



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

June 2, 2023

Mirosław and Christine Grabowski – christine@horizonpropertymgmt.com
11501 Marvon Road
Kingsville, MD 21087

RE: Petitions for Variance
Case No. 2023-0076-A
Property: 1304 East Riverdale Avenue

Dear Mr. and Mrs. Grabowski:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,
A handwritten signature in black ink that reads "Maureen E. Murphy".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm

Enclosure

c: Jon Skarda, Shore-line Construction – jon@shorelineconstruction.net

IN RE: PETITION FOR VARIANCE
(1304 East Riverside Avenue)
2nd Election District
7th Council District
Miroslaw & Christine Grabowski
Legal Owners

Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS OF
* BALTIMORE COUNTY
* **CASE NO. 2023-0076-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Miroslaw and Christine Grabowski, legal owners (“Petitioners”) for property located at 1304 East Riverdale Avenue, Essex (the “Property”). Petitioners are requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”), §1B02.3.C.1 to permit a replacement dwelling with a side yard setback of 10 ft., and sum of side yard setback of 20 ft. in lieu of the required 15 ft. and 25 ft. respectively, and from the BCZR, §400.3 to permit a proposed accessory building (garage) with a height of 18 ft. in lieu of the required 15 ft. At the hearing the Petition was amended to include Variance relief to locate the detached garage in the front (street) yard and an Amended Petition was filed accordingly. (See File).

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Christine Grabowski appeared at the hearing in support of the Petition along with Jon Skarda of Shore-line Construction. There were no Protestants or other interested persons at the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) which this agency did not oppose the requested relief. However, Department of Environmental Protection Sustainability (“DEPS”) also provided a comment opposing the

requested Variance relief due to an existing wetland and wetland buffer violation of which Petitioners were notified in September of 2021, and due to the proposed improvements violate the Chesapeake Bay Critical Area ("CBCA") requirements.

The Property is a 26,455 sf +/- (SDAT), 50 ft.-wide, waterfront lot with access to Back River. It is improved with an existing dwelling constructed in 1921 which sits off center and close to the water. It is zoned Density Residential (DR 3.5). A site plan (the "Site Plan") was submitted with the Petition (Pet. Ex. 1) and a revised site plan (the "Revised Site Plan") filed after the hearing, along with an Amended Petition (Pet. Ex. 1A). The Revised Site Plan includes the proposed detached garage.

Petitioners are proposing to construct a replacement dwelling on the Property and are in need of Variance relief for reduced side yard setbacks due to the narrow width of the lot. As shown in the architectural renderings, the front door faces E. Riverside Drive, not Back River. (Pet. Ex. 2). As such, while the Zoning Commissioner's Policy Manual ("ZCPM") instructs that the waterfront side can be considered the front yard, in this case, the front yard is the street side. Accordingly, Variance relief was requested to locate the garage in the front yard. The existing 1921 home sits at an angle and does not meet the current side yard setbacks. Thus, if the Petitioners were to renovate or add onto the existing home, they would still need Variance relief. Additionally, Petitioners are in need of storage in the garage and are requesting an additional height of 3 ft.

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).

I find that the Property is unique due to the placement of the existing home on the 50 ft. wide lot which is not centered and was constructed prior to the BCZR. I find that the Petitioners would suffer a practical difficulty and unreasonable hardship if the proposed reduced side yard setbacks were not granted because a replacement dwelling could not be constructed. In regard to the detached garage, the existing dwelling does not have a garage (at least none is shown on the Site Plan). I find that due to the fact that the Property is waterfront, it would not be appropriate or reasonable for a detached garage to be located on the waterfront side (rear) and block views of the water. Additionally, many properties in this area have detached garages located on the street side. I also find that the requested Variance relief can be granted in strict harmony with 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 2nd day of **June 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR, §1B02.3.C.1 to permit a replacement dwelling with a side yard setback of 10 ft. and sum of side yard setback of 20 ft. in lieu of the required 15 ft. and 25 ft. respectively, and from the BCZR, §400.3 to permit a proposed accessory building (garage) with a height of 18 ft. in lieu of the required 15 ft. located in the front yard (street side) in lieu of the rear yard, be, and they are 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 and subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.
3. The detached garage shall not have a separate utility or electric connection and shall connect all electrical/utility in the home.
4. The detached garage shall not be used for commercial or industrial purposes.
5. The Revised Site Plan (Pet. Ex. 1A) is attached hereto and incorporated herein in its entirety.
6. Prior to issuance of a building permit, Petitioners shall comply with the DEPS comment, a copy of which is attached hereto.

