

MEMORANDUM

DATE: April 20, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0202-A – Appeal Period Expired

The appeal period for the above-referenced case expired on April 19, 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 VARIANCE

(344 Miles Road)

15th Election District

7th Council District

Roberta L. Jenkins and

Paul R. Jenkins (Deceased)

Legal Owners

Shane Snyder & Jody Costa

Contract Purchasers

Petitioners

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2018-0202-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Robert L. Jenkins and Paul R. Jenkins (Deceased), legal owners of the subject property and Shane Snyder and Jody Costa, contract purchasers (“Petitioners”). The Petition seeks variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to allow side yard setbacks of 10 ft. for a total of 20 ft. in lieu of the required 25 ft. total side yard setbacks and a lot width of 50 ft. in lieu of the required 70 ft. A site plan was marked as Petitioners’ Exhibit 1.

Jody Costa, Shane Snyder and professional engineer Rick Richardson appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Bureau of Development Plans Review (“DPR”) and the Department of Environmental Protection and Sustainability (“DEPS”).

The site is approximately 11,101 sq. ft. in size and zoned DR 3.5. The property is unimproved and the contract purchasers propose to construct a single-family dwelling on the lot, which was created by the Plat of Middleborough, recorded long before adoption of the zoning regulations.

ORDER RECEIVED FOR FILING

Date 3/20/18

By Sen

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

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

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

The waterfront property is narrow and deep and is therefore unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to construct a dwelling on the lot. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. The proposed single-family dwelling and building lot would be similar in size to those in the neighborhood, and I do not believe granting the request will have a detrimental impact upon the community.

THEREFORE, IT IS ORDERED, this 20th day of **March, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow side yard setbacks of 10 ft. for a total of 20 ft. in lieu of the required 25 ft. total side yard setbacks and a lot width of 50 ft. in lieu of the required 70 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must prior to issuance of permits comply with CBCA and flood protection regulations.

ORDER RECEIVED FOR FILING

Date

3/20/18

By

Sen

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:slh

ORDER RECEIVED FOR FILING

Date 3/20/18

By slh



CBLA

PETITION FOR ZONING HEARING(S)

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

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

Address 344 Miles Road which is presently zoned DR-3.5
 Deed References: 14310/520 10 Digit Tax Account # 1510250360
 Property Owner(s) Printed Name(s) Roberta L. Jenkins

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

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

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

2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a Variance from Section(s) 1B02.3.C.1 to allow side yard setbacks of 10' and 10' for a total of 20' in lieu of the required 25' total side yard setbacks AND AN UNDERSIZED LOT WIDTH OF 50' IN LIEU OF THE REQUIRED 70'

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

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

Shane Snyder / Jody Costa
 Name- Type or Print

 Signature

 Mailing Address City State

 Zip Code / Telephone # / shane.snyder@barcoding.com
 Email Address

Attorney for Petitioner:

 Name- Type or Print

 Signature

 Mailing Address City State

 Zip Code / Telephone # / _____
 Email Address

CASE NUMBER 2018-0202-A Filing Date 2/08/2018

Legal Owners (Petitioners):

Roberta L. Jenkins / Paul R. Jenkin, Jr (Deceased)
 Name #1 - Type or Print Name #2 - Type or Print

Roberta L. Jenkins
 Signature #1 Signature #2

340 Miles Road BALTIMORE MD
 Mailing Address City State

21221 / 410-686-0513 / _____
 Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC
 Name - Type or Print

 Signature

30 E. Padonia Road, Suite 500 Timonium MD
 Mailing Address City State

21093 / 410-560-1502 / Rick@RichardsonEngineering.net
 Zip Code Telephone # Email Address

Do Not Schedule Dates: _____ Reviewer JW



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
to the Office of Administrative Law of Baltimore County for the property located at:

Address 344 Miles Road which is presently zoned DR-3.5
Deed References: 14310/520 10 Digit Tax Account # 1510250360
Property Owner(s) Printed Name(s) Roberta L. Jenkins

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

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

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

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s) 1B02.3.C.1 to allow side yard setbacks of 10' and 10' for a total of 20' in lieu of the required 25' total side yard setbacks AND AN UNDERSIZED LOT WIDTH OF 50' IN LIEU OF THE REQUIRED 70'

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

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

Shane Snyder / Jody Costa
Name- Type or Print
[Signature]
Signature
604 South Montford Ave Baltimore MD
Mailing Address City State
21224 / 210.463.0865
Zip Code Telephone # Email Address
shane.snyder@barcoding.com

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State
 /
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Roberta L. Jenkins / Paul R. Jenkin, Jr (Deceased)
Name #1 - Type or Print Name #2 - Type or Print
 /
Signature #1 Signature #2
340 Miles Road BALTIMORE MD
Mailing Address City State
21221 / 410-686-0513 /
Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC
Name - Type or Print
[Signature]
Signature
30 E. Padonia Road, Suite 500 Timonium MD
Mailing Address City State
21093 / 410-560-1502 / Rick@RichardsonEngineering.net
Zip Code Telephone # Email Address

CASE NUMBER 2018-0202-4 Filing Date 2/08/2018

Do Not Schedule Dates: Reviewer [Signature]

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

tel. 410-560-1502
fax 443-901-1208

**ZONING PROPERTY DESCRIPTION FOR
344 MILES ROAD
BALTIMORE COUNTY, MARYLAND**

Beginning at a point on the South side of **Miles Road** which is **30** feet wide at the distance of 105 feet southwest of the centerline of the nearest improved intersecting street of **Miles Road**, which is 30 feet wide. Being lot #197, in the subdivision of **Middleborough** as recorded in Baltimore County Plat Book #4, Folio #191, containing **11,101** Sq.Ft. or **0.25** Ac.+/- . Located in the 15th. Election District, 7th Councilmanic District.

2018-0202-A



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

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5476134

Sold To:

Shane Snyder - CU00641196
604 S Montford Ave
Baltimore, MD 21224-3640

Bill To:

Shane Snyder - CU00641196
604 S Montford Ave
Baltimore, MD 21224-3640

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

Feb 27, 2018

NOTICE OF ZONING HEARING

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

Case: # 2018-0202-A
344 Miles Road
S/s Miles Road, 105 ft. +/- southwest of the centerline of Miles Road
15th Election District - 7th Councilmanic District
Legal Owner(s) Roberta Jenkins (Paul Jenkins Jr., deceased)
Contract Purchaser/Lessee: Shane Snyder, Jody Costa

Variance: to allow side yard setbacks of 10 ft. and 10 ft. for a total of 20 ft. in lieu of the required 25 ft. total side yard setbacks and an undersized lot width of 50 ft. in lieu of the required 70 ft.

