

M E M O R A N D U M

DATE: July 5, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0287-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 3, 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(1342 Riverside Avenue)

15th Election District

7th Council District

James F., Jr. & Kristin E. Cox

Legal Owners

Petitioners

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2019-0287-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by James F., Jr. & Kristin E. Cox, legal owners of the subject property (“Petitioners”). Petitioners are requesting variance relief from Sections 1A04.3.A, 1A04.3.B.2.b and 301.1 of the Baltimore County Zoning Regulations (“BCZR”) as follows: (1) to approve a new single family dwelling with a lot size of 19,760 sq. ft. in lieu of the required 1.5 acre; (2) to allow a side yard setback of 10 ft. on each side in lieu of the required 50 ft., respectively; (3) to allow a height of 45 ft., in lieu of the max height of 35 ft.; (4) to allow a covered porch on the right side of the house with a 4 ft. setback in lieu of the required 37½ ft. setback; (5) increase lot coverage to 30.9463% in lieu of the max 15% lot coverage; and (6) to allow an accessory structure (garage) in front yard in lieu of the required rear yard. A site plan was marked as Petitioners’ Exhibit 1.

James F. Cox, Jr., appeared in support of the petition. There were no protestants or interested citizens in attendance. Mr. Cox presented letters of support from both of his adjoining neighbors. Pet. Ex. 3. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) the Department of Environmental Protection and Sustainability (“DEPS”),

ORDER RECEIVED FOR FILING

Date 6-3-19

By Sen

and the Bureau of Development Plans Review ("DPR"). None of the agencies opposed the request.

The waterfront property is approximately 19,760 square feet in size and is zoned RC-5. The property is improved with a single-family dwelling constructed in 1939. Petitioners have a growing family and propose to raze the existing home and construct in essentially the same footprint a slightly larger dwelling. Given the significant setbacks required in the RC-5 zone Petitioners require zoning relief to construct the proposed dwelling.

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 lot is narrow and deep and was created by a plat filed long before the adoption of the BCZR. As such the property is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to construct a replacement 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. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 3rd day of **June, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the Baltimore County Zoning Regulations ("BCZR") as follows: (1) to approve a new single family dwelling with a lot size of 19,760 sq. ft. in lieu of the required 1.5 acre; (2) to allow a side yard setback of 10 ft. on each side in lieu of the required 50 ft., respectively; (3) to allow a height of 45 ft., in lieu of the max height of 35 ft.; (4) to allow a covered porch on the right side of the house with a 4 ft. setback

ORDER RECEIVED FOR FILING

2

Date 6-3-19

By Sen

in lieu of the required 37½ ft. setback; (5) increase lot coverage to 30.9463% in lieu of the max 15% lot coverage; and (6) to allow an accessory structure (garage) in front yard in lieu of the required 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. Prior to issuance of permits Petitioners must comply with critical area and flood protection regulations as well as the RC-5 performance standards.
3. The proposed detached garage shall not be used as a separate dwelling or for commercial purposes.

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:sln

ORDER RECEIVED FOR FILING

Date 6-3-19

By sln



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 1342 Riverside Ave. Baltimore Md 21221 which is presently zoned RC5

Deed References: 29993 / 00152 10 Digit Tax Account # 1504650450

Property Owner(s) Printed Name(s) James F. Cox Jr., Kristin E. Cox

(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. a **Variance** from Section(s)

See Attached

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)

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

Date

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

James F. Cox Jr., Kristin E. Cox

Name #1 - Type or Print

Name #2 - Type or Print

James F. Cox Jr.

Kristin E. Cox

Signature #1

Signature #2

1342 Riverside Ave. Baltimore Md

Mailing Address

City

State

21221, 443-570-8672, Coxjrj@aol.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

James F. Cox Jr.

Name - Type or Print

James F. Cox Jr.

Signature

1342 Riverside Ave. Baltimore Md

Mailing Address

City

State

21221, 443-570-8672, Coxjrj@aol.com

Zip Code

Telephone #

Email Address

ORDER RECEIVED FOR FILING
10-3-19
DEN

VARIANCE from Sections(s) 1A04.3.A and 1A04.3.B.2.b and 301.1 BCZR to approve a new single family dwelling with a lot size of 19,760 sq. ft. in lieu of the required 1.5 ac.; allow a side yard setback of 10 ft. on each side in lieu of the required 50 ft. respectively; to allow a height of 45 ft. in lieu of the max height of 35 ft.; allow a covered porch on right side of house with a 4 ft. setback in lieu of the required 37 ½ ft. setback; increase lot coverage to 30.9463% in lieu of the max 15% lot coverage; and allow an accessory structure (garage) in the front yard in lieu of the required rear yard

03/20/2019

Managing Administrative Law Judge
Office of Administrative Hearings
105 West Chesapeake Avenue
Towson, MD 21204

RE: James and Kristin Cox

1342 Riverside Ave.

Proposed single family dwelling, with covered porch, and detached garage

Dear Judge,

We are requesting an administrative variance, in order to build a new single family dwelling (aka SFD), along with a detached garage. It is not feasible to make substantial improvements to our current home. Our intent is to demolish the existing structures, on our property, and build a new SFD (1st floor of living space to be 1' or more above Base Flood Elevation) and a detached garage.

The subdivision of "Back River Neck Park", in which our lot is located (known as lot # 7), was created prior to current zoning regulations.

We are requesting relief to permit a new SFD on an undersized lot. All the homes on the south side of the subdivision are on undersized lots, according to current zoning regulations.

The front and rear setbacks of the proposed SFD are equal to the current SFD.

Our request of side setback relief is due to our lot being 50' wide. All of the homes in the subdivision have side setbacks less than the required 50'.

Our request for relief of maximum height is to permit a 24x20 observation room (aka widow's watch). The reasons we would like our height variance to be considered are as follows:

-The entire subdivision was not zoned equally. The South half of the subdivision, containing lot 7, was zoned RC5. The North half of the subdivision was zoned DR3.5, which would not require a height variance.

-A maximum height variance of 48' was granted to our neighbor, 300' from our property. Case No. 2006-0559-A. 1328 Riverside Ave. (aka lot # 14 of Back River Neck Park Subdivision). Tax # 1507471200

-The style and height, in which we propose to build our home, is consistent with other homes in naked eyesight of our property.

We are requesting relief to permit an accessory structure (24'x30' detached garage) in the front yard in lieu of the rear yard requirement. The proposed garage cannot be placed in the rear yard without

2019-0287-A

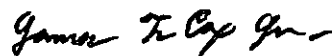
being in the 100' buffer zone of Back River. The placement of the proposed garage is consistent with other garages of neighboring properties.

We believe the current zoning regulations, we are petitioning variances to, would unreasonably prevent the intended use of the property. The variances petitioned for are consistent with the other properties in the subdivision. The petitioned variances would pose no threat to public safety or welfare. The style and placement of the proposed SFD and detached garage are in strict harmony with the spirit and intent of the height and area regulations.

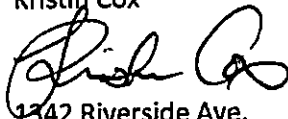
We discussed and gave copies of the variance petition, along with the site plan drawings (including all setbacks) to our adjacent neighbors. They have given us their approval of all the variances we are petitioning for. They have signed the attached letters of support for us to build a new SFD and a detached garage.

Sincerely,

James F. Cox Jr.



