



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 28, 2023

Sean and Christine O'Hersey – cmokeefe13@gmail.com
11325 Beach Road
White Marsh, MD 21162

RE: Petition for Administrative Variance
Case No. 2023-0180-A
Property: 11325 Beach Road

Dear Mr. and Mrs. O'Hersey:

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,


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(11325 Beach Road)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
	*	HEARINGS FOR
Sean & Christine O'Hersey		
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0180-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 owners of the subject property, Sean and Christine O'Hersey (“Petitioners”) for the property located at 11325 Beach Road, White Marsh. The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) §§ 1A03.B.3 and 400.1 to approve a dwelling addition attached to the existing dwelling and the existing garage with a setback of 29 ft. to the centerline of the road and a side yard setback of 14 ft. in lieu of the required 75 ft. setback to the centerline of the road and a 35 ft. side yard setback, respectively, and to approve an existing pool in the front yard (water front) 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 Petitioners’ 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 Petitioners 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 Petitioners have 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 Petitioners.

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") §§ 1A03.B.3 and 400.1 to approve a dwelling addition attached to the existing dwelling and the existing garage with a setback of 29 ft. to the centerline of the road and a side yard setback of 14 ft. in lieu of the required 75 ft. setback to the centerline of the road and a 35 ft. side yard setback, respectively, and to approve an existing pool in the front yard (water front) in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Petitioners or subsequent owners shall not convert the existing garage into a dwelling unit or apartment. The existing garage shall not contain any sleeping quarters, living area, or kitchen or bathroom facilities.

- The existing garage shall not be used for commercial purposes.
- Petitioners 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 11325 Beach Rd Currently Zoned RC2
Deed Reference 44793 / 00210 10 Digit Tax Account # 2 4 0 0 0 0 3 4 6 9
Owner(s) Printed Name(s) Christine & Sean O'Hersey

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from Section(s) BCZR 1A03.B.3 and 400.1 To approve a dwelling addition attached to the existing dwelling and the existing garage with a setback of 29 ft to the center line of the road and a side yard setback of 14 ft in lieu of the required 75 ft setback to the center line of the road and a 35 ft side yard setback, respectively, and to approve an existing pool in the front yard (water front) in lieu of the required rear yard

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):

<u>Christine O'Hersey</u>		<u>Sean O'Hersey</u>	
Name #1 – Type or Print		Name #2 – Type or Print	
<u>Christine O'Hersey</u>		<u>Sean O'Hersey</u>	
Signature #1		Signature #2	
<u>11325 Beach Rd</u>		<u>White Marsh</u>	<u>MD</u>
Mailing Address		City	State
<u>21162</u>	<u>410-419-9650</u>	<u>cmokeefe13@gmail.com</u>	
Zip Code	Telephone #'s (Cell and Home)	Email Address	

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

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

Christine O'Hersey

Name - Type or Print

Christine O'Hersey

Signature

11325 Beach Rd White Marsh MD

Mailing Address City State

21162 410-419-9650 cmokeefe13@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 2023-0180-A Filing Date 9/1/2023 Estimated Posting Date 9/10/2023 Reviewer CS

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: 11325 Beach Rd White Marsh MD 21162
Print or Type Address of Property City State Zip Code

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

_____ We respectfully request an administrative variance to allow an addition that will attach our existing, detached garage to the house in lieu of the setback requirements. This will allow us to construct an entryway and storage room that is easily accessible by strollers for young children and wheelchairs for visiting grandparents. _____

_____ The setback restrictions on our 0.8 acre lot produce a practical difficulty to construct an attached garage following the 75 and 35 feet setback requirements. Many other properties in the neighborhood have principal dwellings within these setback requirements, so our property will still be in harmony with the neighborhood. Furthermore, we have engaged with an architect to ensure the addition matches the Cape Cod architecture of the existing house and garage to be aesthetically pleasing for the community. _____

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

Christine O'Hersey 7/31/23
Signature of Owner (Affiant)

