

M E M O R A N D U M

DATE: July 18, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0328-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 17, 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 ADMIN. VARIANCE	*	BEFORE THE
(2310 Martin Drive)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Stephen H. & Donna L. Hill	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0328-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Stephen H. and Donna L. Hill (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Section 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed detached garage to have a height of 20 ft. in lieu of the maximum allowed 15 ft. 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. The property is located within the Chesapeake Bay Critical Area (“CBCA”) and is subject to Critical Area requirements as noted in the ZAC comment dated May 29, 2019 submitted by the Department of Environmental Protection and Sustainability (“DEPS”).

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 26, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 6-17-19

By 123

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code ("BCC"). 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 BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed detached garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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

THEREFORE, IT IS ORDERED, this 17th day of **June, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed detached garage to have a height of 20 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date 6-17-19

By [Signature]

- Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed garage shall not be used for commercial purposes.
- Petitioners shall comply with the DEPS ZAC comment, dated May 29, 2019; a copy of which is attached hereto and made a part hereof.

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:dlw

ORDER RECEIVED FOR FILING

Date 6-17-19

By 150

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

ORDER RECEIVED FOR FILING

Date 6-17-19

By low



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 2310 Martin Dr, Essex Md 21221 Currently zoned OR 3.5
 Deed Reference 389381 10001 10 Digit Tax Account # 1511771870
 Owner(s) Printed Name(s) Stephen & Donna Hill

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

For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

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

1. **X** ADMINISTRATIVE VARIANCE from Section(s) _____

BCZR: 400.3 → to permit a proposed detached garage to have a height of 20 feet in lieu of the maximum allowed 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter, or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Stephen Hill

Donna Hill

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]

[Signature]

Signature #1

Signature #2

2310 Martin Dr, Essex Md.

Mailing Address

City

State

21221

Zip Code

410 967 5574

Telephone #

Hillhouse103@gmail.com

Email Address

Gmail.com

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER

2019-0328-A

Filing Date

5/16/19

Estimated Posting Date

5/26/19

Reviewer

JS

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 2310 Martin Dr. Essex Md 21221
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

The owners of 2310 Martin Dr. Essex 21221 wish to petition Baltimore County Zoning for the approval of a variance to increase the height limitation, in order to complete construction of a garage, to the height of 20 feet. A permit had already been issued for the structure at 15 feet (#B941182). Due to design & build modifications, 20 feet will now be needed.

Thank you for your time & consideration

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

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Name- Print or Type

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of May, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Stephen Hill and Donna Hill

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

AS WITNESS my hand and Notaries Seal

Lauren M. Behner
Notary Public

January 14, 2021
My Commission Expires



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 2310 Martin Dr, Essex Md 21221 Currently zoned DR 3.5
 Deed Reference 389381 10001 10 Digit Tax Account # 1511771870
 Owner(s) Printed Name(s) Stephen & Donna Hill

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

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

1. **X** ADMINISTRATIVE VARIANCE from Section(s) _____

BCZR: 400.3 → to permit a proposed detached garage to have a height of 20 feet in lieu of the maximum allowed 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter, or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Stephen Hill , Donna Hill

Name #1 – Type or Print Name #2 – Type or Print

Stephen Hill , Donna Hill

Signature #1

Signature #2

2310 Martin Dr, Essex Md.

Mailing Address

City

State

21221 , 4109675574 , Hillhouse103@gmail.com

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER

2019-0328-A

Filing Date

5/16/19

Estimated Posting Date

5/26/19

Reviewer

JS

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 2310 Martin Dr. Essex Md 21221
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

The owners of 2310 Martin Dr. Essex 21221 wish to petition Baltimore County Zoning for the approval of a variance to increase the height limitation, in order to complete construction of a garage, to the height of 20 feet. A permit had already been issued for the structure at 15 feet (#B941182). Due to design & build modifications, 20 feet will now be needed.