Kristin Cox



1342 Riverside Ave.

Essex, MD 21221

2019-0287-A

03/22/19

Managing Administrative Law Judge
Office of Administrative Hearings
105 West Chesapeake Avenue
Towson, MD 21204

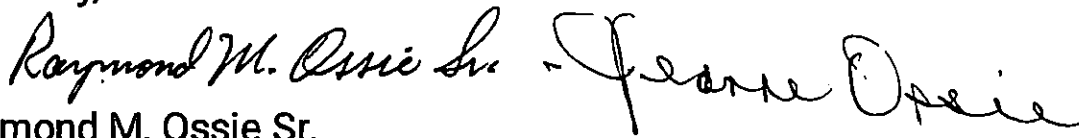
RE: James and Kristin Cox
1342 Riverside Ave.
Essex, MD 21221
Proposed single family dwelling, with covered porch, and detached garage

Dear Judge:

I would like to express my support of my adjacent neighbors, James and Kristin Cox, at 1342 Riverside Ave. Essex, MD 21221, to build a new single family dwelling, with a height of 45', a covered porch, and a detached garage, placed as per the attached drawing titled "Drawing to Accompany Petition for Variance".

I have no objections to said structures and approval for the variance request.

Sincerely,

A handwritten signature in cursive script that reads "Raymond M. Ossie Sr." followed by a flourish.

Raymond M. Ossie Sr.
1340 Riverside Ave.
Essex, MD 21221

Last modified: 3:24 PM

2019-0287-A

ZONING DESCRIPTION FOR

1342 RIVERSIDE AVE.

BALTIMORE, MD 21221

Beginning at a point on the West side of Riverside Ave., which is 30 feet wide, at the distance of 80 feet South of the centerline of Mitchell Rd., which is 30 feet wide. Being lot # 7, Group 82, in the subdivision of Back River Neck Park as recorded in Baltimore County Plat Book # 7, Folio # 4, containing 19,760 sq. ft. Also known as 1342 Riverside Ave., and located in the 15th election district, 7th councilmanic district.

2019-0287-A

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100
<http://www.thedailyrecord.com>

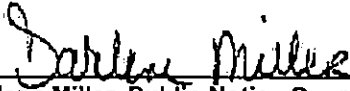
PUBLISHER'S AFFIDAVIT

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:

5/10/2019

Order #: 11739030
Case #: 2019-0287-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0287-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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: 2019-0287-A

1342 Riverside Avenue

W/side of Riverside Avenue, 80 ft. south of Mitchell Road

15th Election District - 7th Councilmanic District

Legal Owners: James & Kristin Cox, Jr.

Variance to approve a new single family dwelling with a lot size of 19,760 square feet in lieu of the required 1.5 ac, allow a side yard setback of 10 feet on each side in lieu of the required 50 feet. Respectively; to allow a height of 45 feet, in lieu of the max height of 35 feet; allow a covered porch on the right side of the house with a 4 feet setback in lieu of the required 37 1/2 feet setback; increase lot coverage to 30.0463% in lieu of the max 15% lot coverage; and allow an accessory structure (garage) in front yard in lieu of the required rear yard.

Hearing: Friday, May 31, 2019 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Mike Mohler

Acting 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.

my10

CERTIFICATE OF POSTING

2019-0287-A

RE: Case No.: _____

Petitioner/Developer: _____

James & Kristin Cox, Jr.

May 31, 2019

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: _____

1342 Riverside Avenue

SIGN 1 Recertification

May 11, 2019

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



Sincerely,

 May 26, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0287-A

RE: Case No.: _____

Petitioner/Developer: _____

James & Kristin Cox, Jr.

May 31, 2019

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:_____

1342 Riverside Avenue

SIGN 2 Recertification

May 11, 2019

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

Sincerely,

May 26, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

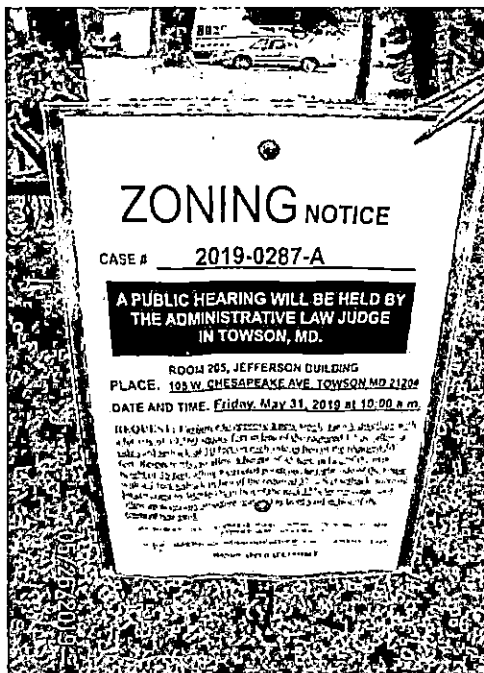
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2019-0287-A

RE: Case No.: _____

Petitioner/Developer: _____

James & Kristan Coc, Jr.

May 31, 2019

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:

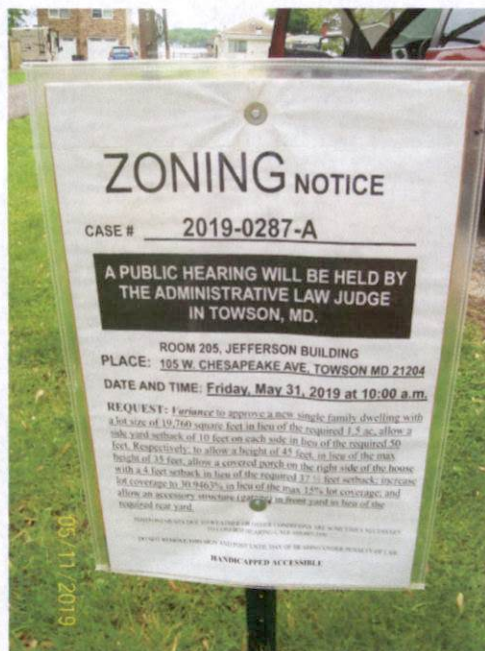
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1342 Riverside Avenue

SIGN 1

May 11, 2019

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



Sincerely,

 **May 11, 2019**
(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)

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2019-0287-A

RE: Case No.: _____

Petitioner/Developer: _____

James & Kristan Coc, Jr.

May 31, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

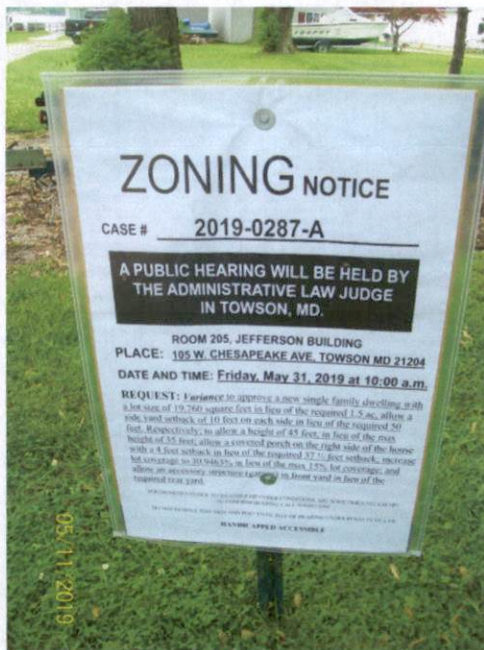
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1342 Riverside Avenue

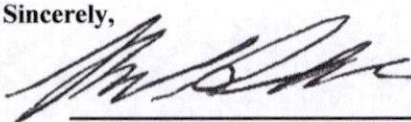
SIGN 2

May 11, 2019

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



Sincerely,

 **May 11, 2019**

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0287-A

RE: Case No.: _____

Petitioner/Developer: _____

James & Kristan Coc, Jr.