Christine O'Hersey

Name - Print or Type

Sean O'Hersey 7/31/23
Signature of Owner (Affiant)

Sean O'Hersey

Name - Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Print name(s) here: Christine O'Hersey + Sean O'Hersey

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

AS WITNESS my hand and Notaries Seal

Naila Moore Ricks

Notary Public

Sept 2nd / 2023

My Commission Expires

NAILA MOORE RICKS
NOTARY PUBLIC
HARFORD COUNTY
MARYLAND

My Commission Expires Sept. 02, 2024

2023-0180-A

Zoning Description

ZONING DESCRIPTION FOR 11325 Beach Road White Marsh Maryland 21162

BEGINNING at a point on the south side of Beach Road which is 40 feet wide at the distance of 395 feet east of the centerline of the nearest improved intersecting street Opie Road which is 40 feet wide.

All that lot, parcel or property, situated, lying, or being in Baltimore County, Maryland, being more particularly described as follows:

BEGINNING FOR THE FIRST and being known and designated as Lot No. 24 as shown on the plat of "Portion of BIRD RIVER BEACH" filed among the Land Records of Baltimore County in Plat Book WPC 4 folio 133, and as shown on Revised and Amended Plat recorded in Plat Book WPC 7 folio 187. PARCEL/TAX I.D. NO. 11/11-08-068440.

BEGINNING FOR THE SECOND AND THIRD and being known and designated as Lots Nos. 25 and 26 as shown on the plat of "BIRD RIVER BEACH" filed among the Land Records of Baltimore County in Plat Book WPC 7 folio 187. PARCEL/TAX I.D. NO. 11/11-02-087900.

Commonly known as 11325 Beach Road, White Marsh, MD 21162

Property tax ID 2400003469

20230180-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023-0180 -A Address 11325 Beach Rd

Contact Person: Christine Fink 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: 2023-0180 -A Address 11325 Beach Rd

Petitioner's Name: Christine & Sean O'Hersey Telephone (Cell) 410-419-9650

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

Wording for Sign: To Permit a dwelling addition attached to the existing dwelling and the existing garage with a setback of 29 ft to the center line of the road and a side yard setback of 14 ft in lieu of the required 75 ft setback to the center line of the road and a 35 ft side yard setback, respectively, and to approve an existing pool in the front yard (water front) in lieu of the required rear yard

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

No. 222585

Date: 8/1/23

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

Rec From: O'HERSEY

For: ADMIN VARIANCE CASE # 761

11325 BEACH RD

JS

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

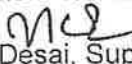
CHRISTINE M OKEEFE		06-08	120
514 S WASHINGTON ST			7-163/520 MD
BALTIMORE, MD 21231-3030			5181
		8/1/23	Date
PAY to the order of <u>Baltimore County</u>		\$ 75.00	
<u>Seventy-Five and 1/100</u>		Dollars	 Photo Safe Deposit Details on back
Bank of America			
ACH R/T 052001633			
For <u>Zoning Variance Beach Rd</u>		<u>Chris O'Hersey</u>	MP
⑆052001633⑆ 446007891025⑆0120			

2023-2024-2025

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. 2023-0180-A

DATE: September 18, 2023

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

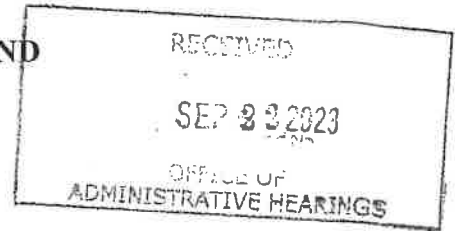
DPW&T Comments:

- A) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=8.5) per panel FIRM 2400100295F 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.

