

M E M O R A N D U M

DATE: August 19, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0322-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on August 16, 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 SPECIAL HEARING	*	BEFORE THE
(1714 Cape May Road)		
15 th Election District	*	OFFICE OF
7 th Council District		
Charles H. Peters & Jeannie L. Peters	*	ADMINISTRATIVE HEARINGS
<i>Legal Owners</i>		
	*	FOR BALTIMORE COUNTY
Petitioners		
	*	Case No. 2019-0322-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Charles and Jeannie Peters, legal owners ("Petitioners"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") for a proposed garage with a footprint larger than the primary structure. A site plan was marked and admitted as Petitioners' Exhibit 1.

Henry Maeser appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Environmental Protection and Sustainability ("DEPS").

The subject property is 10,032 square feet in size and is zoned DR 3.5. Mr. Maeser, who prepared the site plan for the Petitioners, explained the owners want to construct the garage for storage of two large boats. The proposed garage would be 1,064 square feet in size, while the ground floor area of the existing dwelling (constructed in 1956) is 792 square feet.

The 1 ½ story dwelling is modest in size and the proposed garage would be roughly 25% larger than the home. The garage would be located in the rear yard and would comply with the setback and height restrictions set forth in BCZR §400. I believe the garage will be compatible

ORDER RECEIVED FOR FILING

Date

7/17/19

By

Sen

with the existing improvements and the community, and the petition will therefore be granted.

THEREFORE, IT IS ORDERED this 17th day of **July, 2019** by this Administrative Law Judge, that the Petition for Special Hearing for a proposed garage with a footprint larger than the primary structure, 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 regulations.

Any appeal of this decision must be filed 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

7/17/19

By

slh



PETITION FOR ZONING | ARING(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 1714 Cape May Rd., Essex which is presently zoned PR-3.5
 Deed References: 41186/311 10 Digit Tax Account # 1502004630
 Property Owner(s) Printed Name(s) Charles H. Peters and Jeannie L. Peters

(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 A PROPOSED GARAGE WITH A FOOTPRINT LARGER THAN THE PRIMARY STRUCTURE (ZCM 400.1.e)
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☐ a Variance from Section(s)

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 _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Name #1 - Type or Print Charles H. Peters Name #2 - Type or Print Jeannie L. Peters
 Signature #1 [Signature] Signature #2 [Signature]
 Mailing Address 1714 Cape May Rd. Essex MD.
 Zip Code 21221 Telephone # 410-912-1829 Email Address cpeters@saturnautobody.com

Representative to be contacted:

Name - Type or Print Henry Maaser
 Signature [Signature]
 Mailing Address 7803 Mariode Dr. Elkridge MD
 Zip Code 21025 Telephone # 443-770-623 Email Address hmaaser@comcast.net

CASE NUMBER 2019-0322-SH Filing Date 5/14/19 Do Not Schedule Dates: _____ Reviewer CF

Property Description for

1714 Cape May Rd.

Zoning Property Description for 1714
Cape May Rd. Essex MD. Beginning at a
point on the north side of Cape May Rd. which is
forty feet wide at a distance of 322.01 feet
east of the centerline of the nearest improved

intersecting street, Armstrong Lane, which is

40 feet wide. 1st point of Call, (POC) $533^{\circ}46'22''$ East
152.0', 2nd POC $N48^{\circ}14'04''E$ 72.62', 3rd POC

$N138^{\circ}31'57''$ West 153.85', 4th POC $N37^{\circ}40'38''$

East 60' back to the point of beginning as recorded

in Deed Liber 4098, Folio 487, containing 10050 sq/ft.

located in the 15th Election District and 7th Council District

2019 - 0322-SPH

Sherry Nuffer

From: Marty Ogle <mert1114@aol.com>
Sent: Monday, July 15, 2019 10:01 AM
To: Administrative Hearings
Subject: 2019-0322-SPH

CAUTION: This message from mert1114@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

2nd set of certificates

CERTIFICATE OF POSTING

CASE NO. 2019-0322-SPH
PETITIONER/DEVELOPER
HEINZ
MUESER
DATE OF HEARING/CLOSING
7/16/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:
LADIES AND GENTLEMAN:
THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT 1714 PAVE MAY DR
56601

THIS SIGN(S) POSTED ON June 24, 2019 July 4, 2019
(MONTH, DAY, YEAR)

