

M E M O R A N D U M

DATE: December 21, 2020
TO: ZONING REVIEW OFFICE
FROM: Office of Administrative Hearings
RE: Case No. 2020-0162-A
Appeal Period Expired

The appeal period for the above-referenced cases expired on December 17, 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

(3708 Patapsco Avenue)

15th Election District

6th Council District

Herman F. & Mollie S. Bellew

Legal Owner

Chesapeake Custom Properties, LLC

Contract Purchaser/Lessee

Petitioners

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BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

Case No: 2020-0162-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Lisa L. Morris, acting under a Durable Power of Attorney for her deceased parents, Herman F. and Mollie S. Bellew for property located at 3708 Patapsco Avenue. The Petitioners and contract purchasers, Chesapeake Custom Properties, LLC, are requesting variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit a proposed new dwelling on an existing lot of record with a side yard setback of 10 feet and 10 feet in lieu of the required 10 feet and 15 feet minimum; and to permit a proposed new dwelling on an existing lot of record with a side yard setback sum of 20 feet in lieu of the required 25 feet minimum; and a proposed new dwelling on an existing lot of record with a lot width of 50 feet in lieu of the required 70 feet minimum lot width.

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

ORDER RECEIVED FOR FILING

Date 11/17/20
By D. Mignon

Department of Environmental Protection Sustainability (“DEPS”) which indicated the property is located within the Chesapeake Bay Critical Area (“CBCA”) and is subject to Critical Area requirements. In addition, a ZAC comment was received from the Department of Planning (“DOP”) they did not oppose the requested relief, subject to proposed conditions, which will be incorporated into the Order.

Charles Wolinski from Chesapeake Custom Properties appeared in support of the requested relief. David Billingsley, the licensed surveyor who prepared the site plan also appeared on behalf of the Petitioners. They were represented by Adam Rosenblatt, Esquire, of Venable, LLC.

The subject property is approximately 14,000 square feet and zoned DR 3.5. Mr. Rosenblatt preferred that the subject property is part of the Seneca Creek waterfront community whose record plat dates to 1926, which predates the BCZR. He further explained that all of the lots in the neighborhood are only fifty feet wide, and all but one on this street have single family homes on them. There is an existing residential foundation on the lot and the proposed new home will be sited in essentially the same footprint.

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 subject property is unique in that it is part of a community that was laid out and platted well before the current zoning regulations were enacted. The petitioner would suffer practical difficulty and hardship if the variance relief was denied because they would be unable to construct

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Date 11/17/20
By D. Mignon

any dwelling on the lot. I find that the variances can be granted within the spirit and intent of the BCZR and without causing harm to the public health, safety, or welfare. The property is served by public water and sewer. Further, the DEPS and DOP both noted that the subject lot is within the Chesapeake Bay Critical Area, however, the petitioners are aware that environmental and flooding concerns must be addressed prior to the issuance of building permits.

THEREFORE, IT IS ORDERED, this 17th day of **November, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to ("BCZR") § 1B02.3.C.1 to permit a new dwelling on an existing lot of record with side yard setbacks of 10 feet and 10 feet in lieu of the required 10 feet and 15 feet minimum; to permit a new dwelling on an existing lot of record with a side yard setback sum of 20 feet in lieu of required 25 feet minimum; and to permit a new dwelling on an existing lot of record with a lot width of 50 feet in lieu of the required 70 feet minimum lot width 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.
- Petitioner must comply with the DOP and DEPS ZAC comments, copies of which are attached hereto and make a party thereof.

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

ORDER RECEIVED FOR FILING

Date 11/17/20
By D. Mignone

PMM/dlm



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 3708 PATAPSCO AVENUE which is presently zoned DK 3.5
Deed References: L. 5432 F. B 10 Digit Tax Account # 1508650110
Property Owner(s) Printed Name(s) HERMAN F. & MOLLIE S. BELLEW

(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)

(SEE ATTACHED)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:
CHESAPEAKE CUSTOM PROPERTIES, LLC
CHARLES WYOLINSKI, MEMBER

Name- Type or Print

Charles Wyolinski, Member
Signature

5019 CLICKOLD POINT RD BALTO, MD
Mailing Address City State

21219 (443)850-9431, cwolinski@bcp.s.org
Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners): LISA L. MORRIS POA

FOR HERMAN F. BELLEW MOLLIE S. BELLEW

Name #1 - Type or Print Name #2 - Type or Print

Lisa L. Morris POA
Signature #1 Signature #2

706 SUE GROVE RD BALTO, MD.
Mailing Address City State

21221
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

CASE NUMBER 2020-0162-A Filing Date 7/13/2020 Do Not Schedule Dates: _____ Reviewer RJ

POSTING BY: 7/26/2020 REV. 10/4/11

Petition for 3708 Patapsco Avenue – Zoning Case No. 2020-0162-A

Variance from Section 1B02.3.C.1 to permit:

1. A proposed new dwelling on an existing lot of record with side yard setbacks of 10 feet and 10 feet in lieu of the required 10 feet and 15 feet minimum;
2. A proposed new dwelling on an existing lot of record with a sum of 20 feet in lieu of the required 25 feet minimum; and
3. The proposed new dwelling on an existing lot of record with a lot width of 50' in lieu of the required 70' minimum lot width.

side yard setbacks

2020-0162-A

**ZONING DESCRIPTION
3708 PATAPSCO AVENUE**

Beginning for the same at a point on the west side of Patapsco Avenue (15 feet wide) distant 372 feet southerly from its intersection with the center of Susquehanna Avenue, thence being all of Lot 54 as shown on the plat entitled Long Beach Estates recorded among the Baltimore County plat records in Plat Book 4 Folio 131.

Containing 12,400 square feet or 0.285 acre of land, more or less.

Being known as 3708 Patapsco Avenue. Located in the 15TH Election District, 6TH Councilmanic District of Baltimore County, MD.

2020-0162-A

CERTIFICATE OF POSTING

RECEIPTIFY 11/11/20
Date: OCTOBER 27, 2020

RE: Project Name: 3708 PATAPSCO AVENUE #2
Case Number /PAI Number: 2020-0162-A
Petitioner/Developer: CHESAPEAKE CUSTOM PROPERTIES LLC
Date of Hearing/Closing: NOVEMBER 16, 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 3708 PATAPSCO AVENUE

The sign(s) were posted on _____

RECEIPTIFY 11/11/20
OCTOBER 27, 2020

(Month, Day, Year)

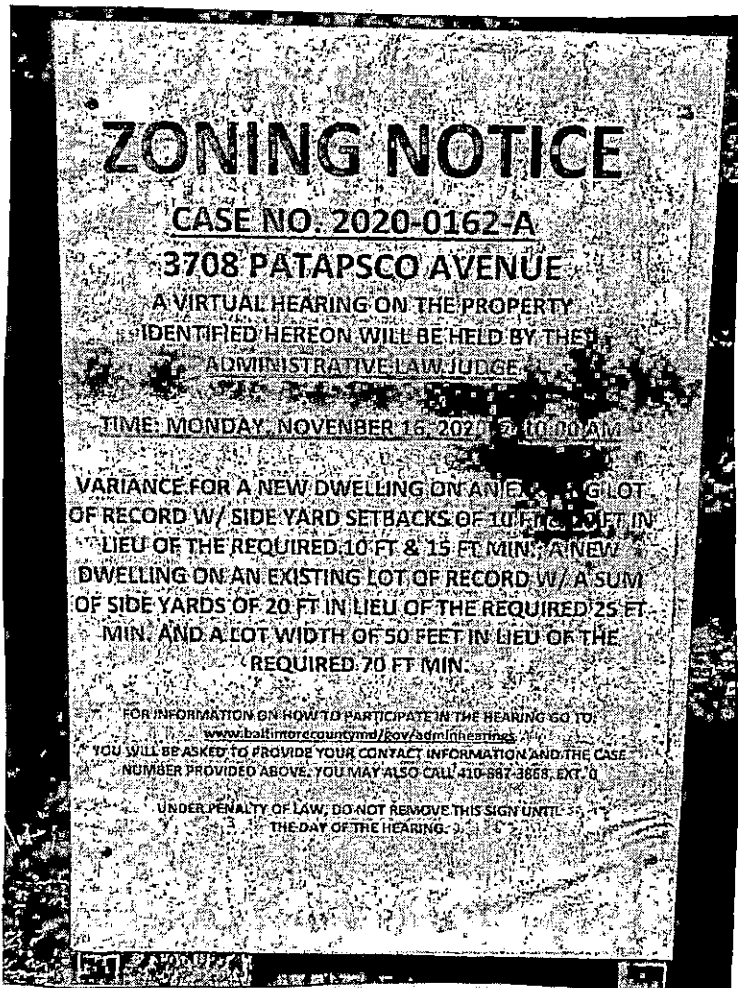
David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign-Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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



CERTIFICATE OF POSTING

RECERTIFY 11/11/20

Date: OCTOBER 27, 2020

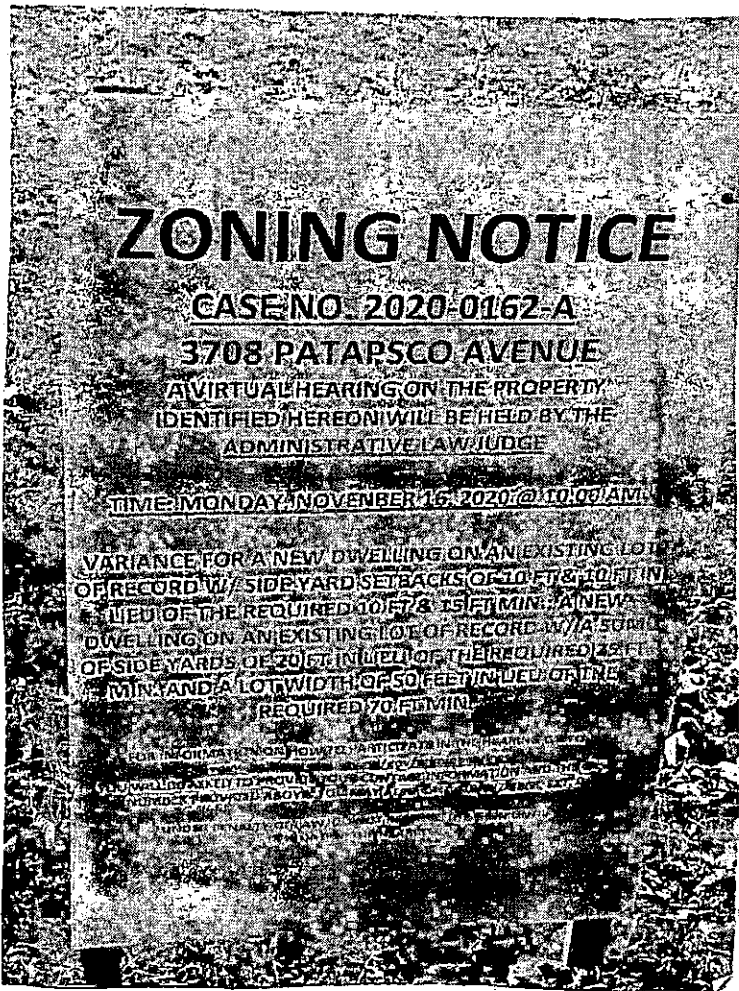
RE: Project Name: 3708 PATAPSCO AVENUE #1
Case Number /PAI Number: 2020-0162-A
Petitioner/Developer: CHESAPEAKE CUSTOM PROPERTIES LLC
Date of Hearing/Closing: NOVEMBER 16, 2020

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 3708 PATAPSCO AVENUE

The sign(s) were posted on _____

RECERTIFY 11/11/20
OCTOBER 27, 2020

(Month, Day, Year)



David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Order #: 11929995

Case #:


Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0162-A

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

10/27/2020



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: 2020-0162-A
 3708 Patapsco Avenue
 South of Susquehanna Avenue, west side of Patapsco Avenue
 16th Election District - 5th Councilmanic District
 Legal Owners: Herman Bellew, Mollie Bellew, Lisa Morris, POA
 Contract Purchaser/Lessee: Chesapeake Custom Properties LLC

Variance for a proposed new dwelling on an existing lot of record with side yard setback of 10 ft. and 10 ft. in lieu of the required 10 ft. and 15 ft. minimum. A proposed new dwelling on an existing lot of record with a sum of 20 ft. in lieu of the required 25 ft. minimum; proposed new dwelling on an existing lot of record with a lot width of 50 ft. in lieu of the required 70 ft. minimum lot width.

Hearing: Monday, November 16, 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 410-587-3868, ext. 0.

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

o27

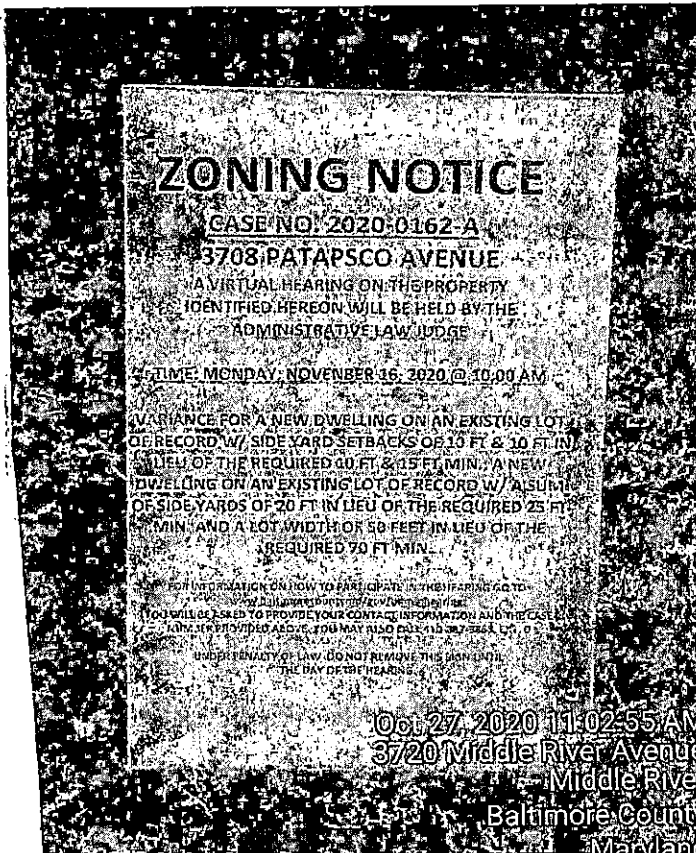
CERTIFICATE OF POSTING

Date: OCTOBER 27, 2020

RE: Project Name: 3708 PATAPSCO AVENUE #1
Case Number /PAI Number: 2020-0162-A
Petitioner/Developer: CHESAPEAKE CUSTOM PROPERTIES LLC
Date of Hearing/Closing: NOVEMBER 16, 2020

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The sign(s) were posted on OCTOBER 27, 2020
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