May 31, 2019

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:

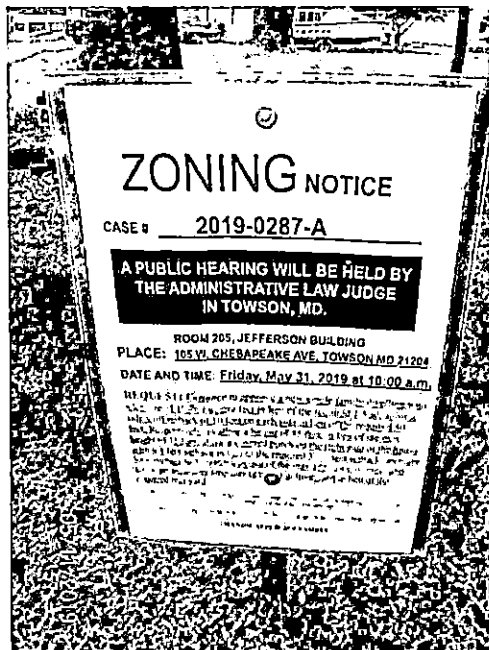
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1342 Riverside Avenue

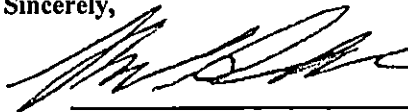
SIGN 2

May 11, 2019

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



Sincerely,

 May 11, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0287-A

RE: Case No.: _____

Petitioner/Developer: _____

James & Kristan Coc, Jr.

May 31, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

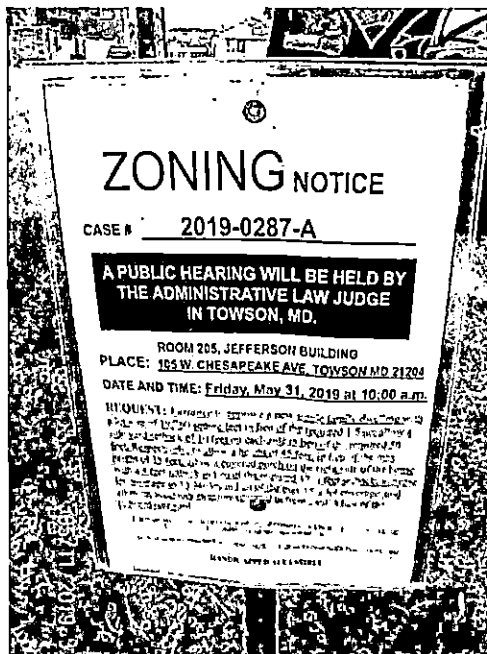
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1342 Riverside Avenue

SIGN 1

May 11, 2019

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(Month, Day, Year)



Sincerely,

 May 11, 2019
(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)

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
1342 Riverside Avenue; W of Riverside Ave., *
80' S of Mitchell Road * OF ADMINISTRATIVE
15th Election & 7th Councilmanic Districts *
Legal Owner(s): James F. & Kristin E. Cox * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2019-287-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

Carole S. Demilio

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

RECEIVED

APR 09 2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of April, 2019, a copy of the foregoing Entry of Appearance was mailed to James Cox, 1342 Riverside Avenue, Essex, Maryland 21221, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, Director
Department of Permits,
Approvals & Inspections

April 30, 2019

NOTICE OF ZONING HEARING

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CASE NUMBER: 2019-0287-A

1342 Riverside Avenue

W/side of Riverside Avenue, 80 ft. south of Mitchell Road

15th Election District – 7th Councilmanic District

Legal Owners: James & Kristin Cox, Jr.

Variance to approve a new single family dwelling with a lot size of 19,760 square feet in lieu of the required 1.5 ac, allow a side yard setback of 10 feet on each side in lieu of the required 50 feet. Respectively; to allow a height of 45 feet, in lieu of the max height of 35 feet; allow a covered porch on the right side of the house with a 4 feet setback in lieu of the required 37 1/2 feet setback; increase lot coverage to 30.9463% in lieu of the max 15% lot coverage; and allow an accessory structure (garage) in front yard in lieu of the required rear yard.

Hearing: Friday, May 31, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Mike Mohler".

Mike Mohler
Acting Director

MM:kl

C: Mr. & Mrs. Cox, 1342 Riverside Avenue, Baltimore 21221

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 11, 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
Friday, May 10, 2019 - Issue

Please forward billing to:

James Cox
1342 Riverside Avenue
Baltimore, MD 21221

443-570-8672

NOTICE OF ZONING HEARING

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1342 Riverside Avenue

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15th Election District – 7th Councilmanic District

Legal Owners: James & Kristin Cox, Jr.

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Hearing: Friday, May 31, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Mike Mohler

Acting Director of Permits, Approvals and Inspections for Baltimore County

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

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

No. **182074**

PAID RECEIPT

Date: **4-4-19**

BUSINESS 4/05/2019 ACTUAL 4/04/2019 09:28:00 DRW 3

REG WSD3 WALKIN CAM
 >>RECEIPT # 002420 4/04/2019 OFLN

Dept 5 528 ZONING VERIFICATION

Amount: **182074**

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
 .00 CK 85.00 CA
 10.00- CG
 Baltimore County, Maryland

Total: **75.00**

Rec

From:

Admin Variance # 2019-0287-A

For:

COX

1342 Riverside Ave

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

**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: 2019-0287-A
Property Address: 1342 Riverside Ave
Property Description: West side of Riverside Ave 80 Ft. South of
M. Tchell Rd
Legal Owners (Petitioners): James Cox Kristin Cox
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: James Cox Kristin Cox
Company/Firm (if applicable): _____
Address: 1342 Riverside Ave
Baltimore MD 21221
Telephone Number: 443-570-8672



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

May 21, 2019

James F. Cox Jr. & Kristin E. Cox
1342 Riverside Ave
Baltimore MD 21221

RE: Case Number: 2019-0287-A, 1342 Riverside Ave

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 April 04, 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

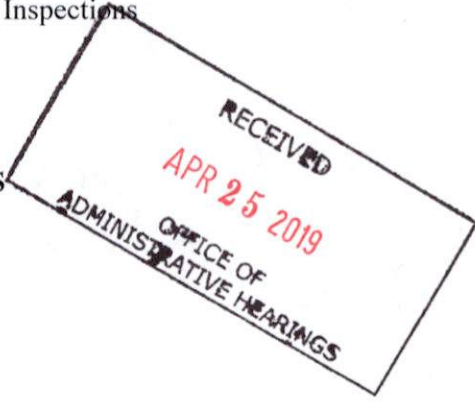
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 4/24/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-287



INFORMATION:

Property Address: 1342 Riverside Avenue
Petitioner: James Cox Jr., Kristin Cox
Zoning: RC 5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance from of the Baltimore County Zoning to approve a single family dwelling to be built having a lot size of 19,760 square feet, a height of 45', side yard (property line) setbacks of 10' on each side with an open projection being setback at 4' in lieu of the required 1.5 acres, 35', 50' and 37.5' respectively and to permit lot coverage as much as 30.94% with an accessory structure (garage) in the front yard in lieu of the required 15% lot coverage and rear yard only.

A site visit was conducted on April 15, 2019. The site is improved with an existing dwelling and two accessory structures which are all to be removed.

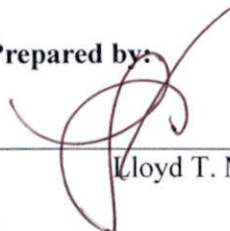
The Department has no objection to granting the petitioned zoning relief subject to the following conditions:

- The proposed detached garage shall not be used as a separate dwelling or for commercial purposes.

Please be aware this site is subject to the RC 5 performance standards as listed in Section 1A04.4 of the BCZR. Architectural elevations must be submitted to the Department of Planning for review at the time of building permit application.

