

M E M O R A N D U M

DATE: June 28, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0256-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 27, 2019. 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

/dlw

IN RE: PETITION FOR VARIANCE

(3806 Chestnut Road)

15th Election District

6th Council District

Brian & Tracy Logue

Legal Owners

Petitioners

*

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*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0256-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Brian & Tracy Logue, legal owners (“Petitioners”). The Petitioners are requesting variance relief from Sections 1A04.3.A and 1A04.3.B.2.b of the Baltimore County Zoning Regulations (“BCZR”) to permit a replacement dwelling with a height of 40 feet and side yard setbacks of 8 feet and 10 feet in lieu of the maximum permitted 35 feet and required 50 feet and 50 feet, respectively. A site plan was marked as Petitioners’ Exhibit 1.

Brian & Tracie Logue and David Billingsley appeared in support of the petition. Sheila Johnson (a neighbor), represented by John Gontrum, Esq., opposed the request. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (ZAC) comment was received from the Bureau of Development Plans Review (“DPR”).

The subject property is approximately 21,900 square feet in size and is zoned RC-5. The property was formerly improved with a single-family dwelling although that was razed recently. Petitioners propose to construct a new dwelling on the lot but require variances given the substantial setback requirements imposed by the RC-5 regulations.

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

ORDER RECEIVED FOR FILING

Date 5/28/19

By SEN

GRADE: REGR. - 1. FOR PLU. 10

- 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 lot was created long before the adoption of the BCZR and the property is therefore unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to construct a new 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.

Ms. Johnson expressed concern that the new home would block her view of the water (*i.e.*, Seneca Creek). Following the public hearing Mr. Billingsley prepared a plan whereon he “field located” the dwellings and decks of the adjoining homes at 3804 and 3808 Chestnut Road. That plan was marked as Pets.’ Ex. 10, and Ms. Johnson signed the plan indicating the proposed location of the dwelling was acceptable.

THEREFORE, IT IS ORDERED, this 28th day of **May, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to Sections 1A04.3.A and 1A04.3.B.2.b of the Baltimore County Zoning Regulations (“BCZR”) to permit a replacement dwelling with a height of 40 feet and side yard setbacks of 8 feet and 10 feet in lieu of the maximum permitted 35 feet and required 50 feet and 50 feet, respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.
- Prior to issuance of permits Petitioners must comply with flood protection regulations.

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2

Date

5/28/19

By

Sen

- Within six (6) months of occupying the proposed dwelling Petitioners must remove the opaque walls from the gazebo and replace same with windows.
- No decks or additions of any kind to the proposed dwelling other than as shown on the site plan (Exhibit 1) shall be permitted to extend closer to the waterfront.

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 5/28/19

By sen



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 3806 CHESTNUT ROAD which is presently zoned RC5
Deed References: L. 40772 F. 238 10 Digit Tax Account # 1518721260
Property Owner(s) Printed Name(s) BRIAN S. LOGUE, JR. & TRACY A. LOGUE

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ a **Variance** from Section(s)

1A04.3.A AND 1A04.3.B.2.b (BCZR) TO PERMIT A REPLACEMENT DWELLING WITH A HEIGHT OF 40 FEET AND SIDE YARD SETBACKS OF 8 FEET AND 10 FEET IN LIEU OF THE MAXIMUM PERMITTED 35 FEET AND REQUIRED 50 FEET AND 50 FEET RESPECTIVELY.

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 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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

BRIAN S. LOGUE SR. TRACY A. LOGUE

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1 Brian Logue

Signature #2 Tracy A. Logue

3338 CHOPTANK AVE BALTO, MD.

Mailing Address City State

21220 (443)243-2995 blogue02@

Zip Code Telephone # Email Address

icloud.com

Representative to be contacted:

DAVID BILLINGSLEY

Name - Type or Print

Signature David Billingsley

601 CHARWOOD CT EDGEWOOD MD.

Mailing Address City State

21040 (410)679-8719, dwb0209@yahoo.com

Zip Code Telephone # Email Address

CASE NUMBER 2019-0256-A Filing Date 3/5/19

Do Not Schedule Dates: Reviewer CF

ZONING DESCRIPTION
3806 CHESTNUT ROAD

Beginning for the same at a point on the northwest side of Chestnut Road (30 feet wide) distant 370 feet southwesterly from its intersection with the center of Seneca Road (30 feet wide), thence being all of Lot 110 as shown on the plat entitled Plat 2, Bowleys Quarters recorded among the Baltimore County plat records in Plat Book 7 Folio 13.

Containing 21,900 square feet or 0.503 acre of land, more or less.

Being known as 3806 Chestnut Road. Located in the 15TH Election District, 6TH Councilmanic District of Baltimore County, MD.

2019-0256-A



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

March 27, 2019

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: 2019-0256-A

3806 Chestnut Road
NW Chestnut Road, 370 ft. SW of Seneca Road
15th Election District – 6th Councilmanic District
Legal Owners: Brian Logue, Sr., Tracy Logue

Variance to permit a replacement dwelling with a height of 40 ft. and side yard setback of 8 ft. and 10 ft. in lieu of the maximum permitted 35 ft. and required 50 ft. and 50 ft. respectively.

Hearing: Monday, April 29, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Mike Mohler
Director

MM:kl

C: Brian & Tracy Logue, 3338 Choptank Avenue, Baltimore 21220
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 9, 2019.**
- (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: THE DAILY RECORD
Tuesday, April 9, 2019 - Issue

Please forward billing to:
David Billingsley
601 Charwood Court
Edgewood, MD 21040

410-679-8719

NOTICE OF ZONING HEARING

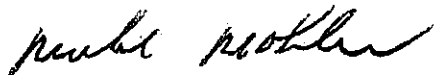
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Mike Mohler
Director of Permits, Approvals and Inspections for Baltimore County

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The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11723530
Case #: 2019-0256-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0256-A

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

4/9/2019



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

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CASE NUMBER: 2019-0256-A

3806 Chestnut Road

NW Chestnut Road, 370 ft. SW of Seneca Road

15th Election District - 6th Councilmanic District

Legal Owners: Brian Logue, Sr, Tracy Logue

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Mike Mohler

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 410-887-3883.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

ap9

4/29/19
10 AM

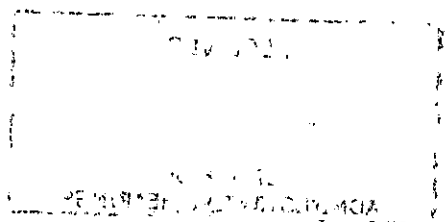
Débra Wiley

From: David Billingsley <dwb0209@yahoo.com>
Sent: Wednesday, April 24, 2019 10:55 AM
To: Administrative Hearings
Cc: Brian Logue
Subject: 3806 CHESTNUT RD. CASE NO. 2019-0256-A
Attachments: Scan1944.pdf

POSTING RECERTIFICATIONS ATTACHED

Dave Billingsley
Central Drafting and Design
410-679-8719 OFFICE
410-458-1401 CELL





CERTIFICATE OF POSTING

RECERTIFIED 4/24/19
Date: APRIL 5, 2019

RE: Project Name: 3806 CHESTNUT AVENUE #1
Case Number /PAI Number: 2019-0256-A
Petitioner/Developer: LOGUE
Date of Hearing/Closing: APRIL 5, 2019

RECEIVED

APR 24 2019

OFFICE OF
ADMINISTRATIVE HEARINGS

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 3806 CHESTNUT AVENUE

The sign(s) were posted on APRIL 5, 2019
(Month, Day, Year)



David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

RECERTIFIED 4/24/19
Date: APRIL 5, 2019

RE: Project Name: 3806 CHESTNUT AVENUE #2
Case Number /PAI Number: 2019-0256-A
Petitioner/Developer: LOGUE
Date of Hearing/Closing: APRIL 5, 2019