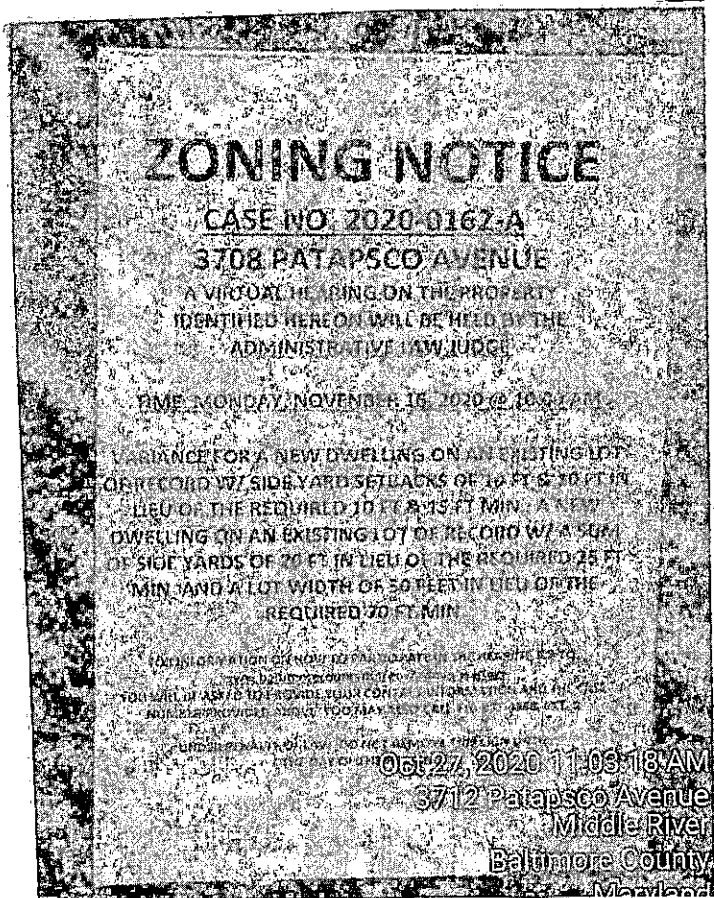
CERTIFICATE OF POSTING

Date: OCTOBER 27, 2020

RE: Project Name: 3708 PATAPSCO AVENUE #2
Case Number /PAI Number: 2020-0162-A
Petitioner/Developer: CHESAPEAKE CUSTOM PROPERTIES LLC
Date of Hearing/Closing: NOVEMBER 16, 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 3708 PATAPSCO AVENUE

The sign(s) were posted on OCTOBER 27, 2020
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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



October 21, 2020
JOHN A. SZEWSKI, JR.
County Executive

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

NOTICE OF ZONING HEARING

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CASE NUMBER: 2020-0162-A

3708 Patapsco Avenue

South of Susquehanna Avenue, west side of Patapsco Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Herman Bellew, Mollie Bellew, Lisa Morris, POA

Contract Purchaser/Lessee: Chesapeake Custom Properties, LLC

Variance for a proposed new dwelling on an existing lot of record with side yard setback of 10 ft. and 10 ft. in lieu of the required 10 ft. and 15 ft. minimum. A proposed new dwelling on an existing lot of record with a sum of 20 ft. in lieu of the required 25 ft. minimum; proposed new dwelling on an existing lot of record with a lot width of 50 ft. in lieu of the required 70 ft. minimum lot width.

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Michael Mallinoff
Director

MM:kl

C: David Billingsley, 601 Charwood Court, Edgewood 21040
Charles Wolinski, 9019 Cuckold Point Road, Baltimore 21219
Lisa Morris, 706 Sue Grove Road, Baltimore 21221

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 27, 2020

TO: THE DAILY RECORD
Tuesday, October 27, 2020 - Issue

Please forward billing to:
David Billingsley
601 Charwood Court
Edgewood, MD 21040

410-679-8719

NOTICE OF ZONING HEARING

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CASE NUMBER: 2020-0162-A

3708 Patapsco Avenue

South of Susquehanna Avenue, west side of Patapsco Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Herman Bellew, Mollie Bellew, Lisa Morris, POA

Contract Purchaser/Lessee: Chesapeake Custom Properties, LLC

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Hearing: Monday, November 16, 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

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/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2020-0162-A

Property Address: 3708 Patapsco Ave

Property Description: 1 Vacant Lot - Residential
on west side of Patapsco.

Legal Owners (Petitioners): Herman & Mollie Beltew

Contract Purchaser/Lessee: Chesapeake Custom Properties

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVE BILLINGSLEY

Company/Firm (if applicable): _____

Address: 601 CHARWOOD COURT
EDGEWOOD, MD 21040-2714

Telephone Number: (410) 679-8719

**BALTIMORE COUNTY, MA AND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT**

No. 198545

Date: 7/13/2020

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75.00

Total: \$ 75.00

Rec From: Central Drafting & Design

For: Variance Petition

3708 PATAPSCO AVE - DR 3.5

Case No. 2020-0162-A

CASHIER'S
VALIDATION

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

10086

CENTRAL DRAFTING & DESIGN
601 CHARWOOD COURT
EDGEWOOD, MD 21040-2714
(410) 679-8719

PNC BANK, N.A.
15-3/540



7/8/20

PAY TO THE ORDER OF BALTO CO. MO.

\$ 75.00

SEVENTY FIVE AND

00/100 DOLLARS

Petition Case No. 2020-0162-A

MEMO 3708 PATAPSCO AVE



David Billingsley
AUTHORIZED SIGNATURE

⑈010086⑈ ⑆054000030⑆ 5501309789⑈



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 9, 2020

David Billingsley,
601 Charwood Court
Edgewood MD 21040

RE: Case Number: 2020-0162-A, 3708 Patapsco Ave

To Whom It May Concern:

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Chesapeake Custom Properties LLC 9019 Cuckold Point Road Baltimore MD 21219

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: August 19, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0162-A
Address 3708 Patapsco Avenue
(Bellew Property)

Zoning Advisory Committee Meeting of **July 27, 2020**.

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

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

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

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

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

(iii) "Lot coverage" does not include:

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

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) of the Chesapeake Bay Critical Area. The subject property is a waterfront lot. The petitioner is requesting to permit side yard setback reduction(s) and to permit a new dwelling on a lot of record with a lot width of 50 feet in lieu of the required 70 feet minimum lot width. In order to minimize impacts on water quality, any building permit and/or development plan will be reviewed for compliance with the LDA lot coverage limits, which, for a property this size is 31 ¼%, with mitigation for lot coverage between 25% and 31 ¼%. The lot coverage limits are based upon the lot size, considering the land area above mean high water. According to the plan with the petition, the location of MHW is not identified. In addition, the LDA regulations require minimum afforestation of 15%, equating to approximately 4 trees for a property this size, which the plan states is 12,400 square feet. The MBA requirements further restrict lot coverage and structures within the Critical Area Buffer, which on this property is calculated 100 feet landward of MHW. According to the plan and the buffer shown, no buffer impacts are proposed, but MHW must be determined. By allowing the items requested by the petitioner, impacts on water quality will be minimized when a permit or plan is reviewed for compliance with the LDA and MBA regulations.

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

The current development proposal for the property will be reviewed for the application of the Critical Area LDA requirements, which, if approved, will improve buffer functions, and conserve fish, wildlife and plant habitat in nearby Frog Mortar Creek and Middle 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.

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

Reviewer: Thomas Panzarella;
Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 8/3/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-162

INFORMATION:

Property Address: 3708 Patapsco Avenue

Petitioner: Lisa L. Morris, POA for Herman & Mollie Bellew

Zoning: DR 3.5

Requested Action: Variance

The Department of Planning has reviewed the petition for a Variance from Baltimore County Zoning Regulations (BCZR) Section 1B02.3.C.1. to permit:

1. A proposed new dwelling on an existing lot of record with side yard setbacks of 10 feet and 10 feet in lieu of the required 10 feet and 15 feet minimum;
2. A proposed new dwelling on an existing lot of record with a sum of 20 feet in lieu of required 25 feet minimum; and
3. The proposed new dwelling on an existing lot of record with a lot width of 50 feet in lieu of the required 70 foot minimum lot width.

A site visit was conducted on July 27, 2020. The site is a narrow waterfront lot that is between two adjacent dwellings. Many dwellings in the area have been elevated due to being directly on the water. The plan shows that the proposed dwelling will be within the Baltimore County Floodplain – Coastal. The proposed new dwelling will be located where the existing foundation is and will have a similar setback to the adjacent properties and that of the area.

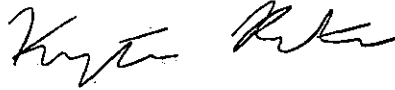
The Baltimore County Council adopted the Bowleys Quarters Community Action Plan 2000 on 2/20/2001. The guidance of this plan for this project is on Page 32. It refers to the community objective of ensuring quality new housing. The plan recommends that all new construction be of quality materials and be at least 2,000 square feet. The Baltimore County Master Plan 2020 provides guidance on waterfront communities. On Page 88 it calls for assuring that infill development is compatible with the community. On page 91 it speaks to “emergency preparedness and sea level rise” and advises that the county should prepare updates for emergency preparedness and education on the value of shoreline preservation.

The Department has no objection to these requests pending the following conditions are met:

1. The architecture must be compatible with the area and of high quality.
2. The landowner should be advised that the dwelling is in a location that is subject to potential flooding, storm surge and sea level rise.

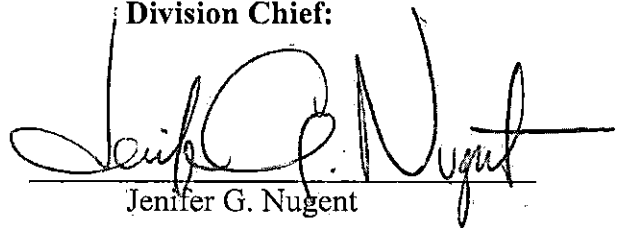
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Wally Lippincott
David Billingsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

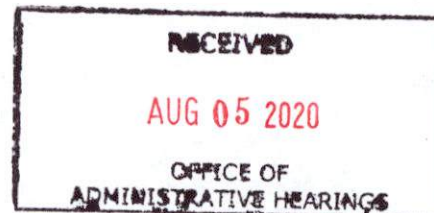
INTER-OFFICE MEMORANDUM

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

DATE: 8/3/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-162



INFORMATION:

Property Address: 3708 Patapsco Avenue
Petitioner: Lisa L. Morris, POA for Herman & Mollie Bellew
Zoning: DR 3.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a Variance from Baltimore County Zoning Regulations (BCZR) Section 1B02.3.C.1. to permit:

1. A proposed new dwelling on an existing lot of record with side yard setbacks of 10 feet and 10 feet in lieu of the required 10 feet and 15 feet minimum;
2. A proposed new dwelling on an existing lot of record with a sum of 20 feet in lieu of required 25 feet minimum; and
3. The proposed new dwelling on an existing lot of record with a lot width of 50 feet in lieu of the required 70 foot minimum lot width.

A site visit was conducted on July 27, 2020. The site is a narrow waterfront lot that is between two adjacent dwellings. Many dwellings in the area have been elevated due to being directly on the water. The plan shows that the proposed dwelling will be within the Baltimore County Floodplain – Coastal. The proposed new dwelling will be located where the existing foundation is and will have a similar setback to the adjacent properties and that of the area.

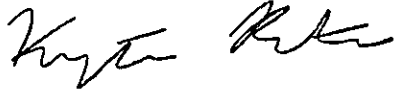
The Baltimore County Council adopted the Bowleys Quarters Community Action Plan 2000 on 2/20/2001. The guidance of this plan for this project is on Page 32. It refers to the community objective of ensuring quality new housing. The plan recommends that all new construction be of quality materials and be at least 2,000 square feet. The Baltimore County Master Plan 2020 provides guidance on waterfront communities. On Page 88 it calls for assuring that infill development is compatible with the community. On page 91 it speaks to “emergency preparedness and sea level rise” and advises that the county should prepare updates for emergency preparedness and education on the value of shoreline preservation.

The Department has no objection to these requests pending the following conditions are met:

1. The architecture must be compatible with the area and of high quality.
2. The landowner should be advised that the dwelling is in a location that is subject to potential flooding, storm surge and sea level rise.

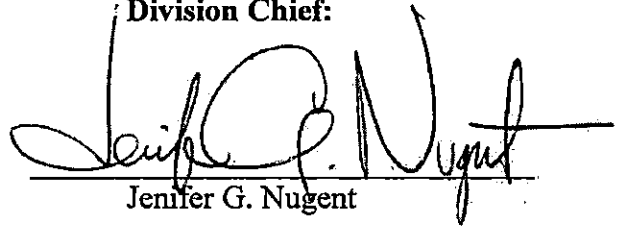
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



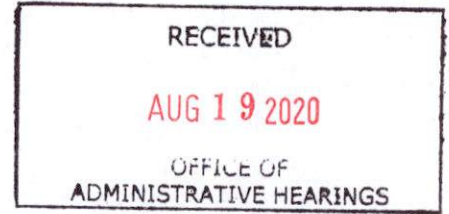
Jenifer G. Nugent

CPG/JGN/kma/

c: Wally Lippincott
David Billingsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

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: August 19, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0162-A
Address 3708 Patapsco Avenue
(Bellew Property)

Zoning Advisory Committee Meeting of **July 27, 2020**.

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

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

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

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

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

(iii) "Lot coverage" does not include:

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

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) of the Chesapeake Bay Critical Area. The subject property is a waterfront lot. The petitioner is requesting to permit side yard setback reduction(s) and to permit a new dwelling on a lot of record with a lot width of 50 feet in lieu of the required 70 feet minimum lot width. In order to minimize impacts on water quality, any building permit and/or development plan will be reviewed for compliance with the LDA lot coverage limits, which, for a property this size is 31 ¼%, with mitigation for lot coverage between 25% and 31 ¼%. The lot coverage limits are based upon the lot size, considering the land area above mean high water. According to the plan with the petition, the location of MHW is not identified. In addition, the LDA regulations require minimum afforestation of 15%, equating to approximately 4 trees for a property this size, which the plan states is 12,400 square feet. The MBA requirements further restrict lot coverage and structures within the Critical Area Buffer, which on this property is calculated 100 feet landward of MHW. According to the plan and the buffer shown, no buffer impacts are proposed, but MHW must be determined. By allowing the items requested by the petitioner, impacts on water quality will be minimized when a permit or plan is reviewed for compliance with the LDA and MBA regulations.

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

The current development proposal for the property will be reviewed for the application of the Critical Area LDA requirements, which, if approved, will improve buffer functions, and conserve fish, wildlife and plant habitat in nearby Frog Mortar Creek and Middle 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.

