

M E M O R A N D U M

DATE: January 21, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0271-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on January 20, 2021. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c:  Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(11100 Bird River Grove Road)
15th Election District *
6th Council District *
Deborah A. Dawson *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2020-0271-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the subject property, Deborah A. Dawson (“Petitioner”). The Petitioner is requesting Variance relief pursuant to Baltimore County Zoning Regulations (“BZCR”) § 1A01.2.3.B.3 to permit a street-side garage addition with a side yard setback of 9 feet in lieu of the required 35 feet. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. The property is located within the Chesapeake Bay Critical Area (“CBCA”) and is subject to Critical Area requirements as noted in the ZAC comment dated November 18, 2020 submitted by the Department of Environmental Protection and Sustainability (“DEPS”).

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on November 15, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 12/21/20

By D. M. Hannon

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the BCC. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts to comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioner.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 21st day of **December, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Baltimore County Zoning Regulations ("BZCR") § 1A01.2.3.B.3 to permit a street-side garage addition with a side yard setback of 9 feet in lieu of the required 35 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Petitioner must comply with the DEPS ZAC comment, dated November 18, 2020; a copy of which is attached hereto and made a part hereof.

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

ORDER RECEIVED FOR FILING

Date

By

PMM:dlw

PAUL M. MAYHEW

Managing Administrative Law Judge
for Baltimore County



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 11100 Bird River Grove Road

Currently zoned DR10.5

Deed Reference 41878/00215

10 Digit Tax Account # 2200018658

Owner(s) Printed Name(s) Deborah Dawson

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1 X **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 1A01.2.3.B.3. → To permit a street-side garage addition with a side yard setback of 9 feet in lieu of the required 35 feet.

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

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Deborah Dawson

Name #1 – Type or Print

Name #2 – Type or Print

Deborah Dawson

Signature #1

Signature #2

11100 Bird River Grove Road Balto MD

Mailing Address

City

State

21162

301-461-1772

Zip Code

Telephone #

Email Address

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

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Craig Tankersley

Name – Type or Print

Signature

958 Longview Ave

Pasadena

MD

Mailing Address

City

State

21122

4107398060

craigtank18@gmail.com

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 11/15/20 day of November, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0371-1

Filing Date 11/15/20

Estimated Posting Date 11/15/20

Reviewer JS

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address 11100 Bird River Grove Road White Marsh Md 21162
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

We would like to construct a 20'x20 attached garage to the front of our single family dwelling. due to the current location of our home on our property we would only be left with a side yard set back of 09'. This being the only logical location for the proposed garage being the location of the existing drive way and the configuration of our first floor layout. this garage would not be unique to the area nor will it encroach on our neighbors view or right of way. Therefore we are requesting a variance of the side yard set back of 09' in lieu of the required 35'

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

Signature of Owner (Affiant)

Deborah Dawson
Signature of Owner (Affiant)

Name- Print or Type

Deborah Dawson
Name- Print or Type

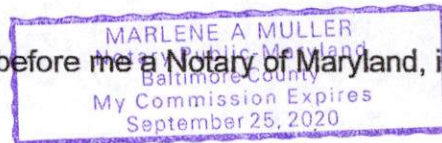
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4 day of Nov, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Deborah Dawson



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

AS WITNESS my hand and Notaries Seal

Marlene A. Muller
Notary Public

Zoning Property Description:

11100 Bird River Grove Road

Beginning at a point on the Northside of Bird River Grove Road which is 50' wide at a distance of 3,420ft East of the centerline of the nearest improved intersecting Street being Ebenezer Road which varies in width.

Being Lot 16 in the subdivision of "Bird River Grove" as recorded in the Baltimore county plot book #13 Folio #01 containing 8,363sqft. and located in the 15th election district and the 2nd councilmanic district also know as

11100 Bird River Grove Road

2020-0271-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/15/2020

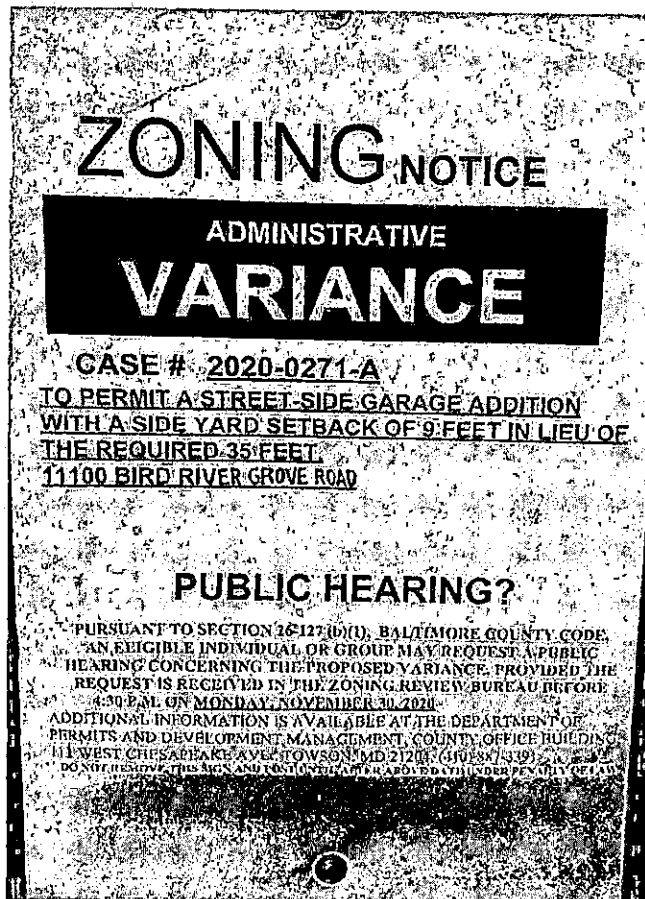
Case Number: 2020-0271-A

Petitioner / Developer: CRAIG TANKERSLEY ~ DAWSON

Date of Closing: NOVEMBER 30, 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:
11100 BIRD RIVER GROVE ROAD

The sign(s) were posted on: NOVEMBER 15, 2020



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 11100 Bird River Grove Rd. ~ 11/15/2020



Background Photo 2nd Sign @ 11100 Bird River Grove Rd. ~ 11/15/2020
CASE # 2020-0271-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0271 -A Address 11100 BIRD RIVER GROVE RD.
Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 11/5/20 Posting Date: 11/15/20 Closing Date: 11/30/20

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0271 -A Address 11100 BIRD RIVER GROVE RD, 21162
Petitioner's Name DAWSON Telephone 301-461-1772
Posting Date: 11/15/20 Closing Date: 11/30/20
Wording for Sign: _____

_____ To permit a street-side garage addition with a side yard setback of 9 feet in lieu of the required 35 feet. _____

Revised 2/20/2020

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: 2020-0271-A

Property Address: 11100 BIRD RIVER GROVE ROAD

Property Description:

Legal Owners (Petitioners): DEBORAH DAWSON

Contract Purchaser/Lessee:

PLEASE FORWARD ADVERTISING BILL TO:

Name: DEBORAH DAWSON

Company/Firm (if applicable):

Address: 11100 BIRD RIVER GROVE ROAD

BALTIMORE, MD 21162

Telephone Number: 301-461-1772



JOHN A. OLSZEWSKI, JR.
County Executive

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

November 30, 2020

Craig Tankersley,
958 Longview Ave
Pasadena MD 21122

RE: Case Number: 2020-0271-A, 11000 Bird River Grove 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 Nov 05, 2020. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: November 18, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0271-A
Address 11100 Bird River Grove Road
(Dawson Property)

Zoning Advisory Committee Meeting of November 16, 2020.

The Department of Environmental Protection and Sustainability 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 permit a new garage with a side yard setback of 9 feet in lieu of the required 35 feet. The lot is waterfront and is within a Modified Buffer Area (MBA). Any proposed development must meet all LDA and MBA requirements, including lot coverage limits, MBA mitigation, and afforestation requirements. Lot coverage is limited to a maximum of 31.25% (2,614 square feet), with mitigation required for any new lot coverage between 25% and 31.25%. Proposed lot coverage information was not provided. 15% afforestation (3 trees) is required. Mitigation for any new impacts to the MBA will be required. Proposed impacts to the MBA have not been provided. If the lot coverage, afforestation, and MBA mitigation requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront and is within a Modified Buffer Area (MBA). The property must meet all lot coverage, afforestation requirements, and any MBA mitigation requirements. If lot coverage, afforestation, and MBA mitigation requirements are met, this request 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. Provided that the applicants meet their lot coverage, afforestation, and MBA mitigation requirements, then the relief requested will be consistent with the established land-use policies.

