

M E M O R A N D U M

DATE: June 19, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0277-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 18, 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 *
(1900 Wilson Point Road)**

15th Election District
6th Council District
Margaret A. Pierson
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2018-0277-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Margaret A. Pierson (“Petitioner”). The Petitioner is requesting Variance relief pursuant to §§ 303.1, 400.1 & 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a garage in the side yard of a double fronted waterfront single family dwelling with a 14 ft. road front setback in lieu of the required rear yard and 23 ft. front average. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 29, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 5/18/18

By Sen

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 § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Although the Department of Planning did not make any comments regarding the garage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen, or used for commercial purposes.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 18th day of **May, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 303.1, 400.1 & 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a garage in the side yard of a double fronted waterfront single family dwelling with a 14 ft. road front setback in lieu of the required rear yard and 23 ft. front average, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner or subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, and/or kitchen facilities.
3. The detached garage shall not be used for commercial purposes.
4. Prior to issuance of permits Petitioner must comply with Critical Area Regulations.

ORDER RECEIVED FOR FILING

Date

5/18/18

By

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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 5/18/18
By slh



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 1900 WILSON POINT ROADCurrently zoned DR 5.5Deed Reference 6698 1 1610 Digit Tax Account # 1519640140Owner(s) Printed Name(s) MARGARET A. PIERSON(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ADMINISTRATIVE VARIANCE from Section(s)Sections 303.1; 400.1 BCZR 1802.3.C.1

Section 400.1.d (2) ZCPM

To permit a garage in the side yard of a double fronted waterfront single family dwelling with a 14ft road front set back in lieu of the required rear yard and 23ft front average.

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):

MARGARET A. PIERSON

Name #1 – Type or Print

Name #2 – Type or Print

Margaret A. Pierson

Signature #1

Signature #2

1900 WILSON POINT ROAD MIDDLE RIVER, MD

Mailing Address

City

State

21220 443-231-6784 oyster.comcast.net

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Date 5/18/18

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

CARROLL SPARWASSER

Name – Type or Print

Carroll Sparwasser

Signature

1902 WILSON POINT ROAD MIDDLE RIVER, MD

Mailing Address

City

State

21220 410-370-0438 csparwasser.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 2018-0277-AFiling Date 4/17/2018Estimated Posting Date 4/29/18Reviewer M

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: 1900 WILSON POINT ROAD MIDDLE RIVER MD 21220
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)

Other homes on the street were constructed with less than the minimum 25-foot front setback. I am requesting a minimum front setback of nine feet from the easement and 14 feet from the paved road. Approval of a variance to the minimum front setback of nine feet would allow me to maximize the development potential of the lot including the accommodation to cover the existing access ramp and provide room to park a car within the garage structure without having a negative impact on traffic safety. In order to comply with Chesapeake Bay Critical Area requirements, the proposed garage structure is planned for placement on the existing driveway and deck and does not increase the LOT Coverage. Any movement of the garage further from the road would exceed the maximum Lot Coverage for the Property. Approval of the request would permit me to construct a garage addition on the property reasonably consistent in size and character with other homes in the vicinity and same zone.

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

Margaret A. Pierson
Signature of Owner (Affiant)

Margaret A. Pierson
Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

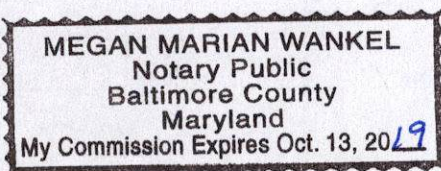
I HEREBY CERTIFY, this 6 day of APRIL, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: CARROLL SPARWASSER, MARGARET PIERSON

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

AS WITNESS my hand and Notaries Seal

M. Wankel
Notary Public
10/13/2019
My Commission Expires



00017

4220

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.

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Print or Type Address of property City State Zip Code

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

Margaret A. Pierson

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Margaret A. Pierson

Name- Print or Type

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

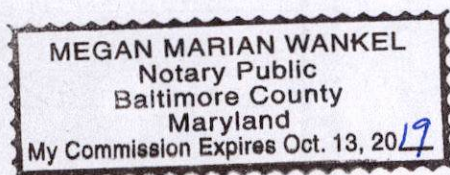
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of APRIL, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: CARROLL SPARWASSER, MARGARET PIERSON

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

AS WITNESS my hand and Notaries Seal



M. Wankel
Notary Public

10/13/2019
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 1900 WILSON POINT ROAD Currently zoned DR5.5
Deed Reference 6698 / 16 10 Digit Tax Account # 1519640140
Owner(s) Printed Name(s) MARGARET A. PIERSON

(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)

Sections 303.1; 400.1 BCZR 1B02.3.C.1

Section 400.1.d (2) ZCPM

To permit a garage in the side yard of a double fronted waterfront single family dwelling with a 14ft road front set back in lieu of the required rear yard and 23ft front average.

