

## MEMORANDUM

DATE: June 1, 2020  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2020-0091-A – Appeal Period Expired

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The appeal period for the above-referenced cases expired on May 28, 2020. 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               |
| (7715 Iroquois Avenue)              |   |                          |
| 15 <sup>th</sup> Election District  | * | OFFICE OF ADMINISTRATIVE |
| 7 <sup>th</sup> Council District    |   |                          |
| Michael D. & Darlene Peters         | * | HEARINGS FOR             |
| Petitioners                         |   |                          |
|                                     | * | BALTIMORE COUNTY         |
|                                     | * | CASE NO. 2020-0091-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, Michael D. and Darlene Peters (“Petitioners”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) Sections 1B02.3.C.1 and 400.1 and from the Zoning Commissioner’s Policy Manual (“ZCPM”), Section 400.1.d(2), to permit a proposed accessory building (garage) to be located in the front yard with a 12 ft. front street setback, in lieu of the allowed rear yard only and minimum 25 ft. front street setback, respectively. 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. A ZAC comment was submitted by the Bureau of Development Plans Review (“DPR”), dated April 9, 2020, indicating that the accessory structure (garage) must meet the 2015 Baltimore County Code (“BCC”), Parts 124.3, 124.4 and 124.5. In addition, prior to building permit application, Petitioners must contact the Office of the Director of Public Works in writing to determine the Flood Protection Elevation so the first floor elevation can be established.

ORDER RECEIVED FOR FILING

Date 4-28-2020

By pw

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 12, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code ("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 accessory building (detached garage) height and usage, I will impose conditions that the detached 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 28<sup>th</sup> day of April, **2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR") Sections 1B02.3.C.1 and 400.1 and from the Zoning Commissioner's Policy Manual ("ZCPM"), Section 400.1.d(2), to permit a proposed accessory building (garage) to be located in the front yard with a 12 ft. front street setback, in lieu of the allowed rear yard only and minimum 25 ft. front street setback, respectively, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

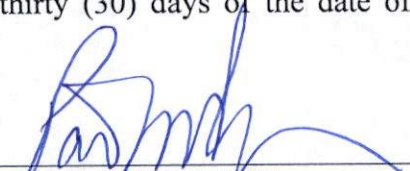
Date 4-28-2020 2

By Law

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.
- Petitioners or subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The proposed detached garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed detached garage shall not be used for commercial purposes.
- Petitioners shall comply with the ZAC comments submitted by DPR, dated April 9, 2020; a copy of which is attached hereto and made a part hereof.
- Petitioners must comply with the critical area and flood protection regulations.

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

  
PAUL M. MAYHEW  
Managing Administrative Law Judge  
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date 4-28-2020

By 192



# 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 7715 Iroquois Ave Sparrows Pt MD 21219 Currently zoned DR 5.5  
 Deed Reference 11140100001 10 Digit Tax Account # 1511670220  
 Owner(s) Printed Name(s) Michael D. + Darlene Peters

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.C.1 & 400.1, BCZR and Section 400.1.d(2), ZCPM,  
to permit a proposed accessory building (garage) to be located in the front yard with  
a 12 foot front street setback, in lieu of the allowed rear yard only and 25  
foot front street setback, respectively. minimum  
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):

Michael D. Peters, Darlene Peters  
 Name #1 - Type or Print Name #2 - Type or Print

[Signature] [Signature]  
 Signature #1 Signature #2

7715 Iroquois Ave Sparrows Pt MD  
 Mailing Address City State

21219, 410-303-4845, danpeters3397@gmail.com  
 Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

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 28 day of April, 2020, 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 2020-0091-A Filing Date 3/31/2020 Estimated Posting Date 4/12/2020 Reviewer JNP

# 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: 7715 Iroquois Ave Sparrows Point MD 21219  
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)**

I am requesting to build a garage on the front/roadside of my property  
do to the fact that most, if not all, garages on my street have been built  
on the roadside not far off the main road in lieu of the required 25'  
setback. I am also requesting a 20' setback in lieu of the required 25' setback  
so the garage is still a decent amount off the roadway but also not too close to  
the existing house. The garage would be directly in front of my house and  
in line w/ other existing garages which would make it more uniform. The  
neighbor stated they are not opposed to either the garage being built on the front/  
roadside or the 20' setback. The garage will also be approx. 10' off both sides  
of the property line. Since I live in the Chesapeake Bay Critical Area I am  
against placing a garage on the water side for a number of  
reasons:

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

Michael D. Peters  
Signature of Owner (Affiant)

Darlene Peters  
Signature of Owner (Affiant)

Michael D. Peters  
Name- Print or Type

Darlene Peters  
Name- Print or Type

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

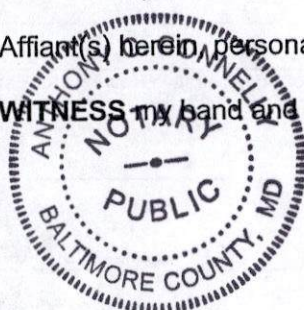
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23<sup>rd</sup> day of March, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Anthony C. Connelly

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

AS WITNESS my hand and Notaries Seal



Anthony C. Connelly  
Notary Public

12-10-2022  
My Commission Expires

Affidavit in Support of Administrative

Variance - continued

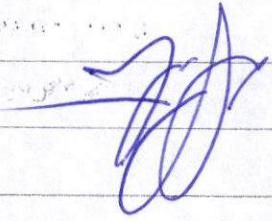
(7715 Inogvaos Ave 21219)

- it would require me to put a driveway in from the roadside all the way back to the water-side

- ingress + egress would be very inconvenient and not very accessible
- the garage would block the view of the water from both sides of my neighbors

- the element from the weather would affect my new vehicle, who this garage and possibly cause this particular vehicle to depreciate drastically if left out in all kinds of weather

I am also requesting this garage for storage of law equipment and other vehicles such as ATV + dirtbikes, bicycles, etc...



