

M E M O R A N D U M

DATE: September 15, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0161-A- Appeal Period Expired

The appeal period for the above-referenced case expired on September 11, 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.'

/dlm

cc: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(5927 Loreley Beach Road)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
6 th Council District		
Peter F. Raab, Jr. & Lisa R. Raab	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2020-0161-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Peter F. Raab, Jr. and Lisa R. Raab (“Petitioners”). The Petitioners are requesting Variance relief from Baltimore County Zoning Regulations (“BZCR”) § 1A01.3.B.3 to permit a 2-story addition to an existing dwelling with a side yard setback of 28 ft. in lieu of the required 35 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. The property is subject to certain environmental regulations as noted in the ZAC comment, dated July 31, 2020, submitted by the Department of Environmental Protection and Sustainability (DEPS).

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 24, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the BCC. Based upon the information available, there is no evidence in the file to indicate that the

ORDER RECEIVED FOR FILING

Date 8/12/20

By D Mignon

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 to comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for 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 12th day of **August, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Administrative Variance seeking relief from BZCR § 1A01.3.B.3 to permit a 2-story addition to an existing dwelling with a side yard setback of 28 ft. in lieu of the required 35 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Petitioners must comply with the DEPS ZAC comment, dated July 31, 2020; a copy of which is attached hereto and made a part hereof.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
ORDER RECEIVED FOR FILING

Date 8/12/20

By D. Mignon

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 31 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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 31, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0161-A
Address 5927 Lorely Beach Road
(Rabb Property)

Zoning Advisory Committee Meeting of July 27, 2020.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in 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 (27,250 square feet), the maximum Critical Area defined lot coverage allowance for this property is 5,445 square feet with mitigation for any new amount over 15%. 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 Bird River with a required Critical Area buffer covering about one-third 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



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 5927 LOBELEY BEACH ROAD Currently zoned RCZ
 Deed Reference 40603 1 115 10 Digit Tax Account # 1123017121 \$ 20
 Owner(s) Printed Name(s) PETER F. JR AND LISA R. RAAB

(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:

- X **ADMINISTRATIVE VARIANCE** from Section(s) 1A01.3-B.3 TO PERMIT A 2 STORY ADDITION TO AN EXISTING DWELLING WITH A SIDE YARD SETBACK OF 28 FEET IN LIEU OF THE REQUIRED 35 FEET

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

- 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):

PETER F. RAAB, JR. LISA R. RAAB
 Name #1 – Type or Print Name #2 – Type or Print
Peter F. Raab Jr Lisa R. Raab
 Signature #1 Signature #2
5927 LOBELEY BEACH RD. WHITE MARSH, MD.
 Mailing Address City State
21162 (443) 463-3032 pateredecore.com
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s)

ORDER RECEIVED FOR FILING
 8/12/20
 BY D. Nguyen
 Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

DAVID BILLINGSLEY
 Name- Type or Print
David Billingsley
 Signature
601 CHARWOOD CT. EDGEWOOD, MD
 Mailing Address City State
21040 (410) 679-8719 dwb0209@yahoo.com
 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 2020-0161-A Filing Date 7/13/2020 Estimated Posting Date 7/26/2020 Reviewer CP

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: 5927 LORELEY BEACH RD. WHITE MARSH, MD 21162
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)

SEE ATTACHED

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

Peter F. Raab, Jr.
Signature of Owner (Affiant)

PETER F. RAAB, JR.
Name- Print or Type

Lisa R. Raab
Signature of Owner (Affiant)

LISA R. RAAB
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 Harford ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 22 day of June, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Peter F. Raab, Jr. Lisa R. Raab

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

AS WITNESS my hand and Notaries Seal

Daneen R. Bancewicz
Notary Public

04/27/2023
My Commission Expires

Daneen R. Bancewicz
Notary Public, State of Maryland
County of Harford
My Commission Expires 04/27/2023

REV. 5/5/2016

2020-0161-A

5927 LORELEY BEACH ROAD

We purchased our residence in August of 2018. It is our principle residence and would like to remodel and expand it to provide an additional bedroom, family room and storage space. Due to the layout of the dwelling which was constructed in 1932, it is not practical to expand it toward the front (road side) or rear (waterfront).