Thank you for your time & consideration

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

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Name- Print or Type

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of May, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Stephen Hill and Donna Hill

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

AS WITNESS my hand and Notaries Seal

Barlene M. Behner
Notary Public
January 14, 2021
My Commission Expires

CERTIFICATE OF POSTING

2019-0328-A

RE: Case No.: _____

Petitioner/Developer: _____

Hill

June 10, 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:

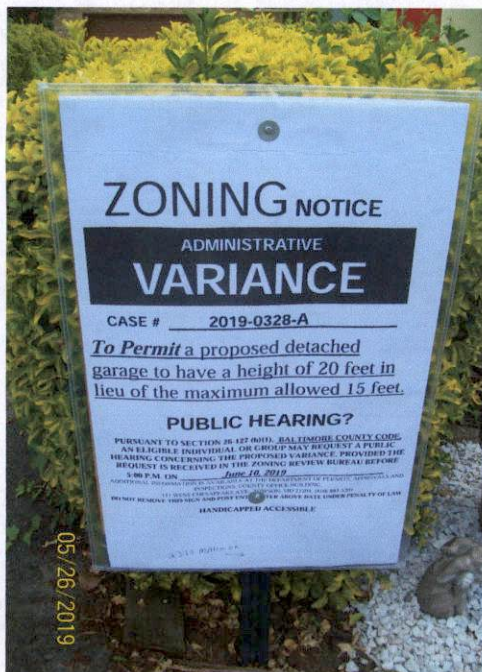
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2310 Martin Drive

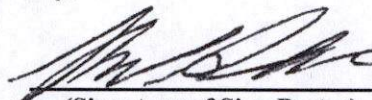
SIGN 1

May 26, 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

2019-0328-A

RE: Case No.: _____

Petitioner/Developer: _____

Hill

June 10, 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:

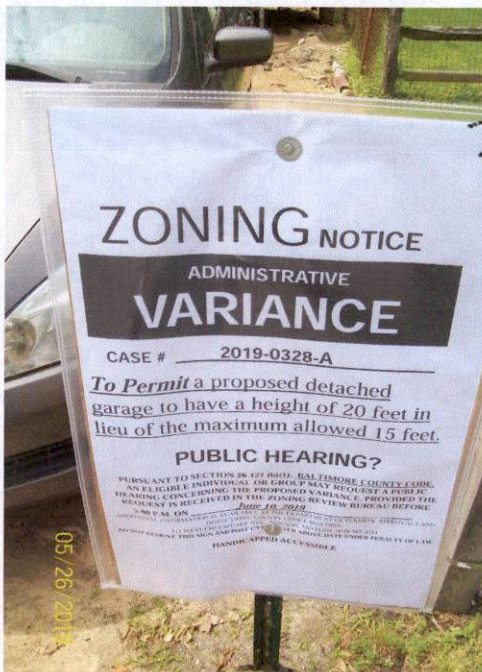
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2310 Martin Drive

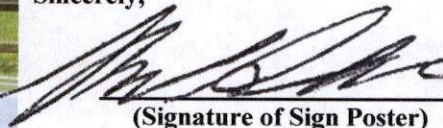
SIGN 2

May 26, 2019

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



Sincerely,


(Signature of Sign Poster)

May 26, 2019

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0328 -A Address 2310 MARTIN DRIVE, 21221
Contact Person: JASON SEIBELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 5/16/19 Posting Date: 5/26/19 Closing Date: 6/10/19

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0328 -A Address 2310 MARTIN DRIVE, 21221
Petitioner's Name HILL Telephone 410-967-5574
Posting Date: 5/26/19 Closing Date: 6/10/19
Wording for Sign: TO PERMIT A PROPOSED DETACHED GARAGE TO HAVE A HEIGHT OF
20 FEET IN LIEU OF THE MAXIMUM ALLOWED 15 FEET.