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

Reviewer: Thomas Panzarella;
Environmental Impact Review

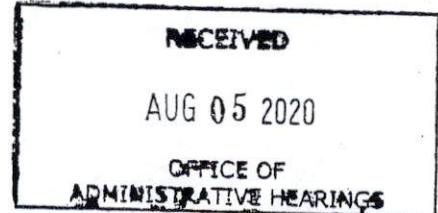
BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 8/3/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-162



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ORDER RECEIVED FOR FILING

Date 11/17/20
By D Mignon

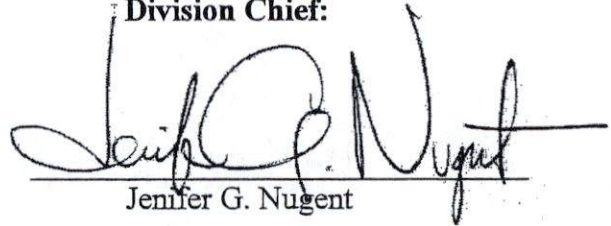
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Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

CPG/JGN/kma/

c: Wally Lippincott
David Billingsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 11/17/20
By D Mignon

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
AUG 19 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: August 19, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0162-A
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ORDER RECEIVED FOR FILING
Date 11/17/20
By D. Mangan

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Reviewer: Thomas Panzarella:
Environmental Impact Review

ORDER RECEIVED FOR FILING
 Date 11/17/20
 By D. Dugan

11/14 @ 10:00 am

CASE NO. 2020-01102-A

CHECKLIST

✓ Mr. Order
Department

Support/Oppose/
Conditions/
Comments/
No Comment

Comment Received

8/19 DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

Comment "CBCA"

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

8/13 FIRE DEPARTMENT

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

Comment NO objection

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 10/27/20

SIGN POSTING (1st) Date: 10/27/20 by D. Billingsley

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

PEOPLE'S COUNSEL APPEARANCE Yes No

PEOPLE'S COUNSEL COMMENT LETTER Yes No

Comments, if any: *neighbor request to testify*

Attendance Count	Program Name	Event Name	Event Start Date
1		Zoning Hearing - 2020-0162-A - 3708 Patapsco Avenue	November 16, 2020 New York Time
2		Zoning Hearing - 2020-0162-A - 3708 Patapsco Avenue	November 16, 2020 New York Time
3		Zoning Hearing - 2020-0162-A - 3708 Patapsco Avenue	November 16, 2020 New York Time
4		Zoning Hearing - 2020-0162-A - 3708 Patapsco Avenue	November 16, 2020 New York Time
5		Zoning Hearing - 2020-0162-A - 3708 Patapsco Avenue	November 16, 2020 New York Time
6		Zoning Hearing - 2020-0162-A - 3708 Patapsco Avenue	November 16, 2020 New York Time
7		Zoning Hearing - 2020-0162-A - 3708 Patapsco Avenue	November 16, 2020 New York Time

Event Start Time	FirstName	LastName	Company	Email	Join Time
10:00 am New York Time	Henry	Ayakwah		hayakwah@baltimorecountymd.gov	9:49 am New York Time
10:00 am New York Time	Charles	Wolinski		charliewolinski11@gmail.com	10:02 am New York Time
10:00 am New York Time	Alice	Bisasky		gp3710@msn.com	9:57 am New York Time
10:00 am New York Time	Adam	Rosenblatt		amrosenblatt@venable.com	9:55 am New York Time
10:00 am New York Time	DAVID	billingsley		dwb0209@yahoo.com	9:56 am New York Time
10:00 am New York Time	paul	mayhew		pmayhew@baltimorecountymd.gov	9:58 am New York Time
10:00 am New York Time	Fran	Kemp		francis.kemp@outlook.com	9:58 am New York Time

Leave Time	Attendance Duration
10:17 am New York Time	27.0 mins
10:17 am New York Time	14.0 mins
10:17 am New York Time	19.0 mins
10:16 am New York Time	21.0 mins
10:17 am New York Time	20.0 mins
10:17 am New York Time	18.0 mins
10:17 am New York Time	18.0 mins

11/16
10Am

Debra Wiley

From: David Billingsley <dwb0209@yahoo.com>
Sent: Monday, November 9, 2020 7:50 AM
To: Administrative Hearings
Cc: Charlie Wolinski; Adam M. Rosenblatt
Subject: 3708 PATAPSCO AVENUE CASE NO. 2020-0162-A
Attachments: Scan_1461.pdf

RECEIVED
NOV 09 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

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

Enclosed, please find the Petitioner's Exhibits for the referenced case
Thanks

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



October 21, 2020 JOHN A. SZEWSKI, JR.
County Executive

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

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2020-0162-A

3708 Patapsco Avenue

South of Susquehanna Avenue, west side of Patapsco Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Herman Bellew, Mollie Bellew, Lisa Morris, POA

Contract Purchaser/Lessee: Chesapeake Custom Properties, LLC

Variance for a proposed new dwelling on an existing lot of record with side yard setback of 10 ft. and 10 ft. in lieu of the required 10 ft. and 15 ft. minimum. A proposed new dwelling on an existing lot of record with a sum of 20 ft. in lieu of the required 25 ft. minimum; proposed new dwelling on an existing lot of record with a lot width of 50 ft. in lieu of the required 70 ft. minimum lot width.

Hearing: Monday, November 16, 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

MM:kl

C: David Billingsley, 601 Charwood Court, Edgewood 21040
Charles Wolinski, 9019 Cuckold Point Road, Baltimore 21219
Lisa Morris, 706 Sue Grove Road, Baltimore 21221

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 27, 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 3708 PATAPSCO AVENUE which is presently zoned DR 3.5
Deed References: L. 5432 F. B 10 Digit Tax Account # 1508650110
Property Owner(s) Printed Name(s) HERMAN F. & MOLLIE S. BELLEW

(SELECT THE HEARING(S) BY MARKING 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:

- a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
- a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
- a Variance from Section(s)

(SEE ATTACHED)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:
CHESAPEAKE CUSTOM PROPERTIES, LLC
CHARLES WOLINSKI, MEMBER

Name- Type or Print
Charles Wolinski, Member
Signature

Mailing Address
9019 CLICKOLD POINT RD BALTO, MD
City State

Zip Code Telephone # Email Address
21219 (443)850-9431, cwolinski@bcp.s.org

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners): LISSA L. MORRIS POA FOR

HERMAN F. BELLEW MOLLIE S. BELLEW

Name #1 - Type or Print Name #2 - Type or Print
[Signature] [Signature]
Signature #1 Signature #2

Mailing Address City State
706 SUE GROVE RD BALTO, MD.

Zip Code Telephone # Email Address
21221

Representative to be contacted:

DAVID BILLINGSLEY

Name - Type or Print
David Billingsley
Signature

Mailing Address City State
601 CHARWOOD CT EDGEWOOD, MD.

Zip Code Telephone # Email Address
21040 (410)679-8719, dnw0209@yahoo.com

CASE NUMBER 2020-0162-A Filing Date 7/13/2020 Do Not Schedule Dates: _____ Reviewer RJ

POSTING BY: 7/26/2020 REV. 10/4/11

Kristen L Lewis

From: David Billingsley <dwb0209@yahoo.com>
Sent: Sunday, October 18, 2020 8:59 AM
To: Kristen L Lewis
Subject: 3708 Patapsco Avenue invitees

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

Chesapeake Custom Properties LLC
Charles Wolinski, Member
charliewolinski11@gmail.com

Adam Rosenblatt
amrosenblatt@venable.com

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

Dorina Mignon

From: Kristen L Lewis
Sent: Wednesday, October 21, 2020 2:14 PM
To: Debra Wiley; Donna Mignon
Subject: Webex
Attachments: 20201021140645683.pdf

Hello again,

Last one for now :)

Kristen Lewis
PAI – Zoning Review
410-887-3391

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.

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>David Billingsley</u>	dwb0209@yahoo.com	1-	English	New York Time	U.S.
<input checked="" type="checkbox"/>	<u>Charles Wolinski</u>	charliewolinski11@gmail.com	1-	English	New York Time	U.S.
<input checked="" type="checkbox"/>	<u>Adam Rosenblatt</u>	amrosenblatt@venable.com	1-	English	New York Time	U.S.

New Panelist

Full name: (required)

Email address: (required)

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

Phone number:

Time Zone: ▼

Language: ▼

Locale: ▼

Add new panelist in my address book

Invite as alternate host

Schedule an Event

Basic Information:

Asterisks (*) indicate required values.

* **Event type:** Online Event **Event Template:** [Webex Events Default]

* **Event name:** Zoning Hearing - 2020-0162-A - 3708 Patapsco Ave

- Listed on public calendar
- Delete from My Meetings when completed

Registration: Required

* **Event password:** 1234 The password must be at least 4 characters.

Date & Time:

* **Start date:** November 16 2020

* **Start time:** 10:00 am pm [Plan event time zones...](#)

Estimated duration: 1 hour 00 minutes

* **Time zones:** New York (Eastern Daylight Time, GMT-04:00)

Attendees can join 0 minutes before the scheduled start time

Email reminder: Send me a reminder email None minutes before event starts

Audio Conference Settings:

Select conference type: Webex Audio

- Display global call-in numbers
- Provide audio to attendees using Audio Broadcast
- Mute upon entry for all participants

Entry & exit tone: No Tone

Event Description & Options:

Description: Legal Owners: Herman Bellew, Mollie Bellew, Lisa Morris, POA Contract Purchaser/Lessee: Chesapeake Custom Properties, LLC

[Upload](#) a picture about the event description

Host image: [Upload](#) a picture of yourself or the presenter

Event material: [Upload](#) event material for attendees to download before event starts

Other UCF options: Do not allow attendees to share rich media files in this event

Request attendees to verify rich media players

Who can view the attendee list: All participants Only the host, presenter, and panelists

Video: Turn on video

Post-event survey: [Create post-event survey](#)

- Do not display survey to attendees
- Display survey in pop-up window
- Display survey in main browser window (instead of destination URL)

Destination URL after event: http://

Attendees & Registration:

Attendees: [Create invitation list](#)

[View invitation list](#)

Invite friends: Allow registrants to invite friends to this event

Maximum number of registrants:

Registration form: Click [here](#) to customize your registration form

Destination URL after registration:

Approval required: Yes No [Set up approval rules](#)

Registration password: Yes, specify password:
 No

Registration ID required: Yes No

Presenters & Panelists:

Panelists: [Edit invitation list](#)
[View invitation list](#)

Panelists info:

Allow panelists to upload documents associated with the event.

Panelist password: (recommended)

Confirm password:

Email Messages:

Email format: Plain Text HTML Include iCalendar Attachments

Invitation emails: [Attendees](#) | [Panelists](#)

Registration emails: Pending Approved Rejected | [Event In Progress](#)

Event updated emails: [All Approved Registrants](#) | [All Attendees](#) | [All Panelists](#)

Reminder emails: 1st Reminder November | 16 | 2020 | | | am pm

2nd Reminder November | 16 | 2020 | | | am pm

Follow-up emails: Thank You for Attending November | 16 | 2020 | | | am pm

Absentee Follow-Up Email November | 16 | 2020 | | | am pm

Event Information

Event: Zoning Hearing - 2020-0162-A - 3708 Patapsco Avenue
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e6ff3e27ce706718797ce62de4fa5648a>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e6c01cb788bd14b6485df6b053e0ecc61>
Date and time: Monday, November 16, 2020 10:00 am
 Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
 Case No: 2020-1062-A
 3708 Patapsco Avenue
 Legal Owners: Herman Bellew, Mollie Bellew, Lisa Morris, POA
 Contract Purchaser/Lessee: Chesapeake Custom Properties, LLC
Event number: 172 180 4529
Event password: 1234
Host key: 608906
Alternate Host: Deb Wiley ,Henry Akwah
Panelist Info:
Panelist password:
Panelist numeric password: 814087
Video Address: 1721804529@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: 172 180 4529
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

Star

Start Ev
 You can :
 event by
 Start Nov

Send Ev
 You can :
 emails by
 Send Em

Send

Registration Information

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

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - 2020-0162-A - 3708 Patapsco Avenue
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e68a8c0a9b7e9a4fbde423134118f2192>
Start: Mon 11/16/2020 10:00 AM
End: Mon 11/16/2020 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): 172 180 4529

Monday, November 16, 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=e68a8c0a9b7e9a4fbde423134118f2192>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e62598f8d358728efe3ae7063ff94>



Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1721804529@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 814087

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

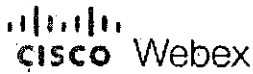
<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e60525d61bb2cfeebb2631cd201338dfa>

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

Donna Mignon

From: messenger@webex.com
Sent: Wednesday, October 21, 2020 3:00 PM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Zoning Hearing - 2020-0162-A - 3708 Patapsco Avenue

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: 4

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

From: messenger@webex.com
Sent: Wednesday, October 21, 2020 3:00 PM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Zoning Hearing - 2020-0162-A - 3708 Patapsco Avenue

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

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Donna Mignon

From: Donna Mignon
Sent: Wednesday, October 21, 2020 3:01 PM
To: Kristen L Lewis
Cc: Debra Wiley
Subject: Link - 3708 Patapsco Avenue - Case No: 2020-0162-A

Top of Form

Event Information

Event: Zoning Hearing - 2020-0162-A - 3708 Patapsco Avenue
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e6ff3e2>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e6c01cb>
Date and time: Monday, November 16, 2020 10:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
Case No: 2020-1062-A
3708 Patapsco Avenue
Legal Owners: Herman Bellew, Mollie Bellew, Lisa Morris, POA
Contract Purchaser/Lessee: Chesapeake Custom Properties, LLC
Event number: 172 180 4529
Event password: 1234
Host key: 608906
Alternate Host: Deb Wiley ,Henry Akwah
Panelist Info:
Panelist password:
Panelist numeric password: 814087
Video Address: 1721804529@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: 172 180 4529
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:

Bottom of Form

Top of Form

Bottom of Form

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

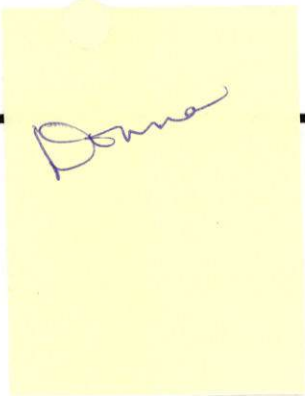
Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Akwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Adam Rosenblatt	amrosenblatt@venable.com	1-	New York Time	English	U.S.
Alice Bisasky	gp3710@msn.com	1-	New York Time	English	U.S.
Charles Wolinski	charliewolinski11@gmail.com	1-	New York Time	English	U.S.
David Billingsley	dwb0209@yahoo.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.

neighbor

Debra Wiley

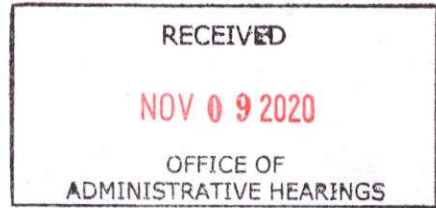
From: webmaster@baltimorecountymd.gov
Sent: Sunday, November 8, 2020 6:35 PM
To: Donna Mignon; Debra Wiley
Subject: Request to Testify



Results of Form Submission

Request to Testify

Label	Value
First Name	Alice
Last Name	Bisasky
Email	gp3710@msn.com
Phone	4103359064
Address	3710 Patapsco Avenue
City	Middle River
State	Maryland
ZIP Code	21220
Case Number	2020-0162-A
Scheduled Hearing Date	11/16/2020



Donna Mignon

From: Donna Mignon
Sent: Wednesday, October 21, 2020 3:11 PM
To: 'Rosenblatt, Adam M.'
Subject: RE: 3708 Patapsco Ave

Hi Adam:
Kristen sent me a hearing to set up.
David Billingsley indicated that you should be invited to this hearing.
Chesapeake Custom Properties, LLC
Lisa L. Morris, POA - Herman F. Bellew, Mollie S. Bellew _ Petitioners

I hope this helps. Let me know.