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 # 2023-0180-A
Address: 11325 BEACH RD
Legal Owner: Sean and Christine O'Hersey

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;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is seeking approval to permit a 29-foot front yard and 14-foot side yard setback for an addition to the house in lieu of the 75-foot front yard and 35-foot side yard setback required for a residential dwelling. The proposed development must meet the LDA lot coverage and 15% afforestation requirements. The lot coverage limit for the 36,900 square-foot property is 15% or 5,535 square feet. It appears the proposed development will exceed the allowed LDA lot coverage limit. In order for the proposed development to comply with the LDA lot coverage limit, existing lot coverage will have to be removed from the property. If the proposed development can comply with the lot coverage restrictions and the 15% afforestation requirement, the relief requested can result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront lot with a 100-foot Critical Area buffer (CAB) extending onto the property from Bird River. The buffer consists of a maintained grass lawn and scattered trees. Based on the site plan and Geographic Information System data, it appears the proposed house addition will be located outside the buffer. Meeting the CAB 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 development can be designed to meet the CAB, lot coverage, and afforestation requirements, the relief requested will be consistent with established land-use policies.

Additional Comments:

Reviewer: Gris Batchelder



September 26, 2023

Christine & Sean O'Hersey
11325 Beach Road
White Marsh, MD 21162

RE: Case Number: 2023-0180-A, 11325 Beach 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,

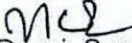

Jeff Perlow
Supervisor
Department of Zoning

KI

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

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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 # 2023-0180-A
Address: 11325 BEACH RD
Legal Owner: Sean and Christine O'Hersey

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:

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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 development can be designed to meet the CAB, lot coverage, and afforestation requirements, the relief requested will be consistent with established land-use policies.

Additional Comments:

Reviewer: Gris Batchelder

CERTIFICATE OF POSTING

CASE NO. 2023-0180-A
PETITIONER/DEVELOPER
Christine & Sean O'hersey

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

11325 Beach 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. 2023-0180-A
PETITIONER/DEVELOPER
Christine & Sean O'hersey

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:

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THE PROPERTY LOCATED AT

11325 Beach 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

Handwritten signature of Martin Ogle in black ink, written over a horizontal line.

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 # 2023-0180-A
Address: 11325 BEACH RD
Legal Owner: Sean and Christine O'Hersey

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If the proposed development can be designed to meet the CAB, lot coverage, and afforestation requirements, the relief requested will be consistent with established land-use policies.

Additional Comments:

Reviewer: Gris Batchelder

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)
[View GroundRent Redemption](#)
[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 11 Account Number - 2400003469

Owner Information

Owner Name: OKEEFE CHRISTINE MANGIONE Use: RESIDENTIAL
HERSEY SEAN PATRICK Principal Residence: YES
Mailing Address: 11325 BEACH RD Deed Reference: /44793/ 00210
WHITE MARSH MD 21162-1605

Location & Structure Information

Premises Address: 11325 BEACH AVE Legal Description: LT 24 PRT LTS 25,26
WHITE MARSH 21162-1605 SS BEACH AVE
Waterfront BIRD RIVER BEACH

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0073 0020 0316 11010002.04 0000 24 2024 Plat Ref: 0007/ 0187

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2002	2,296 SF	594 SF	36,900 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		
		As of 01/01/2021	As of 07/01/2023	As of 07/01/2024
Land:	97,400	97,400		
Improvements	407,700	407,700		
Total:	505,100	505,100	505,100	
Preferential Land:	0			

Transfer Information

Seller: FULLERTON BRIAN H	Date: 05/27/2021	Price: \$677,500
Type: ARMS LENGTH IMPROVED	Deed1: /44793/ 00210	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /15864/ 00049	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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