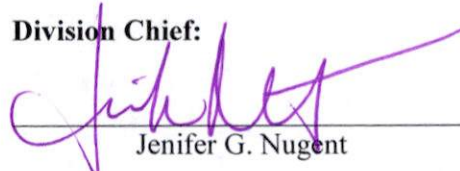
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



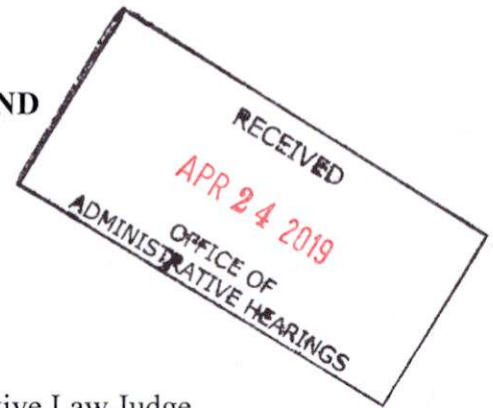
Jenifer G. Nugent

JM/JGN/LTM/

c: Krystle Patchak
James F. Cox, Jr.
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: April 24, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0287-A
Address 1342 Riverside Avenue
(Cox, Jr. Property)

Zoning Advisory Committee Meeting of April 15, 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. These requirements are based on the property area above mean high water. Based on the plan, the property area used to calculate these requirements is closer to 18,000± square feet. The maximum Critical Area defined lot coverage allowance for this property is 31.25% with mitigation for any new amount over 25%. It appears that the proposed lot coverage may need to be decreased to meet requirements. If the applicant can meet these requirements, and meet all mitigation requirements for lot coverage and buffer impacts, the relief requested can result in minimal adverse impacts to water quality. Critical Area Lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17).

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront property with the required Critical Area buffer covering almost one-third of the property. The required 100-foot tidal buffer is actually 5-

feet farther landward than indicated on the plan as it is measured perpendicular to mean high water. Meeting the modified buffer area requirements, lot coverage requirements, tree requirements, and any mitigation requirements for buffer impacts will aid in the conservation of fish, plant, and wildlife habitat in the watershed.

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;

If the development of the property can meet all modified buffer area, lot coverage, tree, and mitigation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals

FROM: *MCD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 15, 2019
Item No. 2019-0287-A

DATE: April 22, 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 the Public Works in writing to determine the Flood Protection Elevation, so that the floor elevation can be established.

*

*

*

*

*

VKD: cen
cc: file

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 4/10/19

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:

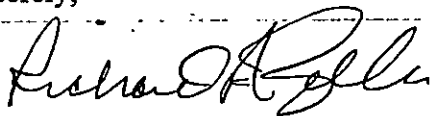
Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2019-0287-A

Variance

*James F. Cox, Jr.
1342 Riverside Avenue*

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

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

4/22

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

Comment

4/24

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

Comment

4/24

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)NO Obj
w/condition

4/10

STATE HIGHWAY ADMINISTRATION

NO Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 5/10/19

SIGN POSTING (1st) Date: 5/11/19

by SSG Black

SIGN POSTING (2nd) Date: 5/26/19

by SSG Black

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 - 1504650450			
Owner Information					
Owner Name:	COX JAMES F JR COX KRISTIN E		Use:	RESIDENTIAL	
			Principal Residence:	YES	
Mailing Address:	1342 RIVERSIDE AVE BALTIMORE MD 21221-6319		Deed Reference:	/29993/ 00152	
Location & Structure Information					
Premises Address:	1342 RIVERSIDE AVE BALTIMORE 21221-6319 Waterfront		Legal Description:	1342 RIVERSIDE AVE BACK RIVER NECK PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0007/ 0004
0104	0006	0226		0000	7 2018
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1939	1,524 SF		19,760 SF	34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	FRAME	1 full	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2018	As of 07/01/2018	As of 07/01/2019	
Land:	183,900	183,900			
Improvements	94,600	92,300			
Total:	278,500	276,200	276,200	276,200	
Preferential Land:	0			0	
Transfer Information					
Seller: BASEL JACK J (DEC)		Date: 10/15/2010		Price: \$314,900	
Type: ARMS LENGTH IMPROVED		Deed1: /29993/ 00152		Deed2:	
Seller: LONG LEONARD R		Date: 05/27/1980		Price: \$70,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06168/ 00171		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: No Application

Homeowners' Tax Credit Application Information

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

03/20/2019

Managing Administrative Law Judge
Office of Administrative Hearings
105 West Chesapeake Avenue
Towson, MD 21204

RE: James and Kristin Cox

1342 Riverside Ave.

Proposed single family dwelling, with covered porch, and detached garage

Dear Judge,

We are requesting an administrative variance, in order to build a new single family dwelling (aka SFD), along with a detached garage. It is not feasible to make substantial improvements to our current home. Our intent is to demolish the existing structures, on our property, and build a new SFD and a detached garage.

The subdivision of "Back River Neck Park", in which our lot is located (known as lot # 7), was created prior to current zoning regulations.

We are requesting relief to permit a new SFD on an undersized lot. All the homes on the south side of the subdivision are on undersized lots, according to current zoning regulations.

The front and rear setbacks of the proposed SFD are equal to the current SFD.

Our request of side setback relief is due to our lot being 50' wide. All of the homes in the subdivision have side setbacks less than the required 50'.

Our request for relief of maximum height is to permit a 24x20 observation room (aka widow's watch). The reasons we would like our height variance to be considered are as follows:

-The entire subdivision was not zoned equally. The South half of the subdivision, containing lot 7, was zoned RC5. The North half of the subdivision was zoned DR3.5, which would not require a height variance.

-A maximum height variance of 48' was granted to our neighbor, 300' from our property. Case No. 2006-0559-A. 1328 Riverside Ave. (aka lot # 14 of Back River Neck Park Subdivision). Tax # 1507471200

-The style and height, in which we propose to build our home, is consistent with other homes in naked eyesight of our property.

We are requesting relief to permit an accessory structure (24'x30' detached garage) in the front yard in lieu of the rear yard requirement. The proposed garage cannot be placed in the rear yard without

being in the 100' buffer zone. The placement of the proposed garage is consistent with other garages of neighboring properties.

We believe the current zoning regulations, we are petitioning variances to, would unreasonably prevent the intended use of the property. The variances petitioned for are consistent with the other properties in the subdivision. The petitioned variances would pose no threat to public safety or welfare. The style and placement of the proposed SFD and detached garage are in strict harmony with the spirit and intent of the height and area regulations.

We discussed and gave copies of the variance petition, along with the site plan drawings (including all setbacks) to our adjacent neighbors. They have given us their approval of all the variances we are petitioning for. They have signed letters of support for us to build a new SFD and a detached garage.

Sincerely,

James F. Cox Jr.

Kristin Cox

1342 Riverside Ave.

Essex, MD 21221

03/22/19

Managing Administrative Law Judge
Office of Administrative Hearings
105 West Chesapeake Avenue
Towson, MD 21204

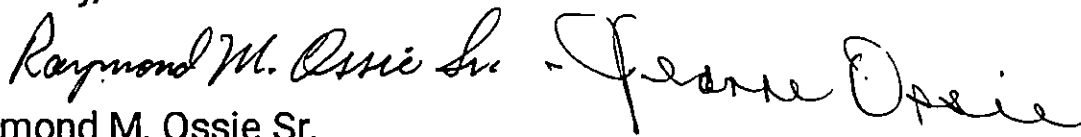
RE: James and Kristin Cox
1342 Riverside Ave.
Essex, MD 21221
Proposed single family dwelling, with covered porch, and detached garage

Dear Judge:

I would like to express my support of my adjacent neighbors, James and Kristin Cox, at 1342 Riverside Ave. Essex, MD 21221, to build a new single family dwelling, with a height of 45', a covered porch, and a detached garage, placed as per the attached drawing titled "Drawing to Accompany Petition for Variance".

I have no objections to said structures and approval for the variance request.

Sincerely,

A handwritten signature in cursive script that reads "Raymond M. Ossie Sr." followed by a flourish.