From: Rosenblatt, Adam M. <AMRosenblatt@Venable.com>
Sent: Wednesday, October 21, 2020 3:06 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: 3708 Patapsco Ave

CAUTION: This message from AMRosenblatt@venable.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 just received an invite to a hearing at this location and it is not ringing a bell. Is there any way you can share a little but about the hearing? Who is the applicant and/or land consultant?

Thank you so much.

Adam M. Rosenblatt, Esq. | Venable LLP
t 410.494.6271 | f 410.821.0147 | m 410.294.9430
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

AMRosenblatt@Venable.com | www.Venable.com

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

Real Property Data Search

Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 1508650110

Owner Information

Owner Name:	BELLEW HERMAN F BELLEW MOLLIE S	Use:	RESIDENTIAL
Mailing Address:	706 SUE GROVE RD BALTIMORE MD 21221-1819	Principal Residence:	NO
		Deed Reference:	/05432/ 00008

Location & Structure Information

Premises Address:	PATAPSCO AVE 0-0000 Waterfront	Legal Description:	252 S SUSQUEHANNA AVE LONG BEACH ESTATES
--------------------------	--------------------------------------	---------------------------	---

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0098	0004	0203	15030020.04	0000			54	2021	Plat Ref: 0004/ 0131

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			14,000 SF	34

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		/					

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2018	07/01/2020	07/01/2021
Land:	197,500	197,500		
Improvements	0	0		
Total:	197,500	197,500	197,500	
Preferential Land:	0			

Transfer Information

Seller: HOFFMAN ALBERT J	Date: 03/15/1974	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05432/ 00008	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	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:**

ZAC AGENDA

Case Number: 2020-0162-A **Reviewer:** Rosalie Johnson

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

Type: VARIANCE

Legal Owner: Herman F. & Mollie S. Bellew

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 6

Property Address: 3708 PATAPSCO AVE

Location: South of Susquehanna Ave. on the West side of Patapsco Ave.

Existing Zoning: DR 3.5

Area: 14,000 SQ FT

Proposed Zoning:

VARIANCE:

A proposed new dwelling on an existing lot of record with side yard setback of 10 feet and 10 feet in lieu of the required 10 feet and 15 feet minimum.

A proposed new dwelling on an existing lot of record with a sum of 20 feet in lieu of the required 25 feet minimum.

The proposed new dwelling on an existing lot of record with a lot width of 50' in lieu of the required 70' minimum lot width.

Attorney: Chesapeake Custom Properties LLC, Charles Wolinski

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Kristen L Lewis

From: David Billingsley <dwb0209@yahoo.com>
Sent: Sunday, October 18, 2020 8:59 AM
To: Kristen L Lewis
Subject: 3708 Patapsco Avenue invitees

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

Chesapeake Custom Properties LLC
Charles Wolinski, Member
charliewolinski11@gmail.com

Adam Rosenblatt
amrosenblatt@venable.com

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

RE: PETITION FOR VARIANCE
3708 Patapsco Avenue; S of Susquehanna
Avenue, W/S of Patapsco Avenue
15th Election & 6th Councilmanic Districts
Legal Owner(s): Herman & Mollie Bellew
Contract Purchaser(s): Chesapeake Custom
Properties, LLC

Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2020-162-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 23rd day of July, 2020, a copy of the foregoing Entry of Appearance was emailed to David Billingsley, 601 Charwood Court, Edgewood, Maryland 21040, dwb0209@yahoo.com, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TB:ALJ

Note to file from intake Planner in Zoning:

Applicant was advised to note the orientation of the subject property and to show the orientation of the surrounding properties with a waterfront front orientation.

RS

2020-0162-A

Roz Johnson

From: David Billingsley <dwb0209@yahoo.com>
Sent: Friday, July 10, 2020 1:19 PM
To: Roz Johnson
Cc: Carl Richards Jr
Subject: Re: Petition Submittal for 3708 Patapsco Ave.

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

Roz
Wording is OK with me.
I have attached photos of the adjacent dwellings showing that the front doors are on the road side even though the lots have garages on that side
Thanks

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

On Friday, July 10, 2020, 11:08:25 AM EDT, Roz Johnson <rvjohnson@baltimorecountymd.gov> wrote:

Dear Dave,

Per our conversation, I propose to make the following changes:

Variance from Section 1B02.3.C.1 to permit:

1. A proposed new dwelling on an existing lot of record with side yard setbacks of 10 feet and 10 feet in lieu of the required 10 feet and 15 feet minimum;
2. A proposed new dwelling on an existing lot of record with a sum of 20 feet in lieu of the required 25 feet minimum; and
3. The proposed new dwelling on an existing lot of record with a lot width of 50' in lieu of the required 70' minimum lot width.

If you are Okay with this, I will make the above change as an attachment to the petition application.

Also, please clarify the front orientation of the dwelling at 3708 Patapsco Ave.

The site plan submitted shows all of the surrounding properties with front orientation facing the street side (see attached).

From what I can tell, this is not accurate and should show all houses with front orientation facing the waterfront side.

Let me know if I can make that change to show front orientation at the waterfront side.

Thanks, Roz

From: Roz Johnson
Sent: Friday, July 10, 2020 10:20 AM
To: 'dwb0209@yahoo.com' <dwb0209@yahoo.com>
Cc: Carl Richards Jr <CRichards@baltimorecountymd.gov>
Subject: Petition Submittal for 3708 Patapsco Ave.

Dear Dave,

I am in receipt of your petition submittal for 3708 Patapsco Avenue.

The existing lot is 50' wide and the DR-3.5 Zone requires a 70' wide lot for a new home on an unimproved lot.

Do you want to add the undersized lot request to this petition?

Yours truly,

Roz Johnson

Roz Johnson

Planner, Office of Zoning Review

Baltimore County, MD

111 W. Chesapeake Avenue, Room 111

Towson, Maryland 21204

(410) 887-3391

COVID-19

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Disinfect Surfaces Frequently

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www.baltimorecountymd.gov

§ 1B02.3. - Special regulations for certain existing or proposed developments or subdivisions and for small lots or tracts in D.R. Zones.

- A. In D.R. Zones, contrary provisions of this article notwithstanding, the provisions of or pursuant to this subsection shall apply to the use, occupancy and development of; alteration or expansion of structures upon; and administrative procedures with respect to:
 1. Any lot which is in a recorded residential subdivision approved by the Baltimore County Planning Board or Planning Commission and which has been used, occupied or improved in accordance with the approved subdivision plan;
 2. Any land in a subdivision tract which was laid out in accordance with the regulations of residence zoning classifications now rescinded, for which a subdivision plan tentatively approved by the Planning Board remains in effect and which has not been used, occupied or improved in accordance with such plan;
 3. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is too small in gross area to accommodate six dwelling or density units in accordance with the maximum permitted density in the D.R. Zone in which such tract is located;
 4. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is less than one-half acre in area, regardless of the number of dwelling or density units permitted at the maximum permitted density in the zone in which it is located; or
 5. Any lot or tract of lots in single ownership which is in a duly recorded subdivision plat not approved by the Baltimore County Planning Board or Planning Commission.
- B. Standards applicable to existing developments, etc. The minimum standards for net area, lot width, front yard depth, single-side-yard width, sum of widths of both side yards, rear yard depth and height with respect to each use in a development described in Subsection A.1 above, shall be as prescribed by the zoning regulations applicable to such use at the time the plan was approved by the Planning Board or Commission; however, the same or similar standards may be codified under Section 504, and these standards shall thereupon control in such existing developments. Development of any subdivision described in Subsection A.2 shall be in accordance with the tentatively approved subdivision plan therefor. Standards for development of lots or tracts described in Subsection A.3, A.4 or A.5 shall be as set forth in Subsection C below.
- C. Development standards for small lots or tracts.
 1. Any dwelling hereafter constructed on a lot or tract described in Subsection A.3 or A.4 shall comply with the requirements of the following table:

Zoning Classification	Minimum Net Lot Area per Dwelling Unit (square feet)	Minimum Lot Width (feet)	Minimum Front Yard Depth (feet)	Minimum Width of Individual Side Yard (feet)	Minimum Sum of Side Yard Widths (feet)	Minimum Rear Yard Depth (feet)
D.R.1	40,000	150	50	20	50	50
D.R.2	20,000	100	40	15	40	40

D.R.3.5	10,000	70	30	10	25	30
D.R.5.5	6,000	55	25	10	—	30
D.R.10.5	3,000	20	10	10	—	50
D.R.16	2,500	20	10	25	—	30

- 2. Other standards for development of small lots on tracts as so described shall be as set forth in provisions adopted pursuant to the authority of Section 504.
- D. An amendment to any part of a development plan involving only property subject to the provisions of this subsection shall not be subject to the provisions of Section 1B01.3.A.7.
- E. Notwithstanding any provision of these regulations to the contrary, the bulk regulations and building setback requirements applicable to an approved development plan for a condominium regime shall be the only bulk regulations and building setback requirements applicable to a subsequent conversion of the entire condominium regime, or a portion thereof, to individual lots of record, so long as the approved condominium regime is located on a lot, tract, or parcel zoned D.R.3.5, D.R.5.5, D.R.10.5, and/or D.R.16 that is within the Chesapeake Bay Critical Area.

[Bill Nos. 78-2010; 71-2011]



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
7/13/2020

2020-0162-A

Permit Processing Residential Permit & Development Report

Page 1 of 2

Property Information

Tax Account Number: **1508650110**

Plat Ref: 004:131

Election District: **15**

Owner Name(s): BELLEW HERMAN F and BELLEW MOLLIE S

PDM #: 15-0024

Address: 706 SUE GROVE RD
BALTIMORE, MD 21221

Zoning District(s): DR 3.5

Premise Address: PATAPSCO AVE

Elevation Range: 0ft - 2ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Homes	Internal Alts.	Add / Ext. Alts.	Access. Struct.	Open Decks	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Elec. & Plumb	High Rise Apts.	Agency Acknowledgment
														Initial & Date
Contact Agency	Potential Overlay Issues													
	Growth Tier 1: Served by public sewer and inside URDL													
Planning Jefferson Building Room 101 Phone: 410-887-3211	Bowleys Quarters-Back River Neck Area	X												
EPS-Dev. Coord. County Office Building Room 319 Phone: 410-887-3733	Chesapeake Bay Critical Area	X		X	X	X	X	X	X	X				
	100 Year Flood Zone	X		X	X	X		X	X	X				
	Possible Flood Hazard - Water Body Present	X		X	X	X		X	X	X				
PAI-Sed. Control Insp. County Office Building Room G-21 Phone: 410-887-3226	Chesapeake Bay Critical Area	X						X		X				
	100 Year Flood Zone	X						X		X				
	Possible Flood Hazard - Water Body Present	X						X		X				
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Bowleys Quarters-Back River Neck Area	X						X						OK To File
	100 Year Flood Zone	X	X	X	X	X		X	X			X		OK To File
	Possible Flood Hazard - Water Body Present	X	X	X	X	X		X	X			X		OK To File
	InFill Lot Review	X												OK To File
	Verify Water Service Size.	X												
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Bowleys Quarters-Back River Neck Area	X												
	FDP Approval Review Required: THIS DEVELOPMENT REQUIRES FINAL DEVELOPMENT PLAN (FDP) SUBMITTAL & APPROVAL PRIOR TO RECORDATION OF THE SUBDIVISION OR SURVEY PLAT AND PRIOR TO ANY ZONING OFFICE REVIEW & APPROVAL OF BUILDING PERMIT APPLICATIONS RELATED TO NEW HOMES OR NEW (Multifamily, Mixed Use, Senior Housing, etc.) BUILDINGS	X												

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
7/13/2020

Permit Processing Residential Permit & Development Report

Page 2 of 2

Property Information

Tax Account Number: 1508650110

Plat Ref: 004:131

Election District: 15

Owner Name(s): BELLEW HERMAN F and BELLEW MOLLIE S

PDM #: 15-0024

Address: 706 SUE GROVE RD
BALTIMORE, MD 21221

Zoning District(s): DR 3.5

Premise Address: PATAPSCO AVE

Elevation Range: 0ft - 2ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Homes	Internal Alts.	Add / Ext. Alts.	Access. Struct.	Open Decks	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Elec. & Plumb	High Rise Apts.	Agency Acknowledgment
Contact Agency	Potential Overlay Issues													Initial & Date
MD Aviation Administration Division of Airport Facilities Planning P.O. Box 8766 BWI Marshall Airport, MD 21240-0766 Phone: 410-859-7692 or 410-859-7070	Martin State Airport Zoning Area Growth Tier 1: Served by public sewer and inside URDL	X		X	X		X	X	X	X				OK To File
Building Plans Review County Office Building Room 120 Phone: 410-887-3987	100 Year Flood Zone Possible Flood Hazard - Water Body Present	X	X	X	X	X				X	X			

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.
Form171R

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 - 1508650110							
Owner Information									
Owner Name:	BELLEW HERMAN F BELLEW MOLLIE S			Use:	RESIDENTIAL				
Mailing Address:	706 SUE GROVE RD BALTIMORE MD 21221-1819			Principal Residence:	NO				
				Deed Reference:	/05432/ 00008				
Location & Structure Information									
Premises Address:	PATAPSCO AVE 0-0000 Waterfront			Legal Description:	252 S SUSQUEHANNA AVE LONG BEACH ESTATES				
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0098	0004	0203	15030020.04	0000			54	2018	Plat Ref: 0004/ 0131
Town: None									
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area	County Use			
	14,000 SF					34			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
			/						
Value Information									
	Base Value		Value		Phase-In Assessments				
			As of		As of	As of			
			01/01/2018		07/01/2019	07/01/2020			
Land:	197,500		197,500						
Improvements	0		0						
Total:	197,500		197,500		197,500	197,500			
Preferential Land:	0					0			
Transfer Information									
Seller: HOFFMAN ALBERT J			Date: 03/15/1974		Price: \$0				
Type: NON-ARMS LENGTH OTHER			Deed1: /05432/ 00008		Deed2:				
Seller:			Date:		Price:				
Type:			Deed1:		Deed2:				
Seller:			Date:		Price:				
Type:			Deed1:		Deed2:				
Exemption Information									
Partial Exempt Assessments:	Class			07/01/2019		07/01/2020			
County:	000			0.00					
State:	000			0.00					
Municipal:	000			0.00 0.00		0.00 0.00			
Special Tax Recapture: None									
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application				Date:					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2020-0162-A

