

M E M O R A N D U M

DATE: May 3, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0290-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on April 28, 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 VARIANCE
(3706 Patapsco Avenue)
15th Election District
6th Council District
Francis D. Kemp, Jr. &
Elizabeth R. Kemp

Legal Owners/Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS OF
* BALTIMORE COUNTY
* **CASE NO. 2020-0290-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Francis D. Kemp, Jr., and Elizabeth R. Kemp (the “Petitioners”) for property located at 3706 Patapsco Avenue, Bowleys Quarters (the “Property”). The Petitioners are requesting variance relief from the Baltimore County Zoning Regulations (“BCZR”) §1B02.3.C.1 to permit a replacement dwelling with side yards of 5 ft. and 10 ft. and a with a sum side yard of 15 ft. in lieu of the required 10 ft. minimum, 15 ft. minimum and sum of side yard of 25 ft.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Francis D. Kemp, Jr. appeared at the hearing along with David Billingsley of Central Drafting & Design who prepared a site plan (the “Site Plan”). (Pet. Ex. 1). There were no opposing parties or interested citizens in attendance.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Environmental Protection and Sustainability (“DEPS”) which indicates that the subject property is located within the Limited Development Area (“LDA”) and therefore afforestation for 4 trees is required. A ZAC comment was also received from the Department of Planning (“DOP”) which did not oppose the requested relief.

ORDER RECEIVED FOR FILING

Date

3/29/21

By

Whignon

The Property is approximately 12,575 sf and is zoned DR 3.5. It is 50 ft. wide but is 254 ft. long on the north side and 249 ft. long on the south side. The Property is a waterfront lot on Frog Mortar Creek and improved with a pier and bulkhead. It was created as part of Long Beach Estates per Plat WPC No. 4 recorded in Land Records of Baltimore County on August 7, 1914. (Pet. Ex. 5). It is improved with a one-story dwelling built in 1913 which is not elevated above ground level. (Pet. Ex. 6). There is an existing shed (180 sf) near Patapsco Avenue. (*Id.*). The current home is not centered on the Property; it is located 5 ft. from the southern Property line. Mr. Billingsley explained that the proposal is to remove the existing one-story home and replace it with a 3-story dwelling with open deck.

Mr. Billingsley provided photographs along with a photo key. (Pet. Exs. 8A-8E). The adjacent property on the northern boundary is vacant. The adjacent home on the southern border is multi-story and was constructed more recently. Elevations of the proposed home were provided and show a 2 car garage on the ground level facing Patapsco Avenue and 1 garage bay facing the water. (Pet. Ex. 9). The ground level will be used to park vehicles and for storage. The replacement dwelling will be 3,559 sf. It will be constructed in the same footprint as the existing in that it will be located 5 ft. from the southern Property line as it has always existed but within 10 ft. of the northern boundary. There is no height variance needed. There is no construction within the 100-ft Chesapeake Bay Critical Area ("CBCA") buffer.

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

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

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

ORDER RECEIVED FOR FILING

Date

3/29/21

2 By

D. Mignon

The Property is unique because it is asymmetrical and is improved with a single-story dwelling constructed in 1913 which was not centered on the Property but rather, built 5 ft. from the southern Property line. The Petitioners would suffer a practical difficulty if they were not able to build a replacement dwelling on this 50 ft. wide lot because the Property is located within a flood zone and the replacement home needs to be elevated above ground level. The replacement home will be built within the same 5 ft. setback from the southern Property line that has existed since 1913. I also find that the requested variance can be granted within the strict harmony of the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition.

THEREFORE, IT IS ORDERED, this 29th day of **March 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the Baltimore County Zoning Regulations ("BCZR") § 1B02.3.C.1 to permit a replacement dwelling with side yards of 5 ft. and 10 ft. and a with a sum side yard of 15 ft. in lieu of the required 10 ft. minimum, 15 ft. minimum and sum of side yard of 25 ft. is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must comply with the DEPS and DPR ZAC comments, copies of which are attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date

By

3/29/21
D. M. Mangan

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

Maureen E. Murphy

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

ORDER RECEIVED FOR FILING

Date

3/29/21

By

J. Mignone



TITATION 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 3706 PATAPSCO AVENUE which is presently zoned DR 3.5
Deed References: L. 27336 F. 312 10 Digit Tax Account # 1512002140
Property Owner(s) Printed Name(s) FRANCIS D. KEMP, JR. & ELIZABETH R. KEMP

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

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

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

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

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____
 Attorney for Petitioner
 Name- Type or Print 3/24/21
 Signature [Signature]
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

FRANCIS D. KEMP, JR. / ELIZABETH R. KEMP
 Name #1 - Type or Print Name #2 - Type or Print
 Signature #1 [Signature] Signature #2 [Signature]
4109 SILVER SPRING RD. BALTO, MD.
 Mailing Address City State
21236 / francis.kemp@outlook.com
 Zip Code Telephone # Email Address

Representative to be contacted:

DAVID BILLINGSLET
 Name - Type or Print
 Signature [Signature]
601 CHARWOOD CT. EDGEWOOD, MD
 Mailing Address City State
21040 (410) 679-8719 / dwb0209@yahoo.com
 Zip Code Telephone # Email Address

CASE NUMBER 2020-0290-A Filing Date 12/5/20 Do Not Schedule Dates: _____ Reviewer gh

A

3706 PATAPSCO AVENUE

VARIANCE FROM SECTION 1B02.3.C.1 (BCZR) TO PERMIT A REPLACEMENT DWELLING WITH SIDE YARDS OF 5 FEET AND 10 FEET WITH A SUM OF 15 FEET IN LIEU OF THE REQUIRED 10 FEET MINIMUM, 15 FEET WITH A SUM OF 25 FEET.

ZONING DESCRIPTION
3706 PATAPSCO AVENUE

Beginning for the same at a point on the west side of Patapsco Avenue (15 feet wide), distant southerly 422 feet from its intersection with the center of Susquehanna Avenue, thence being all of Lot 55 as shown on the plat entitled Plat C, Long Beach Estates recorded among the Baltimore County plat records in Plat Book 4 Folio 131.

Containing 12,575 square feet or 0.289 acre of land, more or less.

Being known as 3706 Patapsco Avenue and being located in the 15TH Election District, 6TH Councilmanic District of Baltimore County, MD.

2020-0290-A

CERTIFICATE OF POSTING

RECERT
MARCH 11, 2021

Date: FEBRUARY 24, 2021

RE: Project Name: 3706 PATAPSCO AVE. # 1
Case Number /PAI Number: 2020-0290-A
Petitioner/Developer: KEMP
Date of Hearing/Closing: MARCH 16, 2021

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 3706 PATAPSCO AVE

The sign(s) were posted on _____

RECERT MARCH 11, 2021
FEBRUARY 24, 2021

(Month, Day, Year)

David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

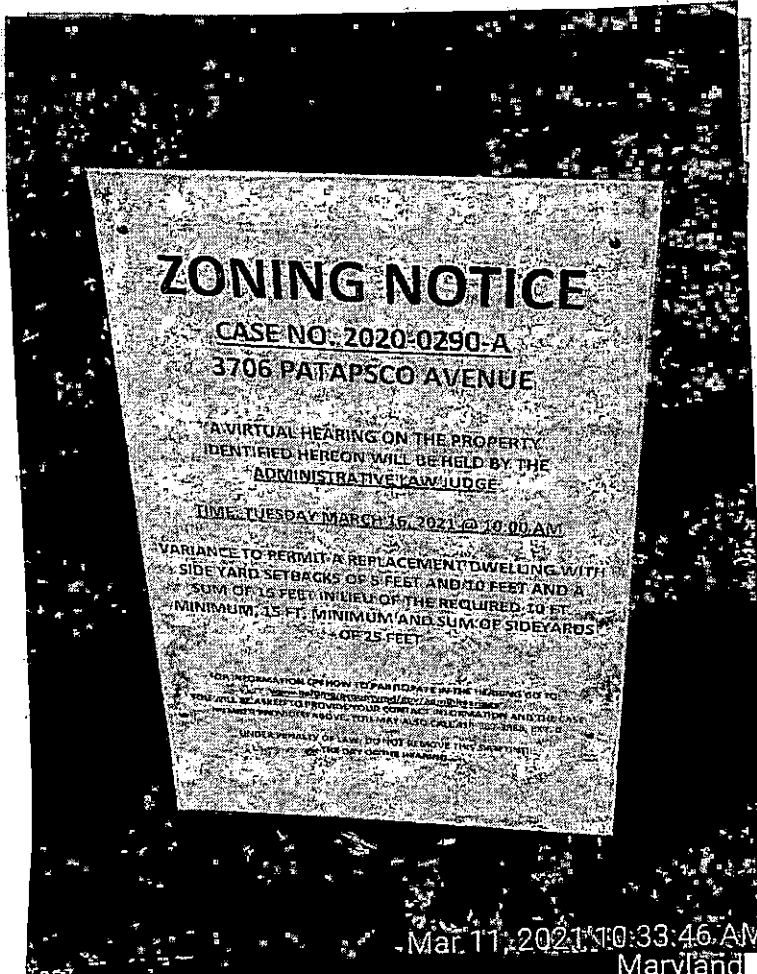
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)



CERTIFICATE OF POSTING

RECERT

MARCH 11, 2021

Date: FEBRUARY 24, 2021

RE: Project Name: 3706 PATAPSCO AVE # 2
Case Number /PAI Number: 2020-0290-A
Petitioner/Developer: KEMP
Date of Hearing/Closing: MARCH 16, 2021

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 3706 PATAPSCO AVE

RECERT
MARCH 11, 2021
FEBRUARY 24, 2021

The sign(s) were posted on _____
(Month, Day, Year)



David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Order #: 11959448

Case #: 2020-0290-A

Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0290-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:

2/24/2021



Darlene Miller, Public Notice Coordinator
(Representative Signature)

<p>Baltimore County</p> <p>NOTICE OF ZONING HEARING</p> <p>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</p> <p>CASE NUMBER: 2020-0290-A</p> <p>3706 Patapsco Avenue West side of Patapsco Avenue, south 422 feet to the centerline of Susquehanna Avenue 15th Election District - 6th Councilmanic District Legal Owners: Francis & Elizabeth Kemp, Jr.</p> <p>Variance to permit a replacement dwelling with side yards of 5 ft. and 10 ft. and a sum of sideyards of 15 ft. in lieu of the required 10 ft. minimum, 15 ft. minimum and sum of sideyards of 25 ft.</p> <p>Hearing: Tuesday, March 16, 2021 at 10:00 a.m.</p> <p>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.</p> <p>Pete Gutwald Director of Permits, Approvals and Inspections for Baltimore County</p> <p>124</p>

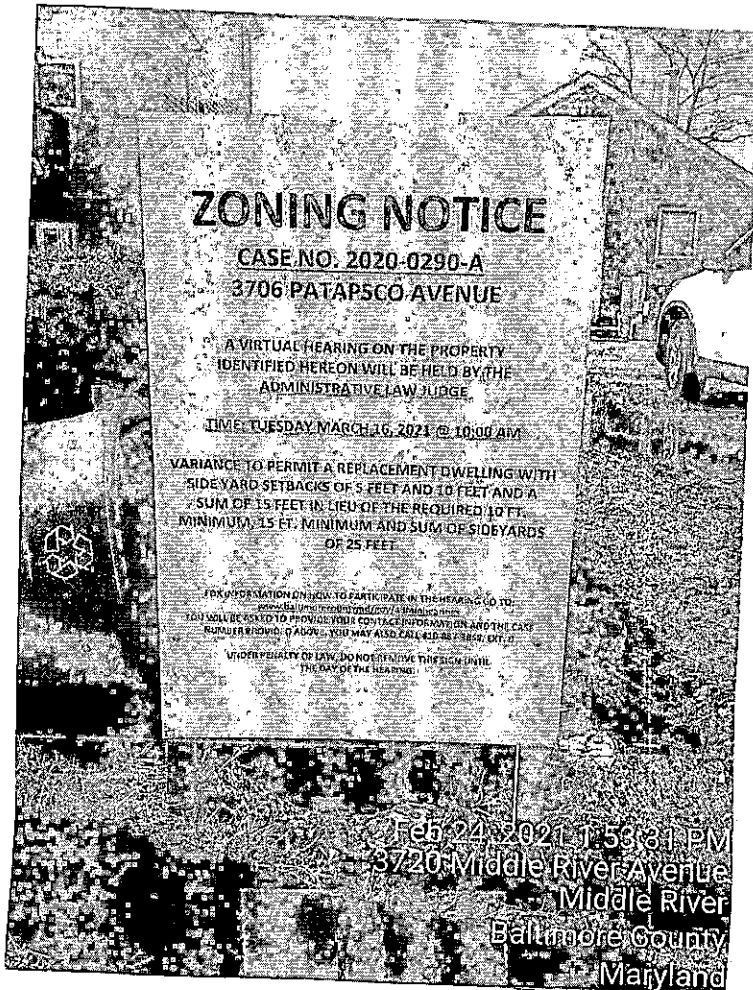
CERTIFICATE OF POSTING

Date: FEBRUARY 24, 2021

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Case Number /PAI Number: 2020-0290-A
Petitioner/Developer: KEMP
Date of Hearing/Closing: MARCH 16, 2021

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The sign(s) were posted on FEBRUARY 24, 2021
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

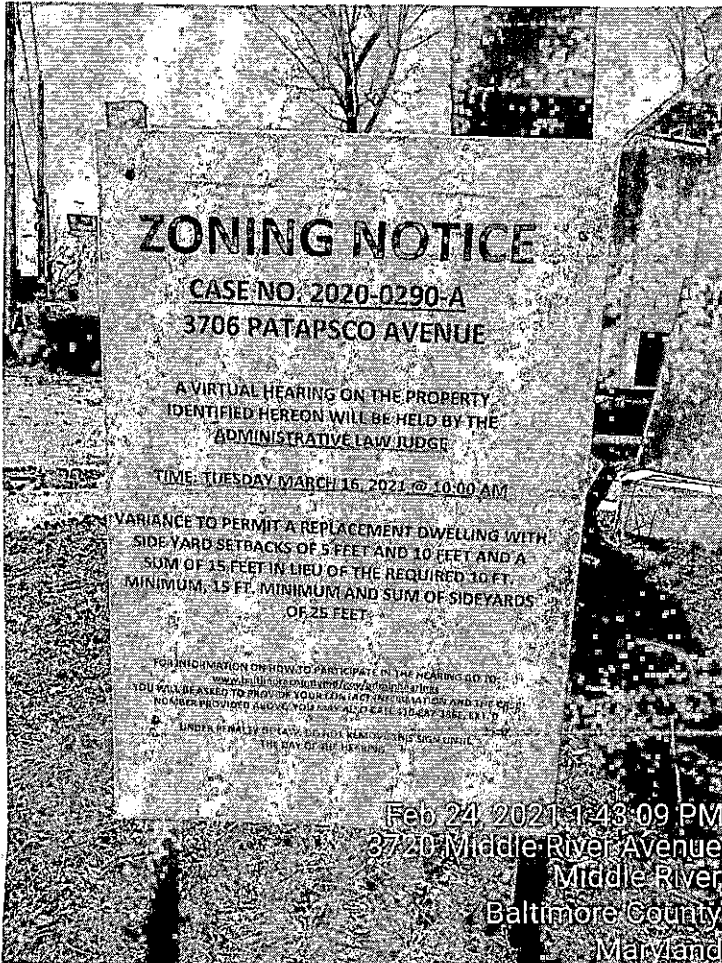
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Petitioner/Developer: KEMP
Date of Hearing/Closing: MARCH 16, 2021

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(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
 3706 Patapsco Avenue; West side of Patapsco *
 Ave S 422 ft to the c/line of Susquehanna Ave * OF ADMINISTRATIVE
 15th Election & 6th Councilmanic Districts * HEARINGS FOR
 Legal Owner(s): Francis, Jr & Elizabeth Hemp *
 Petitioner(s) * BALTIMORE COUNTY
 * 2020-290-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio

 CAROLE S. DEMILIO
 Deputy People's Counsel
 Jefferson Building, Room 204
 105 West Chesapeake Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of December, 2020, a copy of the foregoing Entry of Appearance was emailed to David Billingsley, 601 Charwood Court, Edgewood, Maryland 21040, dwb02092@Yahoo.com, Representative for Petitioner(s).

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People's Counsel 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: 2020-0290-~~0~~A
Property Address: 3706 PATAPSCO AVENUE
Property Description: W. S. PATAPSCO AVE, 422' S OF E
SUSQUEHANNA AVE
Legal Owners (Petitioners): FRANCIS D. KEMP JR & ELIZABETH R KEMP
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVE BILLINGSLEY
Company/Firm (if applicable): _____
Address: CENTRAL DRAFTING
AND DESIGN
601 CHARWOOD COURT
EDGEWOOD, MD 21040
Telephone Number: (410) 679-8713



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

March 1, 2021

David Billingsley,
601 Charwood Court
Edgewood MD 21040

RE: Case Number: 2020-0290-A, 3706 Patapsco Avenue

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 December 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 that reads "Jeffrey Perlow".