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):

MARGARET A. PIERSON

Name #1 – Type or Print

Name #2 – Type or Print

Margaret A. Pierson

Signature #1

Signature #2

1900 WILSON POINT ROAD MIDDLE RIVER, MD

Mailing Address

City

State

21220 / 443-231-6784 / oystertermag@comcast.net

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s)

Name- Type or Print

Signature

Date

Mailing Address

City

State

BY

Zip Code

Telephone #

Email Address

Representative to be contacted:

CARROLL SPARWASSER

Name – Type or Print

Signature

1902 WILSON POINT ROAD MIDDLE RIVER, MD

Mailing Address

City

State

21220 / 410-370-0438 / csparwasser@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 2018-0277-A Filing Date 4/17/2018 Estimated Posting Date 4/29/18 Reviewer 24

Rev 5/5/2016

PROPERTY DESCRIPTION

Part A

ZONING PROPERTY DESCRIPTION FOR 1900 Wilson Point Road

Beginning at a point on the southwest side of Wilson Point Road which is 18 feet wide with an additional 5 foot right-of way on each side of the road (total 28 feet wide road and right-of way) at a distance of 1,545 feet southeast of the centerline of the nearest improved intersecting street (Shore Road) which is 30 feet wide.

Part B

OPTION 2 (Subdivision Lot – lot is part of record plat):

Being known and designated as lot numbered one hundred and forty-one as shown on Plat No, 2 of "Bull Neck", which said plat is recorded among the Land Records for Baltimore County in Plat Book W.P.C. No. 8, folio 11, containing 2,082 square feet. Located in the 15th Election District and 6th Council District.

2018-0277-A

CERTIFICATE OF POSTING

CASE NO. 2018-0277-A

PETITIONER/DEVELOPER

MARGARET PIERSON

DATE OF HEARING/CLOSING

5/14/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1900 WILSON POINT RD

SIGN #1

THIS SIGN(S) POSTED ON

April 29, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 4/29/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2018-0277-A

TO PERMIT A GARAGE IN THE SIDE YARD OF A DOUBLE
FRONTED WATER-FRONT SINGLE FAMILY DWELLING WITH A
14 FT. ROAD FRONT SETBACK IN LIEU OF THE REQUIRED REAR
YARD AND 23 FT. FRONT AVERAGE.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON *MONDAY, MAY 14, 2018*
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW.

MEETING IS HANDICAP ACCESSIBLE

S160th
LEFT SIDE

ryan 4/29/18.

CERTIFICATE OF POSTING

CASE NO. 2018-0277-A

PETITIONER/DEVELOPER

MARGARET PIERSON

DATE OF HEARING/CLOSING

5/14/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1900 Wilson Point Rd SIGN #1
2ND SET OF PICTURES

THIS SIGN(S) POSTED ON 4/28/18 5/9/18
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 5/9/18
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2018-0277-A

TO PERMIT A GARAGE IN THE SIDE YARD OF A DOUBLE FRONTED WATERFRONT SINGLE FAMILY DWELLING WITH A 14 FT. ROADFRONT SET BACK IN LIEU OF THE REQUIRED REAR YARD 23 FT. FRONT AVERAGE.

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, MAY 14, 2018

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD, 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW.

MEETING IS HANDICAP ACCESSIBLE

SIGN #1
RIGHTSIDE
of
HOUSE

5/9/18

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0277 -A Address 1900 Wilson Point Rd
Contact Person: LEONARD Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/17/18 Posting Date: 4/29/18 Closing Date: 5/14/18

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

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

(Detach Along Dotted Line)

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

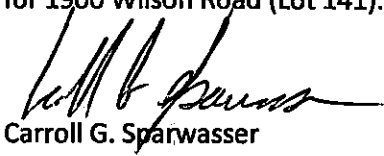
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2018- 0277 -A Address 1900 Wilson Point Rd
Petitioner's Name Margaret Pierson Telephone 443-231-6784
Posting Date: 4/29/18 Closing Date: 5/14/18

Wording for Sign: To permit a garage in the side yard of a double fronted waterfront single family dwelling with a 14ft road front set back in lieu of the required rear yard and 23ft front average.

Revised 6/30/2018

I, Carroll G. Sparwasser, a neighbor and owner of the adjacent property at 1902 Wilson Point Road, Lot 140, have no objections to Mrs. Margaret Pierson's plan for a garage addition with a set-back variance for 1900 Wilson Road (Lot 141).



Carroll G. Sparwasser

Owner: 1902 Wilson Point Road

0277-A



KEVIN KAMENETZ
County Executive

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

May 16, 2018

Margaret Pierson
1900 Wilson Point Road
Middle River MD 21220

RE: Case Number: 2018-0277 A, Address: 1900 Wilson Point Road

Dear Ms. Pierson:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 17, 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
Carroll Sparwasser, 1902 Wilson Point Road, Middle River MD 21220

Date: 4/23/18

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

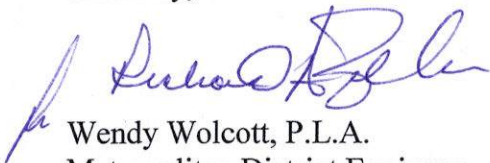
Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 4/23/18. A field inspection and internal review reveals that an entrance onto MD 587 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2018-0277-A.

