

 ZAC Database

 jperlow ▾


Case Information 2020-0235-A

Tax Account/Miscellaneous Notes/Related Cases

Hearing/Petition Info

Law Judge/Appeals/Courts Information

Tax Account/Miscellaneous Notes/Related Cases

Tax Account Information

Create New Tax Account

	Tax Account Number	Deed Book	Deed Folio	200 Scale Map Ref
	15-14-651380	17336	00134	091-A3

Miscellaneous Notes

Create New Note

	Miscellaneous Note	Created Date	Created By
	Case was opened and then postponed. Needs to be rescheduled at request of Petitioners, Mr. and Mrs. Acree, and Lawrence Schmidt. Esq. after completion of revised paperwork. Sign does not need to be reposted and OAH will re-invite all parties originally part of the hearing. Returned file to Zoning on 1/14/21.	01/14/2021	DWILEY
	No order was issued for this case. Apparently, case was not rescheduled or reheard at hearing, therefore, case was closed by the Zoning Review Office.	08/27/2025	JPERLOW

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: Kristen Lewis, Office of Zoning Review
Department of Permits, Approvals & Inspections (PAI)

DATE: January 13, 2021

FROM: Paul M. Mayhew, Managing Administrative Law Judge
Office of Administrative Hearings



RE: **Case No. 2020-0235-A – 1503 Shore Road**
(Hearing Date: 1/13/21 @ 10 AM)

The above-referenced case was opened and then postponed. This matter needs to be rescheduled at the request of the Petitioners, Mr. and Mrs. Acree, and Lawrence Schmidt, Esq., after completion of revised paperwork.

Please be advised that the sign does not need to be reposted for the new hearing date, and our office will re-invite all parties originally part of today's hearing.

Our office is returning the file to you for further processing.

Thank you.

PMM:dlw

Debra Wiley

From: Debra Wiley
Sent: Wednesday, January 13, 2021 2:05 PM
To: Kristen L Lewis
Cc: Donna Mignon
Subject: Case No. 2020-0235-A - 1503 Shore Road - Hearing: 1/13/21
Attachments: IO-Case No. 2020-0235-A - Hearing Contd Needs to be Rescheduled.doc

Hi Kristen,

Please see attached memo for rescheduling.

This file will be delivered to the COB lobby tomorrow, Thursday, January 14th.

Thank you.

Donna Mignon

From: Jenifer G. Nugent
Sent: Wednesday, January 13, 2021 7:42 AM
To: Administrative Hearings
Subject: RE: 1/13/2021 hearing 2nd submission from 1505 Shore Road concerning Variance Case #2020-0235-A concerning, 1503 Shore Road, Middle River, Md. 21220 and the Planning Board's submission memo

Did this person not have access to the site plan submitted with the request
The garage is being proposed on the street side, not the waterfront side

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Sent: Wednesday, January 13, 2021 7:22 AM
To: Jenifer G. Nugent <jnugent@baltimorecountymd.gov>
Subject: FW: 1/13/2021 hearing 2nd submission from 1505 Shore Road concerning Variance Case #2020-0235-A concerning, 1503 Shore Road, Middle River, Md. 21220 and the Planning Board's submission memo

FYI

From: Gayle Durham <gayleadurham@gmail.com>
Sent: Tuesday, January 12, 2021 5:41 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: 1/13/2021 hearing 2nd submission from 1505 Shore Road concerning Variance Case #2020-0235-A concerning, 1503 Shore Road, Middle River, Md. 21220 and the Planning Board's submission memo

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

Today, we read a submission to the hearing from C. Pete Gutwald, Director of Planning, and signed by Jenifer G. Nugent, dated January 4, 2021 and concerning the variance request from our next door neighbor at 1503 Shore Road, Middle River.

The memo states that there are many garage locations in the community like the garage referred to in the variance request by our neighbors. It is not clear that the person making the report knows that all of these garages are in the required rear yard for waterfront properties. Many people do NOT know that the land by the water is the front yard of waterfront properties, and the land to the street is the rear yard. Our neighbor is asking for his garage that he built in his rear yard in accordance with the present regulations of the county to now be considered placed in the front yard. 1503 Shore is asking for his front and rear yards to be switched. That means his front yard would be adjacent to our rear yard, and our rear yard adjacent to his front yard.

Why is the owner not asking for this reversal? If the land facing the water is now his rear yard, his existing boat on trailer, tractor, shed, trailer, RV, will now have to be located adjacent to our front yard by the water. How is this practical because it will be on the waterside of his new residence he is proposing. He will not have access to these items on the 10' side yard to get to them. Our property at 1505 Shore Road has been in our family for 73 years, and this is the only instance of anyone on the water that we know of storing boats, RVs, tractors, sheds on the waterside of their property. We strongly object to this.

Sorry for the late admission , but we just became aware and read the planning board's memo this afternoon (1/12/21). Thank you for reviewing our concerns.

Donald and Gayle Durham
1505 Shore Road
Baltimore, Maryland 21220



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 1503 SHORE ROAD which is presently zoned DR-5.5
 Deed References: 17336/134 10 Digit Tax Account # 1514651380
 Property Owner(s) Printed Name(s) CHARLES T. & MARLENE C. ACREE

(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:

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) 400.1 BCZR TO ALLOW AN ACCESSORY STRUCTURE (EXISTING GARAGE) TO BE LOCATED IN THE FRONT YARD OF THE PROPOSED HOUSE, IN LIEU OF THE REQUIRED REAR YARD LOCATION.