Revised 6/30/2019

**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: 2019-0328-A
Property Address: 2310 MARTIN DRIVE
Property Description: _____

Legal Owners (Petitioners): STEPHEN + DONNA HILL
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: STEPHEN + DONNA HILL
Company/Firm (if applicable): _____
Address: 2310 MARTIN DRIVE
ESSEX, MD 21221

Telephone Number: _____



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 11, 2019

Stephen Hill
Donna Hill
2310 Martin Drive
Essex, MD 21221

RE: Case Number: 2019-0328-A, 2310 Martin Drive

Dear Mr. & Mrs. Hill:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on May 16, 2019.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

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

C: People's Counsel

6-10

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 # 2019-0328-A
Address 2310 Martin Drive
(Hill 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 a Modified Buffer Area (MBA) and is subject to Critical Area requirements. These requirements are based on the property area above mean high water. EPS has approved a garage permit for this location, and the property owners have been made aware of Critical Area lot coverage allowances and mitigation. If the applicant can continue to meet these requirements, 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 more than half of the property. 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.

RECEIVED

RECEIVED
OFFICE OF THE
DIRECTOR
JAN 11 1963

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;

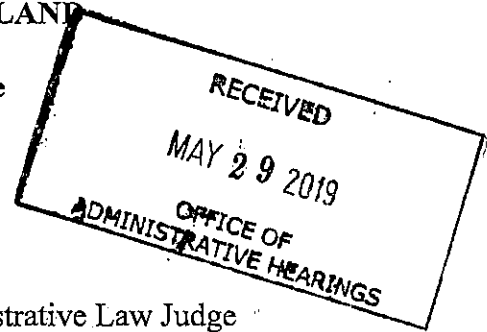
If the development of the property can meet all modified buffer area, lot coverage, tree, and mitigation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

6-10

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 # 2019-0328-A
Address 2310 Martin Drive
(Hill 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 a Modified Buffer Area (MBA) and is subject to Critical Area requirements. These requirements are based on the property area above mean high water. EPS has approved a garage permit for this location, and the property owners have been made aware of Critical Area lot coverage allowances and mitigation. If the applicant can continue to meet these requirements, 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 more than half of the property. 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.

ORDER RECEIVED FOR FILING

Date

6-17-19

By

low

Baltimore County, State of Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME on the southwest side of Martin Drive as laid out 20 feet wide on the plat of Bauernschmidt Manor at the distance of 174.65 feet northwesterly from the corner formed by the intersection of the southwest side of Martin Drive with the west side of Bauernschmidt Drive and running thence and binding on Martin Drive by a line curving to the right with a radius of 20 feet for a distance 31.42 feet to the division line between lots numbered 124 and 126 on plat above referred to, thence running and binding on said division line north 32 degrees 45 minutes west 193.10 feet to the bulkhead now constructed to the waters of Hog Pen Creek, thence southwesterly along said bulkhead and binding on Hog Pen Creek 94 feet more or less, to the end thereof and

Back side



View of neighbor
to the left side





View of neighbor's
house & garage

(AV) 6-10-19

CASE NO. 2019- 0328-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>5-29</u> ✓ <i>Floodplain</i> <i>CAC</i>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 5-26-19 by 5-26-19

SIGN POSTING (2nd) Date: _____ by _____

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 - 1511771870
Owner Information		
Owner Name:	HILL STEPHEN H HILL DONNA L	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	2310 MARTIN DRIVE BALTIMORE MD 21221-	Deed Reference: /38938/ 00001
Location & Structure Information		
Premises Address:	2310 MARTIN DR BALTIMORE 21221- Waterfront	Legal Description: BAUERNSCHMIDT MANOR
Map:	Grid:	Parcel:
0098	0008	0035
Sub District:	Subdivision:	Section:
	0000	H
Block:	Lot:	Assessment Year:
	126	2018
Plat No:	Plat Ref:	
	0012/ 0081	
Special Tax Areas:		Town: NONE
		Ad Valorem:
		Tax Class:
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1946	1,296 SF	300 SF
Property Land Area	County Use	
10,614 SF	34	
Stories	Basement	Type
1 1/2	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
ASBESTOS SHINGLE	1 full	1 Detached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	260,600	221,600
Improvements	83,300	100,700
Total:	343,900	322,300
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2018
		As of 07/01/2019
		322,300
		322,300
		0
Transfer Information		
Seller: MORRIS EDWIN L	Date: 05/09/2017	Price: \$320,000
Type: ARMS LENGTH IMPROVED	Deed1: /38938/ 00001	Deed2:
Seller: REYNOLDS JOHN R	Date: 01/02/1987	Price: \$115,000
Type: ARMS LENGTH IMPROVED	Deed1: /07372/ 00245	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2018
State:	000	0.00
Municipal:	000	0.00
		0.00 0.00
		0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	