SINCERELY,
[Signature]
SIGNATURE OF SIGN POSTER

MARTIN OGLE
2911 MAIDENBROOK ROAD
PARKVILLE, MD. 21234
410-629-3411

ZONING NOTICE
CASE # 2019-0322-SPH
A PUBLIC HEARING WILL BE HELD BY
THE BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
ON THE ABOVE CASE AT THE FOLLOWING LOCATION:
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
BALTIMORE, MD 21201
ON MONDAY, JULY 16, 2019 AT 10:00 AM
ALL INTERESTED PARTIES ARE INVITED TO ATTEND
AND STATE THEIR OPINIONS ON THE PROPOSED
PROJECT.

CERTIFICATE OF POSTING

CASE NO. 2019-0322-501

PETITIONER/DEVELOPER

Hewitt

Mieser

DATE OF HEARING/CLOSING

7/16/19

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

LADIES AND GENTLEMEN:

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

1701 PAVE. HWY 204

SR 012

THIS SIGN(S) POSTED ON

June 24, 2019
(MONTH, DAY, YEAR)

July 4, 2019

SINCERELY,

Martin Ogile
SIGNATURE OF SIGN POSTER

MARTIN OGILE
2912 MAIDBROOK ROAD
PARKVILLE, MD. 21274
(410) 628-3411



7/16/19

CERTIFICATE OF POSTING

CASE NO. 2019-0322-SPH

PETITIONER/DEVELOPER

HENRY

MAESER

DATE OF HEARING/CLOSING

7/16/19

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

LADIES AND GENTLEMAN:

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

1714 CAPE MAY ROAD

SIGN #2

THIS SIGN(S) POSTED ON

June 26, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 6/26/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

5160 #2

ZONING NOTICE

CASE # 2019-0322-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

PLACE: ROOM 205, JEFFERSON BUILDING 105 WEST
CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: TUESDAY, JULY 16, 2019 AT 10:00 A.M.

REQUEST:

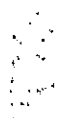
SPECIAL HEARING FOR A PROPOSED GARAGE WITH A
FOOTPRINT LARGER THAN THE PRIMARY STRUCTURE.

EXISTING REFERENCES TO WHETHER OR NOT LAND USES ARE SOME TIMES NECESSARY
TO CONSIDER THE PUBLIC INTEREST.

EXEMPT FROM THIS ACT AND NOTIFIED BY A PUBLIC HEARING UNDER THE ACTS OF LAW

HANDICAPPED ACCESSIBLE

Myra J. 6/26/19



CERTIFICATE OF POSTING

CASE NO. 2019-0322-SPH

PETITIONER/DEVELOPER

HENRY

MAESER

DATE OF HEARING/CLOSING

7/14/19

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

LADIES AND GENTLEMAN :

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NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1714 CAPE MAY ROAD

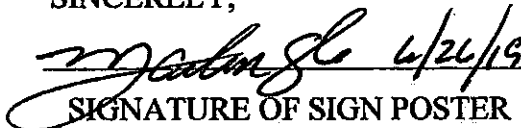
SIGN # 1

THIS SIGN(S) POSTED ON

June 26, 2019

(MONTH, DAY, YEAR)

SINCERELY,



SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

SIGN #1

ZONING NOTICE

CASE # 2019-0322-SPH

**A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

PLACE: ROOM 205, JEFFERSON BUILDING 105 WEST
CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: TUESDAY, JULY 16, 2019 AT 10:00 A.M.

REQUEST:

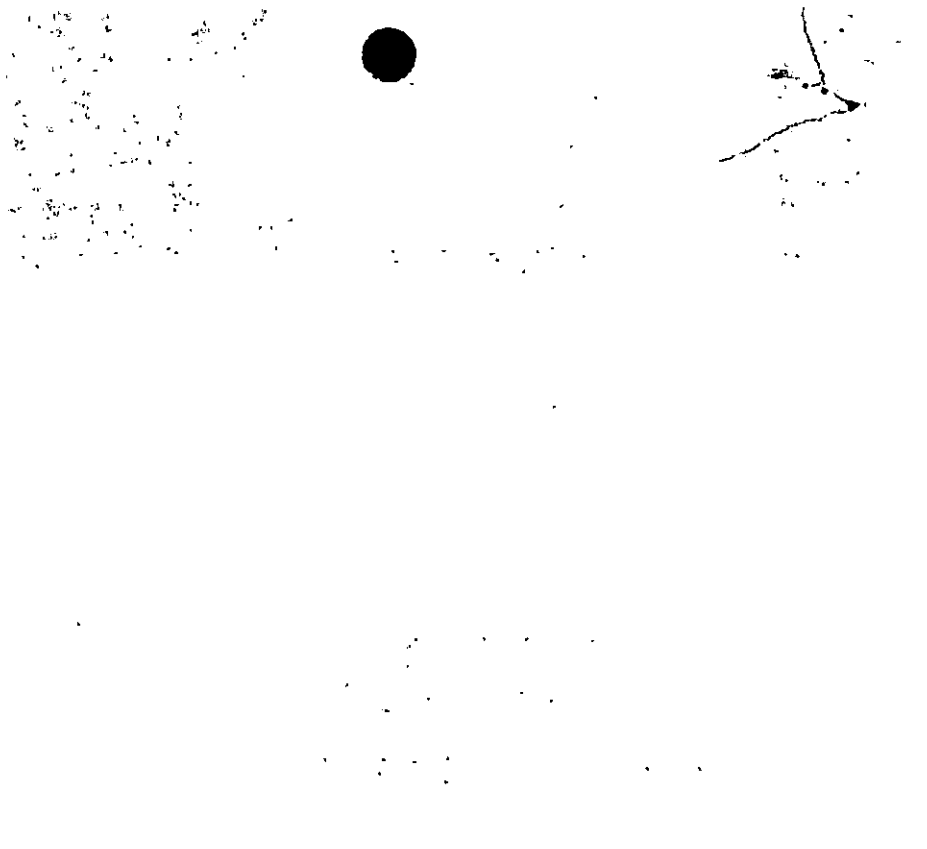
SPECIAL HEARING FOR A PROPOSED GARAGE WITH A
FOOTPRINT LARGER THAN THE PRIMARY STRUCTURE

FOR INFORMATION ONLY: BY ORDER OF THE BOARD OF APPEALS AND ZONING COMMISSIONERS
OF THE CITY OF TOWSON, MD

FOR MORE INFORMATION, CONTACT THE CLERK, BOARD OF APPEALS AND ZONING COMMISSIONERS

HAND APPLIED DECENNBER

my father's 6/26/19



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:

6/26/2019

Order #: 11756119
Case #: 2019-0322-SPH
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2019-0322-SPH



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: 2019-0322-SPH 1714 Cape May Road N/side of Cape May Road, 322' ft. east of Armstrong Lane 15th Election District - 7th Councilmanic District Legal Owners: Charles & Jeannie Peters Special Hearing for a proposed garage with a footprint larger than the primary structure. Hearing: Tuesday, July 16, 2019 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204 /s/ Michael Mallinoff Director of Permits, Approvals and Inspections for Baltimore County NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868. (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391. je26

**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: 2019-0322-SPH

Property Address: 1714 Cape May Rd

Property Description: north side of Cape May 322 Ft East of
Armstrong Lane

Legal Owners (Petitioners): Charles H. Peters Jeannie L. Peters

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Charles H. Peters Jeannie L. Peters

Company/Firm (if applicable): _____

Address: 1714 Cape May Rd
Essex MD 21221

Telephone Number: 410-917-1829

Revised 7/9/2015

2019-0322-SPH



JOHN A. OLSZEWSKI, JR.
County Executive

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

July 7, 2019

Henry Maesor
7803 Marioak Drive
Elkridge MD 21075

RE: Case Number: 2019-0322-SPH, 1714 Cape May 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 May 14, 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.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

M-16

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

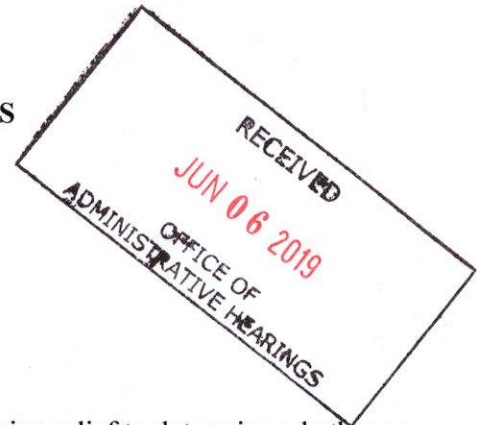
DATE: 6/5/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-322

INFORMATION:

Property Address: 1714 Cape May Road
Petitioner: Charles H. Peters, Jeanie L. Peters
Zoning: DR 3.5
Requested Action: Special Hearing



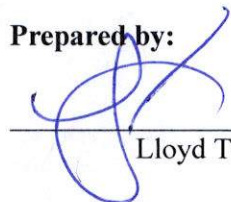
The Department of Planning has reviewed the petition for special hearing relief to determine whether or not the Administrative Law Judge should approve a proposed accessory structure (garage) with a footprint larger than the primary structure.