3708 PATAPSCO AVENUE

2020-0162-A



SITE

PATAPSCO AVE

MIDDLE RIVER AVE

1:1,128

0 45 90 180 Feet

July 8, 2020

211E

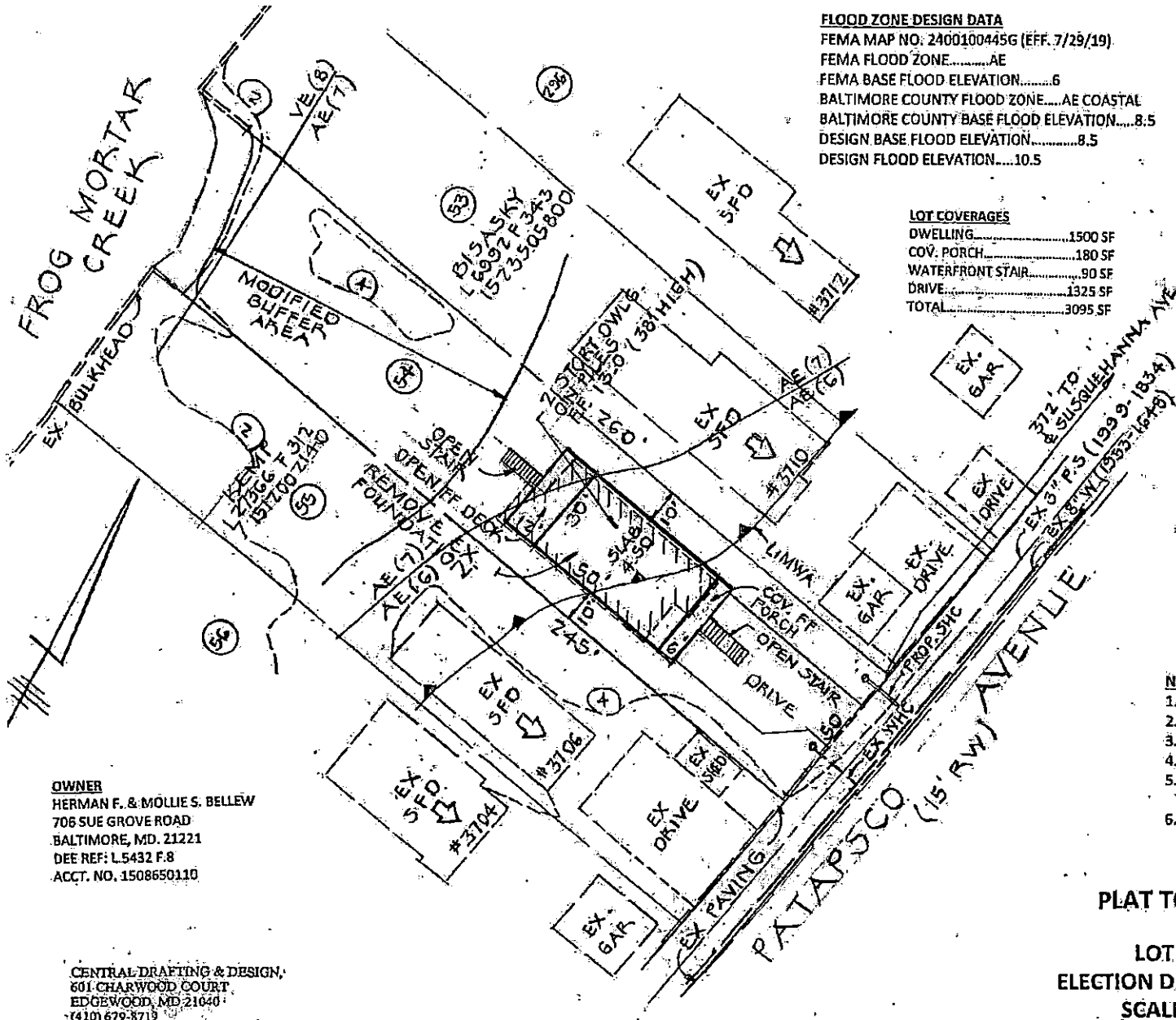
PETITIONER'S EXHIBITS
3708 PATAPSCO AVENUE
CASE NO. 2020-0162-A

11/16/20
D. Mignon

1. PLAT TO ACCOMPANY PETITION DATED JUNE 8, 2020. (NOTE: UNDERSIZED LOT APPROVAL HAS BEEN APPROVED SINCE PETITION WAS FILED. SEE EXHIBIT 6)
2. SDAT REAL PROPERTY SEARCH
3. DEED OF RECORD L.5432 F.008 DATED MARCH 7, 1974
4. PLAT OF SENECA PARK BEACH PB 8 F 45 RECORDED MAY 28, 1926
5. AERIAL PHOTO
6. COPY OF UNDERSIZED LOT APPROVAL AA-2020-0007-UL DATED SEPTEMBER 22, 2020
7. WATER MAIN CONSTRUCTION PLAN NO. 1953-1648 SHOWING EXISTING DWELLING
8. SEWER MAIN CONSTRUCTION PLAN NO. 1999-1834 SHOWING EXISTING FOUNDATION
- 9A-D. PHOTOS

12/21/20
DM.

PETITIONER'S
EXHIBIT NO. 1

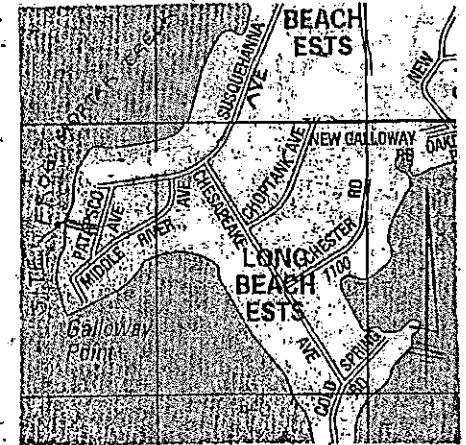


FLOOD ZONE DESIGN DATA

FEMA MAP NO: 2400100445G (EFF. 7/29/19)
 FEMA FLOOD ZONE.....AE
 FEMA BASE FLOOD ELEVATION.....6
 BALTIMORE COUNTY FLOOD ZONE.....AE COASTAL
 BALTIMORE COUNTY BASE FLOOD ELEVATION.....8.5
 DESIGN BASE FLOOD ELEVATION.....8.5
 DESIGN FLOOD ELEVATION.....10.5

LOT COVERAGES

DWELLING.....1500 SF
 COV. PORCH.....180 SF
 WATERFRONT STAIR.....90 SF
 DRIVE.....1325 SF
 TOTAL.....3095 SF



VICINITY MAP
SCALE: 1" = 1000'

LOT COVERAGE CHART

LOT AREA.....12400 SF
 COVERAGE PERMITTED W/O MITIGATION (25%).....3100 SF
 COVERAGE PERMITTED WITH MITIGATION (31.25%).....3875 SF
 PROPOSED LOT COVERAGE.....3095 SF
 ADDITIONAL PERMITTED W/O MITIGATION.....5 SF
 ADDITIONAL PERMITTED WITH MITIGATION.....780 SF

NO BUFFER DISTURBANCE PROPOSED

NOTES

1. ZONING...DR 3.5 (MAP NO. 098B1)
2. AREA.....12,400 SF = 0.285 ACRE +/-
3. SITE IS LOCATED IN CBCA AND 100 YEAR FLOOD ZONE
4. PUBLIC WATER AND SEWER
5. NO VIOLATIONS OR PREVIOUS ZONING HISTORY ARE KNOWN TO EXIST.
6. NO HISTORIC STRUCTURES, ARCHEOLOGIC SITES OR UNDERGROUND STORAGE TANKS EXIST.

OWNER
 HERMAN F. & MOLLIE S. BELLEV
 706 SUE GROVE ROAD
 BALTIMORE, MD. 21221
 DEE REF: L5432 F.8
 ACCT. NO. 1508650110

CENTRAL DRAFTING & DESIGN,
 601 CHARWOOD COURT
 EDGEWOOD, MD 21040
 (410) 679-8713

PLAT TO ACCOMPANY VARIANCE PETITION
3708 PATAPUSCO AVENUE
 LOT 54 LONG BEACH ESTATES 4/131
 ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD.
 SCALE: 1 INCH = 30 FEET JUNE 8, 2020

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration	
Special Tax Recapture: None			
Account Identifier: District - 15 Account Number - 1508650110			
Owner Information			
Owner Name:	BELLEW HERMAN F BELLEW MOLLIE S	Use: Principal Residence: RESIDENTIAL NO	
Mailing Address:	706 SUE GROVE RD. BALTIMORE MD 21221-1819	Deed Reference: /05432/ 00008	
Location & Structure Information			
Premises Address:	PATAPSCO AVE 0-0000 Waterfront	Legal Description: 252 S SUSQUEHANNA AVE LONG BEACH ESTATES	
Map:	Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:		
0098	0004 0203 15030020.04 0000	54 2018 Plat Ref: 0004/ 0131	
Town: None			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	
		Property Land Area 14,000 SF	
		County Use 34	
Stories	Basement	Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements	
Value Information			
	Base Value	Value	Phase-in Assessments
		As of	As of
Land:	197,500	01/01/2018	07/01/2019
Improvements	0	197,500	As of 07/01/2020
Total:	197,500	0	
Preferential Land:	0	197,500	197,500
			0
Transfer Information			
Seller:	HOFFMAN ALBERT J	Date:	03/15/1974
Type:	NON-ARMS LENGTH OTHER	Deed1:	/05432/ 00008
		Price:	\$0
		Deed2:	
Seller:		Date:	
Type:		Deed1:	
		Price:	
		Deed2:	
Seller:		Date:	
Type:		Deed1:	
		Price:	
		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:			

PETITIONER'S
EXHIBIT NO. **2**

PERSONAL DEED — INDIVIDUAL GRANTEE AND GRANTEE — 8-12

THIS DEED IS MADE PURSUANT TO ARTICLE 21, SECTION 4-108, OF THE ANNOTATED CODE OF MARYLAND
No Consideration - No Transfer Taxes - No Stamps - No Title Search

This Deed, Made this 7 day of March,

in the year one thousand nine hundred and seventy-four, by and between MOLLIE S. BELLEW,
(formerly Mollie S. Hoffman), Grantor,

HERMAN F. BELLEW and MOLLIE S. BELLEW, his wife,
of the first part, and

of the second part.

Witnesseth, that in consideration of the sum of Five Dollars (\$5.00) and other good and
valuable consideration, the receipt of which is hereby acknowledged,

the said party of the first part

006**** PSB61C1 H2-S1 WY
006**** PSB61C1 H2-S1 WY

do hereby grant and convey unto the said parties of the second part, as tenants by
the entireties, their assigns, and unto the survivor of them, his or her

heirs and assigns,

in fee simple, all that lot(s) of ground, situate, lying and being in

Baltimore County, State of Maryland and described as follows, that is to say:—

Beginning for the same on the Northwest side of a 15' road running Northeastly
from Middle River Avenue at the corner of Lot No. 55 and running thence Northeastly
along the Northwest side of said 15' road 50.01' to Lot No. 53 thence Northwestly
along Lot No. 53, 282', more or less, to the waters of Frog Mortar Creek, an inlet
of Middle River thence Southwestly along the waters of Frog Mortar Creek 50', more
or less, to Lot No. 55, and thence Northeastly along Lot No. 55, 278', more or less,
to the place of beginning.

BEING Lot No. 54 as laid out on the Plan of Long Beach Estates sub-divided by the Cityco
Realty Company and recorded among the Land Records of Baltimore County in Plat Book
W.P.C. No. 4, folio 131.

BEING the same lot of ground in a Deed dated October 7, 1961, and recorded among the
Land Records of Baltimore County in Liber W.J.R. No. 3907, folio 115, from Margaret H.
Gardner, Widow, unto Albert J. Hoffman and Mollie S. Hoffman, his wife, the said Albert
J. Hoffman having died on or about April 29, 1968, and the said Mollie S. Hoffman having
since married Herman F. Bellew on or about May 13, 1971.

TRANSFER TAX NOT REQUIRED

3-15-74
Walter R. Richardson
Director of Finance

Per: *Muriel J. Newman*
Authorized Signature
R. A. [Signature]

PETITIONER'S
EXHIBIT NO. 3

BALTIMORE COUNTY CIRCUIT COURT (Land Records) EHK 5432, B. 0008, MSA, CEG2, 5287, Date available 12/27/2005, Printed 1/08/2020.



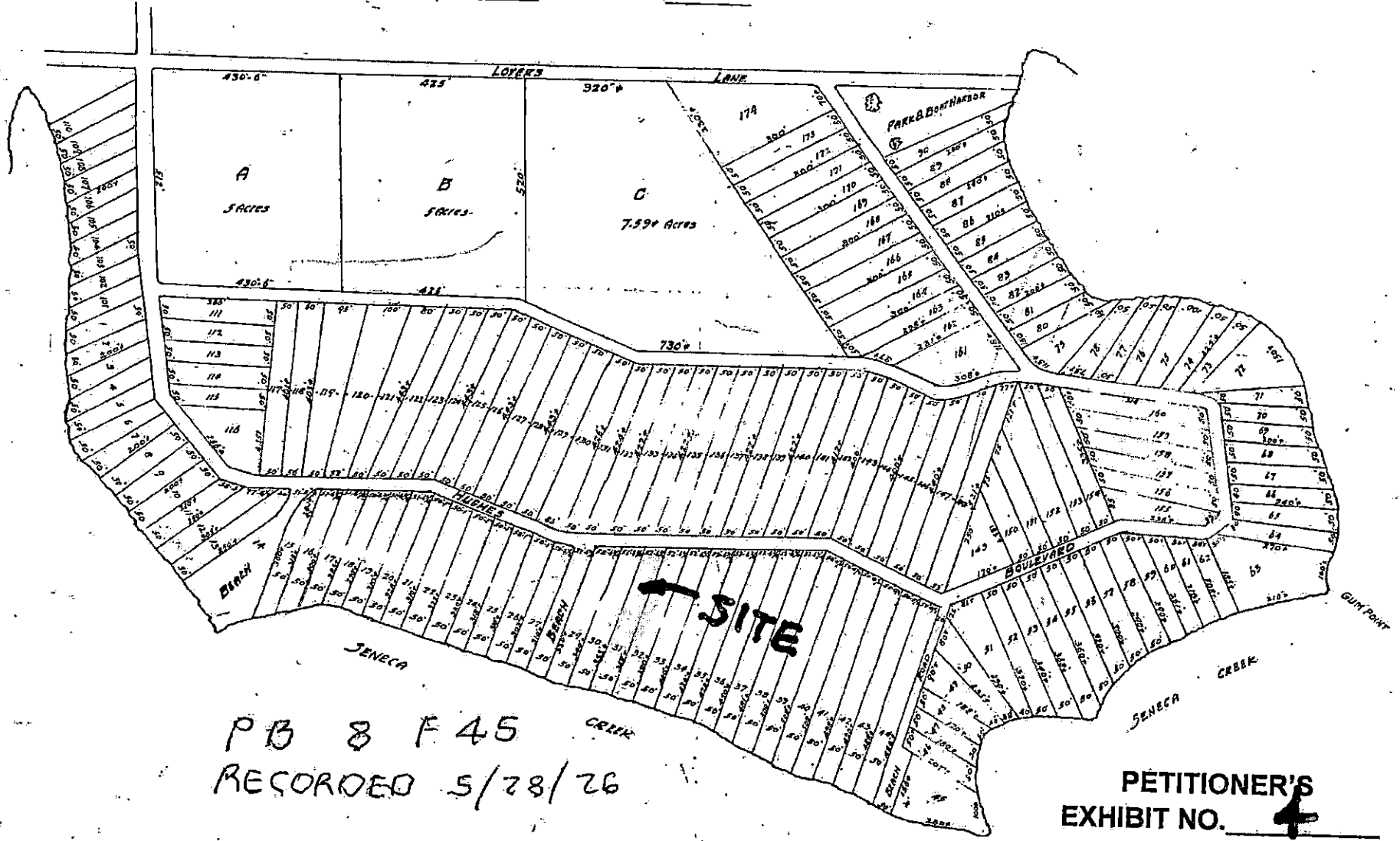
SENECA PARK BEACH

EDGAR E. KENLY
JAMES AGENT
HOMERWOOD 2695

SCALE 1" = 100'
TOLLEY & BAYNE CO.
CIVIL ENGINEERS
BALTO, MD.