We presently own approximately 60 feet of additional property to west of the existing dwelling. Utilizing this area will permit us to construct an addition which will meet our needs while maintaining a side yard of 28 feet adjacent to our neighbor to the west. It should be noted that a substantial number of dwellings in the neighborhood are constructed on 50 foot-wide lots with many having side yard setbacks of 10 feet or less.

We have attached a rendering of the proposed addition

2020-0161-A

ZONING DESCRIPTION
5927 LORELEY BEACH ROAD

Beginning for the same at a point on the south side of Loreley Beach Road (30 feet wide) distant 2575 feet easterly from its intersection with the center of Opie Road. thence being all of Lots 39, 39A, 40 and 40A as shown on the plat entitled Plat 1, Loreley Beach recorded among the plat records of Baltimore County in Plat Book 10 Folio 8.

Containing 27,250 square feet or 0. 626 acre of land, more or less.

Being known as 5927 Loreley Beach Road. Located in the 11th Election District, 6th Councilmanic District of Baltimore County, Md.

2020-0161-A

CERTIFICATE OF POSTING

Date: JULY 24, 2020

RE: Project Name: 5927 LORELEY BEACH ROAD #1
Case Number /PAI Number: 2020-0161-A
Petitioner/Developer: RAAB
Date of Hearing/Closing: AUGUST 10, 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 5927 LORELEY BEACH ROAD

The sign(s) were posted on

JULY 24, 2020

(Month, Day, Year)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

5927 LORELEY BEACH ROAD

CASE NO. 2020-0161-A

REQUEST: TO PERMIT A 2 STORY
ADDITION ON THE RIGHT SIDE OF
HOUSE WITH A SETBACK OF 28 FEET
IN LIEU OF THE REQUIRED 35 FEET

Pursuant to Section 26-127(b)(1), Baltimore County Code, an eligible individual or group may request a public hearing concerning the proposed variance, provided the request is received in the Zoning Review Office before 5 P.M. on AUGUST 10, 2020

Additional information is available at the Department of Permits, Approvals and Inspections, Baltimore County Office Building, 111 West Chesapeake Avenue, Towson, Md. 21204 (410) 687-3391

UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL AFTER THE ABOVE DATE

David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: JULY 24, 2020

RE: Project Name: 5927 LORELEY BEACH ROAD #2
Case Number /PAI Number: 2020-0161-A
Petitioner/Developer: RAAB
Date of Hearing/Closing: AUGUST 10, 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 5927 LORELEY BEACH ROAD

The sign(s) were posted on JULY 24, 2020
(Month, Day, Year)

~~JUL 24, 2020 9:49:35 AM~~

David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE
5927 LORELEY BEACH ROAD
CASE NO. 2020-0161-A

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UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL AFTER THE ABOVE DATE.

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0161 -A Address 5927 Loreley Beach Rd
Contact Person: Christine Frank Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7-13-2020 Posting Date: 7-26-2020 Closing Date: 8-10-2020

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0161 -A Address 5927 Loreley Beach Rd
Petitioner's Name Peter Raab & Lisa Raab Telephone 443-463-3032
Posting Date: 7-26-2020 Closing Date: 8-10-2020
Wording for Sign: To Permit a 2 STORY Addition on The Left Side of House
With a setback of 28 FT in Lieu of The Required 35 FT Setback

Revised 2/20/2020



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 10, 2020

David Billingsley,
601 Charwood Court
Edgewood MD 21040

RE: Case Number: 2020-0161-A, 5927 Loreley Beach 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 13, 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.", is written over a circular embossed seal. The signature is fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Peter Raab Jr. 5927 Loreley Beach Road

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 31, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0161-A
Address 5927 Lorely Beach Road
(Rabb Property)

