

M E M O R A N D U M

DATE: December 22, 2020
TO: ZONING REVIEW
FROM: Office of Administrative Hearings
RE: Case No. 2020-0157-A

The appeal period for the above-referenced cases expired on December 21, 2020. There being no appeal filed, the subject file is ready for return to the Development Processing Office and is placed in the 'pick up box.'

/dlm

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE
(7101 River Drive)
15th Election District
7th Council District
Kevin Clatterbuck
Legal Owner

Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2020-0157-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Kevin Clatterbuck for property located at 7101 River Drive. The Petitioner is requesting variance relief from Baltimore County Zoning Regulations (“BCZR”) § 1B02.3.C.1 to approve and addition (closet bump out) on left side of house with a 4.5 ft. setback in lieu of the required 10 ft. setback.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan was marked and accepted into evidence as Petitioners’ Exhibit 1.

Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Environmental Protection and Sustainability (“DEPS”) which indicates that the subject property is located with the Chesapeake Bay Critical Area (“CBCA”). A ZAC comment was also received from the Department of Planning (“DOP”) which did not oppose the requested relief subject to proposed conditions, which will be incorporated into the Order.

The subject property is approximately 7,550 sq. ft. and is zoned RC 5. The petitioner, Mr. Clatterbuck, was the sole witness. He testified that he was not aware that he needed to obtain a variance or building permit for this small “bump out” addition. He testified that before beginning

ORDER RECEIVED FOR FILING

Date 11/20/20
[Signature]

the project he did speak with the adjoining neighbor to make sure they didn't oppose the project. Further, he submitted a Petition in support of the variance signed by all the surrounding property owners. (Petitioner's Exhibit 4)

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The property is a long, narrow trapezoid bounded on two sides by public roads. It is therefore unique within the meaning of the law. The Petitioner will suffer practical difficulty and hardship if the variance relief is denied because he would have to remove the nearly completed addition. I find that the variance can be granted within the spirit and intent of the BCZR and without harming the public health, safety, or welfare. This is buttressed by the Petition of support signed by the surrounding neighbors, and the lack of opposition from any county agency.

THEREFORE, IT IS ORDERED, this **20th** day of **November 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the Baltimore County Zoning Regulations ("BCZR") § 1B02.3.C.1 to approve and addition (closet bump out) on left side of house with a 4.5 ft. setback in lieu of the required 10 ft. setback. and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is 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, Petitioner would be required to return the subject property to its original condition.

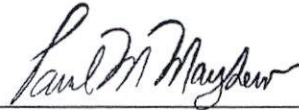
ORDER RECEIVED FOR FILING

Date 11/20/20

By D. Mignar

- Petitioner must comply with the DOP and DEPS ZAC comments, copies of which are attached hereto and make a part hereof.

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/dlm

ORDER RECEIVED FOR FILING

Date 11/20/20
By DMagon

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

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

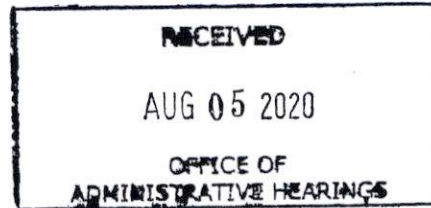
DATE: 7/29/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-157.

INFORMATION:

Property Address: 7101 River Drive Road
Petitioner: Kevin Clatterbuck, Jr.
Zoning: DR 5.5
Requested Action: Special Hearing



The Department of Planning has reviewed the petition for a variance from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) for an addition (closet bump out) on the left side of the house with a 4.5 foot setback in lieu of the required 10 foot setback. A code complaint was filed on the property on 5/18/2020 for constructing an addition without permits (CB200233).

A site visit was conducted on 7/6/2020. The property is located a block from the waterfront in Edgemere. It is in the 100-year floodplain and Intensely Developed Area of the Chesapeake Bay Critical Area. The addition in question is currently under construction and almost complete.

The Department of Planning has no objection to the variance request provided that all Chesapeake Bay Critical Area laws and Baltimore County floodplain regulations are followed, and that the siding used matches the existing siding on the house.

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

Prepared by:

A handwritten signature in black ink, appearing to read "Krystle Patchak".

Krystle Patchak

Division Chief:

A handwritten signature in black ink, appearing to read "Jennifer G. Nugent".

Jenifer G. Nugent

CPG/JGN/kma/

c: Joseph Fraker
Kevin Clatterbuck, Jr.
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date

11/20/20
By A handwritten signature in blue ink, appearing to read "J. Mignon".

Date: Click here to enter a date.
Subject: ZAC # 20-157
Page 2

ORDER RECEIVED FOR FILING

Date 4/20/20
By DMignon

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: July 17, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0157-A
Address 7101 River Drive
(Clatterbuck Property)

Zoning Advisory Committee Meeting of **July 20, 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 an Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area. As such, properties within the IDA are subject to practices that reduce water quality impacts associated with stormwater runoff, commonly referred to as the Critical Area 10% Rule. This is not a waterfront property and the property is not located within the Critical Area buffer. The applicant requests to construct a closet bump-out onto the dwelling that measures approximately 28 square feet (sf) in area. Any proposed, residential impervious surface that is less than 250 sf is exempt from these regulations. If a permit application is received, the project will be reviewed for applicability of the 10% Rule regulations and if the activity results in less than 250 sf of impervious surface created, the permit will be approved by Environmental Impact Review. Allowing the request by the applicant will result in no impacts to water quality.

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Date 11/20/20

By D Mignon

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

The subject property is not a waterfront property, however, tidal waters are within approximately 200 feet of the property. The current proposal for the property may be reviewed for application of the IDA 10% pollutant reduction requirements, which, if applicable, will improve buffer functions and conserve fish habitat in proximity to nearby Back River.

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.

Allowing the request will be consistent with established land-use policies provided that the applicants meet any IDA requirements applicable to the proposal.

Reviewer: Thomas Panzarella
Environmental Impact Review



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 7101 River Drive Rd which is presently zoned DR5.S
Deed References: 30495 / 201 10 Digit Tax Account # 1502204280
Property Owner(s) Printed Name(s) Kevin Clatterback Jr.

(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
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. a **Variance** from Section(s)
BCZR 1B02.3.C.1 To approve and addition (closet bump out) on left side of house with a 4.5 ft setback in lieu of the required 10 ft setback

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)

RECEIVED

JUL 08 2020

DEPARTMENT OF PERMITS APPROVALS AND INSPECTIONS

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 _____

Legal Owners (Petitioners):

Kevin Clatterback /
Name #1 - Type or Print _____ Name #2 - Type or Print _____

Kevin Clatterback
Signature #1 _____ Signature #2 _____

7101 River Drive Rd Sparrows Point MD
Mailing Address _____ City _____ State _____

21219 , 443-254-6276 , kclatterback123@aol.com
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Date: 7/10/2020
By: DMignol

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 _____

CASE NUMBER 2020-0157-A Filing Date 7/10/2020 Do Not Schedule Dates: _____ Reviewer CP

ZONING PROPERTY DESCRIPTION FOR 7101 River Drive Rd

Beginning at a point on the south side of River Drive Rd which is 26 feet wide at a distance of 10 feet east of the centerline of the nearest improved intersecting street Grace Rd which is 20 feet wide.