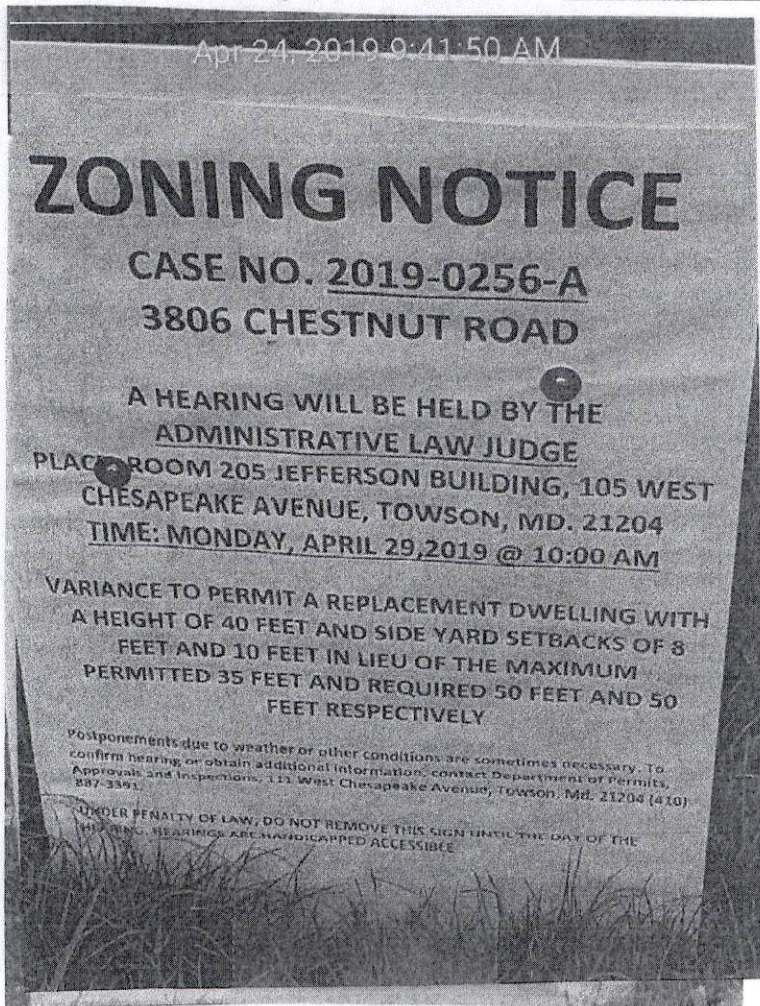
RECEIVED
APR 24 2019
OFFICE OF ADMINISTRATIVE HEARINGS

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 3806 CHESTNUT AVENUE

The sign(s) were posted on _____

RECERTIFIED 4/24/19
APRIL 5, 2019

(Month, Day, Year)



David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

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(Street Address of Sign Poster)

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(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: APRIL 5, 2019

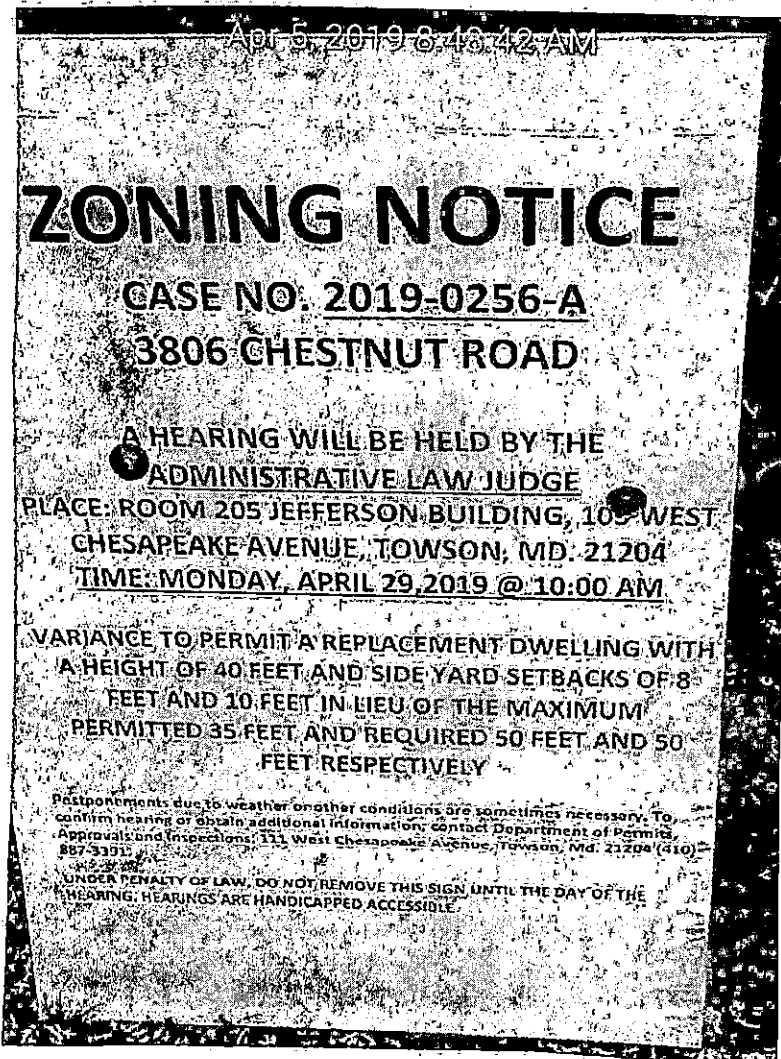
RE: Project Name: 3806 CHESTNUT AVENUE #1
Case Number /PAI Number: 2019-0256-A
Petitioner/Developer: LOGUE
Date of Hearing/Closing: APRIL 5, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 3806 CHESTNUT AVENUE

The sign(s) were posted on

APRIL 5, 2019

(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: APRIL 5, 2019

RE: Project Name: 3806 CHESTNUT AVENUE #2
Case Number /PAI Number: 2019-0256-A
Petitioner/Developer: LOGUE
Date of Hearing/Closing: APRIL 5, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 3806 CHESTNUT AVENUE

The sign(s) were posted on

APRIL 5, 2019

(Month, Day, Year)

Apr 5, 2019 8:48:17 AM

ZONING NOTICE

CASE NO. 2019-0256-A
3806 CHESTNUT ROAD

A HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE

PLACE ROOM 205 JEFFERSON BUILDING, 105 WEST
CHESAPEAKE AVENUE, TOWSON, MD. 21204
TIME: MONDAY, APRIL 29, 2019 @ 10:00 AM

VARIANCE TO PERMIT A REPLACEMENT DWELLING WITH
A HEIGHT OF 40 FEET AND SIDE YARD SETBACKS OF 8
FEET AND 10 FEET IN LIEU OF THE MAXIMUM
PERMITTED 35 FEET AND REQUIRED 50 FEET AND 50
FEET RESPECTIVELY

Prothonotary due to weather or other conditions may announce hearing date by
posting hearing or closing date on the premises, contact the clerk of the court,
Agricultural and Forestry, 151 West Chesapeake Avenue, Towson, MD 21204 (410)
287-3229

UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL THE DAY OF THE
HEARING. IF REMOVED, THE HANDWRITTEN ACKNOWLEDGE

David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

RE: PETITION FOR VARIANCE
3806 Chestnut Road; NW of Chestnut Road,
370' SW of Seneca Road
15th Election & 6th Councilmanic Districts
Legal Owner(s): Brian, Sr. & Tracy Logue
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-256-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.

