

MEMORANDUM

DATE: December 24, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0491-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on December 23, 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
(1627 Jeffers Road)		
8 th Election District	*	OFFICE OF
2 nd Council District		
Robert and Sima Della Vecchia	*	ADMINISTRATIVE HEARINGS
<i>Legal Owners</i>		
	*	FOR BALTIMORE COUNTY
Petitioners		
	*	Case No. 2019-0491-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 Robert and Sima Della Vecchia, legal owners ("Petitioners"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve a variance from the Department of Public Works' Storm Drainage Design Standards Plate DF-1, to allow a setback of the 100 year riverine floodplain of 13 ft. in lieu of the required 20 ft. for an addition on the rear of their residence. A site plan was marked and admitted as Petitioners' Exhibit 1.

The property owners, Robert and Sima Della Vecchia appeared in support of the petition and were assisted by David Billingsley, their property line surveyor. Timothy M. Kotroco, Esq. represented Petitioners. The Petitioners' next door neighbor, Jack Ames, attended the hearing and voiced no objections to the requested variance.

The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Environmental Protection and Sustainability ("DEPS") and the Department of Planning ("DOP").

The subject property is 10,000 square feet in size and is zoned DR 3.5. Mr. Kotroco proffered the following facts: The petitioners wish to build an addition to the back of their home

ORDER RECEIVED FOR FILING

Date 11/22/19
By Sen

so that Mrs. Della Vecchia's mother can live with them. The Della Vecchias are expecting a child and they need this additional living space for them all to live comfortably together. Mr. Kotroco noted that the property is *not* in the 100 year riverine floodplain but it is adjacent to the floodplain at the rear of the property. This is borne out by Exhibit 2 (a color coded site plan), Exhibit 3 (a My Neighborhood floodplain map), and Exhibit 5 (a Google Earth aerial photo). Because the property is not in the floodplain no waiver is needed under BCC Sec. 32-8-301 *et seq.* However, per the DPW Storm Drainage Design standards, and specifically, Plate DF-1 (Exhibit 6), a setback of 20' from the riverine floodplain is normally required. Mr. Kotroco and Mr. Billingsley explained that they initially met with Dave Thomas from DPW and he had no objection to the requested 13' setback. In subsequent discussions with Terry Curtis, Mr. Thomas' successor, Curtis indicated that DPW would like to have an updated floodplain study of the area done before DPW would support the 13 foot setback. However, after conferring with Steve Walsh, the Director of DPW, Mr. Curtis agreed that if Petitioners performed a Field Run survey of the site and established that the lowest floor elevation of the proposed addition would be at least 2 feet above the current floodplain elevation then DPW would not oppose the requested 13 foot setback. Mr. Billingsley has performed the Field Run survey and attests that the proposed addition will be constructed a minimum of 2' above the current FEMA floodplain elevation. Petitioners acknowledged that this requirement would be a condition of obtaining the 13 foot setback variance, and that a building permit would not be issued if this condition is not met. Their neighbor, Mr. Ames, a long-time resident, stated that these parcels have never experienced flooding from the adjacent stream, even during the recent extreme weather events. Mr. Billingsley stated that he believes this addition can be constructed in accordance with sound stormwater and floodplain design principles, and within the spirit and intent of the BCZR and the BCC and the County Building Code.

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Date

11/22/19

By

Sen

Based on the foregoing testimony and evidence I find that the requested relief will not injure the public health, safety and welfare and is not in violation of the spirit and intent of the BCZR.

THEREFORE, IT IS ORDERED this **22nd** day of **November, 2019** by this Administrative Law Judge, that the Petition for Special Hearing to approve a variance to allow a setback of the 100 year riverine floodplain of 13 ft. in lieu of the required 20 ft. for an addition, 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. Per the direction of DPW, the lowest floor elevation of the proposed addition shall be a minimum of 2 feet above the current 100 year flood plain elevation.
3. Prior to issuance of permits Petitioners must comply with the ZAC comments submitted by the DOP, copies of which are attached hereto and made a part hereof.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:sln

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Date 11/22/19
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 1627 Jeffers Rd. Baltimore, MD 21204 which is presently zoned Residential / DR3.5
Deed References: 36140/00096 10 Digit Tax Account # 0813009060
Property Owner(s) Printed Name(s) Robert and Sima Della Vecchia

(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

SEE
Attached

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)

TO BE PRESENTED AT HEARING

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Attorney for Petitioner:

Timothy M. Kotroco

Name- Type or Print

Signature

305 Washington Ave. STE 502 Towson MD

Mailing Address City State

21204 / 410-299-2943 / Tkotroco@gmail.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Robert Della Vecchia

Sima Della Vecchia

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1627 Jeffers Rd Baltimore MD

Mailing Address City State

21204 / 443-398-0988 / rjdelv@yahoo.com

Zip Code Telephone # Email Address

Representative to be contacted:

Same as attorney for petitioner

Name - Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

CASE NUMBER 20A-0491-SPH

Filing Date 10/11/19

Do Not Schedule Dates:

Reviewer gh

REV. 10/4/11

Drop-off

ATTACHMENT TO SPECIAL HEARING

The Petitioner, requests the following special hearing relief:

SPECIAL HEARING RELIEF, pursuant to Article 32, Title 8, Subtitle 3 of the Baltimore County Code and parts 123 and 125 of the Building Code to approve a waiver to allow a setback to the 100 year riverine floodplain of 13 feet in lieu of the required 20 feet for an addition.

AND For such other and further relief as the nature of this cause may require.

2019-0491-SPH Drop-off



JOHN A. OLSZEWSKI, JR.
County Executive

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

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: 2019-0491-SPH

1627 Jeffers Road

N/west side of Jeffers Road, south of centerline of Templeton Road

8th Election District – 2nd Councilmanic District

Legal Owners: Robert & Sima Della Vecchia

Special Hearing to approve a waiver to allow a setback to the 100 year riverine floodplain of 13 ft. in lieu of the required 20 ft. for an addition. For such other and further relief as the structure of this cause may require.

Hearing: Thursday, November 21, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Mr. & Mrs. Della Vecchia, 1627 Jeffers Road, Baltimore 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 1, 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, November 1, 2019 – Issue

Please forward billing to:

Timothy Kotroco
Kotroco & Associates, LLC
305 Washington Avenue, Ste. 502
Towson, MD 21204

410-299-2943

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1627 Jeffers Road

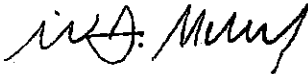
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Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

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RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
1627 Jeffers Road; NW/S of Jeffers Road, *
SE 228' to c/line of Templeton Road * OF ADMINISTRATIVE
8th Election & 2nd Councilmanic Districts HEARINGS FOR
Legal Owner(s): Robert & Sima Della Vecchia*
Petitioner(s) * BALTIMORE COUNTY
* 2019-491-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.