REVISED PLAN
APRIL 1926

CARROLL'S ISLAND ROAD



PB 8 F 45
RECORDED 5/28/26

PETITIONER'S
EXHIBIT NO. **4**

AA-2020-0007-WL

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning
Attention: Development Review Division
Jefferson Building
105 West Chesapeake Avenue, Room 101
Towson, MD 21204
Mail Stop 3402

Building Permit No. B
Zoning Office Reviewer CF

Residential Processing Fee Paid
(\$100.00)
Accepted by LP
Date 8-25-2020

FROM: Arnold Jablon, Director
Department of Permits, Approvals and Inspections

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, the Zoning Review Office of PAI is requesting recommendations and comments from the Office of Planning prior to Zoning Review Office approval of a residential building permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Name of Applicant(s) CHESAPEAKE CUSTOM PROPERTIES LLC
Applicant's Mailing Address 9019 CUCKOO POINT RD
Applicant's Telephone Number (410) 850-9431 Applicant's Email Address cwiolinski@bcps.org
Lot Address 3708 PATAPSCO AVE Election District LS Council District 6 Lot Square Feet 12,400-SF
Lot Location: N.E.S. (W)ide of PATAPSCO AVE, 372 feet/al corner of N.E.S. (W)ide of SUSQUEHANNA AVE
(street name) (# of feet) (street name)
Land Owner(s): LISA L. MORRIS POA
HERMAN F. AND MOLLIE S. BELLEVY 10 Digit Tax Account Number 1508650110
Owner's Mailing Address: 700 SUE GROVE ROAD
Owner's Telephone Number () _____ Owner's Email Address _____

CHECKLIST OF MATERIALS- (to be submitted at the filing appointment for design review by the Office of Planning)

APPLICANT MUST PROVIDE 1 through 6

	Planner Acceptance Check Off	
	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Site Plan Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly) Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: <u>DR 3.5</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

RECOMMENDATIONS / COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: Brett M. Williams
For the Director, Office of Planning

Date: 9/23/20

RECEIVED
AUG 28 2020

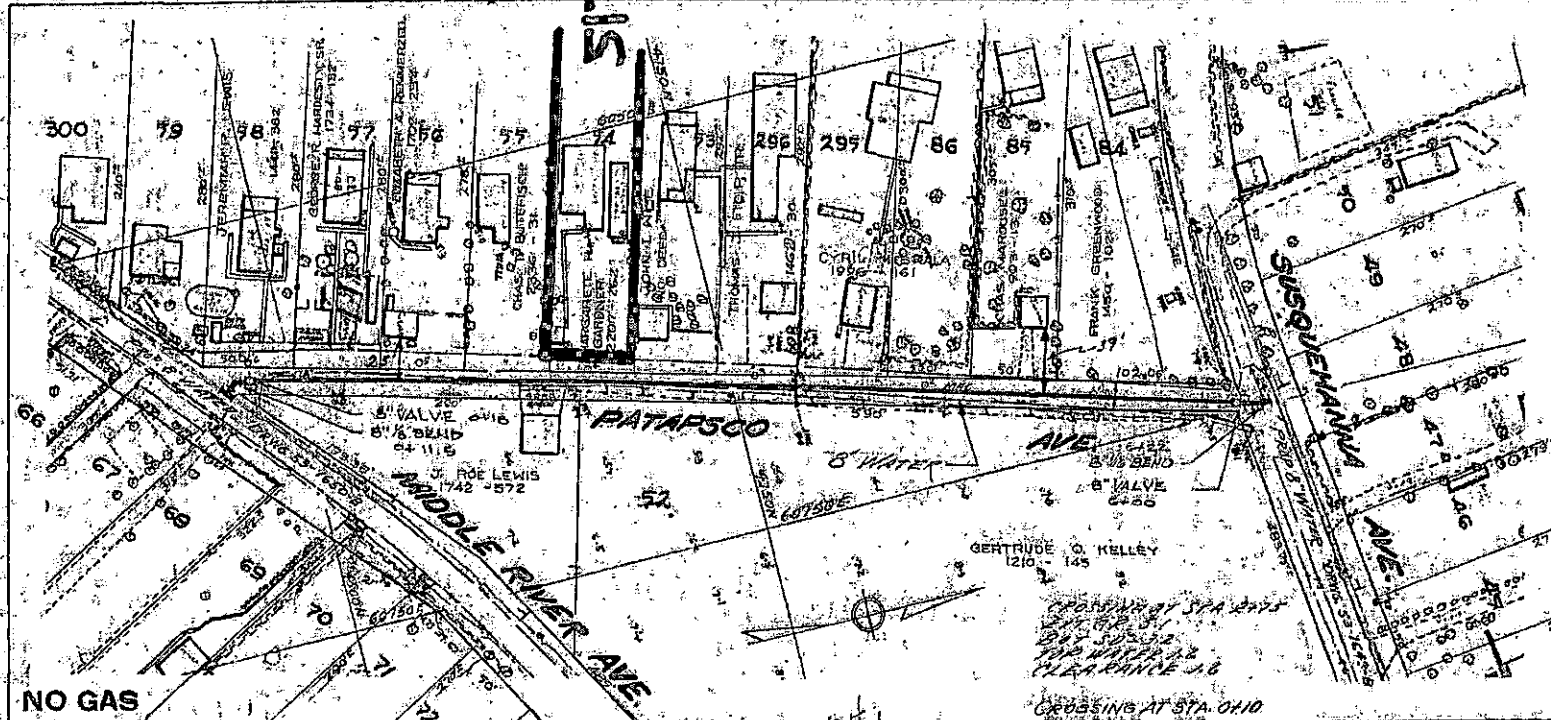
Revised 10/04/17

DEPARTMENT OF PLANNING

PETITIONER'S
EXHIBIT NO. 6

WATER PLAN NO. 1953-1648

SITE



BILL OF MATERIALS		
NO.	DESCRIPTION	SIZE
1	VALVE	8"
2	1/2 BEND	8"
3	3/4 BEND	8"
CIV. C.I. PIPE (HARD) 8"		

REVISIONS OF PLAN
REVISION NO. 1
DATE 10-23-53

STATION	EXISTING	EST. GRADE	OUT.
0+00	9.6	7.9	6.8
1+00	7.5	7.0	4.8
2+00	5.7	5.1	4.3
3+00	4.9	5.3	4.3
4+00	5.2	5.4	4.2
5+00	6.8	6.2	6.4
6+00	6.7	6.5	6.5

DATE	RIGHT OF WAY SECURED	BY
		COUNTY RD.

DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY
METROPOLITAN DISTRICT

APPROVED
[Signature]

GRADE ESTABLISHED AND LOCATION APPROVED
DATE 10-23-53
[Signature]
ROADS ENGINEER BALTO. COUNTY

NO GAS

CROSSING AT STA. 0+10
EX. GRADE - 9.5
50' S.D. - 9.8
TOP W.M. - 6.0
CLEARANCE - 1.8'

C.W.O. 27058

LOCATION APPROVED
DATE 10-23-53
[Signature]

BALTIMORE COUNTY HIGHWAYS
PERMIT NUMBER - 84-078
GRADE ESTABLISHED 10-23-53
PROFILE NUMBER 331710

APPROVED
[Signature]

APPROVED FOR CITY OF BALTIMORE
DATE 4-2-54
[Signature]

KEY SHEET
2
3/4"

DRAWING
No. 1
OF 1

SCALE:
1" = 40 FT.

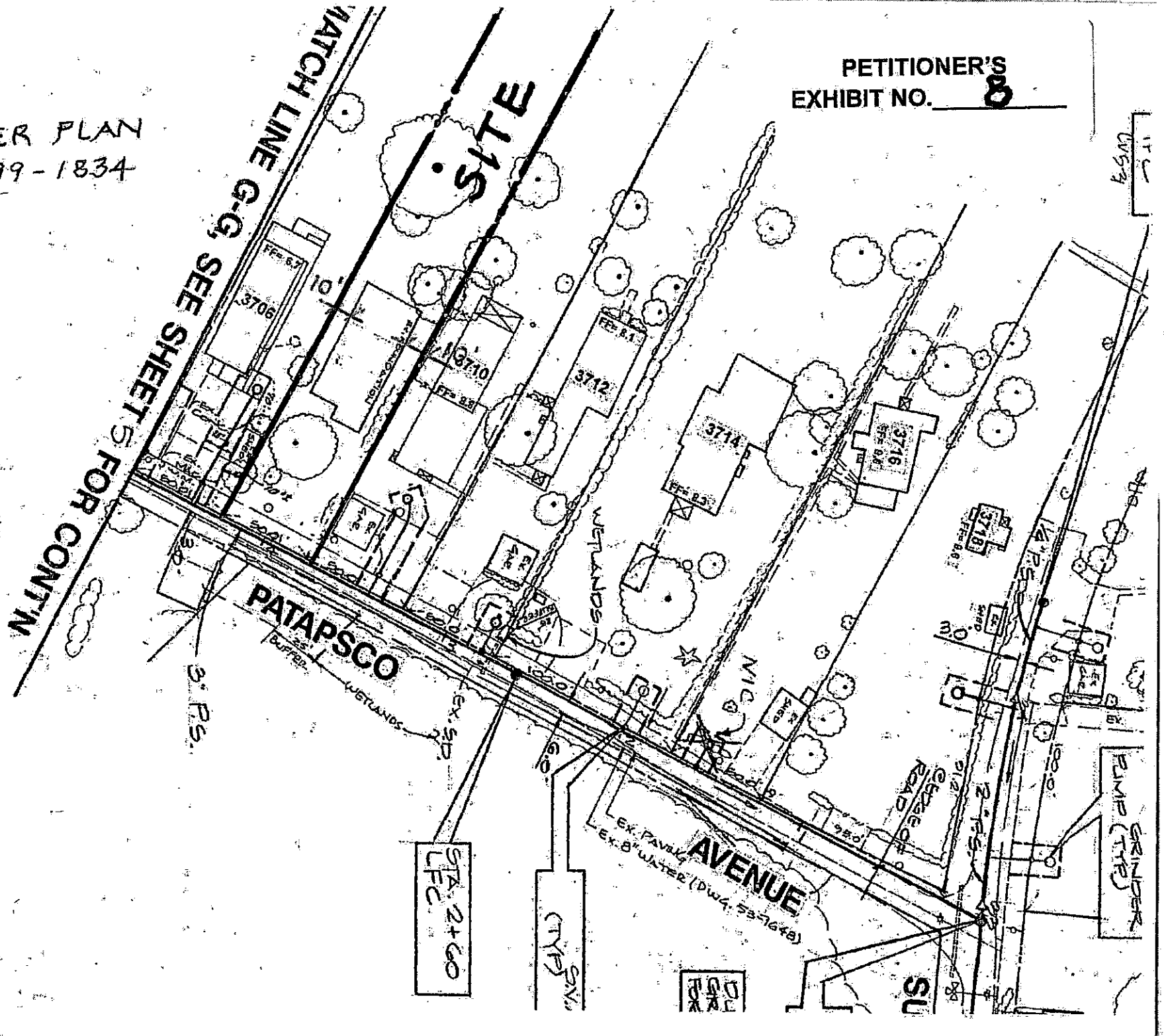
378-W MICROFILMED

378-W MICROFILMED

PETITIONER'S
EXHIBIT NO. 7

SEVIER PLAN
NO. 1999-1834

PETITIONER'S
EXHIBIT NO. 8

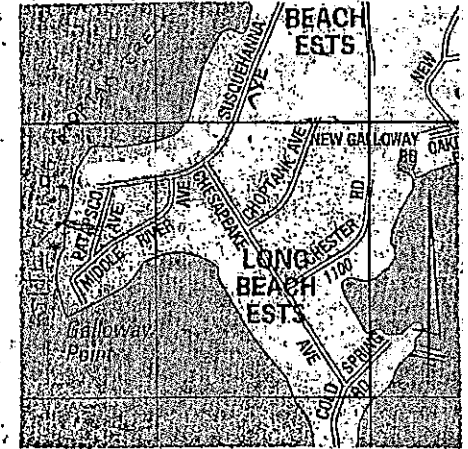


PETITIONER'S
EXHIBIT NO. **9**

FLOOD ZONE DESIGN DATA
 FEMA MAP NO. 2400100445G (EFF. 7/29/19)
 FEMA FLOOD ZONE.....AE
 FEMA BASE FLOOD ELEVATION.....6
 BALTIMORE COUNTY FLOOD ZONE.....AE COASTAL
 BALTIMORE COUNTY BASE FLOOD ELEVATION.....8.5
 DESIGN BASE FLOOD ELEVATION.....8.5
 DESIGN FLOOD ELEVATION.....10.5

LOT COVERAGES

DWELLING.....	1500 SF
COV. PORCH.....	180 SF
WATERFRONT STAIR.....	90 SF
DRIVE.....	1325 SF
TOTAL.....	3095 SF



VICINITY MAP
SCALE: 1" = 1000'

LOT COVERAGE CHART

LOT AREA.....	12400 SF
COVERAGE PERMITTED W/O MITIGATION (25%).....	3100 SF
COVERAGE PERMITTED WITH MITIGATION (31.25%).....	3875 SF
PROPOSED LOT COVERAGE.....	3095 SF
ADDITIONAL PERMITTED W/O MITIGATION.....	5 SF
ADDITIONAL PERMITTED WITH MITIGATION.....	780 SF

NO BUFFER DISTURBANCE PROPOSED

NOTES

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6. NO HISTORIC STRUCTURES, ARCHEOLOGIC SITES OR UNDERGROUND STORAGE TANKS EXIST