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



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm



PETITION FOR ZONING HEARING(S)

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 1304 East Riverside Avenue Currently Zoned DR 3.5
Deed Reference 45436 / 404 10 Digit Tax Account # 1511000960
Owner(s) Printed Name(s) Miroslaw and Christine Grabowski

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

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. ☐ 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)
1B02.3.C.1 (BCZR) to permit a replacement dwelling with a side yard setback of 10' and sum of side yard setback of 20' in lieu of the required 15' and 25' respectively and Section 400.3 to permit a proposed accessory structure (garage) with a height of 18' in lieu of the required 15'

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/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.

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 _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Miroslaw Grabowski Christine Grabowski
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
Mailing Address 11501 Marvon Rd Kingsville, Md
City 21087 State _____
Zip Code _____ Telephone #'s (Cell and Home) 443-571-0884 Email Address christine@horizonpropertymgmt.com

Representative to be contacted:

Shore-line Construction c/o Jon Skarda
Name - Type or Print _____
Signature _____
Mailing Address 4713B Forge Road Perry Hall, MD
City _____ State _____
Zip Code 21128 Telephone # 410-574-6623 Email Address jon@shorelineconstruction.net

Case Number 2023-0076-A Filing Date 5/16/23 Do Not Schedule Dates _____ Reviewer SC

ZONING PROPERTY DESCRIPTION FOR #1304 E. Riverside Avenue

Beginning at a point on the west side of East Riverside Avenue which is 30 wide at a distance of 1360 feet south of the centerline of Bay Avenue which is 35 feet wide. Being Lot #27, in the subdivision of "Back River Neck Park" as recorded in Baltimore County Plat Book #7, Folio #24, containing 26,445 square feet, more or less. Located in the 15th Election District and 7th Council District.

East Riverside Avenue as shown on the plat is unimproved. The improved East Riverside Avenue bisects Lot #27 and is a dead-end.

This description is for zoning purposes only.

Site Rite Surveying, Inc
Michael V. Moskunas
Professional Land Surveyor
Reg. No. 21175
200 E. Joppa Road
Shell Building, Room 105
Towson, MD 21286

2623.0076.4

**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: 2023-0076-A
Property Address: 1304 East Riverside Avenue
Legal Owners (Petitioners): Mirosław and Christine Grabowski
Contract Purchaser/Lessee: n/a

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Christine Grabowski
Address: 1304 E. Riverside Avenue
Baltimore, MD 21221

Telephone Number: 443-571-0884

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022

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: April 20, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0076-A
Address: 1304 East Riverside Ave
Legal Owner: Mirosław and Christine Grabowski

Zoning Advisory Committee Meeting of April 17, 2023.

DEPS 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), Modified Buffer Areas (MBA), and is subject to Critical Area requirements. The applicant is seeking approval for 10-foot side yard setbacks for a replacement dwelling and approval for a proposed garage with a height of 18 feet in lieu of the maximum allowed 15 feet. The proposed development must meet LDA lot coverage and 15% afforestation requirements. If the proposed development can comply with the lot coverage and 15% afforestation requirements, the relief requested can result in minimal adverse impacts to water quality.

The property currently has a wetland and wetland buffer violation of which the owners were notified in September 2021. Owners must record a Critical Area Easement along with the appropriate Declaration of Protective Covenants and submit a Buffer Management Plan for review and approval to compensate for the 2,800 square feet of vegetative impact in the wetland and 25-foot buffer. The

violation must be addressed prior to any permit approval for the proposed development.

2. Conserve fish, plant, and wildlife habitat.

This is a waterfront lot with two areas of 100-foot Critical Area modified buffer (MBA) on both the east and west portions of the property. The western buffer along Back River consists of a maintained grass lawn. A portion of the proposed home is in this MBA.

The buffer east of East Riverside Avenue contains non-tidal and tidal wetlands and encompasses the entire property east of the road. As proposed, the entirety of the proposed parking area and garage are within this MBA and exceed allowable square footage within an MBA. As a result, the proposed parking area and garage do not comply with the MBA requirements.