Hearing: Monday, March 19, 2018 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

JT 2/754 February 27 5476134

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

2018-0202-A

RE: Case No.: _____

Petitioner/Developer: _____

Roberta Jenkins (Paul Jenkins, Jr., deceased)

Shane Snyder, Jody Costa

March 19, 2018

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:

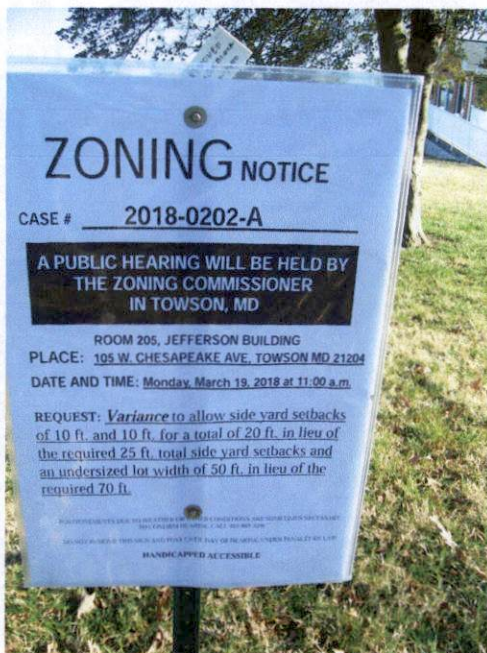
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

344 Miles Road

February 27, 2018

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

Sincerely,



February 27, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ
County Executive

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

February 22, 2018

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2018-0202-A

344 Miles Road

S/s Miles Road, 105 ft. +/- southwest of the centerline of Miles Road

15th Election District – 7th Councilmanic District

Legal Owners: Roberta Jenkins (Paul Jenkins, Jr., deceased)

Contract Purchaser/Lessee: Shane Snyder, Jody Costa

Variance to allow side yard setbacks of 10 ft. and 10 ft. for a total of 20 ft. in lieu of the required 25 ft. total side yard setbacks and an undersized lot width of 50 ft. in lieu of the required 70 ft.

Hearing: Monday, March 19, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Shane Synder, Jody Costa, 604 South Montford Avenue, Baltimore 21224
Roberta Jenkins, 340 Miles Road, Baltimore 21221
Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 27, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 27, 2018 Issue - Jeffersonian

Please forward billing to:
Shane Snyder
604 S. Montford Avenue
Baltimore, MD 21224

240-463-0865

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2018-0202-A

344 Miles Road

S/s Miles Road, 105 ft. +/- southwest of the centerline of Miles Road

15th Election District – 7th Councilmanic District

Legal Owners: Roberta Jenkins (Paul Jenkins, Jr., deceased)

Contract Purchaser/Lessee: Shane Snyder, Jody Costa

Variance to allow side yard setbacks of 10 ft. and 10 ft. for a total of 20 ft. in lieu of the required 25 ft. total side yard setbacks and an undersized lot width of 50 ft. in lieu of the required 70 ft.

Hearing: Monday, March 19, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
344 Miles Road; S/S Miles Road, 105' SW of *
c/line of Miles Road * OF ADMINISTRATIVE
15th Election & 7th Councilmanic Districts
Legal Owners: Roberta & Paul (deceased) Jenkins* HEARINGS FOR
Petitioner(s) *
* BALTIMORE COUNTY
* 2018-202-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

FEB 15 2018

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of February, 2018, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: 2018-0202-A
Petitioner: SHANE SNYDER
Address or Location: 344 MILES RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: SHANE SNYDER
Address: 604 S MONTFORD AVE
BALT. MD 21224
Telephone Number: 240-463-0865



KEVIN KAMENETZ
County Executive

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

March 14, 2018

Roberta L Jenkins
340 Miles Road
Baltimore MD 21221

RE: Case Number: 2018-0202 A, Address: 344 Miles Road

Dear Ms. Jenkins:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 8, 2018. 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
Richardson Engineering LLC, 30 E Padonia Road, Suite 500, Timonium MD 21093

Date: 2/14/18

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

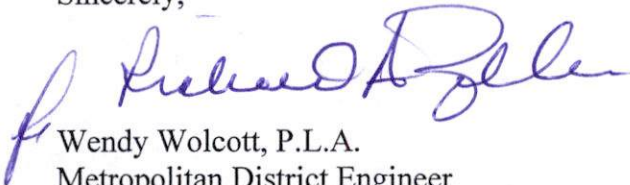
Dear Ms. Lewis:

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. 2018-0202-A

Variance
Robert L. Jenkins, Paul R. Jenkins (Deceased)
344 Miles 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,

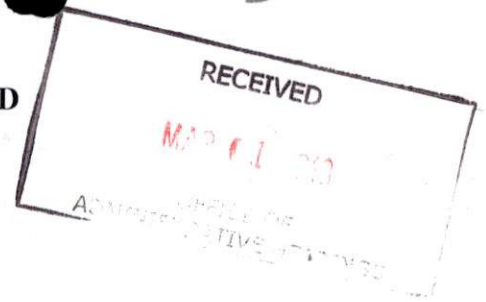


Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

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: February 28, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0202-A
Address 344 Miles Road
(Jenkins Property)

Zoning Advisory Committee Meeting of **February 16, 2018.**

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 new home on an undersized width lot with setback relief. 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) within the Critical Area. The applicant's plan accompanying this zoning petition shows that the proposed home location can meet MBA requirements with mitigation for the new buffer impacts. Impacts to fish, wildlife, and plant habitat can be minimal provided that the property meets the MBA requirements and 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 home on this property 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

3-19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/27/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-202



INFORMATION:

Property Address: 344 Miles Road
Petitioner: Roberta L. Jenkins, Paul R. Jenkins, Jr.
Zoning: D.R. 3.5
Requested Action: Variance

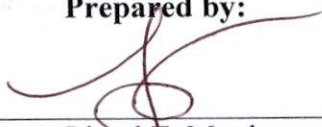
The Department of Planning has reviewed the petition for variance to allow side yard setbacks of 10 feet and 10 feet for a total of 20 feet and a lot width of 50 feet in lieu of the required 25 foot total combined side yard setbacks and a minimum 70 foot lot width respectively.

A site visit was conducted on February 21, 2018.

The Department has no objection to granting the petitioned zoning relief.

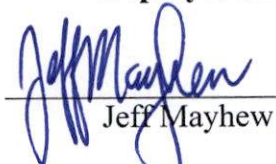
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Krystle Patchak
Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 12, 2018
Item No. 2018-0202-A

DATE: March 1, 2018

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

Prior to submitting a building permit application, the petitioner shall contact the office of the Director of Public Works to determine the Flood Protection Elevations so that the first floor elevation can be established.

