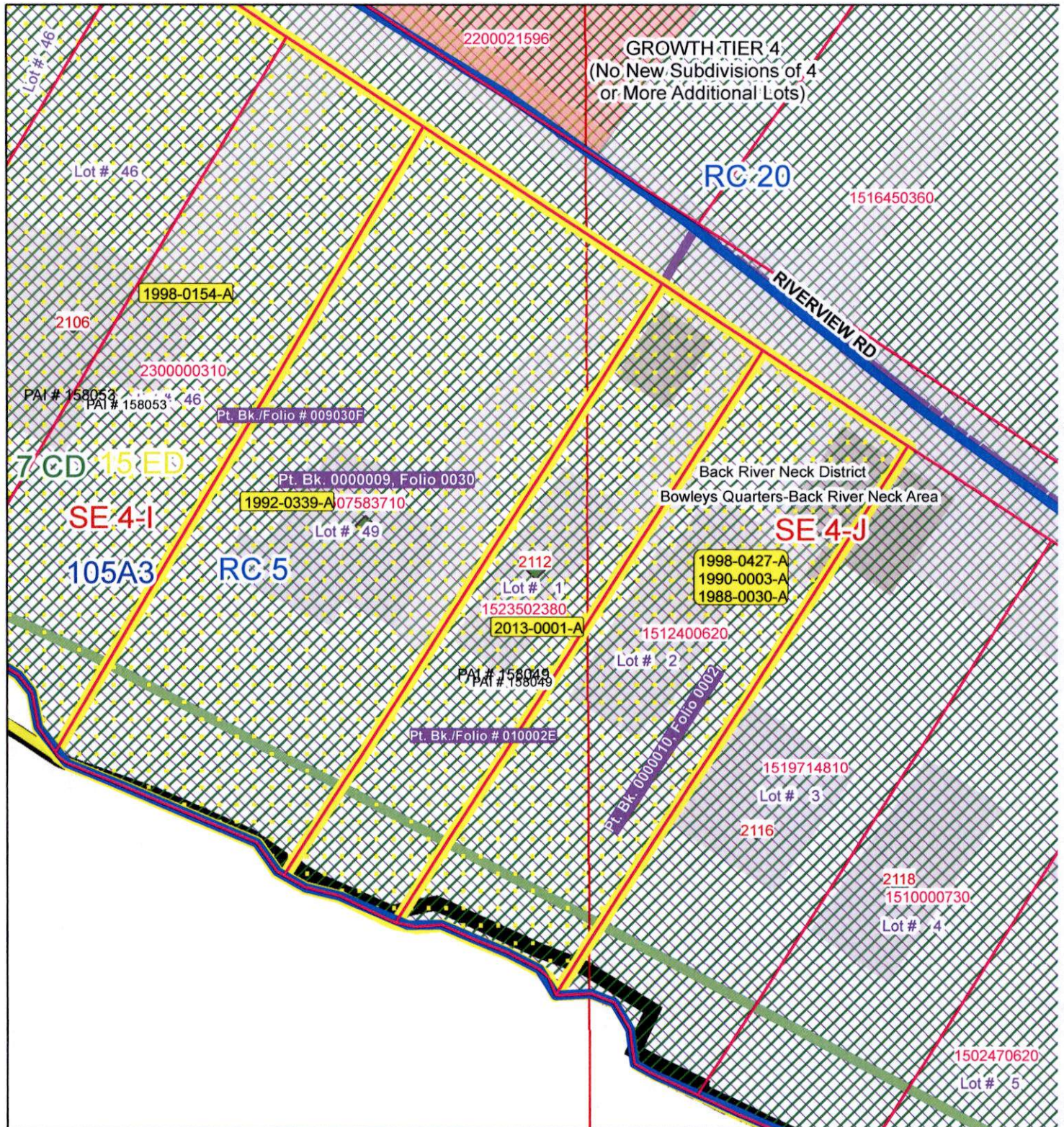
DIST. No 15 - BALTO. Co.

SCALE 1"=50'

Surveyed by J. H. Miller & Co.
 July 1-1892.