RECEIVED

OCT 23 2019

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of October, 2019, a copy of the foregoing Entry of Appearance was mailed to Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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:

11/1/2019

Order #: 11808682
Case #: 2019-0491-SPH
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2019-0491-SPH



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

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nl

Debra Wiley

From: David Billingsley <dwb0209@yahoo.com>
Sent: Monday, November 18, 2019 11:18 AM
To: Administrative Hearings
Cc: Timothy M. Kotroco; Robert Della Vecchia
Subject: 1627 Jeffers Road Case No. 2019-0491-SPH
Attachments: Scan_0527.pdf

CAUTION: This message from dwb0209@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Posting Recertification attached
Thanks

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

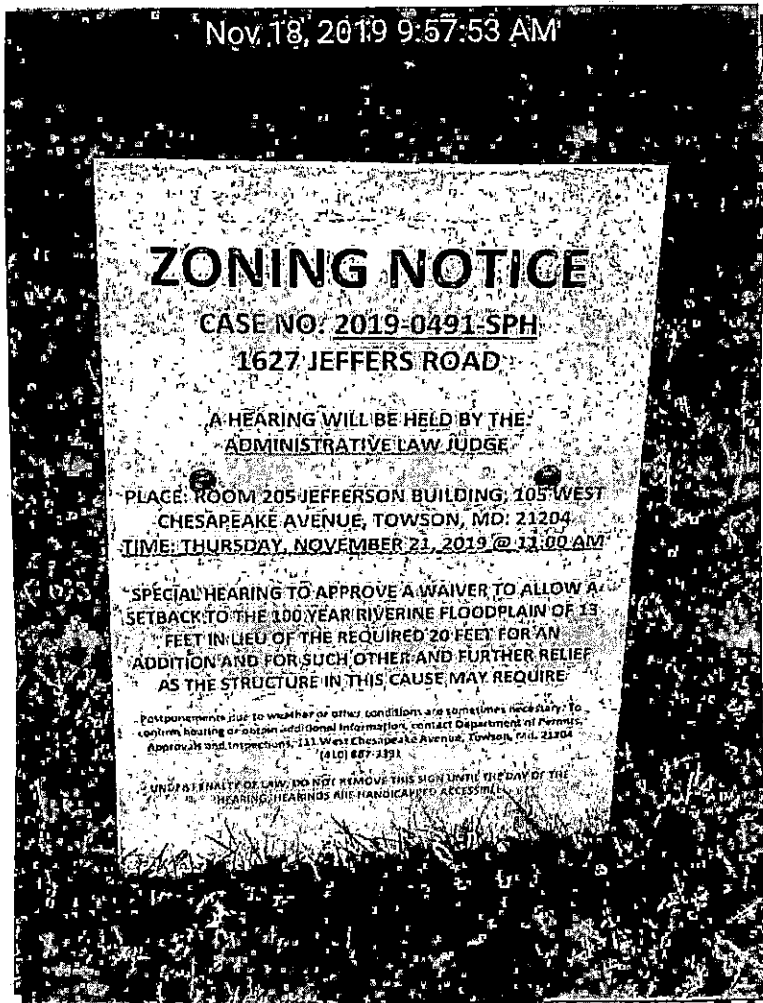
CERTIFICATE OF POSTING

RECERTIFY 11/18/19
Date: NOVEMBER 1, 2019

RE: Project Name: 1627 JEFFERS ROAD #1
Case Number /PAI Number: 2019-0491-SPH
Petitioner/Developer: DELLA VECCHIA
Date of Hearing/Closing: NOVEMBER 21, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1627 JEFFERS ROAD

The sign(s) were posted on NOVEMBER 1, 2019
(Month, Day, Year)



RECERTIFY 11/18/19
NOVEMBER 1, 2019
(Month, Day, Year)
David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

CERTIFICATE OF POSTING

RECERTIFY 11/18/19
Date: NOVEMBER 1, 2019

RE: Project Name: 1627 JEFFERS ROAD #2
Case Number /PAI Number: 2019-0491-SPH
Petitioner/Developer: DELLA VECCHIA
Date of Hearing/Closing: NOVEMBER 21, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1627 JEFFERS ROAD

The sign(s) were posted on _____

RECERTIFY 11/18/19
NOVEMBER 1, 2019
(Month, Day, Year)

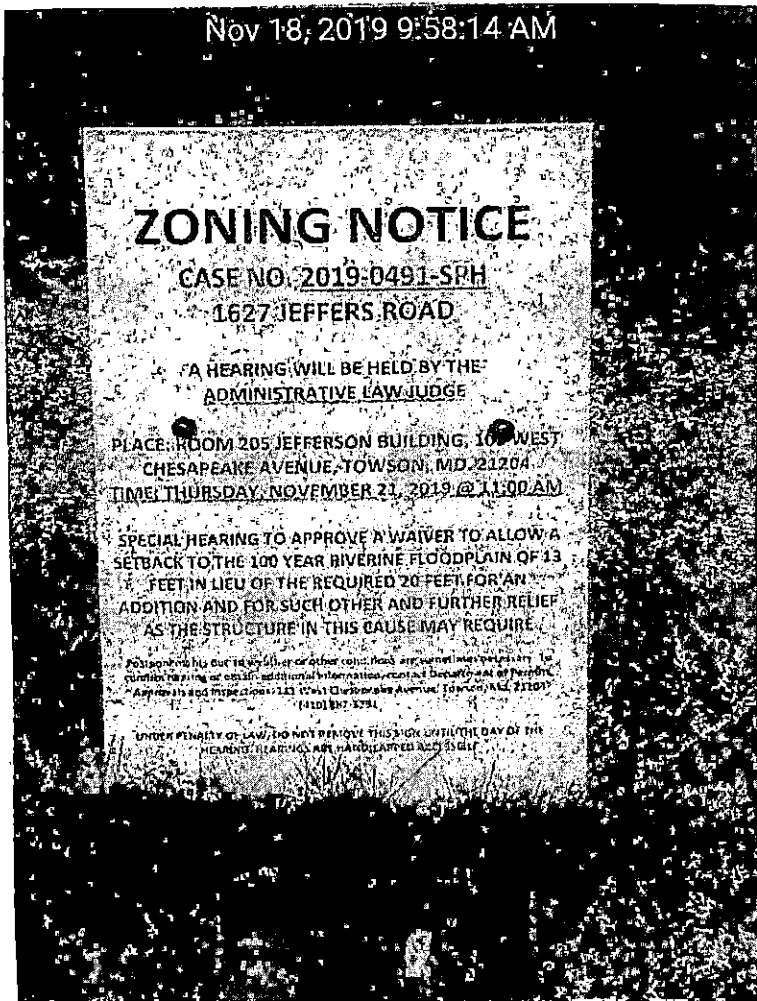
David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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



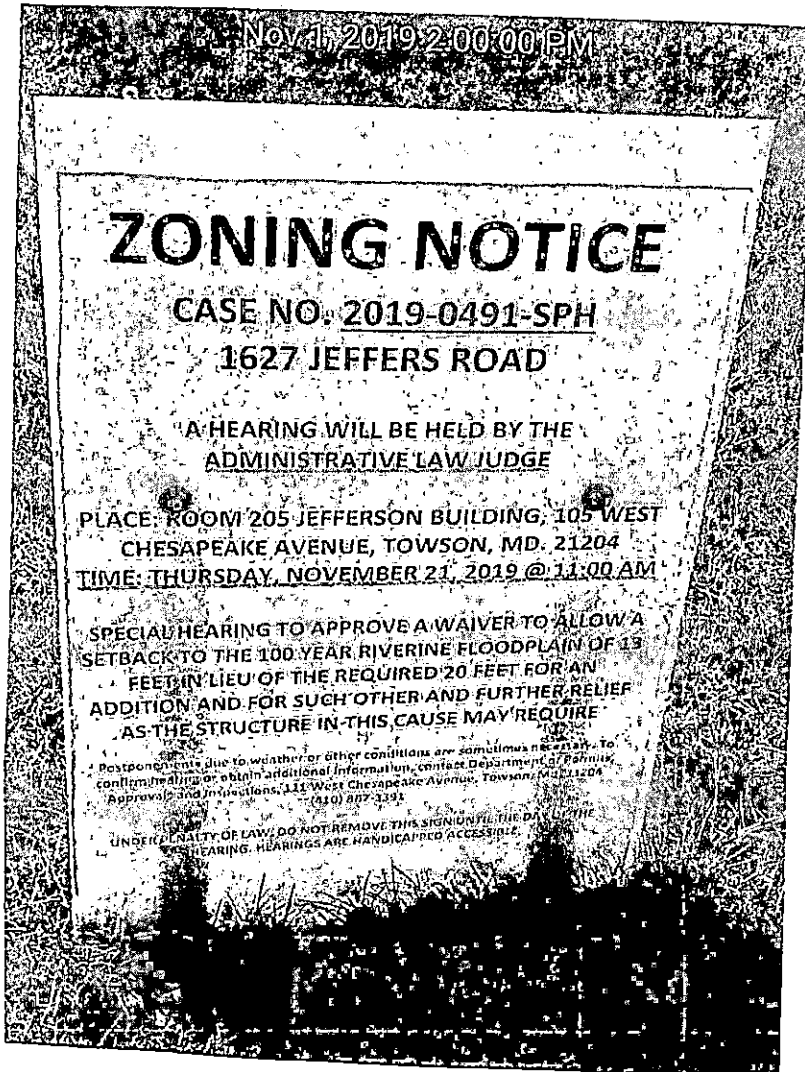
CERTIFICATE OF POSTING

Date: NOVEMBER 1, 2019

RE: Project Name: 1627 JEFFERS ROAD #1
Case Number /PAI Number: 2019-0491-SPH
Petitioner/Developer: DELLA VECCHIA
Date of Hearing/Closing: NOVEMBER 21, 2019