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/27/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-202

INFORMATION:

Property Address: 344 Miles Road
Petitioner: Roberta L. Jenkins, Paul R. Jenkins, Jr.
Zoning: D.R. 3.5
Requested Action: Variance

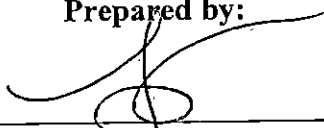
The Department of Planning has reviewed the petition for variance to allow side yard setbacks of 10 feet and 10 feet for a total of 20 feet and a lot width of 50 feet in lieu of the required 25 foot total combined side yard setbacks and a minimum 70 foot lot width respectively.

A site visit was conducted on February 21, 2018.

The Department has no objection to granting the petitioned zoning relief.

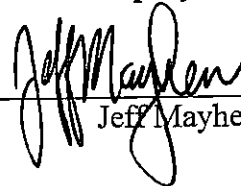
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Krystle Patchak
Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

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: February 28, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0202-A
Address 344 Miles Road
(Jenkins Property)

Zoning Advisory Committee Meeting of **February 16, 2018.**

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 new home on an undersized width lot with setback relief. 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) within the Critical Area. The applicant's plan accompanying this zoning petition shows that the proposed home location can meet MBA requirements with mitigation for the new buffer impacts. Impacts to fish, wildlife, and plant habitat can be minimal provided that the property meets the MBA requirements and 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 home on this property 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

CASE NAME 344 MILES RD
CASE NUMBER 2018-0202 A
DATE 3/19/10

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment3/1DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)Comment2/28DEPS
(if not received, date e-mail sent _____)Comment3/1FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)NO Objection2/14STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERINGno Objection_____

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 2/27/18SIGN POSTING Date: 2/27/18 by BlackPEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1510250360			
Owner Information					
Owner Name:	JENKINS ROBERTA LEE		Use:	RESIDENTIAL	
Mailing Address:	340 MILES RD BALTIMORE MD 21221-1524		Principal Residence:	YES	
			Deed Reference:	/39959/ 00263	
Location & Structure Information					
Premises Address:		340 MILES RD BALTIMORE 21221-1524 Waterfront		Legal Description:	LT 195,196,197 340 MILES RD MIDDLEBOROUGH
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0097	0012	0373		0000	195 2018 0004/0191
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2003	2,058 SF	1570 SF	49,222 SF	34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	BRICK	3 full/ 3 half	1 Detached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2018	07/01/2017	07/01/2018	
Land:	406,300	406,300			
Improvements	305,500	307,900			
Total:	711,800	714,200	711,800	712,600	
Preferential Land:	0			0	
Transfer Information					
Seller: JENKINS PAUL R JR		Date: 02/20/2018		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /39959/ 00263		Deed2:	
Seller: JENKINS ANNA M		Date: 02/15/2000		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /14310/ 00520		Deed2:	
Seller: WOLBERT GEORGE		Date: 09/17/1954		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /00000/ 00000		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		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 12/31/2012					
Homeowners' Tax Credit Application Information					

Homeowners' Tax Credit Application Status: No
Application

Date:

Case No.: ~~2018~~ 2018-0202-A

Exhibit Sheet

3-20-18
Sen

Petitioner/Developer

DW
4-20-18

Protestant

No. 1	Plan	
No. 2	DRC Documents	
No. 3	2-27-18 Letter from R. Jenkins	
No. 4	Aerial photo	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

KEVIN KAMENETZ
County Executive



VINCENT J. GARDINA, *Director*
Department of Environmental Protection
and Sustainability

September 7, 2017

Patrick Richardson
Richardson Engineering, LLC
30 East Padonia Rd. Suite 500
Timonium MD 21093

Re: Jenkins Property, 340 Miles Rd. 21221
Lot Consolidation/Reconfiguration Submittal

Dear Mr. Richardson:

Environmental Impact Review (EIR) has completed an evaluation of the above referenced submittal. The review of the lot consolidation/reconfiguration report cannot be completed with the submitted information. Please address the following comments, and submit the revised report to this office:

1. When considering the area above mean high water of lots 195,196, or when including all 3 lots together, the existing lot coverage exceeds the maximum lot coverage allowed. For the lot line adjustment to be conforming to Critical Area requirements, the lot coverage on the proposed 35,651 square foot double lot cannot exceed the maximum allowance of 5,445 square feet, and the lot coverage on proposed lot 197 cannot exceed a maximum of 4,684 square feet with mitigation for the amount over 3,747 square feet. Please add a table to the plan showing the existing and proposed areas above mean high water, and lot coverage areas existing and proposed.
2. Explore lot coverage reduction to meet the lot coverage requirements discussed above, and make the appropriate revisions to the plan and the lot consolidation/reconfiguration report. In addition, please check the area of the driveway and walks shown on the plan.
3. Revise plan note #16 to state "The property is located within a Limited Development Area and a Modified Buffer Area within the Chesapeake Bay Critical Area."
4. For items 5 and 6, please note that a 100-foot tidal buffer exists on the properties and that all LDA and modified buffer area requirements will be met including location of the new dwelling and mitigation for all buffer impacts.
5. For item #8, add a sentence stating that both properties will plant native deciduous trees as required to meet the 15% minimum requirement and any mitigation for buffer impacts.

EIR will continue a review of this project when the revised report has been received. When the lot consolidation/reconfiguration report is considered complete, it will be sent to the Critical Area Commission reviewer for comment.

If there are any questions concerning this project, please contact me at 410-887-3980.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Paul A. Dennis".

Paul A. Dennis, Natural Resource Specialist
Environmental Impact Review

S:\EPS\EIR\paul\lot consolidation\milesrd340\lotconsolreconfigcoms1.doc

Pet. 2



KEVIN KAMENETZ
County Executive

January 11, 2018

VINCENT J. GARDINA, *Director*
Department of Environmental Protection
and Sustainability

Patrick Richardson
Richardson Engineering, LLC
30 East Padonia Rd. Suite 500
Timonium MD 21093

Re: Jenkins Property, 340 Miles Rd. 21221
Lot Consolidation/Reconfiguration Revised Submittal

Dear Mr. Richardson:

Environmental Impact Review (EIR) has completed an evaluation of the above referenced submittal. The review of the lot consolidation/reconfiguration report cannot be completed with the submitted information. Please address the following comments, and submit the revised report to this office:

1. When considering the area above mean high water of lots 195,196, or when including all 3 lots together, the existing lot coverage exceeds the maximum lot coverage allowed. For the lot line adjustment to be conforming to Critical Area requirements, the lot coverage on the proposed 35,651 square foot double lot cannot exceed the maximum allowance of 5,445 square feet, and the lot coverage on proposed lot 197 cannot exceed a maximum of 4,684 square feet with mitigation for the amount over 3,747 square feet. If the lot coverage cannot meet the maximum allowances as indicated above, this office cannot make a finding that the lot consolidation/reconfiguration proposal will not result in a greater lot coverage than development activities within the configuration in existence at the time of application would allow.
2. Explore lot coverage reduction to meet the lot coverage requirements discussed above, and make the appropriate revisions to the plan and the lot consolidation/reconfiguration report.
3. For items 5 and 6, please note that the Critical Area 100-foot buffer is considered a Habitat Protection Area under COMAR 27.01.09. Also, replace the word "meditation" with "mitigation."