RECEIVED
MAR 13 2019

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 13th day of March, 2019, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, 601 Charwood Court, Edgewood, Maryland 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2019-0256-A
Property Address: 3806 CHESTNUT RD
Property Description: NW SIDE CHESTNUT ROAD 370' SWY OF
E SENECA RD
Legal Owners (Petitioners): BRIAN S. LOGUE JR.
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID BILLINGSLEY
Company/Firm (if applicable): _____
Address: 601 CHARWOOD CT
EDGEWOOD MD 21040
Telephone Number: (410) 679-8719

Revised 7/9/2015

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

No. **181904**

Date: **3-5-19**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 3/06/2019 3/05/2019 09:36:41 5

REG MS05 WALKIN LRB
 >>RECEIPT H 997968 3/05/2019 OFLN
 Dept 5 525 ZONING VIOLATION CITATION
 NO. 181904

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Recpt Tot \$ 75.00
 755.51 OT
 Baltimore County, Maryland

Total: **75.00**

Rec

From: **Variance # 2019-0256-A**

For:

3806 Chestnut Rd

**CASHIER'S
 VALIDATION**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

April 24, 2019

Brians S. Logue Sr.
3338 Choptank Ave
Baltimore MD 21220

RE: Case Number: 2019-0256-A, 3806 Chestnut Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 5, 2019. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
David Billingsley 601 Charwood Ct Edgewood MD 21040

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals
And Inspections
Me
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For March 18, 2019
Item No. 2019-0256-A

DATE: March 29, 2019

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

Prior to building permit application, the petitioner must contact the Office of the Director of Public Works in writing to determine the flood protection elevation so that the first floor elevation can be established.

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Department of Permits, Approvals and Inspections

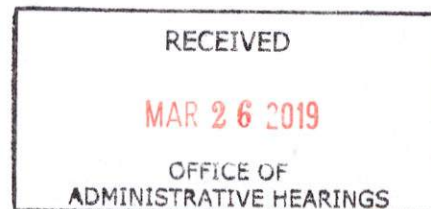
DATE: 3/26/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-256

INFORMATION:

Property Address: 3806 Chestnut Road
Petitioner: Brian S. Logue Sr., Tracy A. Logue
Zoning: RC 5
Requested Action: Variance



The Department of Planning has reviewed the petition for variance to permit a proposed single family dwelling with a height of 40 feet and side yard setbacks (property line) of 8 and 10 feet in lieu of the maximum permitted 35 feet and 50 feet respectively.

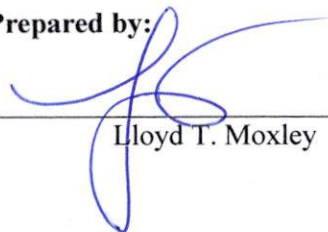
A site visit was conducted on March 19, 2019.

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

Please be advised this proposal is subject to the RC 5 Performance Standards as listed in §1A04.4 of the BCZR. Architectural elevations must be submitted to the Department of Planning for review at the time of building permit application.

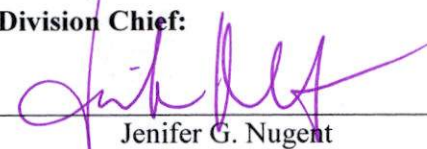
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

JM/JGN/LTM/

c: Krystle Patchak
David Billingsley, Central Drafting & Design
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Department of Permits, Approvals and Inspections

DATE: 3/26/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-256

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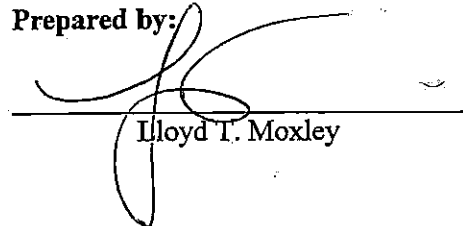
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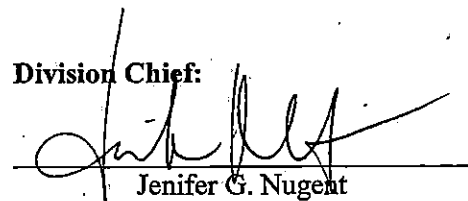
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

JM/JGN/LTM/

c: Krystle Patchak
David Billingsley, Central Drafting & Design
Office of the Administrative Hearings
People's Counsel for Baltimore County

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 3/13/19

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

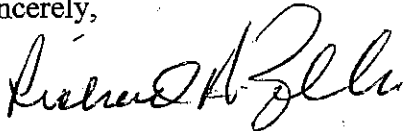
Dear Ms. Lewis:

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. 2019-0256-A

*Variance
Brian S. Logue, Sr. Tracy A. Logue
3806 Chestnut 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

DW
6-28-19

Sen
5/28/19

**PETITIONER'S EXHIBITS
3806 CHESTNUT ROAD
CASE NO. 2019-0256-A**

1. PLAT TO ACCOMPANT PETITION DATED FEBRUARY 25, 2019 (NO CHANGES)
2. SDAT REAL PROPERTY DATA SEARCH (NO UPDATED TO CURRENT OWNER)
3. DEED OF RECORD DATED FEBRUARY 28, 2019 LIBER 41320 FOLIO 350
4. AERIAL PHOTO (BALTIMORE COUNTY MY NEIGHBORHOOD)
5. AERIAL PHOTO (GOOGLE MAPS)
- 6A-F. PHOTOS
7. BUILDING ELEVATIONS
8. COPY OF CASE NO. 2015-0298-A

9. 1995 Aerial photo
10. Field Location plans

PROTESTANT EX.

1. Photo-Gazebo
2. Photo-neighbor's home
3. Aerial photo
4. Photo-subject property w/ water view

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 15 Account Number - 1518721260			
Owner Information					
Owner Name:		PERRY HALL PROPERTIES LLC		Use:	RESIDENTIAL
Mailing Address:		9616 BELAIR RD BALTIMORE MD 21236-		Principal Residence:	NO
				Deed Reference:	/40272/ 00238
Location & Structure Information					
Premises Address:		3806 CHESTNUT RD MIDDLE RIVER 21220-4023 Waterfront		Legal Description:	.506AC BOWLEYS QUARTERS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0091	0022	0150		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	2
	110	2018		0007/0013	
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1952	2,344 SF		22,029 SF	34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	STANDARD UNIT	SIDING	2 full/ 1 half	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2018	07/01/2018	07/01/2019	
Land:	264,500	186,500			
Improvements	152,900	191,600			
Total:	417,400	378,100	378,100	378,100	
Preferential Land:	0			0	
Transfer Information					
Seller: BOHLEN RONALD E		Date: 05/23/2018		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /40272/ 00238		Deed2:	
Seller: RUSSELL T BAKER & CO INC		Date: 04/21/1983		Price: \$85,500	
Type: ARMS LENGTH IMPROVED		Deed1: /06515/ 00332		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
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: Denied					
Homeowners' Tax Credit Application Information					

PETITIONER'S
EXHIBIT NO. 2

~~1A03.~~

1A04.3.A and 1A04.3.B.2.b

To permit a height of ~~35~~^{40'} feet and
side yard setbacks of 8 feet and 10 feet
in lieu of the ~~40' setbacks~~ max permitted 35 feet,
50 feet and 50 feet respectively for a
Ryple

②/3

Simply Title, LLC
 File No. 18-1085
 Tax ID # 15-15-18-721260

This Deed, made this 28th day of February, 2019, by and between Perry Hall Properties, LLC, GRANTOR, and Tracy A. Logue, by Brian S. Logue, Sr., her Attorney in Fact and Brian S. Logue, Sr., GRANTEES.

Witnesseth -

That in consideration of the sum of Three Hundred Twenty-Five Thousand and 00/100 Dollars (\$325,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 110, as shown on a Plat of "Bowleys Quarters, Plat No. 2", which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 13.