Zoning Advisory Committee Meeting of July 27, 2020.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in 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 (27,250 square feet), the maximum Critical Area defined lot coverage allowance for this property is 5,445 square feet with mitigation for any new amount over 15%. 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 Bird River with a required Critical Area buffer covering about one-third 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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 31 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
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FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

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REVISION

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BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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Reviewer: Paul Dennis

PCL XL error

Warning: IllegalMediaSource

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 - 11 Account Number - 1123017121
Owner Information		
Owner Name:	RAAB PETER F JR RAAB LISA R	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	5927 LORELEY BEACH RD WHITE MARSH MD 21162-1608	Deed Reference: /40603/ 00115
Location & Structure Information		
Premises Address:	5927 LORELEY BEACH RD WHITE MARSH 21162-1608 Waterfront	Legal Description: LT 40,40A LORELEY BEACH
Map:	Grid:	Parcel:
0073	0021	0348
Neighborhood:	Subdivision:	Section:
11010002.04	0000	
Block:	Lot:	Assessment Year:
	40	2018
		Plat No: 1
		Plat Ref: 0010/0008
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1932	1,166 SF	
		Property Land Area
		14,480 SF
		County Use
		04
Stories	Basement	Type
1	NO	STANDARD UNIT
Exterior	Quality	Full/Half Bath
STUCCO/	3	1 full
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	102,600	102,600
Improvements	66,700	75,400
Total:	169,300	178,000
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		175,100
		178,000
		0
Transfer Information		
Seller: WEATHERSTEIN EDWARD C	Date: 08/24/2018	Price: \$215,000
Type: ARMS LENGTH MULTIPLE	Deed1: /40603/ 00115	Deed2:
Seller: WEATHERSTEIN EDWARD C	Date: 05/03/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /19991/ 00517	Deed2:
Seller: WEATHERSTEIN STELLA M	Date: 01/16/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /03991/ 00311	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2019
State:	000	0.00
Municipal:	000	0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 09/24/2018		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

2020-0161-A

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 - 11 Account Number - 1123017120	
Owner Information		
Owner Name:	RAAB PETER F JR RAAB LISA R	Use: RESIDENTIAL Principal Residence: NO
Mailing Address:	5927 LORELEY BEACH RD WHITE MARSH MD 21162-1608	Deed Reference: /40603/ 00115
Location & Structure Information		
Premises Address:	BIRD RIVER RD WHITE MARSH 21162-1608 Waterfront	Legal Description: LT 39,39A LORELEY BEACH
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year:	Plat No: 1	
0073 0021 0348 11010002.04 0000 39 2018	Plat Ref: 0010/0008	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area/ 13,710 SF
		County Use 04
Stories	Basement	Type Exterior Quality Full/Half Bath Garage
		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	3,400	3,400
Improvements	0	0
Total:	3,400	3,400
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		3,400 3,400
		0
Transfer Information		
Seller: WEATHERSTEIN EDWARD C	Date: 08/24/2018	Price: \$215,000
Type: ARMS LENGTH MULTIPLE	Deed1: /40603/ 00115	Deed2:
Seller: WEATHERSTEIN EDWARD C	Date: 05/03/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00000/ 00000	Deed2:
Seller: WEATHERSTEIN JOHN	Date: 01/16/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /03991/ 00311	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019 07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00 0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application Date:		