EIR will continue a review of this project when the revised report has been received. When the lot consolidation/reconfiguration report is considered complete, it will be sent to the Critical Area Commission reviewer for comment.

If there are any questions concerning this project, please contact me at 410-887-3980.

Very truly yours,

A handwritten signature in blue ink that reads "Paul A. Dennis".

Paul A. Dennis,
Natural Resource Specialist
Environmental Impact Review



KEVIN KAMENETZ
County Executive

August 9, 2017

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

Patrick C. Richardson, Jr. P.E.
Richardson Engineering, LLC
30 E. Padonia Road, Ste. 500
Timonium, MD 21093

Re: Jenkins Residence, 340 Miles Road, 21221, Dist. 15c7
DRC Number: 081517-LLA3

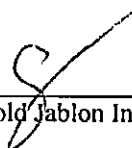
Dear Sir/Madam:

Pursuant to Section 32-4-106(a)(1) of the Baltimore County Code (BCC), this letter constitutes an administrative order and decision on the request you filed with this department.

Your request has been submitted for careful review and consideration to the Director and Zoning Office. It has been determined that your proposal:

- ☒ Provisionally meets the requirements of a limited exemption under Section 32-4-106(a)(1)(viii), BCC. (see below)
- ☐ Provisionally meets the requirements of a limited exemption under Section 32-4-106(a)(1)(ii) or (a)(1)(v), BCC.
- ☐ Does not meet the requirements of a limited exemption under Section 32-4-106(a)(1), BCC.
- ☐ Needs additional materials/information for review. Contact Carl Richards or Joseph Merrey at 410-887-3391. Zoning density hearing required prior to final Zoning approval. Also contact Jeff Livingston at 410-887-5859.
- ☐ Does not reach the scope or extent that would require Baltimore County development approval.
- ☒ All or a portion of the property is located within the Chesapeake Bay Critical Area, therefore prior to any County action you are required to apply for and receive approval of Lot Consolidation and Reconfiguration through the Dept. of Environmental Protection and Sustainability (Comar 27.01.02.08) After receiving approval, resubmit your application for LLA with documentation of DEPS approval.

When recording deeds in the land records, please attach this letter and the survey plat as exhibits. Also, if the property(s) are improved or any Baltimore County permits are applied for or anticipated in the future, an existing record plat may be required to be amended and the following approval agencies should be contacted to resolve any possible development issues: Development Plans Review – 410-887-3751, Planning 410-887-3480, Environmental Protection & Sustainability – 410-887-5859


Arnold Jablon Initial

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

February 27, 2018

Judge Beverungen:

I am delighted to have Judy Costa and Shane Snyder as the new owners of the lot next to me. I approve of the home they are planning to build on it.

Thank you!

Roberta Jenkins
Roberta Jenkins

344 Miles Road 2018-0202-A



Publication Date: 2/8/2018



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 = 41.666667 feet

IN RE: PETITION FOR VARIANCE
E/S Turkey Point Road, 20' N
of the c/l of Beach Avenue
(2312 Turkey Point Road)
15th Election District
5th Councilmanic District

William K. Freyer
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-244-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 2312 Turkey Point Road, located in the Turkey Point area of Essex across from Sue Creek. The Petition was filed by the owner of the property, William K. Freyer, and the Contract Purchaser, Frances L. Wacker. The Petitioners seek relief from Section 415.A of the Baltimore County Zoning Regulations (B.C.Z.R) to permit the storage of four (4) recreational vehicles on the subject property in lieu of the one (1) permitted. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were William K. Freyer, property owner, and his daughter, Frances L. Wacker, the Contract Purchaser. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 0.172 acres, more or less, zoned D.R. 5.5 and is improved with a single family dwelling, swimming pool, and shed. Also on the property are four (4) recreational vehicles, namely, three boats and a motor home. The Petitioners filed the instant Petition to legitimize the storage of these four recreational vehicles on their property in the location shown on Petitioner's Exhibit 1. The recreational vehicles are described as

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

being a 25' motor home, a 24' cabin cruiser, a 20' center console, and a 14' rowboat. Testimony indicated that the Petitioner's daughter and son-in-law have resided on the property for the past 10 years and are in the process of buying the property from Mr. Freyer. All of the recreational vehicles are owned by Mr. & Mrs. Wacker and are properly titled and tagged. Mrs. Wacker testified that the mobile home is used to transport her mother, who is wheelchair-bound, and that the three boats are used by she and her husband for recreation. Mrs. Wacker testified that the storage of these four recreational vehicles on her property does not adversely affect her neighbors and that a denial of the variance would result in practical difficulty and unreasonable hardship for her and her family. In support of their request, the Petitioners submitted into evidence as Petitioner's Exhibit 2 numerous signed statements from many of their neighbors indicating they have no objection to their request to store these four vehicles on their property.

It is to be noted that the subject property is located within the Chesapeake Bay Critical Areas near Sue Creek and Middle River. This Office was advised by the Department of Environmental Protection and Resource Management (DEPRM), by comments dated January 24, 1995, that the storage of recreational vehicles is not subject to Critical Area regulations provided that no new impervious surface is created, and therefore, they have no objections to the variance requested.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a

ORDER RECEIVED FOR FILING

Date

By

WILSON & WILSON

permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28
(1974).