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)

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:

N/A
 Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Attorney for Petitioner:

N/A
 Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

CHARLES T. ACREE , MARLENE C. ACREE
 Name #1 - Type or Print Name #2 - Type or Print
Charles T. Acree x Marlene C. Acree
 Signature #1 Signature #2
1503 SHORE RD BALTO MD
 Mailing Address City State
21220 , 410-382-1214 , CTACREE@VERIZON.NET
 Zip Code Telephone # Email Address

Representative to be contacted:

GEOFFREY SCHULTZ - POLARIS LC
 Name - Type or Print
[Signature]
 Signature
57 W. TIMONIUM RD SUITE 210 TIMONIUM MD
 Mailing Address City State
21093 , 410-252-4444 , GSCULTZ@
 Zip Code Telephone # Email Address
POLARISLC.COM

CASE NUMBER 2020-0235-A Filing Date 9/16/2020 Do Not Schedule Dates: Reviewer RJ



57 WEST TIMONIUM ROAD
SUITE 210
TIMONIUM, MD 21093
PHONE: (410) 252-4444
WWW.POLARISLC.COM

Zoning Description of
1503 Shore Road
15th Election District
6th Councilmanic District
Baltimore County, MD

Beginning at a point on the South side of Shore Road, said point being 18 feet West of the center of Geranium Place and being the easternmost 80 feet of Lot 57, Plat of "Bull Neck" recorded in Plat Book 4 Page 172.

Containing 26,160 square feet or 0.601 Acres of land as recorded in deed Liber 17336 Folio 134.

2020-0235-A



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 1503 SHORE ROAD

which is presently zoned DR-5.5

Deed References: 17336 / 134

10 Digit Tax Account # 1514651380

Property Owner(s) Printed Name(s) CHARLES T. & MARLENE C. ACREE

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

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

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

CHARLES T. ACREE , MARLENE C. ACREE

Name #1 - Type or Print

Name #2 - Type or Print

Charles Acree Marlene Acree

Signature #1

Signature #2

1503 SHORE RD BALTO MD

Mailing Address

City

State

21220 , 410-382-1214 , CTACREE@VERIZON.NET

Zip Code

Telephone #

Email Address

Representative to be contacted:

GEOFFREY SCHULTZ - POLARIS LC

Name - Type or Print

Signature

57 W. TIMONIUM RD SUITE 210 TIMONIUM MD

Mailing Address

City

State

21093 , 410-252-4444 , GSCHULTZ@

Zip Code

Telephone #

Email Address

POLARISLC.COM

CASE NUMBER 2020-0235-A

Filing Date 9/16/2020 Do Not Schedule Dates: _____

Reviewer RD



57 WEST TIMONIUM ROAD
SUITE 210
TIMONIUM, MD 21093
PHONE: (410) 252-4444
WWW.POLARISLC.COM

Zoning Description of
1503 Shore Road
15th Election District
6th Councilmanic District
Baltimore County, MD

Beginning at a point on the South side of Shore Road, said point being 18 feet West of the center of Geranium Place and being the easternmost 80 feet of Lot 57, Plat of "Bull Neck" recorded in Plat Book 4 Page 172.

Containing 26,160 square feet or 0.601 Acres of land as recorded in deed Liber 17336 Folio 134.

2020-0235-A

LAND SURVEYING - SUBDIVISION DESIGN - COMMERCIAL SITE DESIGN - LAND USE & PLANNING
STORM WATER MANAGEMENT - CONSTRUCTION SURVEYING - PROJECT MANAGEMENT - ZONING MATTERS

Debra Wiley

1-13-21
10 AM

From: Gayle Durham <gayleadurham@gmail.com>
Sent: Tuesday, January 12, 2021 5:41 PM
To: Administrative Hearings
Subject: 1/13/2021 hearing 2nd submission from 1505 Shore Road concerning Variance Case # 2020-0235-A concerning, 1503 Shore Road, Middle River, Md. 21220 and the Planning Board's submission memo

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

Today, we read a submission to the hearing from C. Pete Gutwald, Director of Planning, and signed by Jenifer G. Nugent, dated January 4, 2021 and concerning the variance request from our next door neighbor at 1503 Shore Road, Middle River.

The memo states that there are many garage locations in the community like the garage referred to in the variance request by our neighbors. It is not clear that the person making the report knows that all of these garages are in the required rear yard for waterfront properties. Many people do NOT know that the land by the water is the front yard of waterfront properties, and the land to the street is the rear yard. Our neighbor is asking for his garage that he built in his rear yard in accordance with the present regulations of the county to now be considered placed in the front yard. 1503 Shore is asking for his front and rear yards to be switched. That means his front yard would be adjacent to our rear yard, and our rear yard adjacent to his front yard.

Why is the owner not asking for this reversal? If the land facing the water is now his rear yard, his existing boat on trailer, tractor, shed, trailer, RV, will now have to be located adjacent to our front yard by the water. How is this practical because it will be on the waterside of his new residence he is proposing. He will not have access to these items on the 10' side yard to get to them. Our property at 1505 Shore Road has been in our family for 73 years, and this is the only instance of anyone on the water that we know of storing boats, RVs, tractors, sheds on the waterside of their property. We strongly object to this.

Sorry for the late admission, but we just became aware and read the planning board's memo this afternoon (1/12/21). Thank you for reviewing our concerns.

Donald and Gayle Durham
1505 Shore Road
Baltimore, Maryland 21220



Copy sent to Gen Nugent.
1-13-21
DW

1-13-21
10 Am

Debra Wiley

From: Administrative Hearings
Sent: Thursday, January 7, 2021 9:15 AM
To: donwdurham@gmail.com
Subject: RE: Variance Case #2020-0235-A, 1503 Shore Road, Middle River, Maryland 21220
Attachments: Message from "RNP002673F6C9D3"

Good Morning,

This is to acknowledge receipt of your email.

I have attached for your convenience both the Petition and Notice of Zoning Hearing that indicate Petitioners are requesting from Section 400.1 of the Baltimore County Zoning Regulations **to allow** an accessory structure (**existing garage**) to be **located in the front yard of the proposed house**, in lieu of the required rear yard location. Please be advised that specifics will be discussed at the hearing.