Reviewer: Libby Errickson

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

November 20, 2020

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

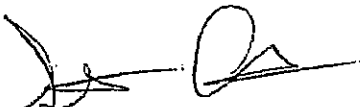
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2020-0271-A

Deborah Dawson
11100 Bird River Grove Rd.

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

Sincerely,


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

WW/RAZ

(AV)
11-30

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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FROM: Jeff Livingston, Department of Environmental Protection and
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2. Conserve fish, plant, and wildlife habitat;

This property is waterfront and is within a Modified Buffer Area (MBA). The property must meet all lot coverage, afforestation requirements, and any MBA mitigation requirements. If lot coverage, afforestation, and MBA mitigation requirements are met, this request 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. Provided that the applicants meet their lot coverage, afforestation, and MBA mitigation requirements, then the relief requested will be consistent with the established land-use policies.

Reviewer: Libby Errickson

BALTIMORE COUNTY, MARYLAND

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Reviewer: Libby Errickson

(AV)
11-30

BALTIMORE COUNTY, MARYLAND

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ORDER RECEIVED FOR FILING

Date

12/21/20

By

C:\Users\dwiley\AppData\Local\Microsoft\Windows\NetCache\Content.Outlook\EEULBUOH\ZAC 20-0271-A 11100 Bird River Grove Road (002).doc

2. Conserve fish, plant, and wildlife habitat;

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Reviewer: Libby Errickson

ORDER RECEIVED FOR FILING

Date

12/21/20

By

Dr. M. M. M. M. M.

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

11-18

DEPS

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

C

FIRE DEPARTMENT

PLANNING

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

11-20

STATE HIGHWAY ADMINISTRATION

No objection.

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)

Date: 11-15 by O'Keefe

SIGN POSTING (2nd)

Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Debra Wiley

From: Jason Seidelman
Sent: Thursday, December 10, 2020 1:05 PM
To: Debra Wiley; Jenae Johnson
Subject: RE: Admin. Var. Case No. 2020-0271 (Closing date: 11/30)

Hi Debra,

I sent the guy another reminder yesterday. Still nothing.

Jason

From: Debra Wiley
Sent: Thursday, December 10, 2020 11:45 AM
To: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Cc: Jason Seidelman <jseidelman@baltimorecountymd.gov>
Subject: RE: Admin. Var. Case No. 2020-0271 (Closing date: 11/30)

Good Morning,

Any update on the photos.

Thanks.

From: Debra Wiley
Sent: Tuesday, December 1, 2020 10:40 AM
To: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Subject: RE: Admin. Var. Case No. 2020-0271 (Closing date: 11/30)

Thanks Jenae !

From: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Sent: Tuesday, December 1, 2020 10:37 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: Admin. Var. Case No. 2020-0271 (Closing date: 11/30)

Good morning,

There was no formal demand. Jason is contacting the Owner, will update you soon.

Thanks

From: Debra Wiley
Sent: Tuesday, December 01, 2020 10:28 AM
To: Jenae Johnson <jnjohnson@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Admin. Var. Case No. 2020-0271 (Closing date: 11/30)

Good Morning,

First, just want to check to make sure no formal demand was filed.

Secondly, the file does not contain photos. Please deliver.

Thank you.

Debra Wiley

From: Jason Seidelman
Sent: Monday, December 14, 2020 8:07 AM
To: Debra Wiley
Cc: Jenae Johnson
Subject: RE: Admin. Var. Case No. 2020-0271 (Closing date: 11/30)
Attachments: p1.docx; p2.docx; p3.docx

Good morning,

I got the pics.....

Jason

From: Debra Wiley
Sent: Thursday, December 10, 2020 11:45 AM
To: Jenae Johnson <jjohnson@baltimorecountymd.gov>
Cc: Jason Seidelman <jseidelman@baltimorecountymd.gov>
Subject: RE: Admin. Var. Case No. 2020-0271 (Closing date: 11/30)

Good Morning,

Any update on the photos.

Thanks.

From: Debra Wiley
Sent: Tuesday, December 1, 2020 10:40 AM
To: Jenae Johnson <jjohnson@baltimorecountymd.gov>
Subject: RE: Admin. Var. Case No. 2020-0271 (Closing date: 11/30)

Thanks Jenae !

From: Jenae Johnson <jjohnson@baltimorecountymd.gov>
Sent: Tuesday, December 1, 2020 10:37 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: Admin. Var. Case No. 2020-0271 (Closing date: 11/30)

Good morning,

There was no formal demand. Jason is contacting the Owner, will update you soon.

Thanks

From: Debra Wiley
Sent: Tuesday, December 01, 2020 10:28 AM

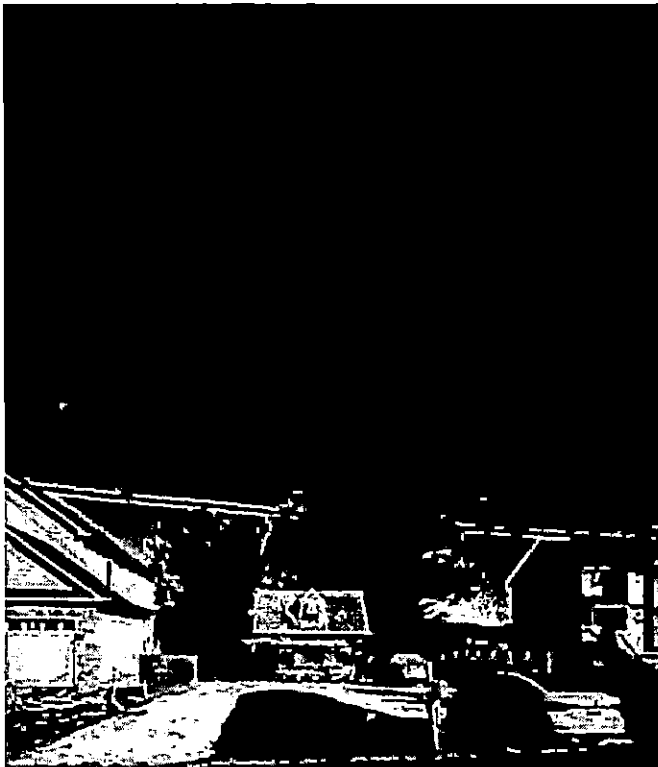
To: Jenae Johnson <jjohnson@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Admin. Var. Case No. 2020-0271 (Closing date: 11/30)

Good Morning,

First, just want to check to make sure no formal demand was filed.

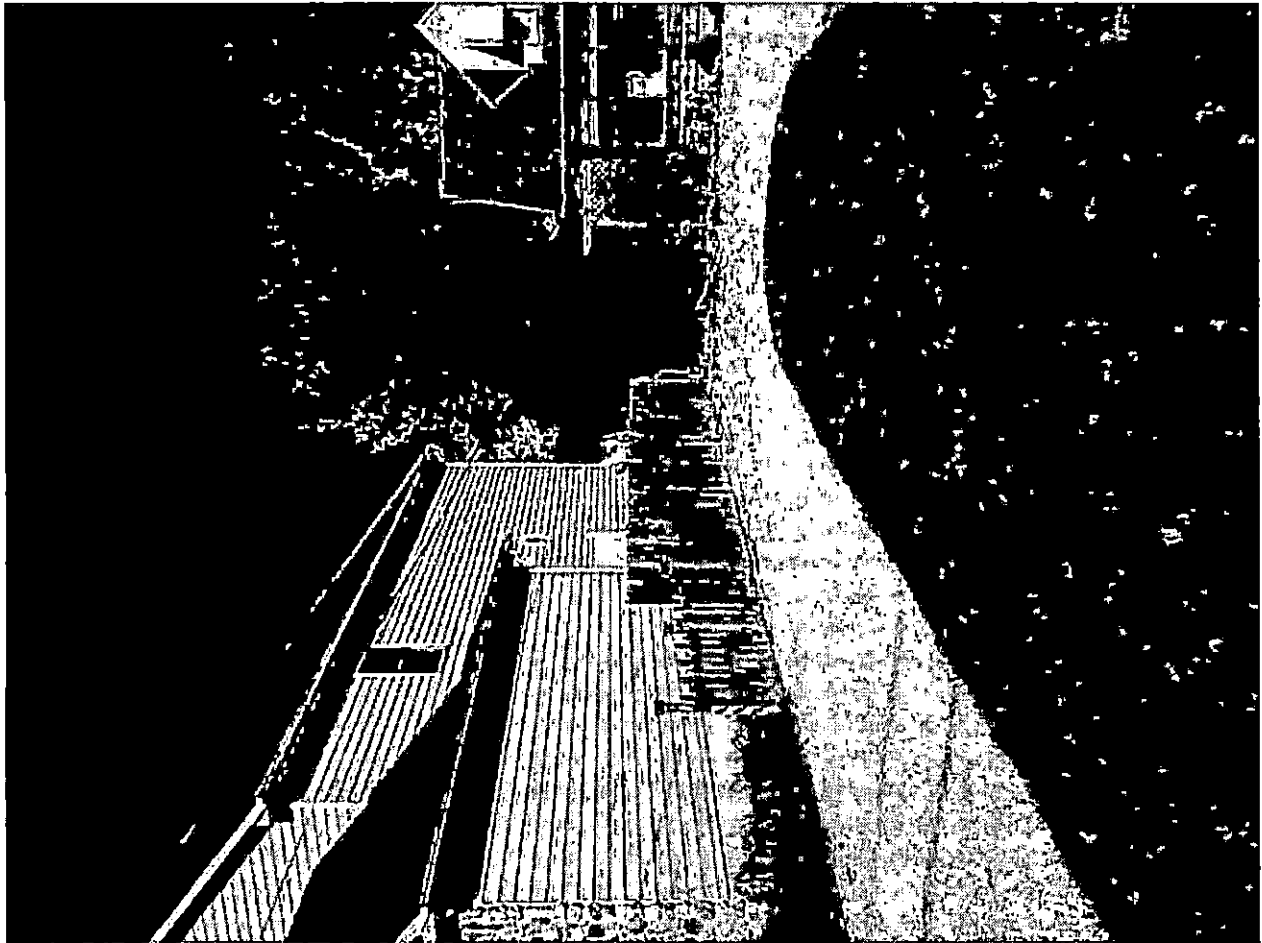
Secondly, the file does not contain photos. Please deliver.