After due consideration of the testimony and evidence presented, it appears the relief requested should be granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that denial of the variance would result in practical difficulty and unreasonable hardship upon the Petitioners. Furthermore, there were no adverse comments from any Baltimore County reviewing agency and no opposition from any of the adjoining property owners. The variance will not cause any injury to the public health, safety or general welfare and meets the spirit and intent of the zoning regulations.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20th day of February, 1995 that the Petition for Variance seeking relief from Section 415.A of the Baltimore County Zoning Regulations (B.C.Z.R) to permit the storage of four (4) recreational vehicles on the subject property in lieu of the one (1) permitted, in accor-

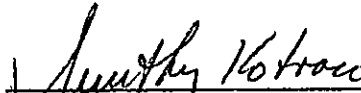
ORDER RECEIVED FOR FILING

Date

By

dance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

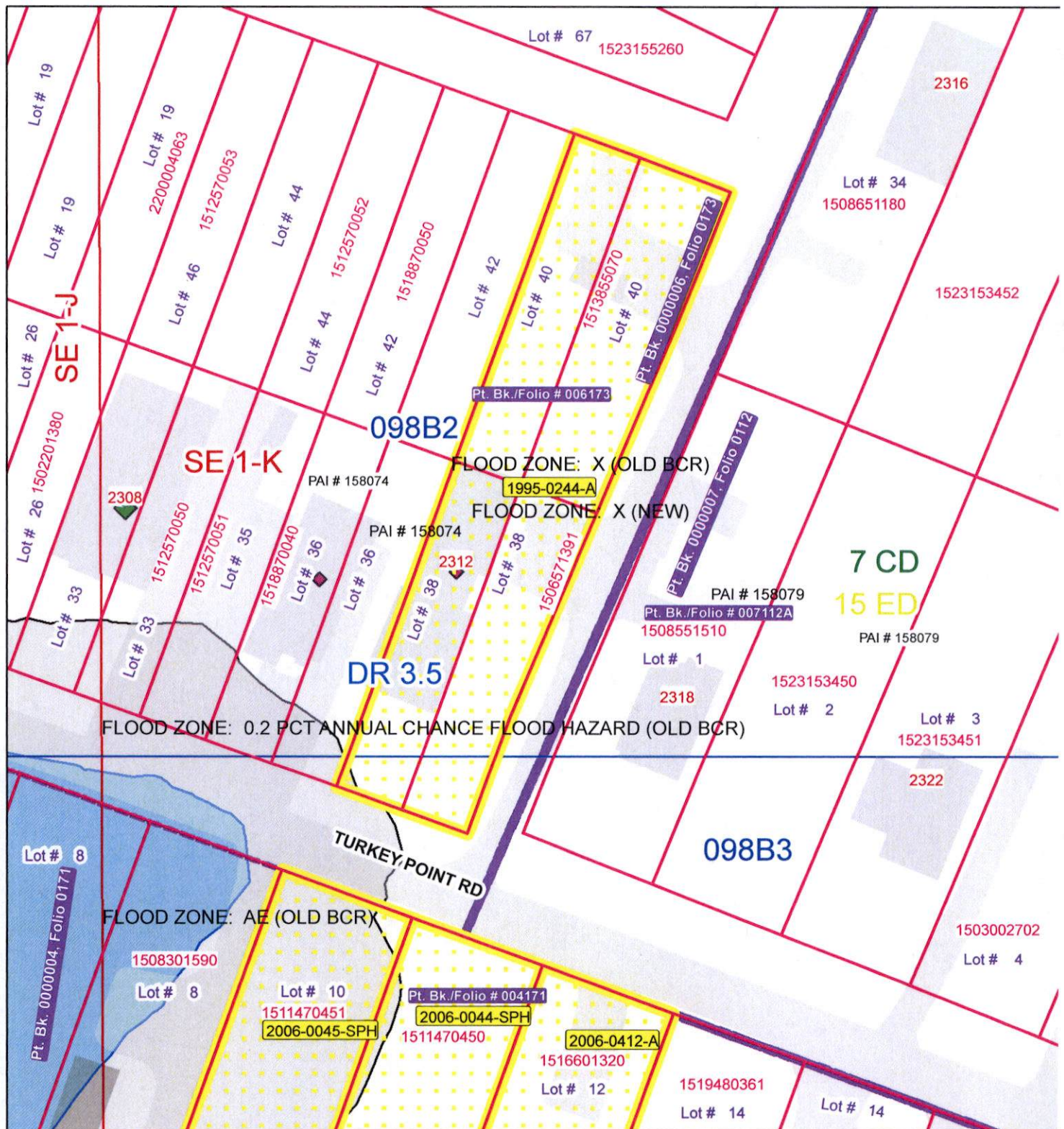
- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The relief granted herein is limited to the four recreational vehicles described herein. In the event it becomes necessary to replace either the mobile home or any of the three boats, the Petitioners shall be permitted to do so, provided the replacement vehicle is the same size as the item which it replaces.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 02/28/95
By [Signature]

Possible Flood Hazard Area



Publication Date: 2/1/2018



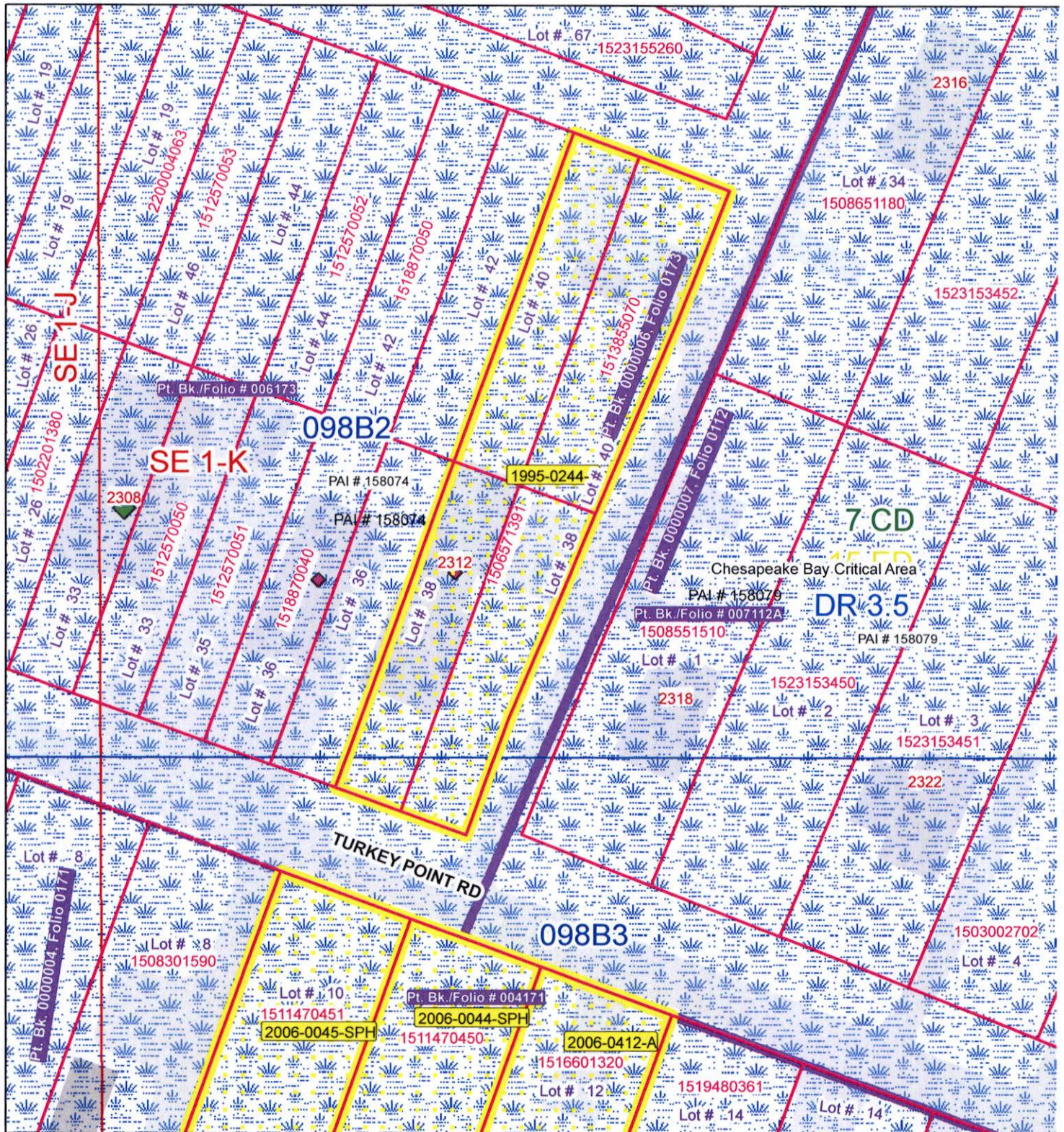
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