*Margaret Pierson
1900 Wilson Point Rd.*

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 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: May 3, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0277-A
Address 1900 Wilson Point Road
(Pierson Property)

Zoning Advisory Committee Meeting of April 30, 2018.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

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 a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to construct a carport with reduced setbacks. The lot is waterfront, and the proposed carport must meet all LDA and MBA requirements, including lot coverage limits and afforestation requirements. The entire carport is within the Buffer. The plan states the property is 4,293 square feet. Lot coverage is limited to a maximum of 1506 square feet, with mitigation required for any lot coverage between 1006 square feet and 1506 square feet. The carport is proposed over the existing driveway and will add no new lot coverage. 1 tree is required on site to meet the 15% afforestation requirement. It is not clear if the existing tree shown in the County aerial photographs will remain as it appears to be adjacent to the proposed carport. Without this information I cannot determine if the Critical Area requirements will be met. If the lot coverage, afforestation, and MBA requirements can be met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront and must meet all lot coverage, MBA, and afforestation requirements. At this time this office cannot determine these requirements can be met. If these requirements are met this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

This is a grandfathered lot. There was not enough information provided to determine if all Critical Area requirements can be met. Provided that the applicants can meet their lot coverage, MBA, and afforestation requirements, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
5/3/18	DEPS (if not received, date e-mail sent _____)	Comment
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
4/23/18	STATE HIGHWAY ADMINISTRATION	no obj
_____	TRAFFIC ENGINEERING	_____

_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	no opposition

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: 4/29/18	by Cagle
SIGN POSTING (2 nd)	Date: 5/9/18	by Cagle

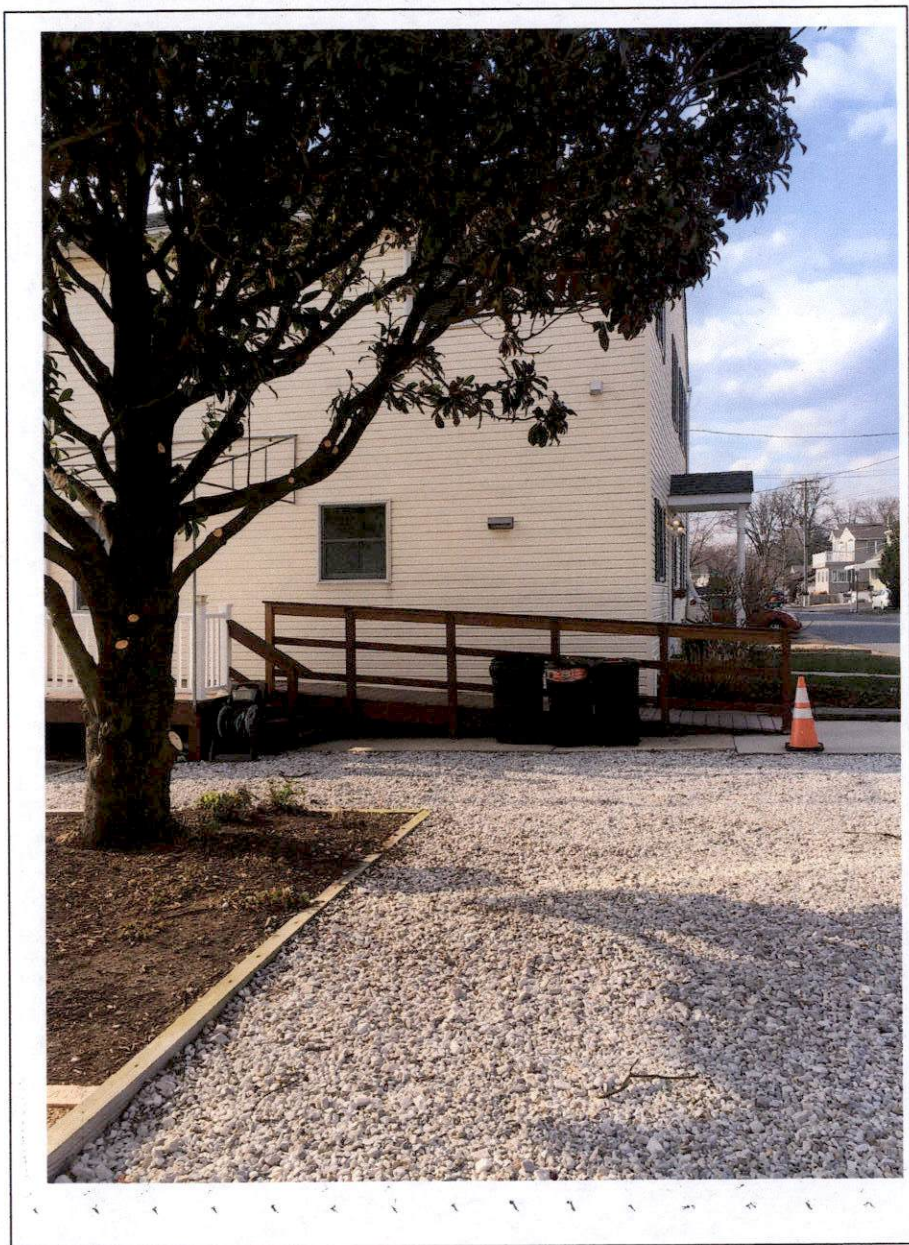
PEOPLE'S COUNSEL APPEARANCE	Yes	☐	No	☐
PEOPLE'S COUNSEL COMMENT LETTER	Yes	☐	No	☐