Lot Number 1, Block P in the subdivision of Lynch Point as recorded in Baltimore County Plat Book Liber W.P.C No. 8, Folio 38. Containing 7,550 square feet. Located in the 15 Election District and 7 Council District.

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JUL 06 2020

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

2020-0157-A



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 19, 2020

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0157-A

7101 River Drive Road

South side of River Drive Road, 10 ft. east of Grace Road

15th Election District – 7th Councilmanic District

Legal Owners; Kevin Clatterbuck

Variance to approve and addition (closet bump out) on left side of house with a 4.5 ft. setback in lieu of the required 10 ft. setback.

Hearing: Tuesday, November 17, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

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

Michael Mallinoff
Director

MM:kl

C: Kevin Clatterbuck, 7101 River Drive Road, Sparrows Point 21219

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., OCTOBER 28, 2020



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 7101 River Drive Rd which is presently zoned DR5.S
Deed References: 3D495/201 10 Digit Tax Account # 1502204280
Property Owner(s) Printed Name(s) Kevin Clatterback Jr.

(SELECT THE HEARING(S) BY MARKING AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. a Variance from Section(s)
BCZR 1B02.3.C.1 To approve and addition (closet bump out) on left side of house with a 4.5 ft setback in lieu of the required 10 ft setback

RECEIVED

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)

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

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

Legal Owners (Petitioners):

Kevin Clatterback Jr.
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Kevin Clatterback Jr.
Signature #1 _____ Signature #2 _____
7101 River Drive Rd SparrowsPoint MD
Mailing Address _____ City _____ State _____
21219 443-234-6276 kclatterback123@aol.com
Zip Code _____ Telephone # _____ Email Address _____
Ford.mus18@gmail.com

Attorney for Petitioner:

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 _____

CASE NUMBER 2020-0157-A Filing Date 7/10/2020 Do Not Schedule Dates: _____ Reviewer CF

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

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

DATE: 7/29/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-157

INFORMATION:

Property Address: 7101 River Drive Road
Petitioner: Kevin Clatterbuck, Jr.
Zoning: DR 5.5
Requested Action: Special Hearing



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The Department of Planning has no objection to the variance request provided that all Chesapeake Bay Critical Area laws and Baltimore County floodplain regulations are followed, and that the siding used matches the existing siding on the house.

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

Prepared by:

Handwritten signature of Krystle Patchak in black ink.

Krystle Patchak

CPG/JGN/kma/

Division Chief:

Handwritten signature of Jennifer G. Nugent in black ink.

Jenifer G. Nugent

c: Joseph Fraker
Kevin Clatterbuck, Jr.
Office of the Administrative Hearings
People's Counsel for Baltimore County

Date: [Click here to enter a date.](#)

Subject: ZAC # 20-157

Page 2

The Daily Record

200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

Order #: 11930135
Case #:
Description:

PUBLISHER'S AFFIDAVIT

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0157-A

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:

10/28/2020



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing the property identified herein as follows:

CASE NUMBER: 2020-0157-A

7101 River Drive Road

South side of River Drive Road, 10 ft. east of Grace Road

16th Election District - 7th Councilmanic District

Legal Owners: Kevin Clatterbuck

Variance to approve and addition (closet bump out) on left side of house with a 4.5 ft. setback in lieu of the required 10 ft. setback.

Hearing: Tuesday, November 17, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

o28

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/28/2020

Case Number: 2020-0157-A

Petitioner / Developer: KEVIN CLATTERBUCK

Date of Hearing: NOVEMBER 17, 2020

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:
7101 RIVER DRIVE ROAD

The sign(s) were posted on: OCTOBER 28, 2020

ZONING NOTICE

CASE # 2020-0157-A

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

DATE AND TIME: TUESDAY, NOVEMBER 17, 2020
AT 10:00 A.M.

VARIANCE TO APPROVE AN ADDITION (CLOSET BUMP OUT) ON LEFT SIDE OF HOUSE WITH A 4.5 SETBACK IN LIEU OF THE REQUIRED 10 FT. SETBACK. 7101 RIVER DRIVE ROAD

For information on how to participate in the hearings please go to:
www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to hearing. You will be asked to provide your contact information and the case number above. You may also call 410-887-3868 ext. 0

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/28/2020

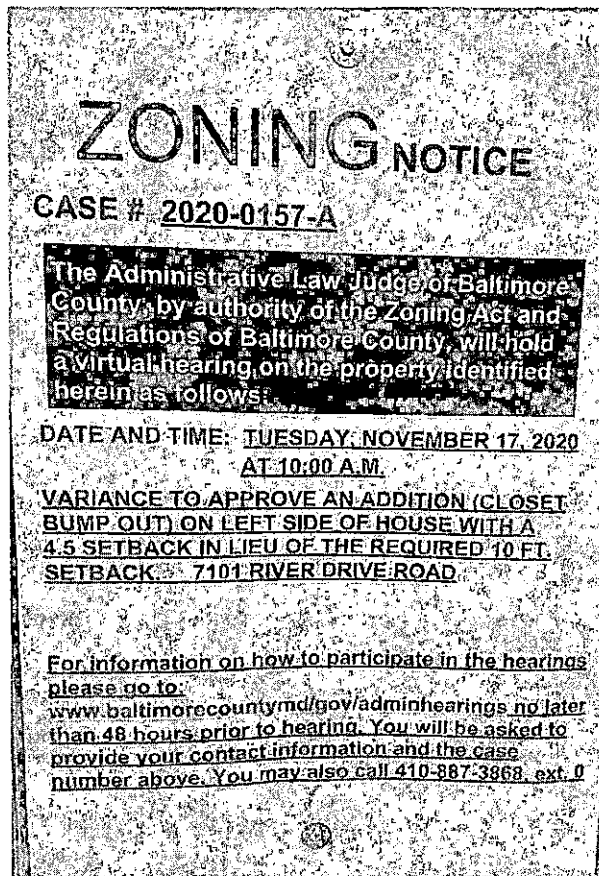
Case Number: 2020-0157-A

Petitioner / Developer: KEVIN CLATTERBUCK

Date of Hearing: NOVEMBER 17, 2020

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The sign(s) were posted on: OCTOBER 28, 2020



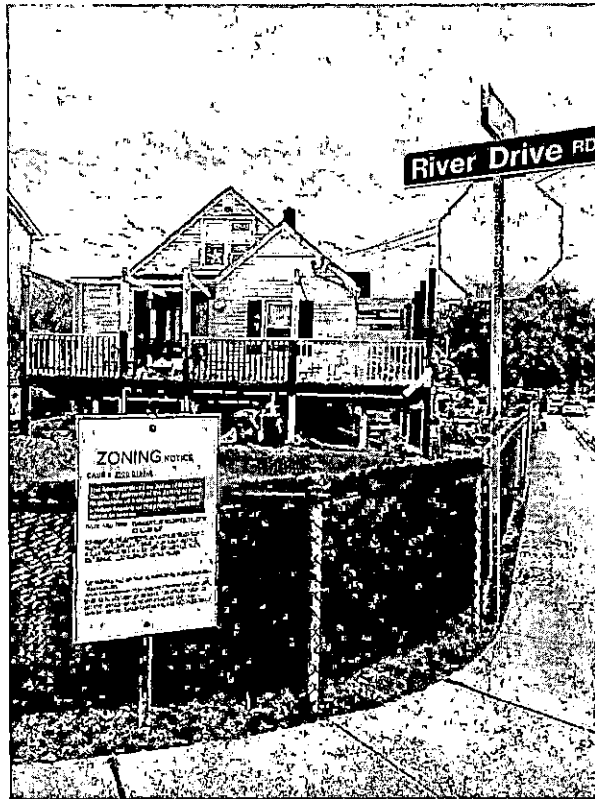
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