(ADDRESS REFERENCE IS FOR INFORMATIONAL PURPOSES ONLY
 The improvements thereon being known as 3806 Chestnut Road, Baltimore, MD 21220

BEING the fee simple property which, by Deed dated May 1, 2018, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 40272, Folio 238, was granted and conveyed by James D. O'Connor and Ellyn S. Butler, Substitute Trustees unto Perry Hall Properties, LLC, the herein Graaantor.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Tracy A. Logue, by Brian S. Logue, Sr., her Attorney in Fact and Brian S. Logue, Sr., as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

LR - Deed (w Taxes)
 Recording only \$120.00
 Name: logue
 Ref:
 LR - Deed (with Taxes)
 Surcharge 40.00
 LR - Deed State
 Transfer Tax 1,625.00
 LR - MR Tax - 1kd 0.00
 SubTotal: 2,685.00
 Total: 1,765.00
 04/16/2019 01:17
 #11974635 C00301 - C003-C6
 Baltimore
 County/CC03.01.04 -
 Register 04

PETITIONER'S
 EXHIBIT NO. 3

And the Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant Specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

PERRY HALL PROPERTIES, LLC

Susan A. Dembeck
Witness

By Andrea Niedzwicki (SEAL)
Andrea Niedzwicki, Collections Manager

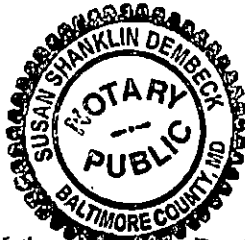
[Corporate Seal]

STATE OF MARYLAND
COUNTY OF BALTIMORE

} ss

I hereby certify that on this 28th day of February, 2019 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Andrea Niedzwicki, Collections Manager, and that as such office being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the limited liability company, by herself as such officer and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all, or substantially all, of the property and assets of the limited liability company, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Susan A. Dembeck
Notary Public

My Commission Expires: 9-23-19

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Matthew J. Parr
Matthew J. Parr, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Simply Title, LLC
1103 North Point Blvd.
Suite 402
Baltimore, Maryland 21224

3806 CHESTNUT RD



PETITIONER'S
EXHIBIT NO. 4

3712

3806 CHESTNUT ROAD

Write a description for your map.

Legend

 3806 Chestnut Rd

PETITIONER'S
EXHIBIT NO. 5

SITE

 3806 Chestnut Rd

Chestnut Rd

Google Earth

© 2018 Google

200 ft





#3804

#3806

7 20 6 4 23

A

3808

#3804

3806

B



#3804



3804



3808



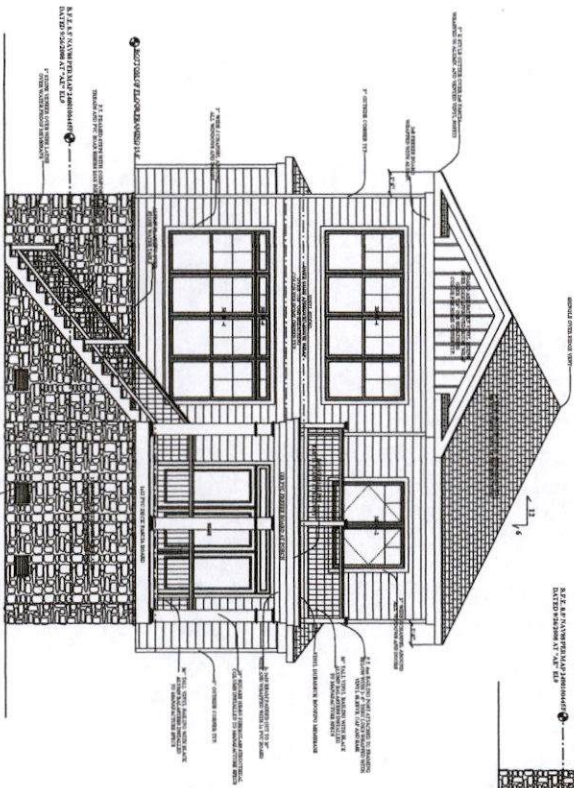


#3814

#3810

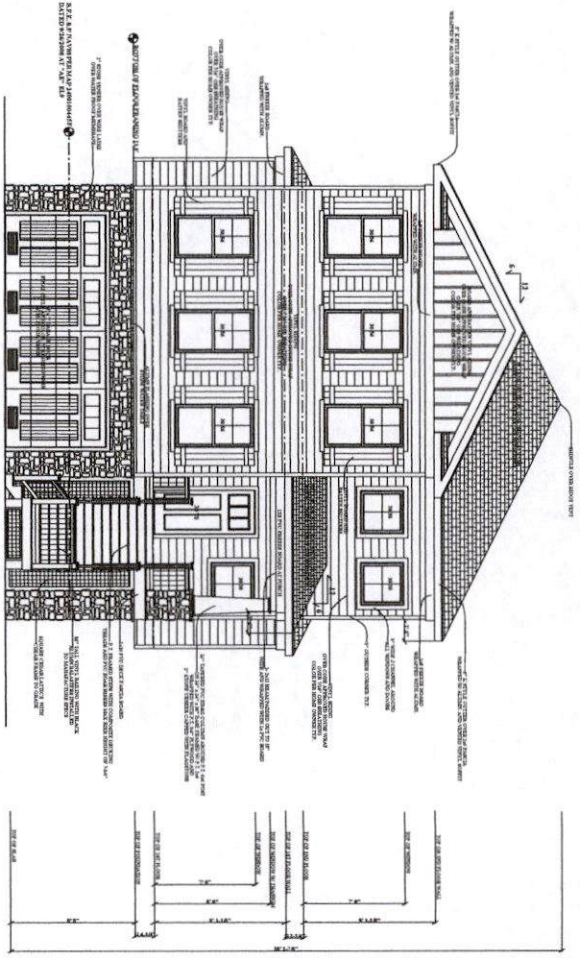
#3808

F



FRONT ELEVATION

WATER SIDE



REAR ELEVATION

STREET SIDE

PETITIONER'S
EXHIBIT NO. 7

REVISIONS BY	DATE
1/11/19	RB
2/8/19	RB



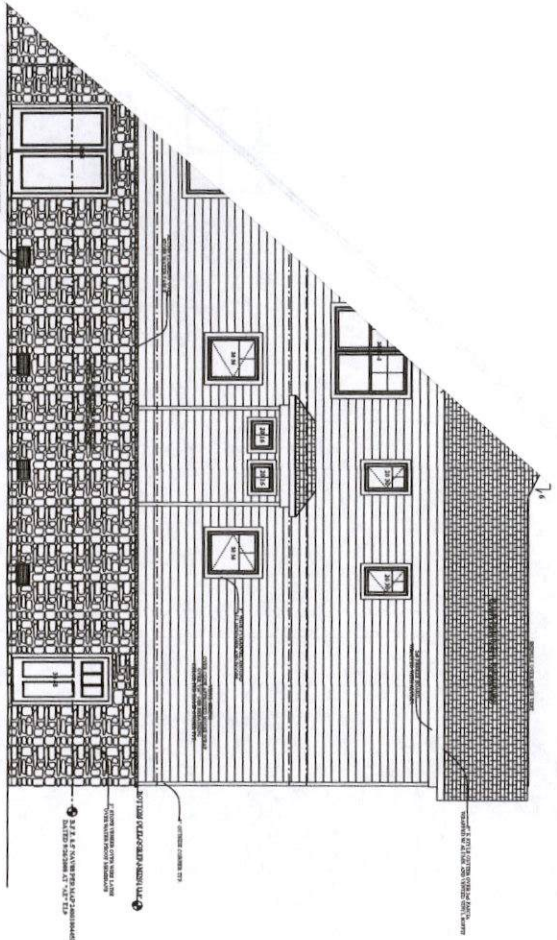
2061 D MOUNT HOREB RD STREET MD 21154
RBHOMEDESIGN@HOTMAIL.COM
443-613-5115