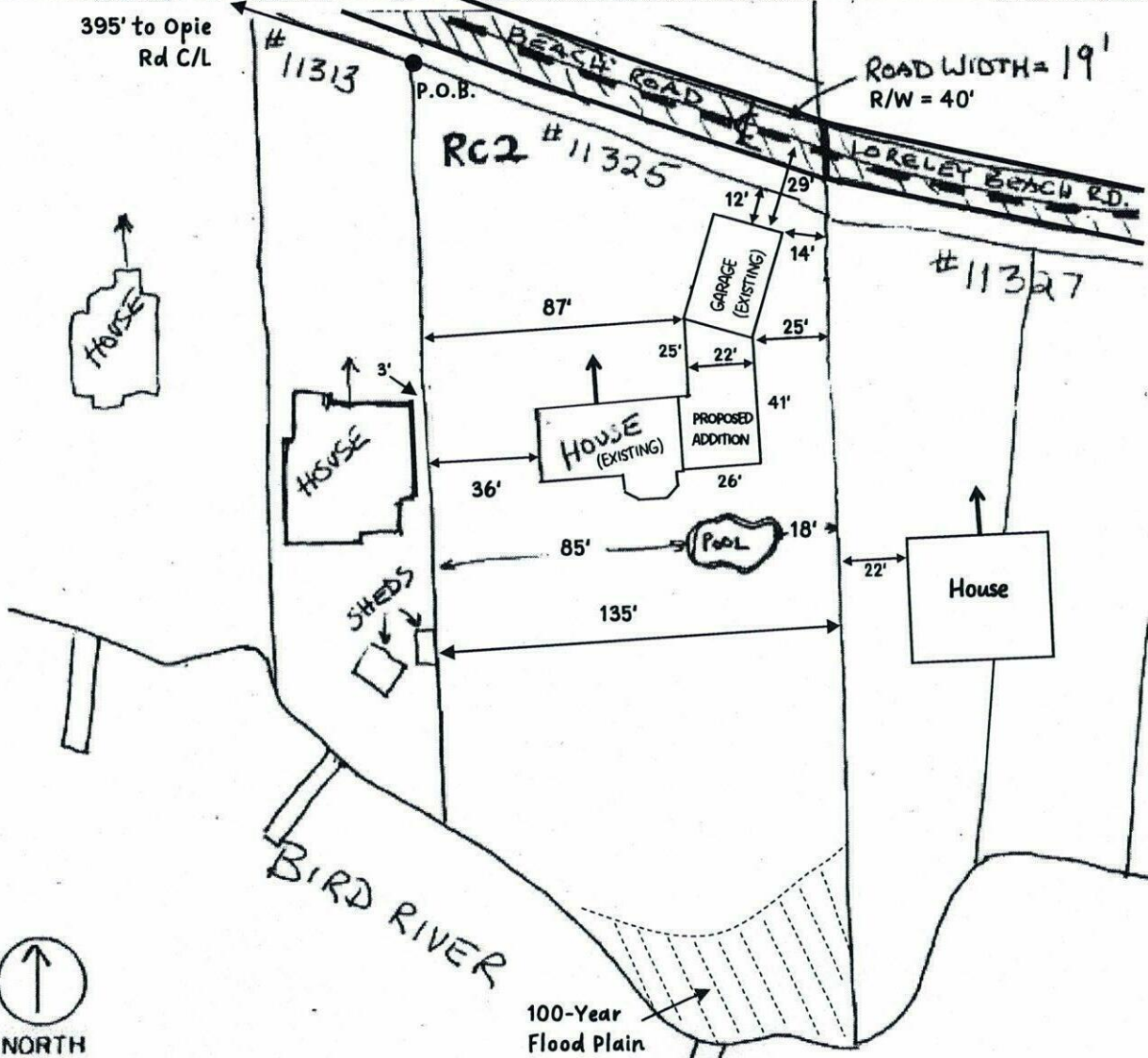
Homestead Application Status: Approved 09/10/2021

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0180-A

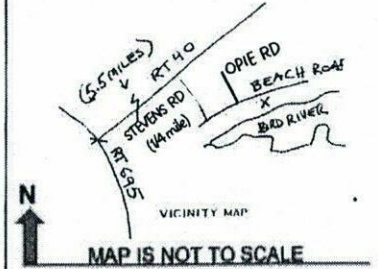
Zoning Hearing Plan for Variance ☒ for Special Hearing _____ Mark Type Requested with (X)
 Address 11325 Beach Rd Owners(s) Name(s) Christine & Sean O'Hersey
 Subdivision Name Bird River Beach Lot # 24,25,26 Block # _____ Section # _____
 Plat Book # 7 Folio # 187 10 Digit Tax # 2400003469 Deed Reference# 4 4 7 9 3 / 0 0 2 1 0