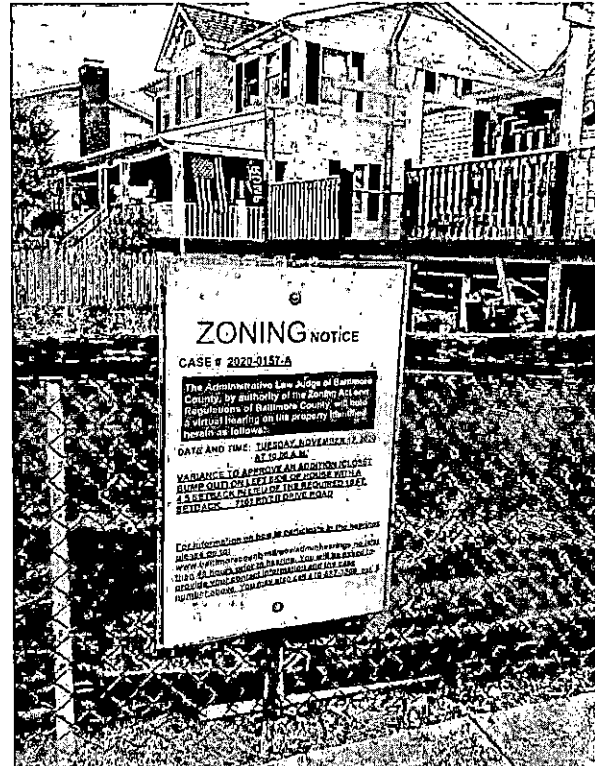
523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign @ 7101 River Drive Road ~ 10/28/2020



Background Photo 2nd Sign @ 7101 River Drive Road ~ 10/28/2020

CASE # 2020-0157-A



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 19, 2020

NOTICE OF ZONING HEARING

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7101 River Drive Road

South side of River Drive Road, 10 ft. east of Grace Road

15th Election District – 7th Councilmanic District

Legal Owners: Kevin Clatterbuck

Variance to approve and addition (closet bump out) on left side of house with a 4.5 ft. setback in lieu of the required 10 ft. setback.

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

Michael Mallinoff
Director

MM:kl

C: Kevin Clatterbuck, 7101 River Drive Road, Sparrows Point 21219

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., OCTOBER 28, 2020

TO: THE DAILY RECORD
Wednesday, October 28, 2020 - Issue

Please forward billing to:
Kevin Clatterbuck
7101 River Drive Road
Sparrows Point, MD 21219

443-254-6276

NOTICE OF ZONING HEARING

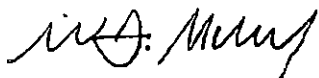
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Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

RE: PETITION FOR VARIANCE
7101 River Drive Road; S/S of River Drive
Road; 10' E of Grace Road
15th Election & 7th Councilmanic Districts
Legal Owner(s): Kevin Clatterbuck
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2020-157-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 14th day of July, 2020, a copy of the foregoing Entry of Appearance was emailed to Kevin Clatterbuck, 7101 River Drive Road, Sparrows Point, Maryland 21219, kclatterbuck123@aol.com, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

JUL 06 2019

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

Petition to Build Bump out

Petition summary and background: 7101 RIVER DRIVE RD

Action petitioned for: Approval of Bump out on side of house.

N110
4777-5569
443-604-6824

Printed Name	Signature	Address
GERY STACHOWIAK	<i>[Signature]</i>	7105 River Drive Rd
Dan Easton	<i>[Signature]</i>	3320 Grace Rd Baltimore, Md. 21219
Nick Roanick	<i>[Signature]</i>	8 BARBARA LANE 21219
BERRIE COYNE	<i>[Signature]</i>	7102 River Dr Rd
Jane Anderson	<i>[Signature]</i>	7019 River Dr. Md 21216
Nindy Fulman	<i>[Signature]</i>	7007 River Dr. Md. 21219
WENDY WOFFERTEL	<i>[Signature]</i>	3210 GRACE RD EDENHELE, MD 21219
CINDY L BOWE	<i>[Signature]</i>	3305 GRACE RD BOWLING GREEN MD 21219
Valerie Cochran	<i>[Signature]</i>	3322 GRACE RD
Emee Davis	<i>[Signature]</i>	6994 River Dr. Rd. 21219
Dorothy	<i>[Signature]</i>	7103 River Dr.

↘ (Nabor Where Bump out is Located)

2020-0157-A

**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.

~~RECEIVED~~

For Newspaper Advertising:

JUL 06 2020

Case Number: 2020-0157-A
Property Address: 7101 River Drive Rd
Property Description: _____
Legal Owners (Petitioners): Kevin Clatterbuck
Contract Purchaser/Lessee: _____

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kevin Clatterbuck
Company/Firm (if applicable): _____
Address: 7101 River Drive Rd
Sparrows Point MD 21219
Telephone Number: 443-254-6216

Revised 7/9/2015

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 - 1502204280	
Owner Information		
Owner Name:	CLATTERBUCK KEVIN JR	Use: RESIDENTIAL
Mailing Address:	7101 RIVER DRIVE RD BALTIMORE MD 21219-1133	Principal Residence: YES
		Deed Reference: /30495/ 00201
Location & Structure Information		
Premises Address:	7101 RIVER DRIVE RD 0-0000	Legal Description: PT LT 1 7101 RIVER DRIVE RD LYNCH POINT
Map:	Grid:	Parcel:
0111	0005	0141
Neighborhood:	Subdivision:	Section:
15130116.04	0000	P
Block:	Lot:	Assessment Year:
	1	2018
		Plat No:
		Plat Ref: 0008/ 0038
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1956	1,202 SF	7,550 SF
Property Land Area	County Use	
7,550 SF	04	
Stories	Basement	Type
1 1/2	YES	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:	73,500	73,500
Improvements	99,800	97,500
Total:	173,300	171,000
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		171,000
		171,000
Transfer Information		
Seller: FEDERAL HOME LOAN MORTGAGE	Date: 02/11/2011	Price: \$110,000
Type: NON-ARMS LENGTH OTHER	Deed1: /30495/ 00201	Deed2:
Seller: BECK ROY E	Date: 02/11/2011	Price: \$162,000
Type: NON-ARMS LENGTH OTHER	Deed1: /30495/ 00196	Deed2:
Seller: BECK ROY E	Date: 12/06/2004	Price: \$1,500
Type: NON-ARMS LENGTH OTHER	Deed1: /21076/ 00133	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:	
	2020-0157-A	

Date: Click here to enter a date.
Subject: ZAC # 20-157
Page 2



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 9, 2020

Kevin Clatterbuck,
7101 River Drive Road
Sparrows Point MD 21219

RE: Case Number: 2020-0157-A, 7101 River Drive 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 July 10, 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 the phrase "Very truly yours".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

JOHN A. OLSZEWSKI, JR.
County Executive

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

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

DATE: 7/29/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-157

INFORMATION:

Property Address: 7101 River Drive Road
Petitioner: Kevin Clatterbuck, Jr.
Zoning: DR 5.5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a variance from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) for an addition (closet bump out) on the left side of the house with a 4.5 foot setback in lieu of the required 10 foot setback. A code complaint was filed on the property on 5/18/2020 for constructing an addition without permits (CB200233).