Comments, if any: _____

Real Property Data Search

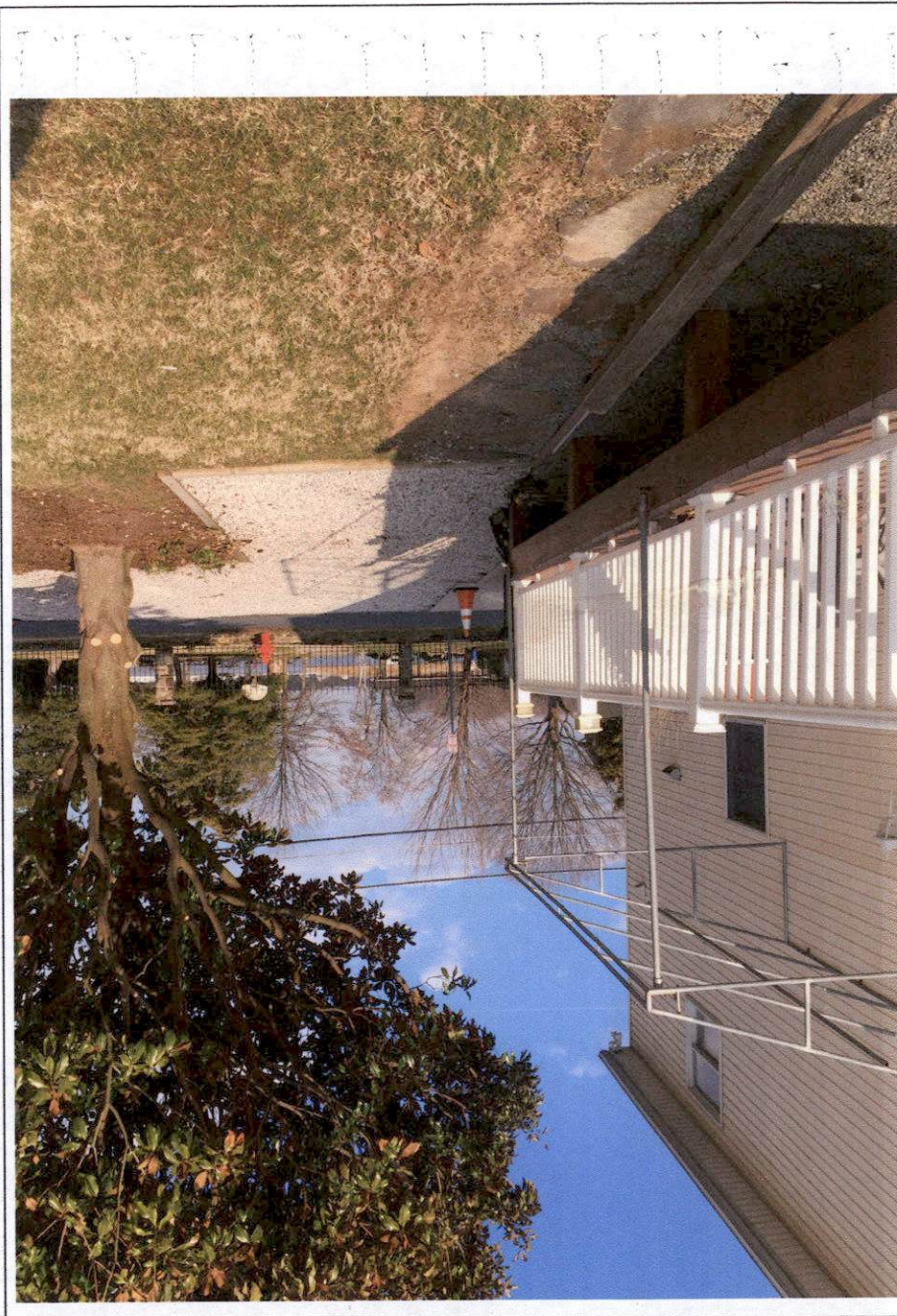
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1519640140			
Owner Information					
Owner Name:		PIERSON MARGARET A		Use:	RESIDENTIAL
Mailing Address:		1900 WILSON POINT RD BALTIMORE MD 21220-		Principal Residence:	YES
				Deed Reference:	/06698/ 00016
Location & Structure Information					
Premises Address:		1900 WILSON POINT RD BALTIMORE 21220- Waterfront		Legal Description:	
				BULL NECK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0098	0002	0199		0000	
					Block:
					141
					Lot:
					2018
					Assessment Year:
					2
					Plat No:
					0008/0011
					Plat Ref:
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1926		2,082 SF			
				Property Land Area	
				4,293 SF	
				County Use	
				34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	STANDARD UNIT	SIDING	2 full	
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	
			01/01/2018	07/01/2017	
				As of	
				07/01/2018	
Land:		259,500	259,500		
Improvements		154,100	159,800		
Total:		413,600	419,300	413,600	415,500
Preferential Land:		0			0
Transfer Information					
Seller: SPARWASSER PEGGY		Date: 04/19/1984		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06698/ 00016		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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	0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 12/27/2017					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					