2020-0161-A

CASE NO. 2020-

0161-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>7-31</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>7-24-20</u>	by <u>Billingday</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 11 Account Number - 1123017121		
Owner Information		
Owner Name:	RAAB PETER F JR RAAB LISA R	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	5927 LORELEY BEACH RD WHITE MARSH MD 21162-1608	Deed Reference: /40603/ 00115
Location & Structure Information		
Premises Address:	5927 LORELEY BEACH RD WHITE MARSH 21162-1608 Waterfront	Legal Description: LT 40,40A LORELY BEACH
Map: 0073	Grid: 0021	Parcel: 0348
Neighborhood: 11010002.04	Subdivision: 0000	Section: 40
Block: 2018	Lot: 40	Assessment Year: 2018
Plat No: 1	Plat Ref: 0010/ 0008	
Town: None		
Primary Structure Built: 1932	Above Grade Living Area: 1,166 SF	Finished Basement Area: 14,480 SF
Property Land Area: 04	County Use: 04	
Stories: 1	Basement: NO	Type: STANDARD UNIT
Exterior: STUCCO/	Quality: 3	Full/Half Bath: 1 full
Garage:	Last Notice of Major Improvements:	
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	102,600	102,600
Improvements:	66,700	75,400
Total:	169,300	178,000
Preferential Land:	0	0
Phase-in Assessments		
	As of 07/01/2019	As of 07/01/2020
	175,100	178,000
Transfer Information		
Seller: WEATHERSTEIN EDWARD C	Date: 08/24/2018	Price: \$215,000
Type: ARMS LENGTH MULTIPLE	Deed1: /40603/ 00115	Deed2:
Seller: WEATHERSTEIN EDWARD C	Date: 05/03/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /19991/ 00517	Deed2:
Seller: WEATHERSTEIN STELLA M	Date: 01/16/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /03991/ 00311	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		0.00 0.00
Homestead Application Information		
Homestead Application Status: Approved 09/24/2018		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

ZAC AGENDA

Case Number: 2020-0161-A **Reviewer:** Christina Frink

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Peter F. Jr & Lisa R. Raab

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 11 **Council Dist:** 6

Property Address: 5927 LORELEY BEACH RD

Location: South side of Loreley Beach Road 2,575 feet East of Opie Road.

Existing Zoning: RC 2

Area: 27,250 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1A01.3.B.3 To permit a 2 story addition to an existing dwelling with a side yard setback of 28 feet in lieu of the required 35 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/10/2020

Miscellaneous Notes:

2020-01-1-A



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2020-0161-A

2020-01-01-A



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Sent from Yahoo Mail on Android