A site visit was conducted on 7/6/2020. The property is located a block from the waterfront in Edgemere. It is in the 100-year floodplain and Intensely Developed Area of the Chesapeake Bay Critical Area. The addition in question is currently under construction and almost complete.

The Department of Planning has no objection to the variance request provided that all Chesapeake Bay Critical Area laws and Baltimore County floodplain regulations are followed, and that the siding used matches the existing siding on the house.

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

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

CPG/JGN/kma/

c: Joseph Fraker
Kevin Clatterbuck, Jr.
Office of the Administrative Hearings
People's Counsel for Baltimore County

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

October 14, 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 Variance 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.2020-0157-A

Kevin Clatterbuck
7101 River Drive Rd.

Should you have any questions regarding this matter, please contact Mr. Steven Autry at 410-229-2335 by using our toll-free number in Maryland only at 1-800-735-2258 (X2335) or via email at (sautry@mdot.maryland.gov).

Sincerely,



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

WW/RAZ

October 14, 2020

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

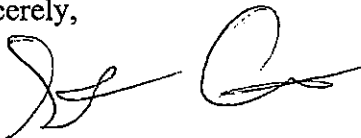
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Kevin Clatterbuck
7101 River Drive Rd.

Should you have any questions regarding this matter, please contact Mr. Steven Autry at 410-229-2335 by using our toll-free number in Maryland only at 1-800-735-2258 (X2335) or via email at (sautry@mdot.maryland.gov).

Sincerely,



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: July 17, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0157-A
Address 7101 River Drive
(Clatterbuck Property)

Zoning Advisory Committee Meeting of July 20, 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 an Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area. As such, properties within the IDA are subject to practices that reduce water quality impacts associated with stormwater runoff, commonly referred to as the Critical Area 10% Rule. This is not a waterfront property and the property is not located within the Critical Area buffer. The applicant requests to construct a closet bump-out onto the dwelling that measures approximately 28 square feet (sf) in area. Any proposed, residential impervious surface that is less than 250 sf is exempt from these regulations. If a permit application is received, the project will be reviewed for applicability of the 10% Rule regulations and if the activity results in less than 250 sf of impervious surface created, the permit will be approved by Environmental Impact Review. Allowing the request by the applicant will result in no impacts to water quality.

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

The subject property is not a waterfront property, however, tidal waters are within approximately 200 feet of the property. The current proposal for the property may be reviewed for application of the IDA 10% pollutant reduction requirements, which, if applicable, will improve buffer functions and conserve fish habitat in proximity to nearby Back River.

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.

Allowing the request will be consistent with established land-use policies provided that the applicants meet any IDA requirements applicable to the proposal.

Reviewer: Thomas Panzarella
Environmental Impact Review

CHECKLIST

✓ 1 tr
✓ order

Comment Received

Department

Support/Oppose/ Conditions/ Comments/ No Comment

7/17 DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)
DEPS (if not received, date e-mail sent _____) CBCA

7/29 FIRE DEPARTMENT
PLANNING (if not received, date e-mail sent _____) no obj.

10/14 STATE HIGHWAY ADMINISTRATION no obj.

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 10/28/20

SIGN POSTING (1st) Date: 10/28/20 by L O'Keefe

SIGN POSTING (2nd) Date: 11/15/20 by "

PEOPLE'S COUNSEL APPEARANCE Yes No

PEOPLE'S COUNSEL COMMENT LETTER Yes No

Comments, if any: * Code Complaint *

Attendance Count	Program Name	Event Name	Event Start Date
1		Zoning Hearing - 2020-0157-A - 7101 River Drive Road	November 17, 2020 New York Time
2		Zoning Hearing - 2020-0157-A - 7101 River Drive Road	November 17, 2020 New York Time
3		Zoning Hearing - 2020-0157-A - 7101 River Drive Road	November 17, 2020 New York Time

Event Start Time	FirstName	LastName	Email	Join Time	Leave Time
10:00 am New York Time	Henry	Ayakwah	hayakwah@baltimorecountymd.gov	9:47 am New York Time	10:08 am New York Time
10:00 am New York Time	paul	mayhew	pmayhew@baltimorecountymd.gov	10:02 am New York Time	10:08 am New York Time
10:00 am New York Time	Debra	Wiley	dwiley@baltimorecountymd.gov	9:48 am New York Time	10:08 am New York Time

Attendance Duration

21.0 mins

5.0 mins

20.0 mins

11-17
10 Am

Debra Wiley

From: Linda Okeefe <lucky linda1954@yahoo.com>
Sent: Sunday, November 15, 2020 9:31 PM
To: Administrative Hearings
Subject: Certification
Attachments: River Drive Rd. Cert. .jpeg; River Drive Rd. Photos.docx

CAUTION: This message from lucky linda1954@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.

Hi Donna,

I am attaching the Second Certification for Case # 2020-0157-A @ 7101 River Drive Road for your records.
Have a nice day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
lucky linda1954@yahoo.com

RECEIVED
NOV 16 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

SECOND CERTIFICATE OF POSTING

ATTENTION: DONNA MIGNON

DATE: 11/15/2020

Case Number: 2020-0157-A

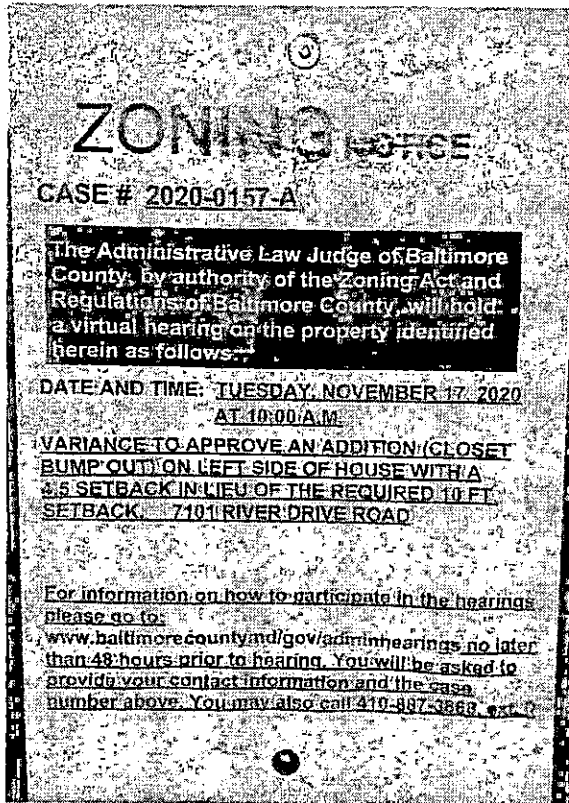
Petitioner / Developer: KEVIN CLATTERBUCK