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(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
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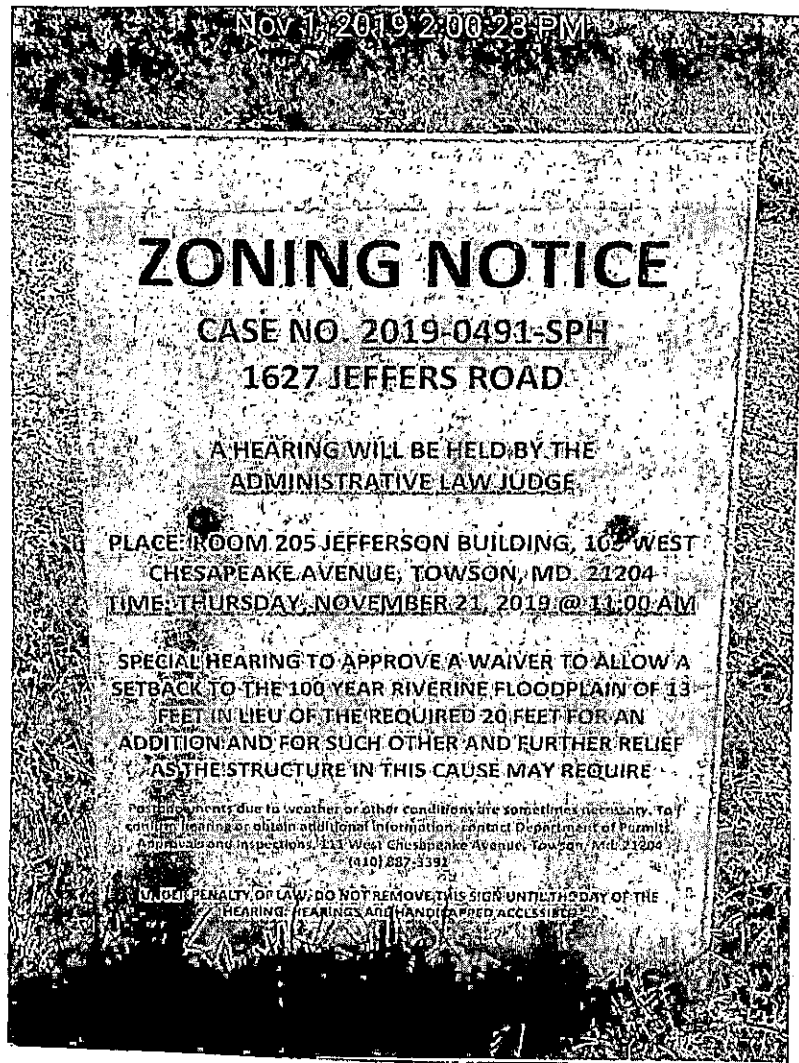
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Case Number /PAI Number: 2019-0491-SPH
Petitioner/Developer: DELLA VECCHIA
Date of Hearing/Closing: NOVEMBER 21, 2019

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(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
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EDGEWOOD, MD. 21040
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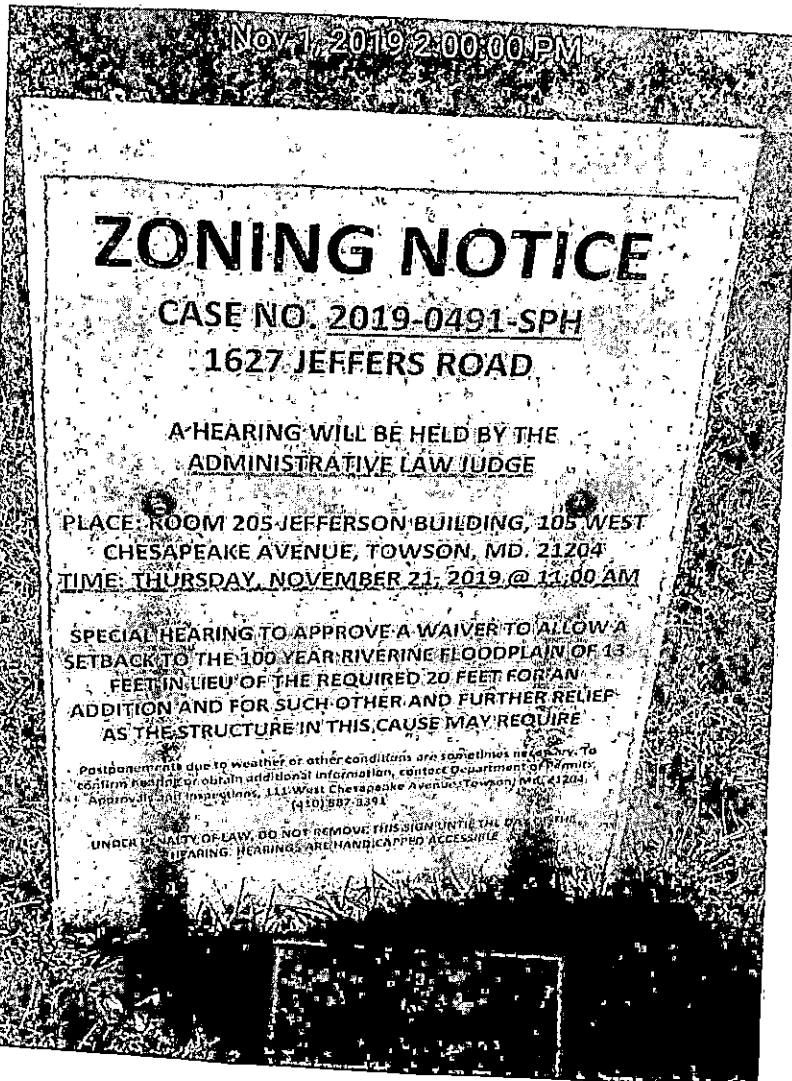
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Case Number /PAI Number: 2019-0491-SPH
Petitioner/Developer: DELLA VECCHIA
Date of Hearing/Closing: NOVEMBER 21, 2019

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(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

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

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

CERTIFICATE OF POSTING

Date: NOVEMBER 1, 2019

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Case Number /PAI Number: 2019-0491-SPH