Since the proposed paving and garage do not comply with the MBA requirements, the proposed garage and paving will not aid in the conservation of fish, plant, and wildlife habitat in the watershed.

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

If the proposed development can be designed to meet requirements for Critical Area lot coverage, MBA, afforestation, and those mitigation actions as a result of the wetland and buffer violation, the relief requested can be consistent with established land-use policies.

Reviewer: Marie Brady

CERTIFICATE OF POSTING

CASE NO. 2023-0076-A

PETITIONER/DEVELOPER

Jon Skarda

Shoreline Construction

DATE OF HEARING/CLOSING

May 24, 2023

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1304 E. Riverside Avenue

Sign 2



THE SIGN(S) POSTED ON May 2, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2023-0076-A

PETITIONER/DEVELOPER

Jon Skarda

Shoreline Construction

DATE OF HEARING/CLOSING

May 24, 2023

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

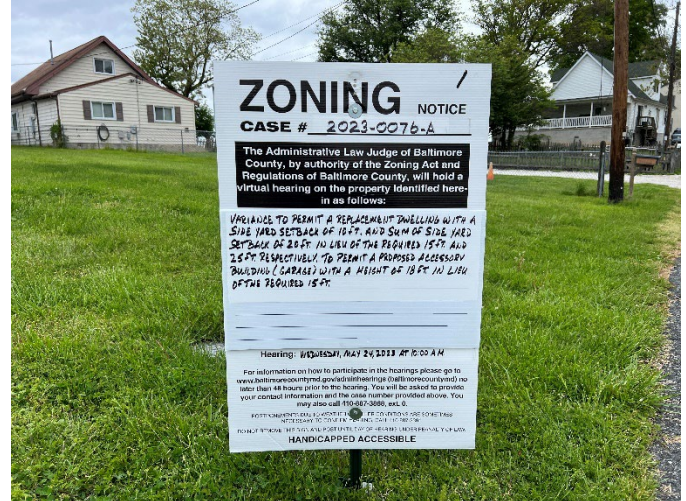
ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1304 E. Riverside Avenue

Sign 1



THE SIGN(S) POSTED ON May 2, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals
EPC for VKD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2023
Item No. 2023-0070-SPH

DATE: April 25, 2023

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

DPW&T Response:

The proposed 30' x 60' utility shed is located in a tidal Zone AE special hazard area per FEMA FIRM 2400100465F dated 9/26/08. The proposed utility shed is 1800 square feet. Baltimore County Building Code dated 2015 Part 124.3 (3) prohibits accessory structures greater than 900 square feet. The Administrative Variance must be denied unless the structure size is reduced.

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

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

SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2023
Item No. 2023-0076-A

DATE: April 25, 2023

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 DPW&T, to determine the Flood Protection Elevation so that the floor elevation can be set

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: April 25, 2023

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

SUBJECT: Zoning Advisory Committee Meeting
For April 17, 2023
Item No. 2023-0071-A, 0073-A, 0074-A, 0077-A & 0078-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

*

*

*

*

*

VKD: cen
cc: file

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: April 20, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0076-A
Address: 1304 East Riverside Ave
Legal Owner: Miroslaw and Christine Grabowski

Zoning Advisory Committee Meeting of April 17, 2023.

DEPS 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), Modified Buffer Areas (MBA), and is subject to Critical Area requirements. The applicant is seeking approval for 10-foot side yard setbacks for a replacement dwelling and approval for a proposed garage with a height of 18 feet in lieu of the maximum allowed 15 feet. The proposed development must meet LDA lot coverage and 15% afforestation requirements. If the proposed development can comply with the lot coverage and 15% afforestation requirements, the relief requested can result in minimal adverse impacts to water quality.

The property currently has a wetland and wetland buffer violation of which the owners were notified in September 2021. Owners must record a Critical Area Easement along with the appropriate Declaration of Protective Covenants and submit a Buffer Management Plan for review and approval to compensate for the 2,800 square feet of vegetative impact in the wetland and 25-foot buffer. The

violation must be addressed prior to any permit approval for the proposed development.