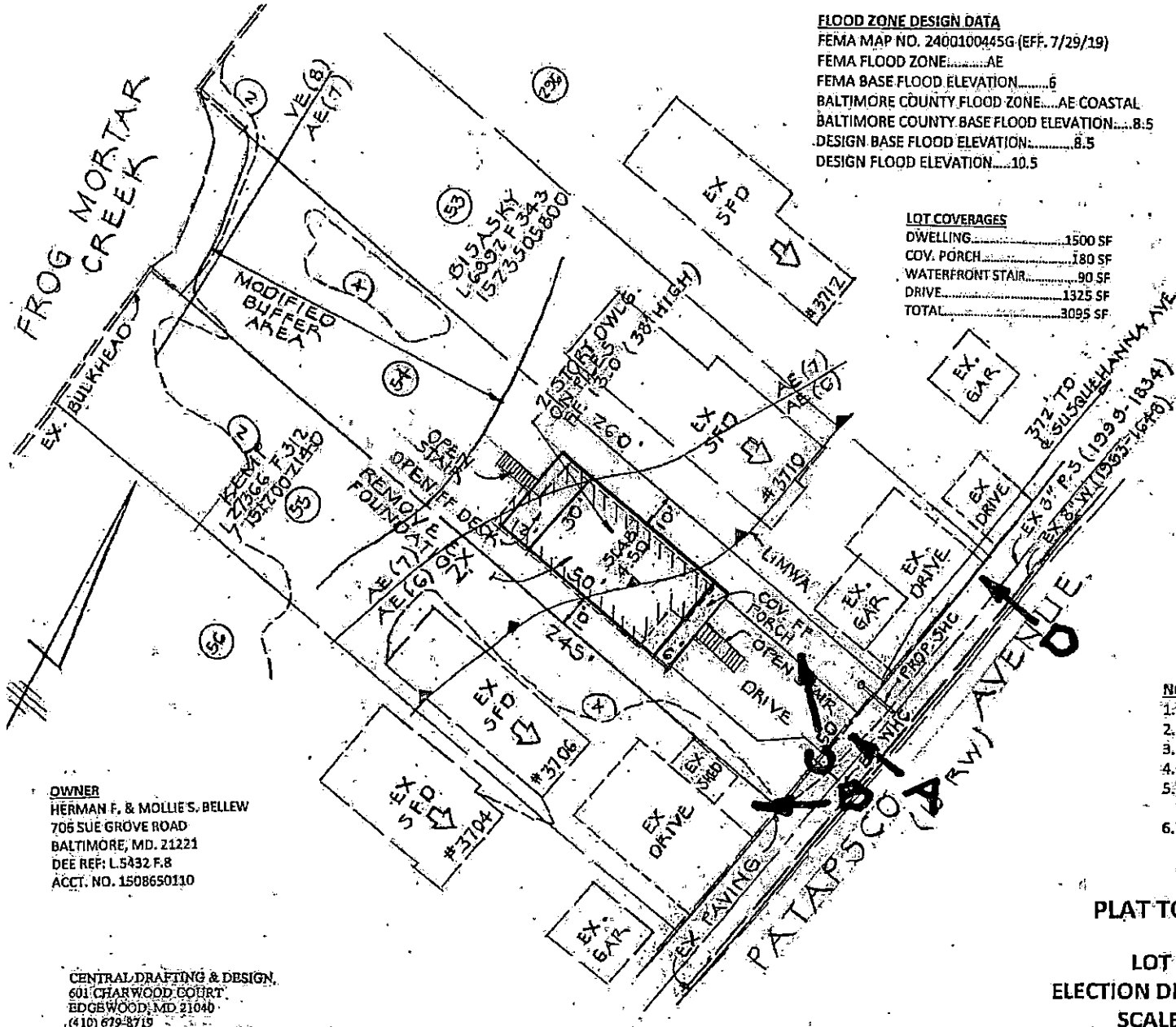
PHOTOS

PLAT TO ACCOMPANY VARIANCE PETITION
3708 PATAPSCO AVENUE

LOT 54 LONG BEACH ESTATES 4/131

ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD.

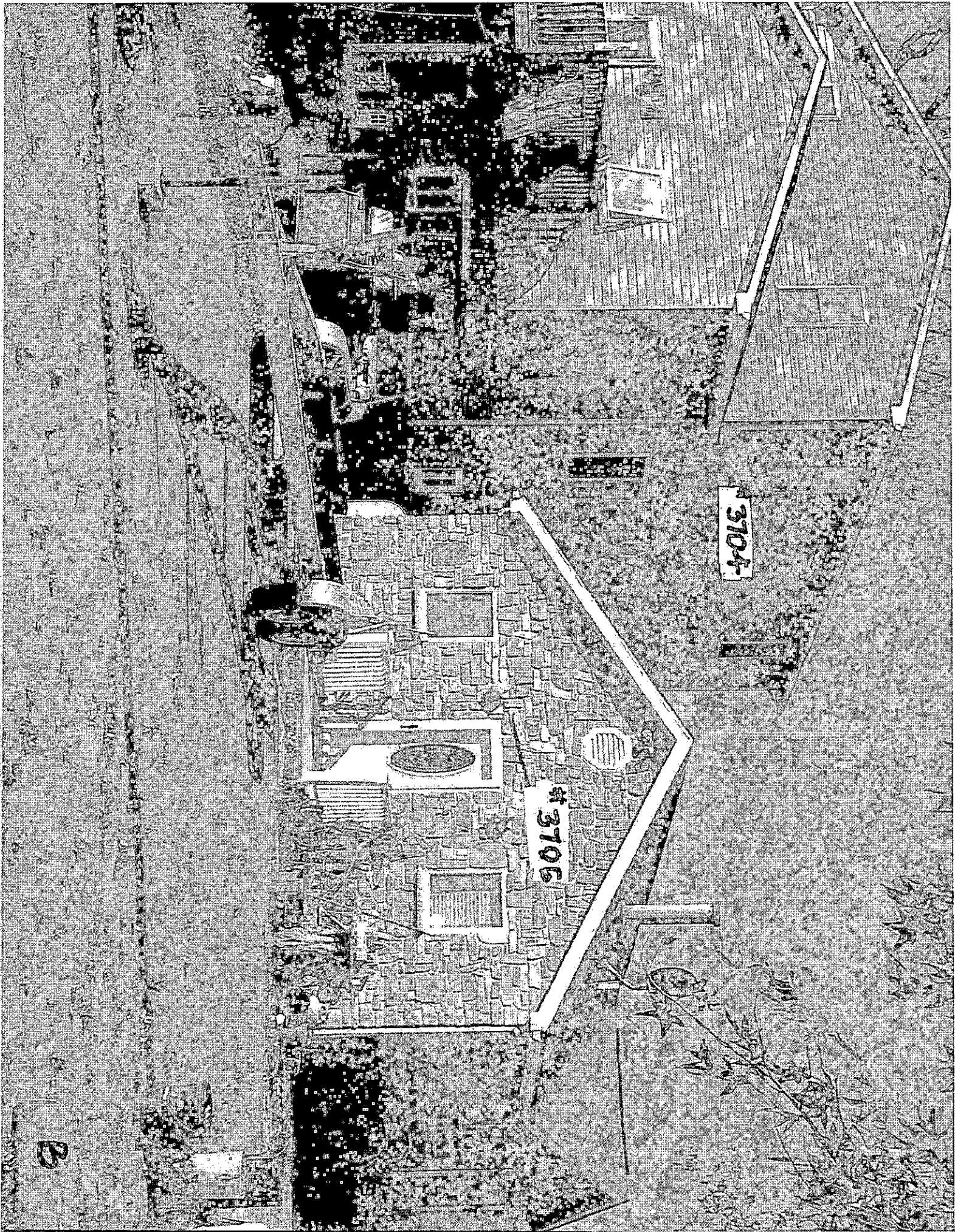
SCALE: 1 INCH = 30 FEET JUNE 8, 2020



OWNER
 HERMAN F. & MOLLIE S. BELLEV
 705 SUE GROVE ROAD
 BALTIMORE, MD. 21221
 DEE REF: L 5432 F.8
 ACCT. NO. 1508650110

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

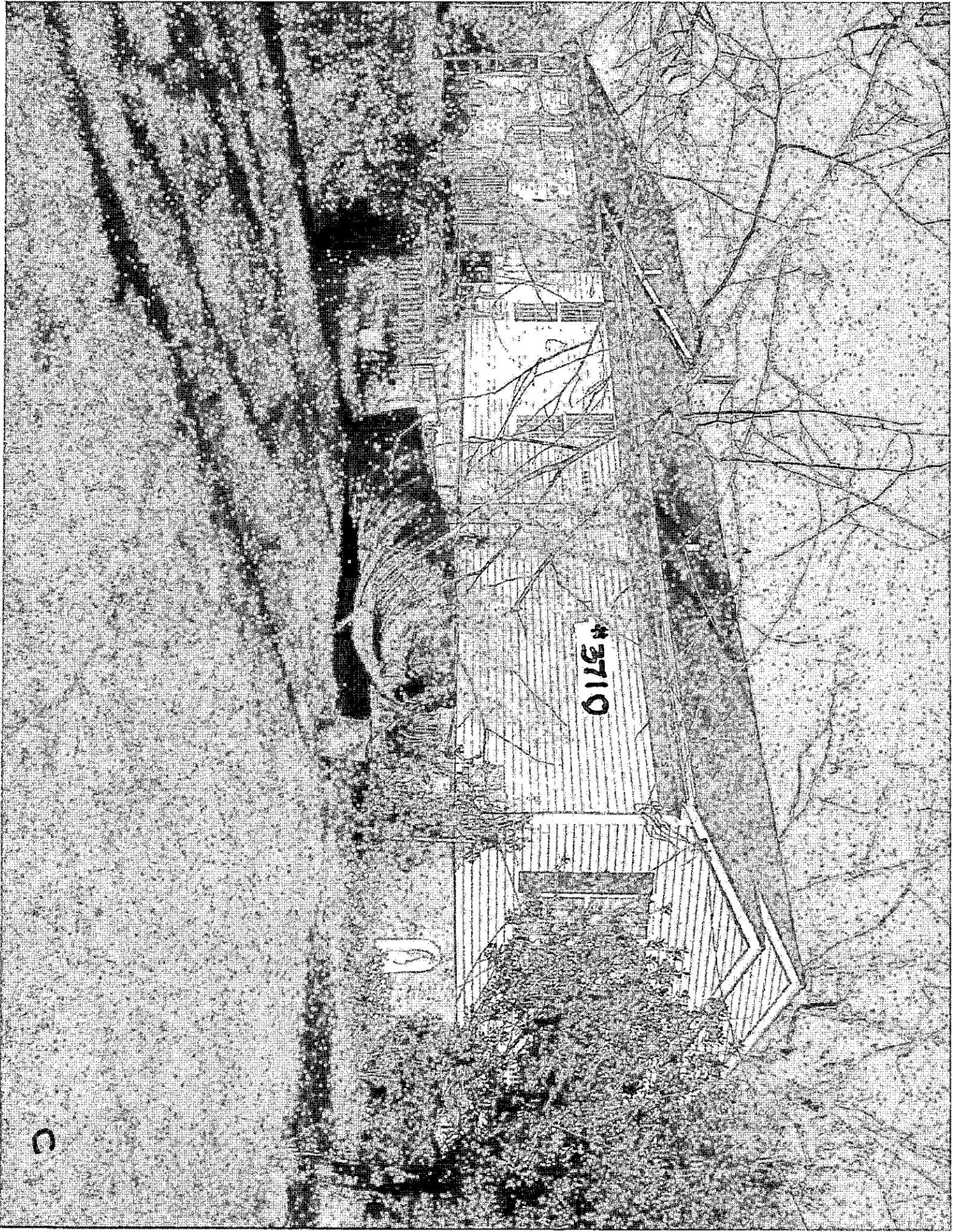




3704

3705

B



#3710



DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: THAT I, HERMAN FRANKLIN BELLEW (also known as Herman F. Bellew), of Baltimore County, State of Maryland, do hereby constitute and appoint my wife, MOLLIE MAE BELLEW (also known as Mollie Smith Bellew), to be my true, sufficient and lawful attorney-in-fact to act for me in my name, place and stead; provided, however, that if my said wife shall resign or fail for any other reason to continue as my said attorney-in-fact, I hereby constitute and appoint my daughter, LISA LYNN MORRIS, to serve as my attorney-in-fact in the place and stead of my said wife.

In addition to all powers, authorities and discretions granted by common law, statute or under any rule of court, I hereby authorize and empower my said attorney-in-fact in her sole and absolute discretion:

1. To demand, sue for, submit to arbitration for, collect, recover and receive all sums of money, debts, accounts, gifts, legacies, bequests, interest, dividends, annuities, and demands whatsoever; to take all lawful ways and means in my name or otherwise for the recovery thereof, and to compromise the same, and to give discharges therefor; to sell, convey, lease, exchange, mortgage, pledge, release, hypothecate, to enter into any listing agreement with a real estate agent, enter into any Contract of Sale, represent me at any settlement for sale, receive on my behalf the net proceeds due me, or otherwise deal with, dispose of or encumber any property, including but not limited to the real property located in Baltimore County, State of Maryland, and being known as 706 Sue Grove Road, vacation properties, other residences, commercial properties, investment properties and rental properties, including but not limited to condominiums, cooperatives and apartments, or any personal property, now belonging to me, or which I may hereafter acquire, or which my said attorney-in-fact may acquire on my behalf, upon such terms, conditions and covenants as my said attorney-in-fact shall deem appropriate; to appear on my behalf in any litigation; to waive any or all dower or curtesy rights which I may have in any real or personal property; to give discharges, releases, consents and receipts on my behalf including those to relieve a trustee of a trust in which I may have an interest from any obligation to account or take any other action that might otherwise be required by law or by rule of court;

2. To deposit funds in any banking or savings institution; to pay any and all bills, accounts, claims and demands now or hereafter payable by me, to withdraw any of my funds from, and to draw and sign checks in my name upon, any bank or trust company or savings institution in which I may have any funds on deposit, and to endorse all checks, drafts, notes or other instruments for the payment of money made payable to my order;

3. To hold, invest, reinvest and otherwise manage any and all of my property of whatsoever kind; to transfer or surrender any securities which I may own and to execute in my name or on my behalf any stock power or other instrument in order to effect such transfer or surrender; to enter into any agency or custodian agreement with any bank or trust company at my expense for the investment or safekeeping of any property and to revoke any such agency or custodian agreement, whether made by me or by my said attorney-in-fact, or by any other person;