Petitioner/Developer: DELLA VECCHIA

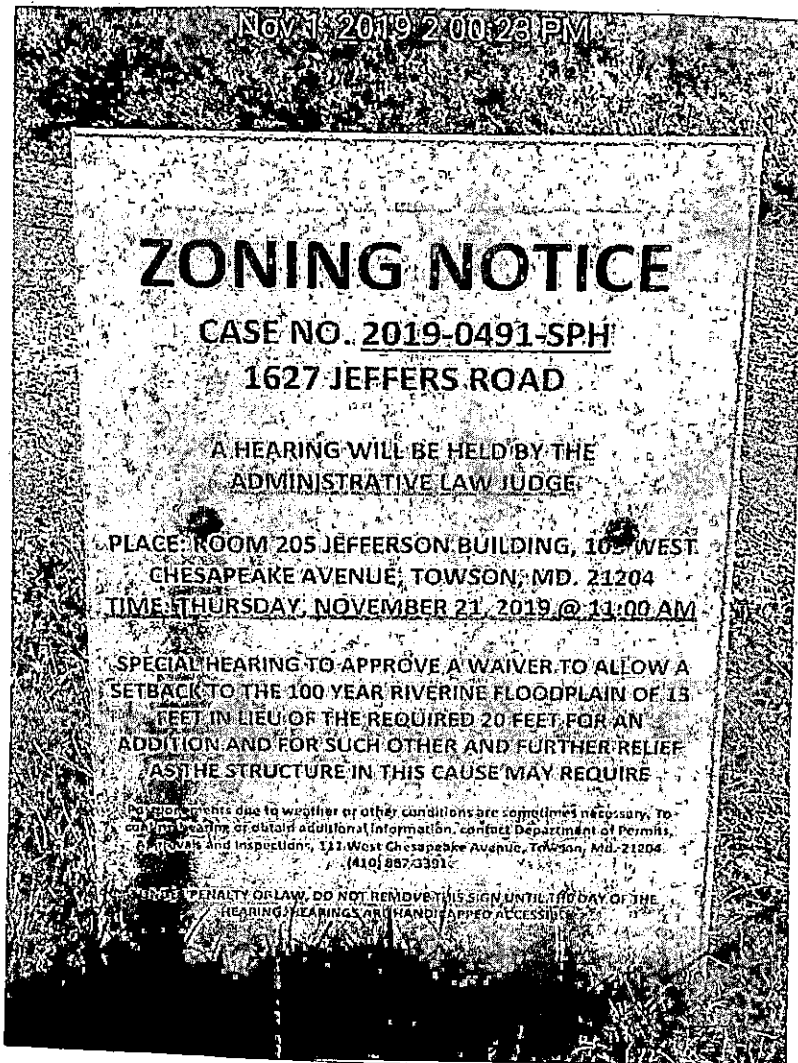
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The sign(s) were posted on

NOVEMBER 1, 2019

(Month, Day, Year)



David Billingsley

(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

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(410) 679-8719

(Telephone Number of Sign Poster)

**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: 2019-0491-SPH

Property Address: 1027 Jeffers Rd 21204

Property Description: _____

Legal Owners (Petitioners): Robert and Sima Della Vecchia

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Timothy Kotroco

Company/Firm (if applicable): Kotrow & Associates, LLC

Address: 305 Washington Ave Suite 502
Towson, MD 21204

Telephone Number: 410 299 2943

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 04, 2019

Timothy M. Kotroco
305 Washington Ave Ste 502
Towson MD 21204

RE: Case Number: 2019-0491-SPH, 1627 Jeffers 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 October 11, 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 the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Robert Della Vecchia 1627 Jeffers Road Baltimore MD 21204

11-21-19

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 11/15/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-491



INFORMATION:

Property Address: 1627 Jeffers Road
Petitioner: Robert Della Vecchia, Sima Della Vecchia
Zoning: DR 3.5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for special hearing to determine whether the administrative law judge should permit a waiver to allow a setback to the 100-year riverine floodplain of 13 feet in lieu of the required 20 feet for an addition.

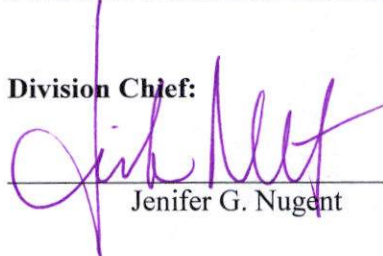
It should be noted that a similar case (2016-0208-SPH) in the area rendered a decision based on the total valuation of the principle dwelling.

A site visit was conducted on October 31, 2019. The site is within the Ruxton/Riderwood Design Review Panel (DRP) area and the proposal may be subject to architectural review by that panel. Should the relief be granted and the proposed addition is below 50 percent of the total square footage of the principle dwelling, a certified letter from the petitioner's architect should be furnished to the Department.

The Department of Planning has no comment on the petitioned zoning relief and will defer to the Department of Public Works and the administrative law judge on all matters contained herein.

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

Division Chief:


Jenifer G. Nugent

CPG/JGN/LTM/

c: Bill Skibinski
Timothy Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

PM 11-21-19
11 am

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: November 5, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0491-SPH
Address 1627 Jeffers Road
(Vecchia Property)

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

 X Environmental Impact Review (EIR) staff of the Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

 X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code). Disturbances to the 100-year floodplain and/or its associated 20' Forest Buffer setback will have to first be evaluated through the variance and alternatives analysis processes in accordance with § 33-3-106 and § 33-3-112(c)(ii) of the Code, respectively. EPS staff will work with staff of the Department of Public Works and may defer to that agency in an effort to avoid regulatory duplication.

Reviewer: Michael S. Kulis, EIR

Date: 10/23/19

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

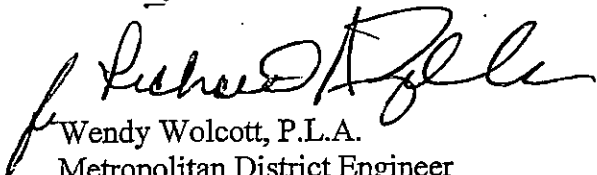
Dear Ms. Lewis:

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. 2019-0491-SPH

*Special Hearing
Robert & Sima Della Vecchia
1627 Jeffers 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

CASE NAME 1627 JEFFERS RD
CASE NUMBER 2019-0491-SPH
DATE

[illegible]