Plan Drawn By Christine O'Hersey

Date 08/21/2023 Scale: 1 inch = 60 Feet

Site Vicinity Map



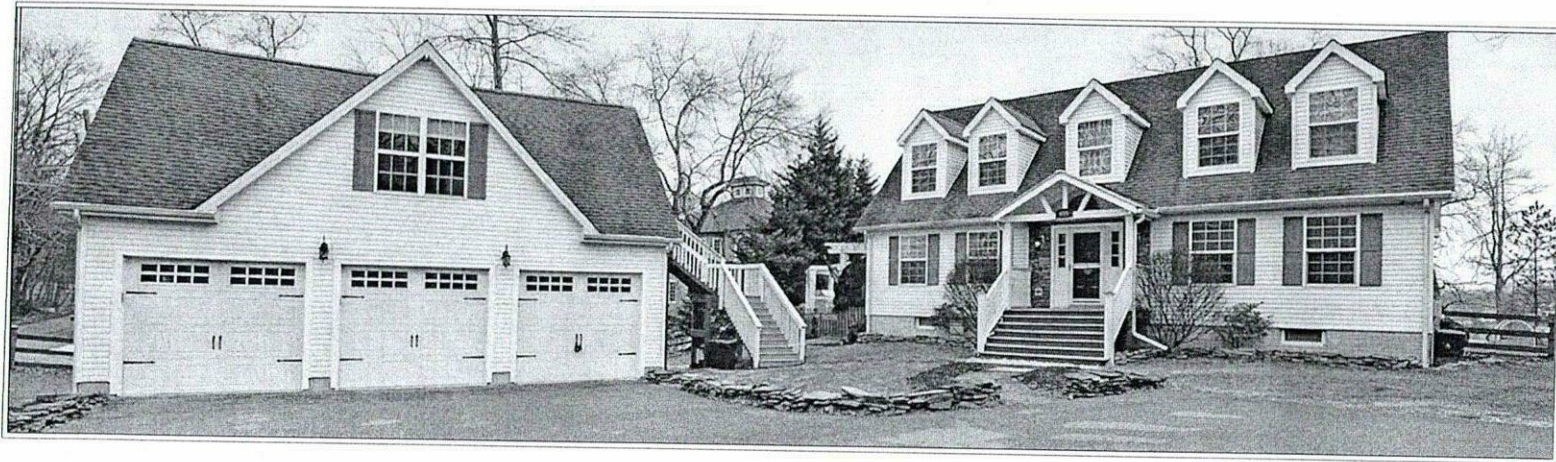
Zoning Map # 0073
 Zoning RC2
 Election District 11
 Council District 05
 Lot Area Acreage 1
 Lot Square Footage 36,900
 Historic (Yes or No) No
 CBCA (Yes or No) Yes
 Flood Plain (Yes or No) Yes
 Utilities - Mark with (X)
 Water is:
 Public ☒ Private _____
 Sewer is:
 Public ☒ Private _____
 Prior Hearing (Yes or No) Yes
 If (Yes) list Case Number(s)
 and order result(s) below:
2009-0218-A: variance
for detached 2 story
garage approved
 Violation Case Number(s)