2018-0277-A

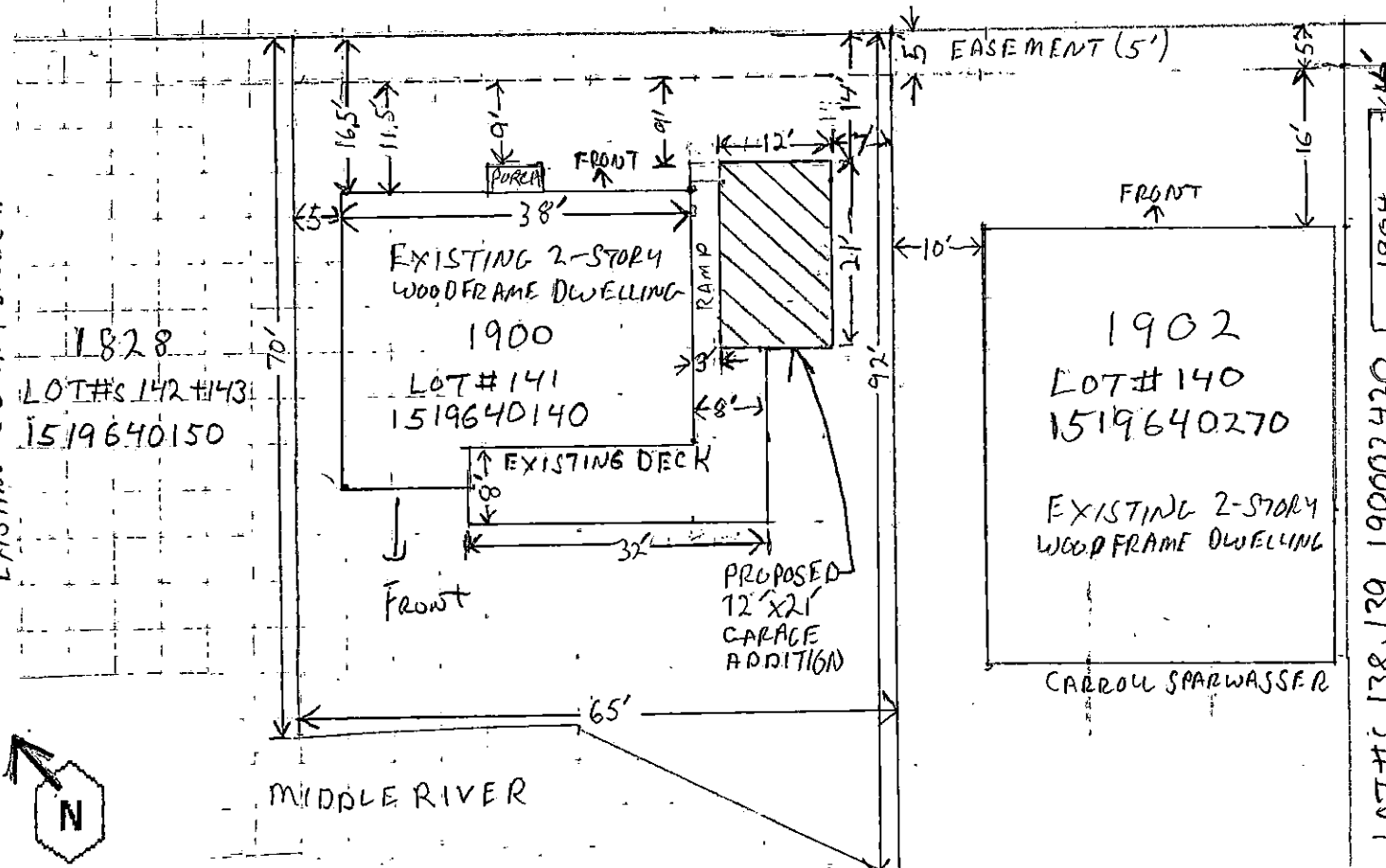
Z018-0277-A



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 1900 WILSON POINT ROAD OWNER(S) NAME(S) MARGARET A. PIERSON
 SUBDIVISION NAME _____ LOT # 141 BLOCK # _____ SECTION # _____
 PLAT BOOK # 008 FOLIO # 011 10 DIGIT TAX # 1519640140 DEED REF. # 6698-10016