A site visit was conducted on May 28, 2019.

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

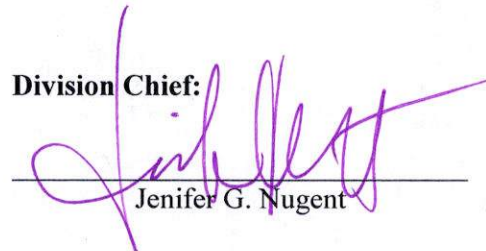
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

CPG/JGN/LTM/

c: Krystle Patchak
Henry Maeser
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 6/5/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-322

INFORMATION:

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Petitioner: Charles H. Peters, Jeanie L. Peters
Zoning: DR 3.5
Requested Action: Special Hearing

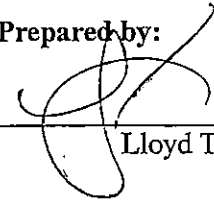
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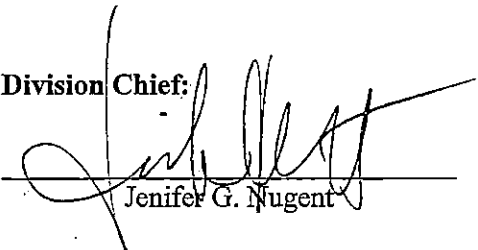
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

CPG/JGN/LTM/

c: Krystle Patchak
Henry Maeser
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: May 29, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0322-SPH
Address 1714 Cape May Road
(Peters Property)

Zoning Advisory Committee Meeting of May 27, 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 is subject to Critical Area requirements. Based on the plan, the property area used to calculate these requirements is 10,050 square feet. The maximum Critical Area defined lot coverage allowance for this property is 31.25% (3,141 square feet) with mitigation for any new amount over 25%. It appears that the proposed lot coverage may need an additional decrease to meet requirements while allowing a driveway completed to the garage. If the applicant can meet these requirements, and meet all mitigation requirements for lot coverage, 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 not a waterfront property and there is no required Critical Area buffer. Meeting the lot coverage requirements, tree requirements, and any mitigation requirements will aid in the conservation of fish, plant, and wildlife habitat in the watershed.

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JAN 10 1964
U.S. AIR FORCE
HONOLULU, HAWAII

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 lot coverage, tree, and mitigation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

Date: 5/22/19

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

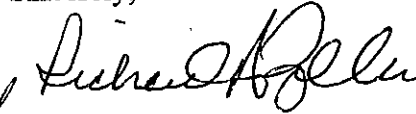
Dear Ms. Lewis:

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. 2019-0322-SPH

*Special Hearing
Charles H. Peters & Jeannie L. Peters
1714 Cape May 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



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 7, 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: 2019-0322-SPH

1714 Cape May Road

N/side of Cape May Road, 322 ft. east of Armstrong Lane

15th Election District – 7th Councilmanic District

Legal Owners: Charles & Jeannie Peters

Special Hearing for a proposed garage with a footprint larger than the primary structure.

Hearing: Tuesday, July 16, 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 "M. D. Mallinoff", is written over the printed name and title.

Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Peters, 1714 Cape May Road, Essex 21221
Henry Maeser, 7803 Marioak Drive, ElkrIDGE 21075

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 26, 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
Wednesday, June 26, 2019 - Issue

Please forward billing to:

Charles & Jeannie Peters
1714 Cape May Road
Essex, MD 21221

410-917-1829

NOTICE OF ZONING HEARING

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N/side of Cape May Road, 322 ft. east of Armstrong Lane

15th Election District – 7th Councilmanic District

Legal Owners: Charles & Jeannie Peters

Special Hearing for a proposed garage with a footprint larger than the primary structure.