If you'd like to find out additional information about the Petitioners' request, you can participate in the hearing, which is now being held virtually since the County buildings are closed due to the Covid-19 pandemic. You will need to register at least 2 working days in advance. Once we receive the "Testify for a Hearing" form, an invitation will be sent to you and you must accept in order to participate. Here's the link to complete the form:

<https://www.baltimorecountymd.gov/departments/adminhearings/devzoninghearings.html>

Your email correspondence will be placed in the case file.

Thank you for contacting the Office of Administrative Hearings and have a safe day !

From: donwdurham@gmail.com <donwdurham@gmail.com>
Sent: Thursday, January 7, 2021 9:01 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Variance Case #2020-0235-A, 1503 Shore Road, Middle River, Maryland 21220

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

We are writing about Case #2020-0235-A. This case is a petition for a zoning hearing for a variance request, scheduled for January 13, 2021, for 1503 Shore Road, Middle River, Md. 21220.

We are neighbors adjacent to this property at 1505 Shore Road. We have seen the two petition for zoning hearing signs at the street side at 1503 Shore Road.

The request the owners of 1503 Shore Road are making is not entirely clear, but we have serious concerns if any changes are made as to the front and rear designations of their property.

If the waterside, i.e., the area between the existing buildings and the water is re-designated their backyard, which would happen if the street side is re-designated the front yard, there could very well be construction of accessory

structures as well as storage of their vehicles, their RV, their trailer, their tractor and their other unsightly materials placed adjacent to OUR front yard. By County code these items are required to be placed in a homeowner's rear yard. This would be extremely detrimental to our use of our water side/front yard area and also to our property value. Please do NOT allow any such changes to happen which would very much negatively impact us.

Thank you for your consideration of this matter.

Donald and Gayle Durham
1505 Shore Road
Middle River, Maryland 21220

1-13-21
10 AM

Debra Wiley

From: Administrative Hearings
Sent: Thursday, January 7, 2021 8:48 AM
To: Jacqueline Hogarth
Subject: RE: Case #2020-0235-A
Attachments: Message from "RNP002673F6C9D3"

Good Morning Ms. Hogarth,

This is to acknowledge receipt of your email.

I have attached for your convenience both the Petition and Notice of Zoning Hearing that indicate Petitioners are requesting from Section 400.1 of the Baltimore County Zoning Regulations to allow an accessory structure (existing garage) to be located in the front yard of the proposed house, in lieu of the required rear yard location.

If you'd like to find out additional information about the Petitioners' request, you can participate in the hearing, which is now being held virtually since the County buildings are closed due to the Covid-19 pandemic. You will need to register at least 2 working days in advance. Once we receive the "Testify for a Hearing" form, an invitation will be sent to you and you must accept in order to participate. Here's the link to complete the form:

<https://www.baltimorecountymd.gov/departments/adminhearings/devzoninghearings.html>

Your email correspondence will be placed in the case file.

Thank you for contacting the Office of Administrative Hearings and have a safe day !

From: Jacqueline Hogarth <jhogar44@gmail.com>
Sent: Wednesday, January 6, 2021 3:52 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Case #2020-0235-A

CAUTION: This message from jhogar44@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

I am contacting you about case #2020-0235-A, the petition for a zoning hearing for a variance request, scheduled for 1/13/21 for 1503 Shore Road, Middle River, MD 21220.

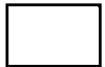
I am a neighbor and I don't understand the sign or the request, as it seems confusing as to what is being asked for. I am concerned about over-development in the waterfront area for

three reasons: environmental impact, the health of the Bay, and property values in the area.

In addition, it seems that unless there is a clear reason for this variance request, it should not be approved.

Thank you.

Jacqueline Hogarth
1415 Third Road
Baltimore, MD 21220



Virus-free. www.avast.com

CASE NO. 2020-

0235-A

CHECKLIST

✓ Order
✓ Htr

**Comment
Received**

Department

**Support/Oppose/
Conditions/
Comments/
No Comment**

DEVELOPMENT PLANS REVIEW

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

DEPS

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

FIRE DEPARTMENT

PLANNING

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

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

12/24/20

SIGN POSTING (1st)

Date:

12/22/20

by

L. P. Olson

SIGN POSTING (2nd)

Date:

by

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any:

Entry of Appearance
Smith Gilda & Schmidt
representing a Neighbor

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Charles Acree	ctacree@verion.net	1-	New York Time	English	U.S.
Charles Castronovo	charlescastronovo@gmail.com	1-	New York Time	English	U.S.
Charles Castronovo	charles.castronovo@gmail.com	1-	New York Time	English	U.S.
Geoffrey Schultz	gschultz@polarisl.com	1-	New York Time	English	U.S.
Ingrid Castronovo	ingridcastronovo@gmail.com	1-	New York Time	English	U.S.
Lawrence Schmidt, Esq.	lschmidt@sgs-law.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Zachary Wilkins, Esq.	zwilkins@sgs-law.com	1-	New York Time	English	U.S.