Date of Hearing: NOVEMBER 17, 2020

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:
7101 RIVER DRIVE ROAD

The sign(s) were posted on: **OCTOBER 28, 2020**

The sign(s) were re-photographed on: **NOVEMBER 15, 2020**



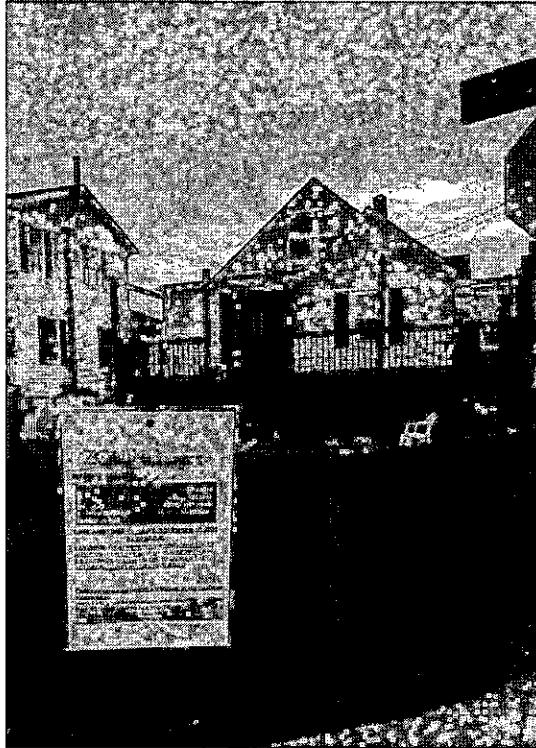
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

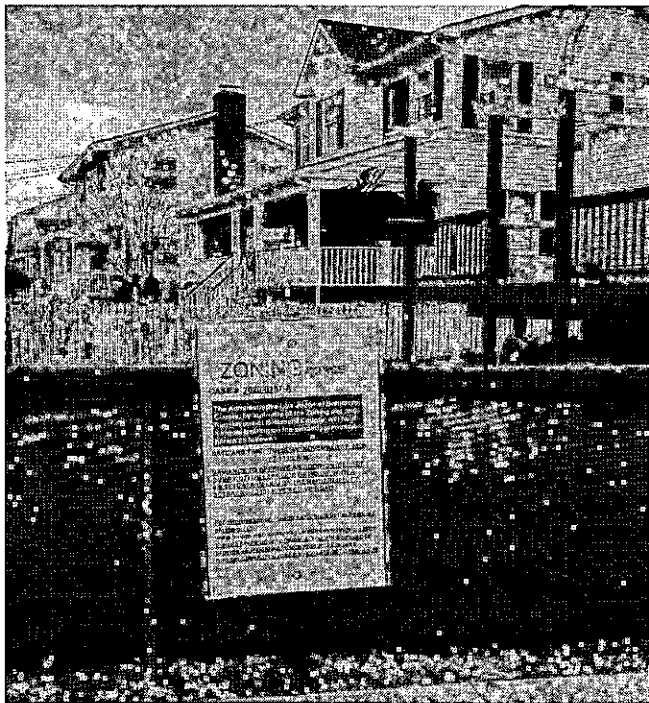
523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Rephotographed 1st Sign @ 7101 River Drive Road ~ 11/15/2020



Rephotographed 2nd Sign @ 7101 River Drive Road ~ 11/15/2020
CASE # 2020-0157-A

Donna Mignon

From: Donna Mignon
Sent: Monday, November 9, 2020 2:48 PM
To: 'kclatterbuck123@aol.com'
Cc: 'fordmus18@gmail.com'
Subject: 7101 River Road - Case No: 2020-0157-A

Good Afternoon:

As you are aware, a virtual webex hearing has been scheduled for November 17, 2020 at 10:00 a.m. You should have received an invitation in an email around October 19, 2020, that invited you to this hearing.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at **least two business days** in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov. Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

If you have any questions or concerns, please feel free to contact our office.

Thank you so much.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Baltimore County
Permits, Approvals
And Inspections

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CB 2060233 Property No. 1502204280 Zoning: _____

Name(s): Clatterbuck Kevin JR

Address: 7101 River Drive Rd Sparrows Point, MD 21219

Violation Location: 7101 River Drive Rd Sparrows Point, MD 21219

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Baltimore County Building Code of Ordinances

~~Baltimore County Council Bill 40-15~~

35-2-304 Penalty for action without a permit.

35-2-301 Permits Required

Bump out / Overhang has been constructed without proper permits. Bumpout was placed on a bearing wall and joist overhang, this structure requires inspections.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 6/21/20 DATE ISSUED: 5/21/20

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

INSPECTOR: Daniel Williams PRINT NAME: Daniel Williams

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: 6/21/20 DATE ISSUED: 5/21/20

INSPECTOR: Daniel Williams PRINT NAME: Daniel Williams

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR

Create Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

Select Contacts...

Import Contacts...

Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
<input checked="" type="checkbox"/> <u>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input checked="" type="checkbox"/> <u>Henry Akwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input checked="" type="checkbox"/> <u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input checked="" type="checkbox"/> <u>Kevin Clatterbuck</u>	kclatterbuck123@aol.com	1-	English	New York Time	U.S.
<input checked="" type="checkbox"/> <u>Kevin C</u>	fordmus18@gmail.com	1-	English	New York Time	U.S.

Invite

Select All

Clear All

Delete

Cancel

New Panelist

Full name: (required)

Email address: (required)

Phone number: Country/Region Number (with area/city code)

Time Zone: ▼

Language: ▼

Locale: ▼

Add new panelist in my address book

Invite as alternate host

Add to Invitation List



Webex Events

- New User Reference
(<https://help.webex.com/>)
- Attend an Event
- List of Events
(/ec3300/eventcenter/evertheAction=listevents_date&)
- Unlisted Events
(</ec3300/eventcenter/enrcsiteurl=baltimorecountymd>)
- Event Recordings
(</ec3300/eventcenter/recctheAction=archive>)
- Search
(</ec3300/eventcenter/everiteurl=baltimorecountymd>)
- Host an Event
- Schedule an Event
(</ec3300/eventcenter/scheactionType=schedule&serv>)

Event Information

Event: Zoning I
Type: Listed E
Event address for attendees: <https://b>
Event address for panelists: <https://b>
Date and time: Tuesday Eastern
Duration: 1 hour
Description: Zoning I Case No 7101 Ri Legal O
Event number: 172 450
Event password: kJwPeK
Host key: 922749
Alternate Host: Deb Wil
Panelist Info:
Panelist password:

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - 2020-0157-A - 7101 River Drive Road
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=efc3400ab551e24fbc744cd0bb81437f1>
Start: Tue 11/17/2020 10:00 AM
End: Tue 11/17/2020 11:00 AM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: webex

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

When it's time, start the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)
Event number (access code): 172 450 0140

Tuesday, November 17, 2020 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=efc3400ab551e24fbc744cd0bb81>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eb69d247f0870dfae8e09c23a972>



Audio conference information

+1-415-655-0001 US Toll
Global call-in numbers

Join from a video system or application

Dial 1724500140@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 388009

If you are a host, click here to view host information:

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e5107df84bee90c62ca3c36ccf8c50a57>

Need help? Go to <http://help.webex.com>

Donna Mignon

From: messenger@webex.com
Sent: Monday, October 19, 2020 3:21 PM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Zoning Hearing - 2020-0157-A - 7101 River Drive Road

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



Webex sent the email message "Invitation for Alternate Host" for your event.