Raymond M. Ossie Sr.
1340 Riverside Ave.
Essex, MD 21221

Last modified: 3:24 PM

PET. No. 3

03/22/19

Managing Administrative Law Judge
Office of Administrative Hearings
105 West Chesapeake Avenue
Towson, MD 21204

RE: James and Kristin Cox
1342 Riverside Ave.
Essex, MD 21221

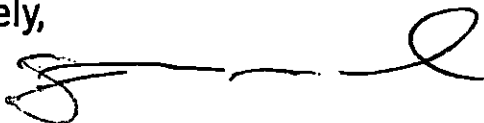
Proposed single family dwelling, with covered porch, and detached garage

Dear Judge:

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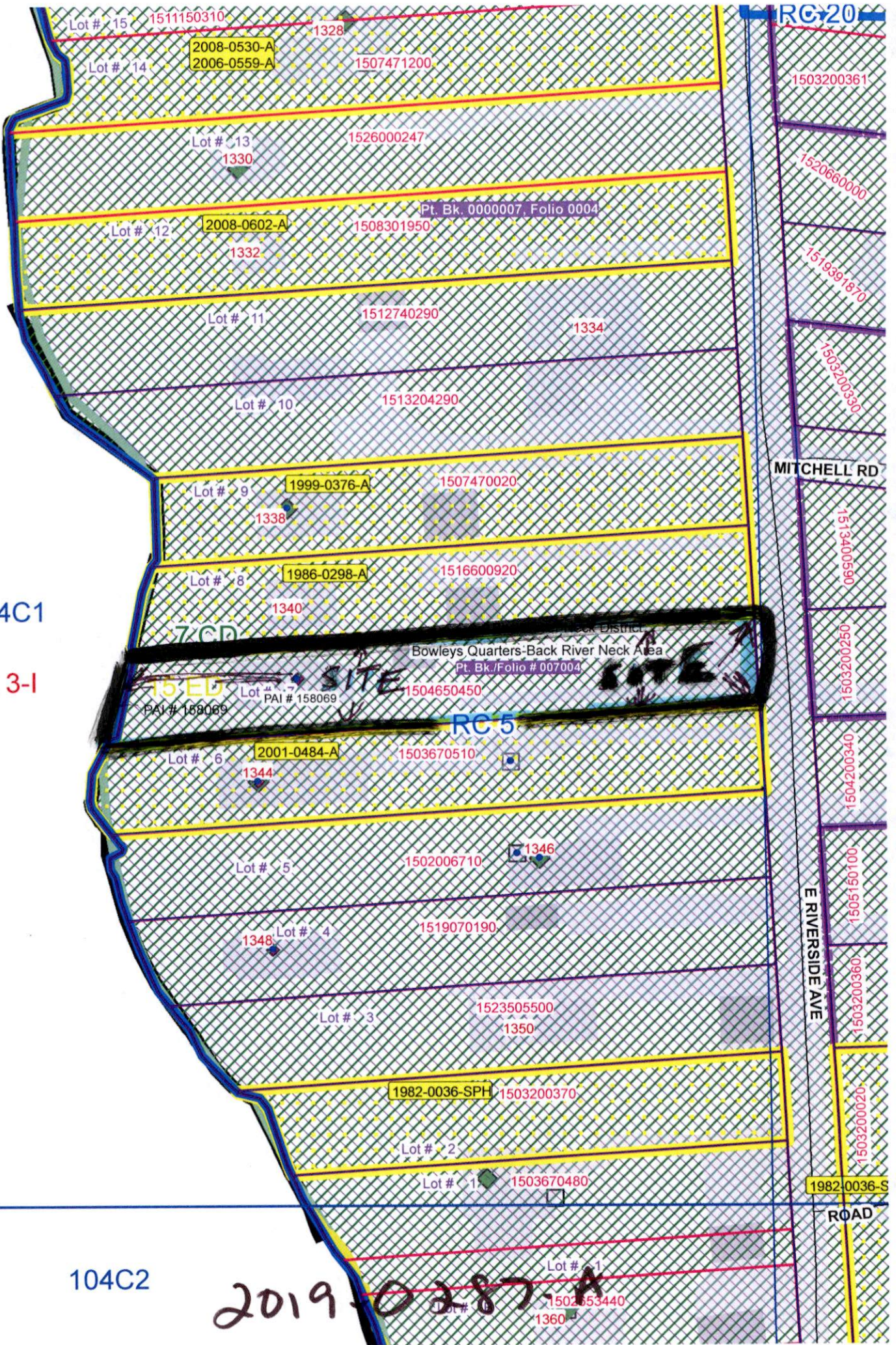
I have no objections to said structures and approval for the variance request.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott M. Merbach", with a stylized flourish at the end.

Scott M. Merbach
1344 Riverside Ave.
Essex, MD 21221

Last modified: 3:23 PM





A-5240-P106

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 4/24/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-287

INFORMATION:

Property Address: 1342 Riverside Avenue
Petitioner: James Cox Jr., Kristin Cox
Zoning: RC 5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance from of the Baltimore County Zoning to approve a single family dwelling to be built having a lot size of 19,760 square feet, a height of 45', side yard (property line) setbacks of 10' on each side with an open projection being setback at 4' in lieu of the required 1.5 acres, 35', 50' and 37.5' respectively and to permit lot coverage as much as 30.94% with an accessory structure (garage) in the front yard in lieu of the required 15% lot coverage and rear yard only.

A site visit was conducted on April 15, 2019. The site is improved with an existing dwelling and two accessory structures which are all to be removed.

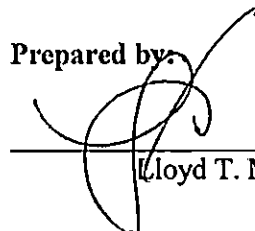
The Department has no objection to granting the petitioned zoning relief subject to the following conditions:

- The proposed detached garage shall not be used as a separate dwelling or for commercial purposes.

Please be aware this site is subject to the RC 5 performance standards as listed in Section 1A04.4 of the BCZR. Architectural elevations must be submitted to the Department of Planning for review at the time of building permit application.

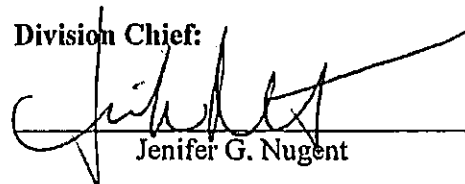
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

JM/JGN/LTM/

c: Krystle Patchak
James F. Cox, Jr.
Office of the Administrative Hearings
People's Counsel for Baltimore County