THE LOGUE RESIDENCE
3806 CHESNUT RD
MIDDLE RIVER MD 21220

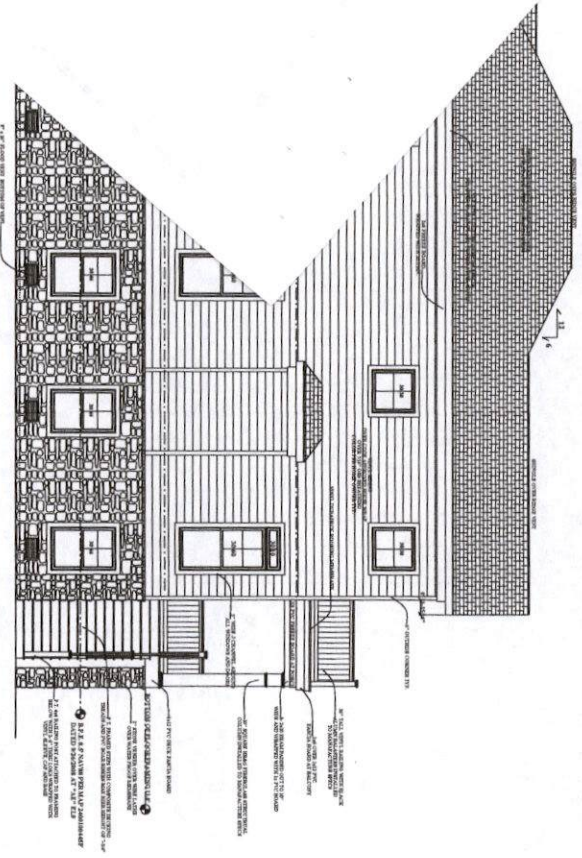
THE CONTRACTOR IS
RESPONSIBLE FOR DIMENSIONS
TO BE CONFIRMED AND CORRELATED
AT SITE FOR INFORMATION THAT
PERTAINS SOLELY TO THE FABRICATION
PROCESSES OR TO THE MEANS,
METHODS, TECHNIQUES, SEQUENCES,
AND PROCEDURES OF CONSTRUCTION
OF THE WORK OF ALL TRADES

RB HOME DESIGNS
DATE: 2/8/19
SCALE: 1/4" = 1'
DRAWN:
R. BREDLOW
FRONT / REAR
ELEVATIONS
SHEET NO.

A-1



RIGHT ELEVATION



LEFT ELEVATION

REVISIONS	BY
1/1/19	RB
2/8/19	RB



2061 D MOUNT HOREB RD STREET MD 21154
RBHOMEDSIGN@HOTMAIL.COM
443-613-5115

THE LOGUE RESIDENCE
3806 CHESNUT RD
MIDDLE RIVER MD 21220

THE CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED AT SITE FOR INFORMATION THAT PERTAINS SOLELY TO THE FABRICATION PROCESSES OR TO THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION OF THE WORK OF ALL TRADES

RB HOME DESIGNS
DATE: 2/8/19
SCALE: 1/4" = 1'
DRAWN: R. BREDLOW
LEFT / RIGHT ELEVATIONS
SHEET NO.

A-2



IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(3806 Chestnut Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Ronald E. and Donald H. Bohlen	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2015-0298-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, Ronald E. and Donald H. Bohlen. The Petitioner is requesting Variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (gazebo) in the front yard of a single family dwelling on a water front property in lieu of the permitted rear yard. 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. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 5, 2015, 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 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 22nd day of **July, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (gazebo) in the front yard of a single family dwelling on a water front property in lieu of the permitted rear yard, 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 comply with Critical Area and Floodplain regulations prior to building permit application.