2020-0162-A

4. To have unrestricted access to, and right of entry into, any safety deposit box, vault, storage warehouse or other depository which I may own, which may be registered in my name, or in which any property may be held for me;
5. To bargain, contract for, purchase, receive, lease or otherwise acquire in my name, for my account or on my behalf real and/or personal property of any kind, tangible or intangible, including but not limited to U.S. Treasury Bills, Notes and other obligations of the United States Government or any of its Agencies which may be utilized, pursuant to Section 6312 of the Internal Revenue Code and the Regulations thereunder (as the same may be from time to time amended), in payment of the tax imposed by Section 2001 of said Code, as it may be from time to time amended, or otherwise;
6. To make, execute, and file any and all federal, state, local or other tax returns, claims for refunds or declarations of estimated tax; to represent me in any matter before the Internal Revenue Service or any other agency, federal, state or local, and in connection therewith to execute consents extending the statutory period for the assessment or collection of taxes; to pay all taxes and interest thereon which I may properly owe or which may be assessed against me; and to contest the validity of any proposed assessment;
7. To join or not join with my spouse or my spouse's estate in filing income or gift tax returns for any years for which I have not filed such returns and to consent or not consent to any gifts made by my spouse as being made one-half (½) by me for gift tax purposes, even though such action subjects my estate to additional liabilities;
8. To have full power to make and substitute in writing, for the purposes herein contained, one or more attorneys-in-fact under my said attorney-in-fact, and to revoke the same at pleasure;
9. To execute, seal, acknowledge and deliver any documents or papers which might be necessary, advisable or expedient with respect to any property, and to act in all matters relating to the powers herein referred to as fully and effectively as I, if present and of sound and disposing mind, could or might do personally;
10. To make gifts of real or personal property, including but not limited to any property then constituting or included in any revocable trust established by me, to any one or more of my wife, MOLLIE MAE BELLEW, my daughter, LISA LYNN MORRIS, and my grandchildren, either outright or in trust, in such amounts and upon such terms and conditions as my said attorney-in-fact in her sole judgment may deem reasonable. In determining the reasonableness of any proposed gift, my said attorney-in-fact shall take into consideration the extent and nature of my assets, the preservation of my assets in the face of catastrophic health care costs, the Federal estate and/or gift taxes that may be generated by virtue of a gift and/or my death, the natural objects of my bounty and the Federal estate and/or income taxes to which they may be subjected. The fact that I may have not instituted a gift giving program prior to the

exercise of this power by my said attorney-in-fact shall not be considered in any fashion as a manifestation of a purported desire by me not to undertake such a program at a subsequent time;

11. To commence, prosecute and defend any legal action to which I may be or may become a party;

12. To renounce, convey, release or disclaim any interest in property, real or personal, including marital property rights, life estates and any rights of survivorship incident to joint tenancy or tenancy by the entirety;

13. To exercise or release any powers of appointment, special or general, inter vivos or testamentary, which I may have been given or reserved;

14. To act for me and on my behalf with respect to any right or interest I may have with respect to any fiduciary estate or trust or any other property interests, whether vested or contingent, including the right to receive any bequest, payment or other distribution payable or distributable to me and the power to execute on my behalf releases, renunciations, disclaimers, elections or any other such documents with respect to such fiduciary estate or trust or other property;

15. To create for my benefit and for the benefit of others who are the natural objects of my bounty, revocable or irrevocable trusts to hold property of my estate (including, but not limited to, a voting trust or other shareholders' agreement), which trusts may extend beyond my disability or lifetime, and to transfer to such trust or trusts any of my assets or my interests in such assets; and to exercise any right I may have to alter, amend or revoke any trust;

16. To place, effect and carry insurance of such kind and in such amounts as my said attorney-in-fact shall deem advisable to protect my assets against any hazard, to claim any benefits or proceeds on my behalf, and to purchase medical insurance for me or any dependent of mine;

17. To exercise any right to elect benefits or payment options, to terminate, to change beneficiaries or ownership, to assign rights, to borrow or receive cash value in return for the surrender of any or all rights under any of the following:

- a. Life insurance policies or benefits;
- b. Annuity policies, plans or benefits;
- c. Mutual funds and other dividend investment plans;
- d. Retirement, and employee welfare plans and benefits, including any individual retirement accounts;

18. To employ attorneys, investment counsel, accountants, physicians, dentists, professional property managers, real estate brokers or agents, and other persons to render services for and to me or my estate, to delegate full authority to any such individual to deal with

my property or person, and to pay the reasonable fees and compensation of such persons for their services.

My said attorney-in-fact shall not be liable to me or any of my successors in interest for any action taken, or not taken, in good faith, but shall be liable only for any willful misconduct or gross negligence.

If any of the provisions of this Durable Power of Attorney are invalid for any reason, such invalidity shall not affect any of the other provisions of this Durable Power of Attorney, and all invalid provisions shall be wholly disregarded.

Except where the context otherwise requires, the masculine shall include the feminine, the singular shall include the plural and vice-versa.

All questions pertaining to the validity, interpretation and administration of this Durable Power of Attorney shall be determined in accordance with the laws of the State of Maryland.

I understand that this Durable Power of Attorney is an important legal document. Before executing this document, my lawyer explained to me the following:

- A. This document provides my attorney-in-fact with broad powers to dispose, sell, convey and encumber my real and personal property;
- B. The powers granted in this Durable Power of Attorney will exist for an indefinite period of time unless I limit their duration by the terms of this Durable Power of Attorney or revoke this Durable Power of Attorney. These powers will continue to exist notwithstanding my subsequent disability or incapacity; and
- C. I have the right to revoke or terminate this Durable Power of Attorney at any time.

I hereby ratify, allow and hold firm and valid all and whatsoever my said attorney-in-fact shall have heretofore lawfully done, or shall hereafter do or cause to be done by virtue of these presents.

This Durable Power of Attorney shall not be affected by or be terminated by reason of any disability suffered by me. I request that no guardianship proceeding for my property be commenced in the event of my disability, but in the event it nevertheless becomes necessary for any court to appoint a guardian for my property, I direct that my wife, MOLLIE MAE BELLEW, shall serve as such guardian. If my said wife shall be unable or unwilling to serve as guardian, or having served as guardian shall cease to serve, I direct that my daughter, LISA LYNN MORRIS, serve as guardian in the place and stead of my said wife. I further direct that any guardian who shall at any time be appointed by any court shall be excused from giving bond.

I hereby revoke, annul and cancel any and all general powers of attorney heretofore executed by me, if any, and the same shall be of no further force or effect; provided, however, that this paragraph shall not affect, modify or terminate in any way the Advance Medical Directive and Appointment of Health Care Agent executed by me on the 16 day of FEB, 2005, or any special, restricted or limited power or powers of attorney I may have heretofore given in connection with any borrowing, banking or other commercial transaction.

All photocopies, facsimiles and all other reasonable reproductions or duplications of this Durable Power of Attorney after valid execution thereof, shall be as effective as the original.

WITNESS my hand and seal this 16 day of FEB, 2005.

WITNESS:

Rain Belville Chapman Herman Franklin Bellew (SEAL)
HERMAN FRANKLIN BELLEW

STATE OF MARYLAND, CITY/COUNTY OF Baltimore, to wit:

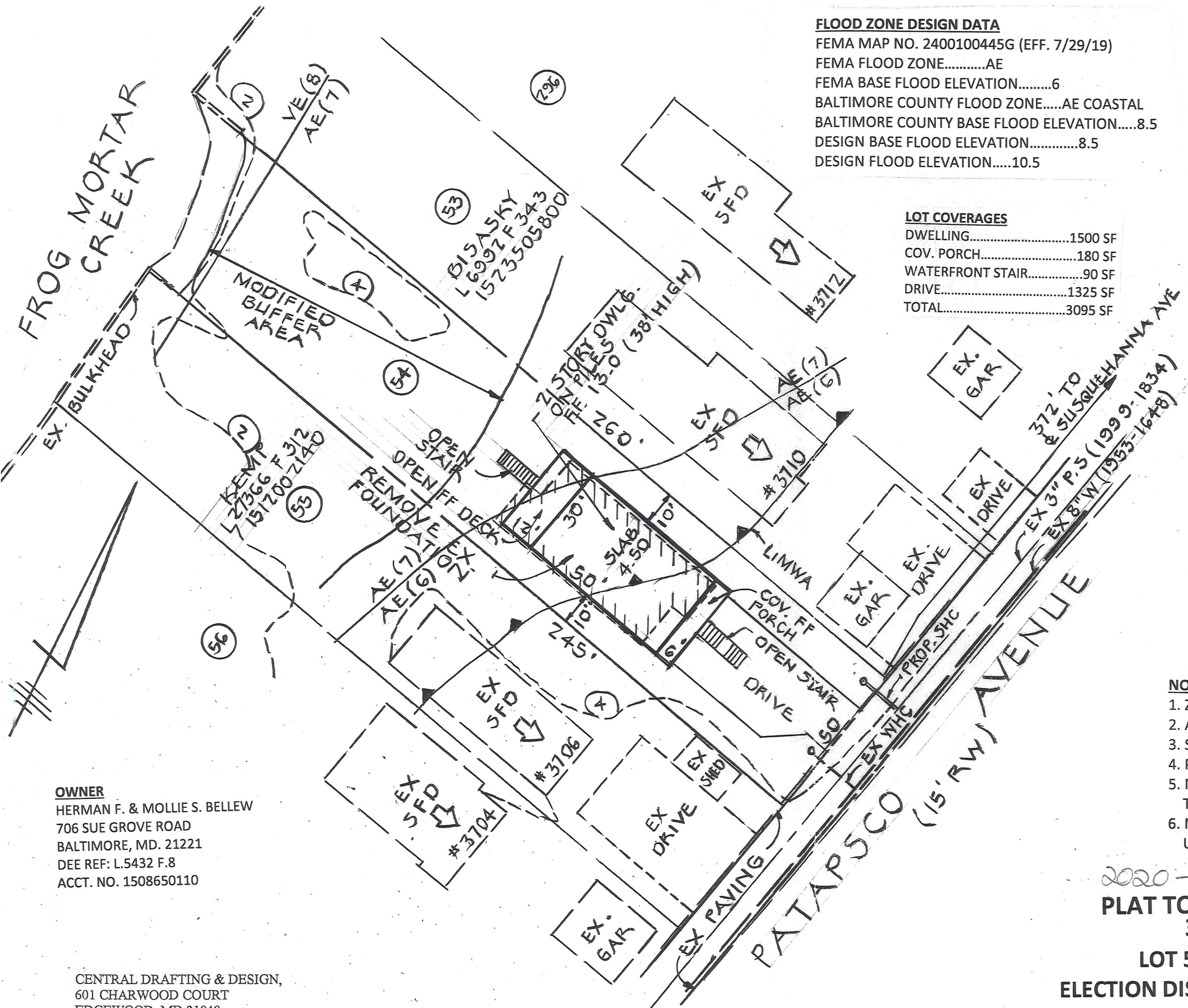
I HEREBY CERTIFY that on this 16th day of February, 2005, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared HERMAN FRANKLIN BELLEW who acknowledged the foregoing to be his free and voluntary act and deed.

WITNESS my hand and Notarial Seal.

SHERRY ROBERTSON NEAL, NOTARY PUBLIC
BALTIMORE COUNTY
STATE OF MARYLAND
MY COMMISSION EXPIRES JUNE 1, 2008

Sherry Robertson Neal
Notary Public

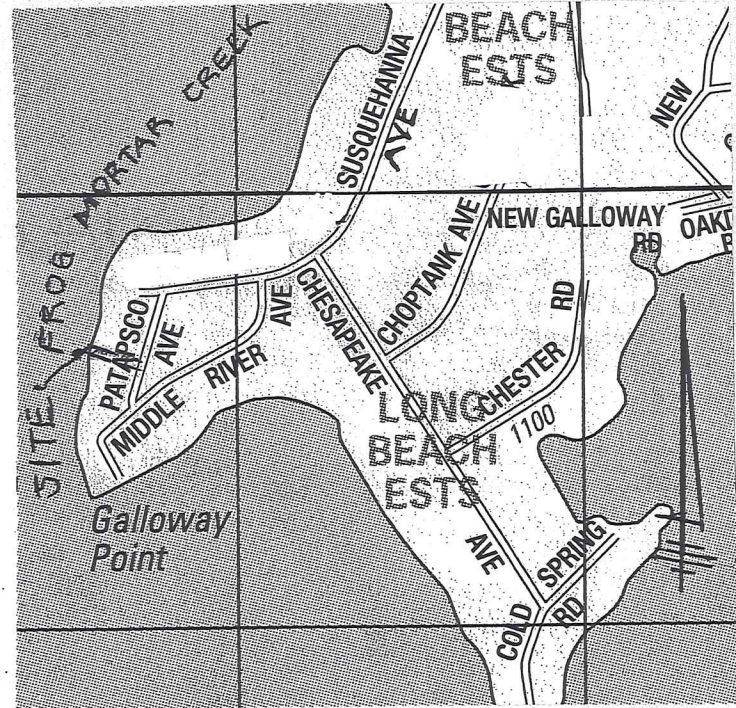
My commission expires: 6/1/2008



FLOOD ZONE DESIGN DATA
 FEMA MAP NO. 2400100445G (EFF. 7/29/19)
 FEMA FLOOD ZONE.....AE
 FEMA BASE FLOOD ELEVATION.....6
 BALTIMORE COUNTY FLOOD ZONE.....AE COASTAL
 BALTIMORE COUNTY BASE FLOOD ELEVATION.....8.5
 DESIGN BASE FLOOD ELEVATION.....8.5
 DESIGN FLOOD ELEVATION.....10.5

LOT COVERAGES

DWELLING.....	1500 SF
COV. PORCH.....	180 SF
WATERFRONT STAIR.....	90 SF
DRIVE.....	1325 SF
TOTAL.....	3095 SF



VICINITY MAP
 SCALE: 1"=1000'

LOT COVERAGE CHART

LOT AREA.....	12400 SF
COVERAGE PERMITTED W/O MITIGATION (25%).....	3100 SF
COVERAGE PERMITTED WITH MITIGATION (31.25%).....	3875 SF
PROPOSED LOT COVERAGE.....	3095 SF
ADDITIONAL PERMITTED W/O MITIGATION.....	5 SF
ADDITIONAL PERMITTED WITH MITIGATION.....	780 SF

NO BUFFER DISTURBANCE PROPOSED

- NOTES**
1. ZONING...DR 3.5 (MAP NO. 098B1)
 2. AREA.....12,400 SF = 0.285 ACRE +/-
 3. SITE IS LOCATED IN CBCA AND 100 YEAR FLOOD ZONE
 4. PUBLIC WATER AND SEWER
 5. NO VIOLATIONS OR PREVIOUS ZONING HISTORY ARE KNOWN TO EXIST.
 6. NO HISTORIC STRUCTURES, ARCHEOLOGIC SITES OR UNDERGROUND STORAGE TANKS EXIST

OWNER
 HERMAN F. & MOLLIE S. BELLEW
 706 SUE GROVE ROAD
 BALTIMORE, MD. 21221
 DEE REF: L.5432 F.8
 ACCT. NO. 1508650110

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

2020-0162-A
PLAT TO ACCOMPANY VARIANCE PETITION
3708 PATAPSCO AVENUE
LOT 54 LONG BEACH ESTATES 4/131
ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET JUNE 8, 2020