



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 28, 2023

Steven Paxton – stevepaxton@gmail.com
350 Miles Road
Baltimore, MD 21221

RE: Petition for Administrative Variance
Case No. 2023-0179-A
Property: 350 Miles Road

Dear Mr. Paxton:

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 blue ink, reading "Paul M. Mayhew", is written over the word "Sincerely,".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

c: Matthew T. Kotroco, Esq. – mattkotroco@gmail.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(350 Miles Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Steven Paxton	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioner	*	CASE NO. 2023-0179-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the subject property, Steven Paxton (“Petitioner”). The Petitioner is requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 400.1 to allow an accessory structure (plunge pool) in the front yard of a waterfront lot in lieu of the required rear yard. The subject property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. ZAC comments were received from Bureau of Development Plans Review (“DPR”) dated September 18, 2023, and Department of Environmental Protection and Sustainability (“DEPS”) dated September 22, 2023; both of which recommended conditions.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 9, 2023, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of

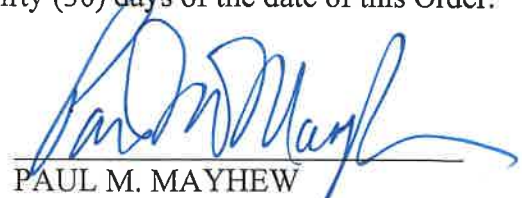
the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts to satisfy the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioner.

THEREFORE, IT IS ORDERED, this 28th day of **September, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR") § 400.1 to allow an accessory structure (plunge pool) in the front yard of a waterfront lot in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 350 Miles Road, Essex, MD 21221 Currently Zoned DR 3.5
Deed Reference 45981 / 00463 10 Digit Tax Account # 1503670780
Owner(s) Printed Name(s) Steven Paxton

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

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

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

1. X ADMINISTRATIVE VARIANCE from Section(s)

See Attached

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

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

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

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

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

Owner(s)/Petitioner(s):

Steven Paxton		
Name #1 – Type or Print		
Signature #1		
350 Miles Road	Essex	MD
Mailing Address		
21221	410-245-6476	stevecpaxton@gmail.com
Zip Code	Telephone #s (Cell and Home)	Email Address

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

Matthew T. Kotroco, ESQ		
Name - Type or Print		
Signature		
305 Washington Ave STE 502	Towson	MD
Mailing Address		
21204	410-299-9453	mattkotroco@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		
21204	410-299-9453	mattkotroco@gmail.com
Zip Code	Telephone #	Email Address

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

Administrative Law Judge for Baltimore County

Case Number 2023-0179-A Filing Date 9/11/2023 Estimated Posting Date 9/10/2023 Reviewer mjk

Revised 8/2022

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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

Address: 350 Miles Road Essex MD 21221
Print or Type Address of Property City State Zip Code

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

See Attached

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

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Name - Print or Type

Name - Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: ^{CITY}

I HEREBY CERTIFY, this 31 day of July, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

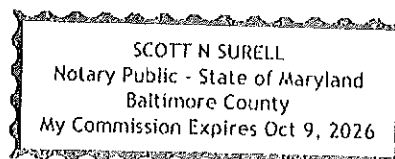
Print name(s) here: Steve Paxton

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires



Matthew T. Kotroc, Esq.

305 Washington Avenue, Suite 502

Towson, Maryland 21204

410-299-2943

Mattkotroco@gmail.com

Relief Requested:

A variance from BCZR section 400.1 to allow an accessory structure (plunge pool) in the front yard of a waterfront lot in lieu of the required read yard.

Practical Difficulty or Hardship:

This property is located on Middle River on a typical 50' front lot with a total square footage of 11,950 sq ft. Since the lot is on the waterfront the "rear yard" is on the street side and the "front yard" is the waterside. The actual location of the pool in the front yard will be noted with a site plan during the permitting stage, for now the purpose of this special hearing is to approve a front yard placement in general. The proposed pool is a simple plunge pool no larger than 7'10" x 13'10". The total area with paving will be approximately 10' x 16', this is within the permitted lot coverage with mitigation. The pool itself is meant to be a "plunge pool" intended for quick uses for a few people as opposed to a large pool that can accommodate many people for longer amounts of time. The pool is envisioned to be an accessory to the large, covered porch on the waterside of the lot. The rear yard does not have a broad porch or sitting area, which would defeat the purpose of use in conjunction with the porch. If the pool has to be placed in the rear yard, the property owner would face practical difficulty as the entire purpose of the plunge pool will be defeated. The plunge pool sits below ground and will not be highly visible to neighbors.

Matthew T. Kotroco, Esq.

305 Washington Avenue, Suite 502

Towson, Maryland 21204

410-299-2943

Mattkotroco@gmail.com

Property Description:

Zoning Property Description for 350 Miles Road, Essex, MD 21221

Beginning at a point on the south side of Miles Road which is 30 feet wide at the distance of 416 feet south of the centerline of the nearest improved intersecting street Corsica Road which is 20 feet wide.

Being Lot # 200 in the subdivision of Middleborough as recorded in Baltimore County Plat Book #4 Folio #191 containing 11,950 SF Located in the 15th Election District and 7th Councilmanic District.

2023-0179-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023-0179-A Address 350 Miles Road

Contact Person: Mitch Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/1/2023 Posting Date: 9/10/2023 Closing Date: 9/25/2023

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

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

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2023-0179-A Address 350 Miles Road

Petitioner's Name: Steven Paxton Telephone (Cell) 410-245-6476

Posting Date: 9/10/2023 Closing Date: 9/25/2023

Wording for Sign: To Permit an accessory structure (plunge pool) in the front yard of a waterfront lot in lieu of the required rear yard.

**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: 2023-0179-A
Property Address: 350 Miles Road
Legal Owners (Petitioners): Steven Paxton
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Matthew T. Kotroco, Esquire
Address: 305 Washington Ave, Ste 502
Towson, MD 21204
Telephone Number: 410-299-2453

*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

Matthew T. Kotroco, Esq.

305 Washington Avenue, Suite 502

Towson, Maryland 21204

410-299-2943

Mattkotroco@gmail.com

Property Description:

Zoning Property Description for 350 Miles Road, Essex, MD 21221

Beginning at a point on the south side of Miles Road which is 30 feet wide at the distance of 416 feet south of the centerline of the nearest improved intersecting street Corsica Road which is 20 feet wide.

Being Lot # 200 in the subdivision of Middleborough as recorded in Baltimore County Plat Book #4 Folio #191 containing 11,950 SF Located in the 15th Election District and 7th Councilmanic District.

2023-0179-A

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

No. 222645

Date: 9/1/2023

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					\$ 75.00

Total: \$ 75.00

Rec
From:

Timothy M. Kotroco

For:

Admin Zoning Variance
350 Miles Road

Zoning Case 2023-0179-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

WJK

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 September 18, 2023
Item No. 2023-0179-A

DATE: September 18, 2023

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

DPW&T Comments:

- A) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=8.5) per panel FIRM 2400100445F 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. The LiMVA is not on the property.

VKD: JK
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: September 22, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0179-A
Address: 350 MILES RD
Legal Owner: Steven Paxton

Zoning Advisory Committee Meeting of September 18, 2023.

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;

This waterfront property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. Development of this property must comply with a maximum lot coverage limit of 31.25% with mitigation for any new lot coverage amount over 25%, must meet MBA requirements for development within the Critical Area buffer, and must meet a minimum 15% tree cover requirement. Critical Area lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17). If the applicant complies with the requirements, and meets all mitigation requirements for lot coverage and buffer impacts, the relief requested will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront and must meet Modified Buffer Area requirements. If the proposed pool and associated structures complies with Modified Buffer Area requirements, and if lot coverage requirements, tree requirements, and mitigation

requirements for buffer impacts can be met, this will help conserve fish, plant, and wildlife habitat.

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 lot coverage, Critical Area buffer, and any mitigation requirements are met, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

Date: September 20, 2023

CERTIFICATE OF POSTING

CASE NO. 2023-0179-A

PETITIONER/DEVELOPER

Matthew

Kotroco Esq.

DATE OF HEARING/CLOSING

September 25, 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

350 Miles Road

Sign 2



THE SIGN(S) POSTED ON September 9, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2023-0179-A

PETITIONER/DEVELOPER

Matthew

Kotroco Esq.

DATE OF HEARING/CLOSING

September 25, 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

350 Miles Road

Sign 1



THE SIGN(S) POSTED ON September 9, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411



September 26, 2023

Matthew Kotroco
3085 Washington Avenue, Ste. 502
Towson, MD 21204

RE: Case Number: 2023-0179-A, 350 Miles Road

To Whom It May Concern:

The above referenced petition was accepted for processing ONLY by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 1, 2023. 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. There have not been any comments submitted from these agencies. 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 cursive script that reads "Jeffrey Perlow".

Jeff Perlow
Supervisor
Department of Zoning

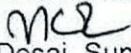
KI

C: Steven Paxton, 350 Miles Road, Essex 21221

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 September 18, 2023
Item No. 2023-0179-A

DATE: September 18, 2023

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

DPW&T Comments:

- A) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=8.5) per panel FIRM 2400100445F 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. The LiMWA is not on the property.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: September 22, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0179-A
Address: 350 MILES RD
Legal Owner: Steven Paxton

Zoning Advisory Committee Meeting of September 18, 2023.

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;

This waterfront property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. Development of this property must comply with a maximum lot coverage limit of 31.25% with mitigation for any new lot coverage amount over 25%, must meet MBA requirements for development within the Critical Area buffer, and must meet a minimum 15% tree cover requirement. Critical Area lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17). If the applicant complies with the requirements, and meets all mitigation requirements for lot coverage and buffer impacts, the relief requested will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront and must meet Modified Buffer Area requirements. If the proposed pool and associated structures complies with Modified Buffer Area requirements, and if lot coverage requirements, tree requirements, and mitigation

requirements for buffer impacts can be met, this will help conserve fish, plant, and wildlife habitat.

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 lot coverage, Critical Area buffer, and any mitigation requirements are met, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

Date: September 20, 2023

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: September 22, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0179-A
Address: 350 MILES RD
Legal Owner: Steven Paxton

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If lot coverage, Critical Area buffer, and any mitigation requirements are met, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

Date: September 20, 2023

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 - 1503670780

Owner Information

Owner Name: PAXTON STEVEN C Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 350 MILES RD Deed Reference: /45981/ 00463
BALTIMORE MD 21221-1524

Location & Structure Information

Premises Address: 350 MILES RD Legal Description: 350 MILES RD
BALTIMORE 21221-1524 MIDDLEBOROUGH
Waterfront

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0097 0012 0373 15070062.04 0000 200 2024 Plat Ref: 0004/ 0191

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1958	2,058 SF		11,950 SF	34

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	YES	STANDARD UNITS	SIDING/5	3 full	1 Detached		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2023	07/01/2024
Land:	201,900	201,900		
Improvements	279,600	279,600		
Total:	481,500	481,500	481,500	
Preferential Land:	0			

Transfer Information

Seller: DOYLE JONATHAN P	Date: 12/08/2021	Price: \$620,000
Type: ARMS LENGTH IMPROVED	Deed1: /45981/ 00463	Deed2:
Seller: DOYLE DONALD W	Date: 10/31/1995	Price: \$225,000
Type: NON-ARMS LENGTH OTHER	Deed1: /11277/ 00214	Deed2:
Seller: CRAMPTON WILLIAM F	Date: 02/03/1986	Price: \$105,000
Type: ARMS LENGTH IMPROVED	Deed1: /07092/ 00715	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 03/21/2022

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0179-4

Waterside of home ("Front")



brigh MLS

2023-0179-A

Streetside view of home ("rear")



brigh MLS

2023-0179-A

Waterside view of home ("Front")



brighthouse MLS

2023-0179-A

Streetside view of home ("rear")



brigh MLS

2023-0179-A

waterside view of home ("front")



brighthouse MLS

2023-0179-A

Street side view of home
(rear)



brighthouse MLS

2023-0179-A

Title



Title



Title



WILSON RD



DR 3.5

354

348

10'

16'

*Drawing is exemplary only and not to scale

Legend

- House Numbers
- Zoning
- Property
- County Boundary

2023-0179-A 1:564

0 20 40 80 Feet

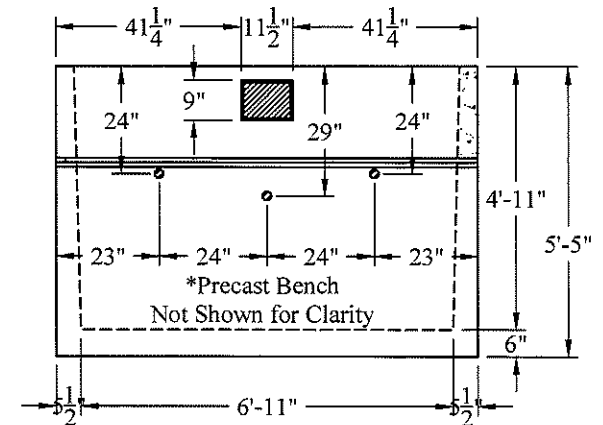
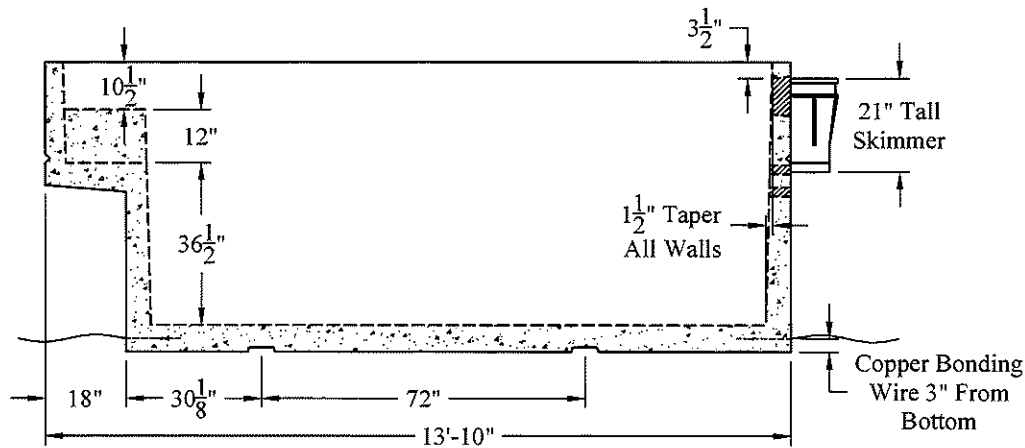
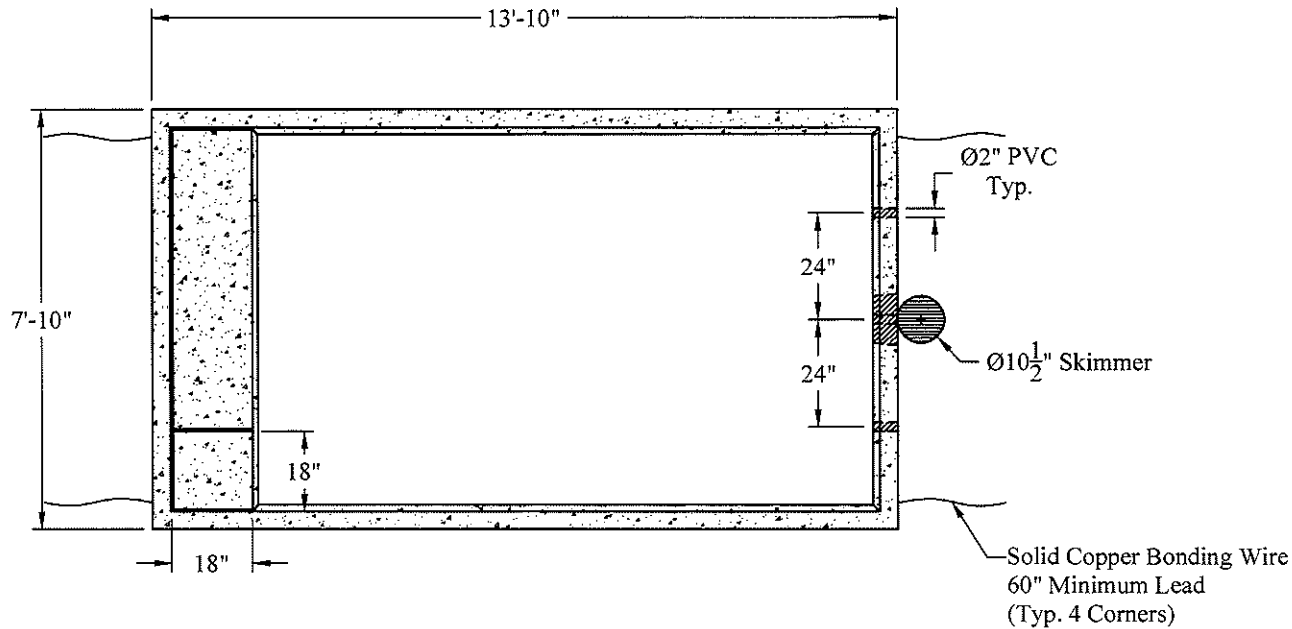
July 12, 2023

1-800-639-2199

Fax (603) 224-2927

Phoenix Precast Products

Phoenix Precast Products



Customer:	Soake Pools	Job No.	-	Date	06/03/22	Drawn By:	RMD	Phoenix Precast Products	7' x 13' x 4'-11" ID Large Pool Form Config A P/N: Soake-7x13ConfigA
Project:		Custom No.	-	Rev:	9	Rev'd By:	-		

77 Regional Drive

Concord, NH 03301

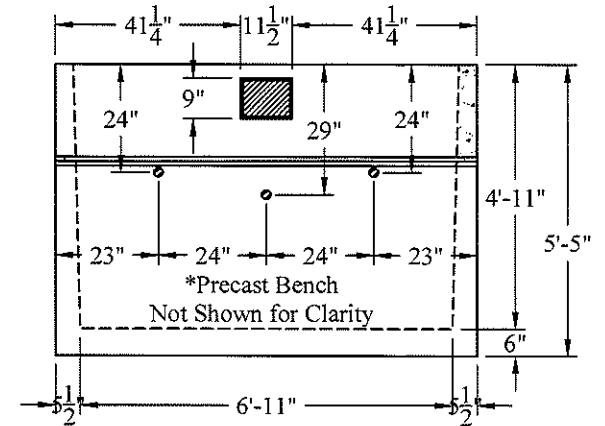
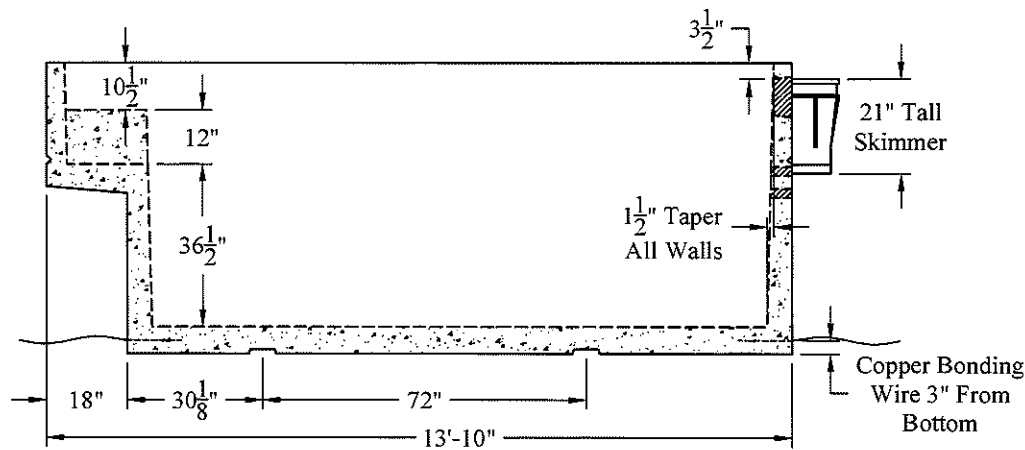
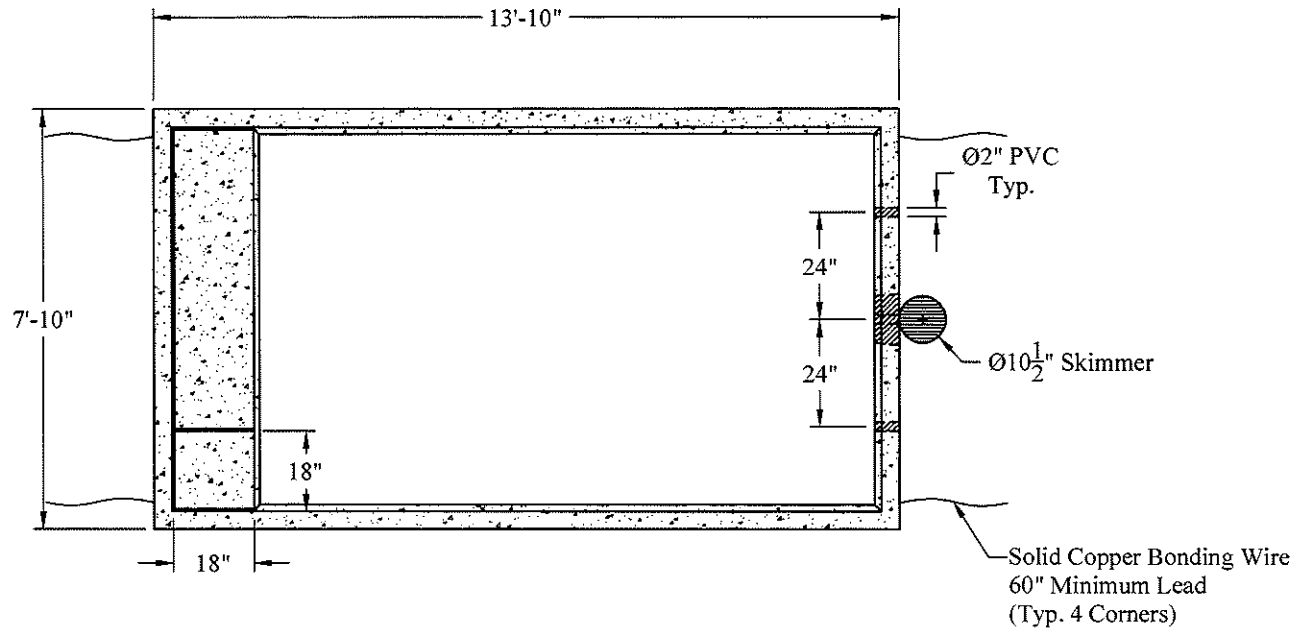
2023-0179-A

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Phoenix Precast Products

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Project:		Custom No.	-	Rev:	9	Rev'd By:	-		

77 Regional Drive

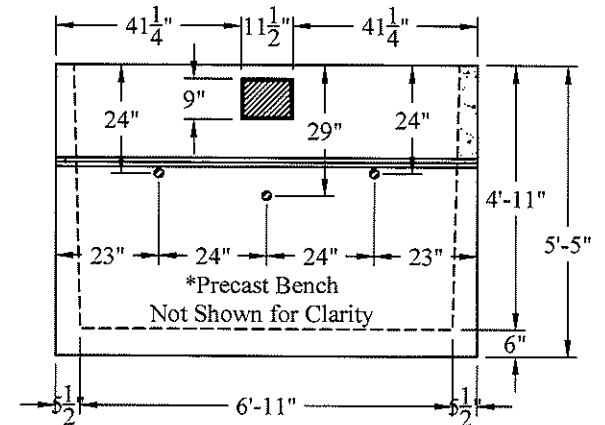
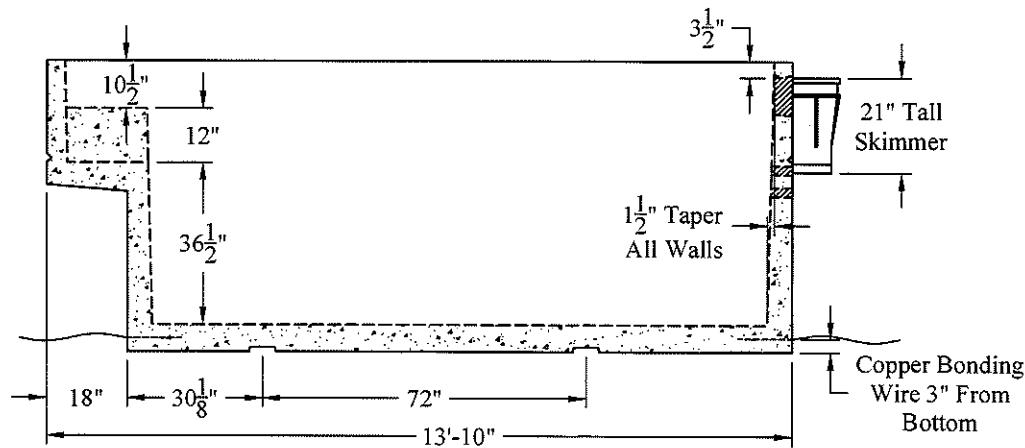
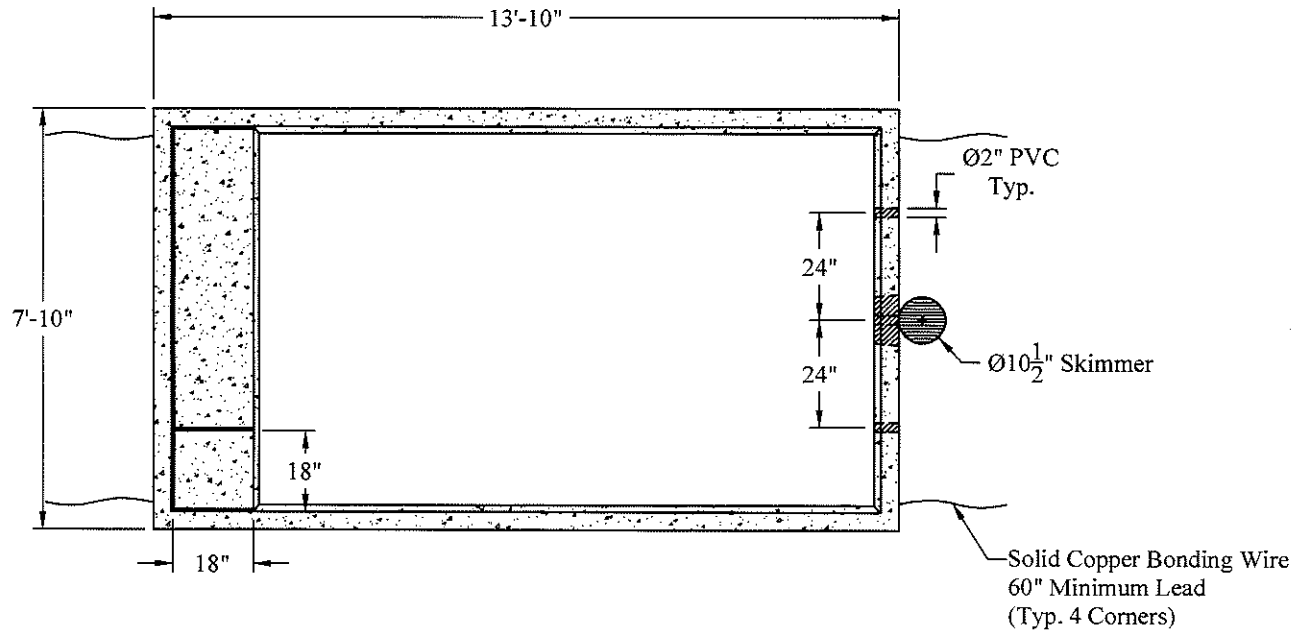
Concord, NH 03301

2023-0179-A

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Phoenix Precast Products



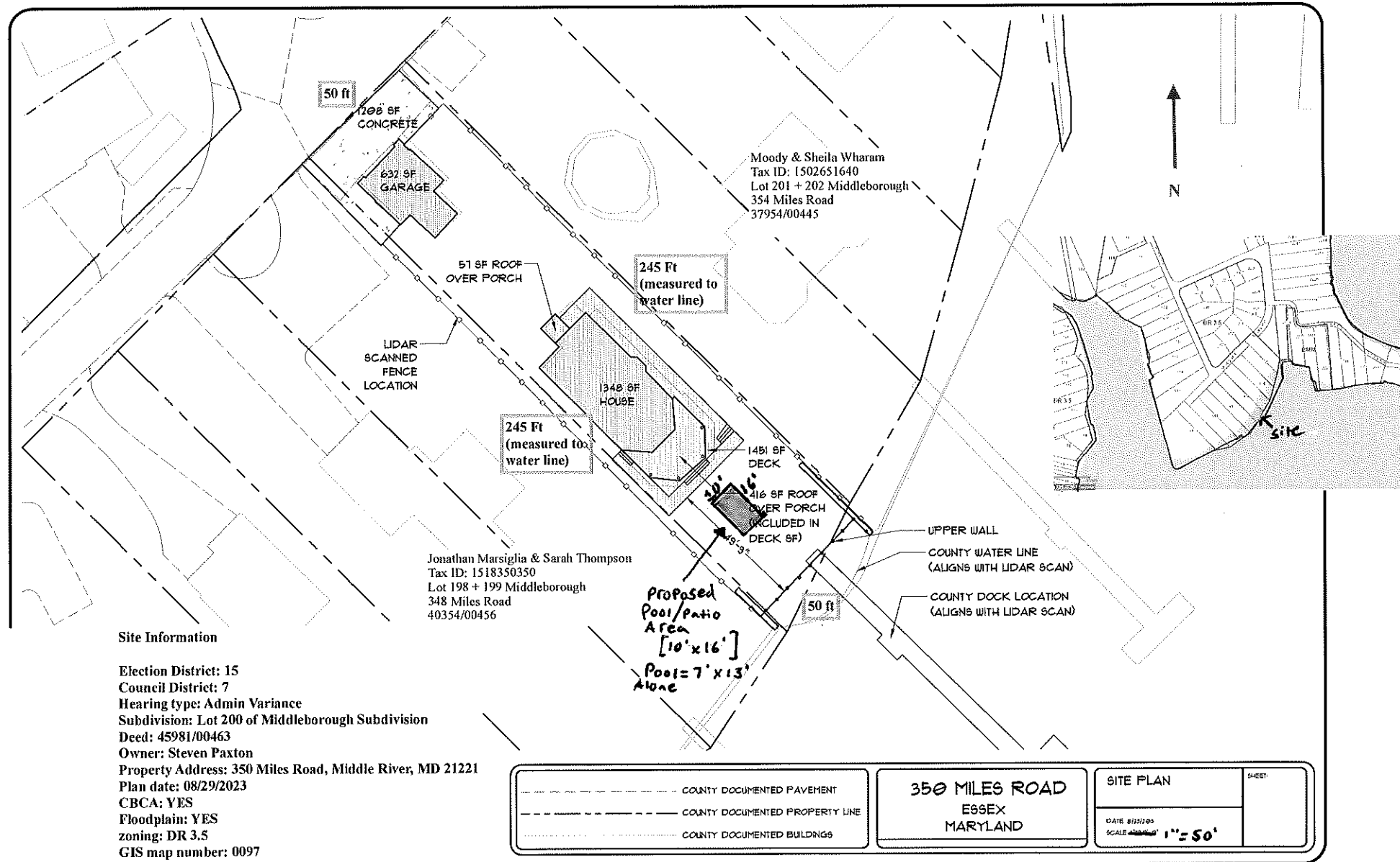
Phoenix Precast Products

Customer:	Soake Pools	Job No.	-	Date	06/03/22	Drawn By:	RMD	Phoenix Precast Products	7' x 13' x 4'-11" ID Large Pool Form Config A P/N: Soake-7x13ConfigA
Project:		Custom No.	-	Rev:	9	Rev'd By:	-		

77 Regional Drive

Concord, NH 03301

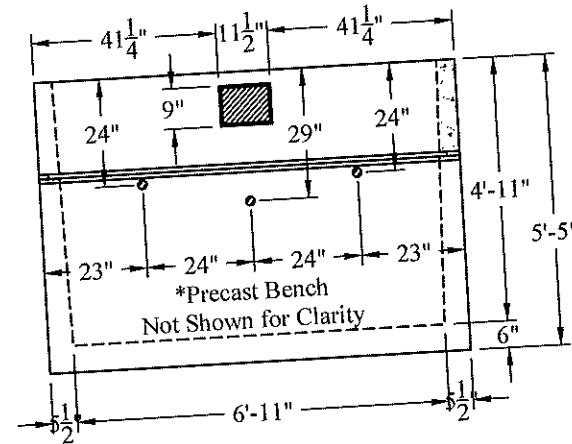
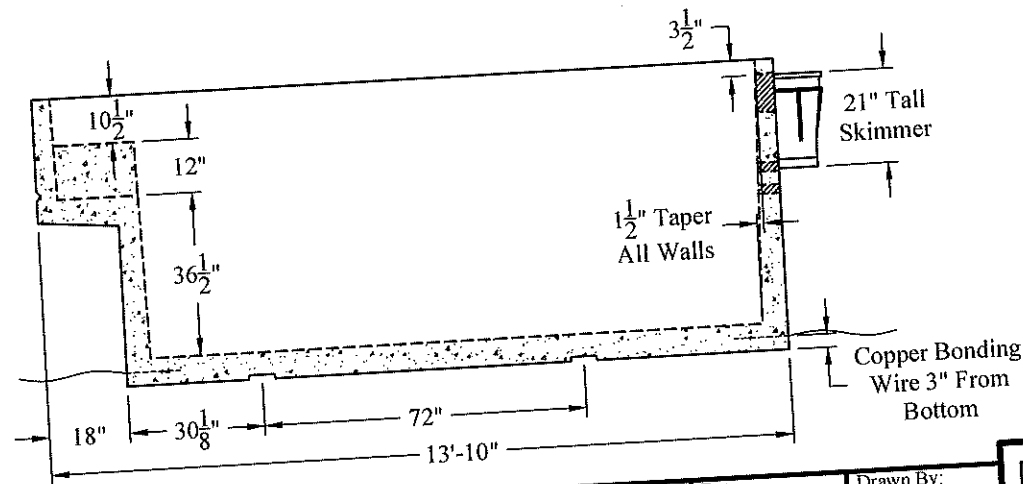
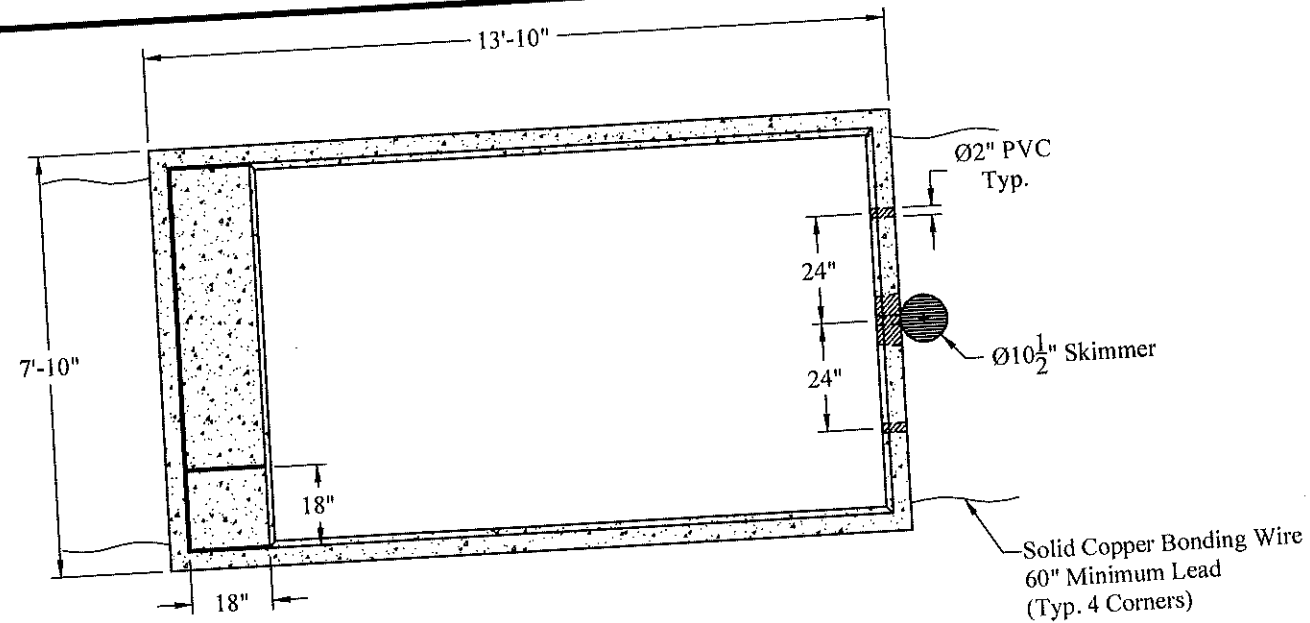
2023-0179-A



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Customer:	Soake Pools	Job No.	-	Date	06/03/22	Drawn By:	RMD
Project:		Custom No.	-	Rev:	9	Rev'd By:	-

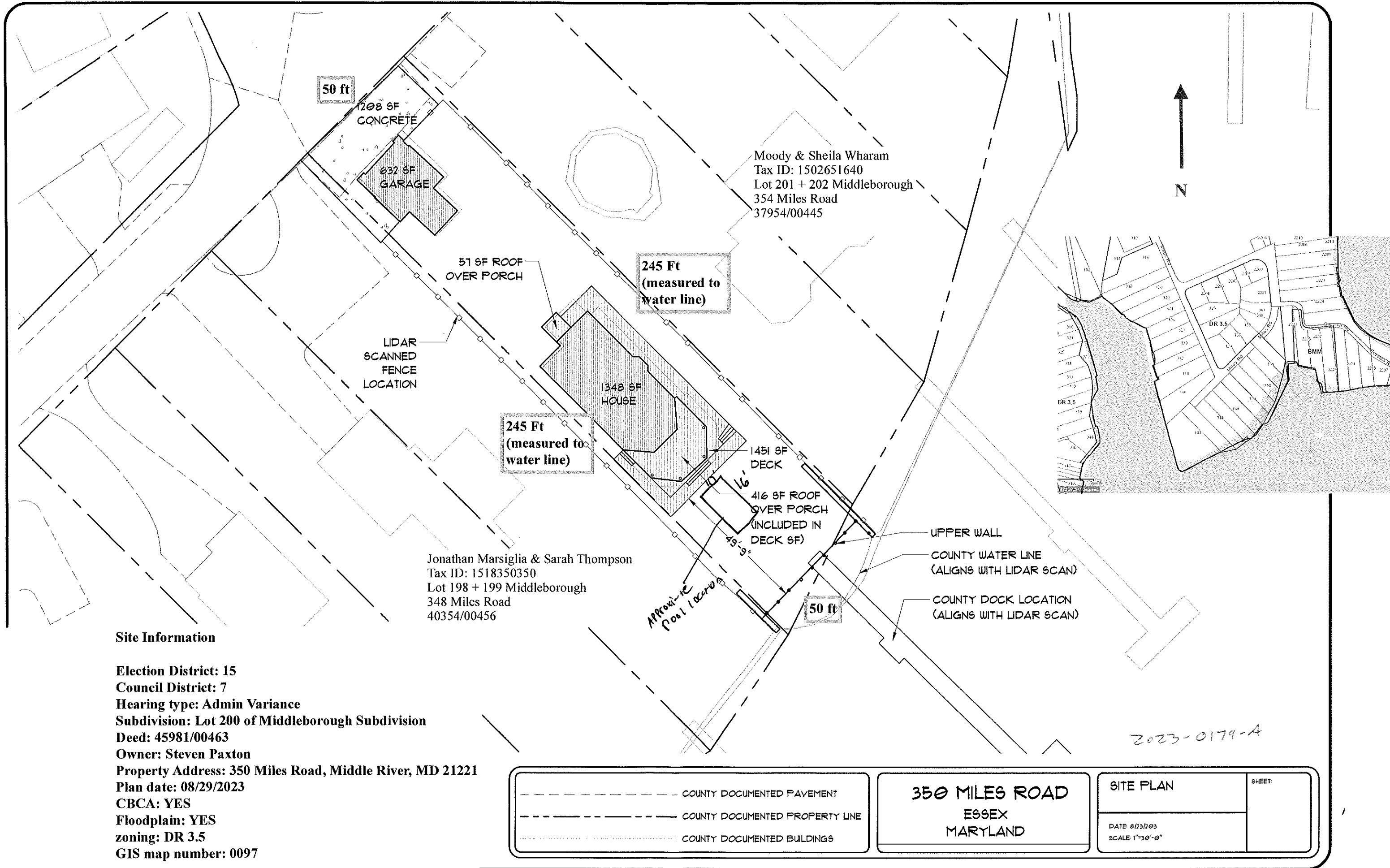
Phoenix
Precast
Products

7' x 13' x 4'-11" ID
Large Pool Form
Config A
P/N: Soake-7x13ConfigA

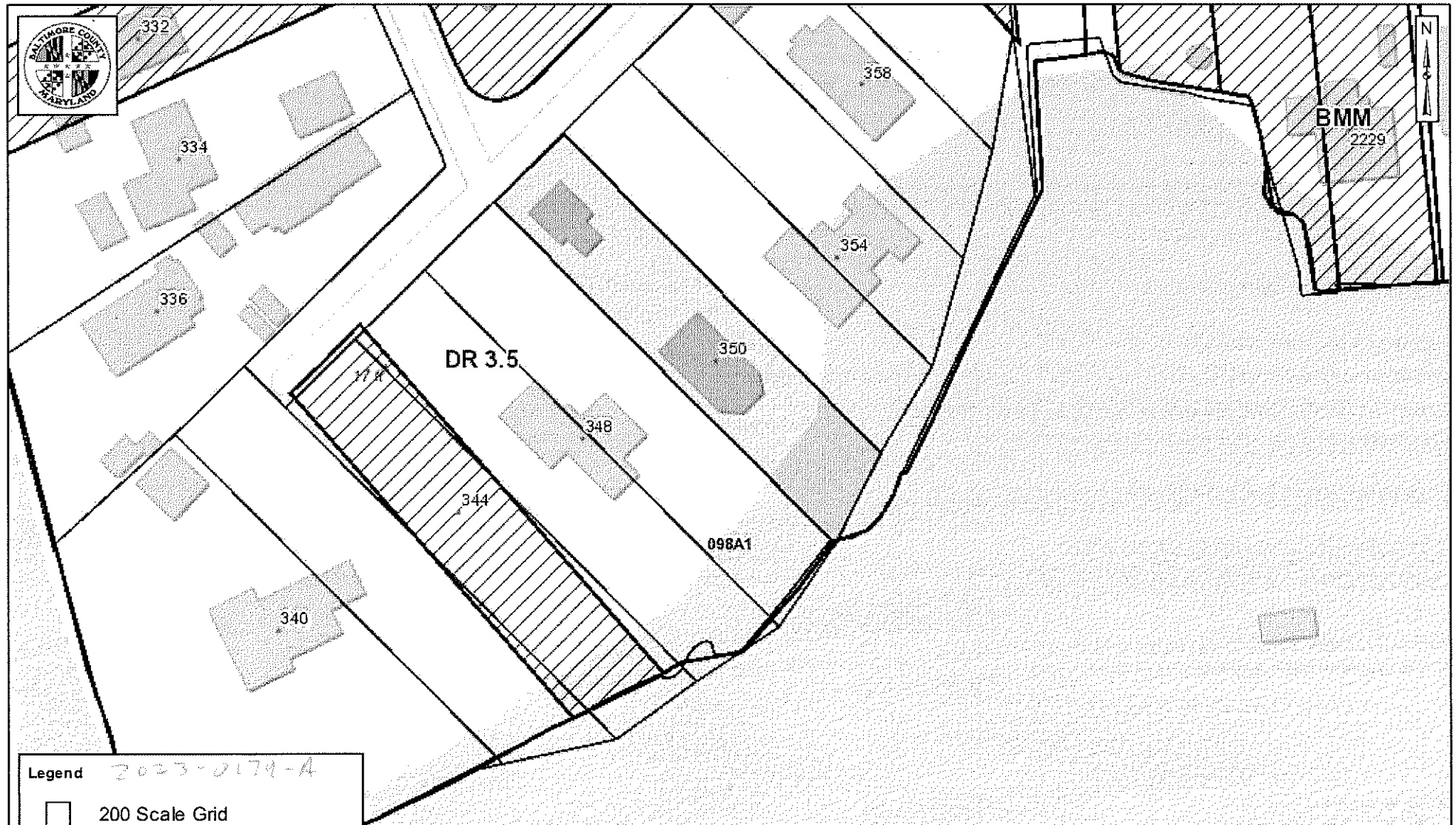
77 Regional Drive

Concord, NH 03301

2023-0179-A



Baltimore County - My Neighborhood



Legend

2023-0179-A

- 200 Scale Grid
- House Numbers
- Zoning History Cases
- Zoning
- Property
- SWM Easements since 2008
- County Boundary

1:1,128

0 45 90 180 Feet

Sources: Esri, HERE, Garmin, Intermap, increment p.,
GeoBase, IGN, Kadaster NL, Ordnance Survey,
OpenStreetMap contributors, and the GIS User Community

September 1, 2023