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

Signed _____
JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

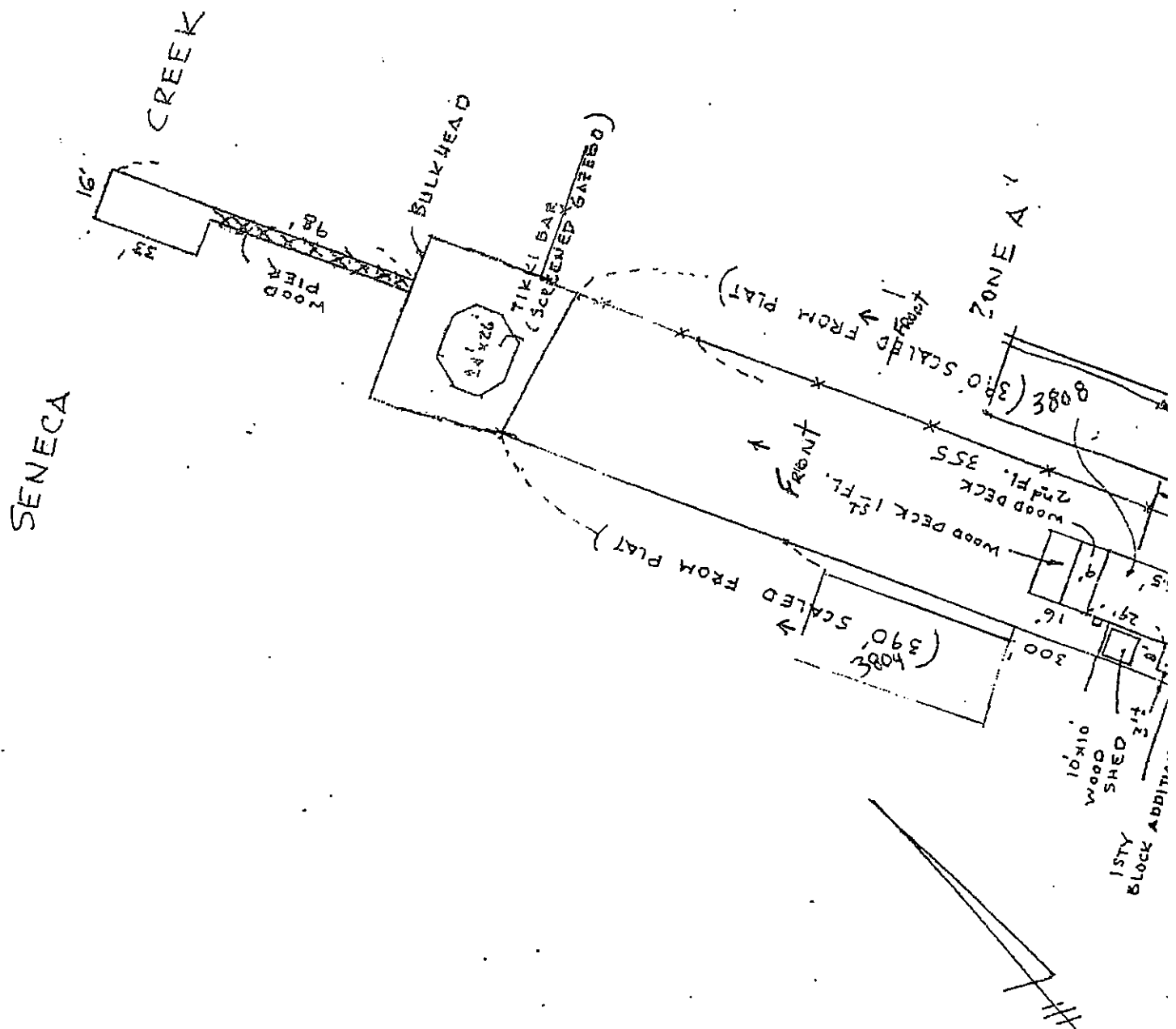
JEB:dlw

ZONING HEARING PLAN FOR VARIANCE X FOR

ADDRESS 3806 Chestnut Rd

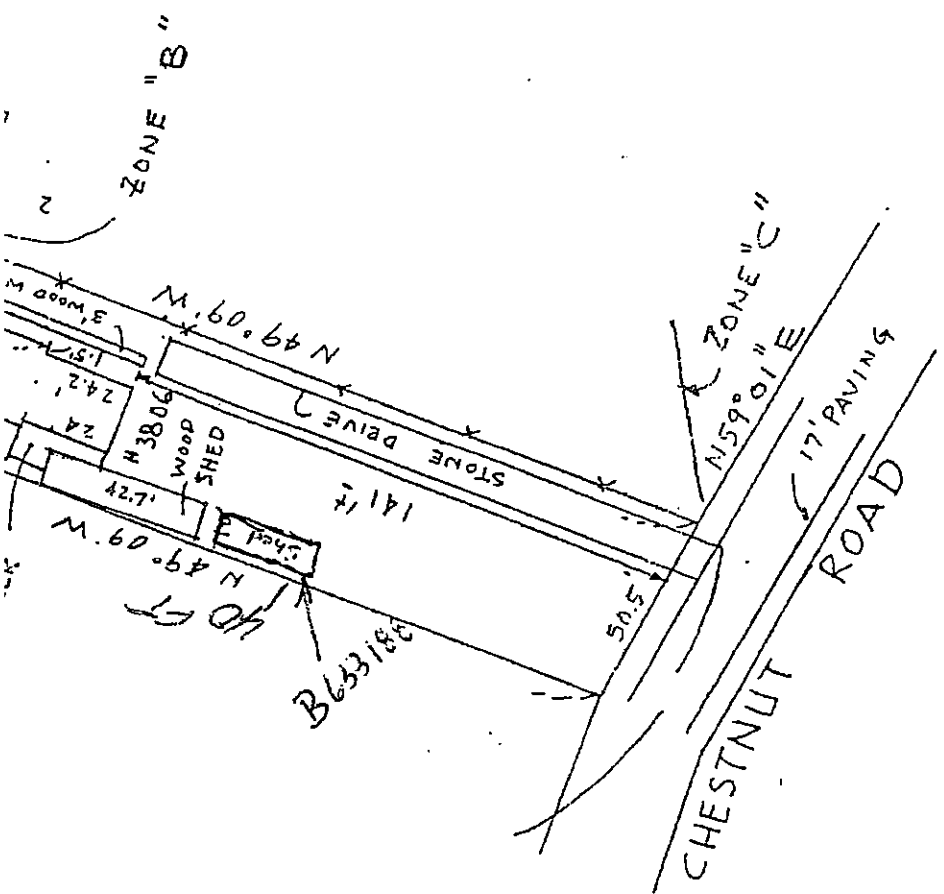
SUBDIVISION NAME Bowleys Quarter

PLAT BOOK # 7 FOLIO # 13 10 DIGIT TAX



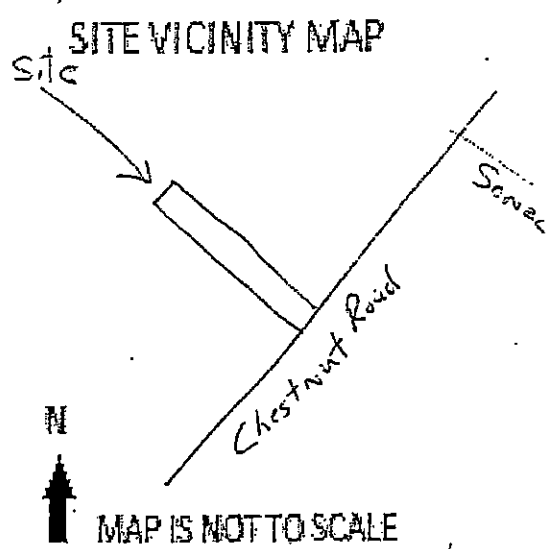
PLAN DRAWN BY DAVID H BOWEN DAT

SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
OWNER(S) NAME(S) Donald & Ronald E Bohlen
LOT # 110 BLOCK # _____ SECTION # _____
1518721260 DEED REF. # 06515 / 00332



2015-0298-A

020-2015 SCALE: 1 INCH = 50 FEET

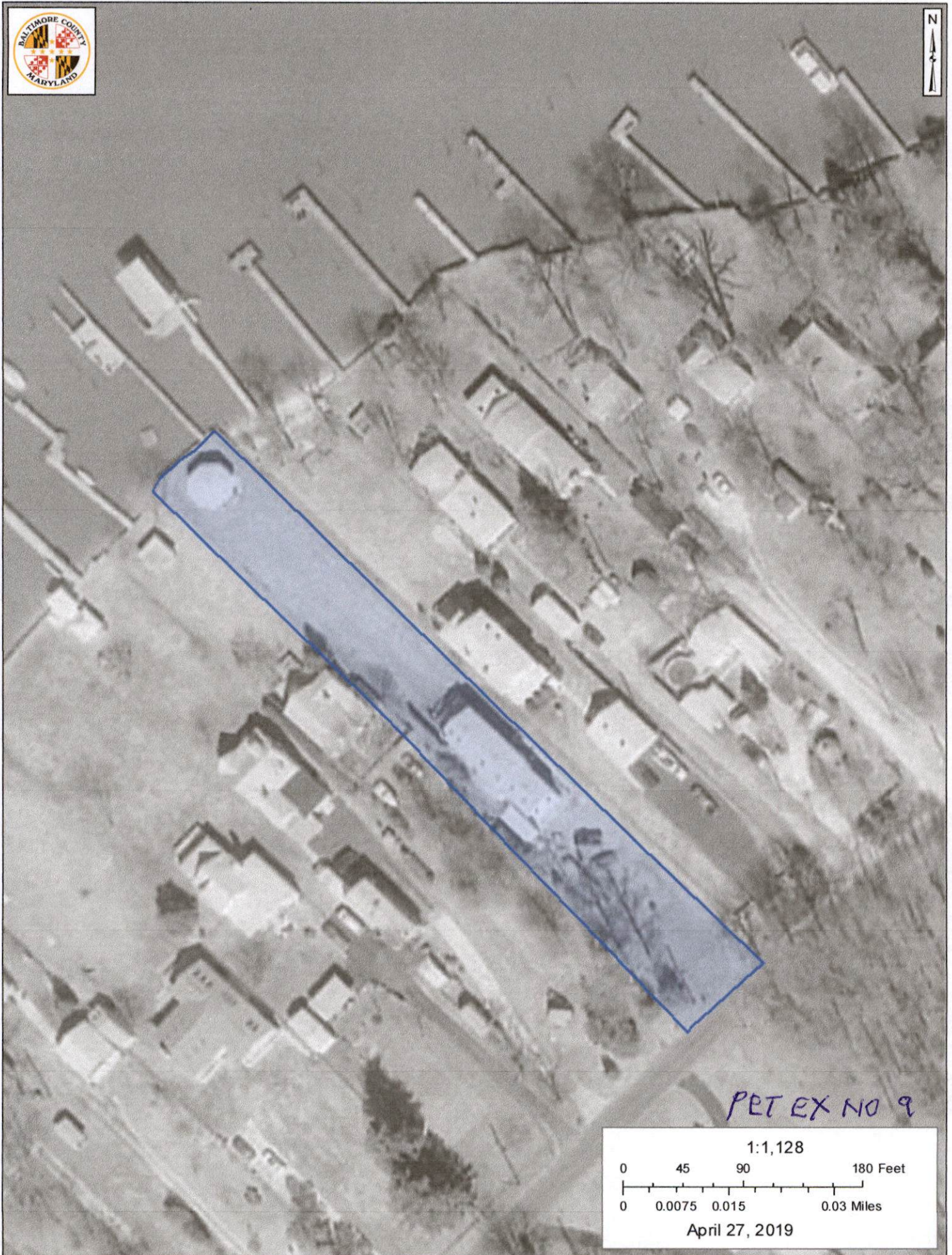


ZONING MAP# 091C3/091B3
SITE ZONED RC-5
ELECTION DISTRICT 15
COUNCIL DISTRICT 6
LOT AREA ACREAGE _____
OR SQUARE FEET 22,029
HISTORIC? NO
IN CBCA? Yes
IN FLOOD PLAIN? Yes
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