Thank you.



Front of 11100 Bird river Grove road





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 - 2200018658

Owner Information

Owner Name: DAWSON DEBORAH A **Use:** RESIDENTIAL
Mailing Address: 11100 BIRD RIVER GROVE RD **Principal Residence:** YES
 WHITE MARSH MD 21162-1806 **Deed Reference:** /41878/ 00215

Location & Structure Information

Premises Address: 11100 BIRD RIVER GROVE RD **Legal Description:** .192 AC
 WHITE MARSH 21162-1806 11100 BIRD RIVER GR RD
 Waterfront BIRD RIVER GROVE

Map: 0073 **Grid:** 0020 **Parcel:** 0325 **Neighborhood:** 15010001.04 **Subdivision:** 0000 **Section:** **Block:** **Lot:** 16 **Assessment Year:** 2021 **Plat No:** **Plat Ref:** 0013/ 0001

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1988	988 SF	300 SF	8,363 SF	34

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	YES	STANDARD UNIT	WOOD SHINGLE/	3	1 full/ 1 half		

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2020 As of 07/01/2021	
Land:	176,300	176,300		
Improvements	106,200	106,200		
Total:	282,500	282,500	282,500	
Preferential Land:	0			

Transfer Information

Seller:	Date:	Price:
BOESCHE JON	09/18/2019	\$290,000
Type: ARMS LENGTH IMPROVED	Deed1: /41878/ 00215	Deed2:
GORDON KRIS D	12/24/2015	\$210,000
Type: ARMS LENGTH IMPROVED	Deed1: /37018/ 00484	Deed2:
GORDON KRIS D	11/28/2005	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /22958/ 00195	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 01/22/2020

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

ZAC AGENDA

Case Number: 2020-0271-A **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Deborah Dawson
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 11100 BIRD RIVER GROVE RD

Location: North side of Bird River Grove Road (50'), 3,240 feet East of Ebenezer Road (VAR).

Existing Zoning: RC 2

Area: 8,363 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1A01.2.3.B.3 To permit a street-side garage addition with a side yard setback of 9 in lieu of the required 35 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 11/30/2020

Miscellaneous Notes:

Case Number: 2020-0272-A **Reviewer:** Joseph Merrey
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: Kenilworth Limited Partnership
Contract Purchaser: Pike Howard

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 842 KENILWORTH DR

Location: North side of Kenilworth Drive 740 feet North West of West Road.

Existing Zoning: BM

Area: 8.4 AC

Proposed Zoning:

VARIANCE:

BCZR 450.4 Attachment 1,5(d)(vi) to permit a wall mounted enterprise sign on an existing wall without a customer entrance.

Attorney: Jennifer R. Busse

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

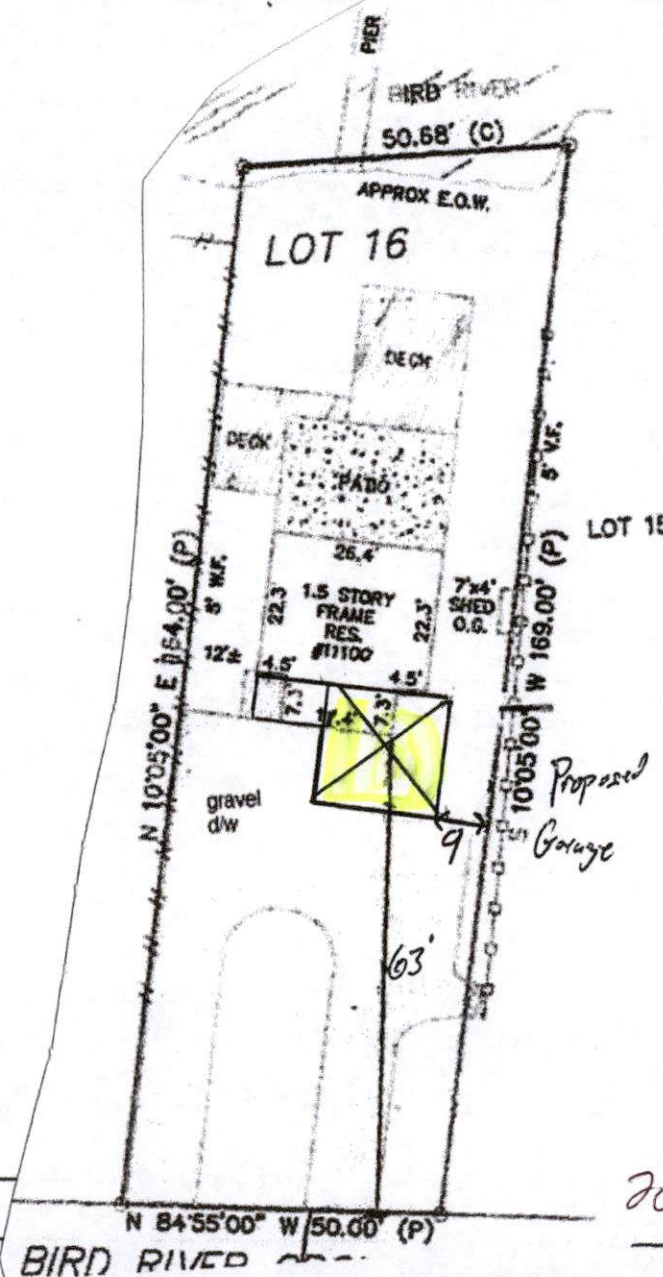
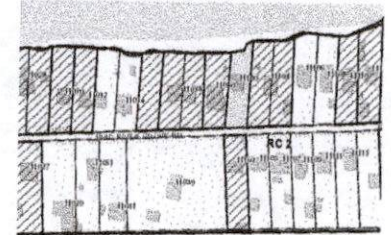
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 11100 BIRD RIVER GROVE ROAD OWNER(S) NAME(S) Deborah Dawson