Homestead Application Information

Homestead Application Status: Approved 02/28/2018

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0328-A **Reviewer:** Jason Seidelman

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Stephen & Donna Hill

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 2310 MARTIN DR

Location: NW/S of Martin Drive (15'), 200' NW of the centerline of intersection with Bauernschmidt Drive.

Existing Zoning: DR 3.5

Area: 10,614 SQ

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed detached garage to have a height of 20 feet in lieu of the maximum allowed 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 06/10/2019

Miscellaneous Notes:

Deed Reference 389381/0001

Case Number: 2019-0329-A **Reviewer:** Jun Fernando

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Nancey Lee

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 531 RIVERSIDE DR

Location: North side of Riverside Drive at a distance of 128' East of the centerline of Margaret Ave.

Existing Zoning: DR 5.5

Area: 10,293 SQ

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an open projection addition of Carport with a side yard setback of 0' in lieu of the required 7.5 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

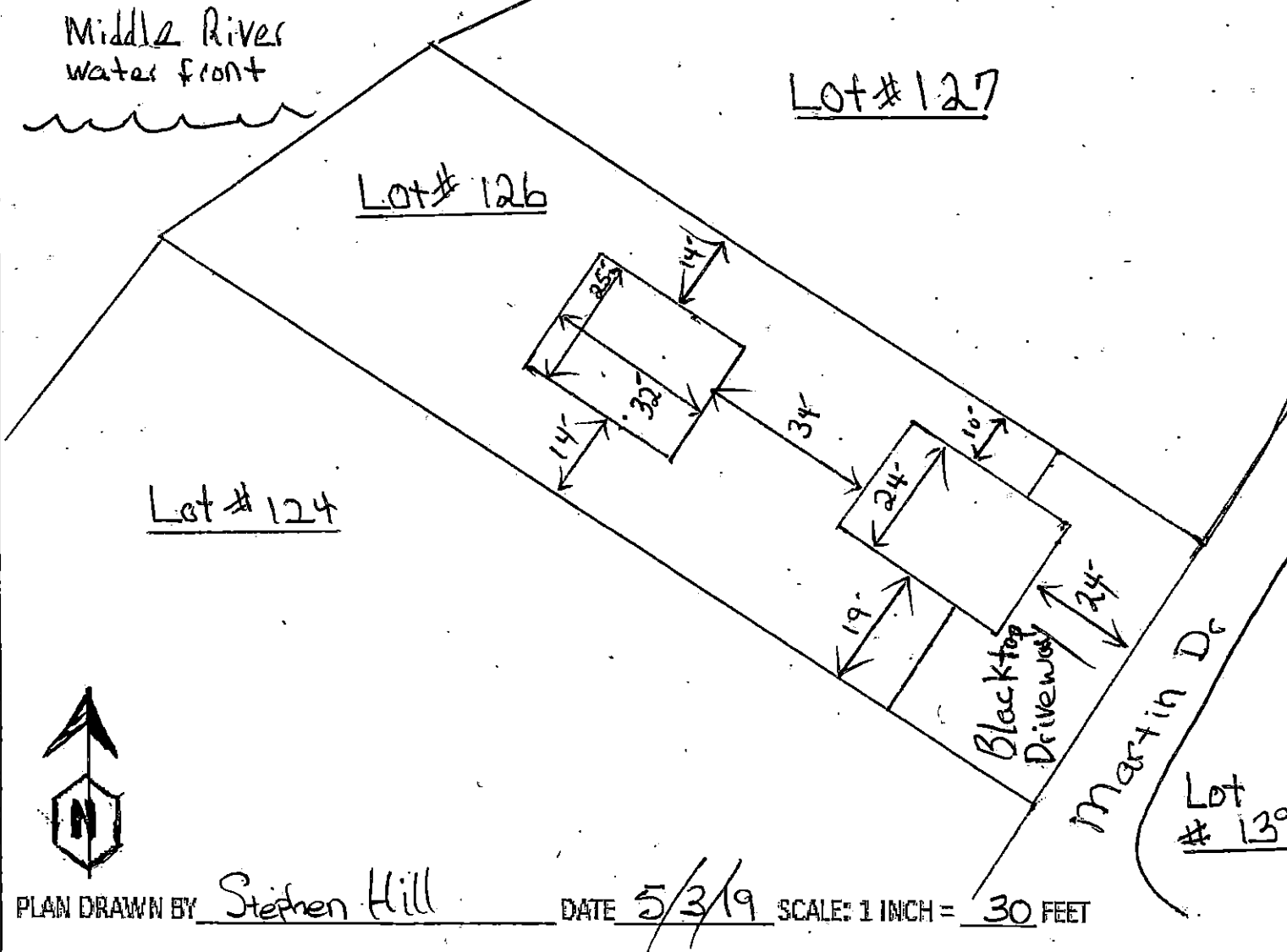
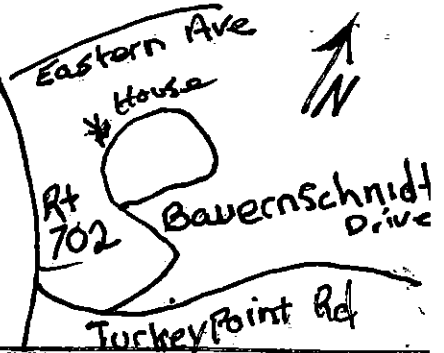
Violation Cases: None