2112 Riverview Road



Publication Date: 11/29/2017



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



0 10 20 40 60 80 Feet

1 inch = 40 feet

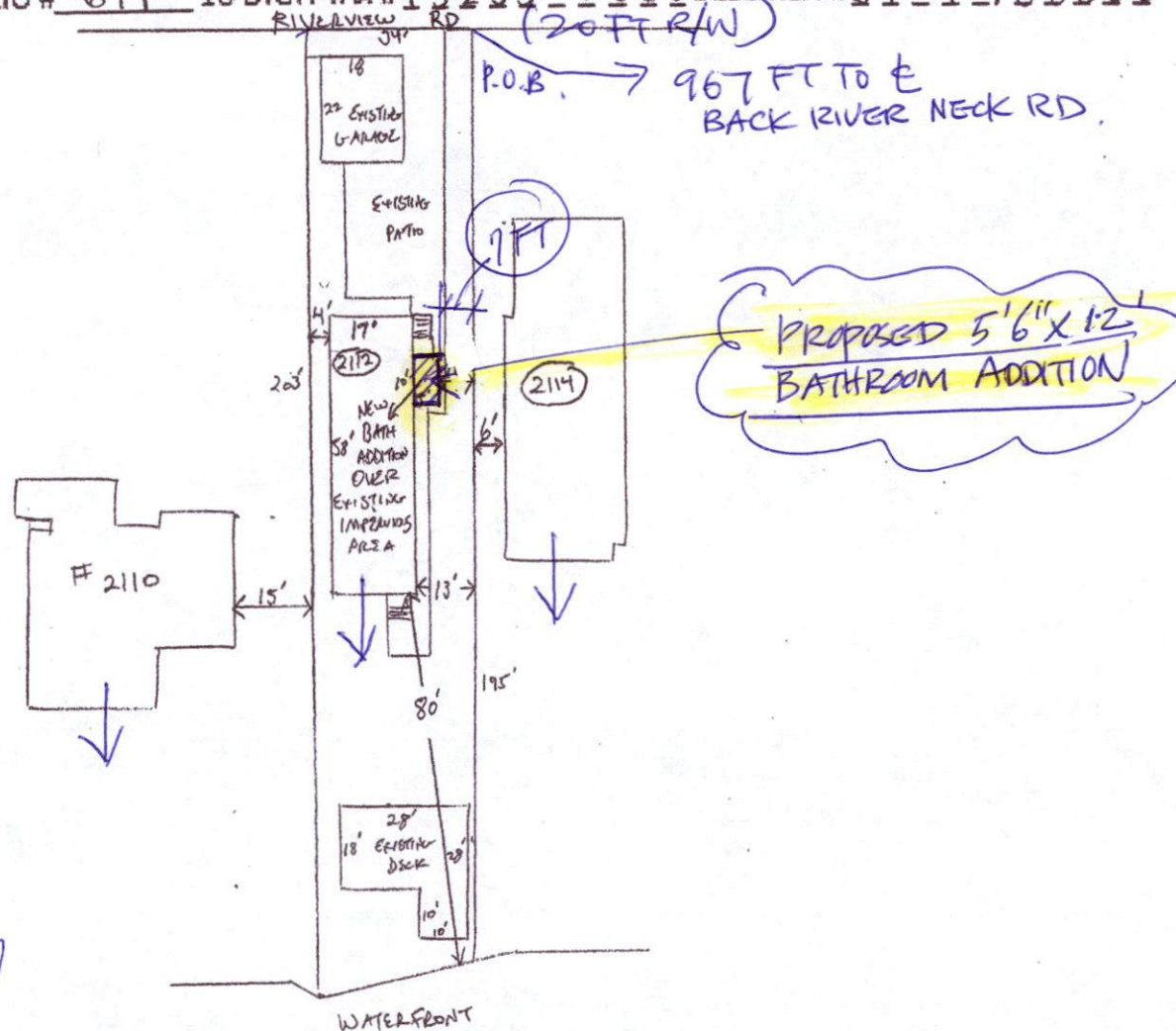
2018-0145-A

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

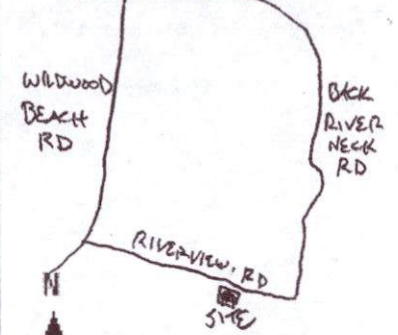
ADDRESS 2112 RIVERVIEW RD OWNER(S) NAME(S) PETE & DIANNE PATRAS

