



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 25, 2023

Timothy Kotroco, Esquire – tkotroco@gmail.com
Matthew T. Kotroco, Esquire – mattkotroco@gmail.com
305 Washington Avenue, Suite 502
Towson, MD 21204

RE: Petition for Variance
Case No. 2023-0133-A
Property: 8917 A Chesapeake Avenue

Dear Counsel:

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". The signature is written in a cursive style with a large, stylized "M" and "E".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dln

Enclosure

c: Rick Stryjewski - richard.stryjewski@strayercontracting.com
Brian Deitz - bdietz@dietzsurveying.net

IN RE: PETITION FOR VARIANCE
(8917 A Chesapeake Avenue)
15th Election District
7th Council District
Colin Eberwein and Emily Muth
Legal Owners

Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS OF
* BALTIMORE COUNTY
* **CASE NO. 2023-0133-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Colin Eberwein and Emily Muth (“Petitioners”) for property located at 8917 A Chesapeake Avenue, Miller’s Island (the “Property”). Petitioners are requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”), §1B01.2.C.b and §301.1.A: To permit a front yard setback of 0 ft. for an open porch in lieu of the required open projection setback of 18.75 ft. and a house 5 ft. from a future road widening area (15 ft. from the edge of the existing street) in lieu of the required 25 ft. in a DR 5.5 zone.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Brian Dietz, registered surveyor, who prepared and sealed a site plan (the “Site Plan”) was present at the hearing on behalf of the Petitioners. (Pet. Ex. 2A). Timothy Kotroco and Matthew Kotroco represented the Petitioners. There were no Protestants or other interested persons in attendance.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), Department of Environmental Protection and Sustainability (“DEPS”), and Development Plans Review (“DPR”) which agencies did not oppose the requested relief.

The Property is 7,146 sf waterfront lot and is improved with a brick and wood garage constructed in the 1930s which served the home at 8917 Chesapeake Ave. (Pet. Ex. 1A -1I). It is zoned Density Residential (DR 5.5). In or about 2010, the prior owners of the Property, Jay S. Thorpe and Elaine L. Thorpe, filed for a lot line adjustment (DRC 0421031) for 8917 Chesapeake Ave. in order to create a separate lot (Lot 14) which is the Property here. (Pet. Exs. 5, 6). The property at 8917 Chesapeake Ave. then became Lot 15. Deeds were recorded in Land Records of Baltimore County (Liber 30352, folio 81; Liber 30352, folio 87) to reflect the newly created lots. (Pet. Exs. 5, 6).

Petitioners purchased the Property from the Thorpes in 2022 and plan to construct a 1,560 sf, 3-story home as shown on the architectural renderings. (Pet. Ex. 3A-3C). The existing garage will be razed. The front porch will face the street. (Pet. Ex. 3A). At the request of DEPS and to comply the Chesapeake Bay Critical Area Regulations ("CBCA"), the home is proposed to be setback from the water 74 ft. in order that it would be equidistant with the home at 8917. However, in moving the proposed home away from the water, the front porch is now located with a 10 ft. future road widening area. On that issue, as shown in the street view photographs, the existing road is partly paved and partly gravel with minimal traffic generated by the residents of Millers Island. Mr. Dietz testified that that there are no plans by the County to widen Chesapeake Avenue and that there would be no reason to do so given the minimal traffic. Nevertheless, prior to construction, Petitioners will rotate the front porch steps to remove them from the 10 ft. future roadway widening. The Property is located within a floodplain.

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 its small size and shape. Most properties along the waterfront on Chesapeake Ave. are larger, older homes. Due to the unique shape and size, I find that the Petitioners will suffer a practical difficulty and unreasonable hardship if the front yard setback of 18.75 ft., and setback from roadway of 25 ft., were imposed here because they would not be able to construct a modern, waterfront home. Compounding the physical limitations of the Property is the application of CBCA which requires that the proposed home to be setback from the water 74 ft. due to the existing 74 ft. setback for the home at 8917. The Property is also located within the floodplain. The application of all of these regulations in combination would prohibit the construction of a home. 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.

Based on the evidence, it does not appear that the County may never widen Chesapeake Avenue but nonetheless, Petitioners will change the architectural drawings to rotate the front porch steps outside of the 10 ft roadway widening.

THEREFORE, IT IS ORDERED, this 25th day of **August, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR, §§ 1B01.2.C.b and 301.1.A: To permit a front yard setback of 0 ft. for an open porch in lieu of the required open projection setback of 18.75 ft. and a house 5 ft. from a future road widening area (15 ft. from the edge of the existing street) in lieu of the required 25 ft. in a DR 5.5 zone, it 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 DOP, DEPS and DPR ZAC comments were are attached hereto and incorporated herein by reference.

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

A handwritten signature in cursive script, reading "Maureen E. Murphy". The signature is written in dark ink and is positioned above a horizontal line.

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 8917A Chesapeake Ave, Sparrows Point, MD 21219 Currently Zoned DR 5.5
Deed Reference 47999 / 00078 10 Digit Tax Account # 2500008571
Owner(s) Printed Name(s) Colin Eberwein & Emily Muth

(SELECT THE HEARING(S) BY MARKING X 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. X a **Variance** from Section(s)

See Attachment No. 1

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

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

I/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

Legal Owners (Petitioners):

See Attachment No. 2

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

Signature #1 Signature #2

Mailing Address City State

Zip Code Telephone #'s (Cell and Home) Email Address

Attorney for Petitioner:

Timothy M. Kotroco, Esq. Matthew T. Kotroco, Esq.

Name - Type or Print

Signature

305 Washington Ave STE 502 Towson MD

Mailing Address City State

21204 / 410-299-2943 / tkotroco@gmail.com

Zip Code Telephone # Email Address

Representative to be contacted:

Matthew T. Kotroco, Esq.

Name - Type or Print

Signature

305 Washington Ave STE 502 Towson MD

Mailing Address City State

21204 / 410-299-9453 / mattkotroco@gmail.com

Zip Code Telephone # Email Address

Case Number 2023-0133-A Filing Date 6/12/2023 Do Not Schedule Dates Reviewer CP

8917A CHESAPEAKE AVE

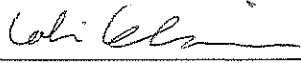
ATTACHMENT NO. 2

PETITION FOR VARIANCE

Legal Owner (Petitioner):

Colin Eberwein & Emily Muth
4305 Penn Avenue
Nottingham, MD 21236

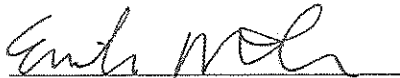
By:



Colin Eberwein

Agents: 

By:



Emily Muth

2023-0133-A

Colin Eberwein & Emily Muth

8917A CHESAPEAKE AVE

ATTACHMENT NO. 1

PETITION FOR VARIANCE

A variance pursuant to BCZR sections 1B01.2.C.1.b^{and 3D1.1.A} to permit a front yard setback of 0' for an open porch in lieu of the required open projection setback of 18.75' and a house 5' from a future road widening area (15' from the edge of the existing street) in lieu of the required 25' in a DR 5.5 zone.

2023-0133-A

Zoning Property Description for 8917A Chesapeake Avenue, Sparrows Point, MD, 21219

Beginning at a point on the south side of a 10 foot future road widening along Chesapeake Avenue which currently is 18 feet wide at the distance of 534 feet from the centerline of the nearest improved intersecting street Baylight Avenue which is 18 feet wide

Beginning for the same at a point on the division line between Lot 13 and Lot 14 as shown on a Plat entitled "Plat of Miller's Island Land Co." and recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 26, said point being South 27 degrees 11 minutes 05 seconds East 10.00 feet from the south side of Chesapeake Avenue, 20 feet wide, as shown on said plat; thence running for a new line of division along the south side of a future highway widening are (1) North 64 degrees 38 minutes 55 seconds East 55.00 feet; thence leaving said highway widening line and running for a new line of division through Lot 14 as shown on said Plat (2) South 27 degrees 11 minutes 05 seconds East 130.00 feet; thence (3) South 64 degrees 38 minutes 55 seconds West 55.00 feet; thence binding on part of the division line between Lot 13 and Lot 14 as shown on said Plat (4) North 27 degrees 11 minutes 05 seconds West 130.00 feet to the place of beginning. Containing 0.164 acres of land, more or less, with the courses referenced to the Maryland State Coordinate System (NAD 83/91).

2023-0133-A

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

No. 220082

Date: 6-8-23

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS	Acct	Amount
				Source/	Rev/					
001	806	2000		6150						75.00

Total: 75.00

Rec From: 8917 A Chesapeake Ave

For: 2023-0133-A

ARS: 5

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CP 23-0501

TIMOTHY M. KOTROCO 07-89 ATTORNEY AT LAW PH. 410-299-2943 305 WASHINGTON AVE SUITE 502 TOWSON, MD 21204		7-7575/2520	1765
PAY TO THE ORDER OF <u>Balto Co. MD</u>		DATE <u>6/1/23</u>	
<u>Seventy five &</u>		<u>00/100</u>	\$ 75.00 DOLLARS
Your Finances. Our Promise. Baltimore County Employees Federal Credit Union Towson, MD 21204			
MEMO <u>Variance Case</u>		<u>Timothy Kotroco</u>	
25207575710101113298 1765			

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 7/14/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-133-A

INFORMATION:

Property Address: 8917A Chesapeake Avenue
Petitioner: Colin Eberwein and Emily Muth
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for the following:

Variance(s) -

1. Pursuant to Baltimore County Zoning Regulations (BCZR) Sections 1B01.2.C.1.b and 301.1.A to permit a front yard setback of 0' for an open porch in lieu of the required open projection setback of 18.75'; and
2. To permit a house 5' from a future road widening area (15' from the edge of the existing street) in lieu of the required 25' in a DR 5.5 zone.

The subject site is an approximately 7,146 square foot waterfront parcel in the Sparrows Point area. The lot measures roughly 55' in width and 140' in length. The site is currently improved with a garage, a driveway, and a concrete paving sea wall. The site is within the Chesapeake Bay Critical Area and is mapped Limited Development Area. Per the submitted Zoning Petition and site plan, the property owners wish to construct a three-story single-family detached dwelling with an open front porch and a rear deck. The dwelling is proposed to be 30' x 52'.

The site is within the boundaries of the following community plans: the Greater Dundalk-Edgemere Community Conservation Plan, the Eastern Baltimore County Pedestrian and Bicycle Access Plan, and the Eastern Baltimore County Revitalization Strategy. The Greater Dundalk-Edgemere Community Conservation Plan, adopted March 20th, 2000, discusses how much of an asset the waterfront is and recognizes it as being a great place to live.

The Department of Planning contacted the representative for the petition on July 3rd, 2023 seeking additional information on if the property owner explored the possibility of locating the dwelling further back on the lot and what the hardships or practical difficulties are. In a July 5th, 2023 reply, the representative explained that the Department of Environmental Protection and Sustainability (DEPS) has a policy in the Buffer Management Manual that a new proposed dwelling cannot be any closer to the water than the furthest of their two neighbors; this measurement is taken from the closest wall of "living space" that a neighbor has. 8719 Chesapeake Avenue has been razed (Razing Permit Number R22-08881

was issued in March of 2023 following the completion of the engineer's survey), so only 8915 Chesapeake Avenue remains to measure from. DEPS determined that the new dwelling at 8917 A Chesapeake Avenue could be as close as 74' to the water. Given that the lot is 140' in length, this setback means more than half the lot cannot be built on. It was also explained that the 10' future road widening area is from a previous lot line adjustment case. The property owner technically no longer owns this area, and their deed cites the road widening area as being the boundary on that side of the property.

The site plan and petition indicate that the proposed dwelling will be 15' from the existing edge of the street, which is a 5' setback from the proposed future road widening area. Between the proposed dwelling and the future road widening is a proposed open porch, which appears to be 5' in depth. The porch is setback 0' from the future road widening area. The steps of the porch appear to be within the future road widening area on the submitted site plan.

Although the lot appears to be able to accommodate a deeper front yard setback, the requirements from DEPS to set the dwelling no closer than 74' to the water and to maintain a lot coverage of 25% or less create a practical hardship or difficulty. Therefore, the Department of Planning has no objections to the requested relief, subject to the following condition:

1. The front porch steps shall not be in the future road widening area, as this is technically no longer the property owners property. The Department of Planning recommends the steps be rotated to access the porch from the side, or that the porch depth be reduced so the porch and steps fit within the 5' setback from the future road widening area to the proposed dwelling.

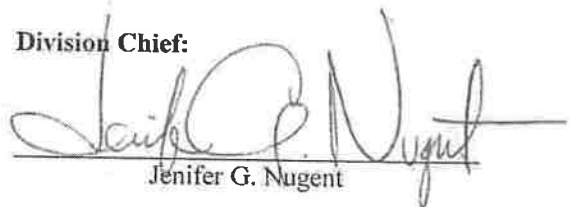
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Matthew Kotroco

Michael Thomas, Community Planner

Ngone Seye Diop, Community Planning Division Chief

Jeff Perlow, Zoning Review

Kristen Lewis, Zoning Review

Office of 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: July 17, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-133-A
Address: 8917-A CHESAPEAKE AVE
Legal Owner: Colin Eberwein, Emily Muth

Zoning Advisory Committee Meeting of July 3, 2023.

The Department of Environmental Protection and Sustainability (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), Modified Buffer Area (MBA), and is subject to Critical Area requirements. The applicant is seeking a special hearing to reduce zoning setback requirements. The proposed waterfront setback of the home is at the minimum allowed per MBA regulations, requiring the setback variance. Based on this, EPS has determined that adverse impacts on water quality from the pollutants discharged from the proposed development can be minimized with mitigation pursuant to Critical Area requirements.

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront lot with a 100-foot Critical Area buffer extending onto the property from Back River. The proposed waterfront setback complies with Critical Area regulations. Meeting buffer requirements, lot coverage requirements, and the 15% afforestation requirement will 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.

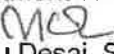
If the proposed home meets buffer, lot coverage, and afforestation requirements, this development will be consistent with established land-use policies.

Reviewer: Marie Brady

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 20, 2023
Item No. 2023-0133-A

DATE: June 21, 2023

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

DPW&T Comments:

- A) The entire property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100560F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 40-15 (the latest edition of the Baltimore county Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. Proposed Dwelling is located to the landward side of the LiMWA as shown on FIRM 2400100445G dated 5/5/14 as amended by LOMR 19-03-1117P effective 7/29/2019 and LOMR 19-03-1183P effective 12/31/19.

VKD: JK
cc: file

CERTIFICATE OF POSTING

CASE NO. 2023-0133-A

PETITIONER/DEVELOPER

Matthew

Kotroco Esq.

DATE OF HEARING/CLOSING

August 7, 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

8917A Chesapeake Avenue

Sign 1



THE SIGN(S) POSTED ON July 17, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2023-0133-A

PETITIONER/DEVELOPER

Matthew

Kotroco Esq.

DATE OF HEARING/CLOSING

August 7, 2023

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
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Sign 2



THE SIGN(S) POSTED ON July 17, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

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: July 17, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-133-A
Address: 8917-A CHESAPEAKE AVE
Legal Owner: Colin Eberwein, Emily Muth

Zoning Advisory Committee Meeting of July 3, 2023.

The Department of Environmental Protection and Sustainability (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), Modified Buffer Area (MBA), and is subject to Critical Area requirements. The applicant is seeking a special hearing to reduce zoning setback requirements. The proposed waterfront setback of the home is at the minimum allowed per MBA regulations, requiring the setback variance. Based on this, EPS has determined that adverse impacts on water quality from the pollutants discharged from the proposed development can be minimized with mitigation pursuant to Critical Area requirements.

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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 home meets buffer, lot coverage, and afforestation requirements, this development will be consistent with established land-use policies.

Reviewer: Marie Brady

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 7/14/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-133-A

INFORMATION:

Property Address: 8917A Chesapeake Avenue
Petitioner: Colin Eberwein and Emily Muth
Zoning: DR 5.5
Requested Action: Variance

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Variance(s) -

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2. To permit a house 5' from a future road widening area (15' from the edge of the existing street) in lieu of the required 25' in a DR 5.5 zone.

The subject site is an approximately 7,146 square foot waterfront parcel in the Sparrows Point area. The lot measures roughly 55' in width and 140' in length. The site is currently improved with a garage, a driveway, and a concrete paving sea wall. The site is within the Chesapeake Bay Critical Area and is mapped Limited Development Area. Per the submitted Zoning Petition and site plan, the property owners wish to construct a three-story single-family detached dwelling with an open front porch and a rear deck. The dwelling is proposed to be 30' x 52'.