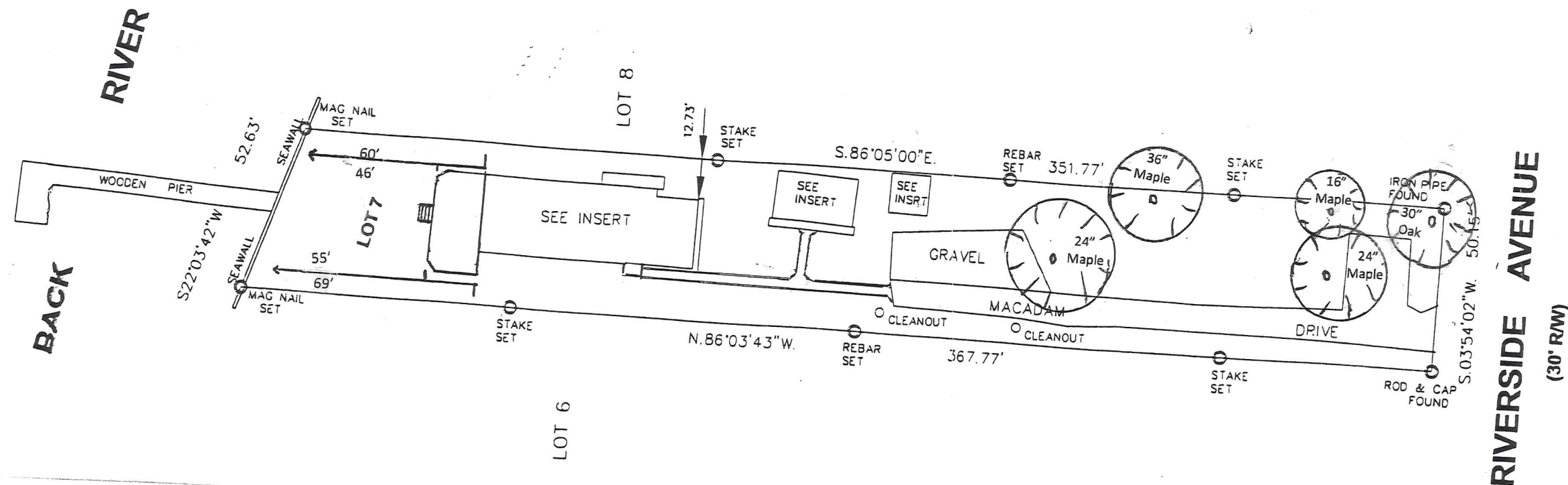
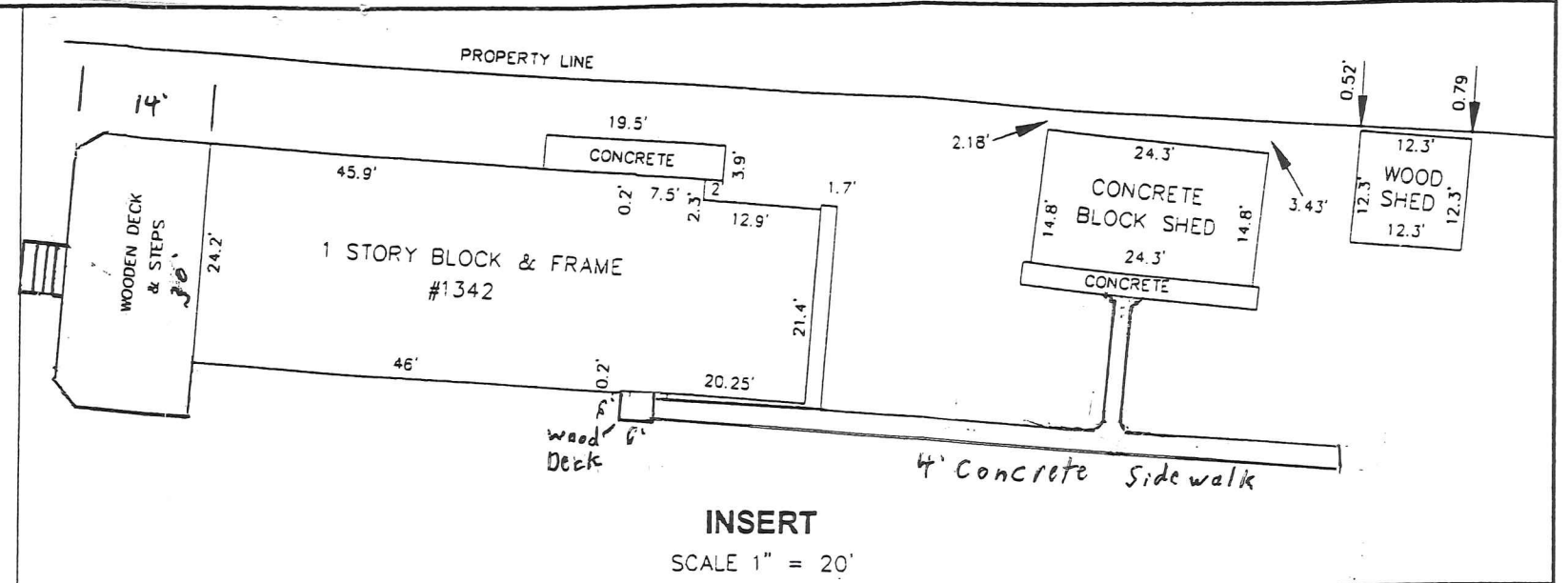
Existing Structures

Existing Lot Coverage

SFD 1516.88sf
 Block Shed 359.64sf
 Wood Shed 151.29sf
 Gravel 750sf
 Macadam 1880sf
 Concrete 750sf

Total 4770.24sf

24.14% of 19,760sf



Existing Lot Coverage in MBA 876sf

Existing Pervious Deck in MBA 416sf

PET. No. 1

1342 RIVERSIDE AVENUE
 BALTIMORE, MARYLAND
 LOT 7
 FINAL PLAT-ONE "BACK RIVER NECK PARK"
 PLAT NO. 7/4
 15th DISTRICT, BALTIMORE COUNTY, MARYLAND

Scale: 1" = 40'