Number of email addresses the message was sent to successfully: 2

Number of email addresses the message could not be sent to: 0

Need help? Go to <http://help.webex.com>

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Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - 2020-0157-A - 7101 River Drive Road
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=efc3400ab551e24fbc744cd0bb81437f1>
Start: Tue 11/17/2020 10:00 AM
End: Tue 11/17/2020 11:00 AM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: webex

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

When it's time, start the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)
Event number (access code): 172 450 0140

Tuesday, November 17, 2020 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=efc3400ab551e24fbc744cd0bb81>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eb69d247f0870dfae8e09c23a972>



Audio conference information

+1-415-655-0001 US Toll
Global call-in numbers

Join from a video system or application

Dial [1724500140](tel:1724500140)@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 388009

If you are a host, click here to view host information:

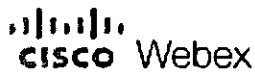
<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e5107df84bee90c62ca3c36ccf8c50a57>

Need help? Go to <http://help.webex.com>

Donna Mignon

From: messenger@webex.com
Sent: Monday, October 19, 2020 3:21 PM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Zoning Hearing - 2020-0157-A - 7101 River Drive Road

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



Webex sent the email message "Panelist Invitation" for your event.

Number of email addresses the message was sent to successfully: 3

Number of email addresses the message could not be sent to: 0

Need help? Go to <http://help.webex.com>

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Event Information

Event: Zoning Hearing - 2020-0157-A - 7101 River Drive Road **Start Event**
Type: Listed Event You can s
event by i
Start Now
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e933f2bc473a89e3ecb91e14a01b0bf55>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e5fddf98d94b829b30b24675ecb65b3b3>
Date and time: Tuesday, November 17, 2020 10:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
Case No: 2020-0157-A
7101 River Drive Road
Legal Owners: Kevin Clatterbuck
Send Ev
You can s
emails by
Send Em
Event number: 172 450 0140
Event password: 1234
Host key: 922749
Alternate Host: Deb Wiley ,Henry Akwah
Panelist Info:
Panelist password:
Panelist numeric password: 388009
Video Address: 1724500140@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 172 450 0140
Maximum number of registrants: 10000
Destination address after event:
Host image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Registration Information

Registration ID required: No
Password required: No
Password:
Approval required: No
Custom registration form: No
After registration, go to URL:

Donna Mignon

From: Donna Mignon
Sent: Monday, October 19, 2020 3:22 PM
To: Kristen L Lewis
Cc: Debra Wiley
Subject: Link - 7101 River Drive Road Case No: 2020-0157-A

Event Information

Event: Zoning Hearing - 2020-0157-A - 7101 River Drive Road
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTII>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTII>
Date and time: Tuesday, November 17, 2020 10:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
Case No: 2020-0157-A
7101 River Drive Road
Legal Owners: Kevin Clatterbuck
Event number: 172 450 0140
Event password: kJwPeKgG882
Host key: 922749
Alternate Host: Deb Wiley ,Henry Akwah
Panelist Info:
Panelist password:
Panelist numeric password: 388009
Video Address: 1724500140@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 172 450 0140
Maximum number of registrants: 10000
Destination address after event:
Host image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Registration Information

Registration ID required: No

Password required:

No

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

ZAC AGENDA

Case Number: 2020-0156-A **Reviewer:** Jason Seidelman
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: Brands RE, LLC
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 5 W. AYLESBURY RD
Location: South East Side of W. Aylesbury (70'), (52'), South west of York Road.

Existing Zoning: ML-IM **Area:** 5.31 AC

Proposed Zoning:

VARIANCE:

255.1 and 238.2 to permit a one story warehouse addition to be built 4.25 feet from side yard in lieu of the required 30 feet.

Attorney: Christopher D. Mudd

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2020-0157-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Kevin Clatterbuck
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 7101 RIVER DR
Location: South side of River Drive Road 10 feet East of Grace Road.

Existing Zoning: DR 5.5 **Area:** 7,550 SQ FT

Proposed Zoning:

VARIANCE:

BCZR 1B02.3.C.1 To approve and addition (closet bump out) on left side of house with a 4.5 feet setback in lieu of the required 10 feet setback.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Donna Mignon

From: Kevin Clatterbuck <fordmus18@gmail.com>
Sent: Monday, November 9, 2020 3:21 PM
To: Donna Mignon
Subject: Re: 7101 River Road - Case No: 2020-0157-A
Attachments: 20200414_171552.jpg; 20200414_171606.jpg

CAUTION: This message from fordmus18@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Ok i don't have anything i mail everything in when I file the variance

On Mon, Nov 9, 2020, 2:57 PM Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Dear Mr. Clatterbuck,

Yes, you must submit everything to us that you wish to present for your hearing. The Judge and any one that wishes to be present at this hearing and will need to see what you want to present.

Thank you.

From: Kevin Clatterbuck <fordmus18@gmail.com>
Sent: Monday, November 9, 2020 2:54 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Re: 7101 River Road - Case No: 2020-0157-A

CAUTION: This message from fordmus18@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Do I need to submit anything they should have everything

On Mon, Nov 9, 2020, 2:47 PM Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Good Afternoon:

As you are aware, a virtual webex hearing has been scheduled for November 17, 2020 at 10:00 a.m. You should have received an invitation in an email around October 19, 2020, that invited you to this hearing.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at **least two business days** in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

If you have any questions or concerns, please feel free to contact our office.

Thank you so much.

Donna Mignon, Legal Assistant

Baltimore County Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204

410-887-3868



Practice social distancing and wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



Case No.: 2020-0157-A- 7101 River Drive Road - November 17th @ 10:00 a.m.