Jeff Perlow
Acting Supervisor
Department of Zoning

PCG

Enclosures

CC: 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: December 21, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0290-A
Address 3706 Patapsco Avenue
(Kemp & Hemp Property)

. Zoning Advisory Committee Meeting of **December 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 a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to permit reduced side yard setback for a replacement dwelling on a waterfront lot. No development is proposed within the 100-foot Buffer. New development must meet all LDA requirements, including afforestation and lot coverage limits. The plan shows the lot coverage will be under the allowable maximum limit. 15% afforestation (4 trees) is required. If the afforestation requirement is 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 no buffer impacts are proposed. Lot coverage will be under the allowable limit. If the afforestation requirement is 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 afforestation requirement, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 1/21/2021

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2020-290

INFORMATION:

Property Address: 3706 Patapsco Avenue
Petitioner: Francis D. Kemp, Jr. and Elizabeth R. Kemp
Zoning: DR 3.5
Requested Action: Variance

The Department of Planning has reviewed the request for a Variance from § 1B02.3.C.1 of the BCZR to permit a replacement dwelling with side yards of five feet and 10 feet with a sum of 15 feet in lieu of the required 10 feet minimum, 15 feet with a sum of 25 feet.

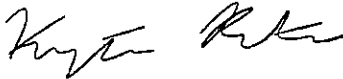
The property is located in the Bowleys Quarters area and sits on a peninsula in Middle River. The property is in the DR 3.5 zone and sits fully within the 100-year floodplain.

A site visit was conducted on 12/28/2020. The lot is currently improved with a single story home and a small garage in front. The existing home is not elevated above ground level. As of January 19, 2021 the Department has received proposed elevations of the dwelling and has no issues.

The Department of Planning has no objections to the request. There have been similar requests for these types of setbacks in the area.

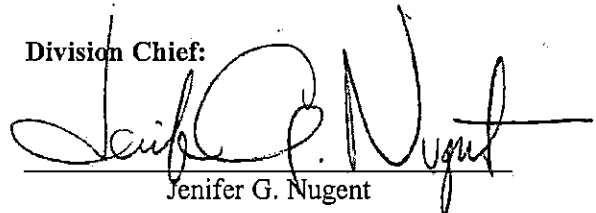
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

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

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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For further information concerning the matters stated herein, please contact Laurie Hay 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".

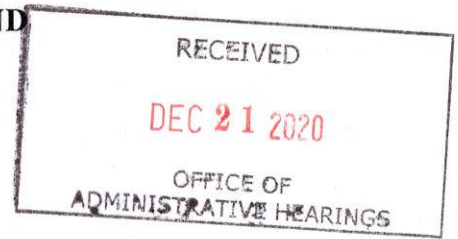
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CPG/JGN/KP/

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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: December 21, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0290-A
Address 3706 Patapsco Avenue
(Kemp & Hemp Property)

Zoning Advisory Committee Meeting of **December 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 a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to permit reduced side yard setback for a replacement dwelling on a waterfront lot. No development is proposed within the 100-foot Buffer. New development must meet all LDA requirements, including afforestation and lot coverage limits. The plan shows the lot coverage will be under the allowable maximum limit. 15% afforestation (4 trees) is required. If the afforestation requirement is met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

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Reviewer: Regina Esslinger

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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2. Conserve fish, plant, and wildlife habitat;

This property is waterfront and no buffer impacts are proposed. Lot coverage will be under the allowable limit. If the afforestation requirement is 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 afforestation requirement, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

ORDER RECEIVED FOR FILING

Date

3/29/21

By

J. D. Magnuson

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals
DATE: Jan 25, 2021

FROM: *EFC for VKD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 21, 2020
Item No. 2020-0290-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

Prior to building permit application, the petitioner shall contact the Office of the Director of the Public Works to determine the flood protection elevation, so that the first floor elevation can be established.

* * * * *

VKD: cen
cc: file

ORDER RECEIVED FOR FILING

Date

3/29/21

By

[Signature]

3/16/21
@ 10-

CHECKLIST

✓ Itr
✓ Order
Department

Support/Oppose/
Conditions/
Comments/
No Comment

Comment Received

_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
12/21	DEPS (if not received, date e-mail sent _____)	Critical Area
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	Comment iVooobjo
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 2/24/21

SIGN POSTING (1st) Date: 2/24/21

SIGN POSTING (2nd) Date: 3/11/21

by DBullingsley

by "

PEOPLE'S COUNSEL APPEARANCE Yes No

PEOPLE'S COUNSEL COMMENT LETTER Yes No

Comments, if any: _____

Donna Mignon

From: Donna Mignon
Sent: Tuesday, March 9, 2021 1:32 PM
To: 'David Billingsley'
Subject: Case No: 2020-0290-A / Hearing date: 3/16/2021 at 10:00 a.m.

Good Morning:

As you are aware, a virtual Webex hearing has been scheduled for March 16, 2021. You should have received an invitation in an email which invited you to this hearing.

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

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

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

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 - 1512002140										
Owner Information										
Owner Name:	KEMP FRANCIS D JR KEMP ELIZABETH R	Use: Principal Residence:	RESIDENTIAL YES							
Mailing Address:	3706 PATAPSCO AVE MIDDLE RIVER MD 21220-4338	Deed Reference:	/27336/ 00312							
Location & Structure Information										
Premises Address:	3706 PATAPSCO AVE MIDDLE RIVER 21220-4338 Waterfront	Legal Description:	3706 PATAPSCO AVE LONG BEACH ESTATES							
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	C
0098	0004	0203	15030020.04	0000			55	2021	Plat Ref:	0004/ 0131
Town: None										
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use						
1913	1,220 SF		13,900 SF	34						
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements			
1	NO	STANDARD UNIT	SIDING/	3	1 full					
Value Information										
			Base Value	Value	Phase-in Assessments					
				As of	As of		As of			
				01/01/2021	07/01/2020		07/01/2021			
Land:			262,400	262,400						
Improvements			68,500	74,100						
Total:			330,900	336,500	330,900	332,767				
Preferential Land:			0	0						
Transfer Information										
Seller: KOPP LARRY			Date: 09/19/2008			Price: \$400,000				
Type: ARMS LENGTH IMPROVED			Deed1: /27336/ 00312			Deed2:				
Seller: FEETE CHARLES M			Date: 09/25/1992			Price: \$157,850				
Type: ARMS LENGTH IMPROVED			Deed1: /09381/ 00014			Deed2:				
Seller: FEETE CHARLES M			Date: 05/26/1981			Price: \$0				
Type: NON-ARMS LENGTH OTHER			Deed1: /06289/ 00814			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	0.00 0.00				
Special Tax Recapture: None										
Homestead Application Information										
Homestead Application Status: No Application										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application						Date:				

3-16-21
10 AM

Debra Wiley

From: Kristen L Lewis
Sent: Wednesday, February 3, 2021 11:59 AM
To: Debra Wiley; Donna Mignon
Subject: Webex 2020-0290-A

Good afternoon,

Below is another case needing a webex.

Case 2020-0290-A
3706 Patapsco Avenue
Legal Owners: Francis D. Kemp, Jr., Elizabeth Kemp – francis.kemp@outlook.com
David Billingsley – Rep – dwb0209@yahoo.com
3/16/21 at 10 a.m.

Kristen Lewis-Coles
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.
David Billingsley	dwb0209@yahoo.com	1-	New York Time	English	U.S.
Francis & Elizabeth Kemp	francis.kemp@outlook.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: Wednesday, February 3, 2021 12:59 PM
To: Kristen L Lewis
Subject: Link - 2020-0290-A

Event Information

Event: Zoning Hearing - Case No. 2020-0290-A - 3706 Patapsco Avenue - Francis & Elizabeth
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e630e>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e2685>
Date and time: Tuesday, March 16, 2021 10:00 am
Eastern Daylight Time (New York, GMT-04:00)
Duration: 1 hour
Description: Zoning Hearing
Case No. 2020-0290-A
3706 Patapsco Avenue
Francis & Elizabeth Kemp
Event number: 180 077 9073
Event password: 1234
Host key: 725993
Alternate Host: Donna Mignon, Henry Ayakwah, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 544034
Video Address: 1800779073@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: 180 077 9073

**PETITIONER'S EXHIBITS
3706 PATAPSCO AVENUE
CASE NO. 2020-0290-A**

1. PLAT TO ACCOMPANY PETITION DATED OCTOBER 21, 2020 (NO CHANGES)
2. SDAT REAL PROPERTY DATA SEARCH
3. PORTION OF TAX MAP 98
4. DEED OF RECORD L.27336 F.312 DATED SEPTEMBER 12, 2008
5. PLAT OF LONG BEACH ESTATES RECORDED AUGUST 7, 1914 PB 3 F131
6. LOCATION SURVEY DRAWING FOR PROPERTY DATED AUGUST 5, 2008
7. AERIAL PHOTO FROM BALTIMORE COUNTY MY NEIGHBORHOOD
8. PHOTOS
9. PROPOSED DWELLING ELEVATIONS

5-3-21
DW

4/11/21
D. Thompson

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 - 1512002140

Owner Information

Owner Name: KEMP FRANCIS D JR, KEMP ELIZABETH R; Use: RESIDENTIAL; Principal Residence: YES; Mailing Address: 3706 PATAPSCO AVE, MIDDLE RIVER, MD 21220-4338; Deed Reference: /27336/ 00312

Location & Structure Information

Premises Address: 3706 PATAPSCO AVE, MIDDLE RIVER, 21220-4338, Waterfront; Legal Description: 3706 PATAPSCO AVE, LONG BEACH ESTATES

Map: 0098, Grid: 0004, Parcel: 0203, Neighborhood: 15030020.04, Subdivision: 0000, Section: 55, Block: 2021, Lot: 2021, Assessment Year: 2021, Plat No: C, Plat Ref: 0004/ 0131

Town: None

Primary Structure Built: 1913, Above Grade Living Area: 1,220 SF, Finished Basement Area, Property Land Area: 13,900 SF, County Use: 34

Stories: 1, Basement: NO, Type: STANDARD UNIT, Exterior: SIDING/, Quality: 3, Full/Half Bath: 1 full, Garage, Last Notice of Major Improvements

Value Information

Table with columns: Base Value, Value, Phase-in Assessments. Rows: Land (262,400), Improvements (68,500), Total (330,900), Preferential Land (0). Value as of 01/01/2018 and 07/01/2020. Phase-in assessments as of 07/01/2020 and 07/01/2021.

Transfer Information

Seller: KOPP LARRY, Date: 09/19/2008, Price: \$400,000, Type: ARMS LENGTH IMPROVED, Deed1: /27336/ 00312, Deed2: ; Seller: FEETE CHARLES M, Date: 09/25/1992, Price: \$157,850, Type: ARMS LENGTH IMPROVED, Deed1: /09381/ 00014, Deed2: ; Seller: FEETE CHARLES M, Date: 05/26/1981, Price: \$0, Type: NON-ARMS LENGTH OTHER, Deed1: /06289/ 00814, Deed2:

Exemption Information

Table with columns: Partial Exempt Assessments, Class, 07/01/2020, 07/01/2021. Rows: County (000, 0.00), State (000, 0.00), Municipal (000, 0.00|, 0.00|)

Special Tax Recapture: None

Homestead Application Information

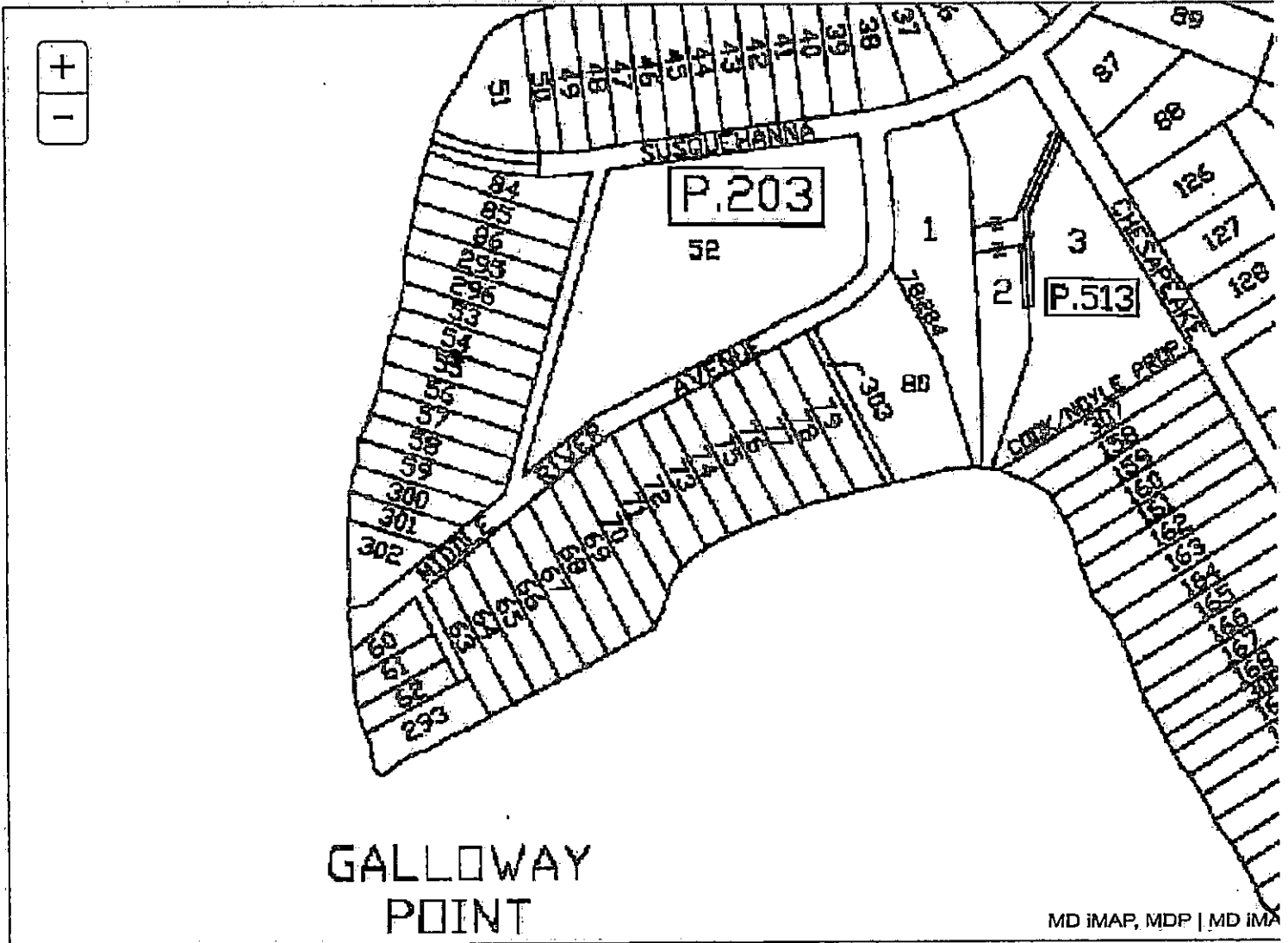
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

PETITIONER'S EXHIBIT NO. 2

District: **15** Account Number: **1512002140**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD-21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

TAX MAP 98

PETITIONER'S
EXHIBIT NO. 3

Lawyers Trust Title Company
 File No. 08-913MSH
 Tax ID # 15 15-12-002140

This Deed, made this 12th day of September, 2008, by and between Susan G. Kopp, GRANTOR, and Francis D. Kemp, Jr. and Elizabeth R. Kemp, GRANTEES.

- **Witnesseth** -

That for and in consideration of the sum of Four Hundred Thousand Dollars 00/100 (\$400,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Francis D. Kemp, Jr. and Elizabeth R. Kemp, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME on the northwest side of a 15-foot road running from Susquehanna Avenue to Middle River Avenue, at the dividing line between Lots 54 and 55 on the Plat hereinafter mentioned, thence in a northwesterly direction on the said dividing line 278 feet, more or less, to Frog Mortar Creek, thence southerly on Frog Mortar Creek 50 feet more or less to a dividing line between Lots 55 and 56 on said Plat, thence in a southeasterly direction on said last mentioned dividing line 278 feet more or less, to the northwest side of said 15 foot road; thence northeasterly on the northwest side of said 15 foot road 50 feet to the place of beginning. Being known as Lot No. 55, Plan "C", Long Beach Estates, recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 4, folio 131. The improvements thereon formerly known as 7 Patapsco Avenue and now being known as No. 3706 Patapsco Avenue.