SUBDIVISION NAME BIRD RIVER GROVE LOT # 16 BLOCK # _____ SECTION # _____

PLAT BOOK # 13 FOLIO # 01 10 DIGIT TAX # 2200018658 DEED REF. # 41878/ 00215

SITE VICINITY MAP



T MAP IS NOT TO SCALE

ZONING MAP# 073A3

SITE ZONED RC2

ELECTION DISTRICT 15th

COUNCIL DISTRICT 6th

LOT AREA ACREAGE .192ac

OR SQUARE FEET _____

HISTORIC? No

IN CBCA? YES

IN FLOOD PLAIN? YES

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

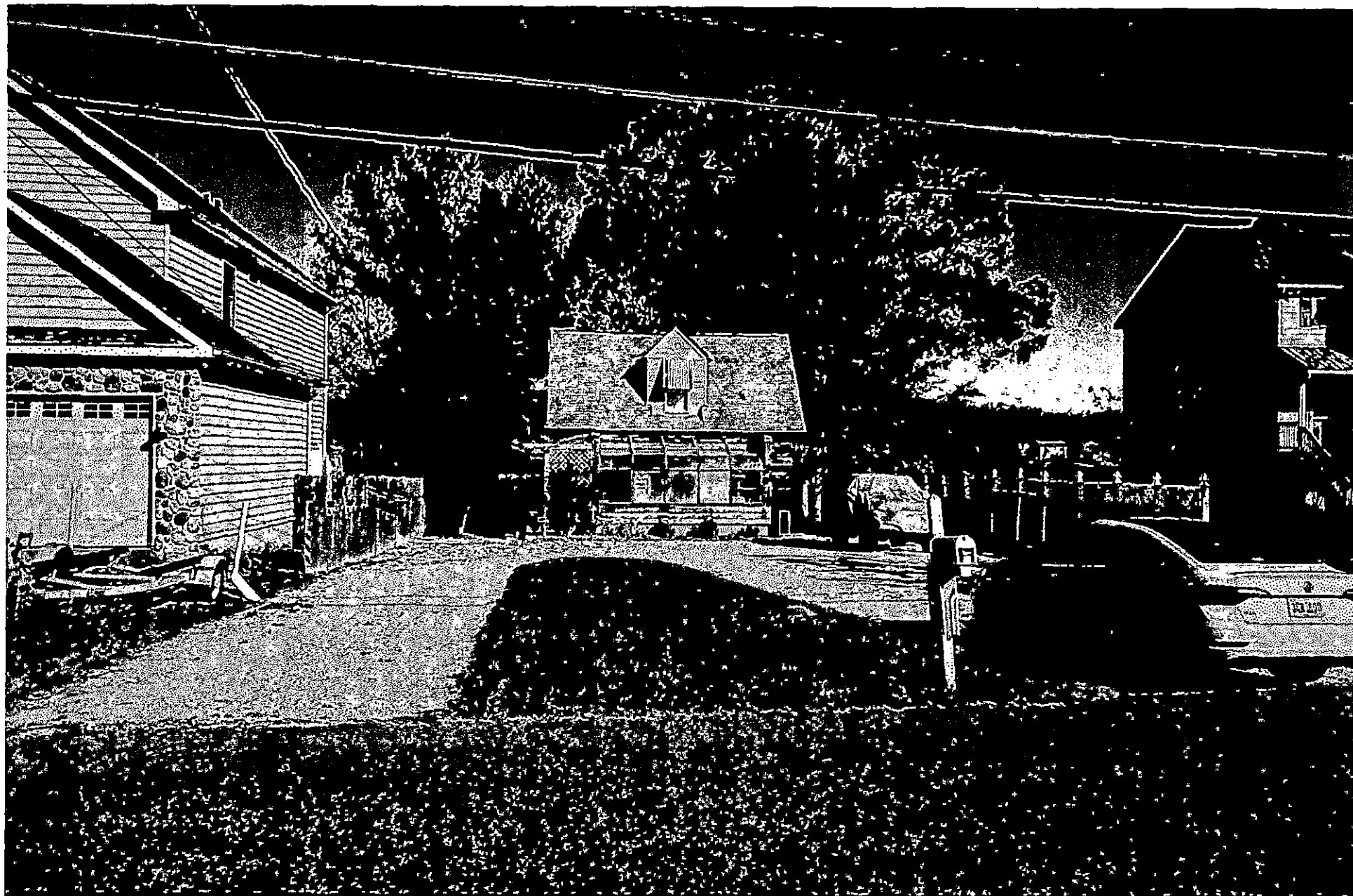


SCALE: 1"=30'

PLAN DRAWN BY Gerard Andersen

DATE 8/21/20

2020-0271-A



Front of 11100 Bird river Grove road

2020-0271-A

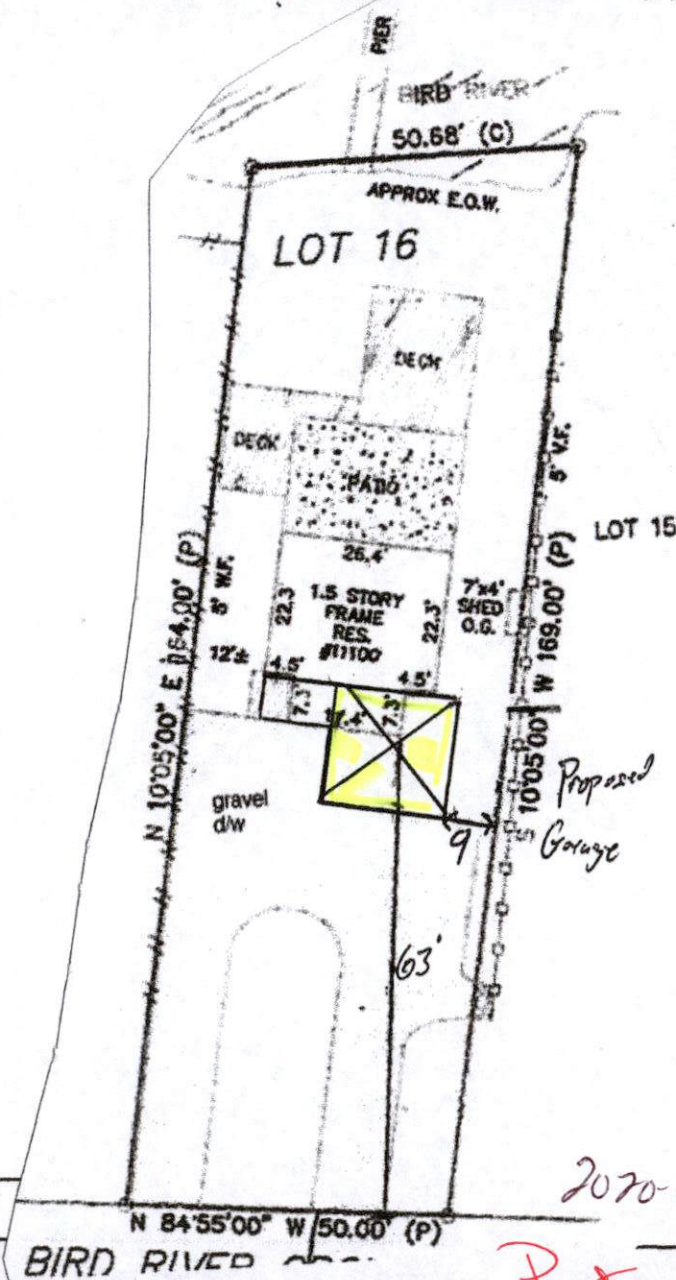
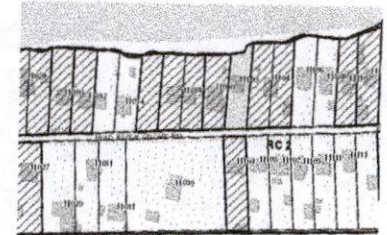
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 11100 BIRD RIVER GROVE ROAD OWNER(S) NAME(S) Deborah Dawson

SUBDIVISION NAME BIRD RIVER GROVE LOT # 16 BLOCK # _____ SECTION # _____

PLAT BOOK # 13 FOLIO # 01 10 DIGIT TAX # 2200018658 DEED REF. # 41878/ 00215

SITE VICINITY MAP



SCALE: 1"=30'