ZONING PROPERTY DESCRIPTION FOR 7715 IROQUOIS AVE. SPARROWS POINT  
MARYLAND 21219.

\*Beginning at a point on the southeast side of Iroquois Ave. on which is 50 feet wide at a distance of 240 feet + - ~~SE~~ of the centerline of the nearest improved intersecting street Bay Front Rd. which is 50 feet wide

Being Lot # 1169, in the subdivision of Lodge Forest as recorded in Baltimore County Plat Book# 0010, Folio # 76, containing 10,710 square feet. Located in the 15th Election District and 7th Council District.

2020-0091-A

**Kristen L Lewis**

**From:** Marty Ogle <mert1114@aol.com>  
**Sent:** Thursday, April 23, 2020 9:21 PM  
**To:** Kristen L Lewis  
**Subject:** 2nd set of certificates

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.

**CERTIFICATE OF POSTING**

CASE NO. 2020-0091-A  
PETITIONER/DEVELOPER  
MICHAEL & DARLENE PETERS

DATE OF HEARING/CLOSING  
APRIL 27, 2020

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  
7715 IROQUOIS AVENUE

Sign # 1

THE SIGN(S) POSTED ON APRIL 12, 2020  
(MONTH, DAY, YEAR)

SINCERELY,  
*Marty Ogle*  
MARTIN OGLE  
9912 MAIDBROOK RD.  
PARKVILLE, MD 21234  
443-629-3411

**ZONING NOTICE**  
**VARIANCE**  
**PUBLIC HEARING**

CERTIFICATE OF POSTING

CASE NO. 2020-0091-A

PETITIONER/DEVELOPER

MICHAEL & DARLENE PETERS

DATE OF HEARING/CLOSING

APRIL 27, 2020

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGE-  
MENT

COUNTY OFFICE BUILDING ROOM 111

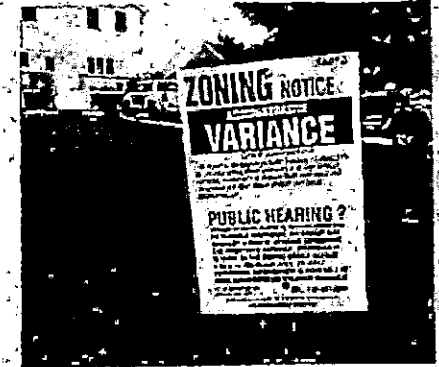
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THE PROPERTY LOCATED AT

7715 IROQUOIS AVENUE



Sign # 2

THE SIGN(S) POSTED ON APRIL 12, 2020

(MONTH, DAY, YEAR)

SINCERLEY,

*Martin Ogle* 4/23/2020  
MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

CERTIFICATE OF POSTI

CASE NO. 2020-0091-A  
PETITIONER/DEVELOPER  
Michael & Darlene Peters

DATE OF HEARING/CLOSING  
APRIL 27, 2020

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGE-  
MENT

COUNTY OFFICE BUILDING ROOM 111  
111 WEST CHESAPEAKE AVENUE  
ATTENTION:

LADIES AND GENTLEMEN :

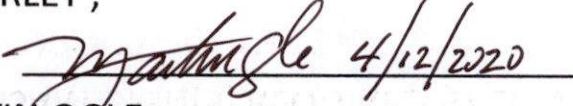
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SINCERLEY ,

  
MARTIN OGLE

9912 MAIDBROOK RD.  
PARKVILLE, MD 21234  
443-629-3411



CERTIFICATE OF POSTING

CASE NO. 2020-0091-A  
PETITIONER/DEVELOPER  
Michael & Darlene Peters

DATE OF HEARING/CLOSING  
APRIL 27, 2020

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGE-  
MENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

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THE PROPERTY LOCATED AT

7715 IROQUOIS AVENUE

Sign # 1

THE SIGN(S) POSTED ON APRIL 12, 2020  
(MONTH, DAY, YEAR)

SINCERLEY ,

 4/12/2020  
MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411



BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW OFFICE

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2020- 0091 -A Address 7715 Iroquois Avenue

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391  
Planner/Please Print Your Name

Filing Date: 3/31/2020 Posting Date: 4/12/2020 Closing Date: 4/27/2020

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 2020- 0091 -A Address 7715 Iroquois Avenue

Petitioner's Name Michael & Darlene Peters Telephone 410-303-4845

Posting Date: 4/12/2020 Closing Date: 4/27/2020

Wording for Sign: To Permit a proposed accessory building (garage) to be located in the front yard with a 12 foot front street setback, in lieu of the allowed rear yard only and 25 foot front street setback, respectively.  
minimum

Revised 2/20/2020



JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

April 27, 2020

Michael & Darlene Peters,  
7715 Iroquois Ave  
Sparrows Point MD 21219

RE: Case Number: 2020-0091-A, 7715 Iroquois Ave

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 31, 2020. 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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

**TO:** Michael Millanoff, Director  
Department of Permits, Approvals

**FROM:** <sup>efc for VKD</sup>  
Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For April 13, 2020  
Item No. 2020-0091-A

**DATE:** April 9, 2020

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

During our review of Variance for case number 2020-0091-SPH for 7715 Iroquois Avenue. It was noticed that the proposed accessory structure, garage, is 24'x24' equaling 576 square feet per the plan submitted. This accessory structure must meet the 2015 Baltimore County Code Parts 124.3, 124.4 and 124.5. Specifically but not limited to:

- 1) A non-conversion agreement or recorded Declaration of Land Restriction is required.
- 2) The garage must be vented per the 2015 Building Code.
- 3) The accessory structure must be properly anchored to prevent floating.
- 4) No machinery, electric devices or appliances below the Flood Protection Elevation, FPE.

Prior to building permit application, the Petitioner must contact the office of the Director of Public works in writing to determine the Flood Protection Elevation, so the first floor elevation can be established.

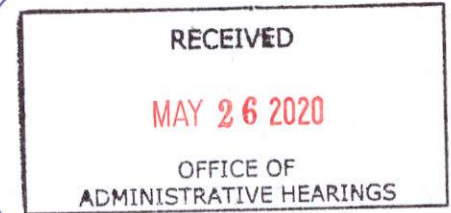
\* \* \* \* \*

VKD: efc  
cc: file

(AV) 4-27-2020  
Order 4-28-2020

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge  
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and  
Sustainability (EPS) - Development Coordination

DATE: May 26, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0091-A  
Address 7715 Iroquois Avenue  
(Peters Property)

**Zoning Advisory Committee Meeting of April 13, 2020.**

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

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 lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:*

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

1. Occupied by a structure, parking area, driveway, walkway, or roadway; or
2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;
2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;
3. A wood mulch pathway; or
4. A deck with gaps to allow the water to pass freely.

*The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) of the Chesapeake Bay Critical Area. The subject property comprises approximately 10,710 square feet (sf). The petitioner is requesting to permit a proposed accessory structure (detached garage) to be located in the front yard with a 12-foot, street setback, in lieu of the allowed rear yard only, and minimum 25 foot front street setback, respectively. In order to minimize impacts on water quality, any building permit and/or development plan will be reviewed for compliance with the LDA lot coverage limits, which, for a property this size is 31 ¼% (3,347 sf) with mitigation for lot coverage between 25% (2,678 sf) and 31 ¼%. According to the plan submitted for this review, the total, proposed lot coverage is unclear. In addition, the LDA regulations require minimum afforestation of 15%, which equates to three trees for a property this size. The MBA requirements further restrict lot coverage and structures within the Critical Area Buffer, which on this property is calculated 100 feet landward of mean high water. According to the plan, no buffer impacts are proposed. As stated above, compliance with the LDA lot coverage limits is required. By allowing the items requested by the petitioner, impacts on water quality will be minimized.*

2. Conserve fish, wildlife, and plant habitat; and

*The current development proposal for the property will be reviewed for the application of the Critical Area LDA requirements, which, if approved, will improve buffer functions, and conserve fish, wildlife and plant habitat in nearby Old Road Bay and the Chesapeake Bay.*

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

*The items requested by the petitioner will be consistent with established land use policies, provided that the applicants meet any LDA requirements applicable to the proposal. The request, if granted, will minimize environmental impacts.*

Reviewer: Thomas Panzarella;  
Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director  
Department of Permits, Approvals

FROM: <sup>EFC for VKD</sup>  
Vishnu Desai, Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
For April 13, 2020  
Item No. 2020-0091-A

DATE: April 9, 2020

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Prior to building permit application, the Petitioner must contact the office of the Director of Public works in writing to determine the Flood Protection Elevation, so the first floor elevation can be established.

\* \* \* \* \*

VKD: efc  
cc: file

ORDER RECEIVED FOR FILING

Date 4-28-2020

By EW

Date: May 11, 2020

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. **2020-0091-A**

**Administrative Variance**  
**Michael D. & Darlene Peters**  
**7715 Iroquois Avenue**

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at ([rzeller@mdot.maryland.gov](mailto:rzeller@mdot.maryland.gov)).

Sincerely,



For Wendy Wolcott, P.L.A.  
Metropolitan District Engineer  
Maryland Department of Transportation  
State Highway Administration  
District 4 - Baltimore and Harford Counties

WW/RAZ

CHECKLIST

| <u>Comment Received</u>         | <u>Department</u>                                                     | <u>Support/Oppose/ Conditions/ Comments/ No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------|
| <u>4-9</u>                      | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | <u>C</u>                                                |
| _____                           | DEPS<br>(if not received, date e-mail sent _____)                     | _____                                                   |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                   |
| _____                           | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                   |
| _____                           | STATE HIGHWAY ADMINISTRATION                                          | _____                                                   |
| _____                           | TRAFFIC ENGINEERING                                                   | _____                                                   |
| _____                           | COMMUNITY ASSOCIATION                                                 | _____                                                   |
| _____                           | ADJACENT PROPERTY OWNERS                                              | _____                                                   |
| <hr/>                           |                                                                       |                                                         |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                         |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                         |
| <hr/>                           |                                                                       |                                                         |
| NEWSPAPER ADVERTISEMENT         | Date: _____                                                           |                                                         |
| SIGN POSTING (1 <sup>st</sup> ) | Date: <u>4-12-20</u>                                                  | by <u>Dyer</u>                                          |
| SIGN POSTING (2 <sup>nd</sup> ) | Date: _____                                                           | by _____                                                |
| <hr/>                           |                                                                       |                                                         |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |

Comments, if any: \_\_\_\_\_

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier:

District - 15 Account Number - 1511670220

Owner Information

Owner Name:

PETERS MICHAEL DOUGLAS

Use:

RESIDENTIAL

Mailing Address:

PETERS DARLENE  
7715 IROQUOIS AVE  
BALTIMORE MD 21219-2218

Principal Residence:

YES

Deed Reference:

/11140/ 00001

Location &amp; Structure Information

Premises Address:

7715 IROQUOIS AVE  
0-0000  
Waterfront

Legal Description:

7715 IROQUOIS AVE  
LODGE FOREST

| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: | Plat Ref:  |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|----------|------------|
| 0111 | 0017  | 0098    | 15130121.04   | 0000         |          |        | 1169 | 2018             |          | 0010/ 0076 |

Town: None

Primary Structure Built  
1975Above Grade Living Area  
2,536 SF

Finished Basement Area

Property Land Area  
10,710 SFCounty Use  
34

| Stories | Basement | Type          | Exterior | Quality | Full/Half Bath | Garage     | Last Notice of Major Improvements |
|---------|----------|---------------|----------|---------|----------------|------------|-----------------------------------|
| 2       | YES      | STANDARD UNIT | SIDING/  | 3       | 2 full/ 1 half | 1 Attached |                                   |

Value Information

|                    | Base Value | Value<br>As of<br>01/01/2018 | Phase-In Assessments<br>As of<br>07/01/2019 | As of<br>07/01/2020 |
|--------------------|------------|------------------------------|---------------------------------------------|---------------------|
| Land:              | 162,100    | 162,100                      |                                             |                     |
| Improvements       | 191,000    | 206,300                      |                                             |                     |
| Total:             | 353,100    | 368,400                      | 363,300                                     | 368,400             |
| Preferential Land: | 0          |                              |                                             | 0                   |

Transfer Information

| Seller:                    | Date:                | Price:         |
|----------------------------|----------------------|----------------|
| FREDERICK FRANK            | 07/26/1995           | \$157,000      |
| Type: ARMS LENGTH IMPROVED | Deed1: /11140/ 00001 | Deed2:         |
| Seller: KOTECKI EDWARD W   | Date: 07/13/1970     | Price: \$4,500 |
| Type: ARMS LENGTH IMPROVED | Deed1: /05108/ 00263 | Deed2:         |
| Seller:                    | Date:                | Price:         |
| Type:                      | Deed1:               | Deed2:         |

Exemption Information

| Partial Exempt Assessments: | Class | 07/01/2019 | 07/01/2020 |
|-----------------------------|-------|------------|------------|
| County:                     | 000   | 0.00       |            |
| State:                      | 000   | 0.00       |            |
| Municipal:                  | 000   | 0.00 0.00  | 0.00 0.00  |

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 10/07/2013

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

# ZAC AGENDA

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**Case Number:** 2020-0091-A **Reviewer:** Jeffrey Perlow

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

**Type:** ADMINISTRATIVE VARIANCE

**Legal Owner:** Michael D. & Darlene Peters

**Contract Purchaser:** No Contract Purchaser was set.

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

**Property Address:** 7715 IROQUOIS AVE

**Location:** South East side of Iroquois Ave, 240' South west of Bay Front Road Lodge Forest, Plat Book 10/ folio 76, Lot 1169

**Existing Zoning:** DR 5.5

**Area:** 10,710 SQ FT

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

1B02.3.C.1 & 400.1 BCZR & Section 400.1.d(2), 2cpm, To permit a proposed accessory building (garage) to be located in the front yard with a 12 foot front street setback, in lieu of the allowed rear yard only and minimum 25 foot front street setback, respectively.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

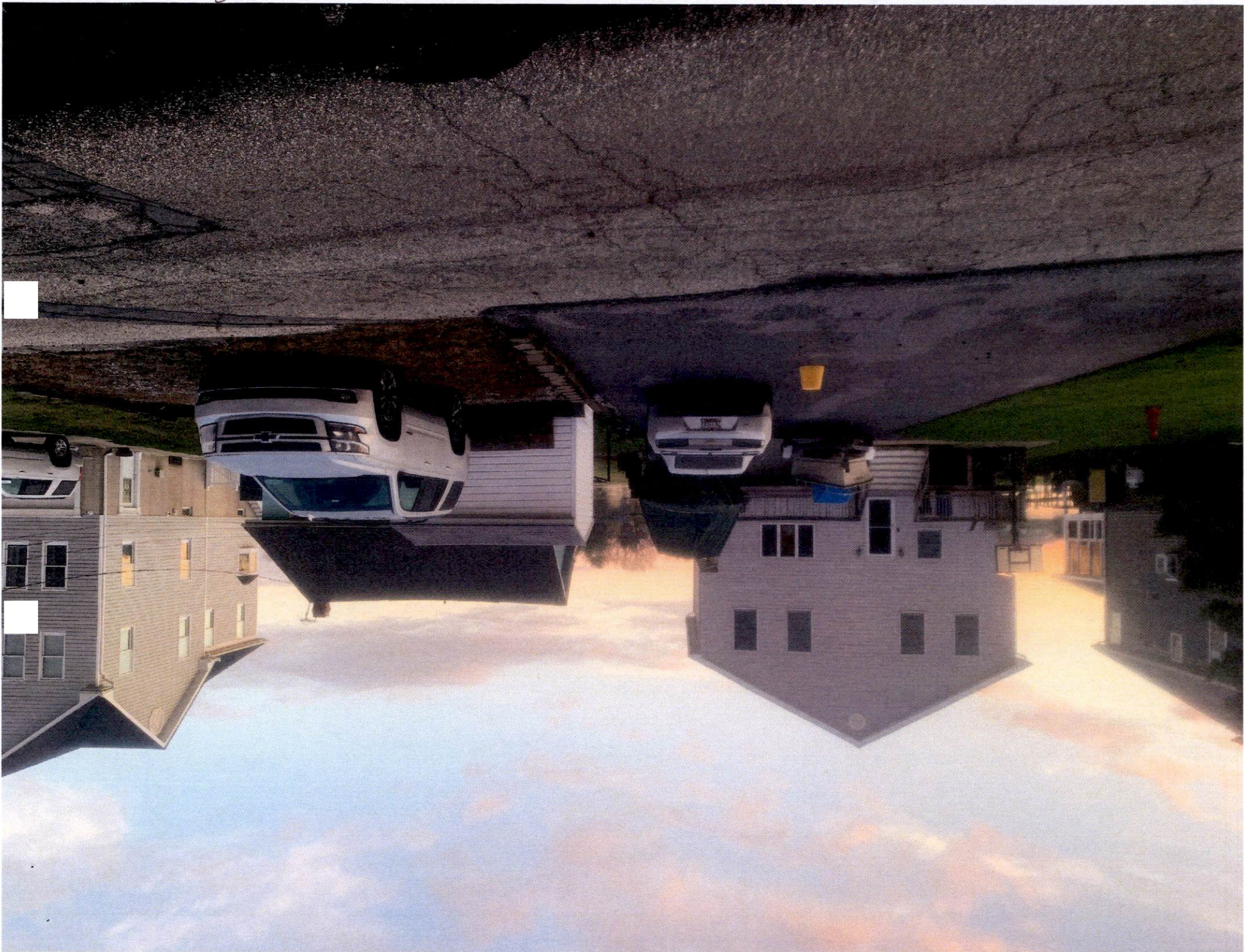
**Violation Cases:** None

**Closing Date:** 04/27/2020

**Miscellaneous Notes:**

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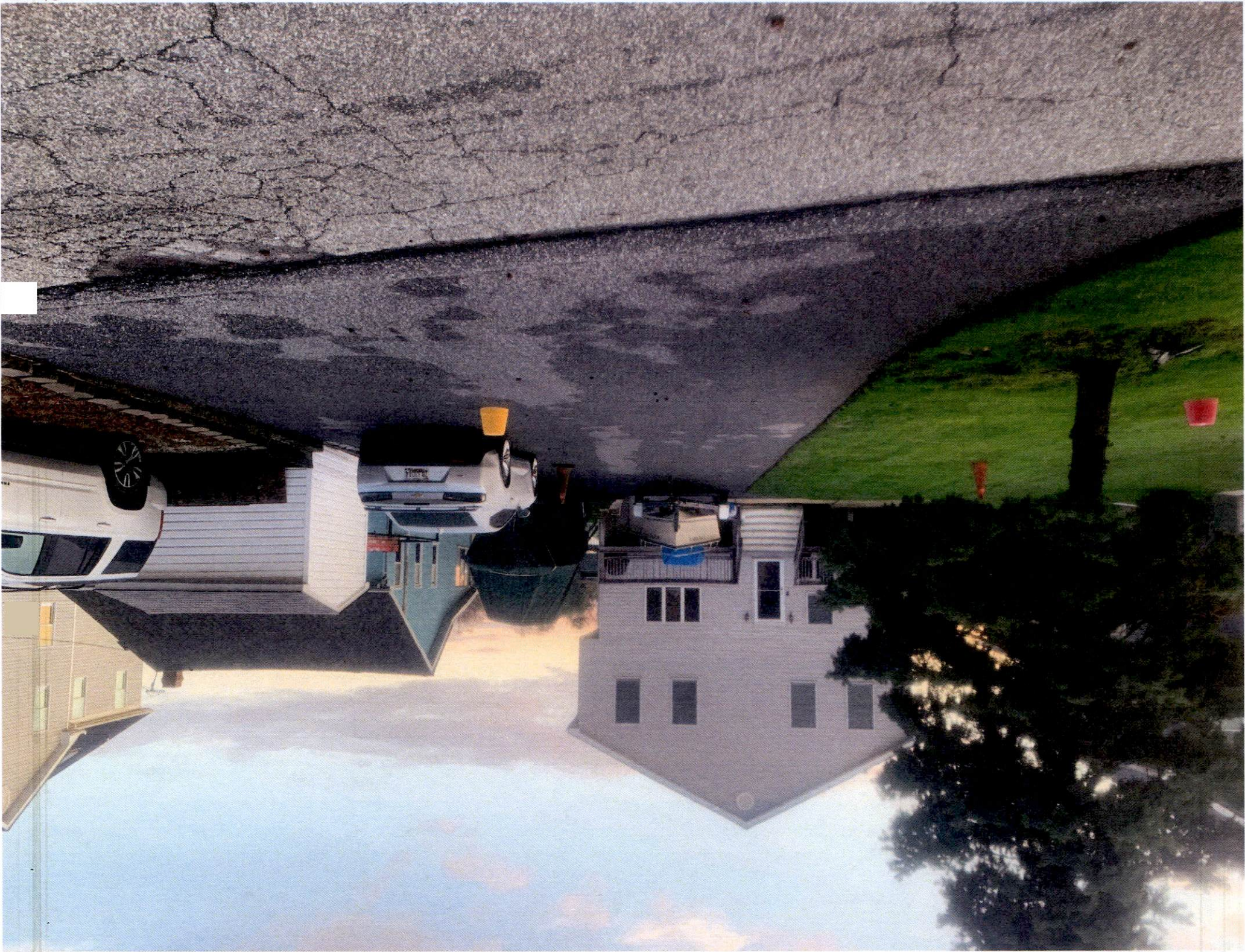






2020-09-14

V-1044-01042





2020-0091-A











7715 Iroquois Avenue



Publication Date: 3/24/2020



Publication Agency: Permits, Approvals & Inspections  
Projection/Datum: Maryland State Plane,  
FIPS 1900, NAD 1983/91 HARN, US Foot

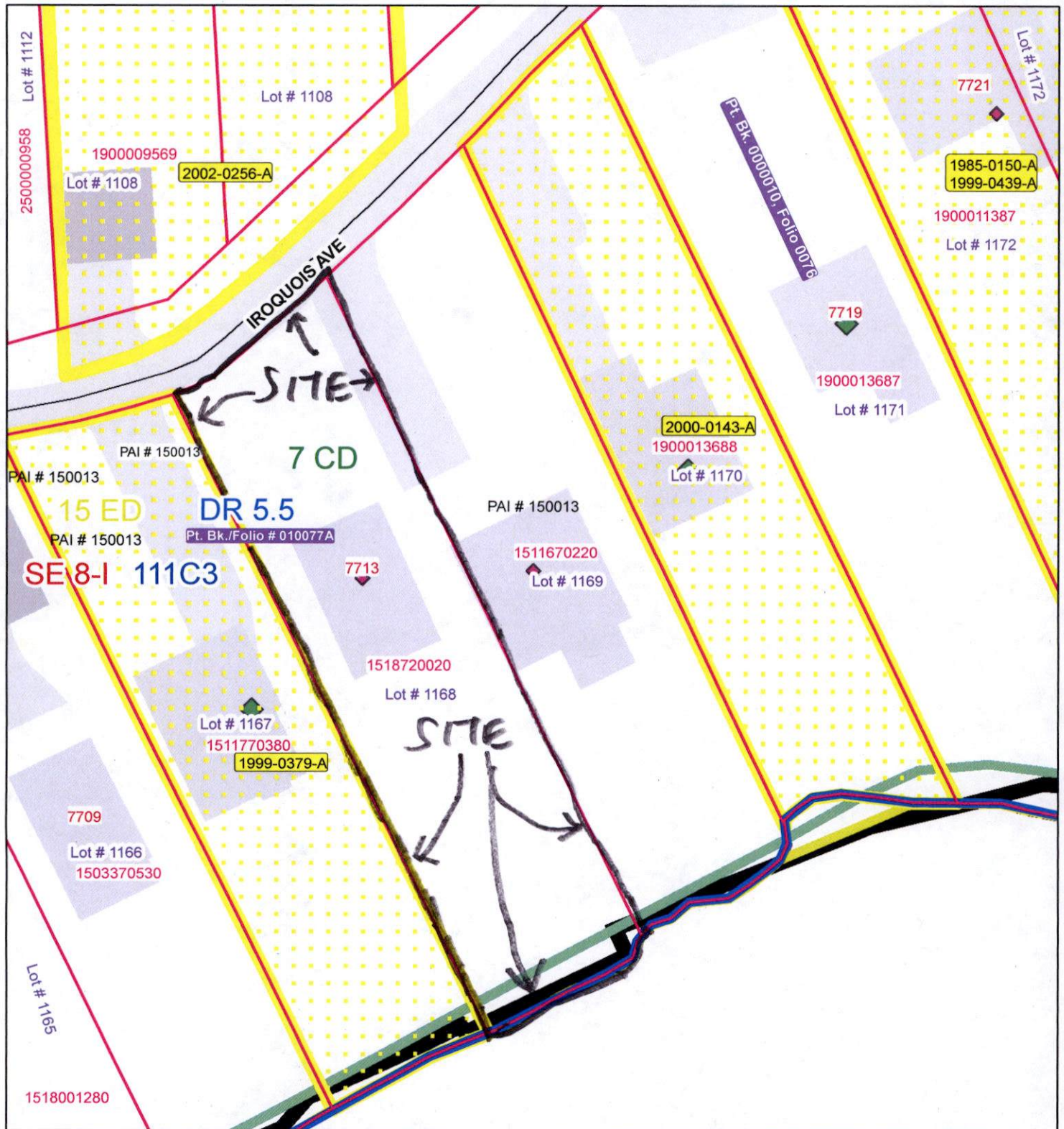


0 10 20 40 60 80 Feet

1 inch = 40 feet

2020-0091-A

# 7715 Iroquois Avenue



Publication Date: 3/24/2020



Publication Agency: Permits, Approvals & Inspections  
Projection/Datum: Maryland State Plane,  
FIPS 1900, NAD 1983/91 HARN, US Foot



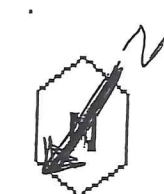
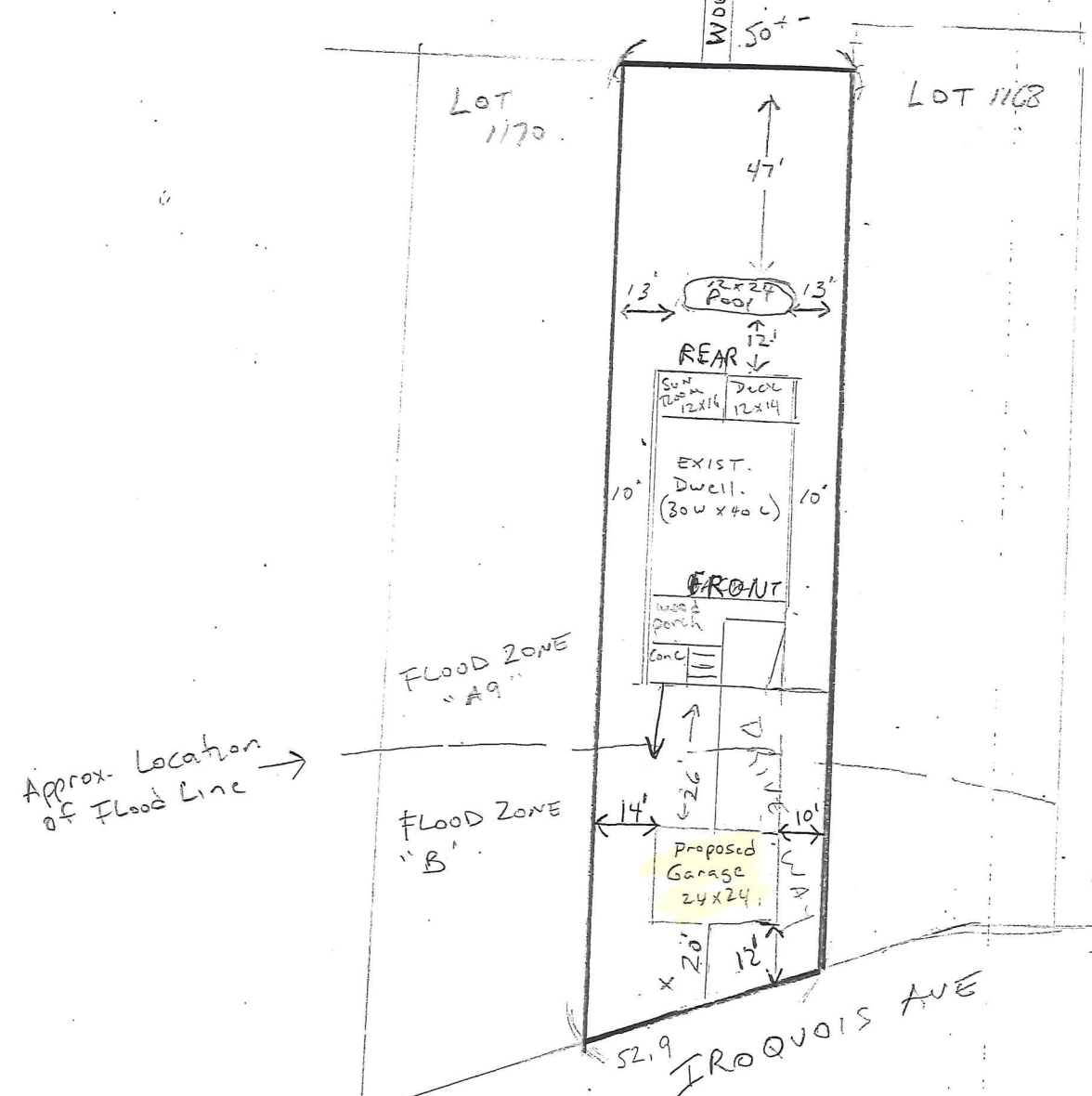
0 10 20 40 60 80 Feet

1 inch = 40 feet

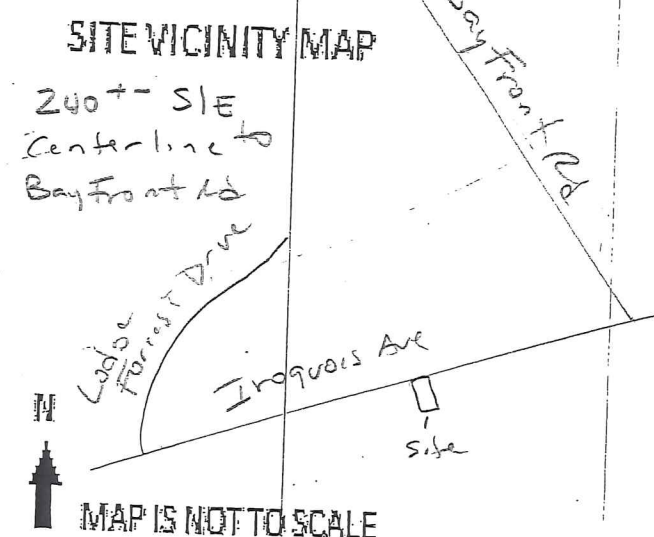
2020-0091-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)  
 ADDRESS 7715 Iroquois Ave 21219 OWNER(S) NAME(S) Michael + Darlene Peters  
 SUBDIVISION NAME Lodge Forest LOT # 1169 BLOCK # N/A SECTION # N/A  
 PLAT BOOK # 0010 FOLIO # 76 10 DIGIT TAX # 511670220 DEED REF. # 1114000001

OLD ROAD BAY



PLAN DRAWN BY Darlene Peters DATE 3/24/2020 SCALE: 1 INCH = 40' FEET



MAP IS NOT TO SCALE  
 ZONING MAP# 111C3  
 SITE ZONED DR 5.5  
 ELECTION DISTRICT 15th 15  
 COUNCIL DISTRICT 7th 7  
 LOT AREA ACREAGE \_\_\_\_\_  
 OR SQUARE FEET 10,710  
 HISTORIC? NO  
 IN CBCA? YES  
 IN FLOOD PLAIN? YES (ZONE A-9 & B)  
 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: Pet. Eor. 1

2020-0091-A

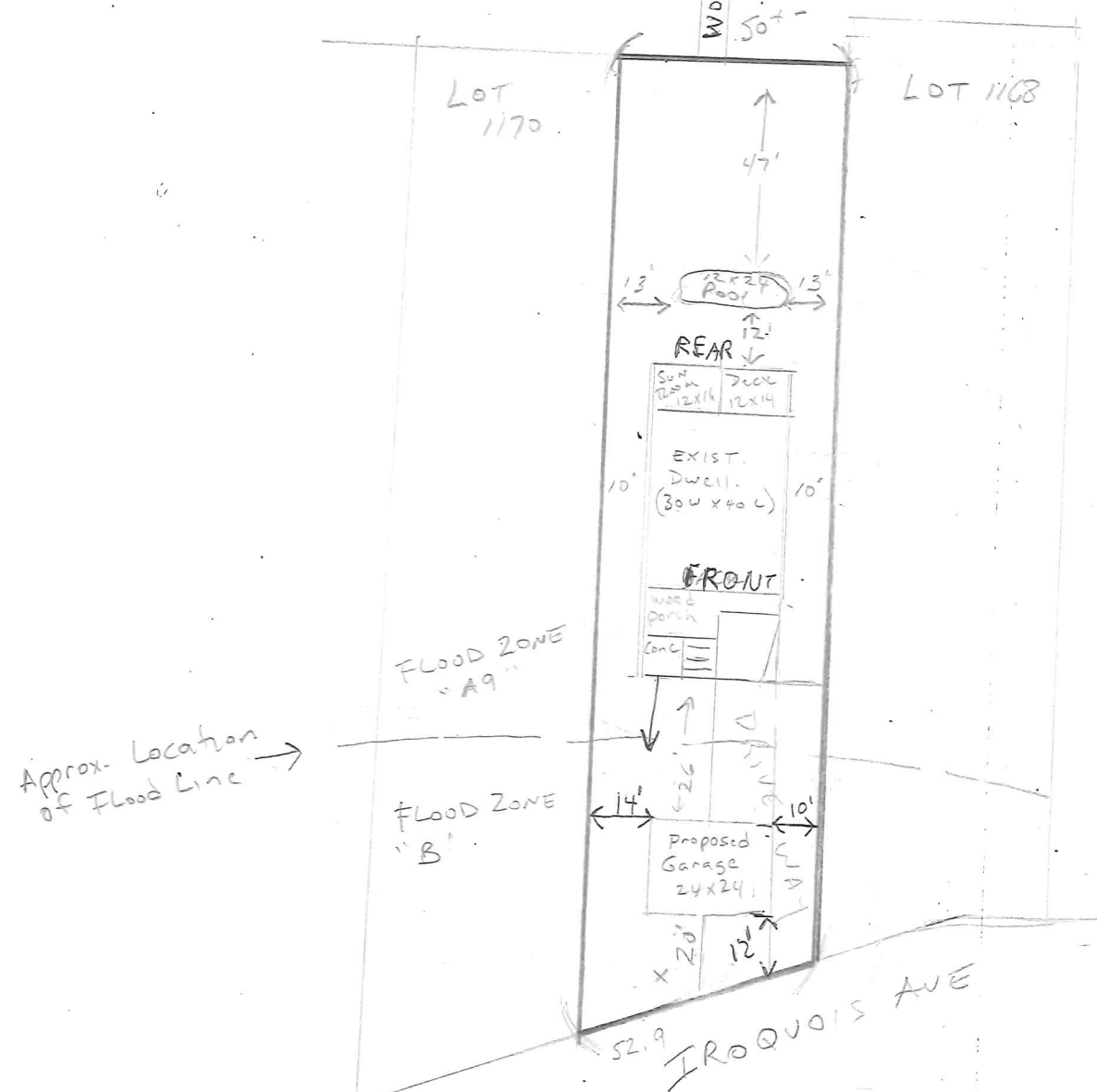
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)

ADDRESS 7715 Iroquois Ave 2/219 OWNER(S) NAME(S) Michael + Darlene Peters

SUBDIVISION NAME Lodge Forest LOT # 1169 BLOCK # N/A SECTION # N/A

PLAT BOOK # 0010 FOLIO # 76 10 DIGIT TAX # 511670220 DEED REF. # 1114000001

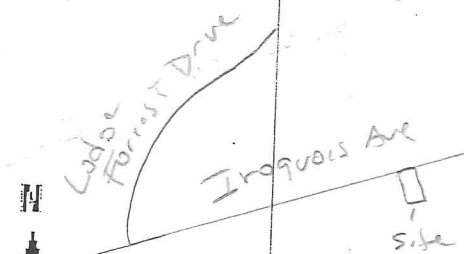
OLD ROAD BAY



PLAN DRAWN BY Darlene Peters DATE 3/24/2020 SCALE: 1 INCH = 40 FEET

#### SITE VICINITY MAP

240+- SLE  
Centerline to  
BayFront Rd



MAP IS NOT TO SCALE

ZONING MAP# 111C3

SITE ZONED DR 5.5

ELECTION DISTRICT 15th

COUNCIL DISTRICT 7th

LOT AREA ACREAGE \_\_\_\_\_

OR SQUARE FEET 10 710

HISTORIC? NO

IN CBCA? Yes

IN FLOOD PLAIN? Yes (ZONE A-9 & B)

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:

\_\_\_\_\_

\_\_\_\_\_

2020-0091-A