BEING the same property which, by Deed dated September 24, 1992, and recorded among the Land Records of Baltimore County, Maryland, in Liber No. SM 9381, folio 14, was granted and conveyed by Charles M. Feete unto Larry Kopp and Susan G. Kopp, as tenants by the entireties; the said Larry Kopp also known as Lawrence A. Kopp, having departed this life on or about July 12, 2004, thereby vesting title solely in the said Susan Kopp, as surviving Tenant by the entirety.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Francis D. Kemp, Jr. and Elizabeth R. Kemp, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

And the Grantor hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

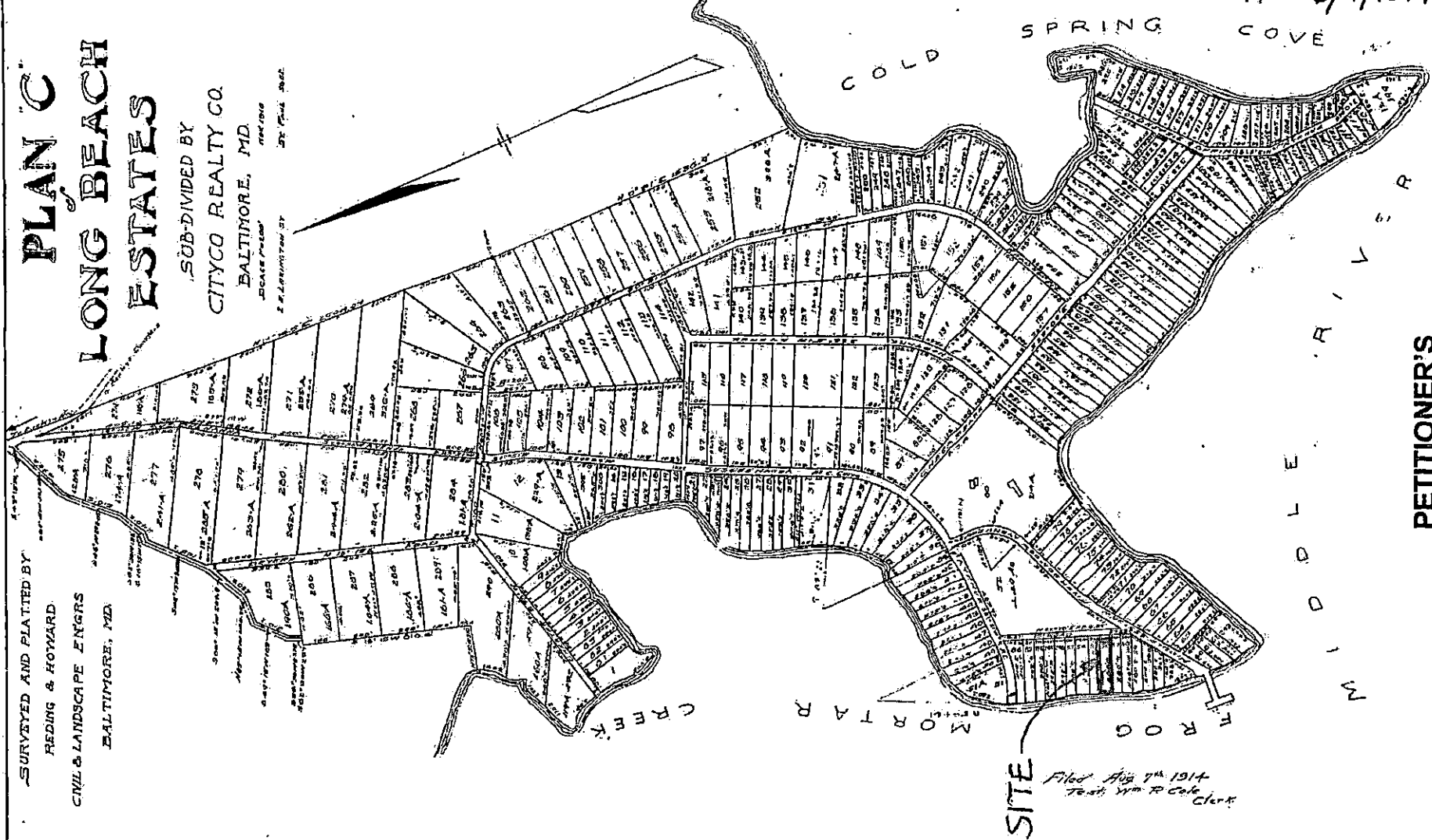
SURVEYED AND PLATTED BY
REDING & HOWARD
CIVIL & LANDSCAPE ENGINEERS
BALTIMORE, MD

PLAN C LONG BEACH ESTATES

SUB-DIVIDED BY
CITYCO REALTY CO.
BALTIMORE, MD.
DATE FILED
276 (Plan) 2062

W.P.C. No. 4. 138

REC 8/7/1914.



SITE
Filed Aug 7th 1914
Test: Wm R Cole Clerk

PETITIONER'S
EXHIBIT NO. 5

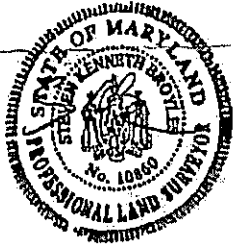


FREEDOM SURVEYING INC.



P.O. Box 1874
 Bel Air, Md. 21014
 Ph. 410. 692. 9274

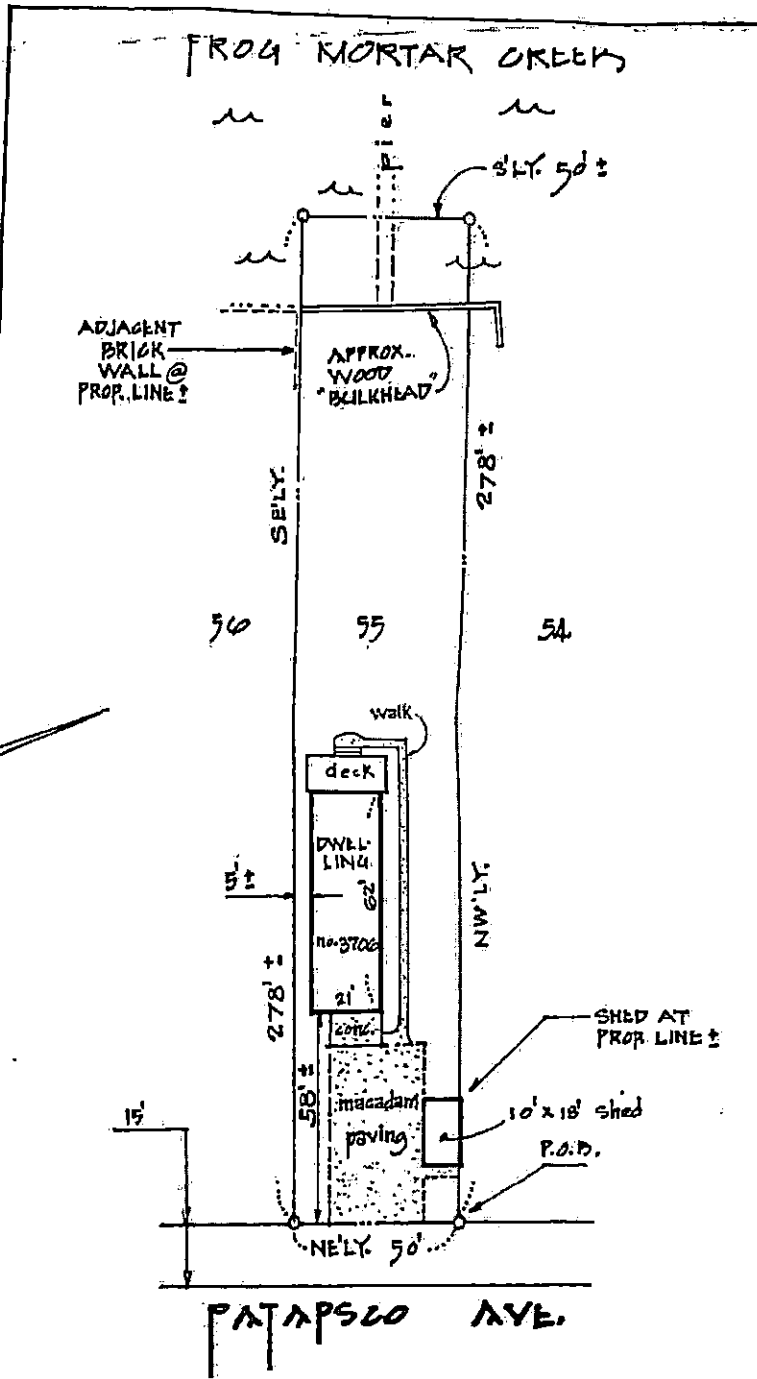
I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS INDICATED HEREON ARE CONTAINED WITHIN THE OUTLINES OF THE LOT UPON WHICH THEY ARE ERECTED UNLESS OTHERWISE NOTED AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES, SETBACKS OR PROPERTY CORNERS. ONLY EASEMENTS, RIGHTS OF WAYS, AND RESTRICTIONS DESCRIBED IN SUBJECT DEED ARE SHOWN. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY.



STEVEN K. BROYLES
 Md. P.L.S. REG. No. 10860

"Flood Zone" shown is as identified on FIRM.
 Community Panel No.: 240010 0445C
 Effective Date: 11-17-53
 Map interpretation though believed accurate is not guaranteed.

NOTE:
 1) This drawing is of benefit to a consumer only insofar as it is required by a Lender or a Title Insurance company or its agent in connection with a contemplated transfer, financing or re-financing;
 2) This drawing is NOT to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements;
 3) This drawing does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title in securing financing or refinancing.

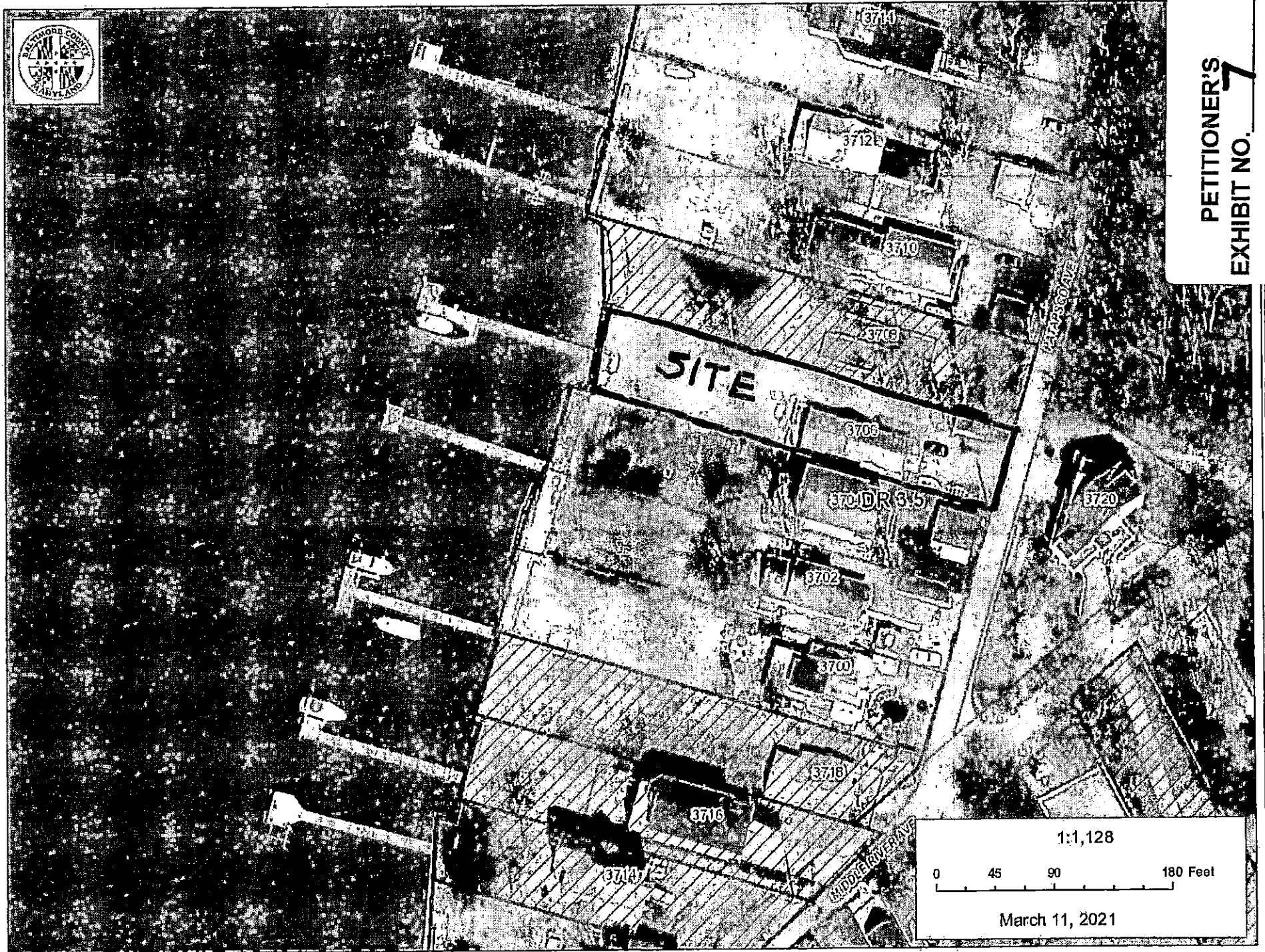


LIBER 9381 FOLIO 014
 BEING KNOWN AS LOT 55,
 AS SHOWN ON A PLAT ENTITLED: PLAN 'C'
 LONG BEACH ESTATES
 RECORDED IN THE LAND RECORDS OF
 BALTIMORE COUNTY, MARYLAND IN
 PLAT BOOK 4 FOLIO 131

Location Drawing for:
 3700 PATAPSCO AVENUE
 BALTIMORE COUNTY, MARYLAND
 FLOOD ZONE: 'A-10'
 SCALE: 1" = 40'
 DATE: 8-5-00
 FILE NO.: 08-913 MSH
 JOB NO.: L 08-287-633

PETITIONER'S
 EXHIBIT NO. 6

3706 PATAPSCO AVENUE

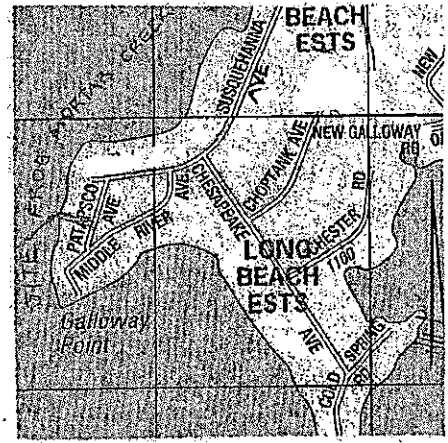
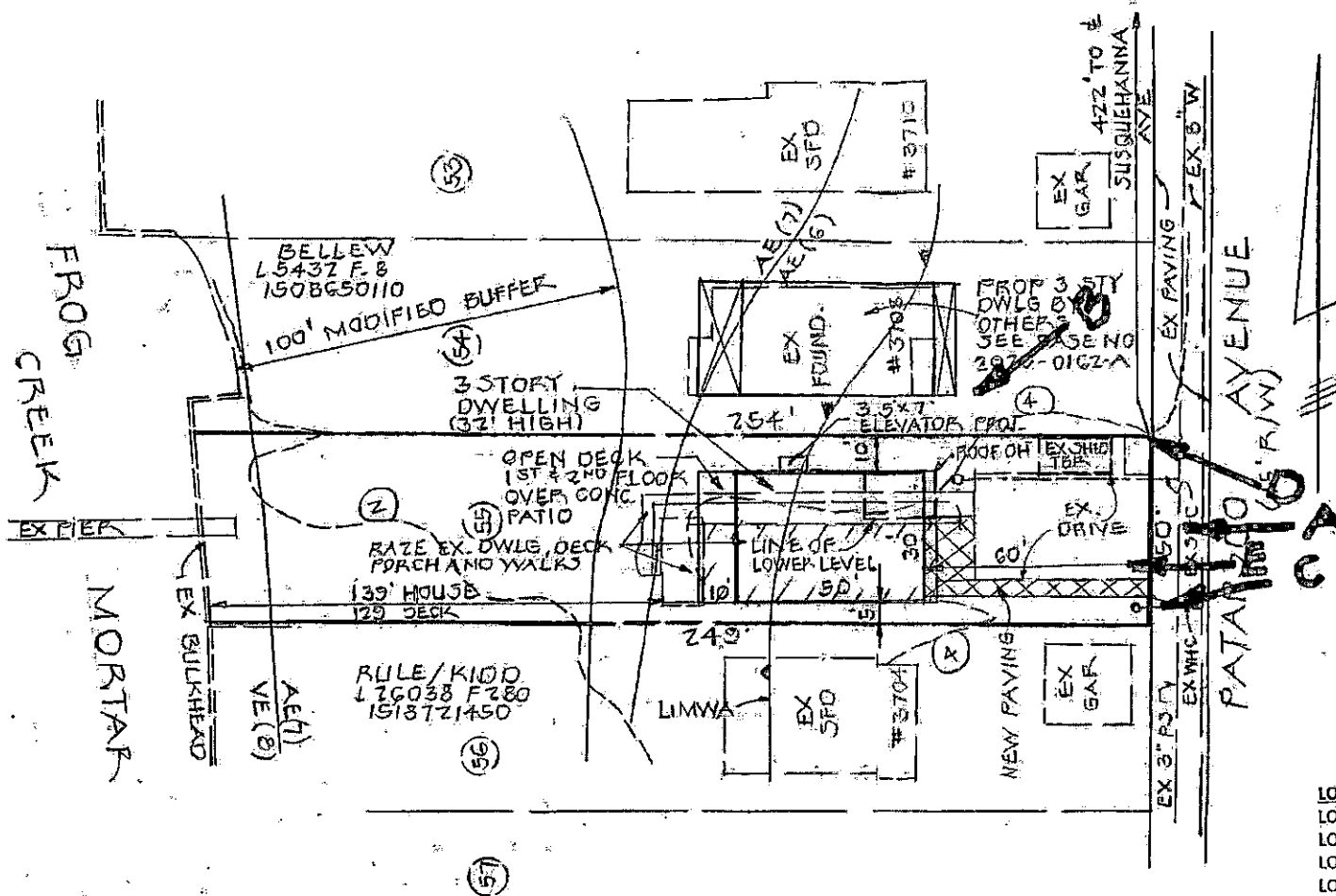