Chesapeake Bay Critical Area



Publication Date: 2/1/2018



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



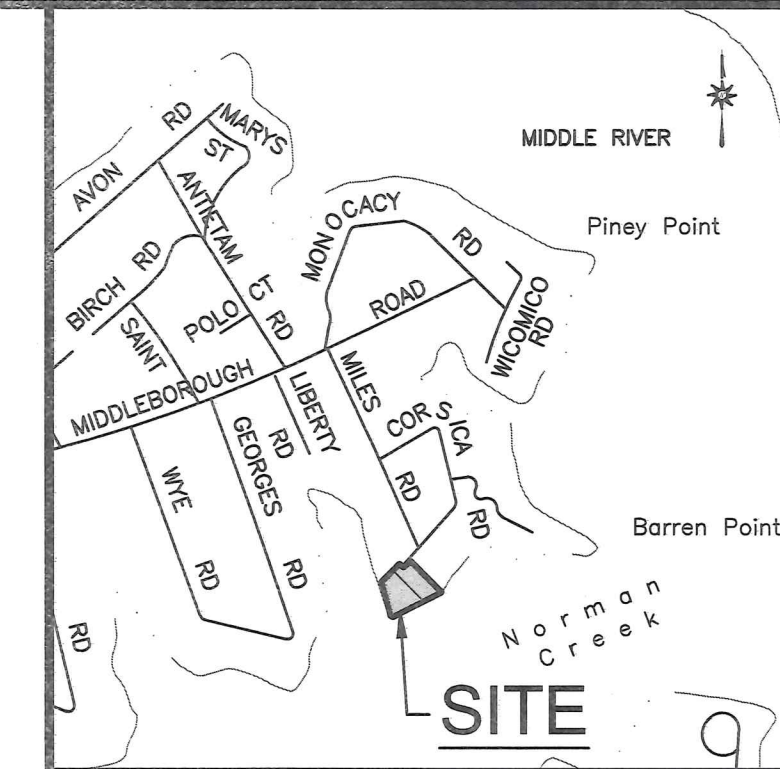
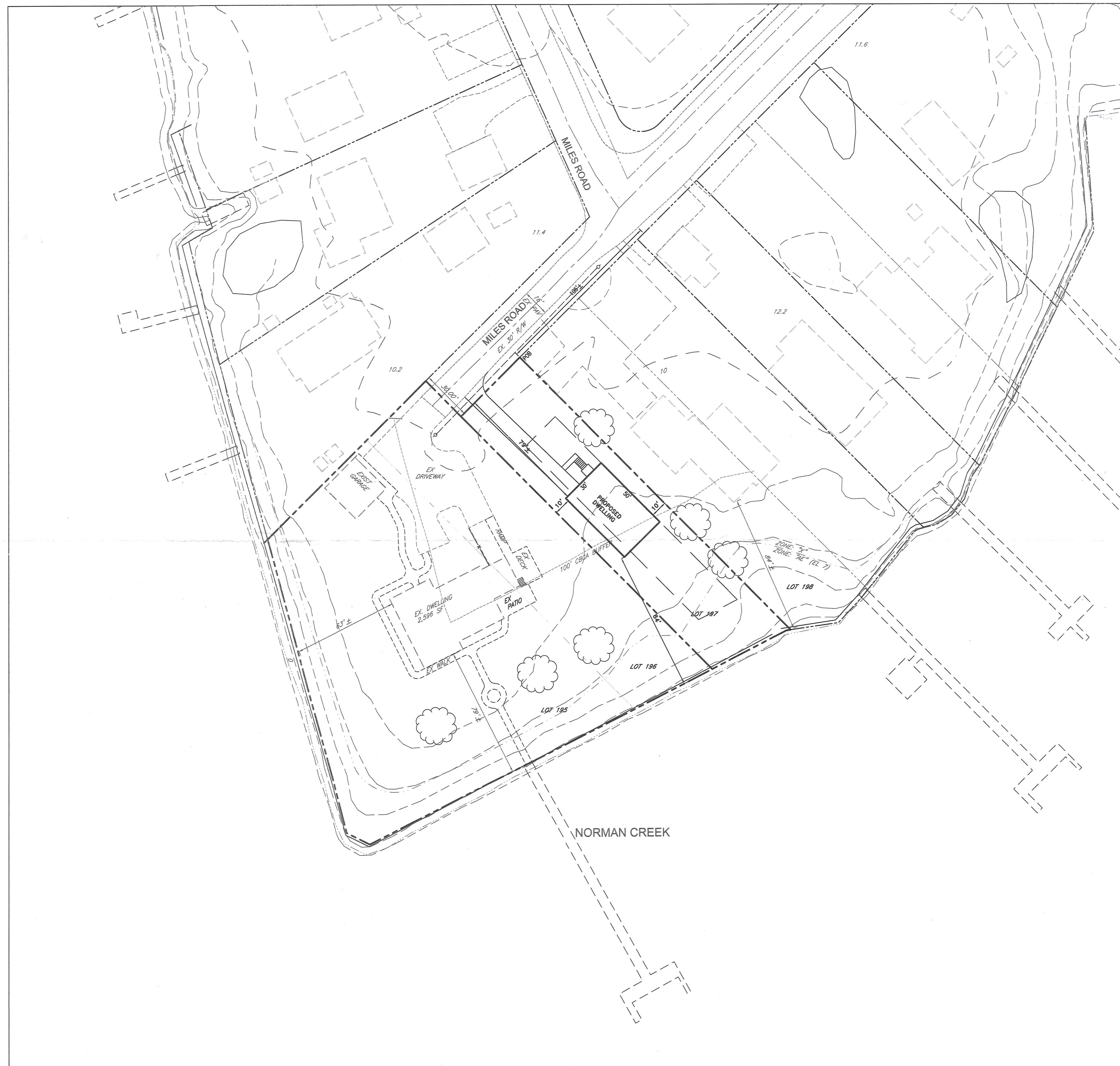
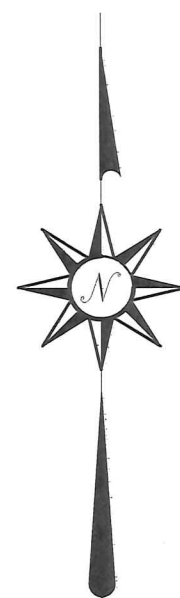
0 12.525 50 75 100
 Feet