PLAN DRAWN BY Gerard Andersen

DATE 8/21/20

T MAP IS NOT TO SCALE

ZONING MAP# 073A3

SITE ZONED RC2

ELECTION DISTRICT 15th

COUNCIL DISTRICT 6th

LOT AREA ACREAGE 192ac

OR SQUARE FEET _____

HISTORIC? No

IN CBCA? YES

IN FLOOD PLAIN? YES

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

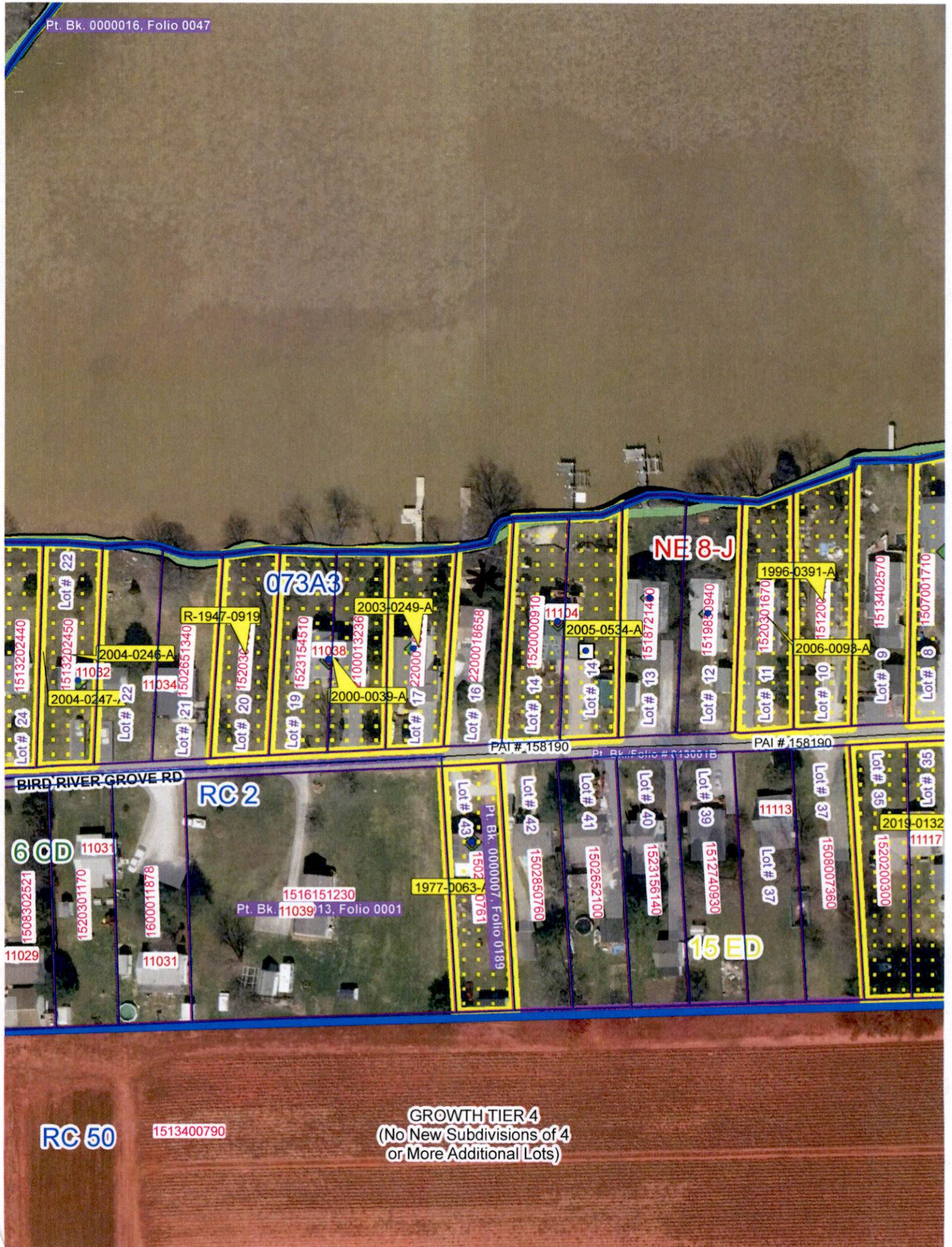
PRIOR HEARING? _____

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2070-0271-A

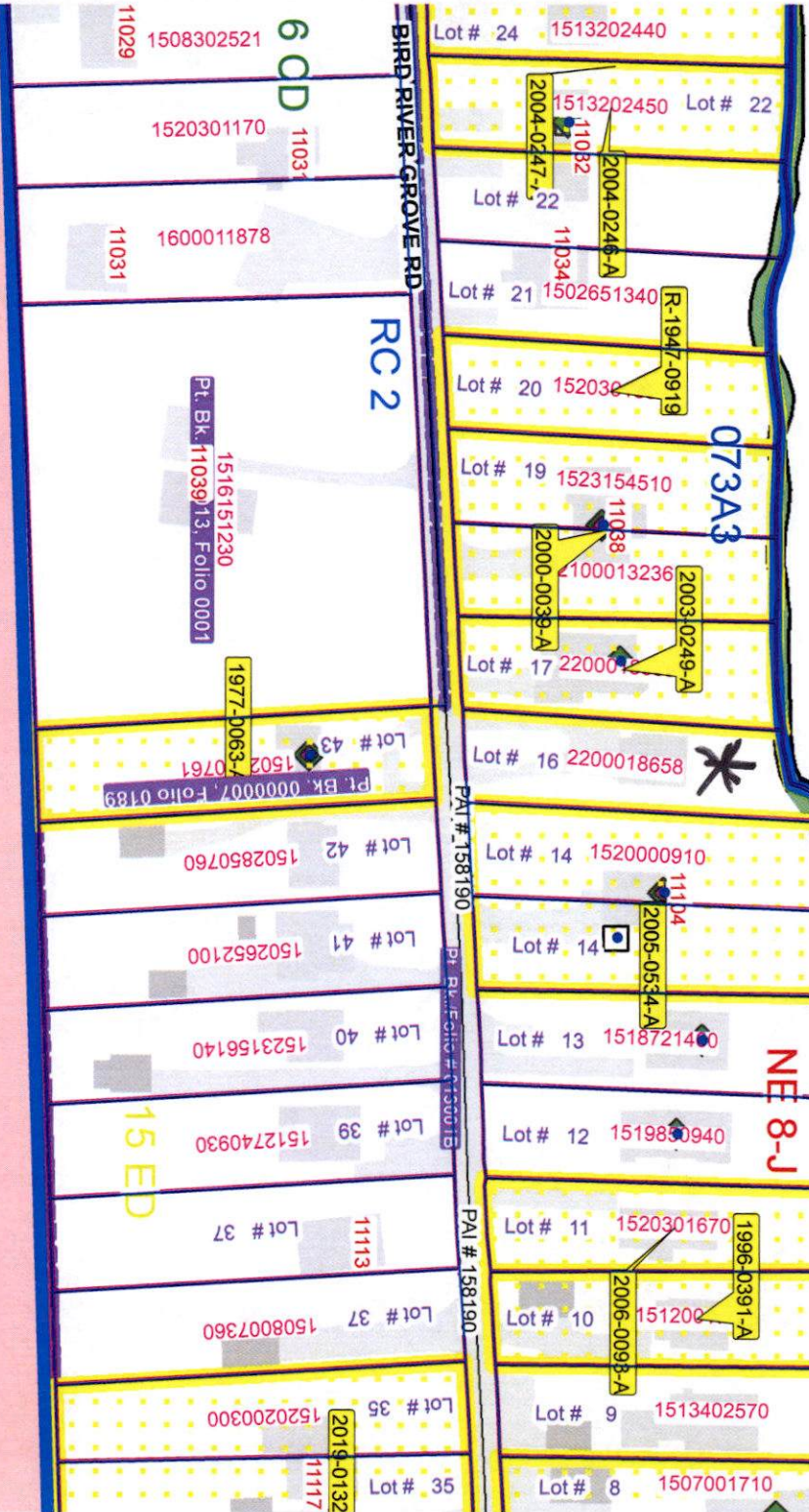
Pet. Eoh. 1



RC 50

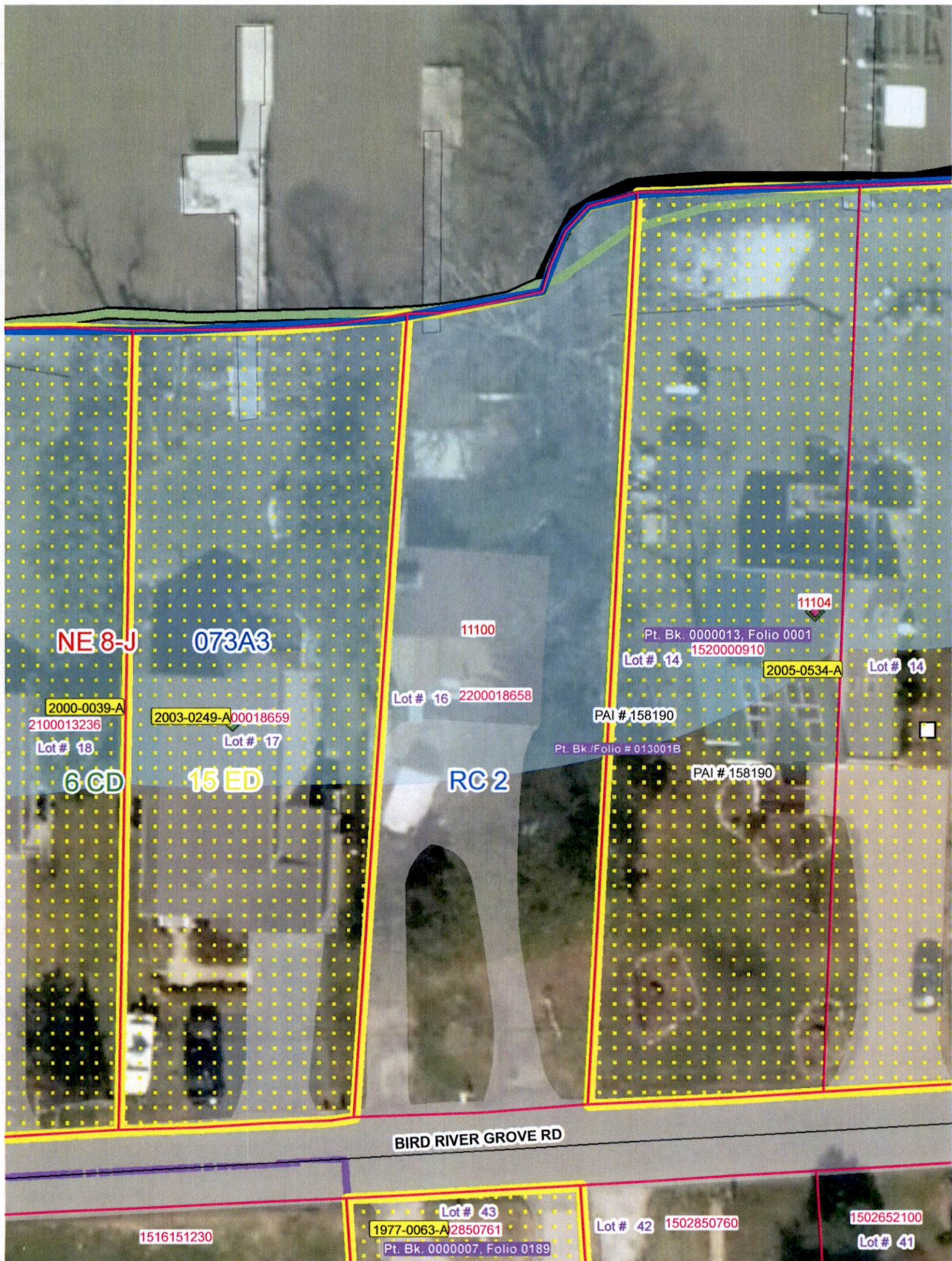
1513400790

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)