2. Conserve fish, plant, and wildlife habitat.

This is a waterfront lot with two areas of 100-foot Critical Area modified buffer (MBA) on both the east and west portions of the property. The western buffer along Back River consists of a maintained grass lawn. A portion of the proposed home is in this MBA.

The buffer east of East Riverside Avenue contains non-tidal and tidal wetlands and encompasses the entire property east of the road. As proposed, the entirety of the proposed parking area and garage are within this MBA and exceed allowable square footage within an MBA. As a result, the proposed parking area and garage do not comply with the MBA requirements.

Since the proposed paving and garage do not comply with the MBA requirements, the proposed garage and paving will not aid in the conservation of fish, plant, and wildlife habitat in the watershed.

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

If the proposed development can be designed to meet requirements for Critical Area lot coverage, MBA, afforestation, and those mitigation actions as a result of the wetland and buffer violation, the relief requested can be consistent with established land-use policies.

Reviewer: Marie Brady

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 - 1511000960

Owner Information

Owner Name: GRABOWSKI MIROSLAW Use: RESIDENTIAL
GRABOWSKI CHRISTINE Principal Residence: YES
Mailing Address: 1304 E RIVERSIDE AVE Deed Reference: /45436/ 00404
BALTIMORE MD 21221-6319

Location & Structure Information

Premises Address: 1304 E RIVERSIDE AVE Legal Description: 1100 SW BAY AV
BALTIMORE 21221-6319 BACK RIVER NECK PARK
Waterfront

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0104 0006 0226 15090084.04 0000 27 2021 Plat Ref: 0007/ 0004

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1921	980 SF		26,455 SF	34

Stories	BasementType	Exterior	QualityFull/Half Bath	Garage	Last Notice of Major Improvements
1	NO	STANDARD UNITWOOD SHINGLE/3	1 full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2022	07/01/2023
Land:	205,600	205,600		
Improvements	61,200	66,300		
Total:	266,800	271,900	270,200	271,900
Preferential Land:	0	0		

Transfer Information

Seller: PHILLIPS ALEXIS	Date: 09/09/2021	Price: \$261,000
Type: ARMS LENGTH IMPROVED	Deed1: /45436/ 00404	Deed2:
Seller: SERIO CARMELO	Date: 05/27/2021	Price: \$215,000
Type: NON-ARMS LENGTH OTHER	Deed1: /44793/ 00084	Deed2:
Seller: KAMMERMAYER LUDWIG C	Date: 09/10/1971	Price: \$10,000
Type: ARMS LENGTH IMPROVED	Deed1: /05216/ 00447	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
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:

2023-0076-A

SE 2H

2016-0246-A

1502650570

Lot # 40

2019-0532-A

1508301020

Lot # 39

2022-0206-A

1226

1516602200

Lot # 38

1228

Lot # 37

1519450450

1230

Lot # 36

1522450270

Lot # 35

2013-0004-SPHA

8551500

2001-0292-A

1236

1515690180

Lot # 34

Lot # 33

1516000151

Lot # 32

1523500640

1244

Lot # 31

1516600540

1246 Pt. Bk. 0000007, Folio 0004

1519001110

Lot # 30

DR 3.5

Lot # 29

1519710670

1302

Lot # 28

1501540190

Lot # 27

1511000960

1304

Lot # 26

1503370180

1306

PAI # 158069

Lot # 23

Back River Neck District

Lot # 23

1520301360

Lot # 23

Lot # 21

1503473570

Lot # 21

1503471610

Lot # 19

Lot # 19

RC 5

Lot # 16

Lot # 16

1523153670

Lot # 16

2008-0530-A

1511150310

2006-0559-A

1328

Lot # 14

1507471200

Lot # 13

1526000247

2008-0602-A

08301950

Lot # 12

E RIVERSIDE AVE

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

2002-0034-XA 1518103570

RC 20

1511890510

7 CD

Bowleys Quarters-Back River Neck Area

1511890510

1982-0036-SPH

1503200020

1325

1503200361

1520660000

151870

1900011648

E RIVERSIDE AVE

2022-0076-A

104C1

SE 3H

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 222677

Date: 5/6/23

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	800	000		6150					\$75

Total: 9 75

Rec

From: CHRISTINE & MIROSLAW GRABOWSKI

For: 1304 E. RIVERSIDE

VERIGACE

DISTRIBUTION

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

CASHIER'S
VALIDATION

SC