PETITIONER'S
EXHIBIT NO. 7

1:1,128

0 45 90 180 Feet

March 11, 2021



LOT COVERAGES

DWELLING.....	1555 SF
CONC. PATIO.....	300 SF
EXIST. DRIVE.....	1190 SF
NEW DRIVE.....	514 SF
TOTAL.....	3559 SF

LOT COVERAGE TABLE

LOT AREA.....	12,575 SF
LOT COVERAGE PERMITTED W/ MITIGATION (25%).....	3144 SF
LOT COVERAGE PERMITTED W/ MITIGATION (31.25%).....	3990 SF
LOT COVERAGE PROPOSED.....	3559 SF
ADDITIONAL COVERAGE PERMITTED.....	371 SF

OWNER
FRANCIS D. KEMP, JR.
ELIZABETH R. KEMP
3706 PATAPSCO AVE
BALTIMORE, MD. 21220
DEED REF: L27336 F.312
ACCT. NO. 1512002140

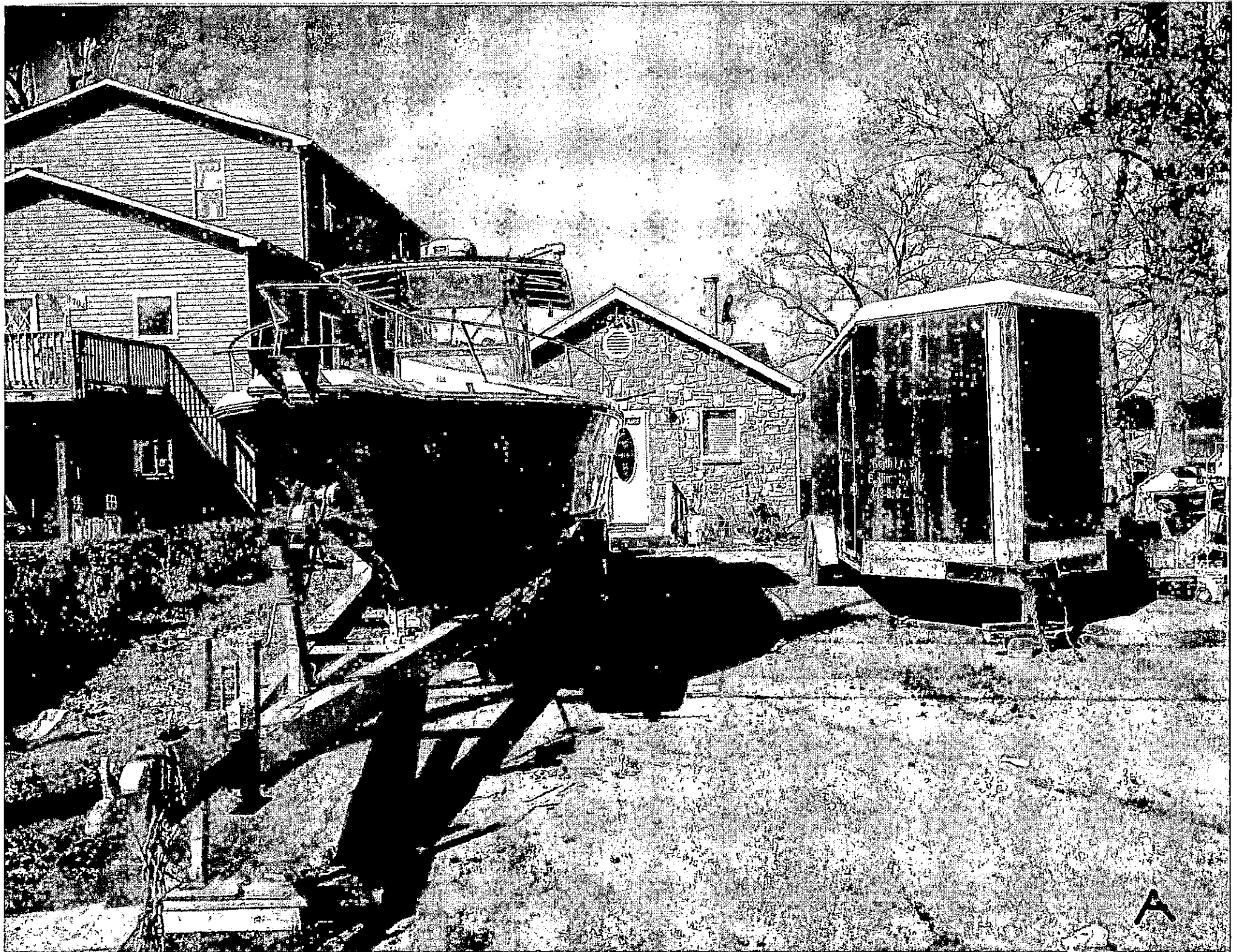
- NOTES**
1. ZONING.....DR 5.5 (MAP NO. 0988B1)
 2. LOT AREA...12,575 SF = 0.289 ACRE
 3. PUBLIC WATER AND SEWER
 4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS
 5. SITE IS LOCATED IN THE CBCA AND 100 YEAR FLOOD ZONE
 6. NO HISTORIC STRUCTURES, ARCHEOLOGIC SITES OR UNDERGROUND STORAGE TANKS EXIST

PHOTOS

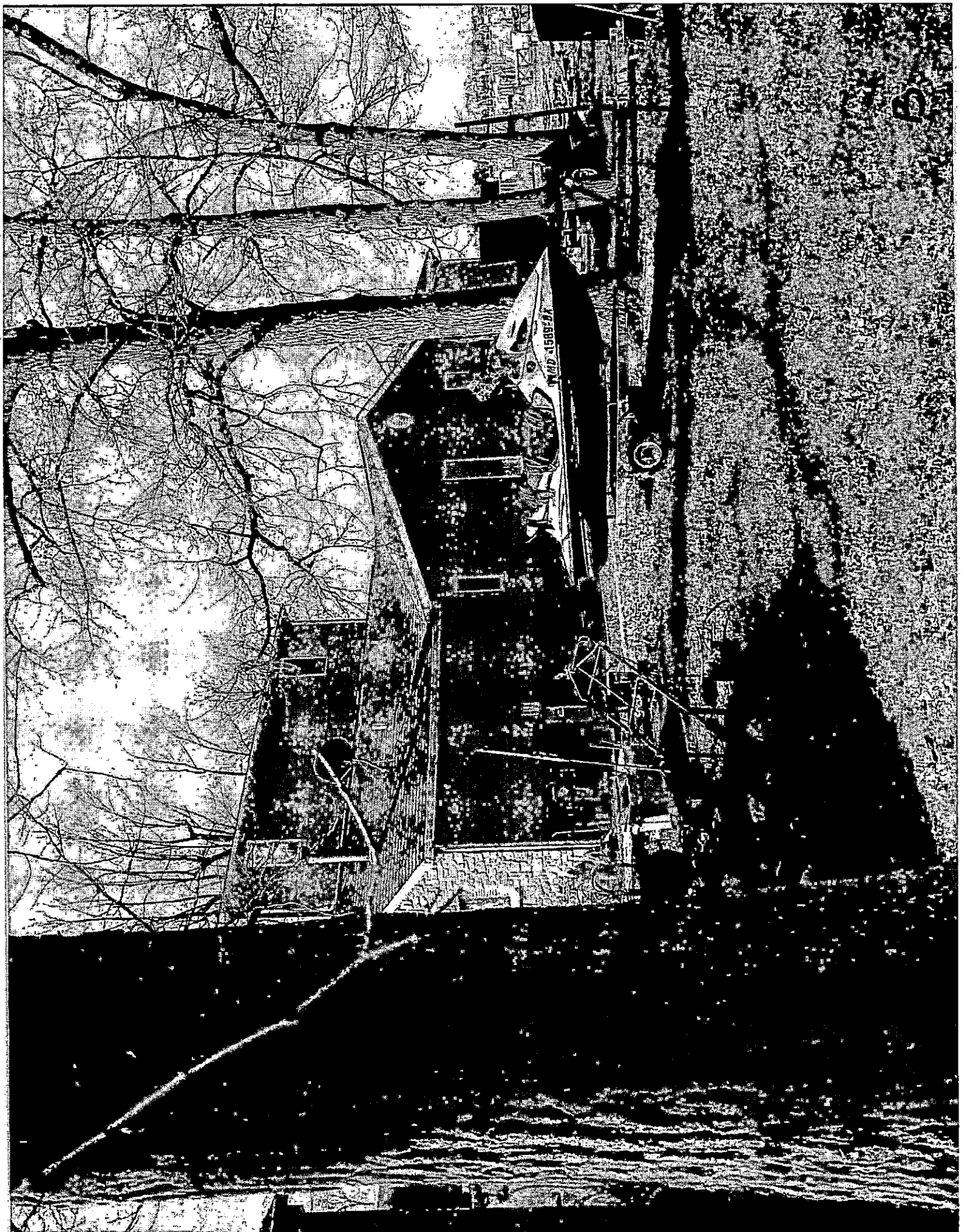
PLAT TO ACCOMPANY PETITION FOR VARIANCE
3706 PATAPSCO AVENUE
LOT 55 PLAT C, LONG BEACH ESTATES 4/131
ELECTION DISTRICT 15C6 BALTIMORE CO., MD.
SCALE: 1 INCH = 30 FEET OCTOBER 21, 2020