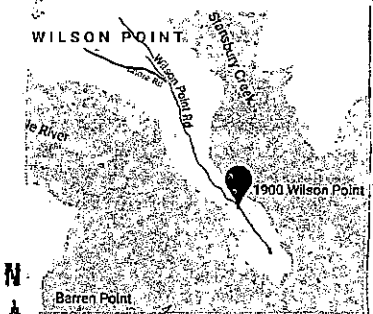
WILSON POINT ROAD (18' R/W)

CHARLES SPARWASSER
 EXISTING 2-STORY DWELLING



PLAN DRAWN BY CARROLL SPARWASSER DATE 3/12/18 SCALE: 1 INCH = 20 FEET
 2018-0277-A

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 098A1
 SITE ZONED DR5.5
 ELECTION DISTRICT 15ED
 COUNCIL DISTRICT 6CD
 LOT AREA ACREAGE _____
 OR SQUARE FEET 4,293 SF
 HISTORIC? NO
 IN CBCA? YES
 IN FLOOD PLAIN? YES-AE
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

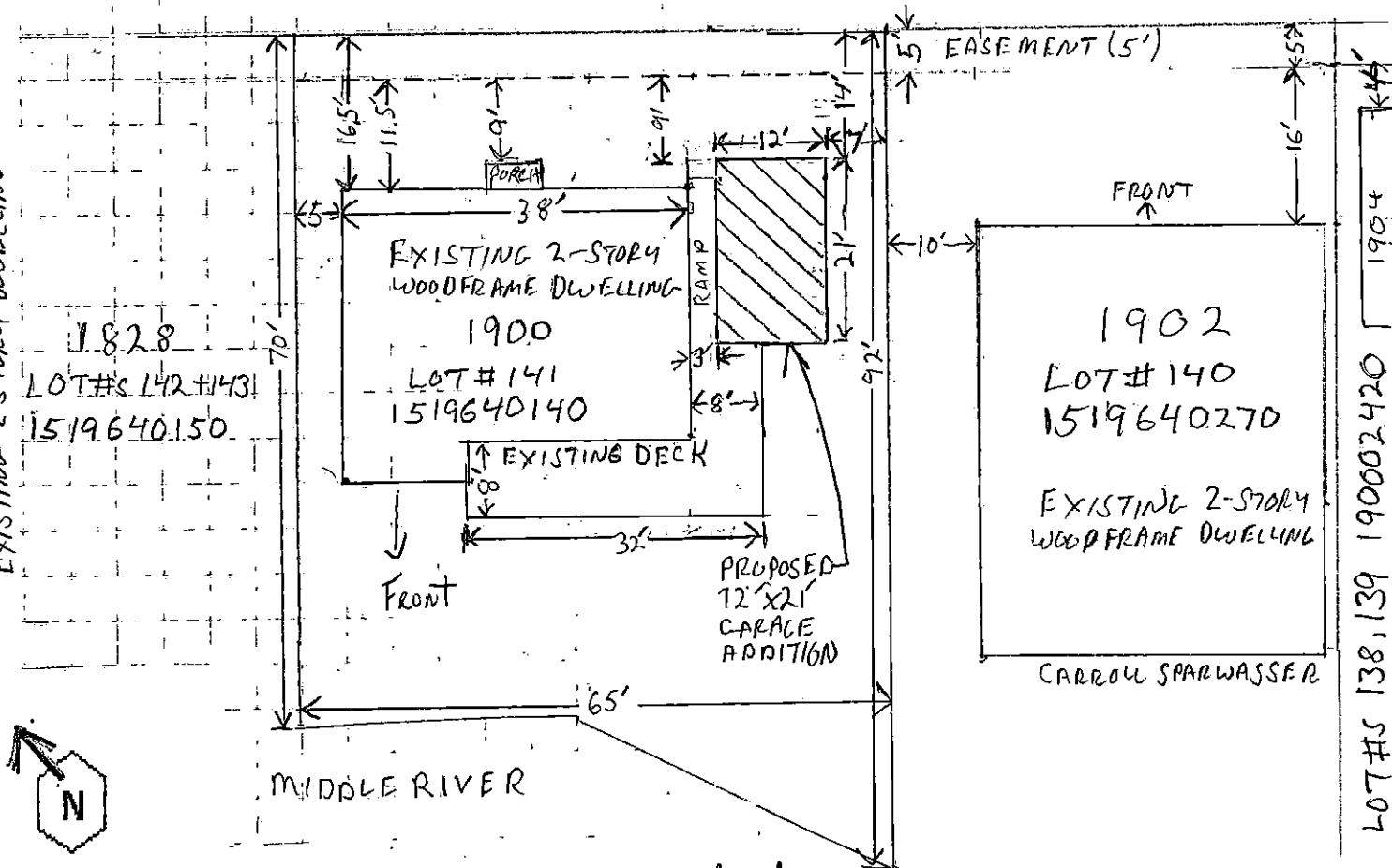
Pet Ex. 1

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 SUBDIVISION NAME _____ LOT # 141 BLOCK # _____ SECTION # _____
 PLAT BOOK # 008 FOLIO # 011 10 DIGIT TAX # 1519640140 DEED REF. # 06698-10016