CHRISTINE GRABOWSKI
MIROSLAW GRABOWSKI
11501 MARVON RD.
KINGSVILLE, MD 21087-1318

60-1008
313

6423

DATE

03-29-23



PAY TO
THE ORDER OF



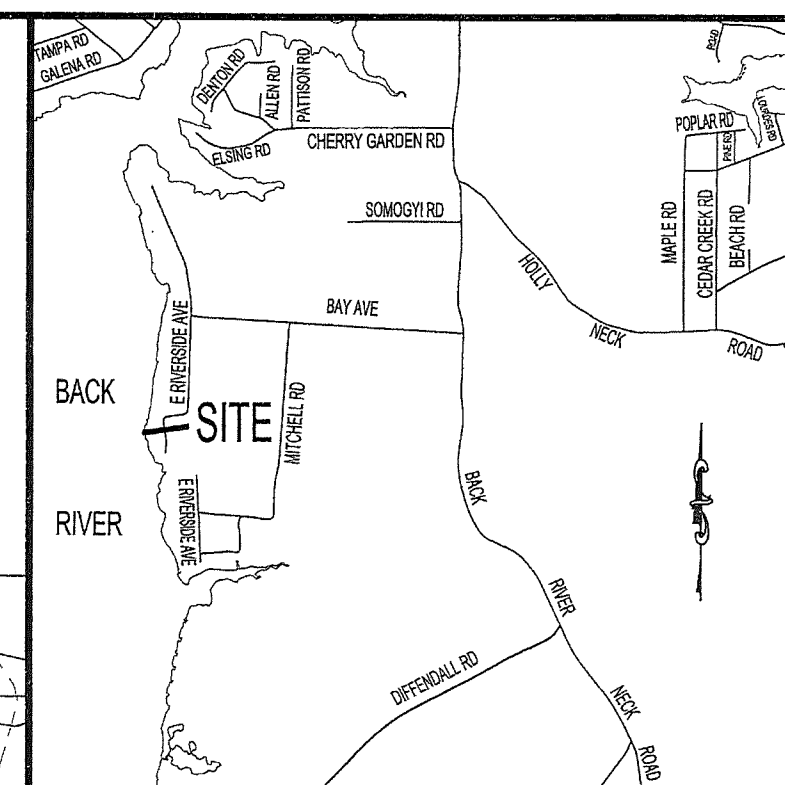
PeoplesBank
A Colonial Valley Company

MEMO

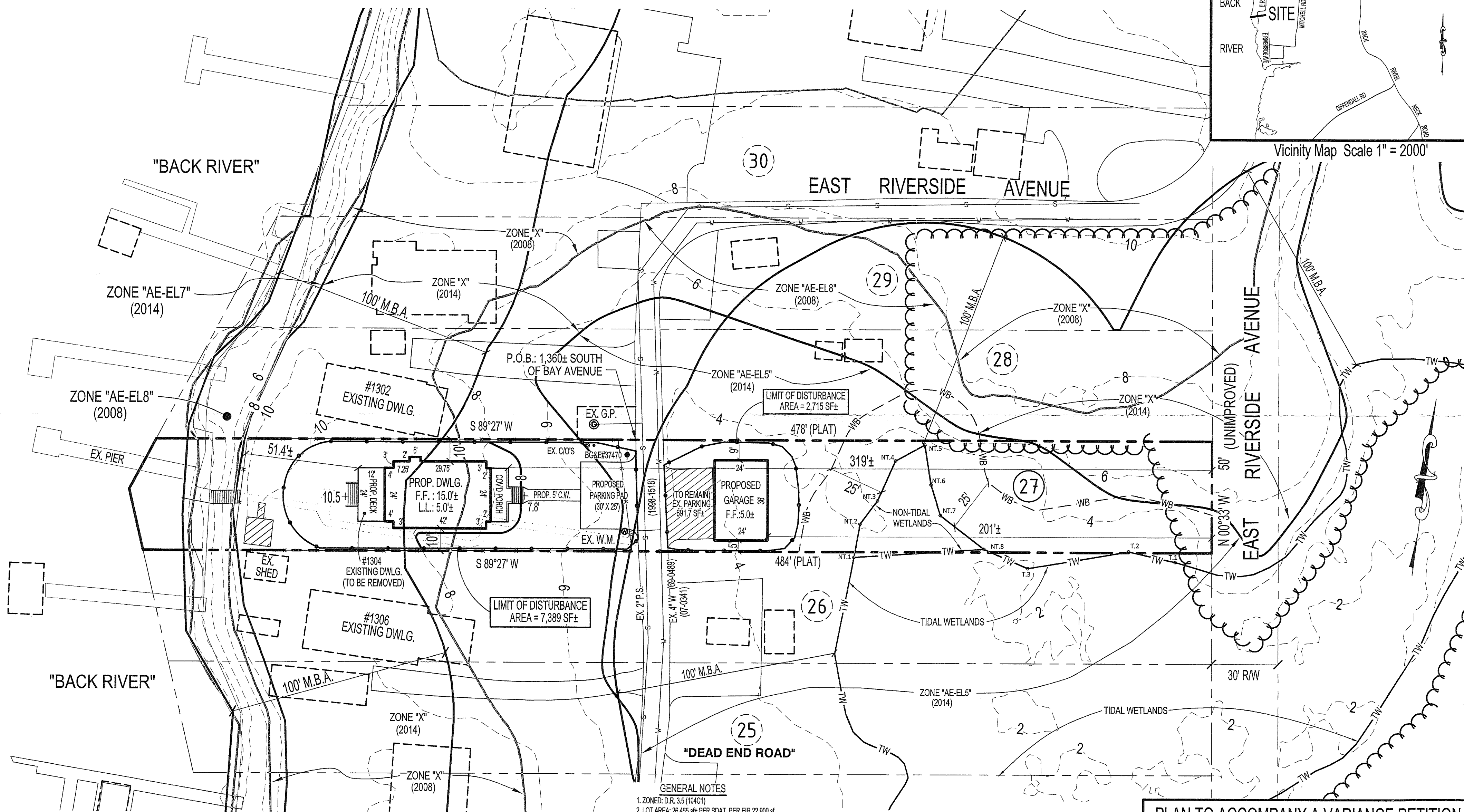
Baltimore County Md 75⁰⁰
Seventy five & 00/100 DOLLARS

Heat
Reactive
Ink

MP

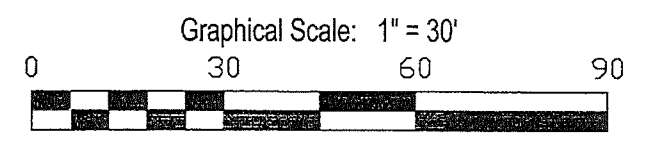


Vicinity Map Scale 1" = 2000'



GENERAL NOTES

1. ZONED: D.R. 3.5 (104C1)
2. LOT AREA: 26,455 sft PER SDAT, PER EIR 22,900 sft
3. EXISTING USE: SINGLE FAMILY DWELLING
4. PROPOSED USE: SINGLE FAMILY DWELLING
5. PROPOSED LIMIT OF DISTURBANCE: 10,104 SF±
6. SERVED BY PUBLIC UTILITIES (EX. COUNTY MAINTAINED DUPLES GP SERVES #1302 & #1304)
7. EX. F.I.R.M. MAP 2400100440G DATED 05/05/2014 ZONES "X" & "AE-EL-5 & AE-EL-7". MAP 2400100445G DATED 05/05/2014 ZONES "X" & "AE-EL-5".
8. VERIFY HOUSE DIMENSIONS WITH ARCHITECTURAL PLANS.
9. THIS PLAN IS NOT BASED ON A BOUNDARY SURVEY. IT IS A COMPILATION OF THE GIS PORTAL, PUBLIC RECORDS AND PUBLIC WORKS UTILITY DRAWINGS.
10. EX. LOT COVERAGE: 2,978.4 SF±
PROP. LOT COVERAGE: 4,457.1 SF± (HOUSE, GARAGE, PATIO, WALK, COVD PORCH, PADS)
LOT COV. ALLOWED = 5,545 SQ. FT.
11. ALL EXISTING STRUCTURES AND LOT COVERAGES ARE TO BE REMOVED (UNLESS OTHERWISE NOTED).
12. PROPERTY IS LOCATED WITHIN THE 100 YR. FLOODPLAIN, CBCLA(LDA) & MBA
13. NOT LOCATED IN HISTORIC DISTRICT.
14. NO PRIOR ZONING HISTORY OR VIOLATIONS.