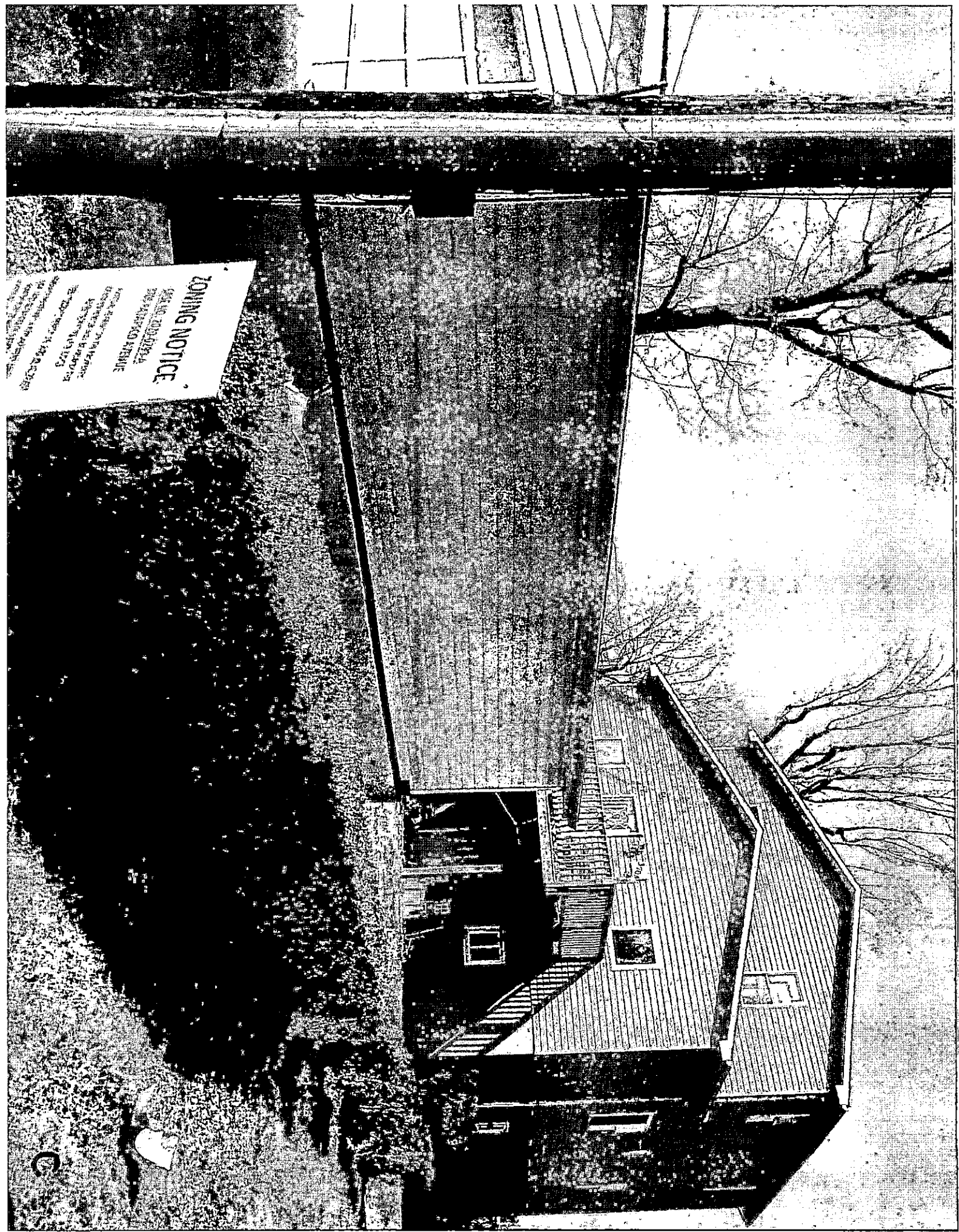
PETITIONER'S
EXHIBIT NO. 8

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



A



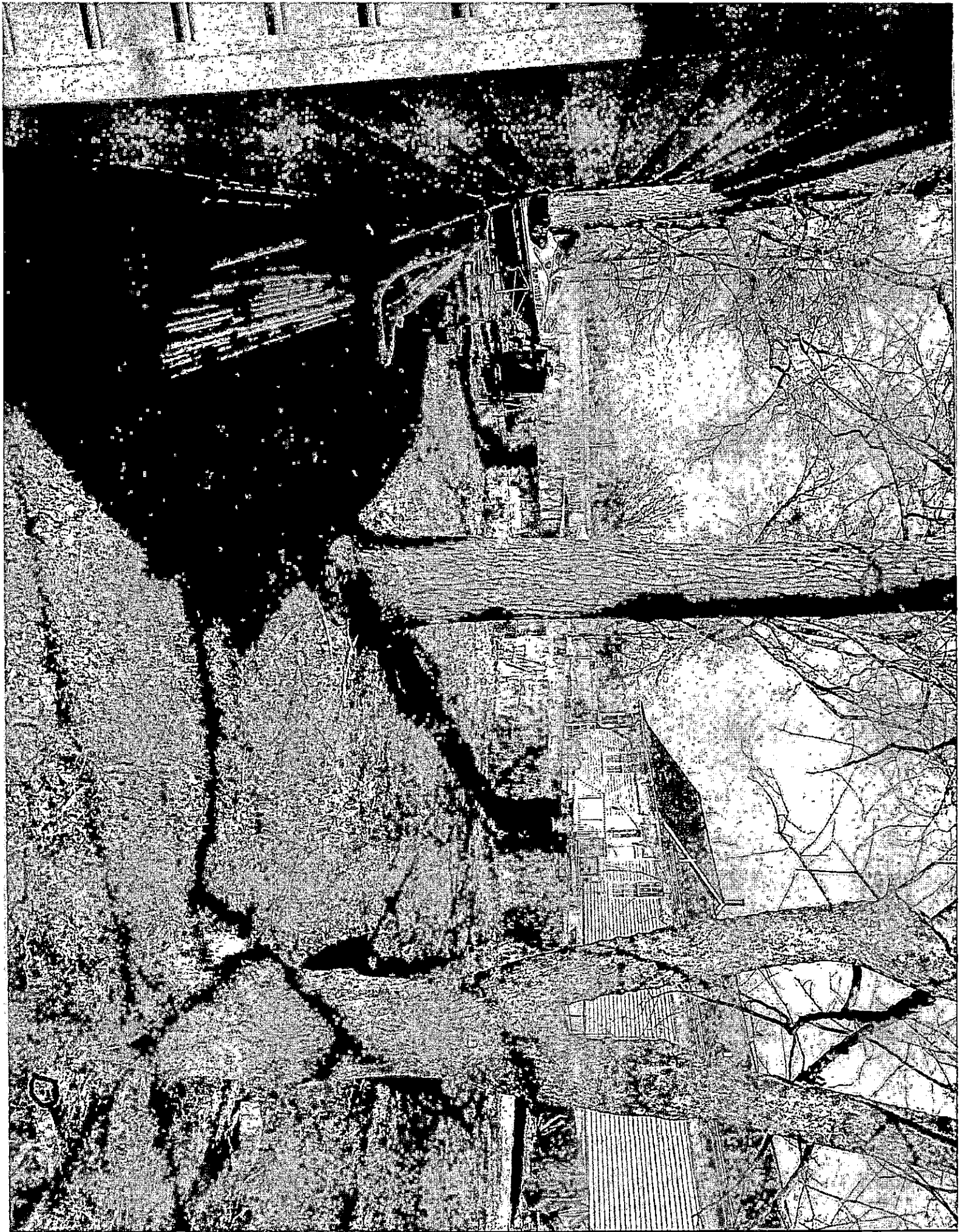


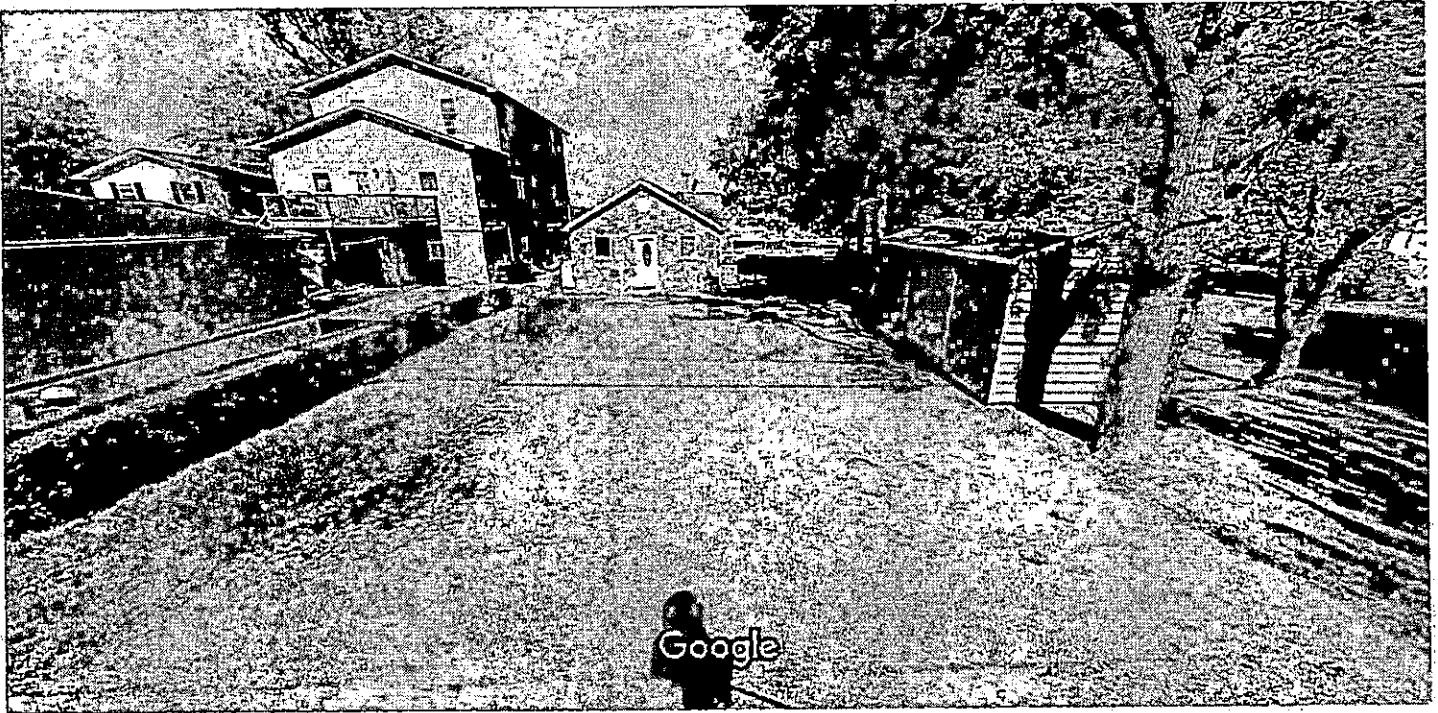
ZONING NOTICE

Case No. 2008-0004
THE ZONING BOARD

NOTICE IS HEREBY GIVEN THAT THE ZONING BOARD HAS RECEIVED AN APPLICATION FOR A VARIANCE TO THE ZONING BY-LAW FOR THE PROPOSED CONSTRUCTION OF A TWO-STORY RESIDENTIAL DWELLING ON THE PROPERTY OF [Name] AT [Address].

2008-0004

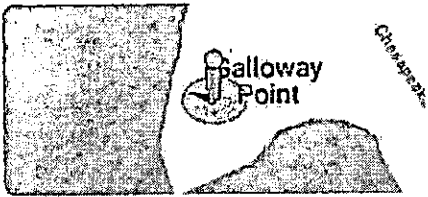




Middle River, Maryland

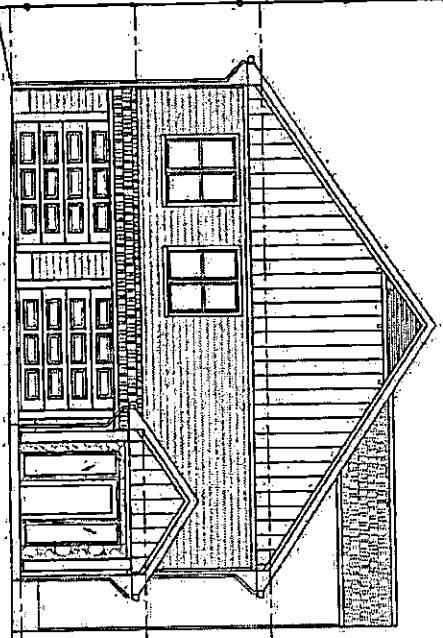


Street View

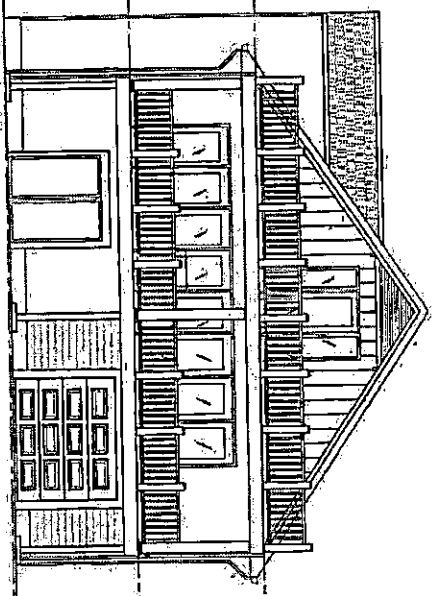


E

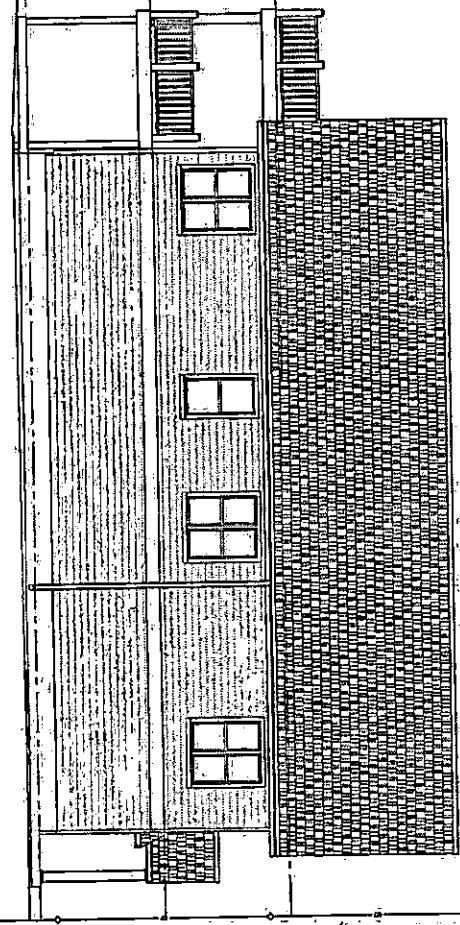
PETITIONER'S
EXHIBIT NO. 9



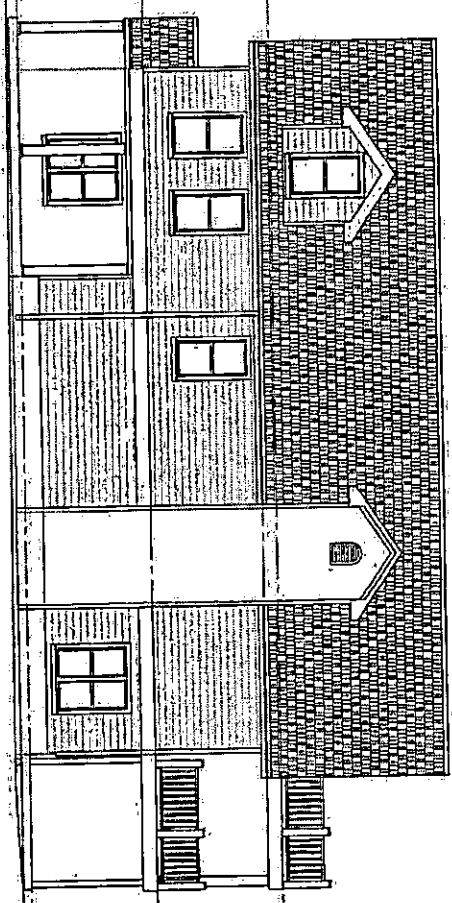
WEST ELEVATION | D3



EAST ELEVATION | D1



NORTH ELEVATION | A3



SOUTH ELEVATION | A1

SANDERS | DESIGNS
ARCHITECTS | PLANNERS

3000 W. STATE ST. SUITE 1000 | COLUMBIANA, MISSISSIPPI 39232 | 662-833-1111

WWW.SANDERSDESIGNS.COM | SANDERSDESIGNS.COM

DESIGNER: SANDERS, DESIGNS
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 07-11-11

PROJECT: KEMP RESIDENTIAL DEVELOPMENT
SHEET NO. A301

NOT TO SCALE
FOR INFORMATION ONLY
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF SANDERS, DESIGNS
ARCHITECTS | PLANNERS

KEMP RESIDENTIAL
NEW CONSTRUCTION
3000 W. STATE ST. SUITE 1000
COLUMBIANA, MISSISSIPPI 39232

LETTER OF TRANSMITTAL

CENTRAL DRAFTING AND DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MARYLAND 21040
(410) 679-8719 FAX (410) 679-1298
Email dwb0209@yahoo.com

TO: OFFICE OF ADMINISTRATIVE HEARINGS

DATE: 3/12/21

SUBJECT: 3706 PATAPSCO AVENUE

CASE NO. 2020-0290-A

ATTENTION: _____

OUR FILE: - 2070

WE ARE TRANSMITTING VIA MESSENGER
 U.S. MAIL

THE FOLLOWING:

QUANTITY

DESCRIPTION AND/OR TITLE

1 COPY OF PETITIONER'S EXHIBITS

TRANSMITTED AS INDICATED:

COMMENTS

PER AGREEMENT

AS REQUESTED

FOR YOUR INFORMATION

FOR APPROVAL

FOR COMMENT

COPY (S) OF _____ SENT TO _____

COPY (S) OF _____ SENT TO _____

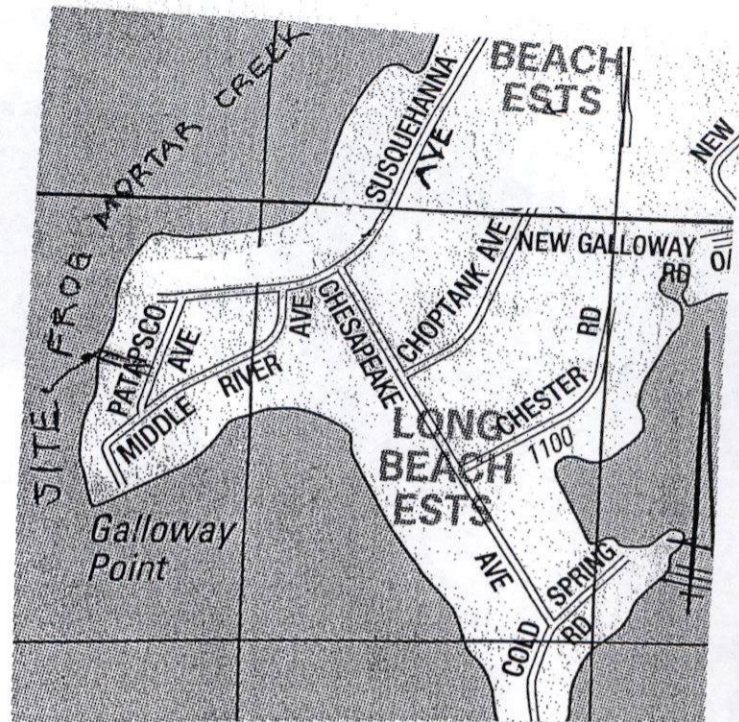
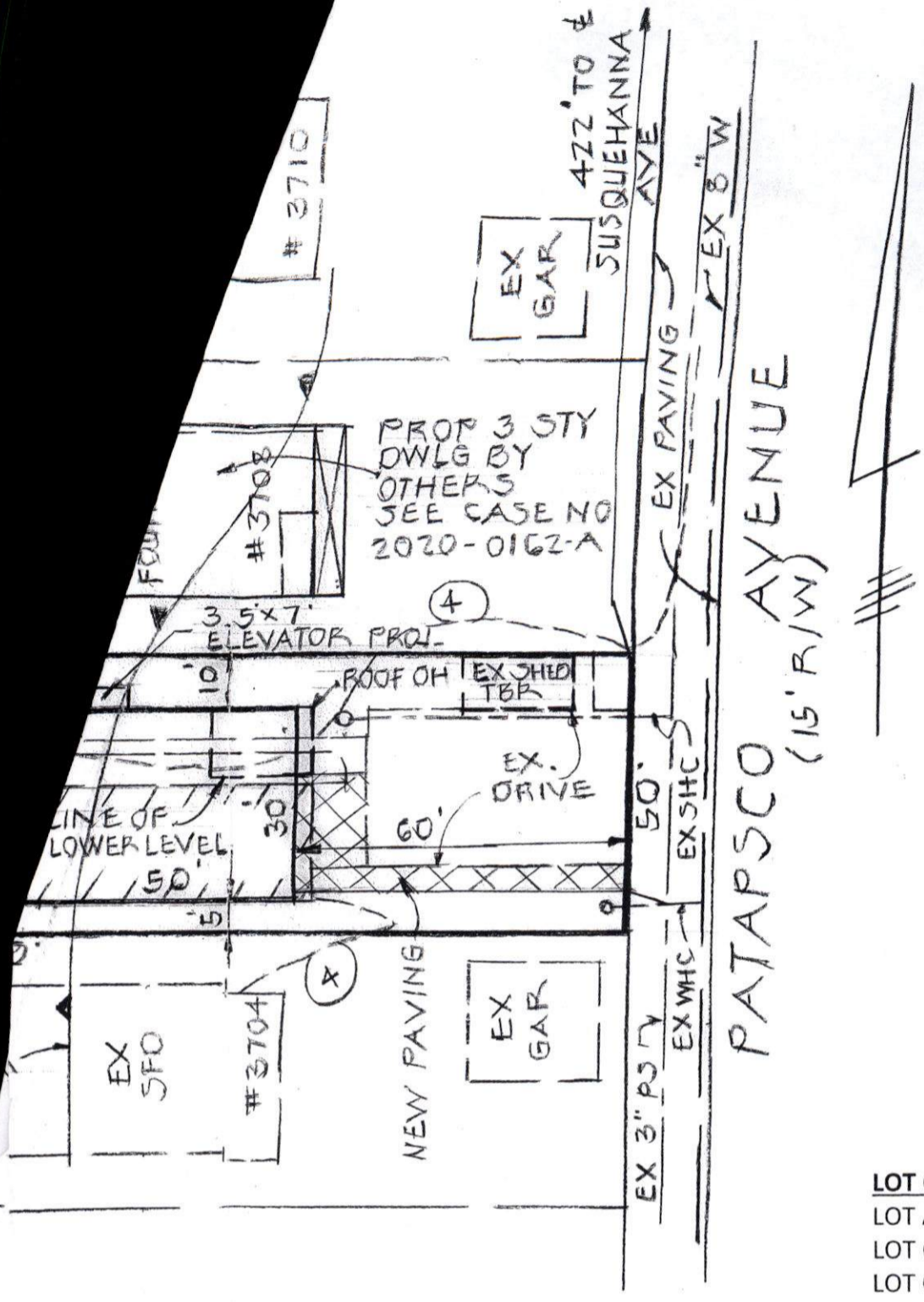
VERY TRULY YOURS,

SENT BY DAVE BILLINGSLEY

RECEIVED BY _____

**PETITIONER'S EXHIBITS
3706 PATAPSCO AVENUE
CASE NO. 2020-0290-A**

- 1. PLAT TO ACCOMPANY PETITION DATED OCTOBER 21, 2020 (NO CHANGES)**
- 2. SDAT REAL PROPERTY DATA SEARCH**
- 3. PORTION OF TAX MAP 98**
- 4. DEED OF RECORD L.27336 F.312 DATED SEPTEMBER 12, 2008**
- 5. PLAT OF LONG BEACH ESTATES RECORDED AUGUST 7, 1914 PB 3 F131**
- 6. LOCATION SURVEY DRAWING FOR PROPERTY DATED AUGUST 5, 2008**
- 7. AERIAL PHOTO FROM BALTIMORE COUNTY MY NEIGHBORHOOD**
- 8. PHOTOS**
- 9. PROPOSED DWELLING ELEVATIONS**



VICINITY MAP
SCALE: 1" = 1000'