CITIZEN'S SIGN - IN

NAME

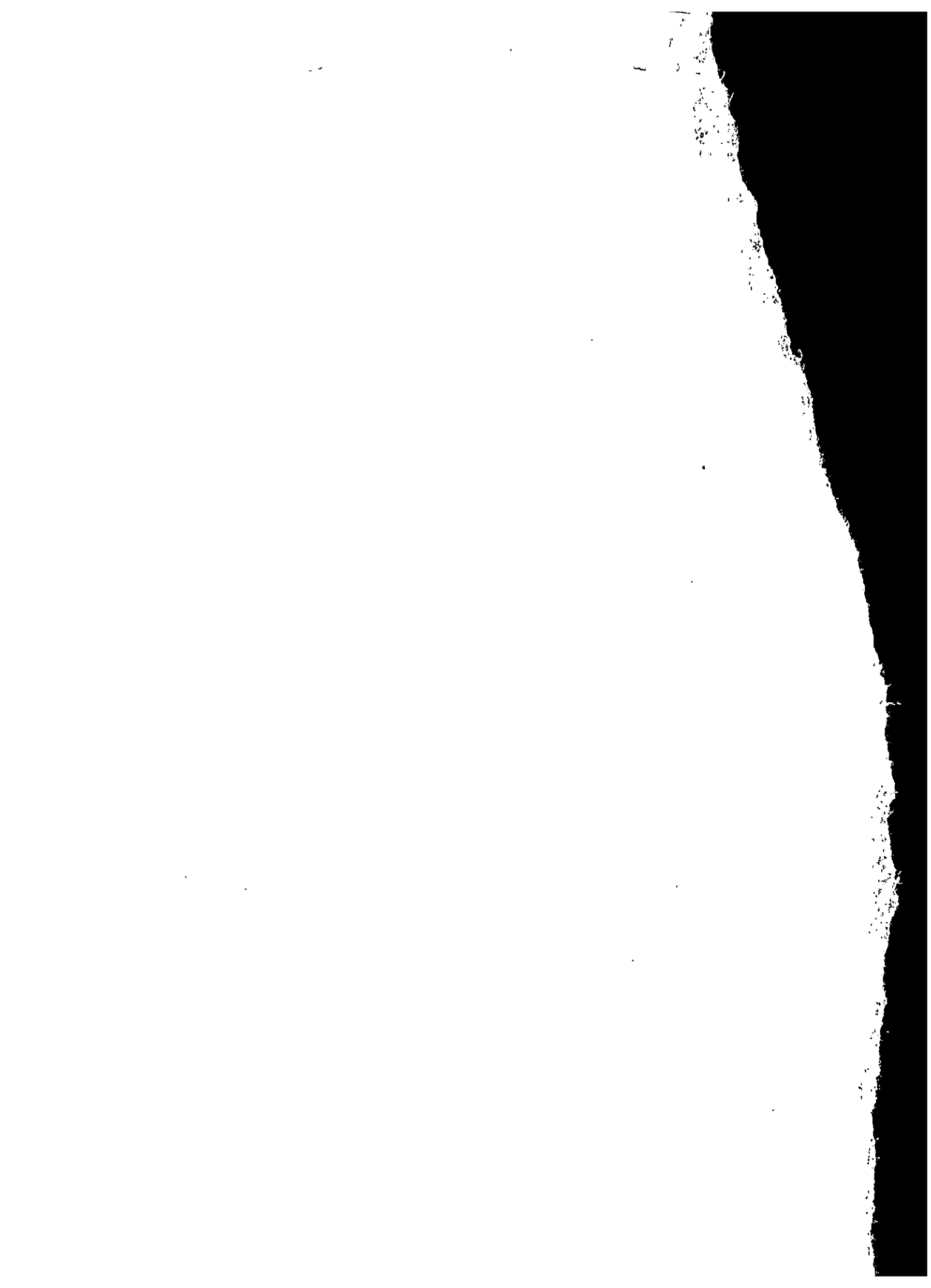
ADDRESS

CITY, STATE, ZIP

Jack Ames

1629 Jeffers Rd

Baltimore, MD 21204



CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

DEPS

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

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:

SIGN POSTING (2nd)

Date:

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search

You may experience issues today as SDAT works to restore all services. SDAT apologizes for any inconvenience the last few days, and asks for patience as we continue to work to make the site better.

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt: None		Special Tax Recapture: None
Exempt Class: None		
Account Identifier:		District - 08 Account Number - 0813009060
Owner Information		
Owner Name:	DELLA VECCHIA ROBERT J DELLA VECCHIA SIMA F	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	1627 JEFFERS RD BALTIMORE MD 21204-1934	Deed Reference: /36140/ 00096
Location & Structure Information		
Premises Address:	1627 JEFFERS RD 0-0000	Legal Description: THORNLEIGH
Map:	Grid:	Parcel:
0060	0022	0619
Neighborhood:	Subdivision:	Section:
8050093.04	0000	1
Block:	Lot:	Assessment Year:
P	13	2020
Plat No:	Plat Ref:	
2	0023/ 0027	
Special Tax Areas: None		Town: None
		Ad Valorem: None
		Tax Class: None
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1958	2,236 SF	Property Land Area
		10,000 SF
County Use		
04		
Stories	Basement	Type
2	NO	SPLIT LEVEL
Exterior	Quality	Full/Half Bath
SIDING/	4	2 full
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2017
Land:	154,000	154,000
Improvements	189,400	189,400
Total:	343,400	343,400
Phase-in Assessments		
As of 07/01/2019		As of 07/01/2020
343,400		
Preferential Land:	0	
Transfer Information		
Seller: MCGARRY J EDMUND JR	Date: 05/05/2015	Price: \$355,000
Type: ARMS LENGTH IMPROVED	Deed1: /36140/ 00096	Deed2:
Seller: JAMES KEELTY CO INC	Date: 12/30/1958	Price: \$19,000
Type: ARMS LENGTH IMPROVED	Deed1: /03469/ 00093	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
		0.00
Tax Exempt: None		Special Tax Recapture: None
Exempt Class: None		
Homestead Application Information		