1513400790

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)



NE 8-J

073A3

11100

Pt. Bk. 0000013, Folio 0001

Lot # 14

1520000910

2005-0534-A

Lot # 14

Lot # 16 2200018658

PAI # 158190

Pt. Bk./Folio # 013001B

PAI # 158190

2000-0039-A
2100013236

Lot # 18

2003-0249-A 00018659

Lot # 17

6 CD

15 ED

RC 2

BIRD RIVER GROVE RD

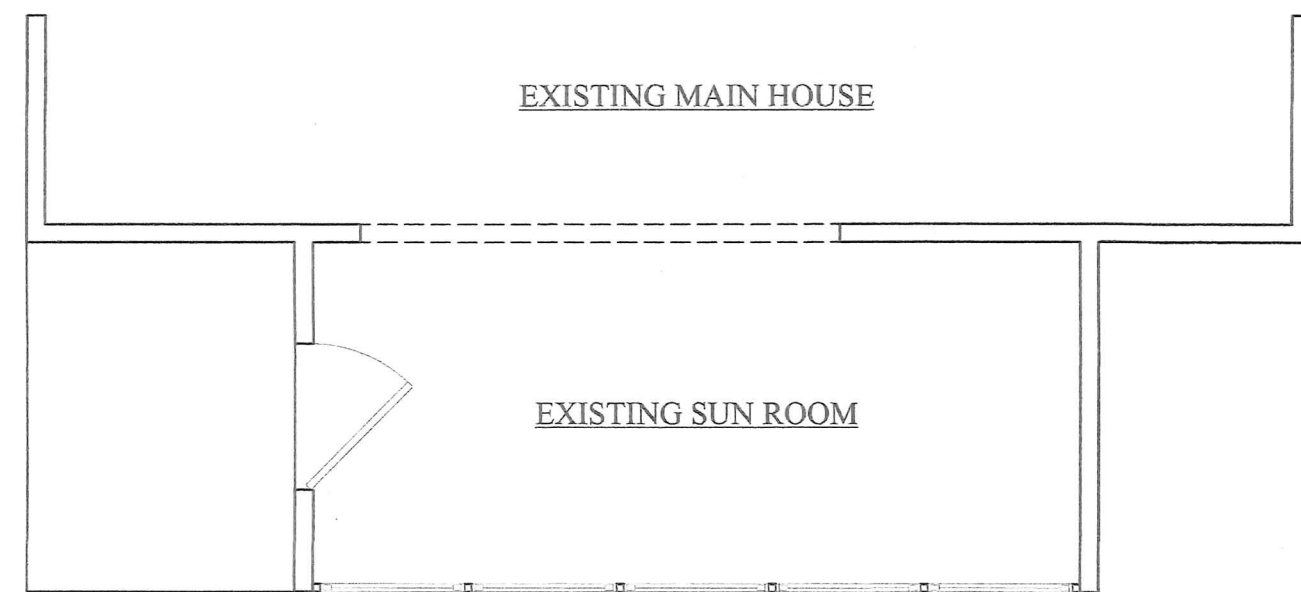
1516151230

Lot # 43
1977-0063-A 2850761
Pt. Bk. 0000007, Folio 0189

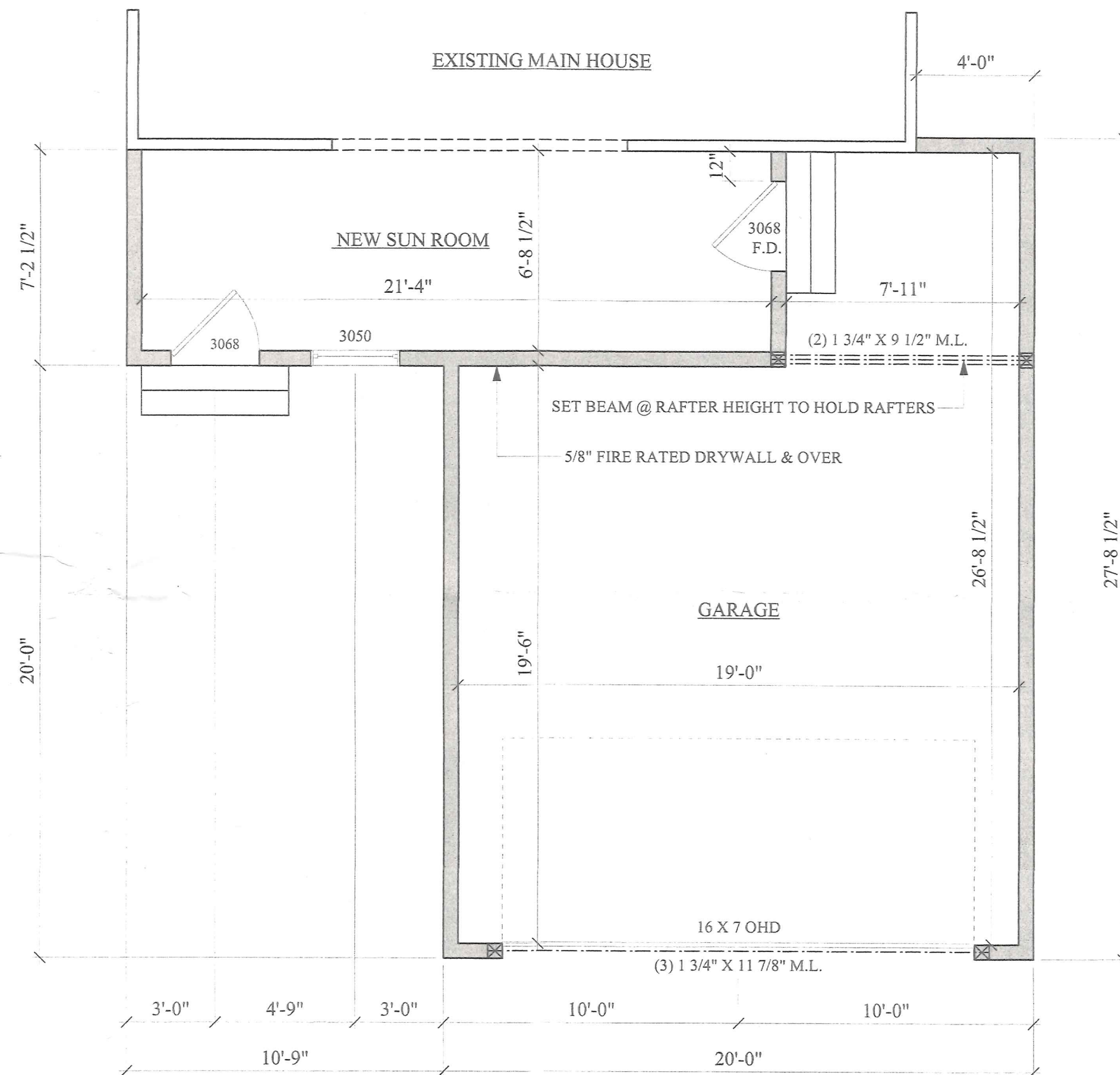
Lot # 42 1502850760

1502652100

Lot # 41



EXISTING FLOOR PLAN
1/4"=1'-0"