1 inch = 50 feet

Baltimore County - My Neighborhood

Pet. 4





LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: PAUL R. JENKINS, JR. (DECEASED)
ROBERTA L. JENKINS
340 MILES ROAD
BALTIMORE, MARYLAND 21221-1524
CONTRACT PURCHASER:
SHANE SNYDER
JODY COSTA
604 S. MONTFORD AVENUE
BALTIMORE, MD 21224
- SITE AREA:
LOT 197 = 11,101 SQ. FT. OR 0.25 AC.±
- USES:
EXISTING: VACANT LOT
PROPOSED: RESIDENTIAL DWELLING
- UTILITIES:
PUBLIC WATER & SEWER
- DEED REF: 14310/520
- TAX ACCOUNT #1510250360
- ZONING: DR 3.5
(PER 1"=200' ZONING MAP 098A1)
- TAX MAP #97, PARCEL #373, LOT #197
- PLAT REF: "MIDDLEBOROUGH" 4-191
- SITE LIES ENTIRELY WITHIN ZONE AE (EL 7) OF FLOOD
INSURANCE RATE MAP (FIRM) PANEL #240010 0445 F
PANEL 445 OF 580 DATED SEPT. 26, 2014.
ZONE "AE" IS BASE FLOOD ELEVATIONS DETERMINED.
- PREVIOUS ZONING CASES: NONE ON FILE
- PREVIOUS PERMITS: NONE ON FILE
- SITE LIES ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY AND THE STRUCTURES ARE NOT HISTORIC.
- ALL CONSTRUCTION WILL BE PER FLOOD PLAIN REGULATIONS.
- THE PROPERTY IS LOCATED WITHIN A LIMITED DEVELOPMENT AREA
AND A MODIFIED BUFFER AREA WITHIN THE CHESAPEAKE BAY
CRITICAL AREA WITHIN THE 100' CRITICAL BUFFER MANAGEMENT AREA.
- IMPERVIOUS AREAS:
EXISTING: 0 SF
PROPOSED:
DWELLING = 1500 SF
WALK = 95 SF
DRIVEWAY = 792 SF
TOTAL = 2,388 SF OR 21.5%
- LOT COVERAGE PERMITTED:
25% 2,775 SF
31.25% 3,468 SF
- SETBACKS FOR DR 3.5 (LOT 197)
REQUIRED PROVIDED
FRONT 30' 84'
SIDE 10' (25' SUM) 10' (20' SUM)
REAR: (STREET) 50' 79'
- 7TH COUNCILMANIC DISTRICT