Homestead Application Status: Appr.	02/12/2016
--	------------

Homeowners' Tax Credit Application Information

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

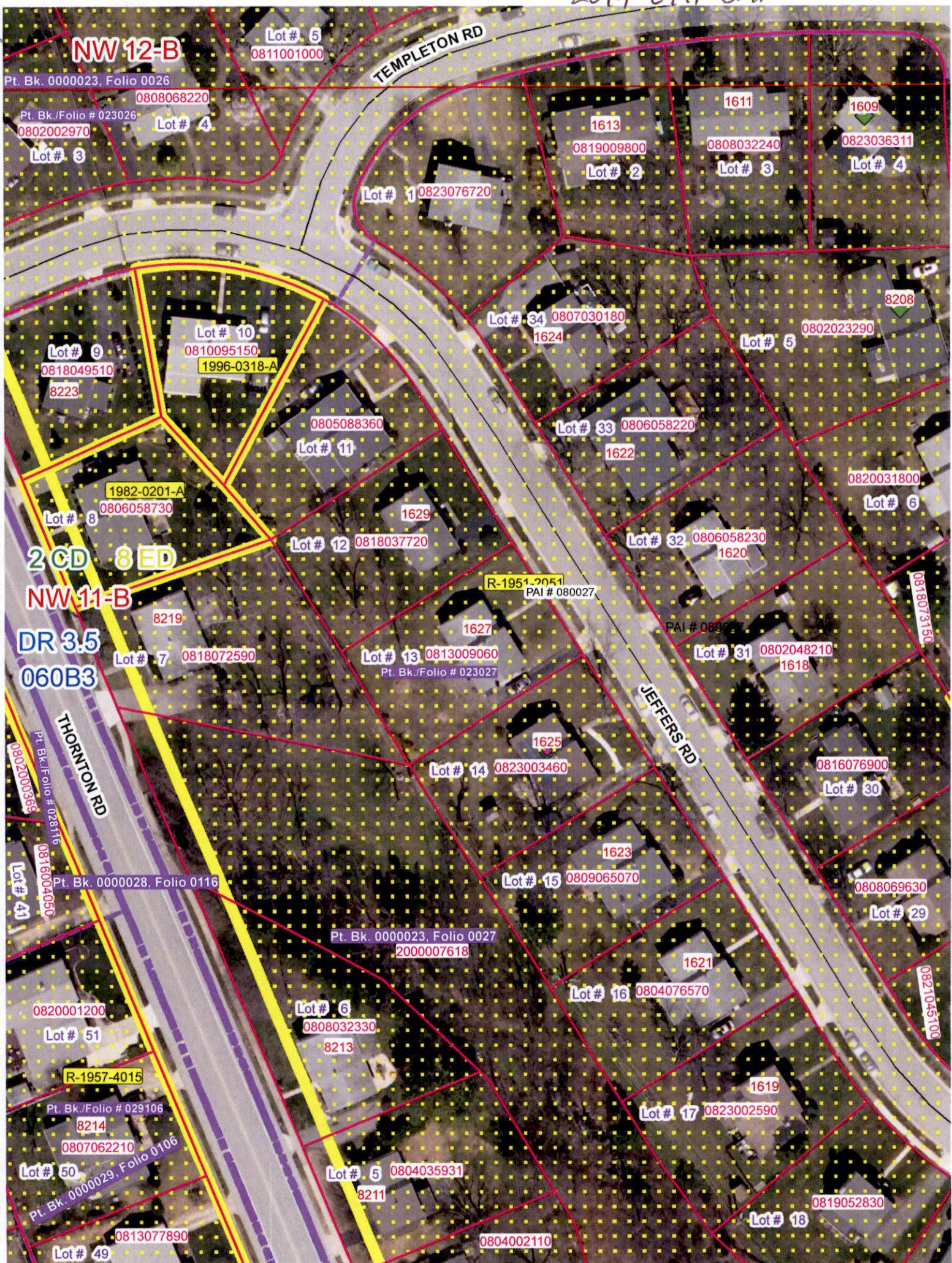


Baltimore County - My Neighborhood





2019-04-17-SPH



NW 12-B

TEMPLETON RD

JEFFERS RD

THORNTON RD

2 CD 8 ED

NW 11-B

DR 3.5
060B3

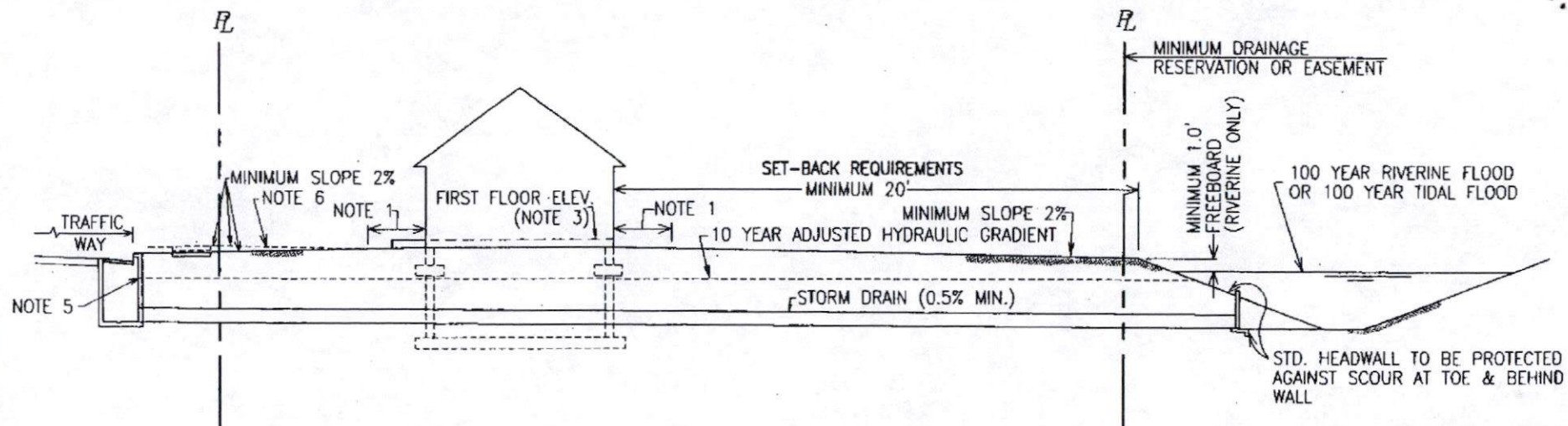
Pt. Bk./Folio # 028116

Pt. Bk. 0000028, Folio 0116

Pt. Bk. 0000023, Folio 0027
2000007618

Pt. Bk./Folio # 029106

Pt. Bk. 0000029, Folio 0106



NOTES

NEW STRUCTURES OR ADDITIONS ADJACENT TO FLOODPLAIN

1. DESIRED SLOPE OF GROUND FOR 10' ADJACENT TO BUILDING IS 5% (ALL SIDES OF BUILDING).
2. THE 20' MINIMUM BUILDING SETBACK SHALL APPLY TO THE FRONT, REAR AND SIDES OF ALL RESIDENTIAL, COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL STRUCTURES.
3. FIRST FLOOR ELEVATION TO BE 2 FEET ABOVE MAXIMUM FLOOD LEVEL OF 100-YEAR STORM (RIVERINE OR TIDAL).
4. BASEMENT CONSTRUCTION BELOW THE MAXIMUM FLOOD SHALL BE IN ACCORDANCE WITH ALL REQUIREMENTS OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
5. STORM DRAIN SHALL BE SIZED SO THAT 10 YEAR ADJUSTED HYDRAULIC GRADIENT IS 1'-6" MINIMUM BELOW THE ESTABLISHED GRADE (TOP OF CURB).
6. WHEN GROUND SLOPES TOWARD BUILDING, FLOW SHALL BE DIRECTED AROUND SIDES OF BUILDING USING ADEQUATELY SIZED SWALES OR DRAINS.
7. SEE SET-BACK REQUIREMENTS ABOVE. SET-BACK IS MEASURED FROM 100 YEAR FLOODPLAIN PLUS ONE-FOOT VERTICAL FREEBOARD.

PETITIONER'S

EXHIBIT NO. 6



DEPARTMENT OF PUBLIC WORKS
STORM DRAINAGE DESIGN

TYPICAL SECTION THROUGH LOT SHOWING MINIMUM DRAINAGE REQUIREMENTS

ISSUED: _____
REVISED: FEBRUARY, 1985
REVISED: MARCH, 2005

PLATE

DF-1

11-21-19

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 11/15/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-491



INFORMATION:

Property Address: 1627 Jeffers Road
Petitioner: Robert Della Vecchia, Sima Della Vecchia
Zoning: DR 3.5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for special hearing to determine whether the administrative law judge should permit a waiver to allow a setback to the 100-year riverine floodplain of 13 feet in lieu of the required 20 feet for an addition.

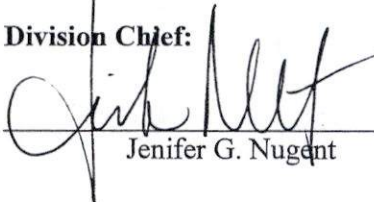
It should be noted that a similar case (2016-0208-SPH) in the area rendered a decision based on the total valuation of the principle dwelling.

A site visit was conducted on October 31, 2019. The site is within the Ruxton/Riderwood Design Review Panel (DRP) area and the proposal may be subject to architectural review by that panel. Should the relief be granted and the proposed addition is below 50 percent of the total square footage of the principle dwelling, a certified letter from the petitioner's architect should be furnished to the Department.

The Department of Planning has no comment on the petitioned zoning relief and will defer to the Department of Public Works and the administrative law judge on all matters contained herein.

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

Division Chief:



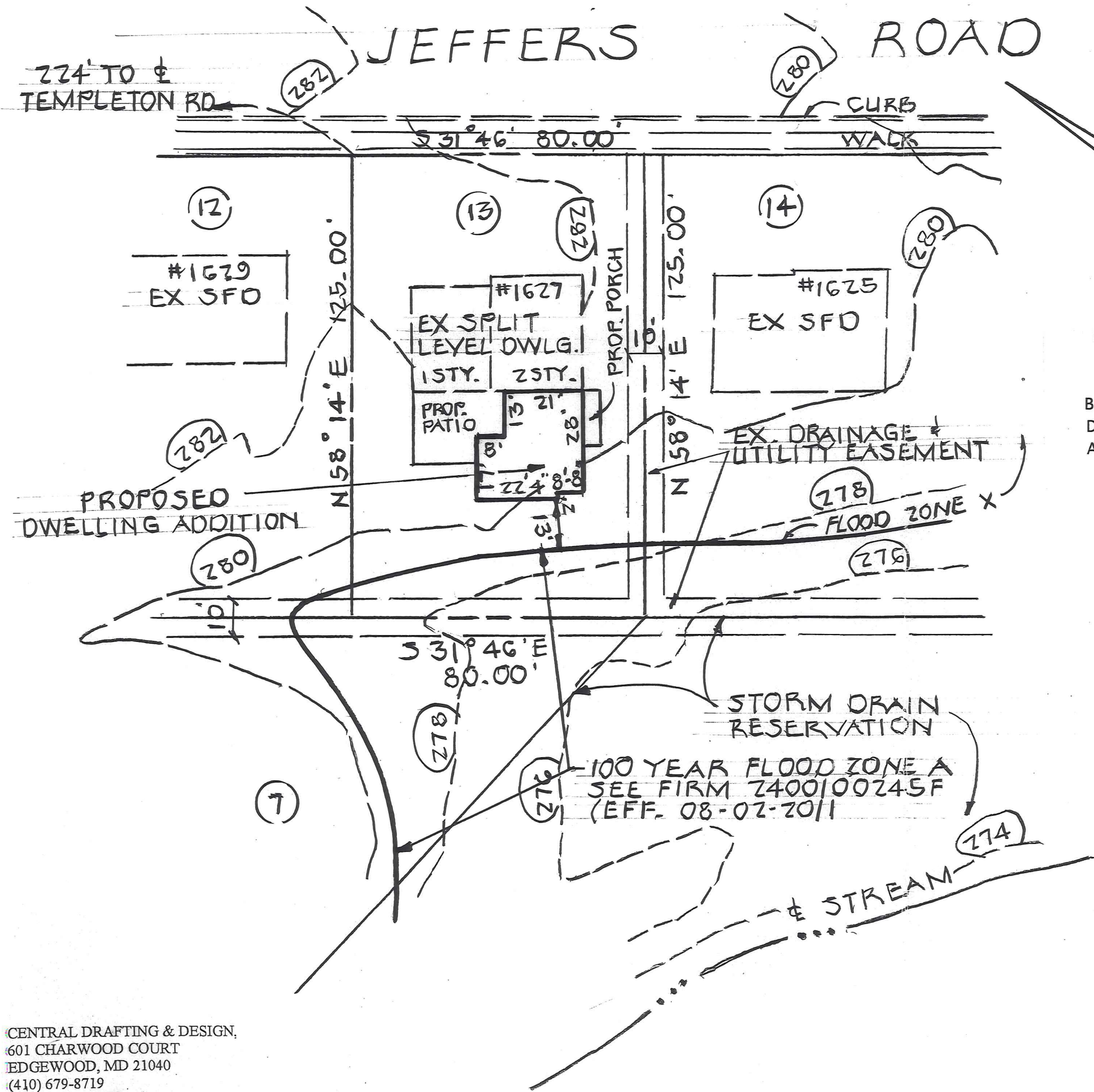
Jenifer G. Nugent

CPG/JGN/LTM/

c: Bill Skibinski
Timothy Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

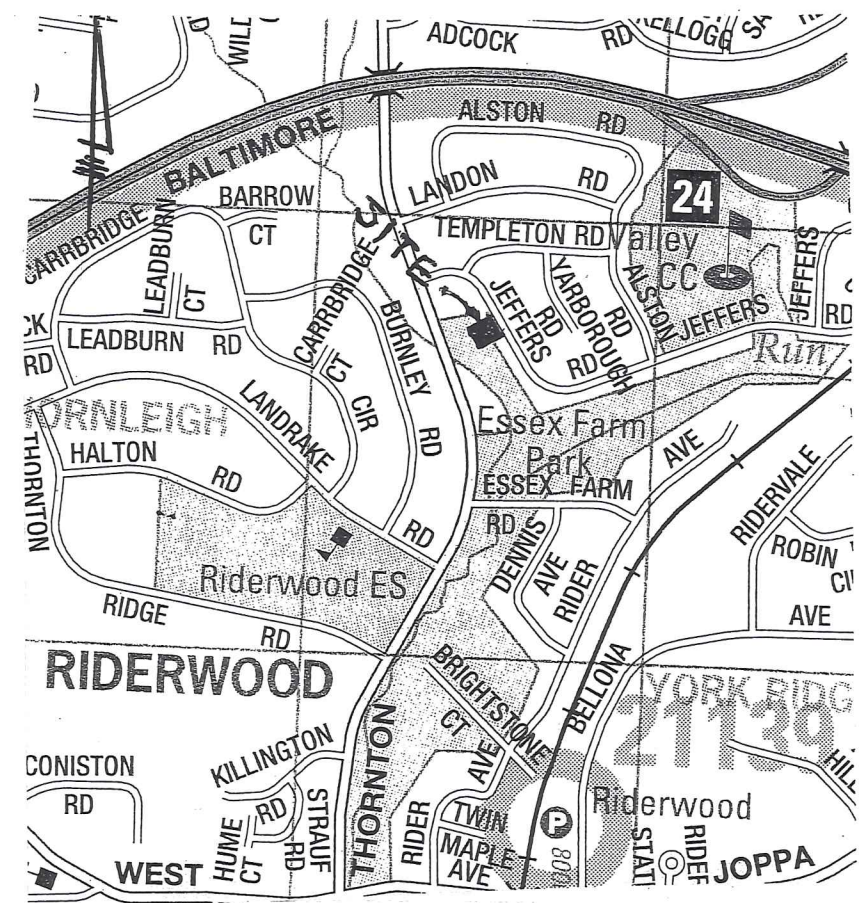
ORDER RECEIVED FOR FILING

Date 11/22/19
By Sen



OWNER
 ROBERT J AND SIMA F
 DELLA VECCHIA
 1627 JEFFERS ROAD
 BALTIMORE, MD. 21204
 DEED REF: L.36140 F.96
 ACCT. NO. 0813009060