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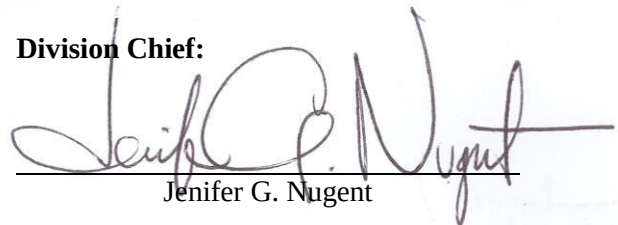
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Matthew Kotroco
Michael Thomas, Community Planner
Ngone Seye Diop, Community Planning Division Chief
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

Real Property Data Search ()

Search Result for BALTIMORE COUNTY

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Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 2500008571

Owner Information

Owner Name: EBERWEIN COLIN R
MUTH EMILY C
Use: RESIDENTIAL
Principal Residence: NO

Mailing Address: 4305 PENN AVE
NOTTINGHAM MD 21236-
Deed Reference: /47999/ 00078

Location & Structure Information

Premises Address: CHESAPEAKE AVE
SPARROWS POINT 21219-
Legal Description: .164 ACRES PART LOT 14
SES CHESAPEAKE AVE
BAYLIGHT BEACH

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0112 0015 0005 15140131.04 0000 2021 Plat Ref: 7/ 26

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
7,146 SF 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
/ 1 Detached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2022	07/01/2023
Land:	1,700	1,700		
Improvements	8,700	8,800		
Total:	10,400	10,500	10,467	10,500
Preferential Land:	0	0		

Transfer Information

Seller: EBERWEIN COLIN R	Date: 04/28/2023	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /47999/ 00078	Deed2:
Seller: THORPE JAY S	Date: 01/21/2022	Price: \$325,000
Type: NON-ARMS LENGTH OTHER	Deed1: /46259/ 00305	Deed2:
Seller:	Date: 01/06/2011	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /30352/ 00087	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:

Lot # 310
1900007498

Lot # 310

Pt. Bk. 0000009, Folio 0004

PAI # 150325

Pt. Bk. PAI # 150325

PAI # 150325

PAI # 150325

8920

1900009674

Lot # 46

Lot # 48

1900009665

Lot # 48

Lot # 50

8916 1900009669

Lot # 50

Lot # 52

2100000820

1987-0450-A

8910

7 CD

Lot # 52

18 MD

DR 5.5

Urban Side of URDL

CHESAPEAKE AVE

1900009314

Lot # 16

8919

Lot # 14

1900011280

Pt. Bk. 0000007, Folio 0026
8917

SE 7-K

112B2

Pt. Bk./Folio # 007026A

PAI # 150366

8915

PAI # 150366

Lot # 13 1900009675

8913

Lot # 12

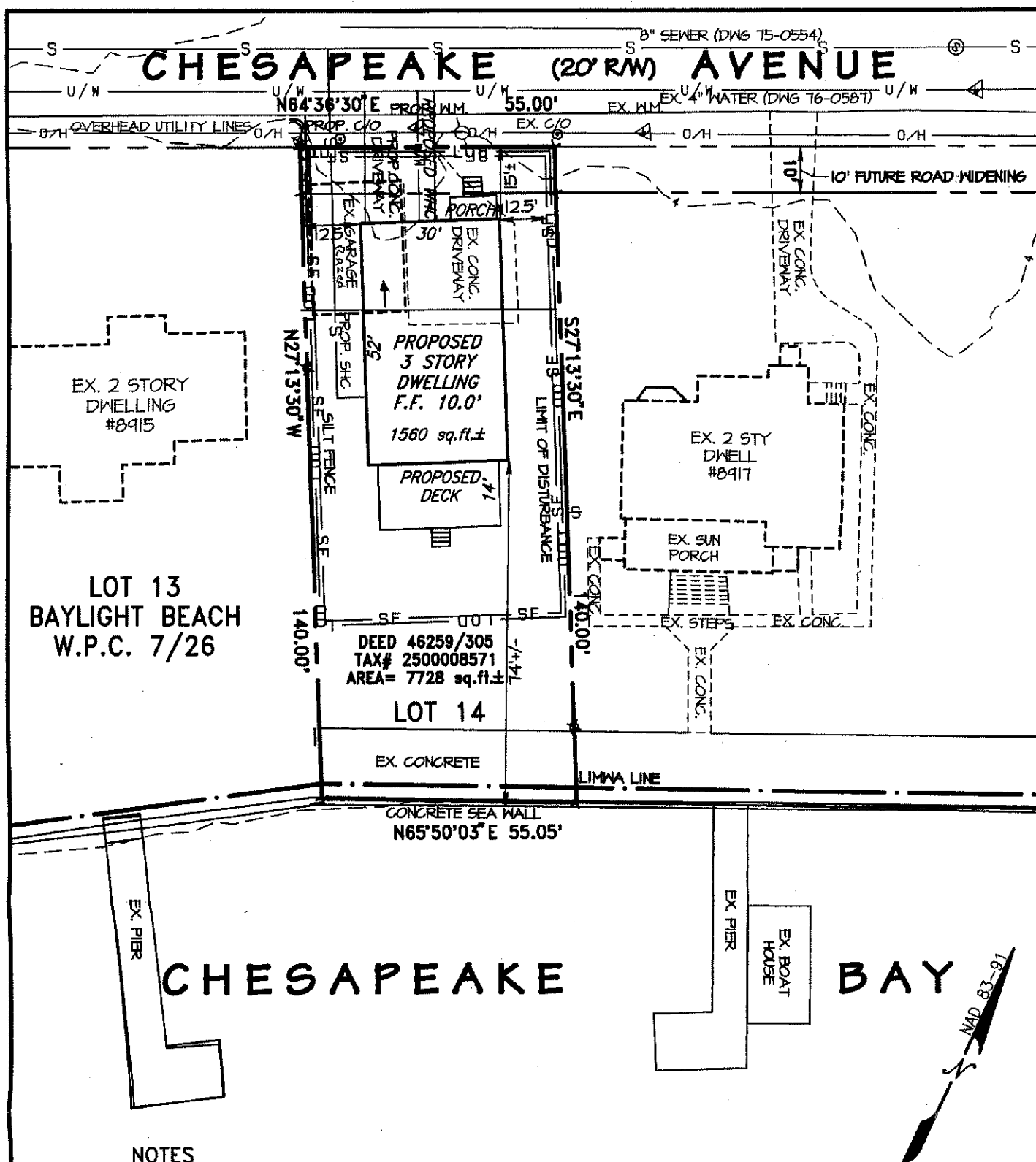
1900009671

1900009679

Lot # 11

SITE

2500008571



1. SITE AREA=0.164 Ac.+/- OR 7,146 sq.ft.+/-
2. ZONED DR 5.5
3. TAX # 2500008571
4. BASE FLOOD ELEVATION = 7.7'
FLOOD PROTECTION ELEVATION = 8.7'
BASED ON THE NAVD-88 VERTICAL DATUM
5. LIMIT OF DISTURBANCE= 4,990 SQ.FT.
6. PROPOSED GRADES TO BE THE SAME.
AS THE EXISING GRADES.
7. THE ENTIRE SITE IS IN THE 100 YEAR FLOOD PLAIN.

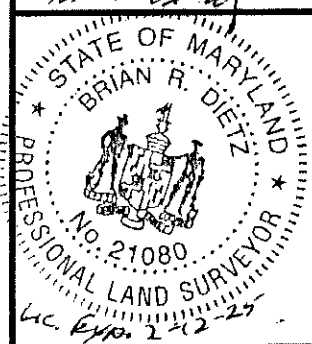
EX. LOT COVERAGE

GARAGE =	560 sq.ft.
DRIVEWAY =	156 sq.ft.
CONCRETE =	550 sq.ft.
TOTAL =	1,266 sq.ft.

PROP. LOT COVERAGE

HOUSE =	1,560 sq.ft.
PORCH & STEPS =	66 sq.ft.
DRIVEWAY =	100 sq.ft.
CONCRETE =	550 sq.ft.
TOTAL =	2,276 sq.ft.

REV. PER COMMENTS 5-30-23
REV. HOUSE SIZE 3-22-23



Dietz Surveying Inc.
PROFESSIONAL LAND SURVEYOR #21080
8119 Oakleigh Road
Baltimore MD. 21234
Ph 410-661-3160
Fax 410-661-3163

**SITE PLAN TO ACCOMPANY
A BUILDING PERMIT**
of
8917-A CHESAPEAKE AVENUE
BALTIMORE COUNTY, MD.
15th Election District 7th Councilmanic District

DRAWN: BRD FIELD: BRD, DER DATE: 10-03-2022 JOB NO. 21468 SCALE: 1"=30'

2023 0133-A