LOT COVERAGES

DWELLING.....	1555 SF
CONC. PATIO.....	300 SF
EXIST. DRIVE.....	1190 SF
NEW DRIVE.....	514 SF
TOTAL.....	3559 SF

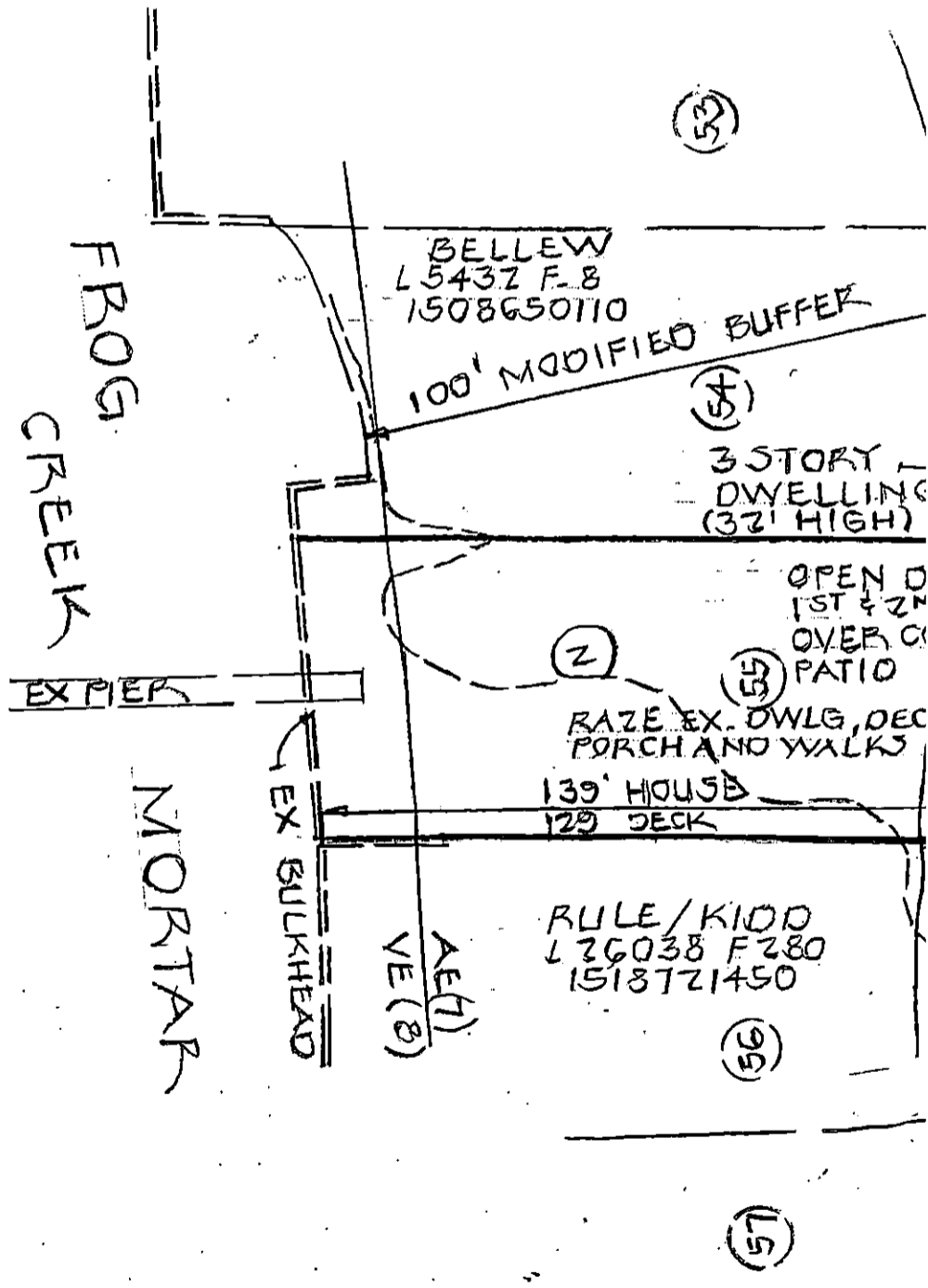
LOT COVERAGE TABLE

LOT AREA.....	12,575 SF
LOT COVERAGE PERMITTED W/ MITIGATION (25 %).....	3144 SF
LOT COVERAGE PERMITTED W/ MITIGATION (31.25 %).....	3930 SF
LOT COVERAGE PROPOSED.....	3559 SF
ADDITIONAL COVERAGE PERMITTED.....	371 SF

PETITIONER'S
EXHIBIT NO. 1

- NOTES**
1. ZONING.....DR 55 (MAP NO. 098B1)
 2. LOT AREA.....12,575 SF = 0.289 ACRE
 3. PUBLIC WATER AND SEWER
 4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS
 5. SITE IS LOCATED IN THE CBCA AND 100 YEAR FLOOD ZONE
 6. NO HISTORIC STRUCTURES, ARCHEOLOGIC SITES OR UNDERGROUND STORAGE TANKS EXIST

PLAT TO ACCOMPANY PETITION FOR VARIANCE
3706 PATAPSCO AVENUE
LOT 55 PLAT C, LONG BEACH ESTATES 4/131
ELECTION DISTRICT 15C6 BALTIMORE CO., MD.
SCALE: 1 INCH = 30 FEET OCTOBER 21, 2020



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

OWNER
 FRANCIS D. KEMP, JR.
 ELIZABETH R. KEMP
 3706 PATAPSCO AVE
 BALTIMORE, MD. 2122
 DEED REF: L27336 F.3
 ACCT. NO. 15120021

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 - 1512002140

Owner Information

Owner Name:	KEMP FRANCIS D JR KEMP ELIZABETH R	Use:	RESIDENTIAL
Mailing Address:	3706 PATAPSCO AVE MIDDLE RIVER MD 21220-4338	Principal Residence:	YES
		Deed Reference:	/27336/ 00312

Location & Structure Information

Premises Address:	3706 PATAPSCO AVE MIDDLE RIVER 21220-4338 Waterfront	Legal Description:	3706 PATAPSCO AVE LONG BEACH ESTATES
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	C
0098	0004	0203	15030020.04	0000			55	2021	Plat Ref:	0004/ 0131

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1913	1,220 SF		13,900 SF	34

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	NO	STANDARD UNIT	SIDING/	3	1 full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2018	07/01/2020	07/01/2021
Land:	262,400	262,400		
Improvements	68,500	68,500		
Total:	330,900	330,900	330,900	
Preferential Land:	0			

Transfer Information

Seller: KOPP LARRY	Date: 09/19/2008	Price: \$400,000
Type: ARMS LENGTH IMPROVED	Deed1: /27336/ 00312	Deed2:
Seller: FEETE CHARLES M	Date: 09/25/1992	Price: \$157,850
Type: ARMS LENGTH IMPROVED	Deed1: /09381/ 00014	Deed2:
Seller: FEETE CHARLES M	Date: 05/26/1981	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06289/ 00814	Deed2:

Exemption Information

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

Special Tax Recapture: None

Homestead Application Information

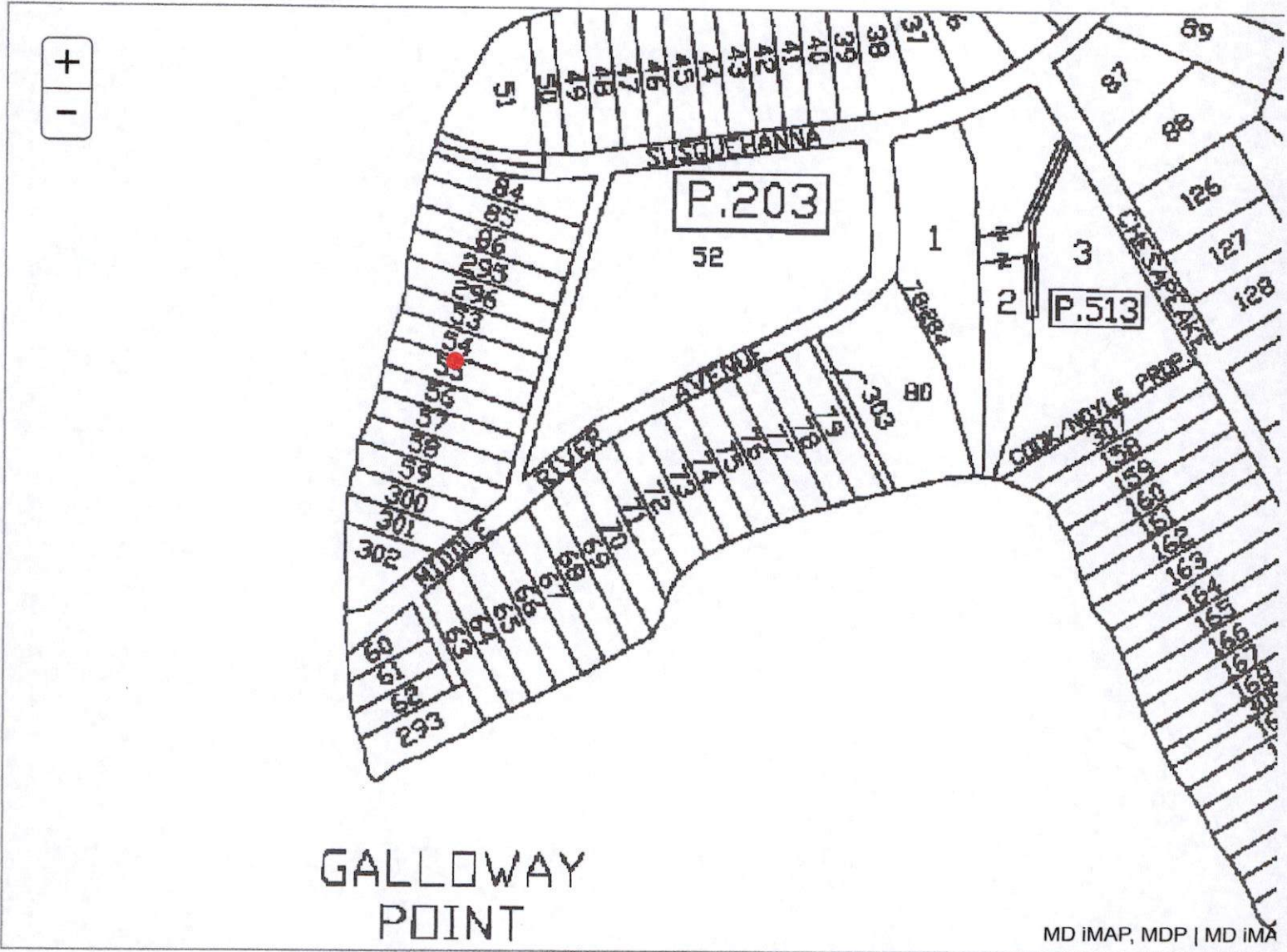
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

PETITIONER'S
EXHIBIT NO. 2

District: **15** Account Number: **1512002140**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

TAX MAP 98

PETITIONER'S
EXHIBIT NO. 3

Lawyers Trust Title Company
 File No. 08-913MSH
 Tax ID # 15 15-12-002140

This Deed, made this 12th day of September, 2008, by and between Susan G. Kopp, GRANTOR, and Francis D. Kemp, Jr. and Elizabeth R. Kemp, GRANTEES.

- Witnesseth -

That for and in consideration of the sum of Four Hundred Thousand Dollars 00/100 (\$400,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Francis D. Kemp, Jr. and Elizabeth R. Kemp, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME on the northwest side of a 15 foot road running from Susquehanna Avenue to Middle River Avenue, at the dividing line between Lots 54 and 55 on the Plat hereinafter mentioned, thence in a northwesterly direction on the said dividing line 278 feet, more or less, to Frog Mortar Creek, thence southerly on Frog Mortar Creek 50 feet more or less to a dividing line between Lots 55 and 56 on said Plat, thence in a southeasterly direction on said last mentioned dividing line 278 feet more or less, to the northwest side of said 15 foot road; thence northeasterly on the northwest side of said 15 foot road 50 feet to the place of beginning. Being known as Lot No. 55, Plan "C", Long Beach Estates, recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 4, folio 131. The improvements thereon formerly known as 7 Patapsco Avenue and now being known as No. 3706 Patapsco Avenue.

BEING the same property which, by Deed dated September 24, 1992, and recorded among the Land Records of Baltimore County, Maryland, in Liber No. SM 9381, folio 14, was granted and conveyed by Charles M. Feete unto Larry Kopp and Susan G. Kopp, as tenants by the entireties; the said Larry Kopp also known as Lawrence A. Kopp, having departed this life on or about July 12, 2004, thereby vesting title solely in the said Susan Kopp, as surviving Tenant by the entirety.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Francis D. Kemp, Jr. and Elizabeth R. Kemp, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

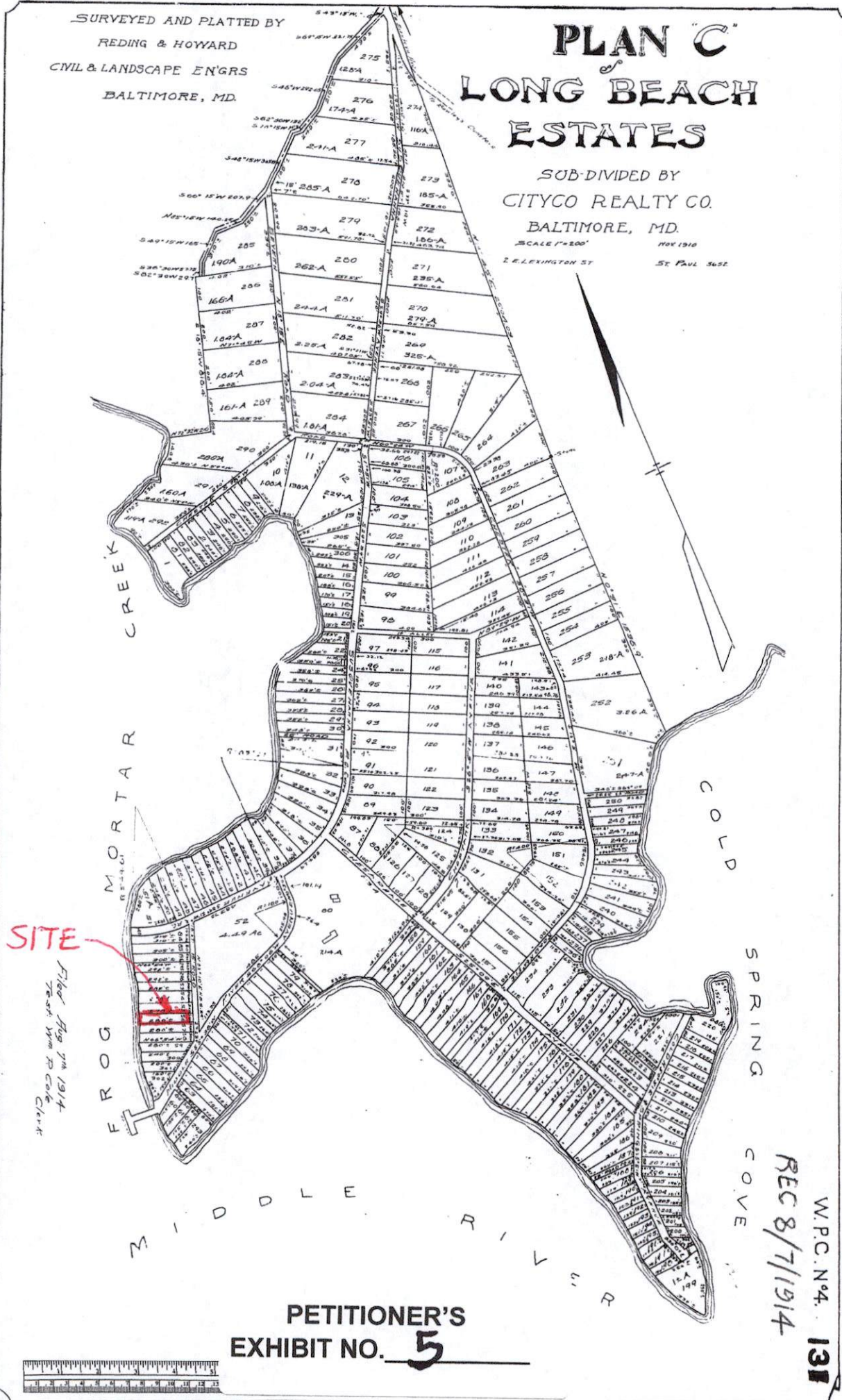
And the Grantor hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

SURVEYED AND PLATTED BY
REDING & HOWARD
CIVIL & LANDSCAPE ENGRS
BALTIMORE, MD

PLAN C LONG BEACH ESTATES

SUB-DIVIDED BY
CITYCO REALTY CO.
BALTIMORE, MD.