2020-
0235A

Debra Wiley

1-13-21

10 Am

From: Larry Pilson <lpilson@hotmail.com>
Sent: Friday, January 8, 2021 2:01 PM
To: Administrative Hearings; Kristen L Lewis; Jenae Johnson; Geoffrey Schultz
Subject: 2020-0235-A 1503 Shore Road RECERTIFICATION
Attachments: Shore Recert.pdf; DSC_1157.JPG; DSC_1158.JPG

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

CERTIFICATE OF POSTING

Date: 1-8-21

RE: Case Number: 2020-0235A RECERT

Petitioner/Developer: Acree

Date of Hearing/Closing: Wed Jan 13, 2021 10AM

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 1503 Shore Road

The signs(s) were posted on RECERT 1-8-21
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

443-834-8162
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE # 2020-0235-A

A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

PLACE: FOR INFO. ON HOW TO PARTICIPATE IN THE HEARINGS GO
TO WWW.BALTIMORECOUNTYMD.GOV/ADMINHEARINGS NO LATER THAN
48 HOURS PRIOR TO THE HEARING. YOU MAY ALSO CALL 410-887-3868 EXT. 0

DATE AND TIME: WEDNESDAY JANUARY 13, 2021 10AM

REQUEST: VARIANCE TO ALLOW AN ACCESSORY STRUCTURE
(EXISTING GARAGE) TO BE LOCATED IN THE FRONT YARD OF
THE PROPOSED HOUSE, IN LIEU OF THE REQUIRED REAR YARD.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING TIME.
HANDICAPPED ACCESS

1-13-21
10 AM

Debra Wiley

From: Alyssa Moyers <amoyers@sgs-law.com>
Sent: Tuesday, January 5, 2021 8:34 PM
To: Administrative Hearings
Cc: Donna Mignon; Lawrence Schmidt; Zachary Wilkins
Subject: Case No. 2020-0235-A/Entry of Appearance
Attachments: Entry of Appearance.PDF

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

Donna,

Please see the attached Entry of Appearance for filing in the above referenced matter.

Based on the Petition filed, and the summary of the matter on the County's website, the property owners do not appear to be represented, but if there is an attorney of record listed, please let me know and I will be sure to get a copy of the attached to them.

Thank you!

- *Alyssa*

Alyssa Fiore Moyers | Paralegal

SMITH, GILDEA & SCHMIDT, LLC

600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070

amoyers@sgs-law.com | www.sgs-law.com

This email contains information from the law firm of Smith, Gildea & Schmidt, LLC which may be confidential and/or privileged. The information is intended to be for the exclusive use of the individual or entity named above. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this e-mail in error, please notify Smith, Gildea & Schmidt, LLC by telephone immediately.



Please consider the environment before printing this email.

RE: PETITION FOR VARIANCE
1503 Shore Road
CHARLES AND MARLENE ACREE
Legal Owners

15th Election District
6th Councilmanic District

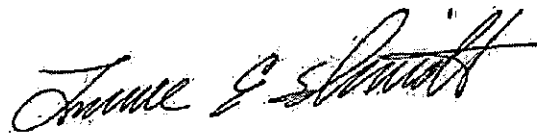
* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2020-0235-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of Smith, Gildea & Schmidt LLC on behalf of
Charles and Ingrid Castronovo as interested parties in the above captioned case.

Respectfully submitted,

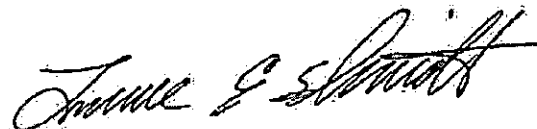


Lawrence E. Schmidt
Zachary J. Wilkins
Smith, Gildea & Schmidt, LLC
600 Washington Ave., Suite 200
Towson, MD 21204
410-821-0070

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of January, 2021 a copy of the foregoing
document was mailed via first class mail, postage prepaid to:

Charles and Marlene Acree
1503 Shore Road
Baltimore, MD 21220



Lawrence E. Schmidt
Zachary J. Wilkins

Edit Panelist Invitation List

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

[Select Contacts...](#)
[Import Contacts...](#)

Panelists to Invite

	Name	Email address	Phone number	Language	Time Zone	Locale
☐	<u>Donna Mignon</u> (Alternate Host)	dmignon@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Maureen Murphy</u> (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Charles Acree</u>	ctacree@verion.net	1-	English	New York Time	U.S.
☐	<u>Charles Castronovo</u>	charlescastronovo@gmail.com	1-	English	New York Time	U.S.
☐	<u>Charles Castronovo</u>	charles.castronovo@gmail.com	1-	English	New York Time	U.S.
☐	<u>Geoffrey Schultz</u>	gschultz@polarisl.com	1-	English	New York Time	U.S.
☐	<u>Ingrid Castronovo</u>	ingridcastronovo@gmail.com	1-	English	New York Time	U.S.
☐	<u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Lawrence Schmidt, Esq.</u>	lschmidt@sgs-law.com	1-	English	New York Time	U.S.
☐	<u>Zachary Wilkins, Esq.</u>	zwilkins@sgs-law.com	1-	English	New York Time	U.S.

[Invite](#)
[Select All](#)
[Clear All](#)
[Delete](#)
[Cancel](#)

New Panelist

Invited 1-6-21

Full name: (required)

Email address: (required)

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

Time Zone: New York (Eastern Standard Time, GMT-05:00) ▼

Language: English ▼

Locale: U.S. ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

Debra Wiley

From: Kristen L Lewis
Sent: Friday, December 18, 2020 9:17 AM
To: Debra Wiley; Donna Mignon
Subject: Webex 2020-0235-A

Another one...see plenty to share LOL

Case Number: 2020-0235-A
1503 Shore Road
Petitioner: Charles Acree – ctacree@verizon.net
Rep.: Geoffrey Schultz – gschultz@polarisl.com
Hearing: 1/13/21 at 10:00 a.m.

Kristen Lewis
PAI – Zoning Review
410-887-3391

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Charles Acree	ctacree@verion.net	1-	New York Time	English	U.S.
Geoffrey Schultz	gschultz@polarisl.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.