2019-0287-A

Drawing to Accompany Petition for Variance

Proposed Lot Coverage

SFD 2232sf
Garage 720sf
Driveway 3163sf

Total 6115sf

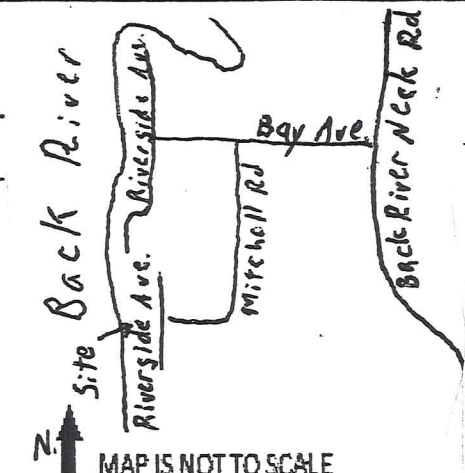
30.9463% of 19,760sf

Proposed Lot Coverage 6115sf
Existing Lot Coverage 4770.24sf

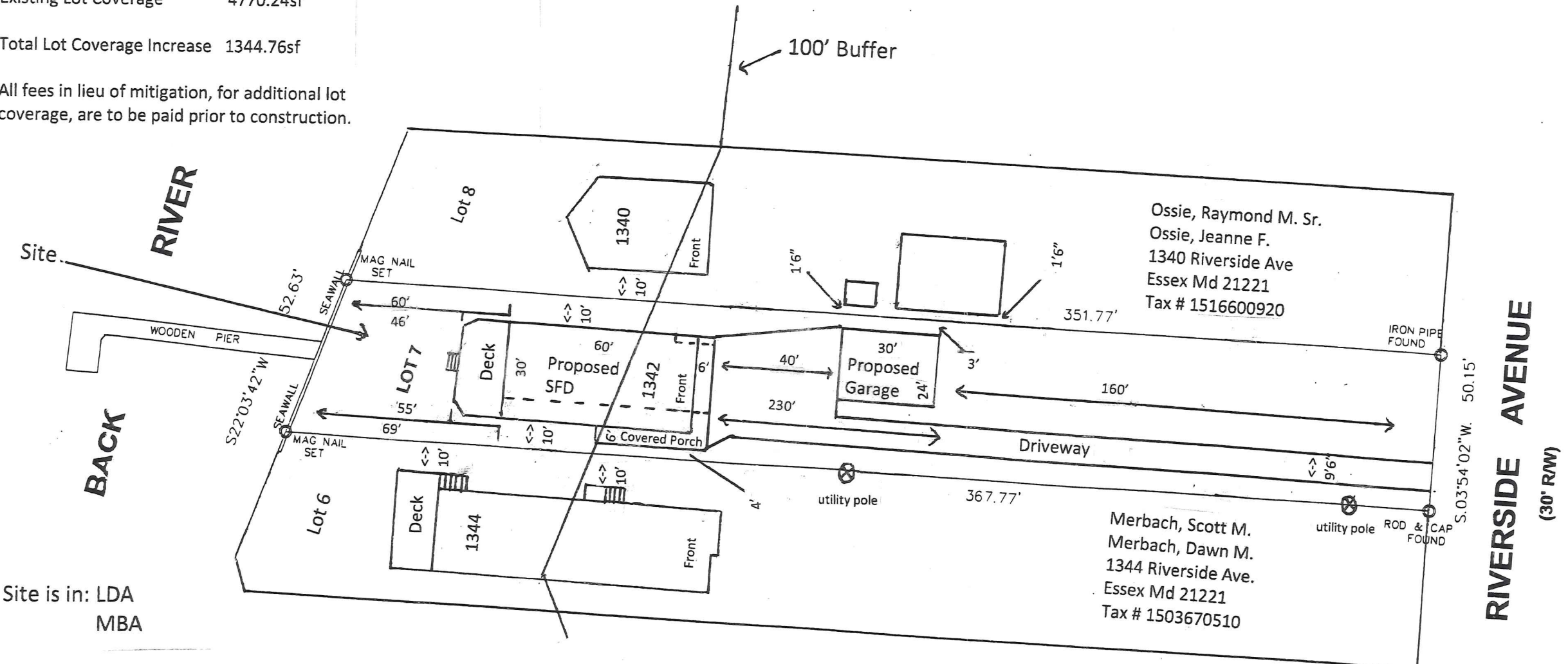
Total Lot Coverage Increase 1344.76sf

All fees in lieu of mitigation, for additional lot coverage, are to be paid prior to construction.

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 1342 Riverside Ave. Essex Md 21221 OWNER(S) NAME(S) James F. Cox Jr., Kristin E. Cox
SUBDIVISION NAME Back River Neck Park LOT # 7 BLOCK # SECTION #
PLAT BOOK # 7 FOLIO # 4 10 DIGIT TAX # 1504650450 DEED REF. # 29993 / 0152



MAP IS NOT TO SCALE
ZONING MAP# 104C1
SITE ZONED RC5
ELECTION DISTRICT 15
COUNCIL DISTRICT 7
LOT AREA ACREAGE
OR SQUARE FEET 19,760
HISTORIC? No
IN CBCA? Yes
IN FLOOD PLAIN? Yes
UTILITIES? MARK WITH X
WATER IS: PUBLIC ☒ PRIVATE
SEWER IS: PUBLIC ☒ PRIVATE
PRIOR HEARING? No
IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW



Site is in: LDA
MBA

Existing Lot Coverage in MBA 876sf
Proposed Lot Coverage in MBA 1065sf

Total Increase of Lot Coverage in MBA 198sf

All fees in lieu of mitigation, for additional lot coverage in the Modified Buffer Area, are to be paid prior to construction.

Existing Pervious Deck to remain in MBA 416sf

Existing SFD shown as dashed line.
All other existing structures, impervious surfaces, and trees omitted for clarity.
See attached "Existing Structures" drawing for locations.

Existing SFD, Block Shed, Wood Shed, and all impervious surfaces to be demolished and removed.

Existing pervious deck to remain.
All existing trees to remain.

Flood Zone AE
Static Base Flood Elevation 5.00'

1st Floor of living space
to be 1' or more above
Base Flood Elevation

1342 RIVERSIDE AVENUE
BALTIMORE, MARYLAND
LOT 7
FINAL PLAT-ONE "BACK RIVER NECK PARK"
PLAT NO. 7/4
15th DISTRICT, BALTIMORE COUNTY, MARYLAND

Scale: 1"=40'
2019-0287-A

PET #2

Drawing to Accompany Petition for Variance

Proposed Lot Coverage

SFD 2232sf
Garage 720sf
Driveway 3163sf

Total 6115sf

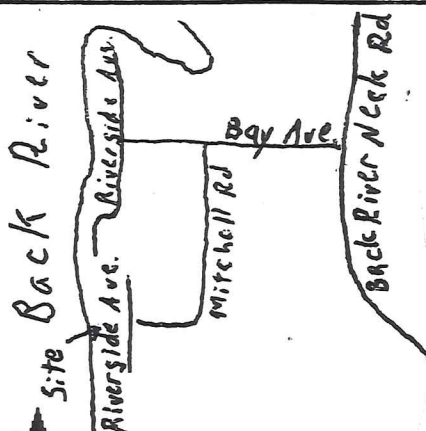
30.9463% of 19,760sf

Proposed Lot Coverage 6115sf
Existing Lot Coverage 4770.24sf

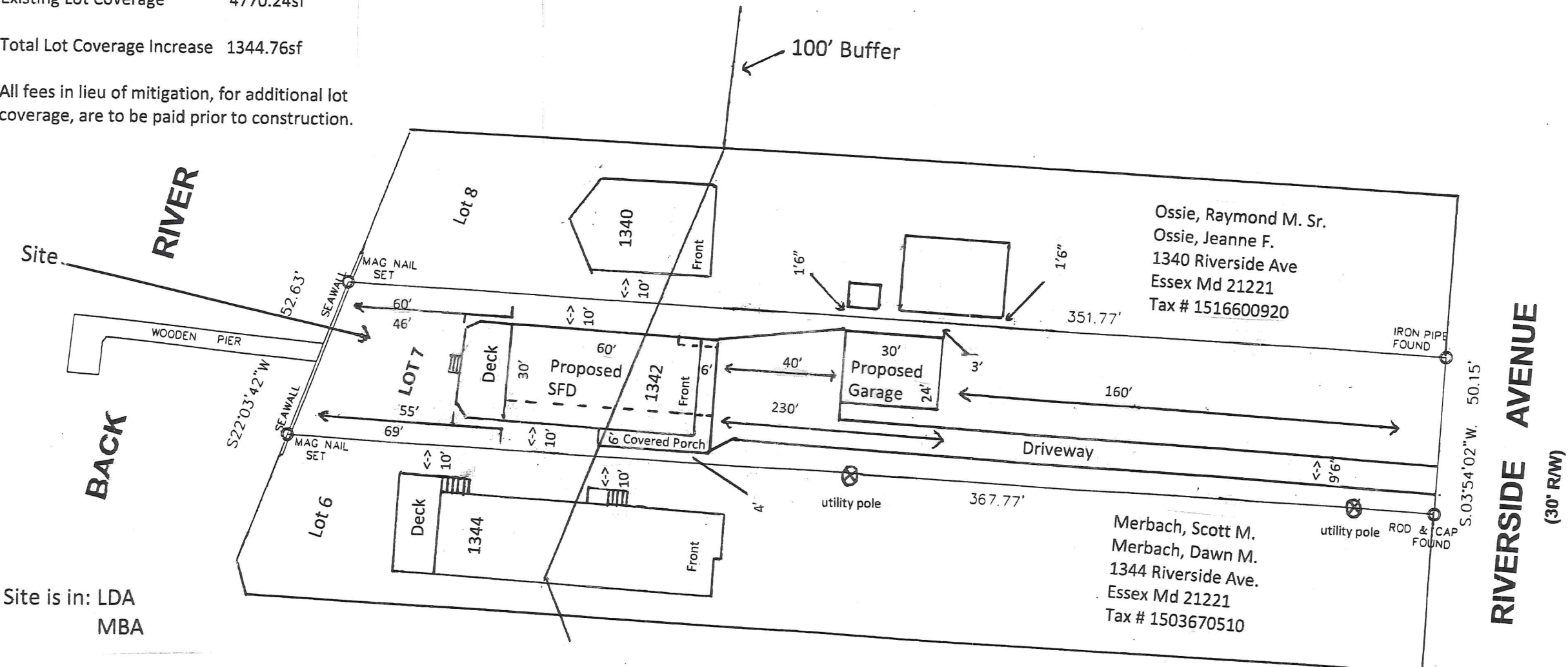
Total Lot Coverage Increase 1344.76sf

All fees in lieu of mitigation, for additional lot coverage, are to be paid prior to construction.