Exhibit Sheet

*DM-
11/19/20
DM-
12/22/20*

Petitioner/Developer

Protestants

No. 1	Site Plan	
No. 2	Photo	
No. 3	Photo	
No. 4	Signatures for Petition of the Bump out	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

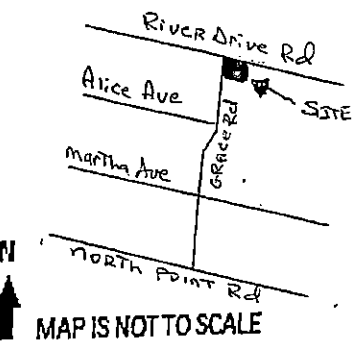
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 7101 River Drive Rd OWNER(S) NAME(S) Kevin Clatterbuck

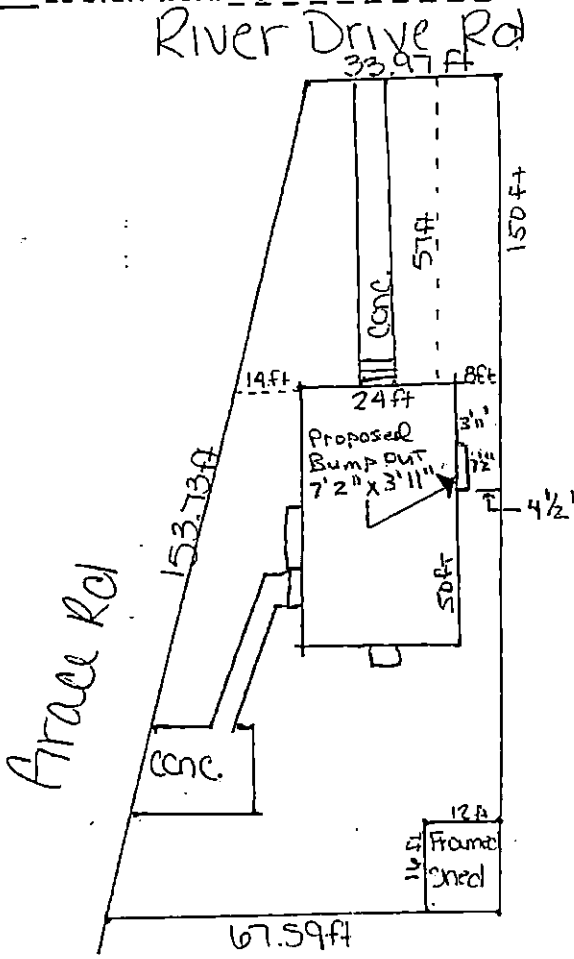
SUBDIVISION NAME Lynch Point LOT# 1 BLOCK# P SECTION# _____

PLAT BOOK # 8 FOLIO # 38 10 DIGIT TAX # 1502204280 DEED REF. # 30495/00201

SITE VICINITY MAP



ZONING MAP# 111C1
SITE ZONED OR5.5
ELECTION DISTRICT 15
COUNCIL DISTRICT 7
LOT AREA ACREAGE _____
OR SQUARE FEET 7050
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? YES
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? _____
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW



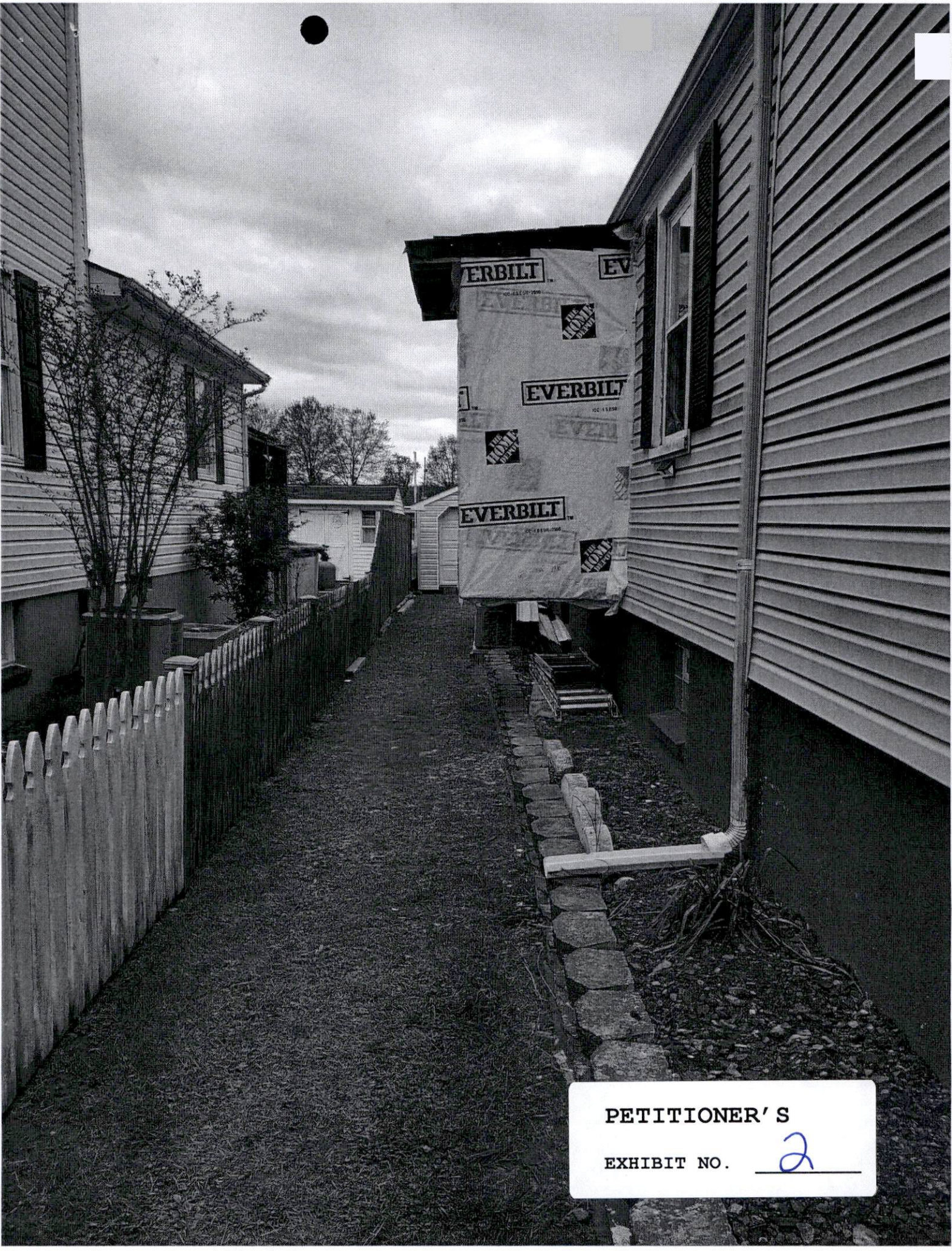
PLAN DRAWN BY Ashtenya Brittain DATE 7/2/20 SCALE: 1 INCH = 30 FEET

VIOLATION CASE INFO:
CB2000233

PETITIONER'S

EXHIBIT NO. 1

2020-0157-A



PETITIONER'S

EXHIBIT NO.

2

EVERBILT™
ICC-ES ESR-2955



EVERBILT™
ICC-ES ESR-2955



EVERBILT™
ICC-ES ESR-2955

EVERBILT™
ICC-ES ESR-2955



PETITIONER'S
EXHIBIT NO. 3

Petition to Build Bump Out

Petition summary and background	7101 River Drive RD
Action petitioned for	Approval of Bump out on side of house.