Debra Wiley

From: Debra Wiley
Sent: Friday, December 18, 2020 9:26 AM
To: Kristen L Lewis
Cc: Donna Mignon
Subject: Link - Case No. 2020-0235-A

Event Information

Event: Zoning Hearing - Case No. 2020-0235-A - 1503 Shore Rd. - Charles Acree
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e511d6>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e5ed2b>
Date and time: Wednesday, January 13, 2021 10:30 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
Case No. 2020-0235-A
1503 Shore Rd.
Charles Acree
Event number: 180 495 5519
Event password: 1234
Host key: 164256
Alternate Host: Donna Mignon, Henry Ayakwah, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 402286
Video Address: 1804955519@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: 180 495 5519

Debra Wiley

Subject: Web seminar scheduled: Zoning Hearing - Case No. 2020-0235-A - 1503 Shore Rd. - Charles Acree
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eddd4d7dae8800a45d093c535d6065b59>
Start: Wed 1/13/2021 10:30 AM
End: Wed 1/13/2021 11:30 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: Debra Wiley (dwiley@baltimorecountymd.gov)
Event number (access code): 180 495 5519

Wednesday, January 13, 2021 10:30 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eddd4d7dae8800a45d093c535d6>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e85ddb4894dd263dd64b4acac75>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1804955519@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 402286

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=eab37ca540d4f494ac5eba86f7b1595dc>

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

Debra Wiley

From: Debra Wiley
Sent: Friday, December 18, 2020 9:42 AM
To: Kristen L Lewis
Cc: Donna Mignon
Subject: UPDATED LINK TO REFLECT CORRECT TIME - 10 AM - Case No. 2020-0235-A

Event Information

Event: Zoning Hearing - Case No. 2020-0235-A - 1503 Shore Rd. - Charles Acree
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e511d6>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e5ed2b>
Date and time: Wednesday, January 13, 2021 10:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
Case No. 2020-0235-A
1503 Shore Rd.
Charles Acree
Event number: 180 495 5519
Event password: 1234
Host key: 164256
Alternate Host: Donna Mignon, Henry Ayakwah, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 402286
Video Address: 1804955519@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: 180 495 5519

Debra Wiley

Subject: Web seminar updated: Zoning Hearing - Case No. 2020-0235-A - 1503 Shore Rd. - Charles Acree
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eddd4d7dae8800a45d093c535d6065b59>
Start: Wed 1/13/2021 10:00 AM
End: Wed 1/13/2021 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 your Webex event here.

Event number: 180 495 5519

Event password: 1234

Panelist password: The Event has no Panelist Password

Wednesday, January 13, 2021 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eddd4d7dae8800a45d093c535d6065b59>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e85ddb4894dd263dd64b4acac759>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1804955519@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 402286

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=eab37ca540d4f494ac5eba86f7b1595dc>

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

ZAC AGENDA

Case Number: 2020-0234-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Dr Crystal Greene
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 8632 WINDMILL RD

Location: North East corner of intersection of Windmill Road (55'), and Windmill Circle (50').

Existing Zoning: DR 3.5

Area: 6,969 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 427.1 To permit a 6 foot high fence to be erected in the side and rear yard which abuts the front yard of a neighboring property, in lieu of the maximum allowed fence height of 42 inches.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2020-0235-A **Reviewer:** Rosalie Johnson
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Charles T. & Marlene C. Acree
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 1503 SHORE RD

Location: South Side of Shore Road between Geranium Pl and Gladiolus Pl.

Existing Zoning: DR 5.5

Area: 26,160 SQ FT

Proposed Zoning:

VARIANCE:

400.1 BCZR To allow an accessory structure (existing garage) to be located in the front yard of the proposed house, in lieu of the required rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

1-13-21
10 am

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 1/4/2021

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2020-235-A



INFORMATION:

Property Address: 1503 Shore Road
Petitioner: Charles T. Acree and Marlene C. Acree
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed your request for a Variance from § 400.1 of the BCZR to allow an accessory structure (existing garage) to be located in the front yard of the proposed house, in lieu of the required rear yard location.

The property is located in the Wilson Point community in Middle River. The property is located on the waterfront but is outside of the flood plain. The applicant is proposing a new home to be constructed on the site (razing the existing home) and is requesting zoning relief for the garage that is also existing on the property.

Similar garages locations are common in this community. The Department of Planning has no objections to the request for Variance.

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

Prepared by:

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

Krystle Patchak

Division Chief:

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

Jenifer G. Nugent

CPG/JGN/KP/

c: Joseph Fraker, Eastern Sector Planner
Geoffrey Schultz – Polaris LC
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: September 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0235-A
Address 1503 Shore Road
(Acree Property)

Zoning Advisory Committee Meeting of September 21, 2020.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

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

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to allow an existing garage to be located in the front yard of a proposed house. The lot is waterfront. No plans or permits have been submitted for a new house. Allowing an existing garage to remain will minimize adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront but the existing garage is outside of the Critical Area buffer. The relief requested will not increase lot coverage or result in any forest clearing. The current location of the existing garage outside of the buffer will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;
- . This is a grandfathered lot. The relief requested is for an existing garage outside the buffer and close to the road. Therefore, the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

PCL XL error

Warning: IllegalMediaSource

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 - 1514651380		
Owner Information		
Owner Name:	ACREE CHARLES T ACREE MARLENE C	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	1503 SHORE RD BALTIMORE MD 21220-5419	Deed Reference: /17336/ 00134
Location & Structure Information		
Premises Address:	1503 SHORE RD BALTIMORE 21220-5419 Waterfront	Legal Description: BULL NECK
Map: 0091	Grid: 0019	Parcel: 0067
Neighborhood: 15030022.04	Subdivision: 0000	Section: 57
Block: 2021	Lot: 57	Assessment Year: 2021
Plat No: 0004/ 0172	Plat Ref: 0004/ 0172	
Town: None		
Primary Structure Built: 1930	Above Grade Living Area: 792 SF	Finished Basement Area: 26,160 SF
Property Land Area: 34	County Use: 34	
Stories: 2	Basement: NO	Type: STANDARD UNIT
Exterior: ASBESTOS SHINGLE/	Quality: 2	Full/Half Bath: 1 full
Garage: 1 Detached	Last Notice of Major Improvements:	
Value Information		
Base Value	Value	Phase-in Assessments
As of 01/01/2018	As of 07/01/2020	As of 07/01/2021
Land: 265,500	265,500	
Improvements: 121,700	121,700	
Total: 387,200	387,200	387,200
Preferential Land: 0		
Transfer Information		
Seller: MERCER GARY JAMES	Date: 01/08/2003	Price: \$295,000
Type: NON-ARMS LENGTH OTHER	Deed1: /17336/ 00134	Deed2:
Seller: MERCER LYNN	Date: 09/18/2001	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /15574/ 00234	Deed2:
Seller: NOVAK ROBERT F	Date: 03/13/1990	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08425/ 00522	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County: 000		0.00
State: 000		0.00
Municipal: 000		0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 01/13/2009		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 17, 2020