2020-0161-A

8030-0161-A



3D VIEWS
NOT TO SCALE

A7

SCHEMATIC
PLANS
4.13.20

ADDITION FOR THE RAAB FAMILY
5927 LORELEY BEACH RD, WHITE MARSH, MD 21162

MARLEN
COWI, AND
713.99.9988



NE 9-K

RC 50

1968-0214-X

1106082252

1106082253

LORELEY BEACH RD

6 CD

11 ED

Lot # 34

1102004230

Lot # 36

1116072700

5919

Lot # 37

1116035176

Lot # 38

1103023800

Lot # 38

Lot # 39

Lot # 39

1123017120

Lot # 40

Lot # 40

1123017121

Lot # 41

1108005360

Lot # 41

PAI #

Pt. Bk. J Folio # 010008

Lot # 42

1108056250

Lot # 43

Lot # 43

Lot # 43

1108055500

Pt. Bk. 0000010, Folio 0008

PAI # 118043

5933

Lot # 46

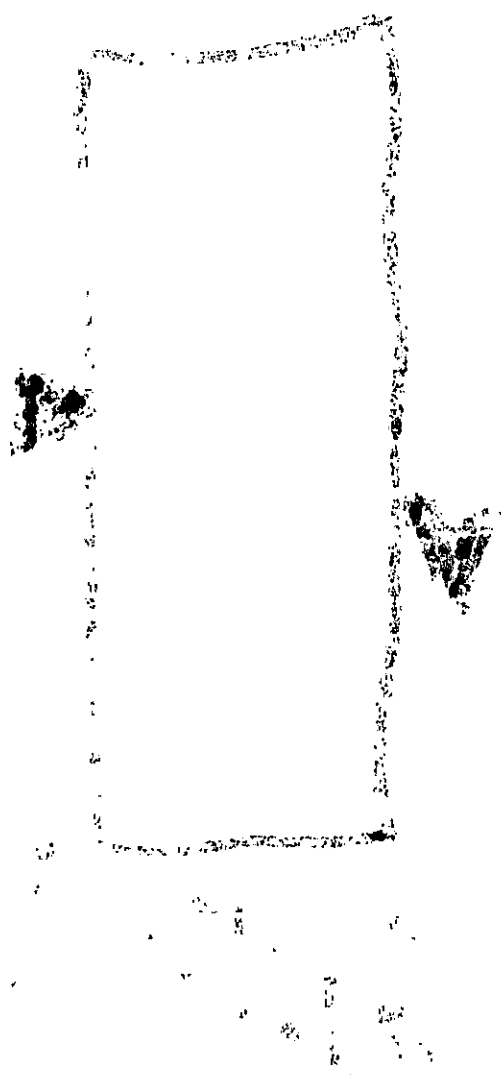
1119034920

5935

RC 2

073B3

NE 8-K



LOT COVERAGES

EX. DRIVE TO REMAIN.....	2610 SF
EX DWLG., FRONT AND REAR PORCHES TO REMAIN....	1445 SF
EXISTING SHED TO REMAIN.....	192 SF
PROPOSED ADDITION AND COVERED PORCH.....	1080 SF
PROPOSED WALK.....	60 SF
PROPOSED WATERFRONT STEPS.....	18 SF
TOTAL.....	5405 SF

LOT COVERAGE TABLE

LOT AREA.....	27250 SF
LOT COVERAGE PERMITTED.....	5445 SF
LOT COVERAGE PROPOSED.....	5405 SF
ADDITIONAL COVERAGE PERMITTED.....	40 SF

BUFFER IMPACTS

IMPACTS TO BE REMOVED	
DRIVEWAY.....	600SF
CONCRETE.....	99 SF
PROPOSED IMPACTS	
ADDITION & COV'D PORCH.....	1020 SF
WATERFRONT STEPS.....	18 SF
NET INCREASE.....	339 SF