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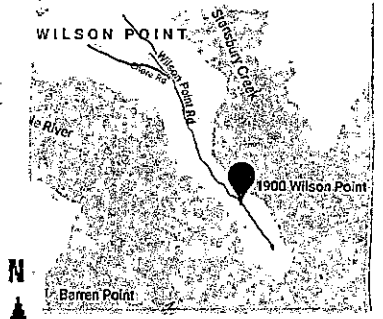
CHARLES SPARWASSER

EXISTING 2-STORY DWELLING



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 2018-0277-A

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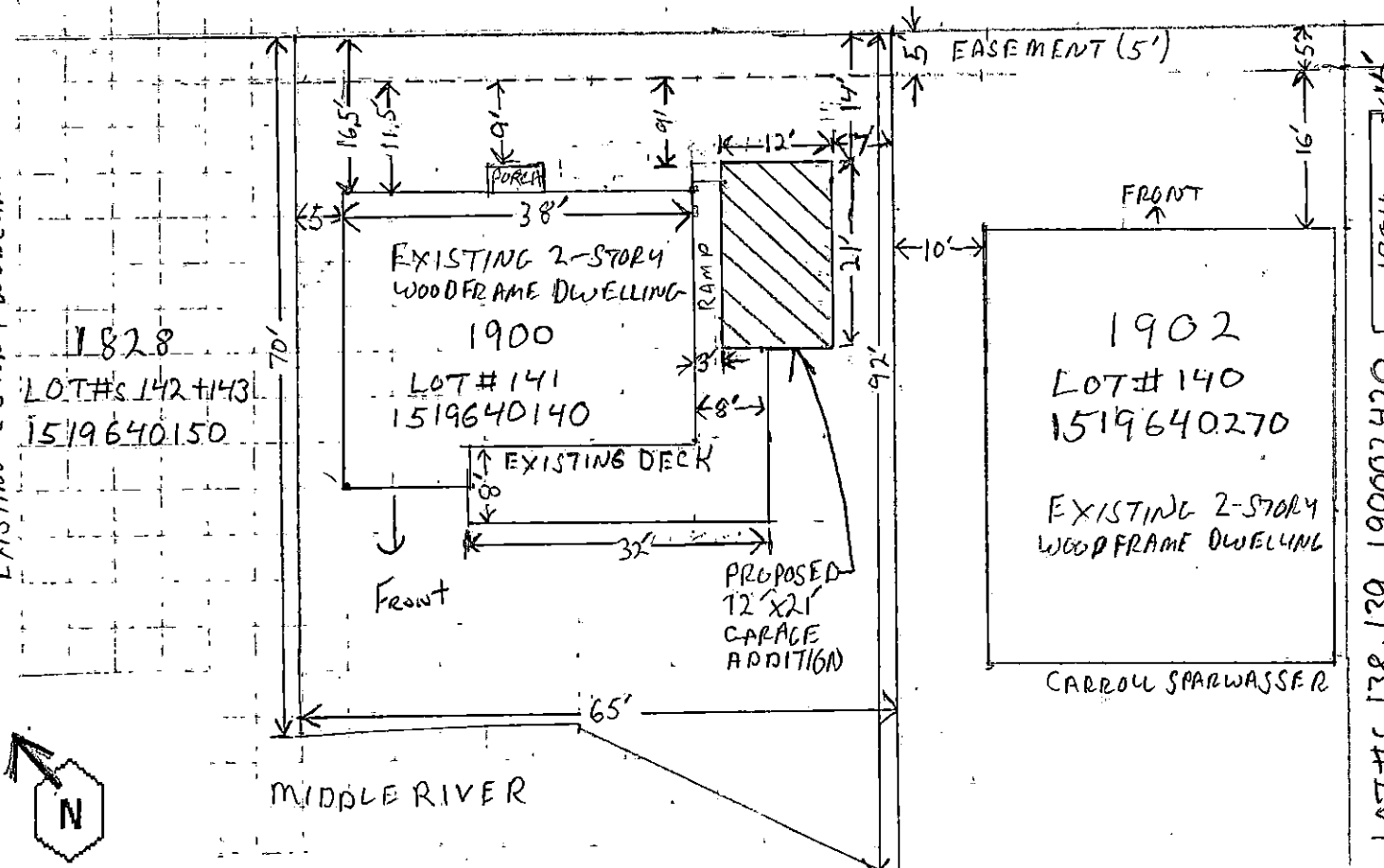
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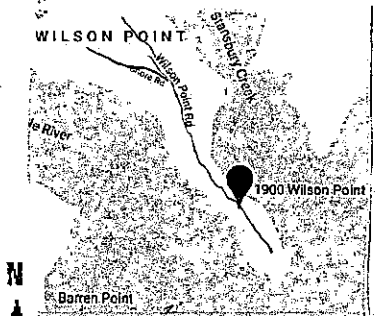
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EXISTING 2-STORY DWELLING