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2020-0235-A

1503 Shore Road

South side of Shore Road between Geranium Place and Gladiolus Place

15th Election District – 6th Councilmanic District

Legal Owners: Charles & Marlene Acree

Variance to allow an accessory structure (existing garage) to be located in the front yard of the proposed house, in lieu of the required rear yard.

Hearing: Wednesday, January 13, 2021 at 10:00 a.m.

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

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

Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Acree, 1503 Shore Road, Baltimore 21220
Geoffrey Schultz, 57 W. Timonium Road, Ste. 210, Timonium 21093

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURS., DECEMBER 24, 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 1503 SHORE ROAD which is presently zoned DR-5.5
 Deed References: 17336/134 10 Digit Tax Account # 1514651380
 Property Owner(s) Printed Name(s) CHARLES T. & MARLENE C. ACREE

(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. X a Variance from Section(s) 400.1 BCZR TO ALLOW AN ACCESSORY STRUCTURE (EXISTING GARAGE) TO BE LOCATED IN THE FRONT YARD OF THE PROPOSED HOUSE, IN LIEU OF THE REQUIRED REAR YARD LOCATION.

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)

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:

N/A

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

N/A

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

CHARLES T. ACREE, MARLENE C. ACREE

Name #1 - Type or Print

Name #2 - Type or Print

Charles T. Acree Marlene C. Acree

Signature #1

Signature #2

1503 SHORE RD BALTO MD

Mailing Address City State

21220, 410-382-1214, CTACREE@VERIZON.NET

Zip Code Telephone # Email Address

Representative to be contacted:

GEOFFREY SCHULTZ - POLARIS LC

Name - Type or Print

[Signature]

Signature

57 W. TIMONIUM RD SUITE 210 TIMONIUM MD

Mailing Address City State

21093, 410-252-4444, GSCHULTZ@

Zip Code Telephone # Email Address

POLARISLC.COM

CASE NUMBER 2020-0235-A Filing Date 9/16/2020 Do Not Schedule Dates: Reviewer RT

CERTIFICATE OF POSTING

Date: 12-22-20

RE: Case Number: 2020-0235-A

Petitioner/Developer: Acree

Date of Hearing/Closing: Wed January 13, 2021 10AM

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: 1503 Shore Road

The signs(s) were posted on 12-22-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

443-834-8162
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE # 2020-0255-A

**A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

PLACE: FOR INFO ON HOW TO PARTICIPATE IN THE HEARINGS GO
TO WWW.BALTIMORECOUNTYMD.GOV/ADM/HEARINGS NO LATER THAN
48 HOURS PRIOR TO THE HEARING. YOU MAY ALSO CALL 410-387-3830 EXT. 0

DATE AND TIME: WEDNESDAY, JANUARY 13, 2021 10AM

REQUEST: VARIANCE TO ALLOW AN ACCESSORY STRUCTURE
(EXISTING GARAGE) TO BE LOCATED IN THE FRONT YARD OF
THE PROPOSED HOME IN LIEU OF THE REQUIRED REAR YARD

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING, CALL 877-1111
DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

#1

ZONING NOTICE

CASE # 2020-0235-A

A PUBLIC HEARING WILL BE HELD BY

ADMINISTRATIVE LAW JUDGE

IN TOWSON, MD

FOR INFO. ON HOW TO PARTICIPATE IN THE HEARINGS
GO TO WWW.BALTIMORECOUNTYMD.GOV/ADMIN HEARINGS NO LATER
THAN 48 HOURS PRIOR TO THE HEARING. YOU MAY ALSO CALL 410-881-3868
EXT. 0

PLACE: FOR INFO. ON HOW TO PARTICIPATE IN THE HEARINGS
GO TO WWW.BALTIMORECOUNTYMD.GOV/ADMIN HEARINGS NO LATER
THAN 48 HOURS PRIOR TO THE HEARING. YOU MAY ALSO CALL 410-881-3868
EXT. 0

DATE AND TIME: WEDNESDAY JANUARY 13, 2021 10 AM

REQUEST: VARIANCE TO ALLOW AN ACCESSORY STRUCTURE
(EXISTING GARAGE) TO BE LOCATED IN THE FRONT YARD

OF THE PROPOSED HOUSE IN LIEU OF THE REQUIRED REAR YARD

OF THE PROPOSED HOUSE IN LIEU OF THE REQUIRED REAR YARD

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OF THE PROPOSED HOUSE IN LIEU OF THE REQUIRED REAR YARD

OF THE PROPOSED HOUSE IN LIEU OF THE REQUIRED REAR YARD

IF CONDITIONS ARE SOME TIMES NECESSARY
TO CONFIRM THE HEARING UNDER PERSONALITY LAW
THIS SIGN AND POST UNTIL DAY OF HEARING
IS REQUIRED TO BE ACCESSIBLE

Edit Panelist Invitation List

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

[Select Contacts...](#)
[Import Contacts...](#)

Panelists to Invite

	Name	Email address	Phone number	Language	Time Zone	Locale
☐	<u>Donna Mignon</u> (Alternate Host)	dmignon@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Maureen Murphy</u> (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Charles Acree</u>	ctacree@verion.net	1-	English	New York Time	U.S.
☐	<u>Charles Castronovo</u>	charlescastronovo@gmail.com	1-	English	New York Time	U.S.
☐	<u>Geoffrey Schultz</u>	gschultz@polarisl.com	1-	English	New York Time	U.S.
☐	<u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒	<u>Charles Castronovo</u>	charles.castronovo@gmail.com	1-	English	New York Time	U.S.
☒	<u>Ingrid Castronovo</u>	ingridcastronovo@gmail.com	1-	English	New York Time	U.S.