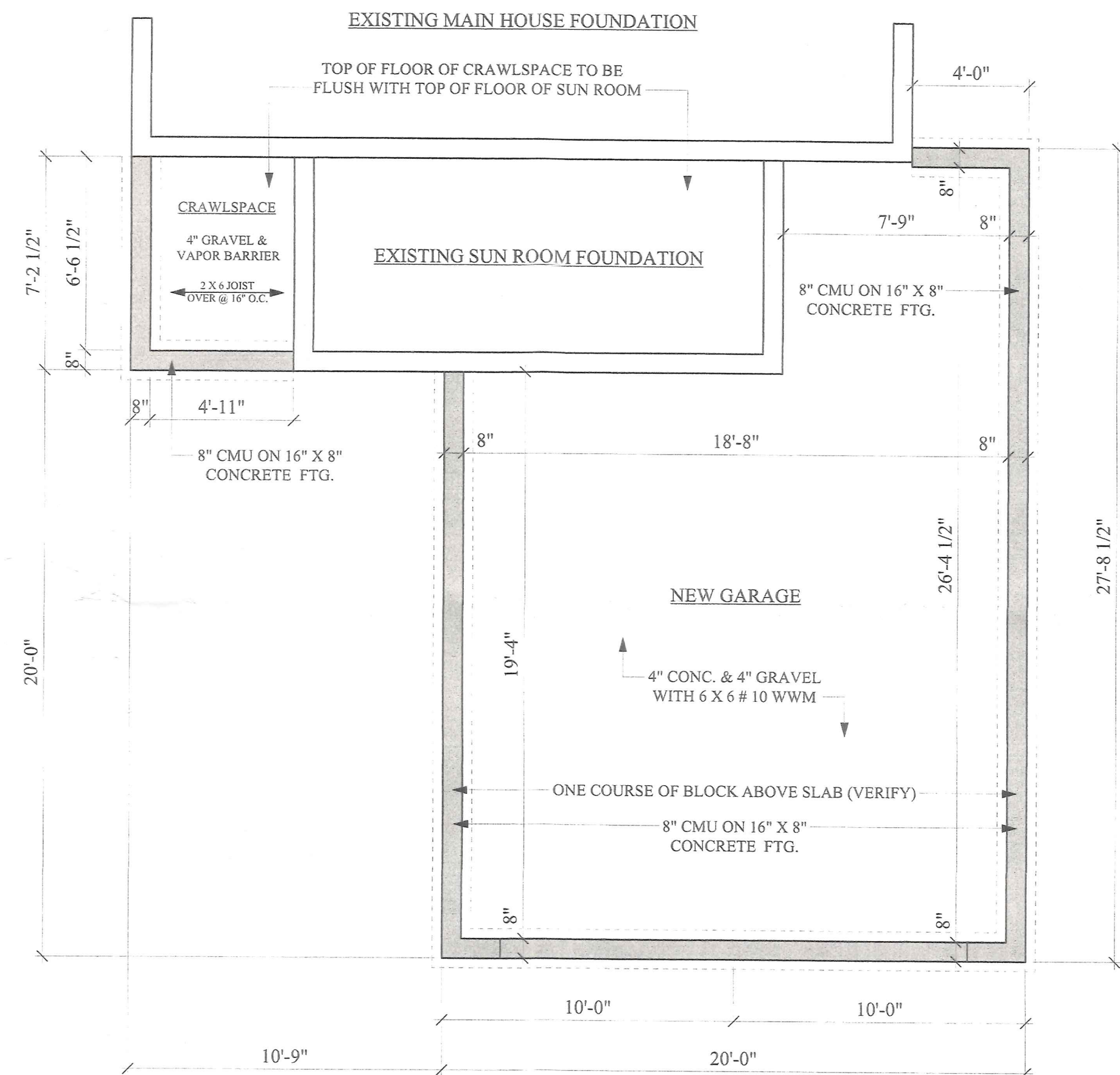


PROPOSED FLOOR PLAN
1/4"=1'-0"

James Schuler

11100 BIRD RIVER GROVE ROAD		
3/2/20		
FIRST FLOOR PLAN		
		1 OF 4

2020-0271-A



FOUNDATION PLAN
1/4"=1'-0"

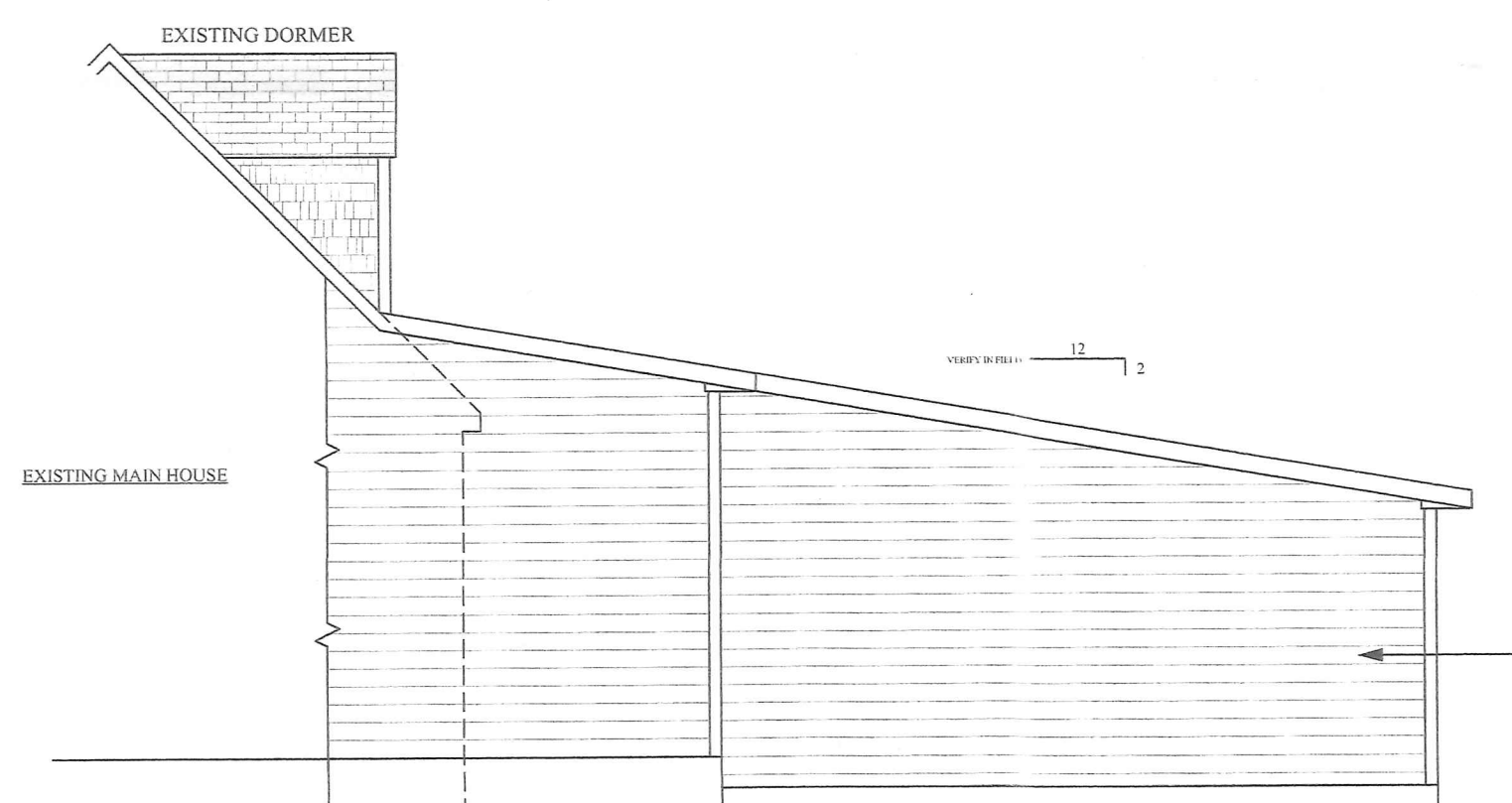
Handwritten signature and professional seal.