SCALE 1"=200' NOV 1910
2 E LEXINGTON ST ST PAUL 3652



SITE
Filed Aug 2nd 1914
78-57 Wm F Cole
Clerk

PETITIONER'S
EXHIBIT NO. **5**

W.P.C. N^o. 4. **131**
REC 8/7/1914

BALTIMORE COUNTY CIRCUIT COURT, BALTIMORE, MARYLAND, 1914-1915, 1916-1917, 1918-1919, 1920-1921, 1922-1923, 1924-1925, 1926-1927, 1928-1929, 1930-1931, 1932-1933, 1934-1935, 1936-1937, 1938-1939, 1940-1941, 1942-1943, 1944-1945, 1946-1947, 1948-1949, 1950-1951, 1952-1953, 1954-1955, 1956-1957, 1958-1959, 1960-1961, 1962-1963, 1964-1965, 1966-1967, 1968-1969, 1970-1971, 1972-1973, 1974-1975, 1976-1977, 1978-1979, 1980-1981, 1982-1983, 1984-1985, 1986-1987, 1988-1989, 1990-1991, 1992-1993, 1994-1995, 1996-1997, 1998-1999, 2000-2001, 2002-2003, 2004-2005, 2006-2007, 2008-2009, 2010-2011, 2012-2013, 2014-2015, 2016-2017, 2018-2019, 2020-2021, 2022-2023, 2024-2025, 2026-2027, 2028-2029, 2030-2031, 2032-2033, 2034-2035, 2036-2037, 2038-2039, 2040-2041, 2042-2043, 2044-2045, 2046-2047, 2048-2049, 2050-2051, 2052-2053, 2054-2055, 2056-2057, 2058-2059, 2060-2061, 2062-2063, 2064-2065, 2066-2067, 2068-2069, 2070-2071, 2072-2073, 2074-2075, 2076-2077, 2078-2079, 2080-2081, 2082-2083, 2084-2085, 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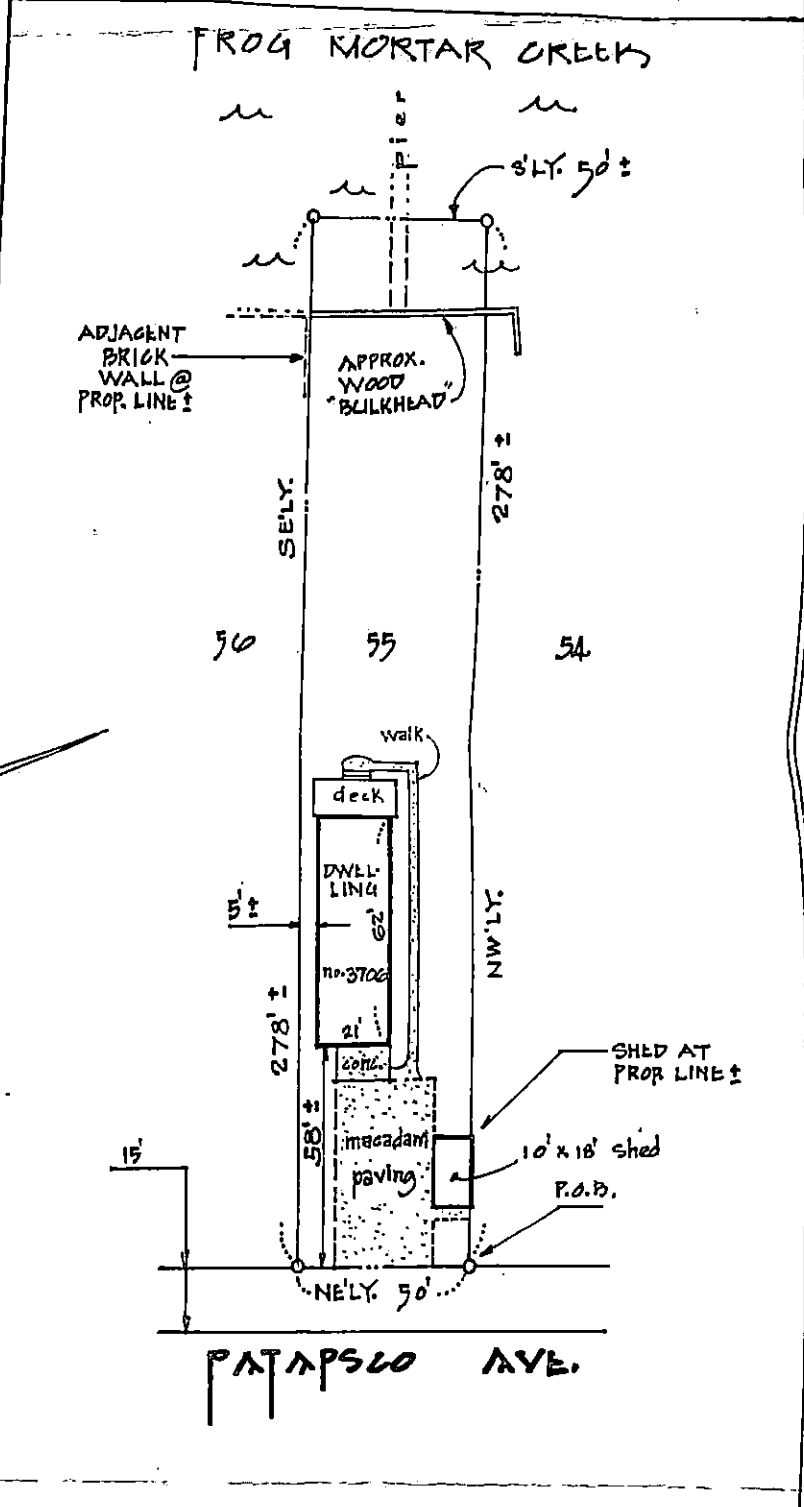
I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS INDICATED HEREON ARE CONTAINED WITHIN THE OUTLINES OF THE LOT UPON WHICH THEY ARE ERECTED UNLESS OTHERWISE NOTED AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES, SETBACKS OR PROPERTY CORNERS. ONLY EASEMENTS, RIGHTS OF WAYS, AND RESTRICTIONS DESCRIBED IN SUBJECT DEED ARE SHOWN. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY.



STEVEN K. BROYLES
Md. P.L.S. REG. No. 10860

"Flood Zone" shown is as identified on F.I.P.L.M. Community Panel No. 24-010-D495C Effective Date: 8-17-93 Map interpretation through believed accurate is not guaranteed.

NOTE:
1) This drawing is of benefit to a consumer only insofar as it is required by a Lender or a Title Insurance company or its agent in connection with a contemplated transfer, financing or re-financing;
2) This drawing is NOT to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements;
3) This drawing does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title in securing financing or refinancing.

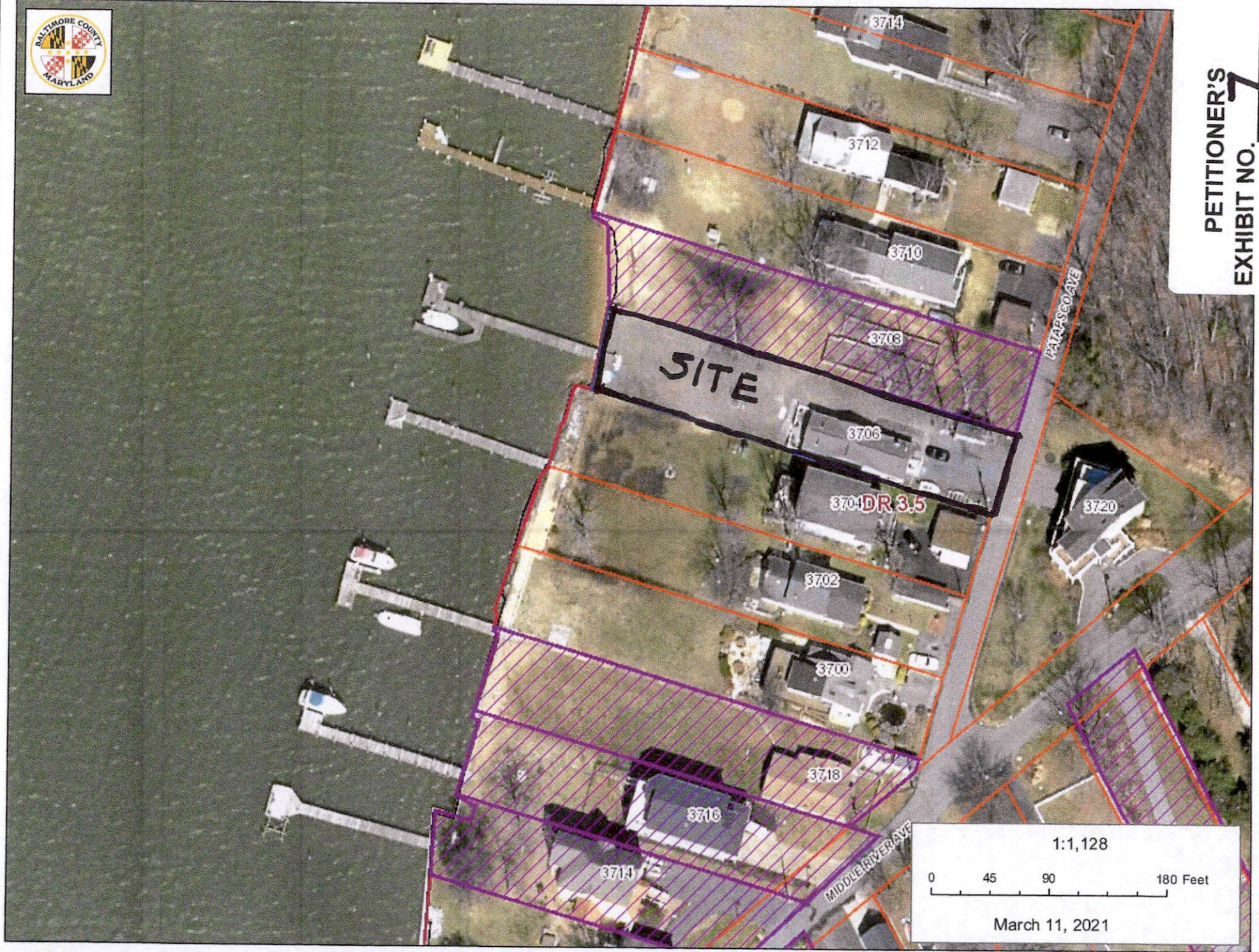


LIBER 9381 FOLIO 014
BEING KNOWN AS LOT 55
AS SHOWN ON A PLAT ENTITLED: PLAN 'C'
LONG BEACH ESTATES
RECORDED IN THE LAND RECORDS OF
BALTIMORE COUNTY, MARYLAND IN:
PLAT BOOK 4 FOLIO 131

Location Drawing for:
3700 PATAPSCO AVENUE
BALTIMORE COUNTY, MARYLAND
FLOOD ZONE: A-10
SCALE: 1" = 40'
DATE: 8-5-08
FILE NO.: 08-913 MSH
JOB NO.: L 08-287-633

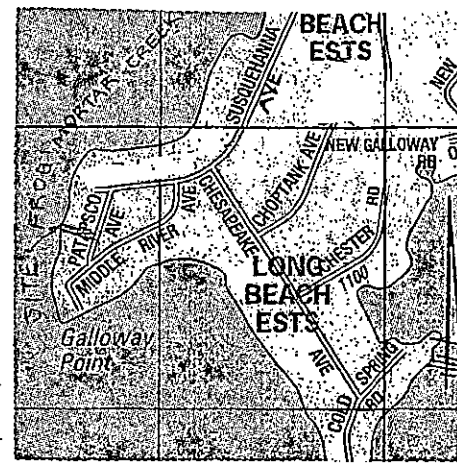
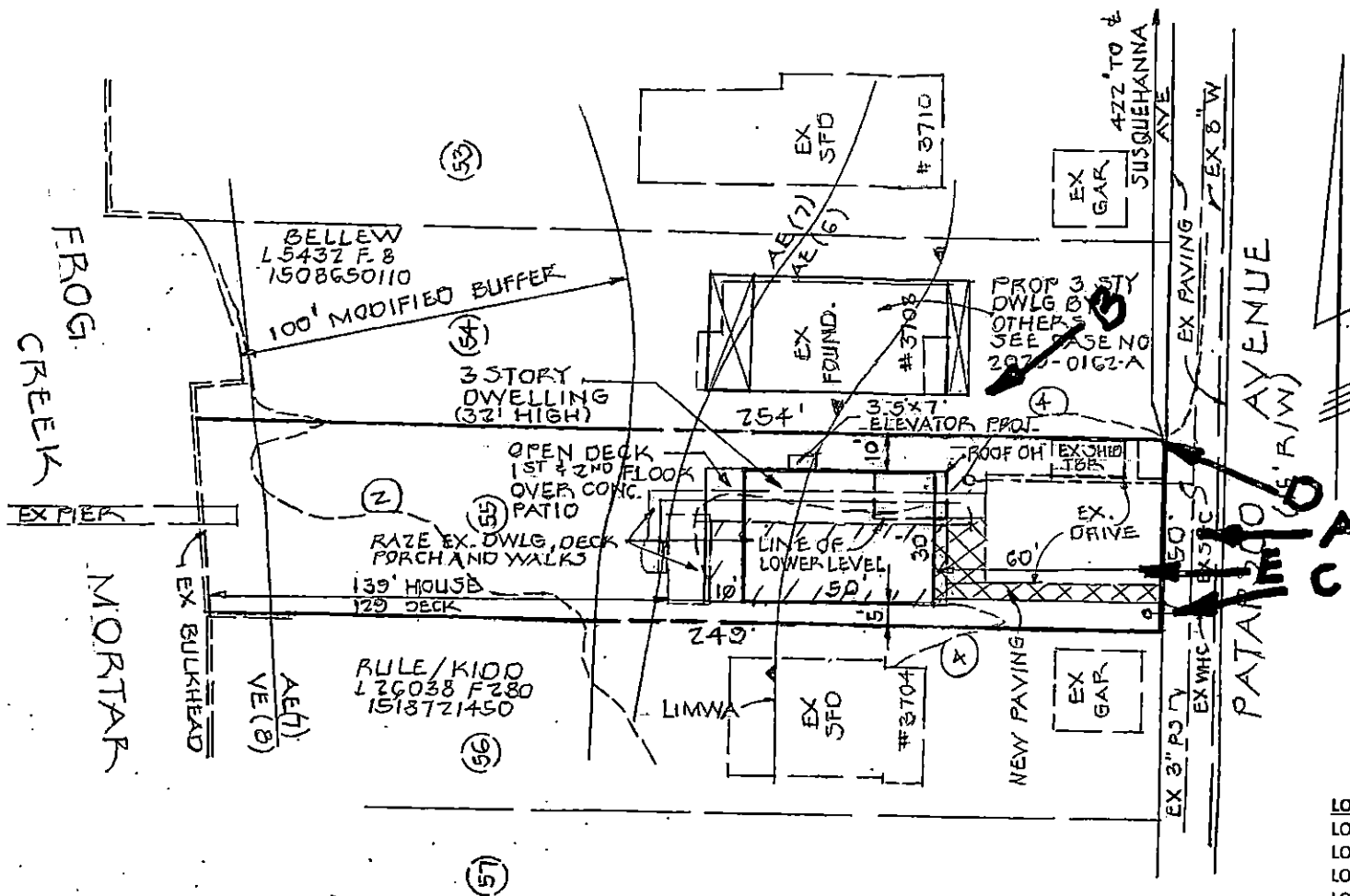
PETITIONER'S
EXHIBIT NO. 6

3706 PATAPSCO AVENUE



1:1,128
0 45 90 180 Feet
March 11, 2021

PETITIONER'S
EXHIBIT NO. **7**



VICINITY MAP
SCALE: 1" = 1000'

LOT COVERAGES

DWELLING	1555 SF
CONC. PATIO	300 SF
EXIST. DRIVE	1190 SF
NEW DRIVE	514 SF
TOTAL	3559 SF

LOT COVERAGE TABLE

LOT AREA	12,575 SF
LOT COVERAGE PERMITTED W/ MITIGATION (25%)	3144 SF
LOT COVERAGE PERMITTED W/ MITIGATION (31.25%)	3930 SF
LOT COVERAGE PROPOSED	3559 SF
ADDITIONAL COVERAGE PERMITTED	371 SF

OWNER

FRANCIS D. KEMP, JR.
ELIZABETH R. KEMP
3706 PATAPSCO AVE
BALTIMORE, MD. 21220
DEED REF: L27336 F.312
ACCT. NO. 1512002140

NOTES

1. ZONING.....DR 5.5 (MAP NO. 098B1)
2. LOT AREA.....12,575 SF = 0.289 ACRE
3. PUBLIC WATER AND SEWER
4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS
5. SITE IS LOCATED IN THE BCBA AND 100 YEAR FLOOD ZONE
6. NO HISTORIC STRUCTURES, ARCHEOLOGIC SITES OR UNDERGROUND STORAGE TANKS EXIST

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

PHOTOS

PLAT TO ACCOMPANY PETITION FOR VARIANCE

3706 PATAPSCO AVENUE

**LOT 55 PLAT C, LONG BEACH ESTATES 4/131
ELECTION DISTRICT 15C6 BALTIMORE CO., MD.
SCALE: 1 INCH = 30 FEET OCTOBER 21, 2020**

**PETITIONER'S
EXHIBIT NO. 8**



A

Keith Inc.
Essex, MA
443-8102



B



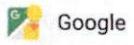
ZONING NOTICE
 CASE NO. 2000-020-A
 3702 PALMISCO AVENUE
 1. THE BOARD OF ZONING APPEALS HAS GRANTED A VARIANCE TO THE ZONING BY-LAW FOR THE PROPOSED CONSTRUCTION OF A SECONDARY SUITE IN THE REAR YARD OF THE PROPERTY AT 3702 PALMISCO AVENUE, WASHINGTON, DC 20007. THE VARIANCE IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE SUITE SHALL BE OCCUPIED BY NO MORE THAN TWO (2) PERSONS.
 2. THE SUITE SHALL BE OCCUPIED AS A SECONDARY SUITE AND NOT AS A SEPARATE DWELLING UNIT.
 3. THE SUITE SHALL BE OCCUPIED AS A SECONDARY SUITE AND NOT AS A SEPARATE DWELLING UNIT.
 4. THE SUITE SHALL BE OCCUPIED AS A SECONDARY SUITE AND NOT AS A SEPARATE DWELLING UNIT.
 5. THE SUITE SHALL BE OCCUPIED AS A SECONDARY SUITE AND NOT AS A SEPARATE DWELLING UNIT.
 6. THE SUITE SHALL BE OCCUPIED AS A SECONDARY SUITE AND NOT AS A SEPARATE DWELLING UNIT.
 7. THE SUITE SHALL BE OCCUPIED AS A SECONDARY SUITE AND NOT AS A SEPARATE DWELLING UNIT.
 8. THE SUITE SHALL BE OCCUPIED AS A SECONDARY SUITE AND NOT AS A SEPARATE DWELLING UNIT.
 9. THE SUITE SHALL BE OCCUPIED AS A SECONDARY SUITE AND NOT AS A SEPARATE DWELLING UNIT.
 10. THE SUITE SHALL BE OCCUPIED AS A SECONDARY SUITE AND NOT AS A SEPARATE DWELLING UNIT.