PLAN DRAWN BY CARROLL SPARWASSER DATE 3/12/18 SCALE: 1 INCH = 20 FEET

2018-0277-A

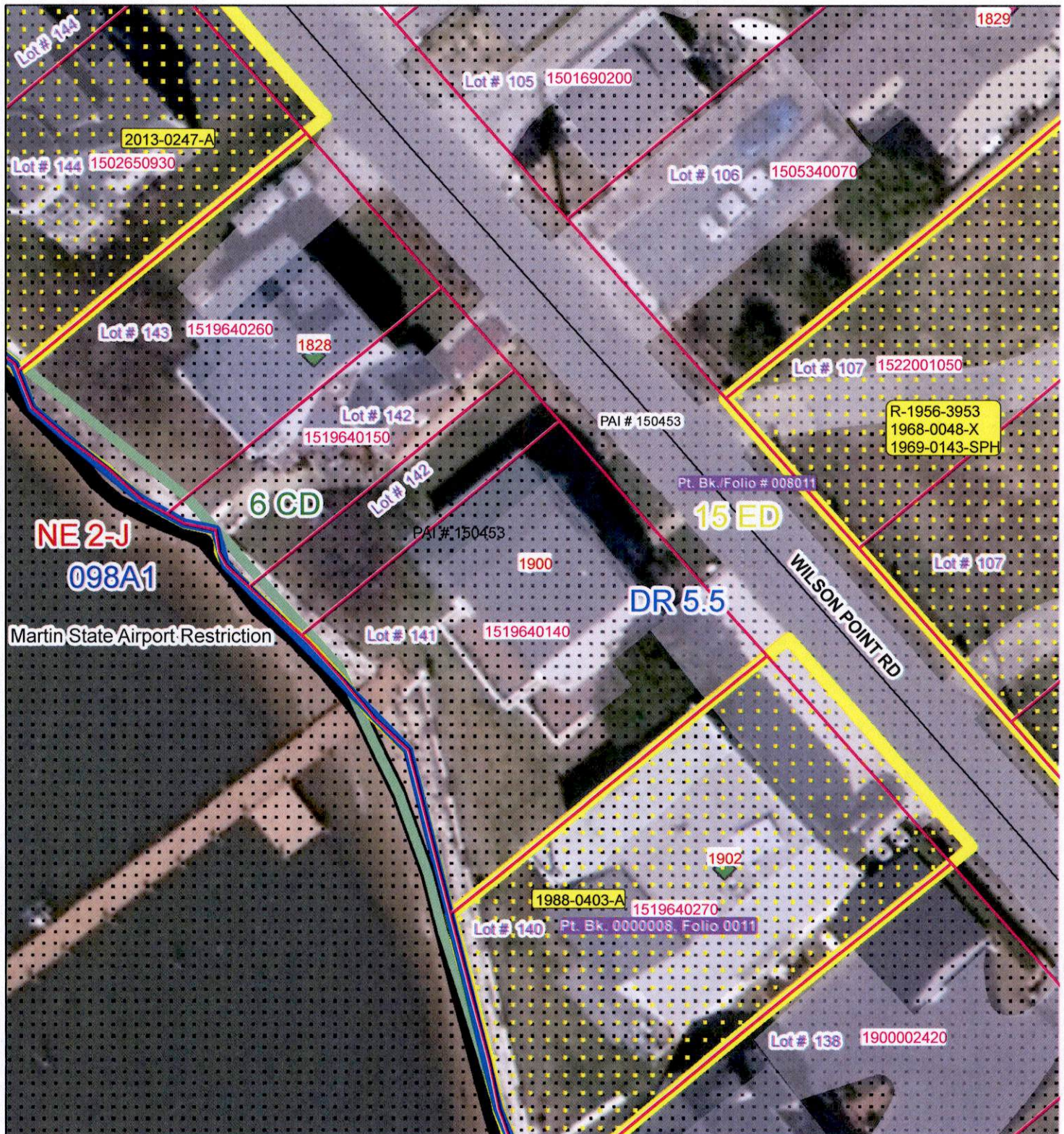
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 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

1900 Wilson Point Road 2C .8-0277-A



Publication Date: 4/17/2018



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



0 5 10 20 30 40
Feet

1 inch = 30 feet