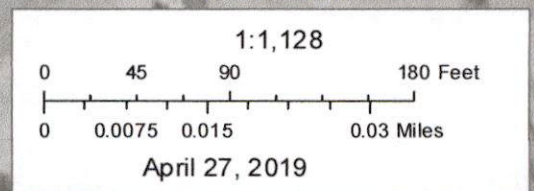
Per. ECR-1

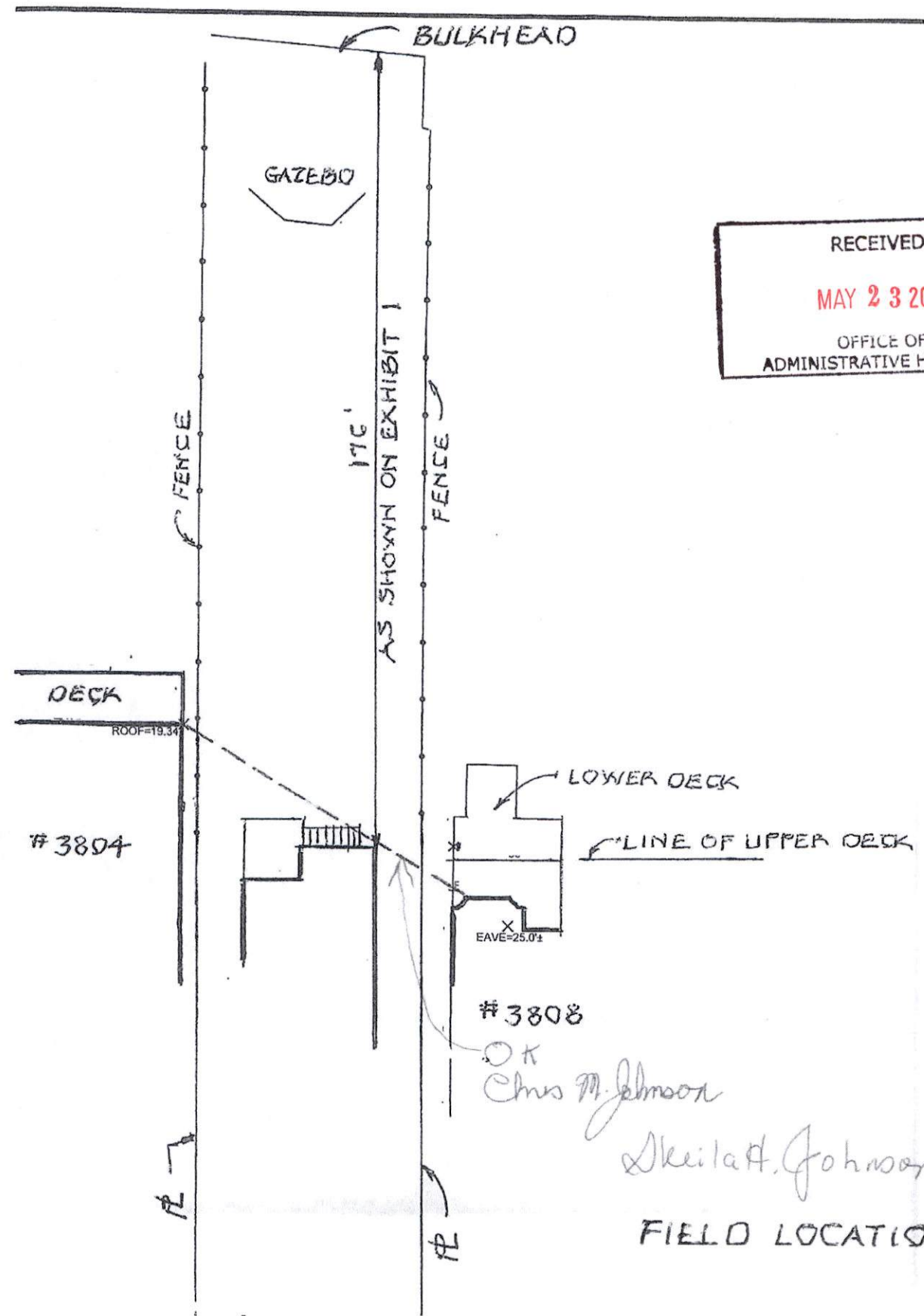
VIOLATION CASE INFO:

3806 CHESTNUT RD (1995 AERIAL PHOTO)



PET EX NO 9





RECEIVED
MAY 23 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

#3808

OK
Chris M. Johnson

Skella H. Johnson

FIELD LOCATIONS

PETITIONER'S
EXHIBIT NO. 10



EXHIBIT

tabbles

✓ Prot.



EXHIBIT
PROT.
1



EXHIBIT

tabbies

2 Prot.



EXHIBIT
3 Prot.

DI E

CASE NAME 3806 CHESTNUT ROAD
CASE NUMBER 2019-0256-A
DATE 4/29/19

PETITIONER'S SIGN-IN SHEET

ADDRESS

E - MAIL

GOI CHARYBDD CT

dwrb0209@yahoo.com

3332 CHOPTANK AVE

BALTO, MO 21220

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER

DATE _____

2019-256

4-29-10

CITIZEN'S SIGN - IN SHEET

NAME _____

ADDRESS

CITY, STATE, ZIP

E - MAIL

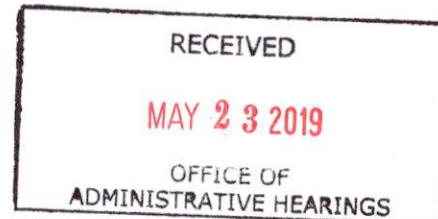
[illegible]

JB 4-29-19
10 Am

CENTRAL DRAFTING AND DESIGN
601 CHARWOOD COURT
EDGEWOOD, MARYLAND 21040
(410) 679-8719 FAX (410) 679-1298

June 23, 2019

John E. Beverungen
Administrative Law Judge for Baltimore County
105 West Chesapeake Avenue, Suite 103
Towson, MD. 21204



RE: 3806 CHESTNUT ROAD
CASE NO. 2019-0256-A

Dear Judge Beverungen:

As discussed during the hearing for the referenced property, we have field located the dwellings and decks on 3804 and 3808 Chestnut Road. This was done at the request of Ms. Johnson, owner of 3808 Chestnut Road, to determine if the location of the petitioner's proposed dwelling would interfere with her waterfront view.

The petitioner's have reviewed the locations with the Johnson's and it was agreed that the location of the proposed dwelling as shown on plan showing field locations as well as Petitioners Exhibit No. 1 (176 setback from the existing bulkhead) is satisfactory. Mr. and Mrs. Johnson have signed the plan showing their acceptance.

Additionally, the parties have agreed to improvements that will be made to the existing gazebo. At this point, I believe your order can be can be written and forwarded to all concerned parties.

I have attached a copy of the plan showing the field locations signed by the Johnsons and marked it as Petitioner's Exhibit 10.

Thank you for your patience in this matter and please let me know if you need ant additional information.

Very truly yours,

A handwritten signature in cursive script that reads "David W. Billingsley".

David W. Billingsley

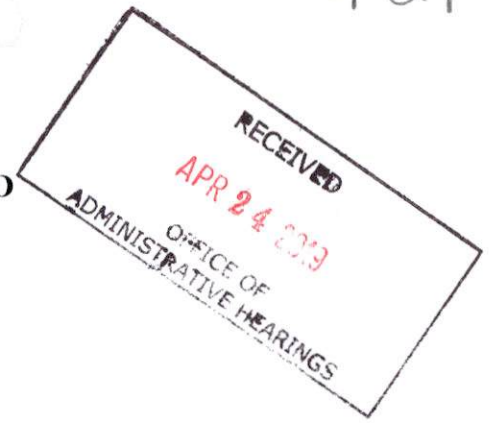
Attachments

Cc: Brian and Tracy Logue
Chris and Sheila Johnson
John Gontrum

4-29

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: April 24, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0256-A
Address 3806 Chestnut Road
(Logue Property)

Zoning Advisory Committee Meeting of **March 18, 2019**.