"FOR BUILDING PURPOSES" PERMIT NO R23-00450
NOTE: REQUIRED FLOOD PROTECTION ELEVATION MUST BE TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION (B.F.E.) OF 7.7' (NAVD88) BASED ON THE F.E.M.A. MAP 240010 0445F (2008). THEREFORE, THE F.P.E. IS 9.7' (NAVD88).

PLAN TO ACCOMPANY A VARIANCE PETITION

#1304 EAST RIVERSIDE AVENUE

LOT-27 PLAT 7/24

"BACK RIVER NECK PARK"

TAX MAP: 104 GRID: 6 PARCEL: 226
TAX ID #1511000960 DEED REFERENCE: 45436/404

15TH ELECTION DISTRICT, C7
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 30'	Date: 3/29/2023	JOB #10745CC
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: N/A

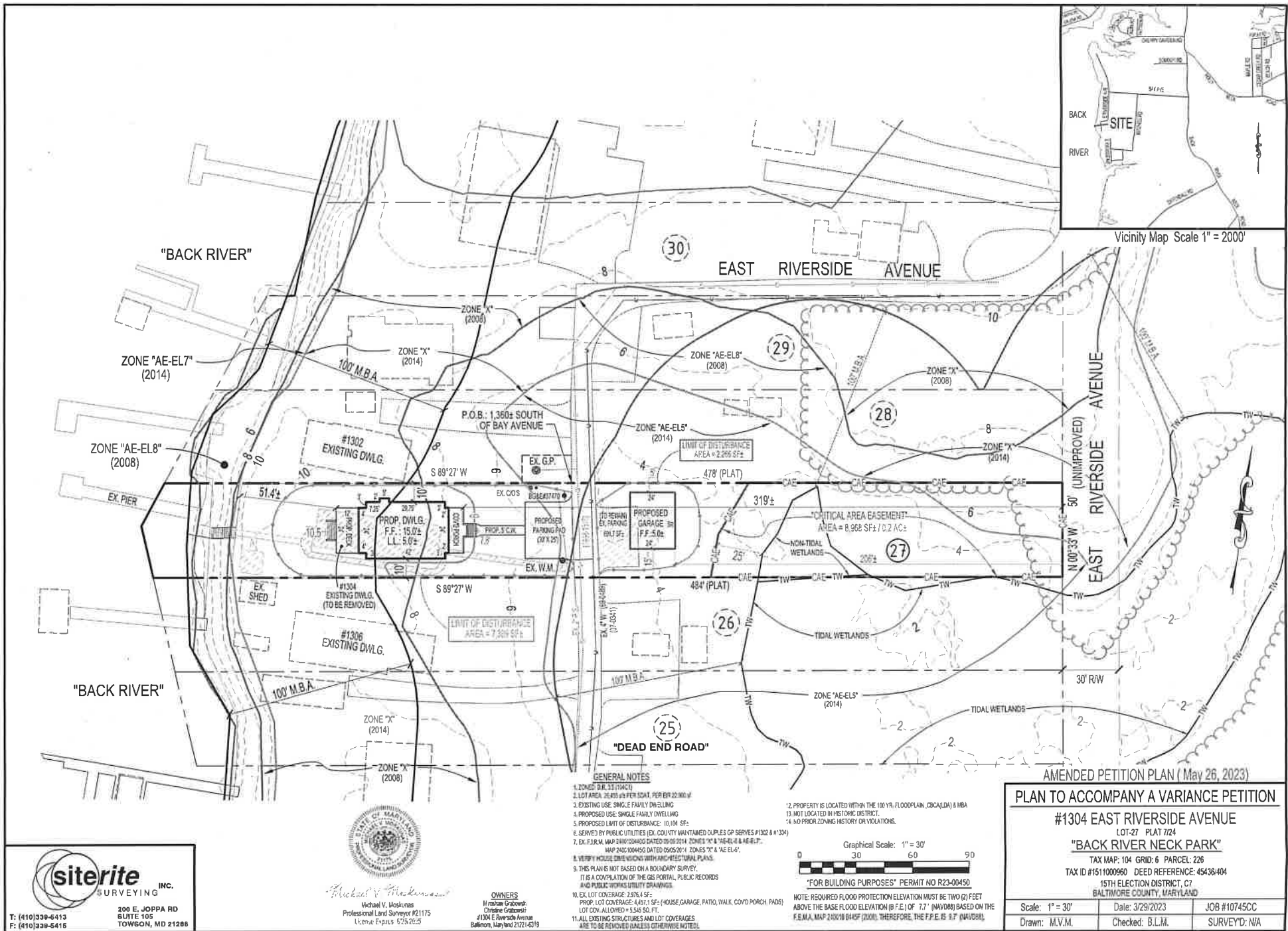


T: (410)339-5413
F: (410)339-5415
200 E. JOPPA RD
SUITE 105
TOWSON, MD 21286



Michael V. Moskunas
Professional Land Surveyor #21175
License Expires: 6/25/2023

OWNERS
Miroshaw Grabowski
Christine Grabowski
#1304 E Riverside Avenue
Baltimore, Maryland 21221-6319



GENERAL NOTES

1. ZONES: SEE 311 (PAGE 1)
2. LOT AREA: 20,425 SQ. FT. PER LOT. PER EPP 22.000.1#
3. EXISTING USE: SINGLE FAMILY DWELLING
4. PROPOSED USE: SINGLE FAMILY DWELLING
5. PROPOSED LIMIT OF DISTURBANCE: 10,104 SF.
6. SERVED BY PUBLIC UTILITIES (EX. COUNTY MAINTAINED DUPLEX GP SERVES #1302 & #1304)
7. EX. F.I.R.M. MAP 2001/020400 DATED 05/05/2014 ZONES "X" & "AE-EL8" & "AE-EL7".
MAP 2002/004450 DATED 05/05/2014 ZONES "X" & "AE-EL8".
8. VERIFY EXISTING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. THIS PLAN IS NOT BASED ON A BOUNDARY SURVEY.
(IT IS A COMPILED OF THE GAS PORTAL, PUBLIC RECORDS
AND PUBLIC WORKS UTILITY DRAWINGS)
10. EX. LOT COVERAGE: 2,976.4 SF.
PROP. LOT COVERAGE: 4,451.1 SF. (HOUSE, GARAGE, PATIO, WALK, COYD, PORCH PADS)
LOT COV. ALLOWED: 15,340.50 FT.
11. ALL EXISTING STRUCTURES AND LOT COVERAGES
ARE TO BE REMOVED UNLESS OTHERWISE NOTED.

12. PROPERTY IS LOCATED WITHIN THE 100 YR. FLOODPLAIN, (CISCALDA) & M&A
13. NOT LOCATED IN HISTORIC DISTRICT.
14. NO PRIOR ZONING HISTORY OR VIOLATIONS.

Graphical Scale: 1" = 30'
0 30 60 90

"FOR BUILDING PURPOSES" PERMIT NO R23-00450

NOTE: REQUIRED FLOOD PROTECTION ELEVATION MUST BE TWO (2) FEET
ABOVE THE BASE FLOOD ELEVATION (B.F.E.) OF 7.7' (NAVD83) BASED ON THE
F.E.M.A. MAP 2001/020400 (2001). THEREFORE, THE F.P.E. IS 9.7' (NAVD83).

AMENDED PETITION PLAN (May 26, 2023)

PLAN TO ACCOMPANY A VARIANCE PETITION

#1304 EAST RIVERSIDE AVENUE

LOT-27 PLAT 7/24

"BACK RIVER NECK PARK"

TAX MAP: 104 GRID: 6 PARCEL: 226

TAX ID #1511000960 DEED REFERENCE: 45436404

15TH ELECTION DISTRICT, C7

BALTIMORE COUNTY, MARYLAND

Scale: 1" = 30'

Date: 3/29/2023

JOB #10745CC

Drawn: M.V.M.

Checked: B.L.M.

SURVEYD: N/A



T: (410)339-6413
F: (410)339-6416

200 E. JOPPA RD
SUITE 105
TOWSON, MD 21286



Michael V. Moskus
Professional Land Surveyor #21175
License Expires 9/29/25

OWNERS

Michael Moskus
Christine Grapowski
#1304 E Riverside Avenue
Baltimore, Maryland 21221-6319