C

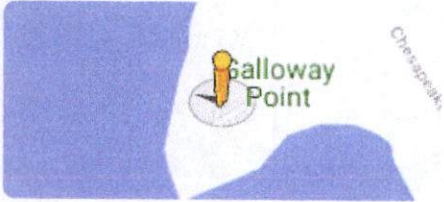




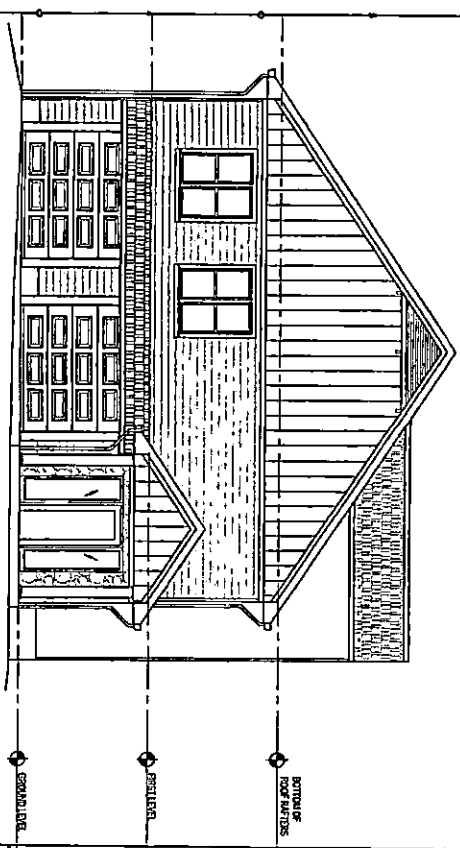
Middle River, Maryland



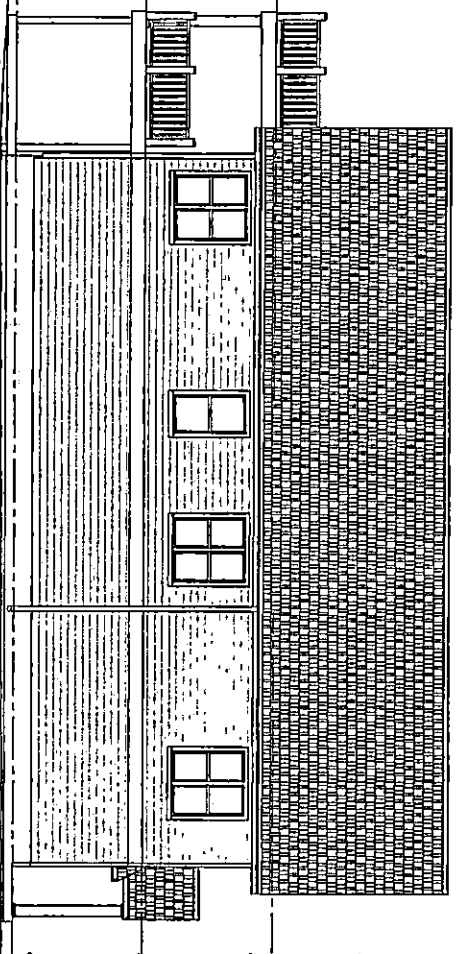
Street View



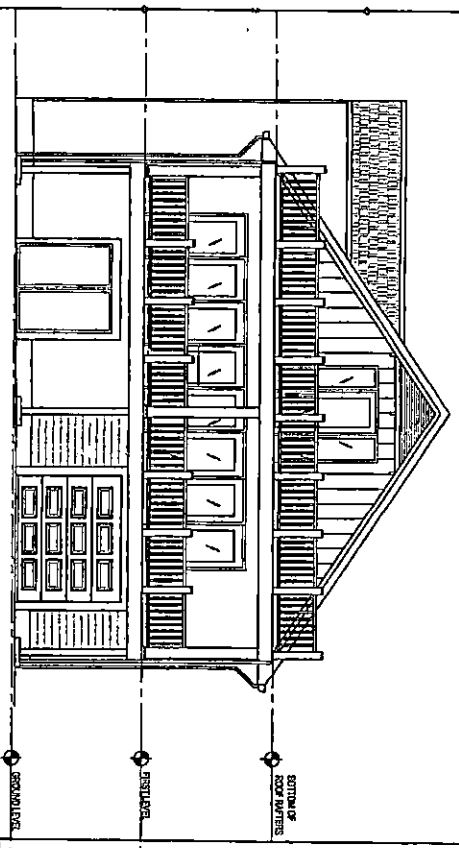
PETITIONER'S
EXHIBIT NO. **9**



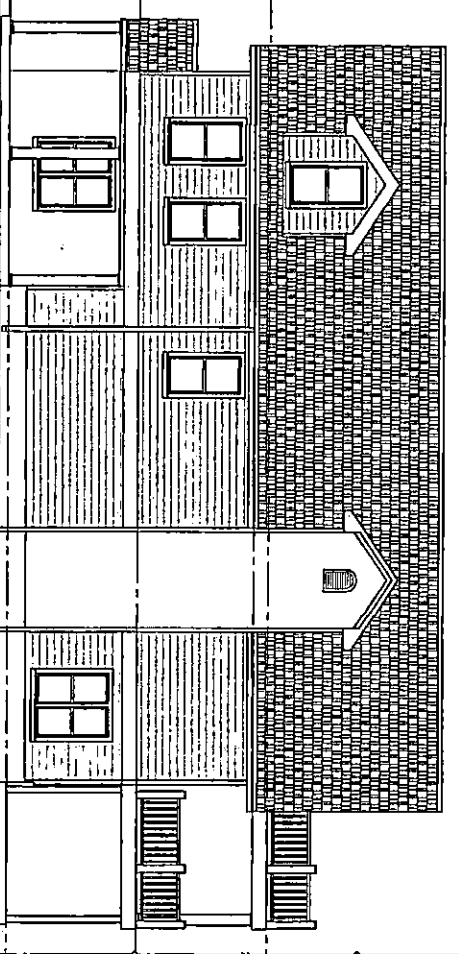
WEST ELEVATION D3



NORTH ELEVATION A3



EAST ELEVATION D1



SOUTH ELEVATION A1

KEMP RESIDEN
NEW CONSTRUCTI
3728 PATAPSCO AVENUE
MIDDLE RIVER, MD 21221-4

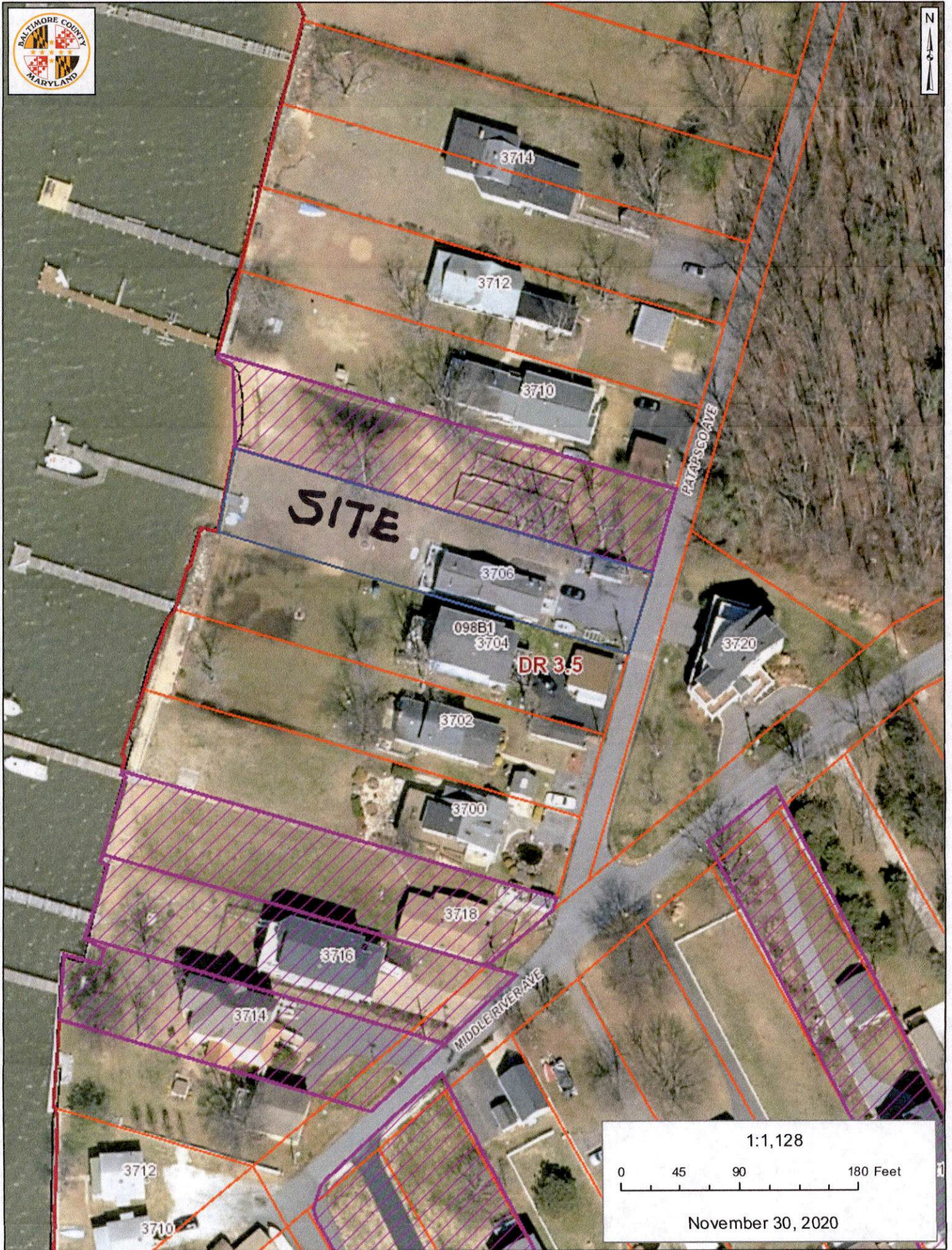
DESIGNER'S SEAL AND
STAMP REQUIRED FOR ALL
DRAWINGS. THE SEAL MUST
BE PLACED ON THE DRAWING
BY THE DESIGNER AT THE
TIME OF SUBMITTING THE
DRAWING TO THE CITY.

SANDERS | DESIGNS
ARCHITECTS PLANNERS
WWW.SANDERSDESIGNS.COM
MAILBOX 54906808 SEVILCOVA
5727 CHELSEA DRIVE, SUITE 202 COOLIDGEVILLE, MARYLAND 21038 T: 410-392-2534

DATE	10/10/20
SCALE	1/8" = 1'-0"
PROJECT	KEMP RESIDEN
DESIGNER	DAVID A. SANDERS
DATE	10/10/20
SCALE	1/8" = 1'-0"
PROJECT	KEMP RESIDEN
DESIGNER	DAVID A. SANDERS

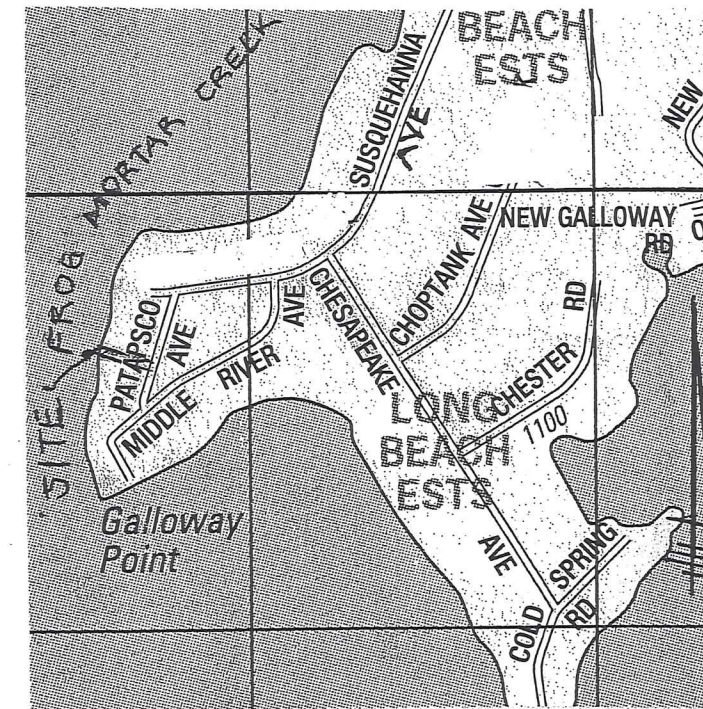
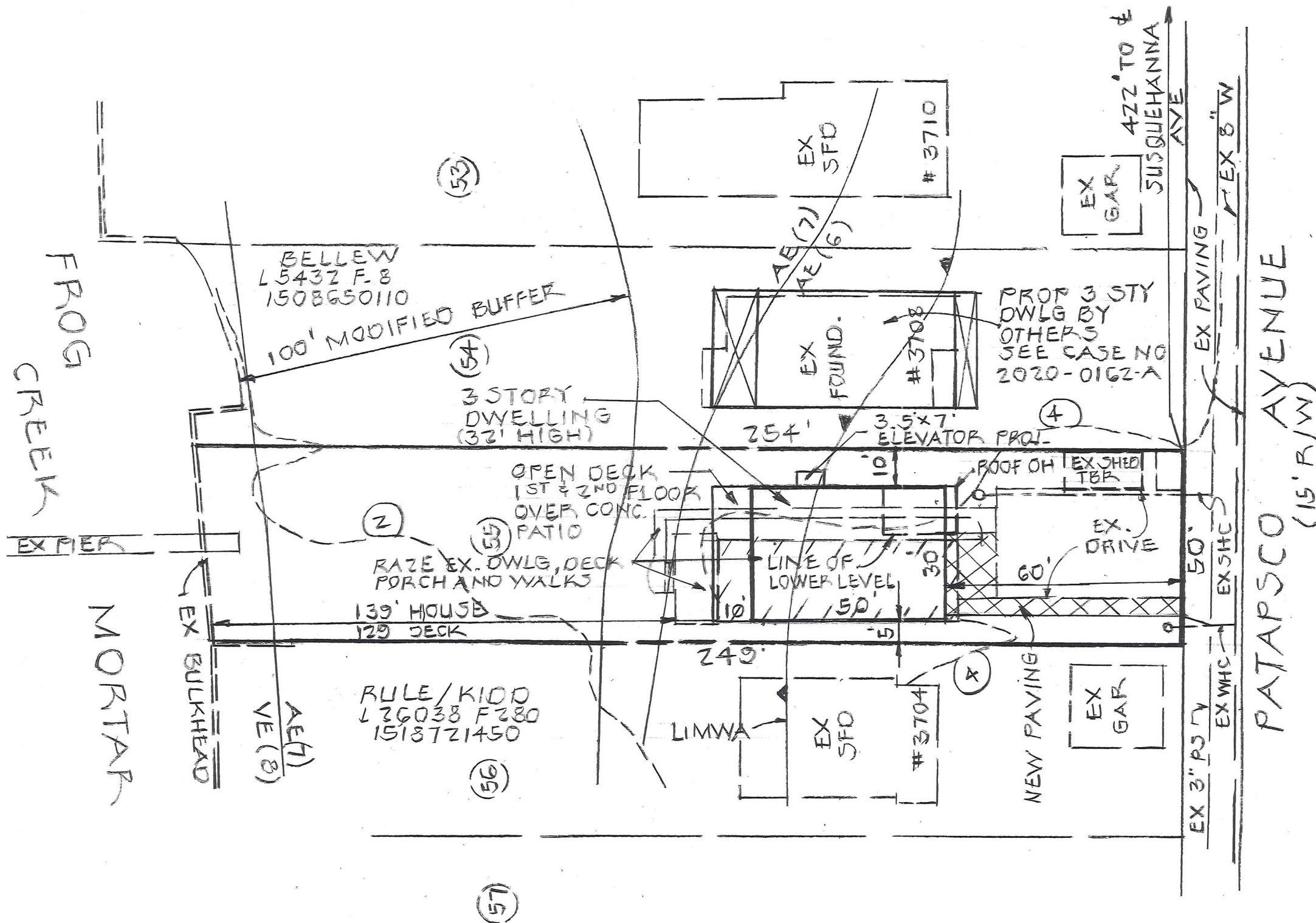
PROPOSED
ELEVATIONS
A301

3706 PATAPSCO AVENUE



2020-0790-A

2113



VICINITY MAP
SCALE: 1" = 1000'

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CONC. PATIO.....	300 SF
EXIST. DRIVE.....	1190 SF
NEW DRIVE.....	514 SF
TOTAL.....	3559 SF

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3706 PATAPSCO AVENUE
LOT 55 PLAT C, LONG BEACH ESTATES 4/131
ELECTION DISTRICT 15C6 BALTIMORE CO., MD.
SCALE: 1 INCH = 30 FEET OCTOBER 21, 2020
2020-0290-A