[Invite](#)
[Select All](#)
[Clear All](#)
[Delete](#)
[Cancel](#)

New Panelist

Full name: (required)

Email address: (required)

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

Phone number:

Time Zone: New York (Eastern Standard Time, GMT-05:00) ▼

Language: English ▼

Locale: U.S. ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

*Invited
12-28 DW*

*1/13
10x1m*

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, December 22, 2020 5:43 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	charles ✓
Last Name	castronovo
Email	charles.castronovo@gmail.com
Phone	4107806248
Address	1501 shore road
City	middle river
State	Maryland
ZIP Code	21220
Case Number	2020-0235-A ✓
Scheduled Hearing Date	13 Jan 2021 10am

Invited 12-28

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, December 22, 2020 5:45 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Ingrid ✓
Last Name	castronovo
Email	ingridcastronovo@gmail.com
Phone	4107806248
Address	1501 shore road
City	middle river
State	Maryland
ZIP Code	21220
Case Number	2020-0235-A ✓
Scheduled Hearing Date	13 Jan 2021 10am <i>Smiled 1228</i>



JOHN A. OLSZEWSKI, JR.
County Executive

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

January 4, 2021

Geoffrey Schultz,
57 W. Timonium Road
Timonium MD 21093

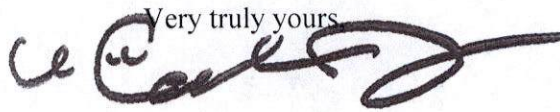
RE: Case Number: 2020-0235-A, 1503 Shore Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 16, 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

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: September 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0235-A
Address 1503 Shore Road
(Acree Property)

Zoning Advisory Committee Meeting of **September 21, 2020**.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

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

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to allow an existing garage to be located in the front yard of a proposed house. The lot is waterfront. No plans or permits have been submitted for a new house. Allowing an existing garage to remain will minimize adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront but the existing garage is outside of the Critical Area buffer. The relief requested will not increase lot coverage or result in any forest clearing. The current location of the existing garage outside of the buffer will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

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

This is a grandfathered lot. The relief requested is for an existing garage outside the buffer and close to the road. Therefore, the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

ZONING NOTICE

CASE # 2020-0235-A

A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

PLACE FOR INFO. ON HOW TO PARTICIPATE IN THE HEARINGS
GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS AND LATER
THAN 48 HOURS PRIOR TO THE HEARING YOU MAY ALSO CALL 410-807-1648
EXT. 0

DATE AND TIME: WEDNESDAY JANUARY 13, 2021 10 AM
REQUEST: VARIANCE TO ALLOW AN ACCESSORY STRUCTURE
(EXISTING GARAGE) TO BE LOCATED IN THE FRONT YARD
OF THE PROPOSED HOUSE, IN LIEU OF THE REMOVED FRONT YARD

IF YOU HAVE ANY COMMENTS OR QUESTIONS, PLEASE CONTACT THE PLANNING DEPARTMENT
BY PHONE AT 410-807-1648 OR BY EMAIL AT planning@baltimorecountymd.gov
AND POST IN THE DAY OF HEARING UNDER PERSONALITY TAB

ZONING NOTICE

CASE # 2020-0235-A

**A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

PLACE: FOR INFO. ON HOW TO PARTICIPATE IN THE HEARING, GO TO WWW.BALTIMORECOUNTY.MD/GOV/ADMIN/HEARINGS NO LATER THAN 48 HOURS PRIOR TO THE HEARING. YOU MAY ALSO CALL 410-381-2019 EXT. 0

DATE AND TIME: WEDNESDAY JANUARY 13, 2021 10AM

REQUEST: VARIANCE TO ALLOW AN ACCESSORY STRUCTURE (EXISTING GARAGE) TO BE LOCATED IN THE FRONT YARD OF THE PROPOSED HOUSE, IN LIEU OF THE REQUIRED REAR YARD.

FOR INFORMATION: THE WEATHER AND OTHER CONDITIONS ARE NOT TO BE A FACTOR IN THE HEARING. THE HEARING IS A PUBLIC HEARING AND ALL ARE WELCOME TO ATTEND. PLEASE DO NOT REMOVE THIS SIGN AND POST IT TO THE DAY OF THE HEARING. IF YOU ARE HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 12-22-20

RE: Case Number: 2020-0235-A

Petitioner/Developer: Acree

Date of Hearing/Closing: Wed January 13, 2021 10AM

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 1503 Shore Road

The signs(s) were posted on 12-22-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

443-834-8162--
(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 #: 11945383

Case #:

Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0235-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:

12/24/2020



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: 2020-0235-A

1503 Shore Road

South side of Shore Road between Geranium Place and Gladolus Place

15th Election District - 6th Election District

Legal Owners: Charles & Marlene Acree

Variance to allow an accessory structure (existing garage) to be located in the front yard of the proposed house, in lieu of the required rear yard.

Hearing: Wednesday, January 13, 2021 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

d24



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 17, 2020

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2020-0235-A

1503 Shore Road

South side of Shore Road between Geranium Place and Gladiolus Place

15th Election District – 6th Councilmanic District

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A handwritten signature in cursive script, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Acree, 1503 Shore Road, Baltimore 21220
Geoffrey Schultz, 57 W. Timonium Road, Ste. 210, Timonium 21093

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURS., DECEMBER 24, 2020.