Closing Date: 06/10/2019

Miscellaneous Notes:

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 2300 MARTIN DR. Essex OWNER(S) NAME(S) Stephen & Donna Hill
SUBDIVISION NAME BAVERNSCHNIDT MANOR LOT # 126 BLOCK # M/A SECTION # H
PLAT BOOK # 12 FOLIO # 81 10 DIGIT TAX # 1511771870 DEED REF. # 3893810001

Site Vicinity Map



MAP IS NOT TO SCALE
ZONING MAP# 098A2
SITE ZONED DR 3.5
ELECTION DISTRICT 15
COUNCIL DISTRICT 7
LOT AREA ACREAGE _____
OR SQUARE FEET 10614
HISTORIC? NO
IN CECA? 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

VIOLATION CASE INFO:

PLAN DRAWN BY Stephen Hill DATE 5/3/19 SCALE: 1 INCH = 30 FEET

2019-0328-A

Pet. Exh. 1

Pt. Bk./Folio # 013094B
Pt. Bk. 0000013, Folio 0094

151385760

1996-0140-A

1504000040
2320

Lot # 130
1506570241
2004-0293-A

1502370090

1511470020

Lot # 127
1502001910

Lot # 126
1511771870

2308
Lot # 124
Pt. Bk. 0000012, Folio 0081
1519073930

2012-0205-A
1502370091

Lot # 137
2226

Lot # 137
1502001900

Chesapeake Bay Critical Area

7 CD
PAI # 150308

Pt. Bk./Folio # 013094B
Bowleys Quarters-Back River Neck Area

Back River Neck District

DR 3.5

2224
1502852060

Lot # 139

Lot # 124
2018-0062-A
1515640561

R-1945-0520

2007-0443-A
2300006019

Lot # 122
1502200710

Lot # 123

2218
Lot # 121
1518471901

Lot # 120
1518471900

Lot # 119

Lot # 119
2216
1502201350

Lot # 125
1508004190

Lot # 96
1519450110

1508801470
Lot # 95
2219

NE 1-J

Martin State Airport Restriction

098A2

MARTIN DR

BAUERN SCHMIDT DR

PARK DR

1513855760

1996-0140-A

1504000040
2320

0241
04-0293-A

04-0293-A

2012-0205-A

1502370091

137

AI # 150308

AI # 150308

AI # 150308

Lot # 96

2

1508801470

Lot # 95

1508801470

2019-0328-A

VIOLATION CASE INFO: