

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2200 Riverview Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Charles Manners	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0095-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Charles Manners (“Petitioner”). The Petitioner is requesting Variance relief from Section 1A04.3.2.b of the Baltimore County Zoning Regulations (“BCZR”), to attach an existing garage with proposed breezeway with a rear yard setback of 14 ft. in lieu of the required 50 ft. and existing side yard setbacks of 17 ft. and 26 ft. in lieu of the required 50 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s 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 Department of Environmental Protection and Sustainability (“DEPS”), dated April 30, 2020, indicating that development of this property must comply with the Critical Area Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 18, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 5/7/2020
By sen

The Petitioner has 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.

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 7th day of **May, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Section 1A04.3.2.b of the Baltimore County Zoning Regulations ("BCZR"), to attach an existing garage with proposed breezeway with a rear yard setback of 14 ft. in lieu of the required 50 ft. and existing side yard setbacks of 17 ft. and 26 ft. in lieu of the required 50 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

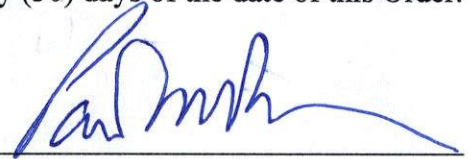
- Petitioner may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Petitioner shall comply with the ZAC comments submitted by DEPS, dated April 30, 2020; a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 5/7/2020

By sen

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:sln

ORDER RECEIVED FOR FILING

Date 5/7/2020

By sen

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront property on Back River with a required Critical Area buffer covering about two-thirds 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.

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 proposed development can be designed to meet the Critical Area defined lot coverage requirements, and meet all modified buffer area, tree, and mitigation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

ORDER RECEIVED FOR FILING

Date 5/7/2020

By sen



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 2200 RIVERVIEW RD. ESSEX MD Currently zoned R C5
 Deed Reference 39674 100033 10 Digit Tax Account # 1526400410
 Owner(s) Printed Name(s) CHARLES MANNERS

(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)

see attached

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):

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

[Signature]
 Signature #1 Signature #2

2200 RIVERVIEW ESSEX MD
 Mailing Address City State

21221 410 365-4176
 Zip Code Telephone # Email Address

CHARLES.MANNERS@YAHOO.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 2020-0095-A Filing Date 4/7/2020 Estimated Posting Date 4/19/20 Reviewer gg

Rev 5/5/2016

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: 2200 RIVERVIEW RD. 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)

I REQUEST AN ADMINISTRATIVE VARIANCE HEARING FOR THE CONSTRUCTION OF A 15' X 16' "BREEZWAY" CONNECTING THE GARAGE TO MAIN HOUSE. THIS WOULD EASE ANY ISSUES RELATING TO ELDERLY WITH HEALTH ISSUES BATTLING THE WEATHER ELEMENTS AND INCLEMENT WEATHER. THE BREEZWAY WOULD HELP WITH A DIRECT PATH FOR ACCESS TO PERSONAL VEHICLE AND LOCATION OF TRASH FOR TRASH PICK UP DAYS.

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

Signature of Owner (Affiant)

CHARLES MANNERS
Name- Print or Type

Signature of Owner (Affiant)

CHARLES MANNERS
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 12 day of March, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Charles Manners

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires



VIDA BERNADETTE YOUNG
Notary Public, State of Maryland
Baltimore County
My Commission Expires Aug. 15, 2021

REV. 5/5/2016

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.

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

[Signature]
Signature of Owner (Affiant)
CHARLES MANNERS
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
CHARLES MANNERS
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 12 day of March, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Charles Manners

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
Aug 15 2021
My Commission Expires



VIDA BERNADETTE YOUNG
Notary Public, State of Maryland
Baltimore County
My Commission Expires Aug. 15, 2021



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 2200 RIVERVIEW RD. ESSEX MD Currently zoned RCT
Deed Reference 39674 100033 10 Digit Tax Account # 1526400410
Owner(s) Printed Name(s) CHARLES MANNERS

(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)

SEE Attached

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.

ORDER RECEIVED FOR FILING
Date 5/7/2020
By SEN

Owner(s)/Petitioner(s):

CHARLES MANNERS

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]

[Signature]

Signature #1

Signature #2

2200 RIVERVIEW ESSEX MD

Mailing Address

City

State

21221, 410 365-4176

Zip Code

Telephone #

Email Address

CHARLES.manners@yahoo.com

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

Representative to be contacted:

Name- Type or Print

Name – Type or Print

Signature

Signature

SAME

Mailing Address

City

State

Mailing Address

City

State

Zip Code

Telephone #

Email 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 _____ 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 2020-0095-A

Filing Date 4/7/20

Estimated Posting Date 4/9/20

Reviewer [Signature]

Rev 5/5/2016

2020-0095-A

Administrative Variance from section 1A04.3.2.b (BCZR): To attached an exist garage with proposed breezeway with a rear yard setback of 14 feet in lieu of the required 50 feet and existing side yard setbacks of 17 feet and 26 feet in lieu of the required 50 feet.

ZONING PROPERTY DESCRIPTION FOR 2200 Riverview Rd. Essex, Maryland.

Beginning for the same at a point in the southwest side of a 20 foot road laid out on the plat of the tract of land known as Holly Farms Beach hereinafter referred to at the distance of 669 feet 3 inches more or less northwesterly from a point on said road where the southwest side of said road intersects the north 47 degrees 50 minutes East 114 perches line of the whole tract of land conveyed by John L. Fitzell and wife to Frank Page et al dated October 11, 1922 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 563 folio 25 at a point distant 257 feet more or less from its beginning said point of beginning being also at the northwest corner of the lot of ground known as Lot No. 14 as laid out on the plat of Holly Farm Beach and running thence and binding on the southwest side of said 20 foot road north 49 degrees 15 minutes West 75 feet to the northeast corner of Lot No. 12 as laid out on the said plat thence running and binding on the southwest side of Lot No. 12 as aforesaid south 40 degrees 45 minutes West 176 feet more or less to the waters of Back River thence running in a southeasterly direction and following a general course of south 43 degrees 10 minutes east binding on the waters of Back River a distance of 75 feet 5 inches more or less to the southwest corner of said Lot No. 14 a distance of 184 feet more or less to the place of beginning.

Being Lot # 13, Block (), Section # (), in the subdivision of Holly Farm Beach as recorded in Baltimore County Plat Book #10, Folio #2, Containing 13,500 square feet of lot. Located in the 15th Election District and 7th Council District.

2020-0095-A

CERTIFICATE OF POST

CASE NO. 2020-0095-A
PETITIONER/DEVELOPER
CHARLES MANNERS

DATE OF HEARING/CLOSING
MAY 4, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGE-
MENT

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

2200 RIVERVIEW ROAD

Sign # 1

THE SIGN(S) POSTED ON APRIL 18, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,


MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411



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CERTIFICATE OF POSTI

CASE NO. 2020-0095-A

PETITIONER/DEVELOPER

CHARLES MANNERS

DATE OF HEARING/CLOSING

MAY 4, 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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NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

2200 RIVERVIEW ROAD



Sign # 2

THE SIGN(S) POSTED ON APRIL 18, 2020

(MONTH, DAY, YEAR)

SINCERLEY,

Martin Ogle 4/18/2020

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- 0095 -A Address 2200 Riverview Rd
Contact Person: Gary Avak Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 4/7/2020 Posting Date: 4/19/2020 Closing Date: 5/4/2020

Any contact made with the office regarding the status of the administrative variance should be through the contact person (or 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 posting 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- 0095 -A Address 2200 Riverview Rd
Petitioner's Name Charles Manners Telephone 410-365-4176
Posting Date: 4/19/2020 Closing Date: 5/4/2020
Wording for Sign: To Permit an existing garage with a proposed
breezeway with a rear yard set back of 14 feet in lieu of
the required 50 feet and an existing side yard set backs of
17 feet and 26 feet in lieu of the required 50 feet

Revised 2/20/2020



JOHN A. OLSZEWSKI, JR.
County Executive

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

May 05, 2020

Charles Manners,
2200 Riverview Road
Essex MD 21221

RE: Case Number: 2020-0095-A, 2200 Riverview 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 April 07, 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.", written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

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: April 30, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0095-A
Address 2200 Riverview Road
(Manners Property)

Zoning Advisory Committee Meeting of **April 20, 2020**.

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. The proposed development must meet LDA and MBA requirements for Critical Area lot coverage. Critical Area lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17). Based on the property area above mean high water (12,375 square feet), the maximum Critical Area defined lot coverage allowance for this property is 3,867 square feet with mitigation for any new amount over 25%. Without an itemized accounting of all existing and proposed Critical Area lot coverage, it cannot be determined if lot coverage requirements can be met based on this plan. If the applicant can meet these requirements, and meet all mitigation requirements for lot coverage, the relief requested can result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront property on Back River with a required Critical Area buffer covering about two-thirds 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.

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 proposed development can be designed to meet the Critical Area defined lot coverage requirements, and meet all modified buffer area, tree, and mitigation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Acting Administrator

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. **2020-0095-A**

Administrative Variance
Charles Manners
2200 Riverview 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@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

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: April 30, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0095-A
Address 2200 Riverview Road
(Manners Property)

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ORDER RECEIVED FOR FILING

Date 5/7/2020

By sen

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

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Administrative Variance
Charles Manners
2200 Riverview Road

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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

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>4/30</u>	DEPS (if not received, date e-mail sent _____)	<u>Comment</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 (1 st)	Date: <u>4/18/2020</u>	by _____
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

M E M O R A N D U M

DATE: June 10, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0095-A – Appeal Period Expired

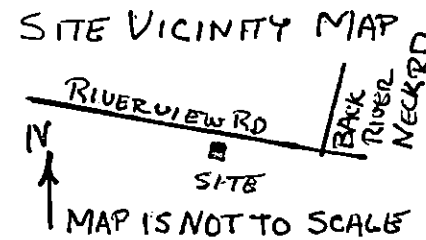
The appeal period for the above-referenced cases expired on June 8, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c:  Case File
Office of Administrative Hearings

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING

ADDRESS: 2200 RIVERVIEW RD. OWNER(S) NAME: CHARLES MANNERS
 SUBDIVISION NAME: HOLLY FARM BEACH LOT# 13 BLOCK#: SECTION#:
 PLAT BOOK#: 10 FOLIO#: 2 10 DIGIT TAX#: 1526400410 DEED REF#: 39674/00033



ZONING MAP# 105A3
 SITE ZONED RC5

ELECTION DISTRICT 15
 COUNCIL DISTRICT 7

LOT AREA
 OR SQUARE FT. 13,500

HISTORIC? NO
 IN CBCA? YES

IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X

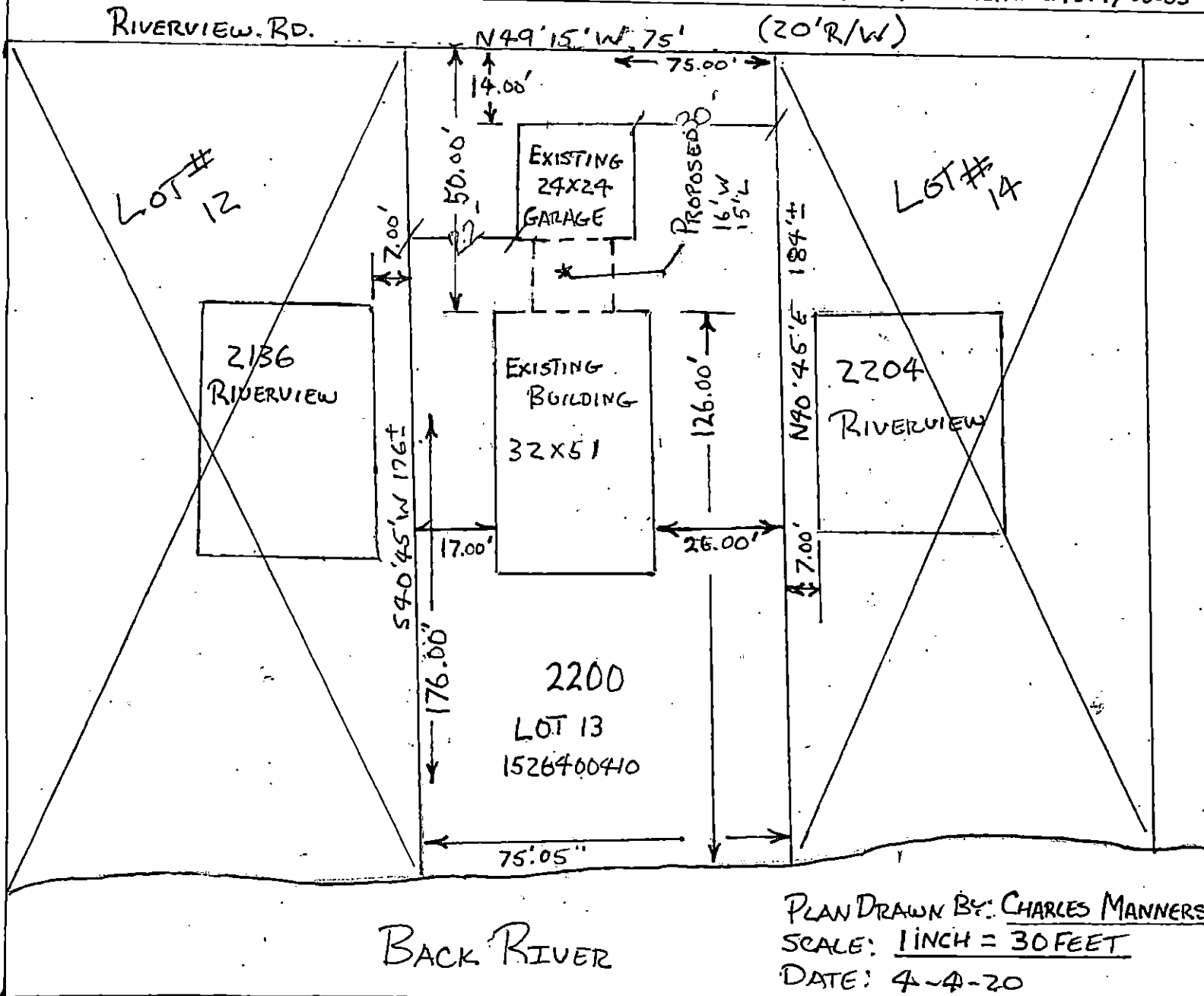
WATER IS:
 PUBLIC X PRIVATE

SEWER IS:
 PUBLIC X PRIVATE

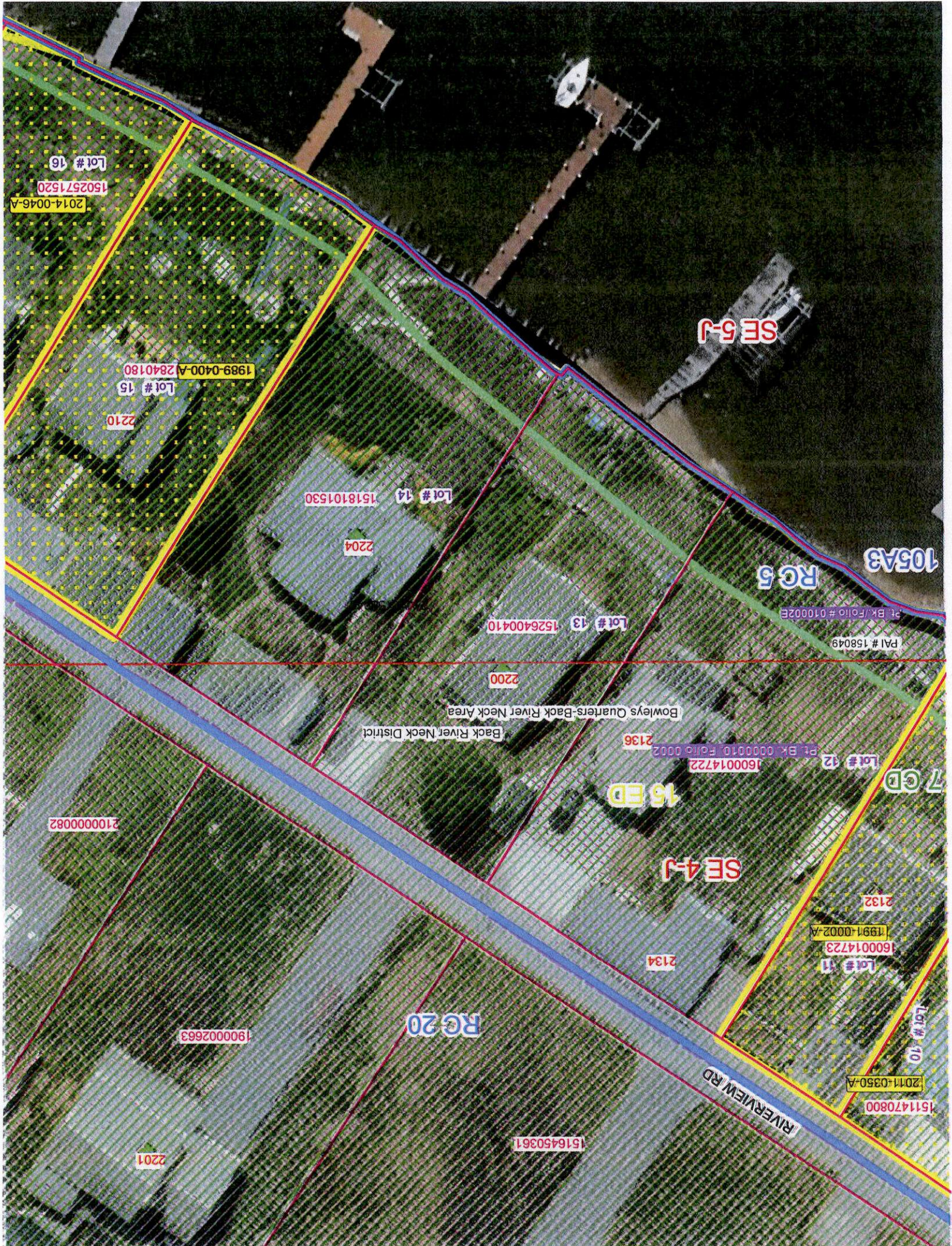
PRIOR HEARING NO

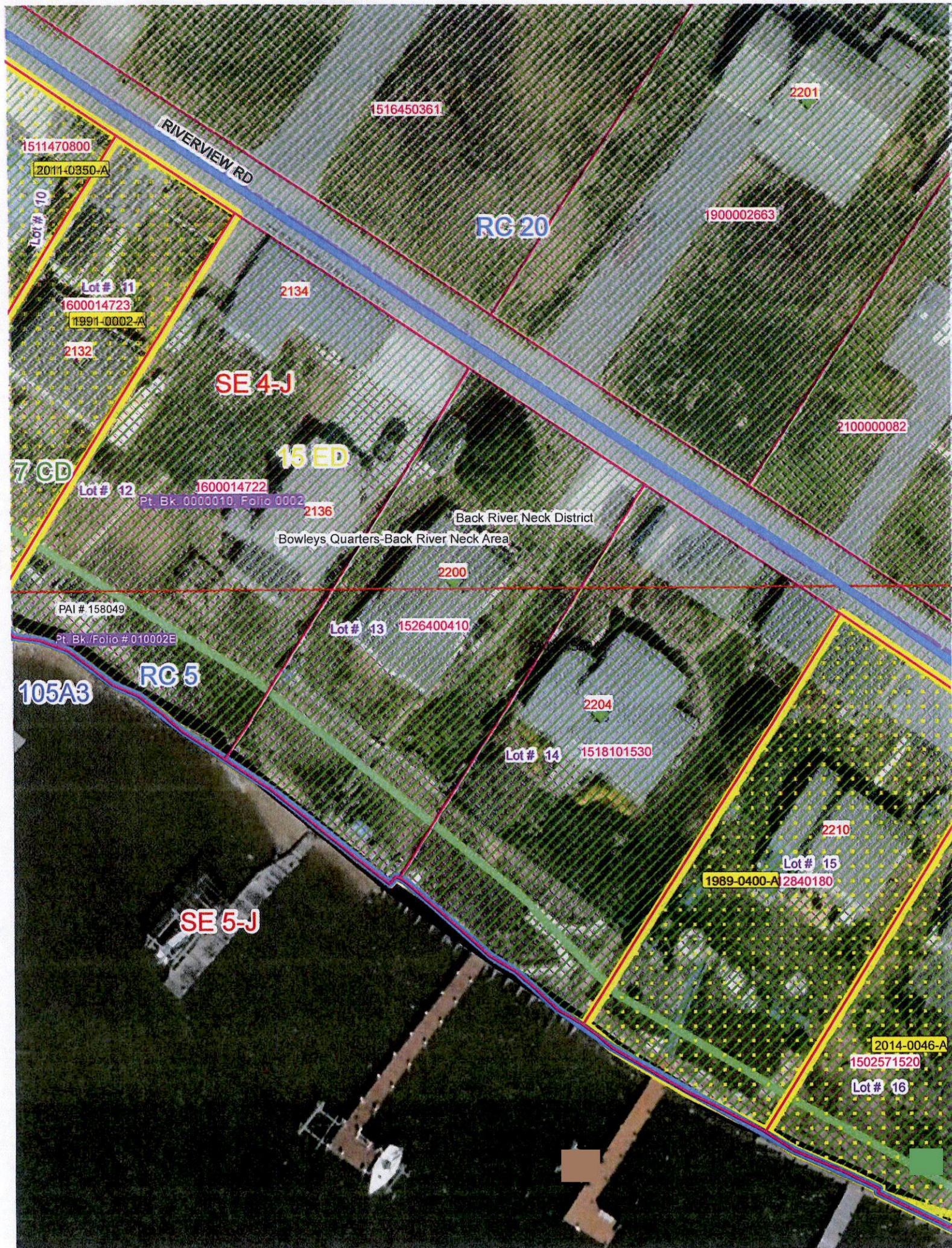
IF SO GIVE CASE NUMBER

VIOLATION CASE INFO:



PLAN DRAWN BY: CHARLES MANNERS
 SCALE: 1 INCH = 30 FEET
 DATE: 4-4-20







GROWTH TIER 4
New Subdivisions of 4
(More Additional Lots)

RC-20

~~15x E/D~~

SE 4-J

Back River Neck District

~~SE 4-K~~

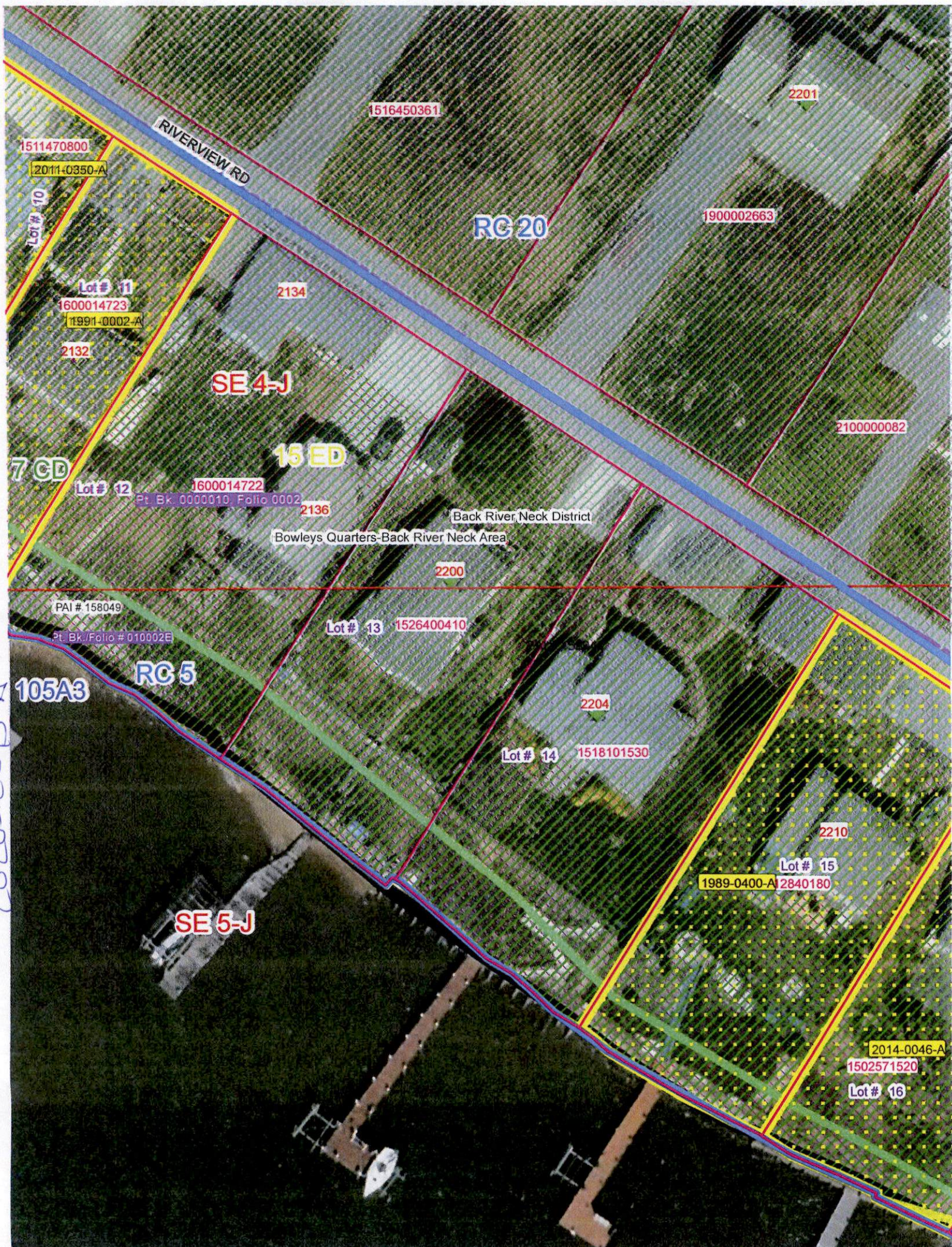
105A3

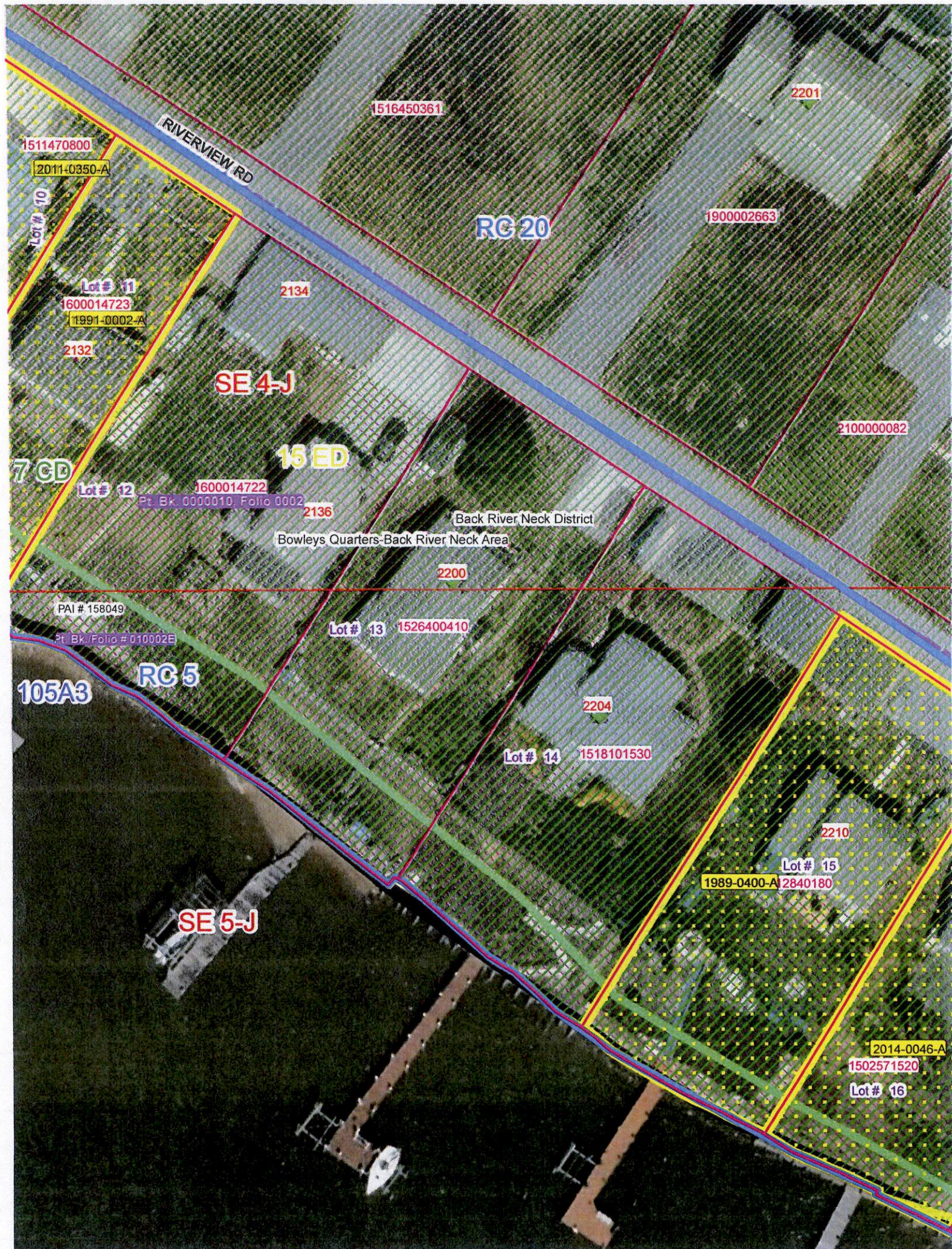
RC/5

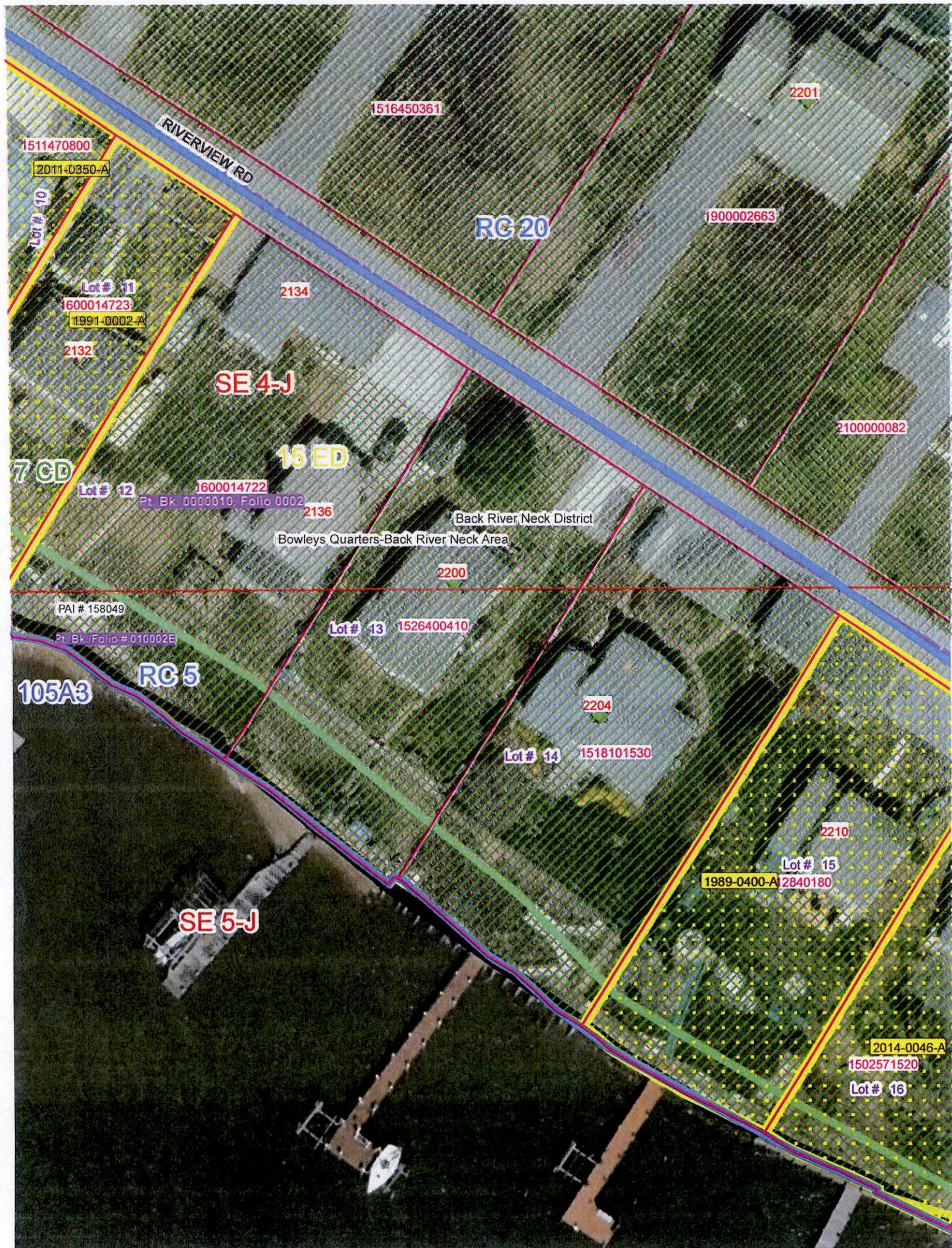
SE 5-1

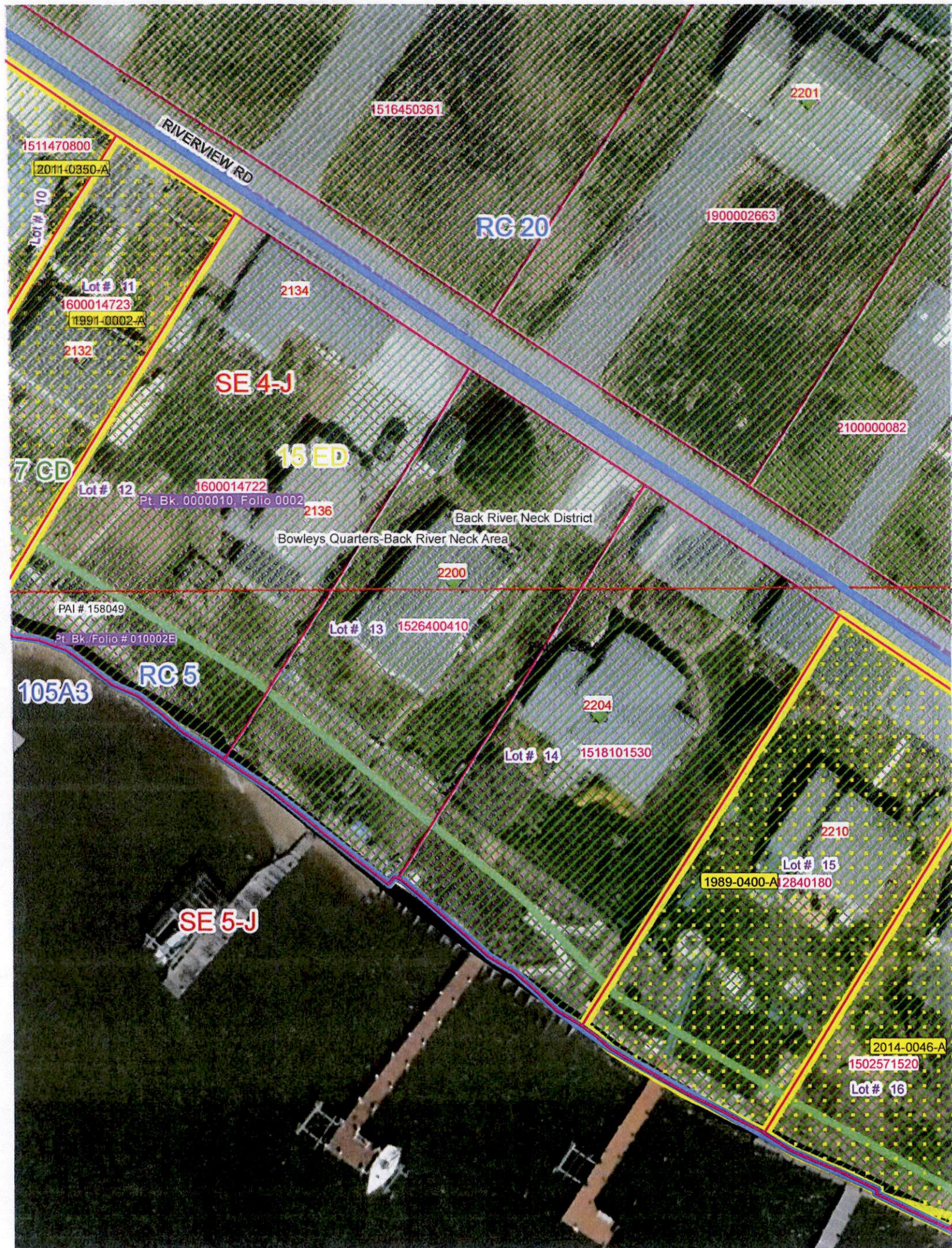
SE 5-J

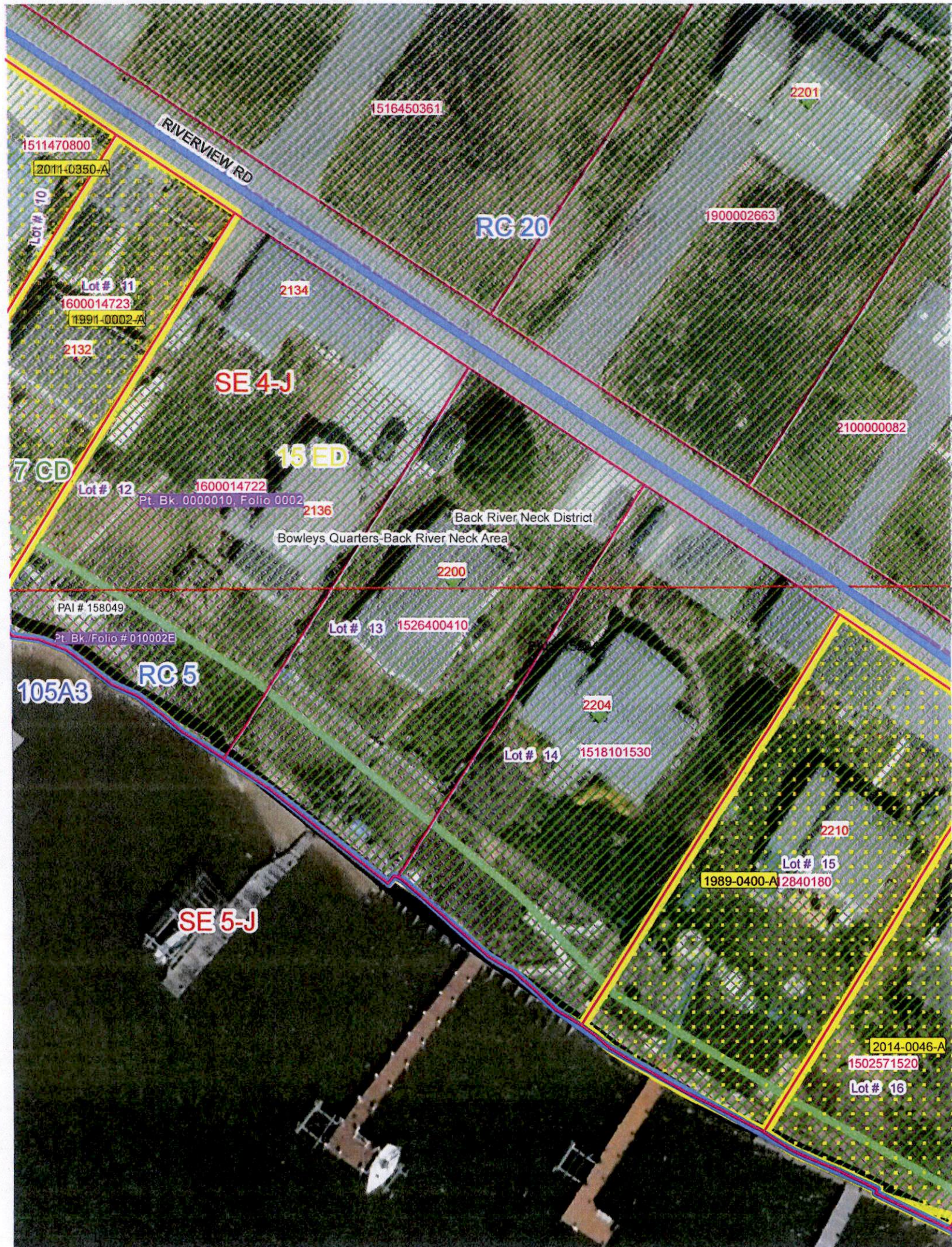
2020-0045-A

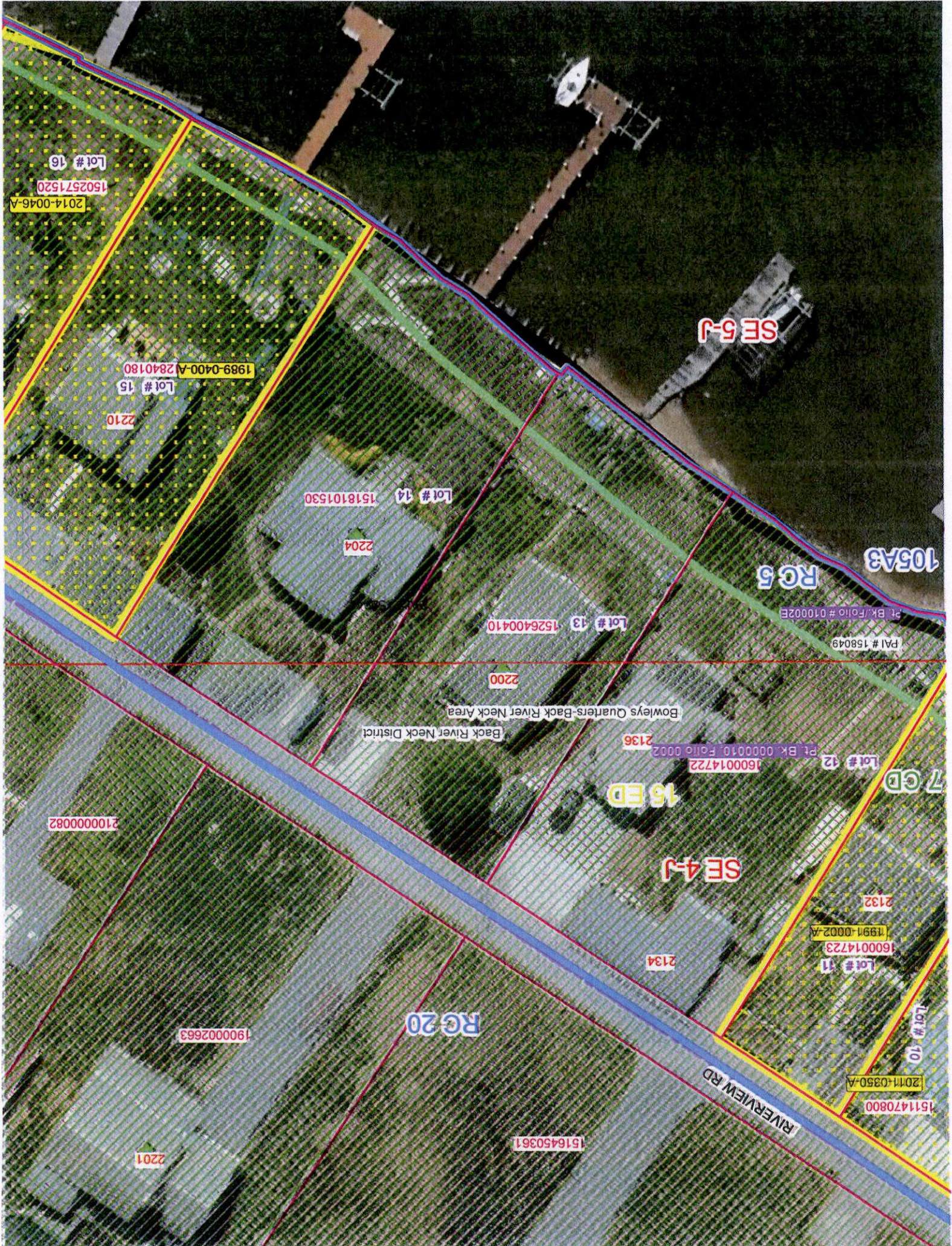


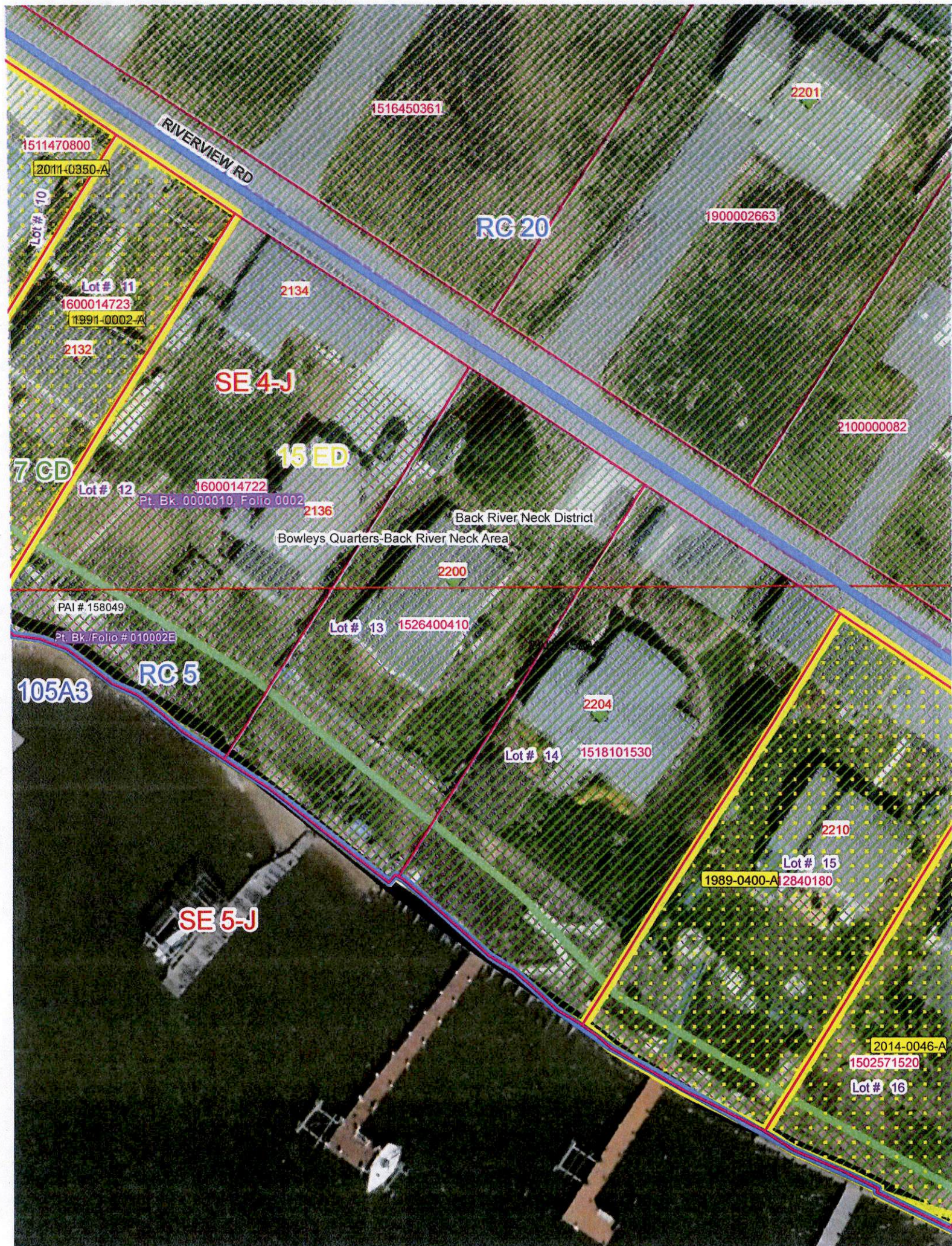


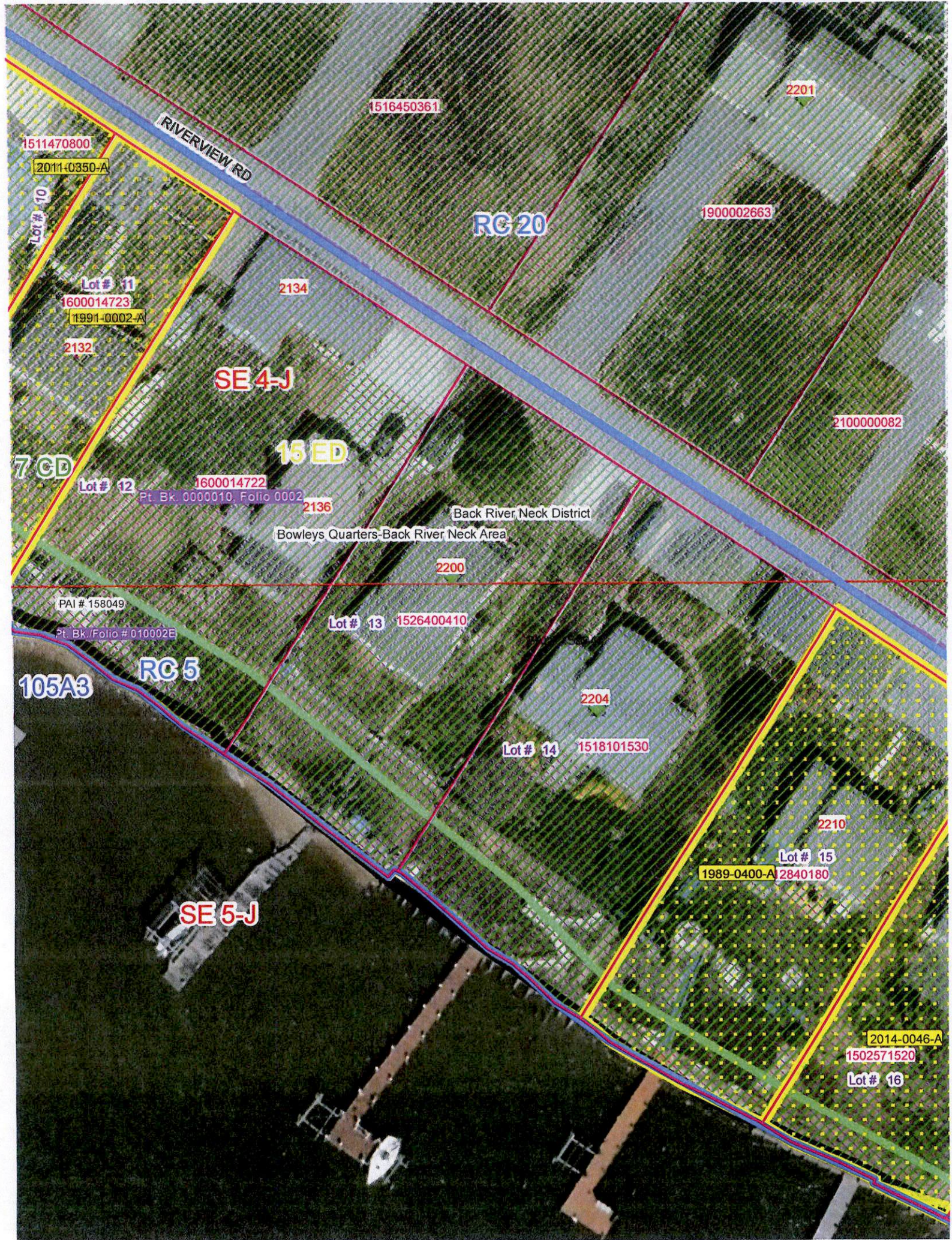














1511470800

2011-0350-A

Lot # 10

Lot # 11

1600014723

1991-0002-A

2132

SE 4-J

15 ED

7 CD

Lot # 12

1600014722

Pt. Bk. 0000010, Folio 0002

2136

PAI # 158049

Pt. Bk./Folio # 010002E

Lot # 13

1526400410

2200

Back River Neck District

Bowleys Quarters-Back River Neck Area

105A3

RC 5

2204

Lot # 14

1518101530

2210

Lot # 15

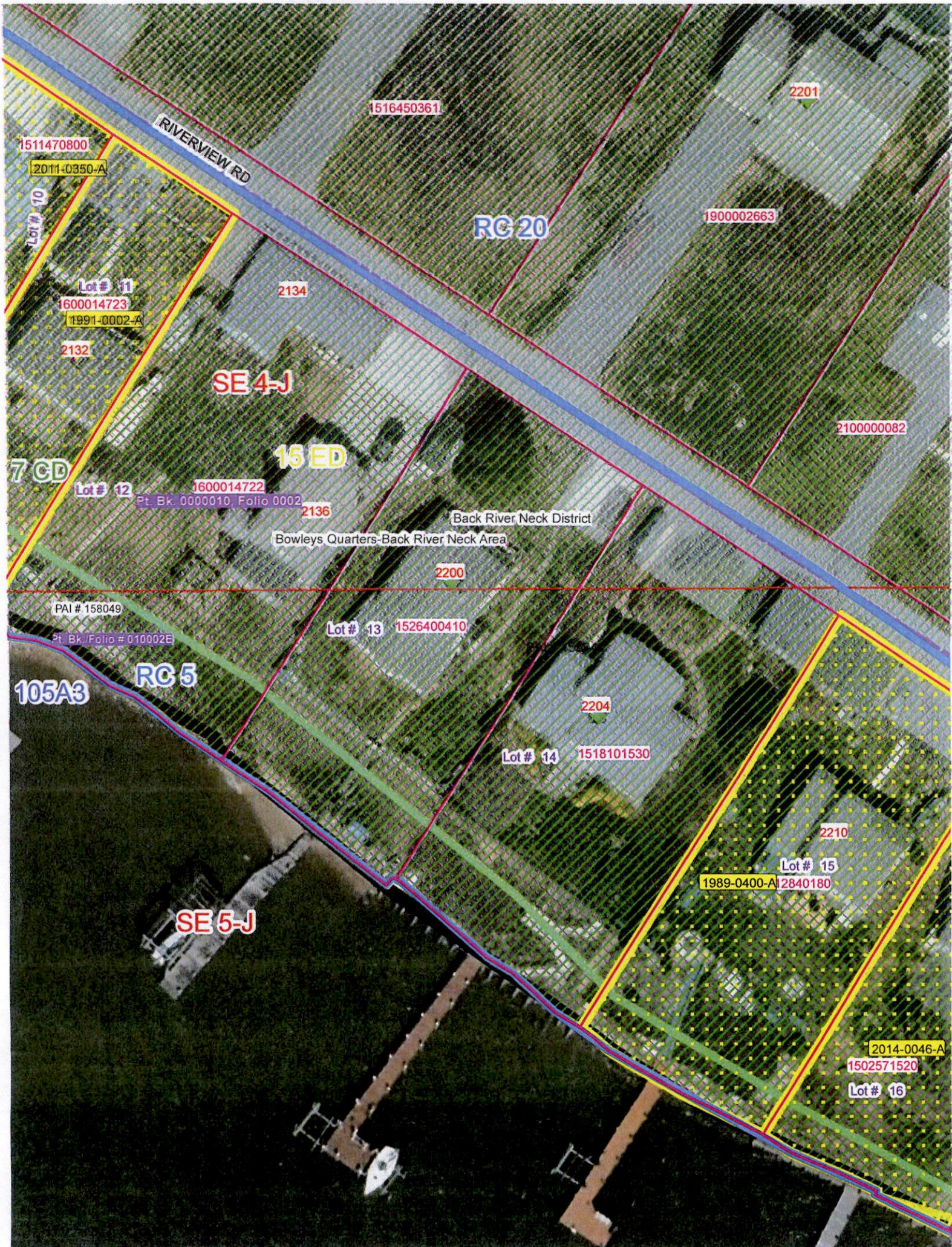
1989-0400-A 2840180

SE 5-J

2014-0046-A

1502571520

Lot # 16



1511470800

2011-0350-A

Lot # 10

Lot # 11

1600014723

1991-0002-A

2132

SE 4-J

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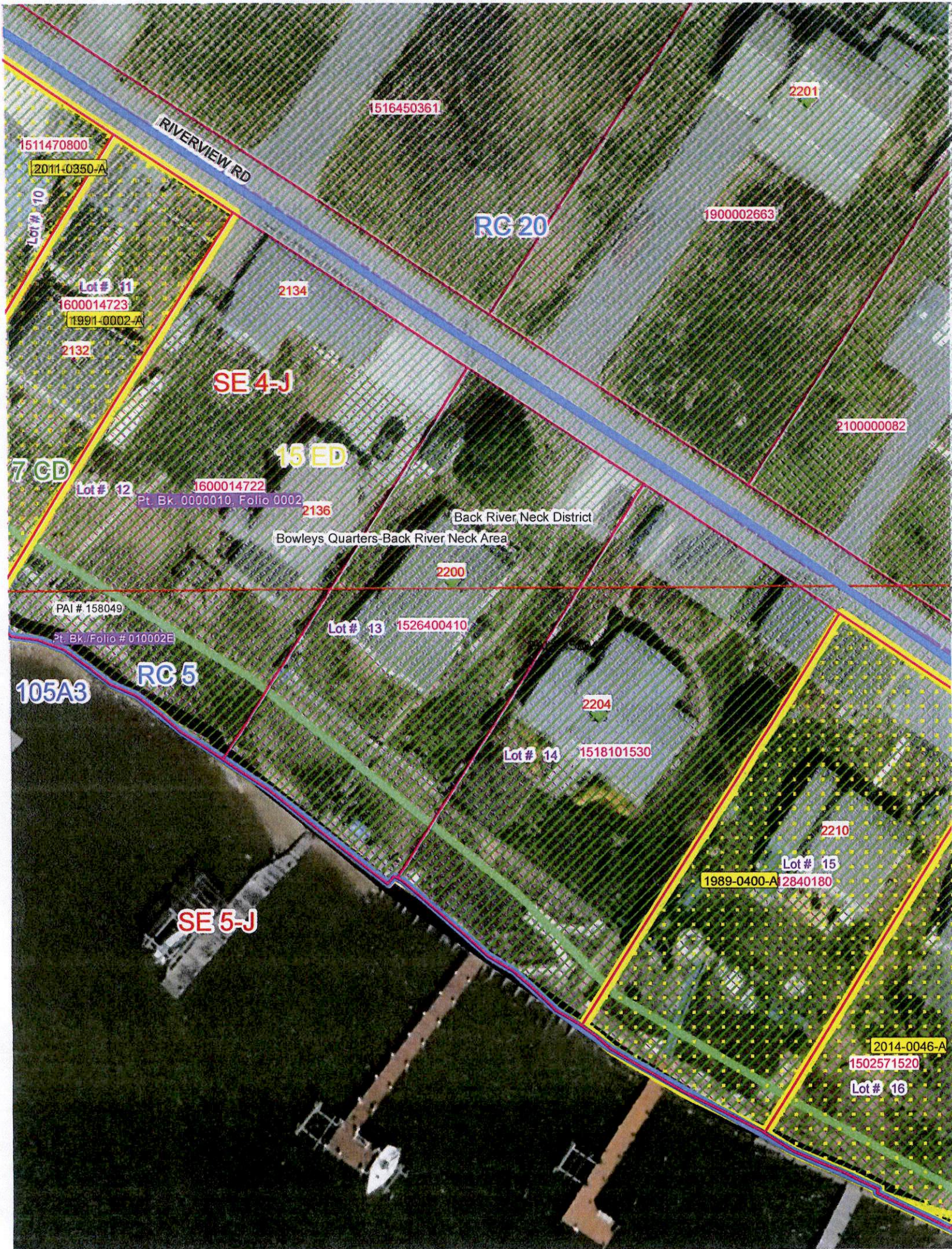
Lot # 15

1989-0400-A 2840180

2014-0046-A

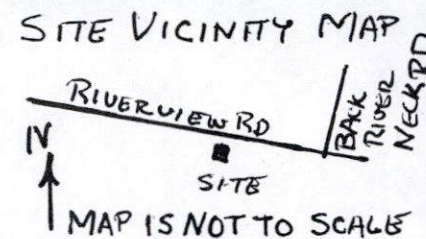
1502571520

Lot # 16



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING

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 SUBDIVISION NAME: HOLLY FARM BEACH LOT# 13 BLOCK#: SECTION#:
 PLAT BOOK#: 10 FOLIO #: 2 10 DIGIT TAX #: 1526400410 DEED REF #: 39674/00033



ZONING MAP # 105A3

SITE ZONED RC5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA
OR SQUARE FT. 13,500

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

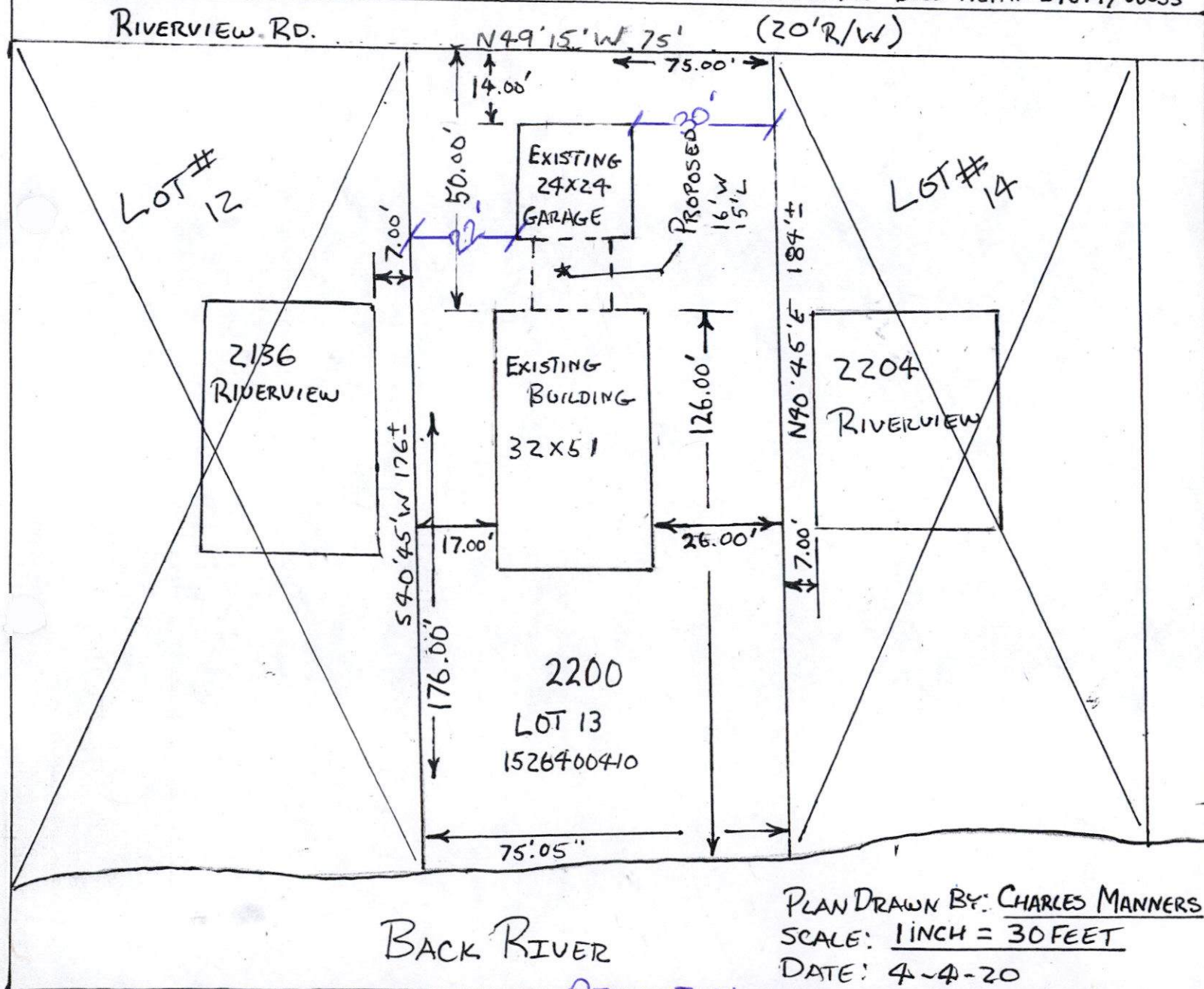
SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING NO

IF SO GIVE CASE NUMBER

VIOLATION CASE INFO:



BACK RIVER

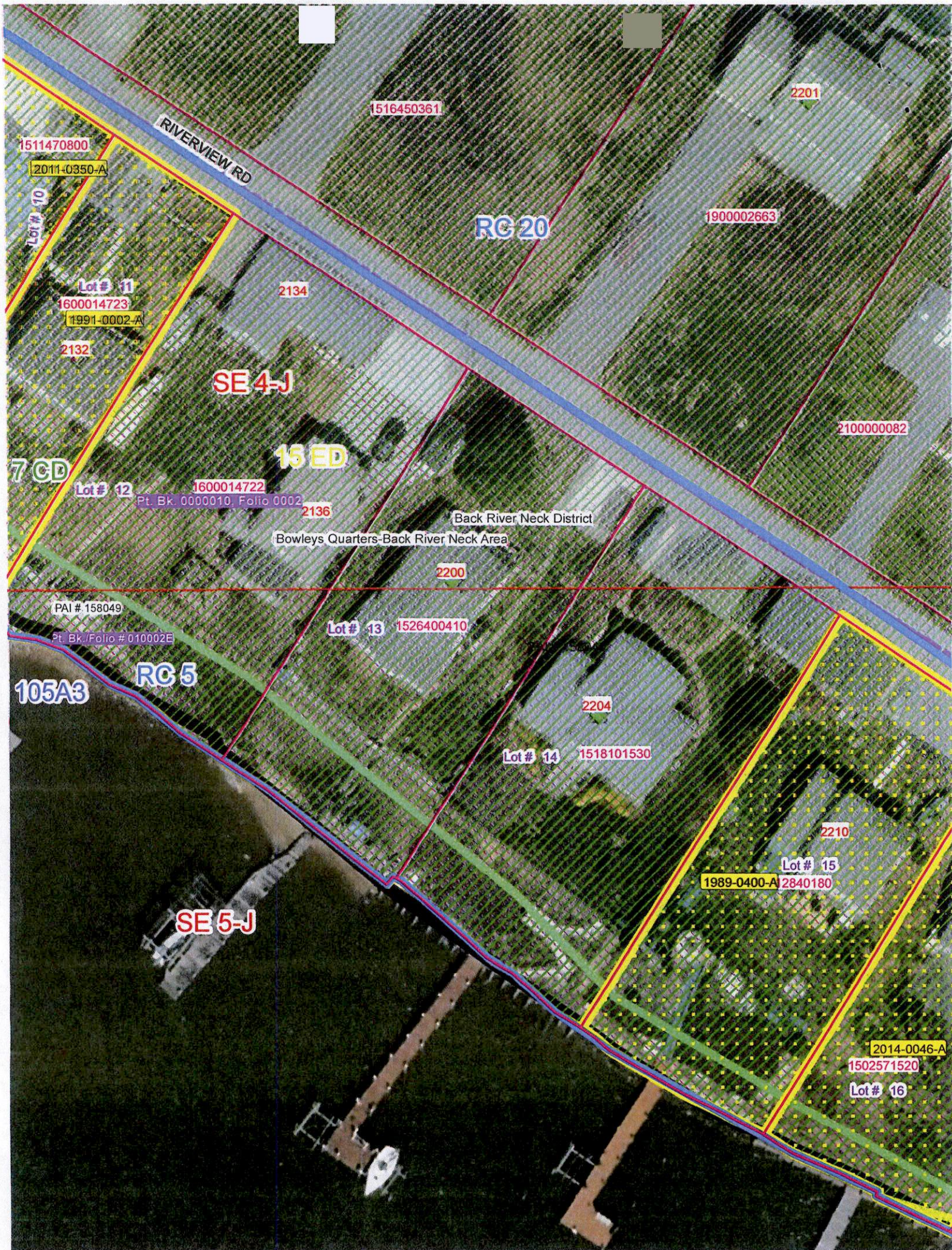
PLAN DRAWN BY: CHARLES MANNERS

SCALE: 1 INCH = 30 FEET

DATE: 4-4-20

PET EXHIBIT #1

2020-0095-A



1511470800

2011-0350-A

Lot # 10

Lot # 11

1600014723

1991-0002-A

2132

SE 4-J

15 ED

7 CD

Lot # 12

1600014722

Pt. Bk. 0000010, Folio 0002

2136

Back River Neck District

Bowleys Quarters-Back River Neck Area

2200

PAI # 158049

Pt. Bk./Folio # 010002E

Lot # 13

1526400410

105A3

RC 5

2204

Lot # 14

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SE 5-J

2210

Lot # 15

1989-0400-A 2840180

2014-0046-A

1502571520

Lot # 16

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 15 Account Number - 1526400410		
Owner Information		
Owner Name:	MANNERS CHARLES W III	Use: RESIDENTIAL
Mailing Address:	2200 RIVERVIEW RD ESSEX MD 21221-6515	Principal Residence: YES
		Deed Reference: /39674/ 00033
Location & Structure Information		
Premises Address:	2200 RIVERVIEW RD ESSEX 21221-6515 Waterfront	Legal Description: HOLLY FARM BEACH
Map:	Grid:	Parcel:
0105	0019	0069
Neighborhood:	Subdivision:	Section:
15080078.04	0000	
Block:	Lot:	Assessment Year:
	13	2018
Plat No:	Plat Ref:	
	0010/0002	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1988	1,664 SF	
Property Land Area	County Use	
13,500 SF	34	
Stories	Basement	Type
1	NO	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	3	1 full
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	202,800	202,800
Improvements	135,600	133,200
Total:	338,400	336,000
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		336,000
		336,000
		0
		0
Transfer Information		
Seller: ZINN RUDOLPH C	Date: 11/27/2017	Price: \$369,000
Type: ARMS LENGTH IMPROVED	Deed1: /39674/ 00033	Deed2:
Seller: ZINN RUDOLPH	Date: 08/14/1987	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /07641/ 00258	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
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		











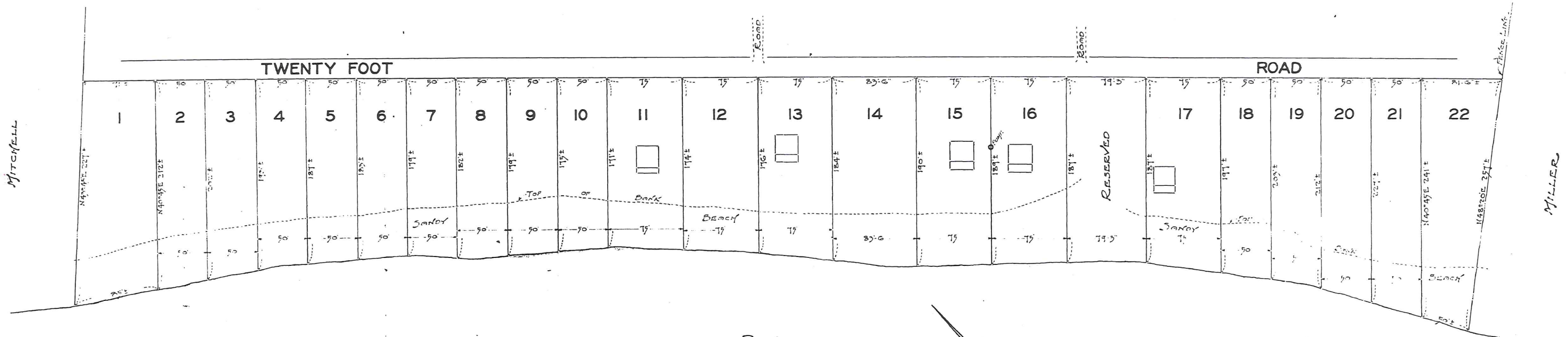












BACK

RIVER

HOLLY FARM BEACH

BACK RIVER NECK - STEMMERS RUN.

DIST. NO. 15 - BALTO. CO.

SCALE 1"=50'

JULY 1, 1927.

2020-0095-A