zoned: Dc3.5
 area: 10,000 sq ft



PETITIONER'S

EXHIBIT NO. 1

**PLAT TO ACCOMPANY REQUEST FOR WAIVER
 OF SETBACK FROM 100 YEAR RIVERINE FLOOD PLAIN**

1627 JEFFERS ROAD

**LOT 13, BLOCK P, SECTION 1, PLAT 2 VALLEY GREEN 23/27
 ELECTION DISTRICT 11C2 BALTIMORE COUNTY, MD.**

SCALE: 1 INCH = 30 FEET SEPTEMBER 23, 2019

CENTRAL DRAFTING & DESIGN,
 601 CHARWOOD COURT
 EDGEWOOD, MD 21040
 (410) 679-8719

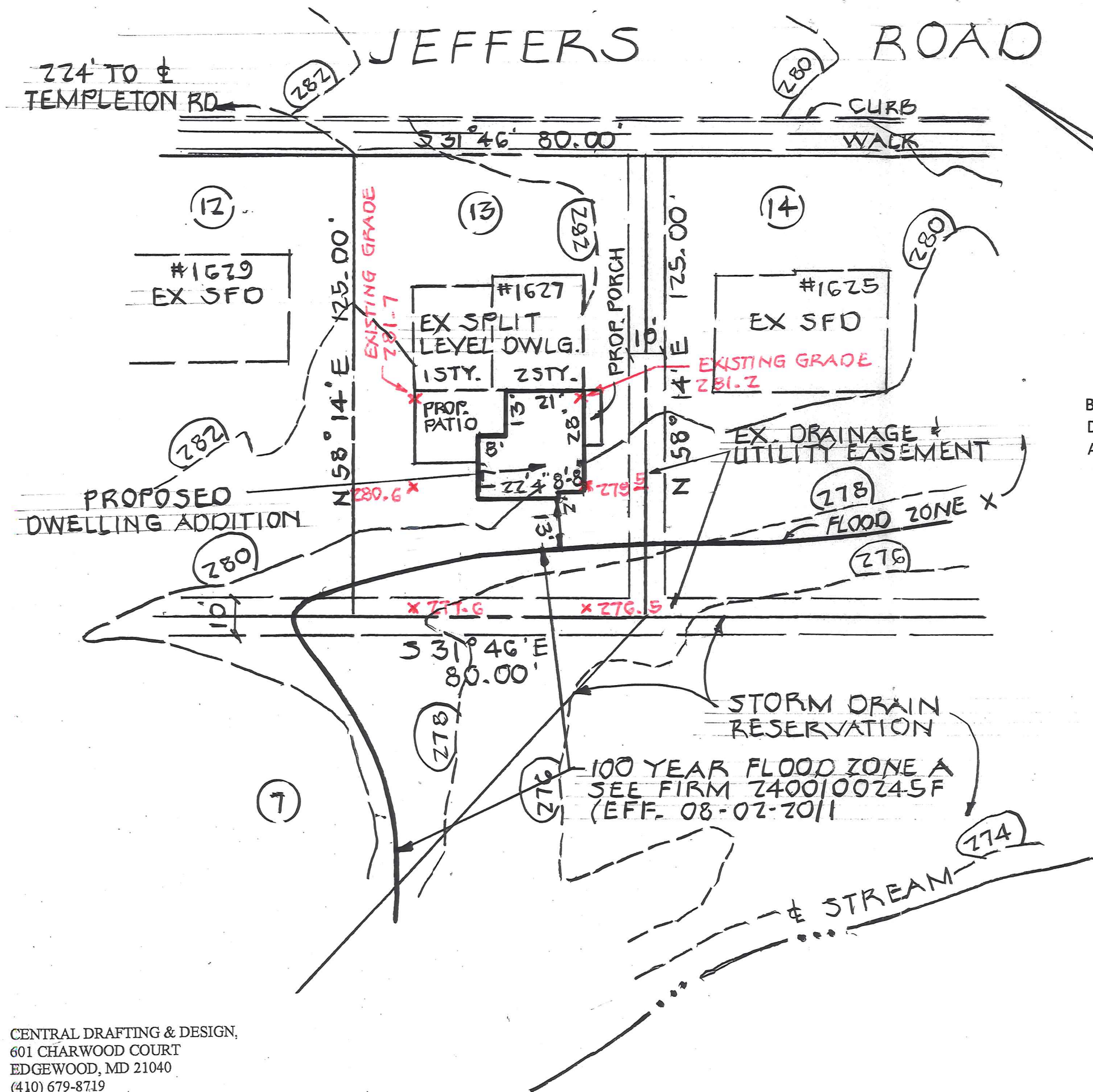
2019-0491-SPH *Drop-off*



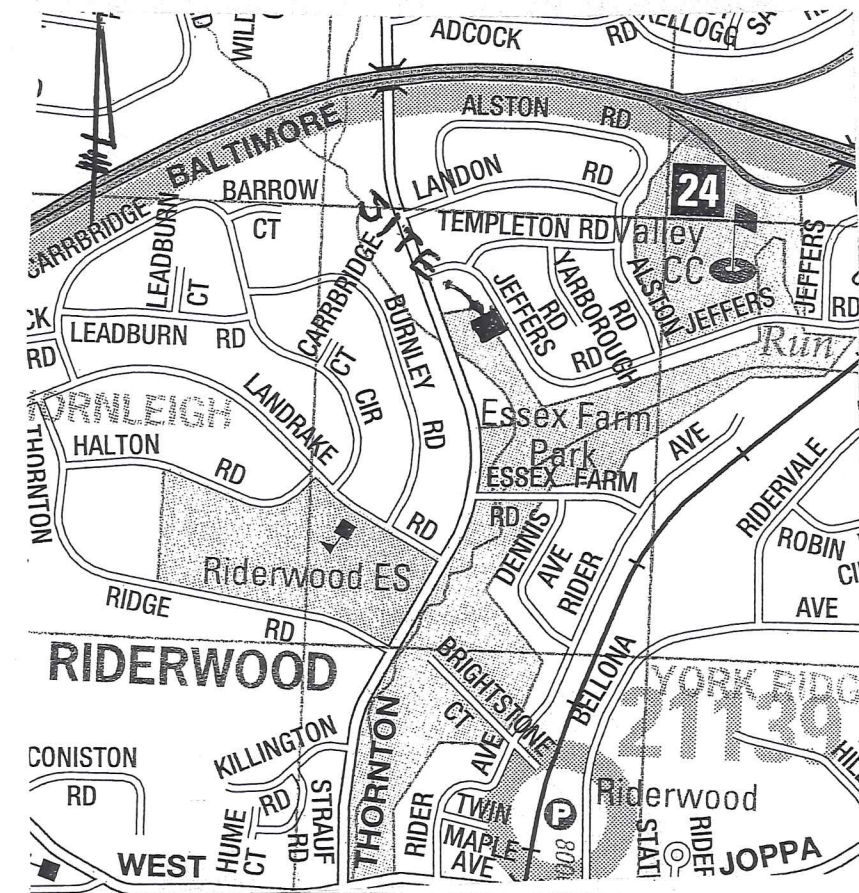
PETITIONER'S

EXHIBIT NO. 5

Google



OWNER
 ROBERT J AND SIMA F
 DELLA VECCHIA
 1627 JEFFERS ROAD
 BALTIMORE, MD. 21204
 DEED REF: L.36140 F.96
 ACCT. NO. 0813009060



VICINITY MAP
 SCALE: 1 INCH = 1000 FEET

x FIELD RUN ELEVATIONS 11/20/19

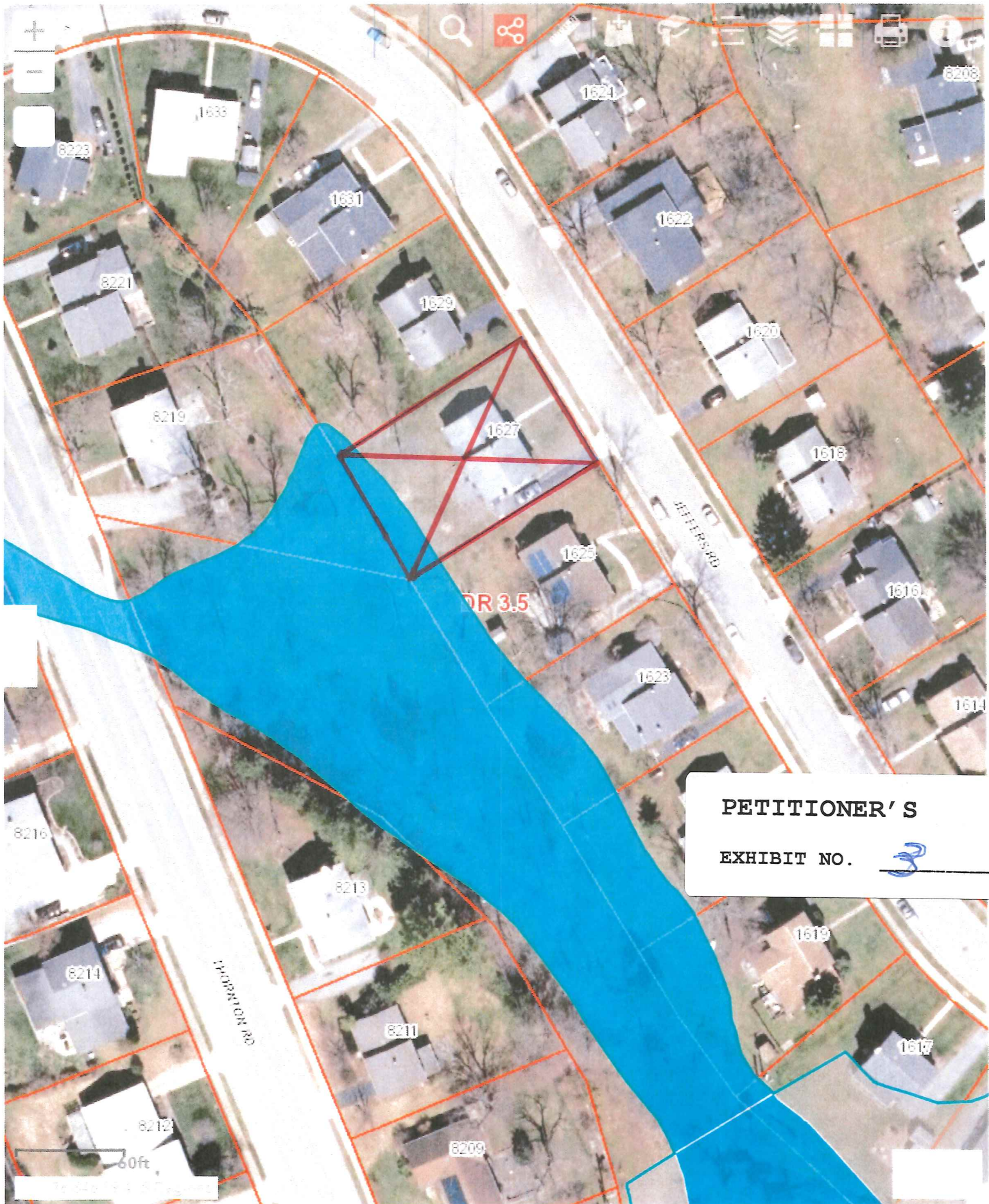
PETITIONER'S
 EXHIBIT NO. 4

**PLAT TO ACCOMPANY REQUEST FOR WAIVER
 OF SETBACK FROM 100 YEAR RIVERINE FLOOD PLAIN**

1627 JEFFERS ROAD

**LOT 13, BLOCK P, SECTION 1, PLAT 2 VALLEY GREEN 23/27
 ELECTION DISTRICT 11C2 BALTIMORE COUNTY, MD.**

SCALE: 1 INCH = 30 FEET SEPTEMBER 23, 2019



PETITIONER'S

EXHIBIT NO.

3