11100 BIRD RIVER GROVE ROAD		
3/2/20		
FOUNDATION PLAN		
2 OF 4		



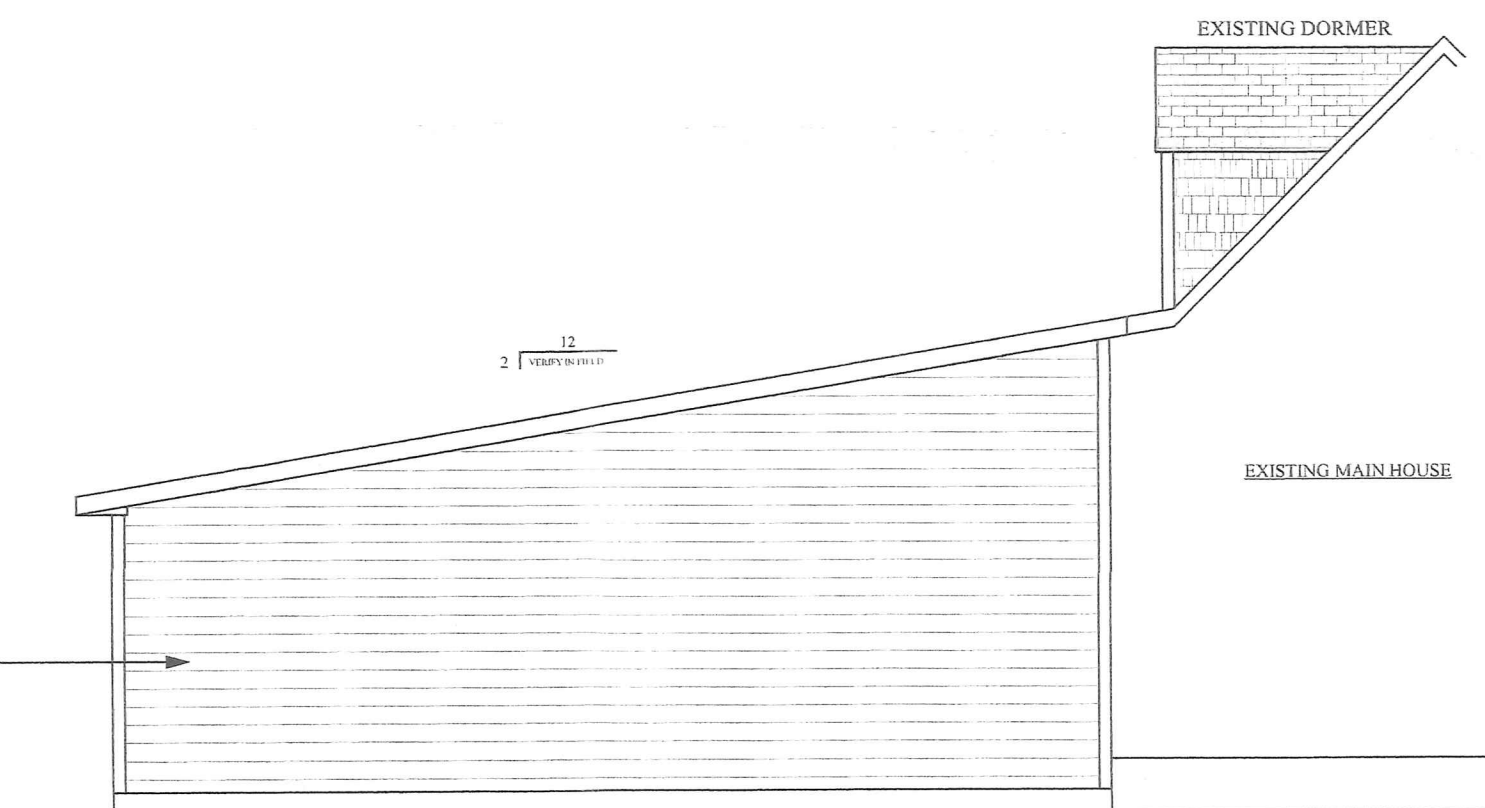
FRONT ELEVATION

3/16"=1'-0"



LEFT SIDE ELEVATION

3/16"=1'-0"



RIGHT SIDE ELEVATION

3/16"=1'-0"

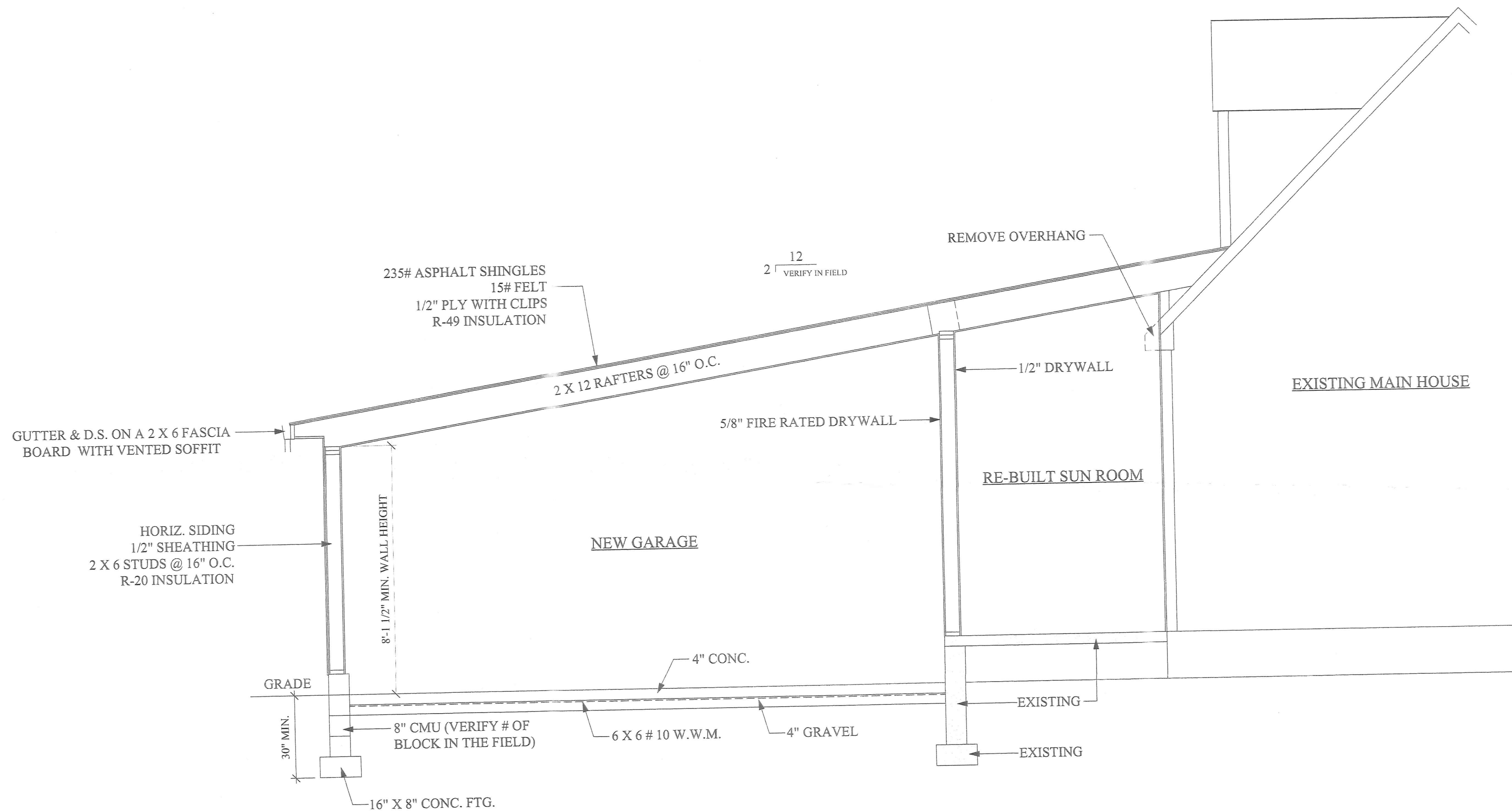
James Schuch

11100 BIRD RIVER GROVE ROAD

3/2/20

ELEVATIONS

3 OF 4



CROSS SECTION

3/8"=1'-0"

John G. Schumacher

11100 BIRD RIVER GROVE ROAD

3/2/20

CROSS SECTION

4 OF 4