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

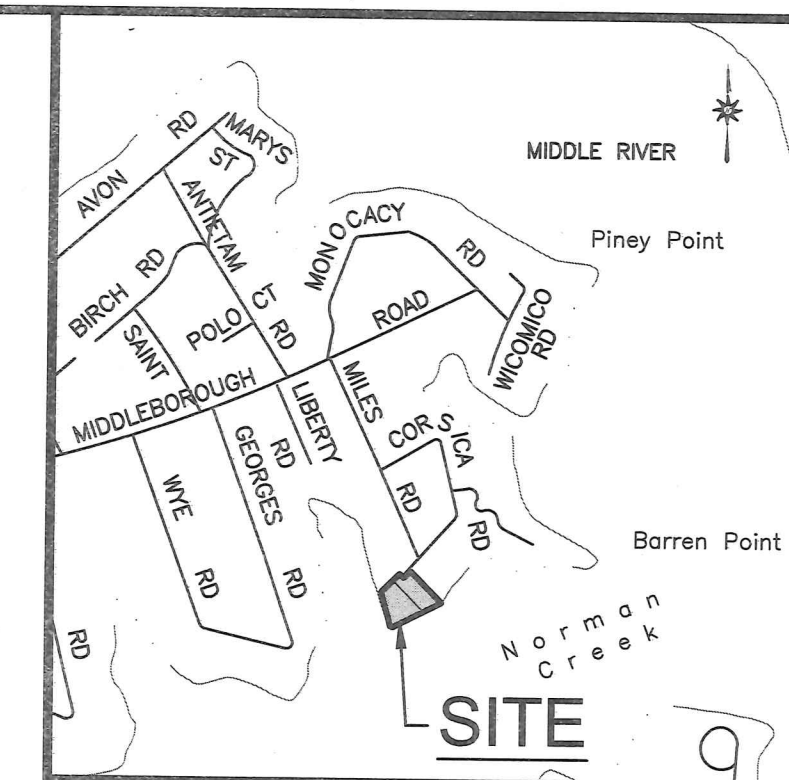
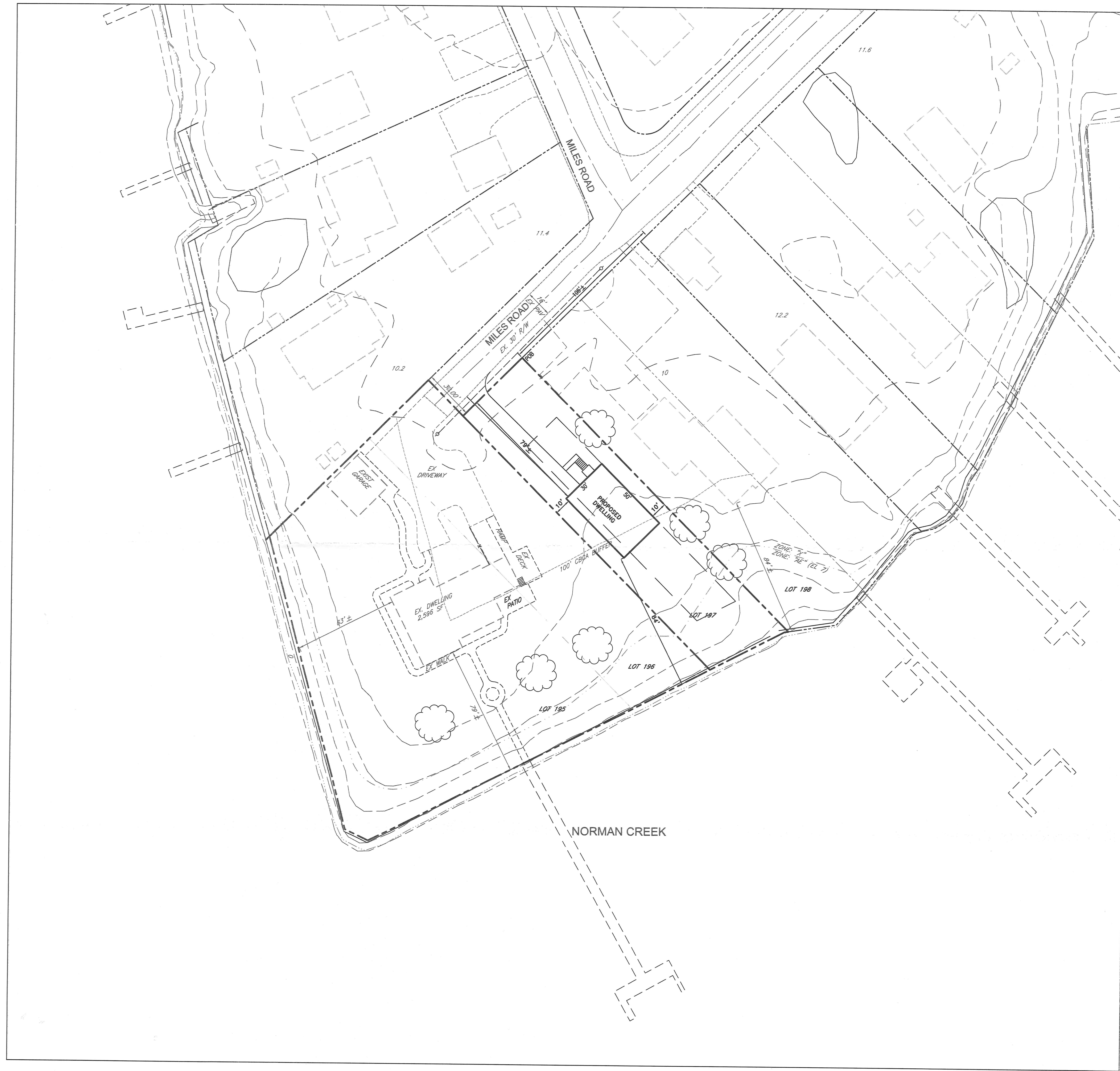
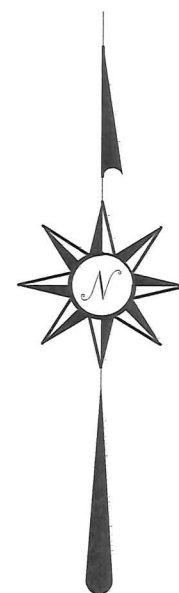
PLAN TO ACCOMPANY ZONING PETITION
FOR

MIDDLEBOROUGH
LOT 197
344 MILES ROAD
BALTIMORE, MD 21221

BALTIMORE COUNTY MARYLAND
15TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT

REVISIONS		DRAWN BY:	CHECKED BY:	SCALE:
		PCR	PCR	1" = 30'
		DATE:	JOB NO.:	SHEET NO.:
		01-26-18	18009	1 OF 1

2018-0202-A



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: PAUL R. JENKINS, JR. (DECEASED)
ROBERTA L. JENKINS
340 MILES ROAD
BALTIMORE, MARYLAND 21221-1524
CONTRACT PURCHASER:
SHANE SNYDER
JODY COSTA
504 S. MONTFORD AVENUE
BALTIMORE, MD 21224
- SITE AREA:
LOT 197 = 11,101 SQ.FT. OR 0.25 AC.±
- USES:
EXISTING: VACANT LOT
PROPOSED: RESIDENTIAL DWELLING
- UTILITIES:
PUBLIC WATER & SEWER
- DEED REF: 14310/520
- TAX ACCOUNT #1510250360
- ZONING: DR 3.5
(PER 1"=200' ZONING MAP 098A1)
- TAX MAP #97, PARCEL #373, LOT #197
- PLAT REF: "MIDDLEBOROUGH" 4-191
- SITE LIES ENTIRELY WITHIN ZONE AE (EL 7) OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #240010 0445 F PANEL 445 OF 580 DATED SEPT. 26, 2014.
ZONE "AE" IS BASE FLOOD ELEVATIONS DETERMINED.
- PREVIOUS ZONING CASES: NONE ON FILE
- PREVIOUS PERMITS: NONE ON FILE
- SITE LIES ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY AND THE STRUCTURES ARE NOT HISTORIC.
- ALL CONSTRUCTION WILL BE PER FLOOD PLAIN REGULATIONS.
- THE PROPERTY IS LOCATED WITHIN A LIMITED DEVELOPMENT AREA AND A MODIFIED BUFFER AREA WITHIN THE CHESAPEAKE BAY CRITICAL AREA WITHIN THE 100' CRITICAL BUFFER MANAGEMENT AREA.
- IMPERVIOUS AREAS:
EXISTING: 0 SF
PROPOSED:
DWELLING = 1500 SF
WALK = 96 SF
DRIVEWAY = 792 SF
TOTAL = 2,388 SF OR 21.5%
- LOT COVERAGE PERMITTED:
25% 2,775 SF
31.25% 3,469 SF
- SETBACKS FOR DR 3.5 (LOT 197)

	REQUIRED	PROVIDED
FRONT	30'	84'
SIDE	10' (25' SUM)	10' (20' SUM)
REAR: (STREET)	50'	79'
- 7TH COUNCILMANIC DISTRICT

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR

MIDDLEBOROUGH
LOT 197
344 MILES ROAD
BALTIMORE, MD 21221

BALTIMORE COUNTY
15TH ELECTION DISTRICT

MARYLAND
7TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	PCR	PCR	1" = 30'
	DATE:	JOB NO.:	SHEET NO.:
	01-26-18	18009	1 OF 1