410
4TH-5569

443-604-2004

Printed Name	Signature	Address
GERRY STACHOWIAK	<i>Gerry Stachowiak</i>	4105 River Drive Rd
Dan Easton	<i>Dan Easton</i>	3320 Grace Rd Baltimore, Md, 21219
Mike Roach	<i>Michael Roach</i>	8 BARBARA LANE 71219
BERNIE COYNE	<i>Bernie Coyne</i>	7102 River Dr Rd
Jean Anderson	<i>Jean Anderson</i>	7009 River Dr - Md 21219
Cindy Fulman	<i>Cindy Fulman</i>	7007 River Dr Rd 21219
WENBY WOODFORD	<i>Wendy Woodford</i>	3210 GRACE RD EDDYMERE, MD 21219
Cindy L Barr	<i>Cindy L Barr</i>	3305 GRACE RD TOWNTON MD 21219
Valerie Cochran	<i>Valerie Cochran</i>	3322 GRACE Rd
Renee Davis	<i>Renee L. Davis</i>	6994 River Dr Rd 21219
Dorothy	<i>[Signature]</i>	7103 River Dr

PETITIONER'S
EXHIBIT NO. 4

1519710790

Lot # 20
1515810030

1519002650

Lot # 21

1519002651

1519391241

Lot # 22
1519391240

Lot # 23
1513200540

RIVER DRIVE RD

SITE

1513205140

Lot # 2

3322

Pt. Bk. 0000013, Folio 0121
2400003010

Lot # 2

2007-07-22-A

Pt. Bk./Folio # 003121

Lot # 1

7 CD

Lot # 1
2400013009

111C1 DR 5.5
15 ED SE 5-1

Pt. Bk. 0000008, Folio 0038

Lot # 1

1502204280

PAI # 158038

PAI # 158038
Pt. Bk./Folio # 008038

2001-0471-A

Lot # 2 1508300721

7103

7105

1519712921

Lot # 3

Lot # 20A
1513554000

GRACE RD

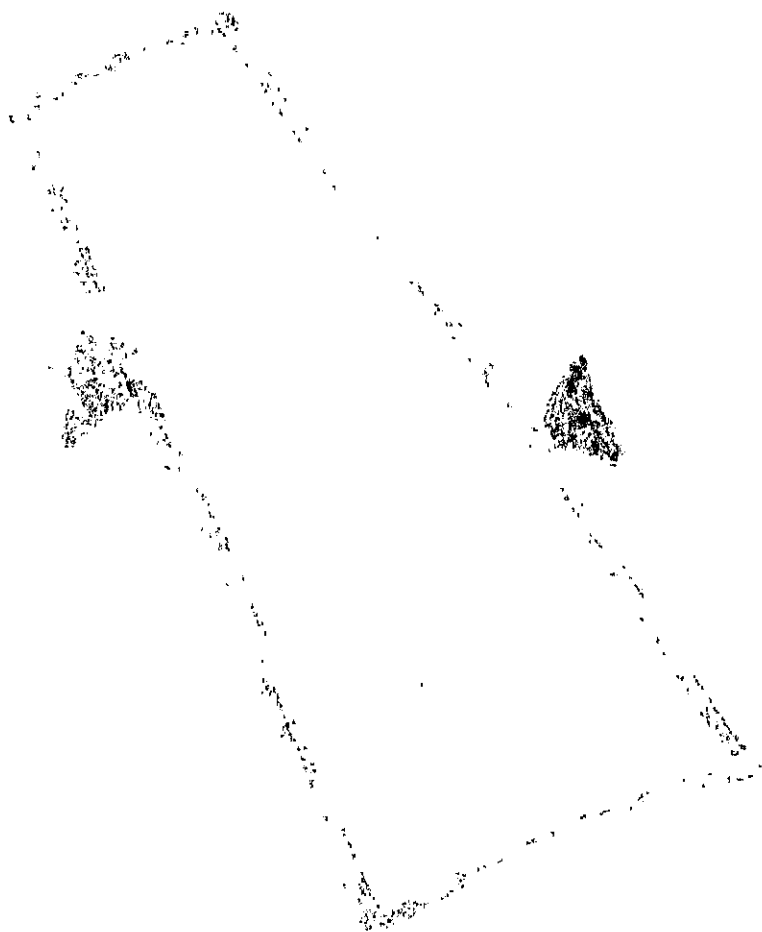
2012-0045-A

Lot # 4
1512003050

1512840291

2020-0157-A

ATG



4-7-10-9-202

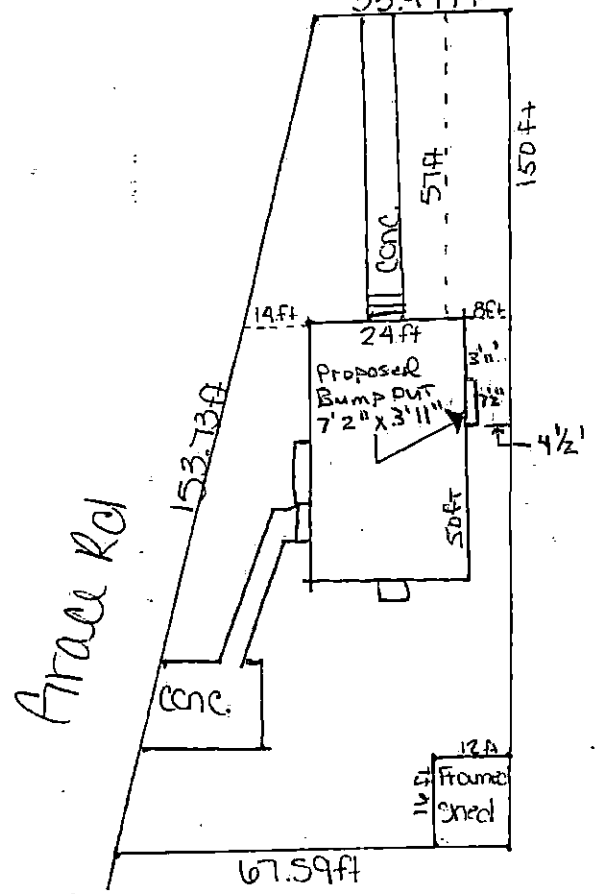
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 7101 River Drive Rd OWNER(S) NAME(S) Kevin Clatterbuck

SUBDIVISION NAME Lynch Point LOT# 1 BLOCK# P SECTION# _____

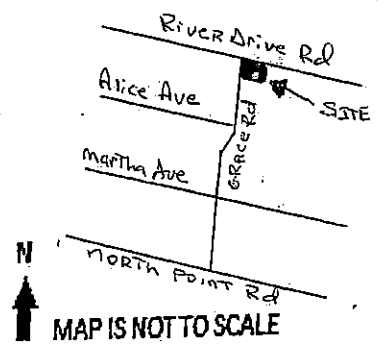
PLAT BOOK # 8 FOLIO # 38 10 DIGIT TAX # 1562204280 DEED REF. # 30495/00201

River Drive Rd
33.97 ft



PLAN DRAWN BY Ashleigh Brittain DATE 7/2/20 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



ZONING MAP# 111C1
 SITE ZONED DR5.5
 ELECTION DISTRICT 15
 COUNCIL DISTRICT 7
 LOT AREA ACREAGE _____
 OR SQUARE FEET 1050
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? YES
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? _____
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

CB2000233