TO: THE DAILY RECORD
Thursday, December 24, 2020 - Issue

Please forward billing to:
Charles Acree
1503 Shore Road
Baltimore, MD 21220

410-382-1214

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: 2020-0235-A

1503 Shore Road

South side of Shore Road between Geranium Place and Gladiolus Place

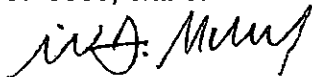
15th Election District – 6th Councilmanic District

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

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

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

For Newspaper Advertising:

Case Number: 2020-0235-A
Property Address: 1503 SHORE ROAD
Property Description: SOUTH SIDE SHORE ROAD
OPPOSITE OF GERANIUM PLACE
Legal Owners (Petitioners): CHARLES & MARLENE ACREE
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHARLES ACREE
Company/Firm (if applicable): N/A
Address: 1503 SHORE ROAD
BALTO. MD 21220

Telephone Number: 410-382-1214

**Permits, Approvals & Inspections**111 W. Chesapeake Avenue
Towson, MD 21204Report Generated On:
9/16/2020**Permit Processing Residential Permit & Development Report**

Page 1 of 2

Property Information

Tax Account Number: 1514651380

Plat Ref: 004:172

Election District: 15

Owner Name(s): ACREE CHARLES T and ACREE MARLENE C

PDM # :

Address: 1503 SHORE RD

Zoning Class.(s): DR 5.5

BALTIMORE, MD 21220

Premise Address: 1503 SHORE RD

Elevation Range: 2ft - 18ft

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													
EPS-Dev. Coord. County Office Building Room 319 Phone: 410-887-3733	Chesapeake Bay Critical Area 100 Year Flood Zone	X		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 100 Year Flood Zone	X						X		X				
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	100 Year Flood Zone InFill Lot Review Verify Water Service Size.	X	X	X	X	X		X	X			X		OK To File
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: 2007-0406-A; 2003-0471-SPHA	X		X	X	X	X							
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	X		X	X		X	X	X	X				OK To File

2020-0235-A

Property Information

Tax Account Number: 1514651380

Plat Ref: 004:172

Election District: 15

Owner Name(s): ACREE CHARLES T and ACREE MARLENE C

PDM # :

Address: 1503 SHORE RD

Zoning Class.(s): DR 5.5

BALTIMORE,MD 21220

Premise Address: 1503 SHORE RD

Elevation Range: 2ft - 18ft

Affected Overlays

Instructions: Begin review process with Zoning Review, Room 111.

Contact Agency

Potential Overlay Issues

Growth Tier 1: Served by public sewer and inside URDL

Building Plans Review

County Office Building
Room 120
Phone: 410-887-3987

100 Year Flood Zone

New Homes	Agency Acknowledgment Initial & Date
Internal Alts.	
Add / Ext. Alts.	
Access. Struct.	
Open Decks	
Piers/Pilings	
Grading/SW	
Tanks	
Ret. Walls/Bulk	
Razing	
Elec. & Plumb	High Rise Apts.

X	X	X	X	X			X	X
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2020-0235-A

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 15 Account Number - 1514651380			
Owner Information					
Owner Name:		ACREE CHARLES T ACREE MARLENE C		Use:	RESIDENTIAL
Mailing Address:		1503 SHORE RD BALTIMORE MD 21220-5419		Principal Residence:	YES
				Deed Reference:	/17336/ 00134
Location & Structure Information					
Premises Address:		1503 SHORE RD 0-0000 Waterfront		Legal Description:	BULL NECK
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0091	0019	0067	15030022.04	0000	
					Block:
					57
					Lot:
					2021
					Assessment Year:
					Plat No:
					Plat Ref:
					0004/ 0172
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1930		792 SF		26,160 SF	
Property Land Area		County Use			
26,160 SF		34			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2	NO	STANDARD UNIT	ASBESTOS SHINGLE/	2	1 full
Garage		Last Notice of Major Improvements			
1 Detached					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2018		07/01/2020	
				As of	
				07/01/2021	
Land:	265,500	265,500			
Improvements	121,700	121,700			
Total:	387,200	387,200		387,200	
Preferential Land:	0				
Transfer Information					
Seller: MERCER GARY JAMES		Date: 01/08/2003		Price: \$295,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /17336/ 00134		Deed2:	
Seller: MERCER LYNN		Date: 09/18/2001		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15574/ 00234		Deed2:	
Seller: NOVAK ROBERT F		Date: 03/13/1990		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08425/ 00522		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: Approved 01/13/2009					
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.

2020-0235-A



EX.
DWLG.

FRONT

#1503
APPROXIMATE
SIZE + LOCATION
OF PROPOSED HOUSE

#1505
EX.
DWLG.

N 31° E

10'
MIN

100' MIN.

10'
MIN

S 31° W

RECEIVED

SEP 11 2020

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

MEAN
HIGH
TIDE

N 59° W

80'

MIDDLE

RIVER

POLARIS
LAND CONSULTANTS
57 W. TIMONIUM ROAD SUITE 210
TIMONIUM, MD 21093
410-252-4444



9/10/20

CASE NO. 2007-0400-A - variance granted from Section 400.1 (BCZR) to permit an accessory structure (in-ground pool) in the front yard in-lieu-of the required rear yard location.

CASE NO.2003-0471-SPHA - Special Hearing approved to allow an accessory building (garage) which is larger than the existing dwelling and Variance granted from Section 400 (BCZR) to permit a proposed garage height of 23 feet in lieu of the maximum 15 feet and to be located partially in the side yard in lieu of the required rear yard location.

**PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE**

1503 SHORE ROAD

15TH ELECTION DISTRICT BALTO. CO., MD

SCALE: 1" = 30'

SEPTEMBER 2, 2020

PART OF LOT 57
PLAT OF
BULL NECK
PLAT 4/172

2020-0235-A