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 permit a replacement dwelling with greater height and less side yard setbacks than permitted. The site plan shows a proposed dwelling and driveway. The lot is waterfront, and any proposed development must meet all LDA and MBA requirements, including lot coverage limits, MBA setbacks and afforestation requirements. Lot coverage is limited to a maximum of 5,445 square feet, with mitigation required for any lot coverage between 15% (3,285 square feet) and 5,445 square feet. Existing and proposed lot coverage is not provided. 15% afforestation (7 trees) is required. The Critical Area buffer is not shown on the plan, but it appears the proposed dwelling will be outside of the buffer. If any impacts are proposed within the buffer, mitigation, in the form of plantings and/or fee-in-lieu, may be required to meet the MBA requirements. If the lot coverage, afforestation, and MBA requirements are 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 lot coverage information is not provided. If lot coverage, MBA and afforestation 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. Provided that the applicants meet their lot coverage, MBA, and afforestation requirements, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

CASE NO. 2019-

0256-A

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

329

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

Comment

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

FIRE DEPARTMENT

326

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

No Objection

313

STATE HIGHWAY ADMINISTRATION

No Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

4/9/19

SIGN POSTING (1st)

Date:

4/5/19

by

Beelingsley

SIGN POSTING (2nd)

Date:

4/24/19

by

Beelingsley

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			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 15 Account Number - 1518721260							
Owner Information									
Owner Name:		PERRY HALL PROPERTIES LLC				Use:		RESIDENTIAL	
Mailing Address:		9616 BELAIR RD BALTIMORE MD 21236-				Principal Residence:		NO	
						Deed Reference:		/40272/ 00238	
Location & Structure Information									
Premises Address:		3806 CHESTNUT RD MIDDLE RIVER 21220-4023 Waterfront				Legal Description:		.506AC BOWLEYS QUARTERS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0091	0022	0150		0000			110	2018	2
									Plat Ref:
									0007/ 0013
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1952		2,344 SF				22,029 SF		34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	NO	STANDARD UNIT	SIDING	2 full/ 1 half					
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2018		07/01/2018		07/01/2019	
Land:		264,500		186,500					
Improvements		152,900		191,600					
Total:		417,400		378,100		378,100		378,100	
Preferential Land:		0						0	
Transfer Information									
Seller: BOHLEN RONALD E				Date: 05/23/2018		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /40272/ 00238		Deed2:			
Seller: RUSSELL T BAKER & CO INC				Date: 04/21/1983		Price: \$85,500			
Type: ARMS LENGTH IMPROVED				Deed1: /06515/ 00332		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
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: Den

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application**Date:**

SENECA

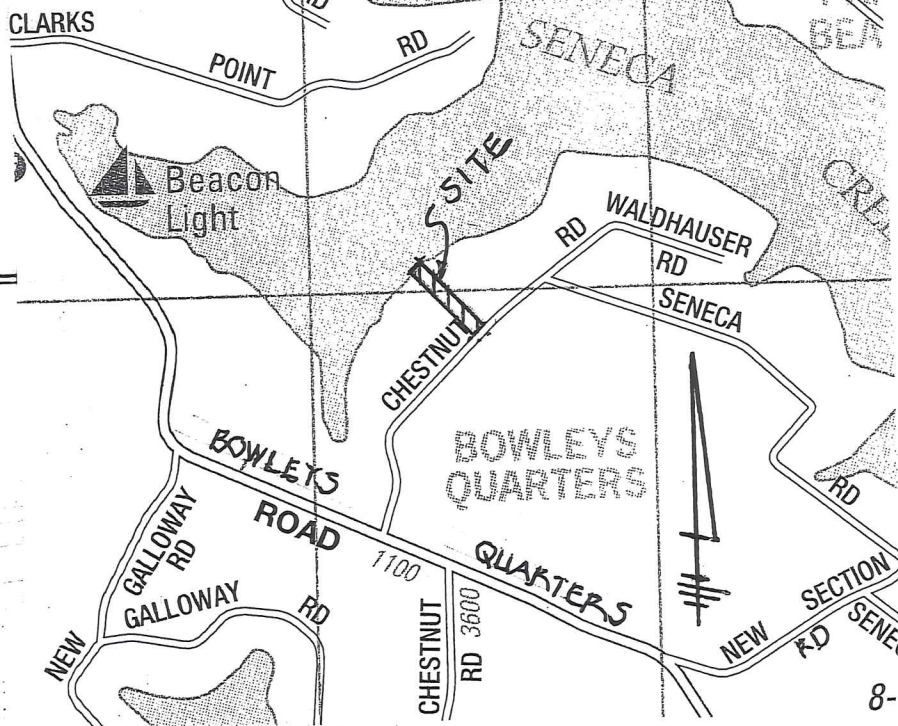
CREEK

EX BULKHEAD

EX. GAZEBO

N/F HASH
L-14232 F.293
1519271290

N/F JOHNSON
L.9032 F.495
1502851990



VICINITY MAP

SCALE: 1 INCH = 1000 FEET

NOTES

1. ZONING.....RC5 (MAP NO. 091B3 & 091C3)
2. LOT AREA.....21,900 S.F. = 0.503 ACRE +/-
3. PUBLIC WATER AND SEWER
4. SITE IS LOCATED IN THE CBCA AND 100 YEAR FLOOD ZONE
5. NO HISTORIC STRUCTURES OR SITES, ARCHEOLOGIC SITES OR UNDERGROUND STORAGE TANKS ARE KNOWN TO EXIST
6. PREVIOUS ZONING HISTORY:
CASE NO. 2015-0298-A GRANTED AN ACCESSORY STRUCTURE (GAZEBO) TO BE CONSTRUCTED IN THE FRONT YARD

PETITIONER'S
EXHIBIT NO. 1

OWNER

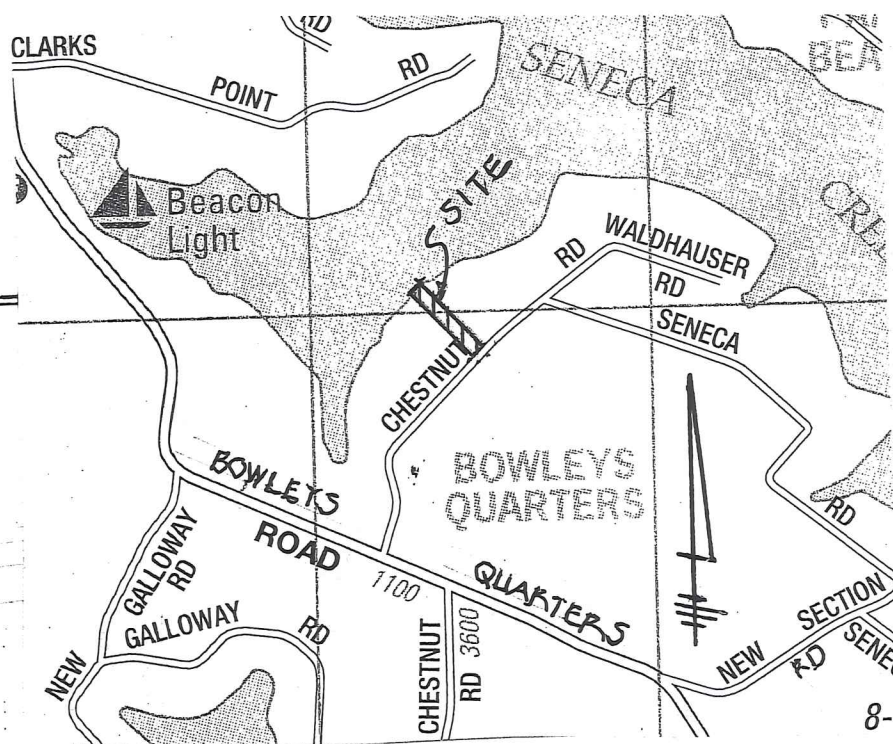
BRIAN S. LOGUE, SR
TRACY A. LOGUE
3338 CHOPTANK AVENUE
BALTIMORE, MD. 21220
DEED REF: L.40272 F.238
ACCT. NO. 1518721260

PLAT TO ACCOMPANY
PETITION FOR VARIANCE
3806 CHESTNUT ROAD

LOT 110 BOWLEYS QUARTERS 7/13
ELECTION DISTRICT 15C6
BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET
FEBRUARY 25, 2019

SENECA

CREEK



VICINITY MAP

SCALE: 1 INCH = 1000 FEET

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OWNER

BRIAN S. LOGUE, SR
TRACY A. LOGUE
3338 CHOPTANK AVENUE
BALTIMORE, MD. 21220
DEED REF: L.40272 F.238
ACCT. NO. 1518721260

**PLAT TO ACCOMPANY
PETITION FOR VARIANCE
3806 CHESTNUT ROAD**

LOT 110 BOWLEYS QUARTERS 7/13
ELECTION DISTRICT 15C6
BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET
FEBRUARY 25, 2019

2019-0256-1