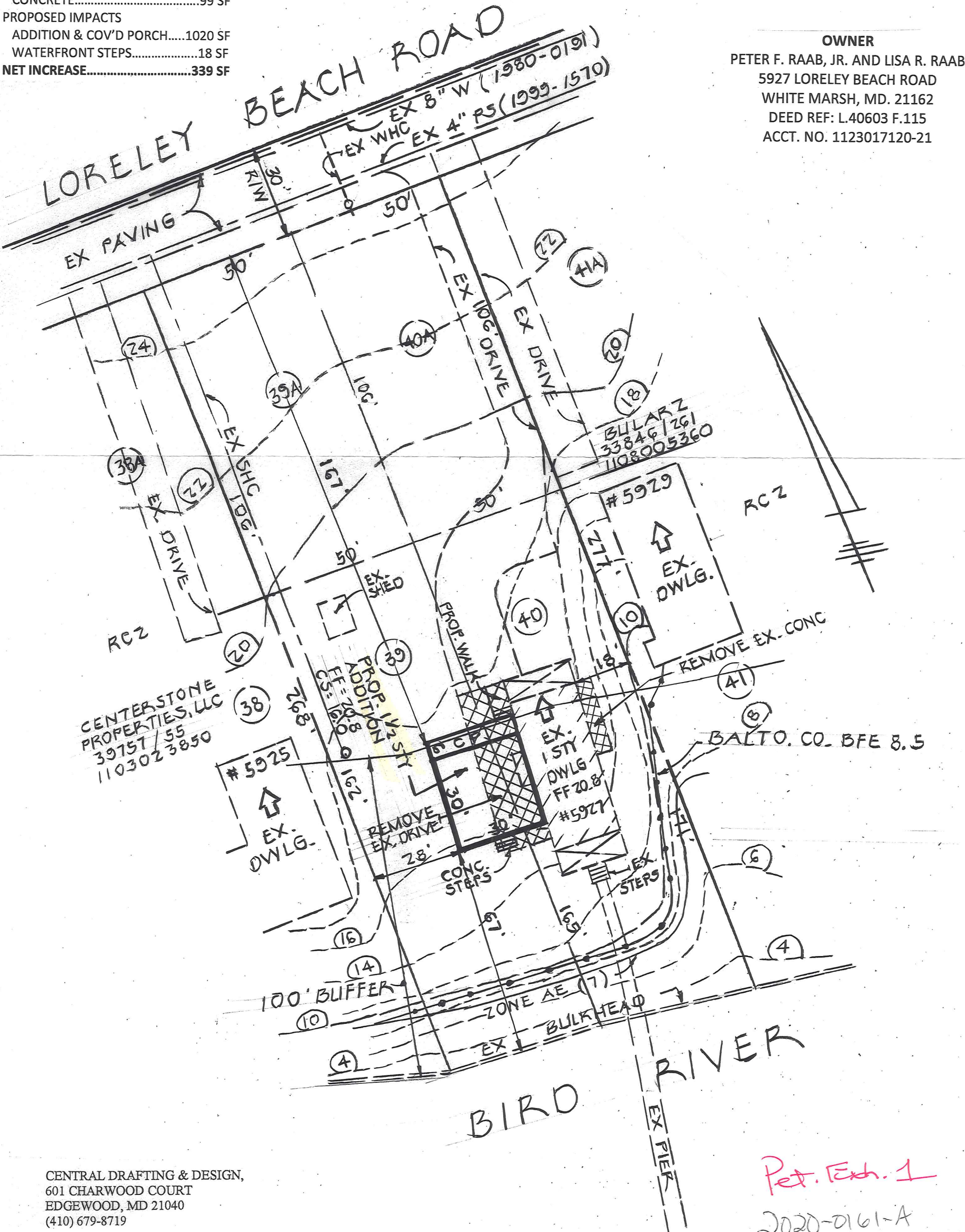
PLAT TO ACCOMPANY PETITION
FOR ADMINISTRATIVE VARIANCE
5927 LORELEY BEACH ROAD
ELECTION DISTRICT 11C6 BALTO. CO., MD
SCALE: 1 INCH = 30 FEET MAY 18, 2020

NOTES

1. ZONING.....RC2 (MAP 073B3)
2. LOT AREA.....27250 SF = 0.626 ACRE +/-
3. PUBLIC WATER AND SEWER
4. THE SITE IS LOCATED IN THE CBCA
5. A PORTION OF THE SITE IS LOCATED IN THE 100 YEAR FLOOD ZONE
6. NO PREVIOUS ZONING HISTORY OR VIOLATIONS ARE KNOWN TO EXIST
7. NO HISTORIC STRUCTURES, ARCHEOLOGIC SITES OR UNDERGROND STORAGE TANKS ARE KNOWN TO EXIST

OWNER

PETER F. RAAB, JR. AND LISA R. RAAB
5927 LORELEY BEACH ROAD
WHITE MARSH, MD. 21162
DEED REF: L.40603 F.115
ACCT. NO. 1123017120-21



EX. DRIVE TO REMAIN.....	2610 SF
EX DWLG., FRONT AND REAR PORCHES TO REMAIN....	1445 SF
EXISTING SHED TO REMAIN.....	192 SF
PROPOSED ADDITION AND COVERED PORCH.....	1080 SF
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PROPOSED WATERFRONT STEPS.....	18 SF
TOTAL.....	5405 SF

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 LOT COVERAGE PERMITTED.....5445 SF
 LOT COVERAGE PROPOSED.....5405 SF
ADDITIONAL COVERAGE PERMITTED.....40 SF