SUBDIVISION NAME HOLLY FARM BEACH LOT # 1 BLOCK # _____ SECTION # _____

PLAT BOOK # 0010/002 FOLIO # 644 10 DIGIT TAX # 1523502380 DEED REF. # 31212/00030



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0105A3

SITE ZONED RC 5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE _____

OR SQUARE FEET 7227

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? ✓

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

2013-0001-A

PLAN DRAWN BY JOHNNY D ABRAMS DATE 10/30/17 SCALE: 1 INCH = 40 FEET

Pet. Exp. 1

VIOLATION CASE INFO:

NO

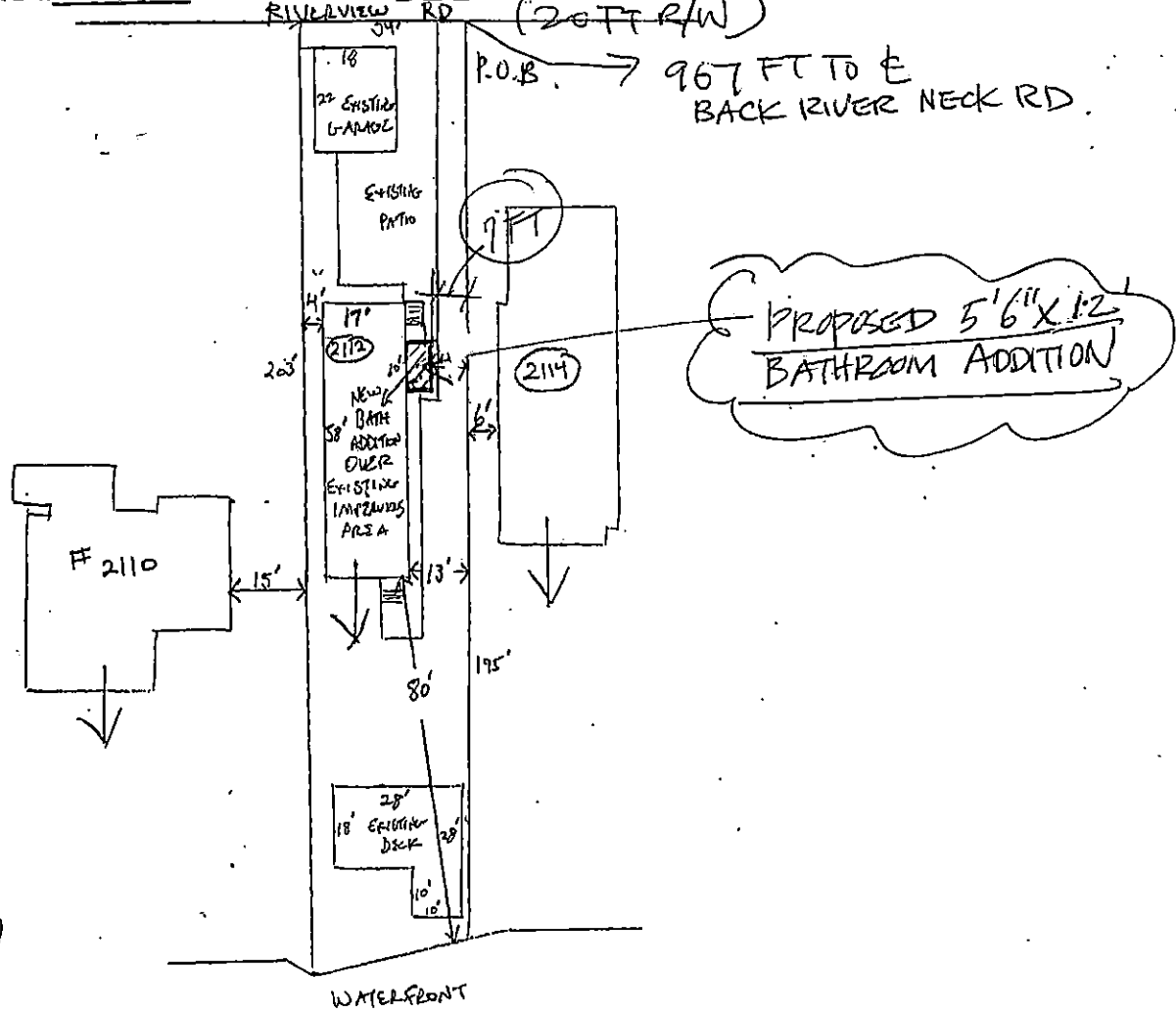
2018-0145-A

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