Hearing: Tuesday, July 16, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
1714 Cape May Road; N/S of Cape May Road, *
322' E of Armstrong Lane * OF ADMINISTRATIVE
15th Election & 7th Councilmanic Districts *
Legal Owner(s): Charles & Jeannie Peters * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2019-322-SPH

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

MAY 23 2019

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 23rd day of May, 2019, a copy of the foregoing Entry of Appearance was mailed to Henry Maeser, 7803 Merioak Drive, Elkridge, Maryland 21075, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

DEVELOPMENT PLANS REVIEW

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

5/29

DEPS

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

Comment

FIRE DEPARTMENT

6/5

PLANNING

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

No Objection

5/22

STATE HIGHWAY ADMINISTRATION

No Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

6/26/19

SIGN POSTING (1st)

Date:

6/26/19

by

Ogle

SIGN POSTING (2nd)

Date:

7/14/19

by

Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

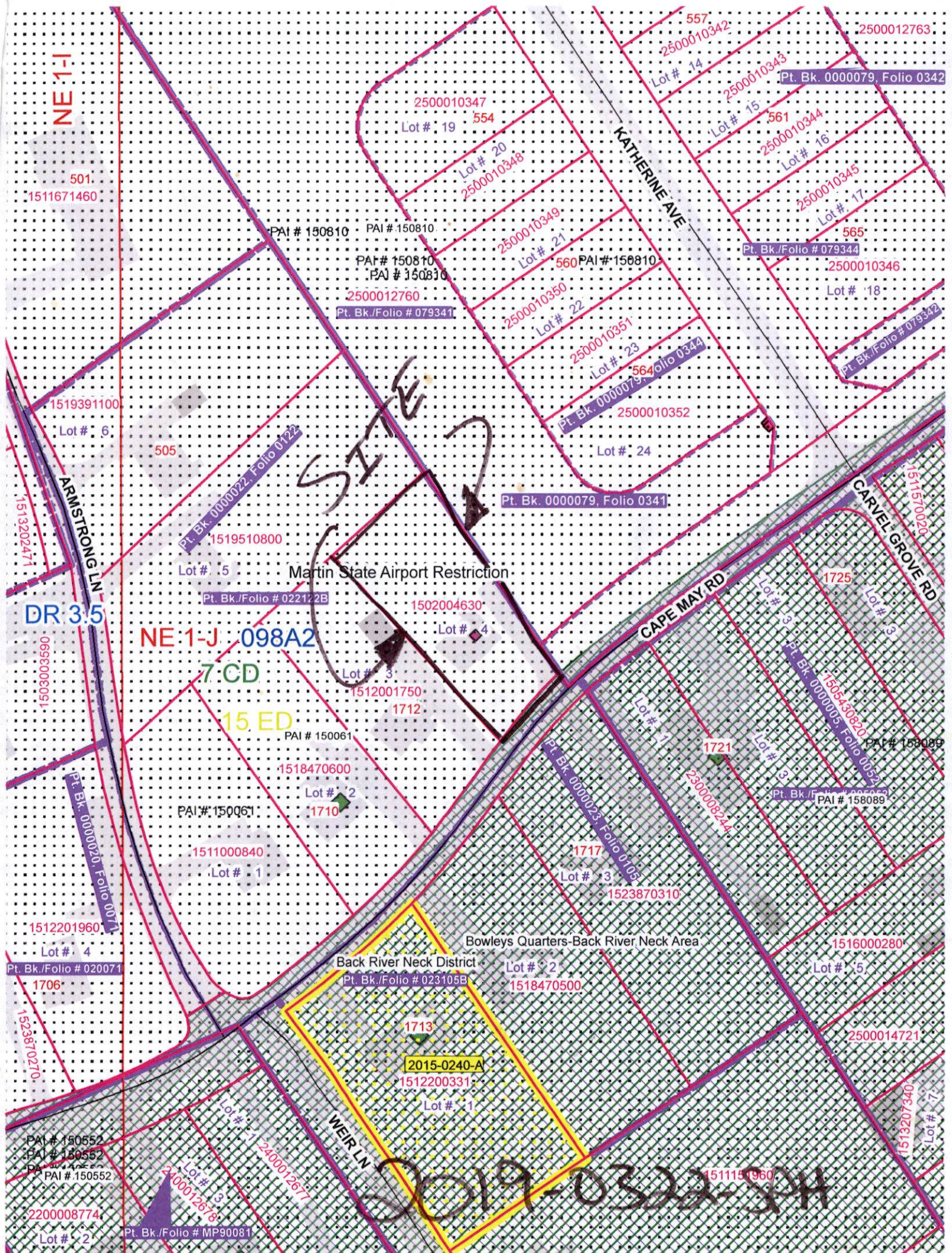
Search Result for BALTIMORE COUNTY

Homestead Application Status: Appl: 05/08/2019

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:



ZONING HEARING PLAN FOR SPECIAL HEARING

ADDRESS: 1714 CAPE MAY RD, ESSEX MARYLAND

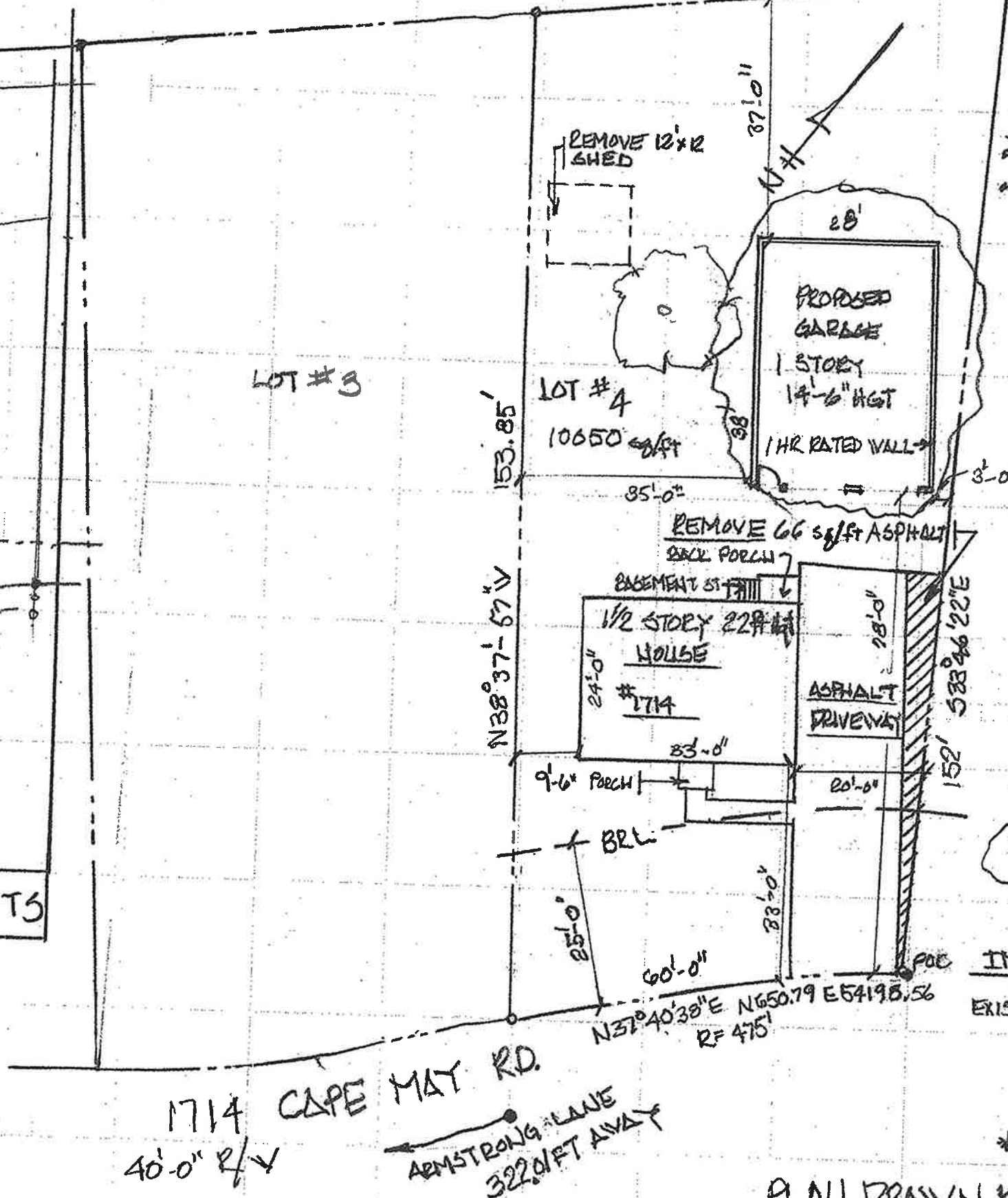
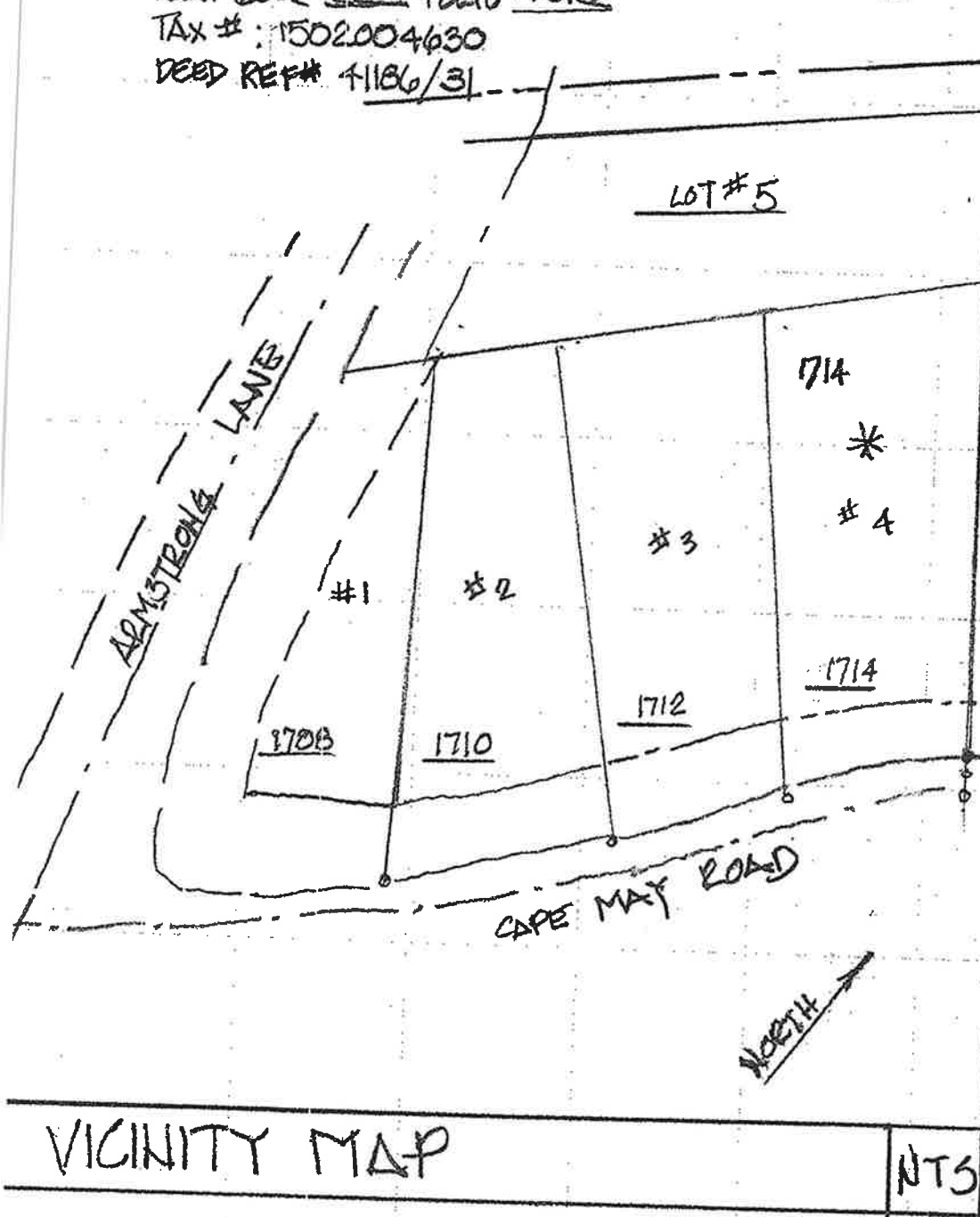
SUBDIVISION NAME: CAPE MAY MANOR FLAT No. 2 LOT #4

FLAT BOOK #22 FOLIO #: 0122

TAX #: 1502004630

DEED REF# 41186/31

OWNERS: CHARLES H. and JEANNE L. PETERS



BALTIMORE COUNTY
FOREST CONSERVATION
AREA

CODES APPLICABLE

- 2015 IBC
- 2015 NFPA LIFE SAFETY
- BALTIMORE COUNTY ZONING REG.