IMPACTS TO BE REMOVED

DRIVEWAY.....	600SF
CONCRETE.....	99 SF

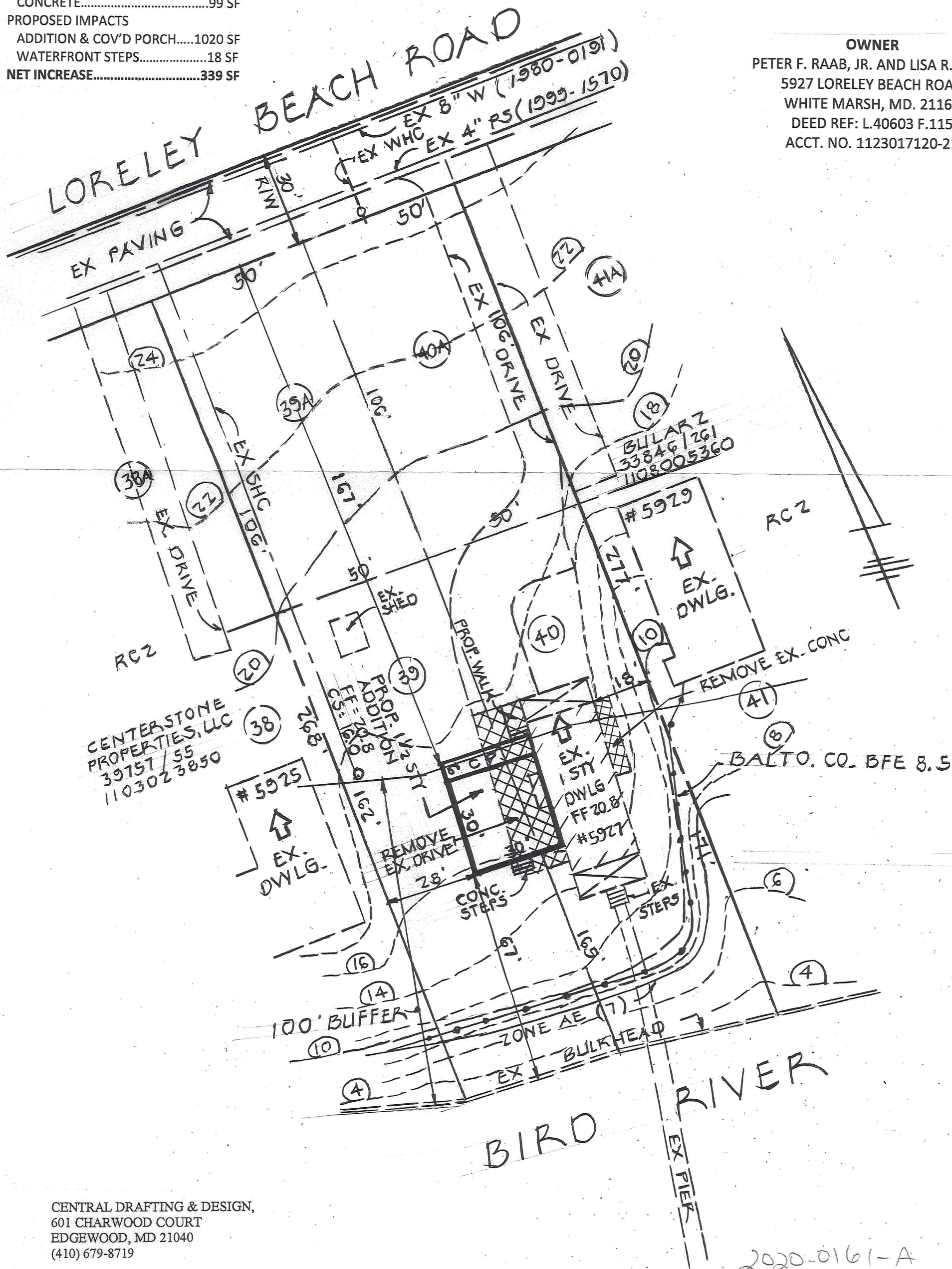
PROPOSED IMPACTS

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WATERFRONT STEPS.....	18 SF

NET INCREASE.....339 SF

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PETER F. RAAB, JR. AND LISA R. RAAB
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WHITE MARSH, MD. 21162
DEED REF: L.40603 F.115
ACCT. NO. 1123017120-21



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

2020-0161-A