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 1342 Riverside Ave. Essex Md 21221 OWNER(S) NAME(S) James F. Cox Jr., Kristin E. Cox
SUBDIVISION NAME Back River Neck Park LOT # 7 BLOCK # _____ SECTION # _____
PLAT BOOK # 7 FOLIO # 4 10 DIGIT TAX # 1504650450 DEED REF. # 29993 / 0152



MAP IS NOT TO SCALE
ZONING MAP# 104C1
SITE ZONED RC5
ELECTION DISTRICT 15
COUNCIL DISTRICT 7
LOT AREA ACREAGE _____
OR SQUARE FEET 19,760
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



Site is in: LDA
MBA

Existing Lot Coverage in MBA 876sf
Proposed Lot Coverage in MBA 1065sf
Total Increase of Lot Coverage in MBA 198sf
All fees in lieu of mitigation, for additional lot coverage in the Modified Buffer Area, are to be paid prior to construction.

Existing Pervious Deck to remain in MBA 416sf

Existing SFD shown as dashed line.
All other existing structures, impervious surfaces, and trees omitted for clarity, See attached "Existing Structures" drawing for locations.
Existing SFD, Block Shed, Wood Shed, and all impervious surfaces to be demolished and removed.
Existing pervious deck to remain.
All existing trees to remain.

Flood Zone AE
Static Base Flood Elevation 5.00'
1st Floor of living space to be 1' or more above Base Flood Elevation

VIOLATION CASE INFO:
None

1342 RIVERSIDE AVENUE
BALTIMORE, MARYLAND
LOT 7
FINAL PLAT-ONE "BACK RIVER NECK PARK"
PLAT NO. 7/4
15th DISTRICT, BALTIMORE COUNTY, MARYLAND
Scale: 1"=40'
2019-0287-A

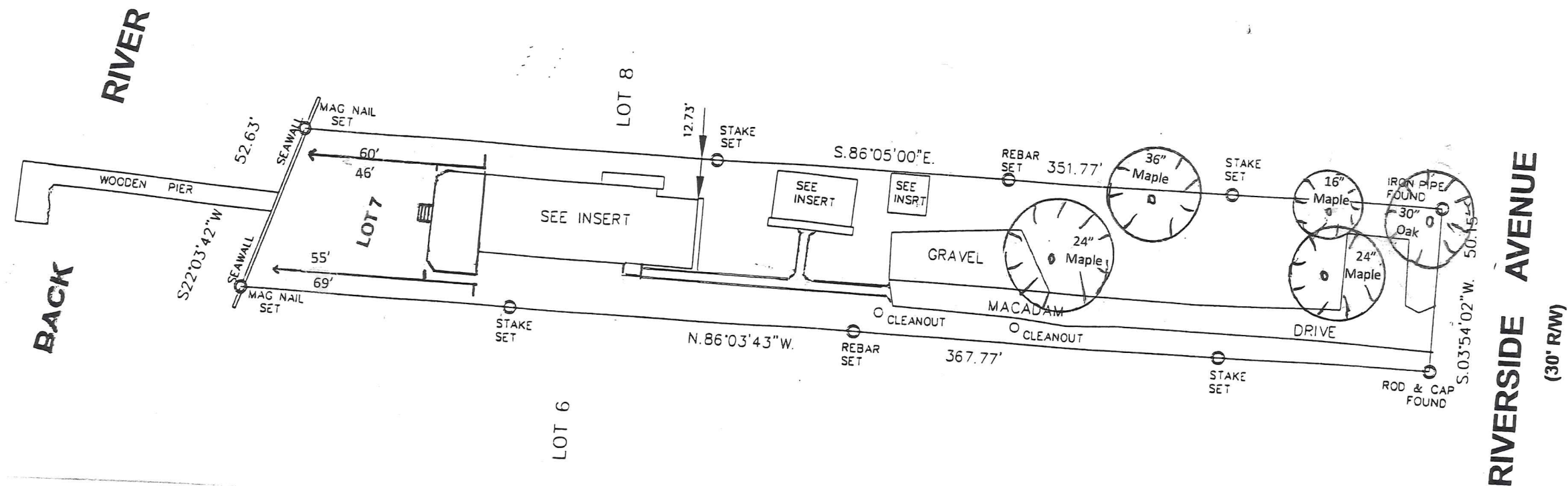
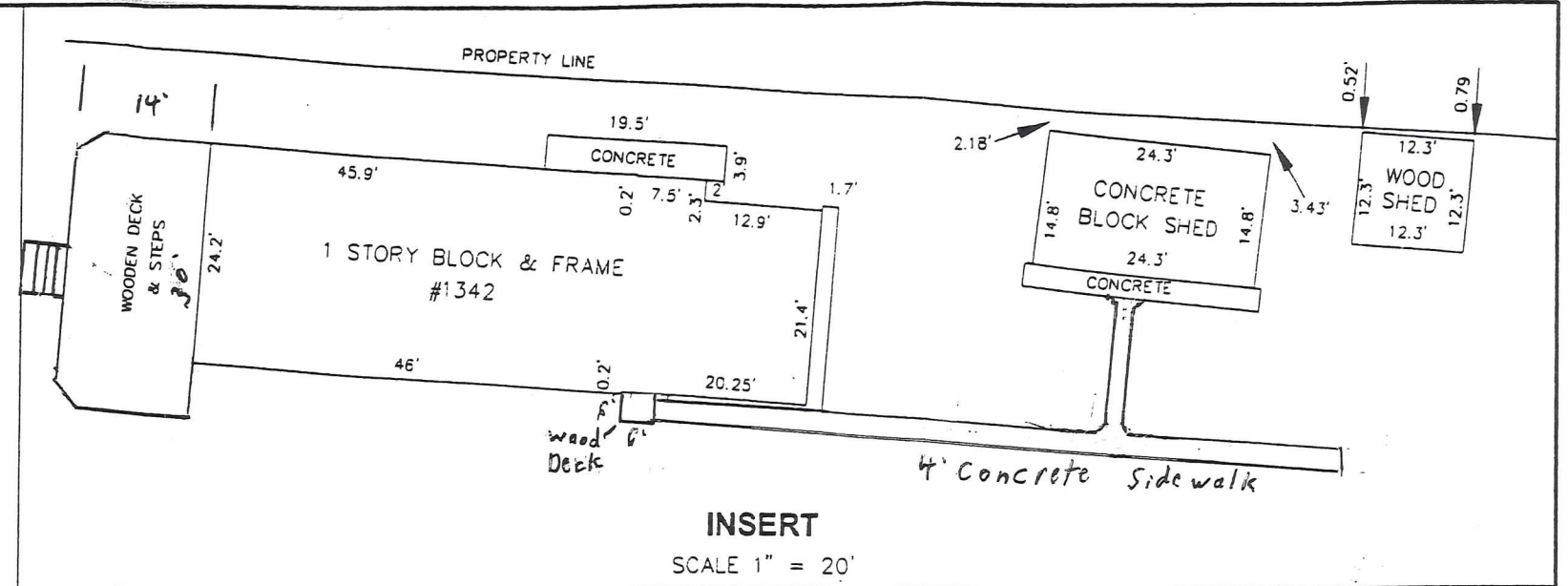
Existing Structures

Existing Lot Coverage

SFD 1516.88sf
 Block Shed 359.64sf
 Wood Shed 151.29sf
 Gravel 750sf
 Macadam 1880sf
 Concrete 750sf

Total 4770.24sf

24.14% of 19,760sf



Existing Lot Coverage in MBA 876sf

Existing Pervious Deck in MBA 416sf

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