ZONING MAP # 098A2 NE 1-1

SITE ZONED PR3.5

ELECTION DISTRICTED 15TH

COUNCIL DISTRICT 7TH

LOT AREA ACREAGE: 0.23 ac

LOT SQUARE FOOTAGE: 10250

HISTORIC: NO

IN CECA: NO

IN FLOOD PLAIN: NO

UTILITIES: ELEC. B.G. + E

WATER - PUBLIC

SEWER: PUBLIC

PRIOR HEARING: NO

HOUSE SIZE: 792 SQ/FT. (GROUND)

* GARAGE SIZE: 1064 SQ/FT PROPOSED

272 SQ/FT OVER ZONING ALLOWED

IMPERVIOUS AREA: ALLOWED 31.25% = 3141 sq

EXISTING: HOUSE - 792 SQ/FT

DRIVEWAY 1058 SQ/FT - 66 sq ft = 992

PORES 20x22 = 42 SQ/FT

SIDEWALKS = 92 SQ/FT

* NEW GARAGE = 1064

TOTAL 2982

PLAN DRAWN BY: HENRY MAESER

DATE: 5-9-19

SCALE: 1" = 20'-0"

ZONING HEARING PLAN FOR SPECIAL HEARING

OWNERS: CHARLES H. and JEANNIE L. PETERS

ADDRESS: 1714 CAPE MAY RD, ESSEX MARYLAND

SUBDIVISION NAME: CAPE MAY MANOR PLAT No. 2 LOT #4

PLAT BOOK #22 FOLIO #0122

TAX #: 1502004630

DEED REF# 41186/31

BALTIMORE COUNTY
FOREST CONSERVATION
AREA

CODES APPLICABLE

- 2015 IRC
- 2015 NFPA LIFE SAFETY
- BALTIMORE COUNTY ZONING REG.

ZONING MAP # 098A2 NE 1-1

SITE ZONED PR 3.5

ELECTION DISTRICTED 15TH

COUNCIL DISTRICT 7TH

LOT AREA ACREAGE: 0.23 ac

LOT SQUARE FOOTAGE: 10050

HISTORIC: NO

IN CBCL NO

IN FLOOD PLAIN NO

UTILITIES: ELEC. B.G. & E

WATER - PUBLIC

SEWER: PUBLIC

PRIOR HEARING: NO

HOUSE SIZE: 792 SQ/FT. (GROUND)

* GARAGE SIZE: 1064 SQ/FT PROPOSED

212 SQ/FT OVER ZONING ALLOWED

IMPERVIOUS AREA: ALLOWED 31.25% = 3141 sq

EXISTING: HOUSE - 792 SQ/FT

DRIVEWAY 1058 SQ/FT - 66 sq/ft = 992

PORCHES 20+22 = 42 SQ/FT

SIDEWALKS = 92 SQ/FT

* NEW GARAGE = 1064

BTL 2982

PLAN DRAWN BY: HENRY MAESER

DATE: 5-9-19

SCALE: 1" = 20'-0"

ARMSTRONG LANE

LOT #5

1714

* 4

* 3

* 2

* 1

1712

1714

1708

1710

CAPE MAY ROAD

NORTH

VICINITY MAP

NTS

LOT #3

LOT #4

10650 SQ/FT

153.85'

N38°37'-57"V

35'-0"

REMOVE 66 SQ/FT ASPHALT

BACK PORCH

BASEMENT ST. FILL

1/2 STORY 22'x11'

HOUSE

#1714

24'-0"

9'-6" PORCH

BR.

25'-0"

33'-0"

60'-0"

N37°40'38"E N650.79 E54198.56

R=475'

20'-0"

152'

53°46'22"E

37'-0"

72.62'

N48°14'54"E

37'-0"

REMOVE 12'x12 SHED

PROPOSED GARAGE

1 STORY

14'-6" HGT

1 HR RATED WALL

3'-0"

ASPHALT DRIVEWAY

POC

1714 CAPE MAY RD.

40'-0" R/V

ARMSTRONG LANE
322 FT AWAY

2019-0322-SAH

PET EX