ADDRESS 2112 RIVERVIEW RD OWNER(S) NAME(S) PETE & DIANNE PATRAS

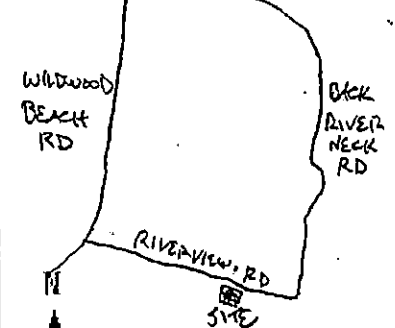
SUBDIVISION NAME HOLLY FARM BEACH LOT # 1 BLOCK # _____ SECTION # _____

PLAT BOOK # 0010/0002 FOLIO # 644 10 DIGIT TAX # 1523502380 DEED REF. # 31212/00030



PROPOSED 5'6" X 12'
BATHROOM ADDITION

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 0105A3

SITE ZONED RC-5

ELECTION DISTRICT 18

COUNCIL DISTRICT 7

LOT AREA ACREAGE _____

OR SQUARE FEET 7227

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS: PUBLIC X PRIVATE _____

SEWER IS: PUBLIC X PRIVATE _____

PRIOR HEARING? ✓

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

2013-0001-A

VIOLATION CASE INFO:

NO

PLAN DRAWN BY JOHNNY D ABRAMS DATE 10/30/17 SCALE: 1 INCH = 40 FEET

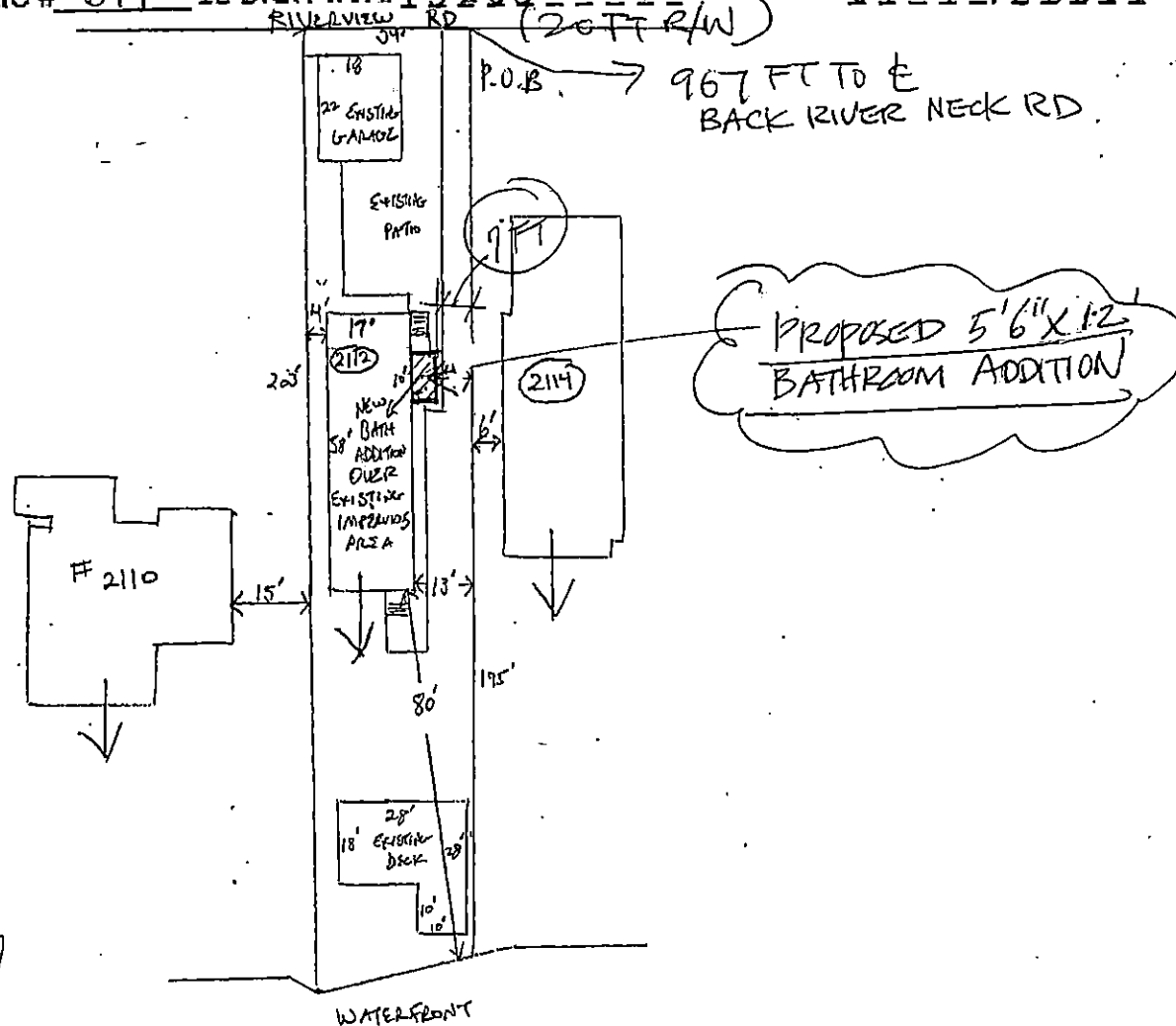
2018-0145-A

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

ADDRESS 2112 RIVERVIEW RD OWNER(S) NAME(S) PETE & DIANNE PATRAS

SUBDIVISION NAME HOLLY FARM BEACH LOT # 1 BLOCK # _____ SECTION # _____

PLAT BOOK # 0010/0002 FOLIO # 644 10 DIGIT TAX # 1523502380 DEED REF. # 31212100030



MAP IS NOT TO SCALE

ZONING MAP# 0105A3

SITE ZONED RC 5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE _____

OR SQUARE FEET 7227

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? ✓

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

2013-0001-A

VIOLATION CASE INFO:

NO

PLAN DRAWN BY JOHNNY D ABRAMS DATE 10/30/17 SCALE: 1 INCH = 40 FEET

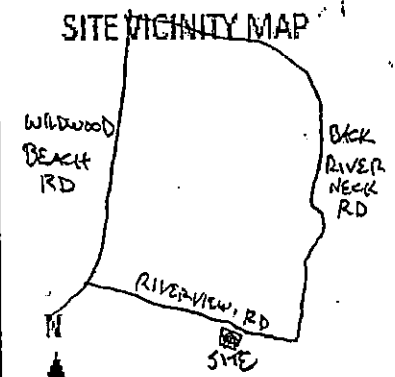
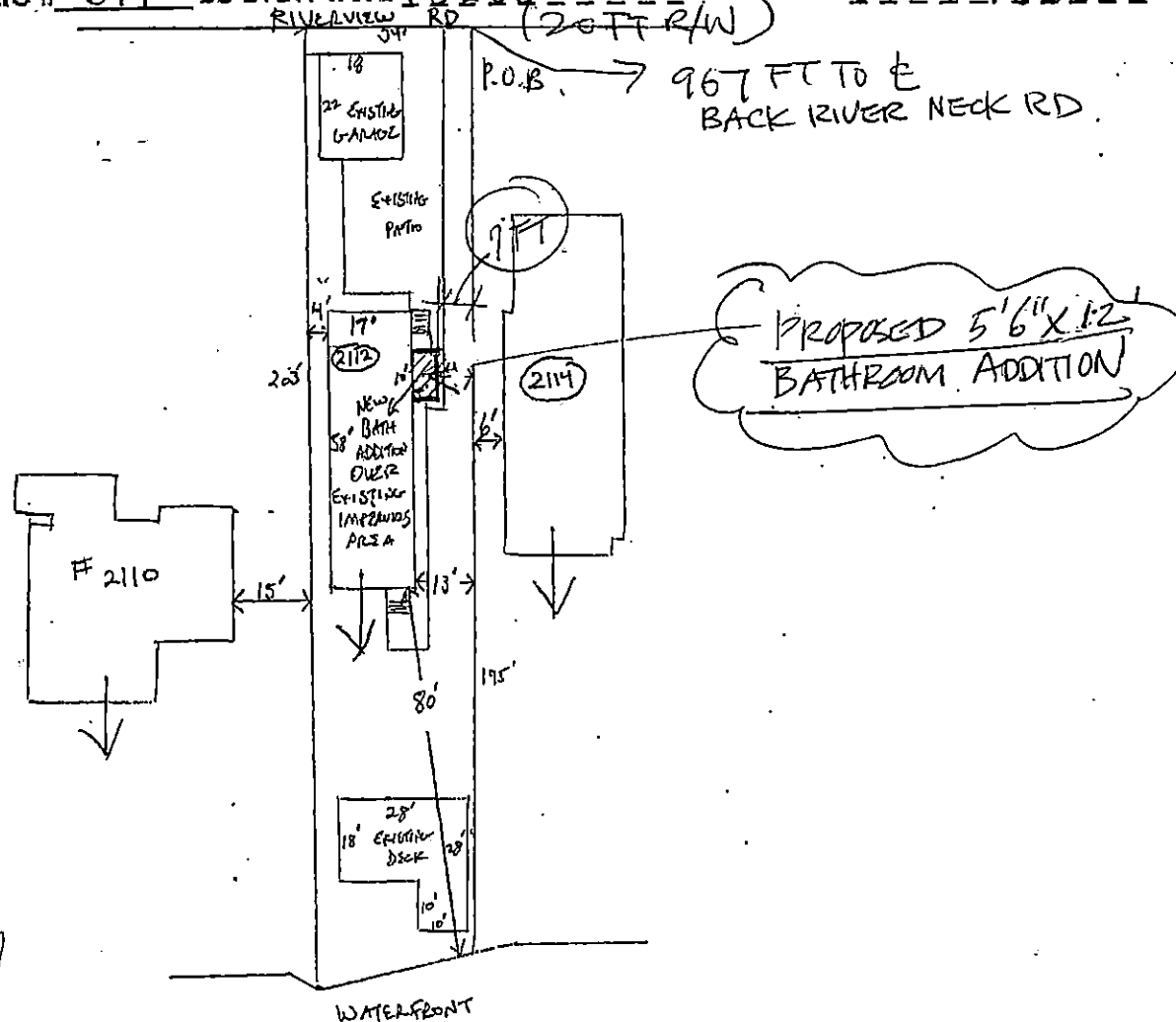
2018-0145-A

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

ADDRESS 2112 RIVERVIEW RD OWNER(S) NAME(S) PETE & DIANNE PATRAS

SUBDIVISION NAME HOLLY FARM BEACH LOT # 1 BLOCK # _____ SECTION # _____

PLAT BOOK # 0010/002 FOLIO # 644 10 DIGIT TAX # 1523502380 DEED REF. # 31212/00030



MAP IS NOT TO SCALE

ZONING MAP# 0105A3

SITE ZONED RC 5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE _____

OR SQUARE FEET 7227

HISTORIC? NO

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