2023-0180-A

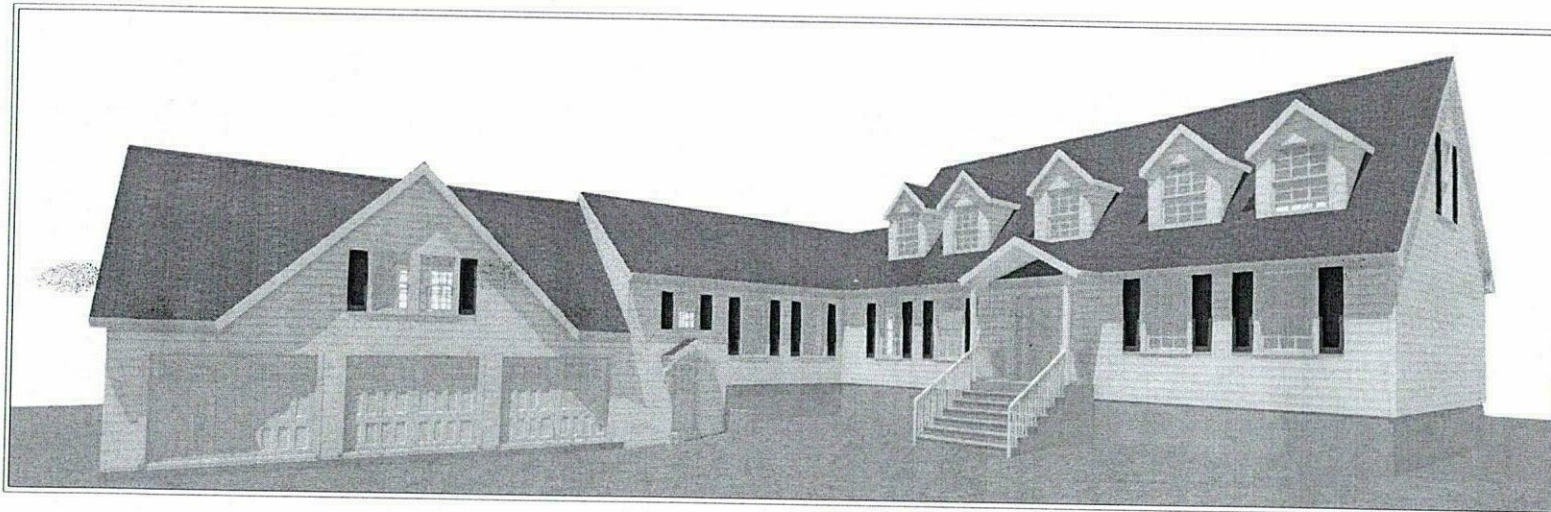
RESIDENCE

11325 BEACH ROAD
WHITE MARSH MD 21162

SYMETRIX
ARCHITECTURE by DESIGN
2601 RANDOLPH ROAD
SILVER SPRING MD 20902
202 257 7278
eds@symetrix.com



EXISTING HOUSE



PROPOSED ADDITION

Drawing Log
Version / Date

Approvals		
Reviewer	Initial	Date
Not used until issued		
Project Team		

Version
Presentation
Drawings

Client and Project Location

RESIDENCE
11325 BEACH ROAD
WHITE MARSH, MD 21162

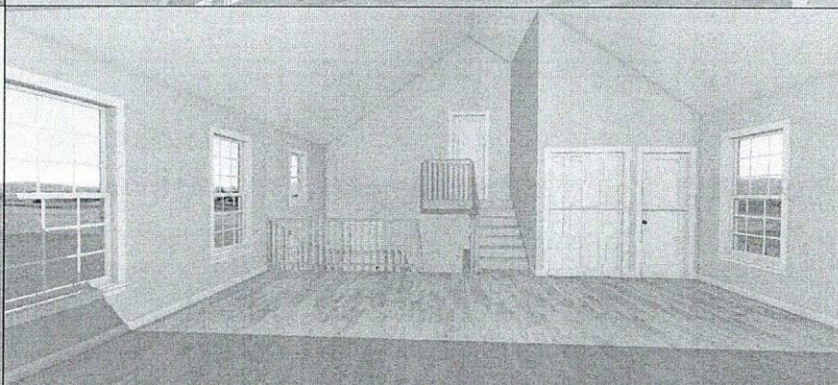
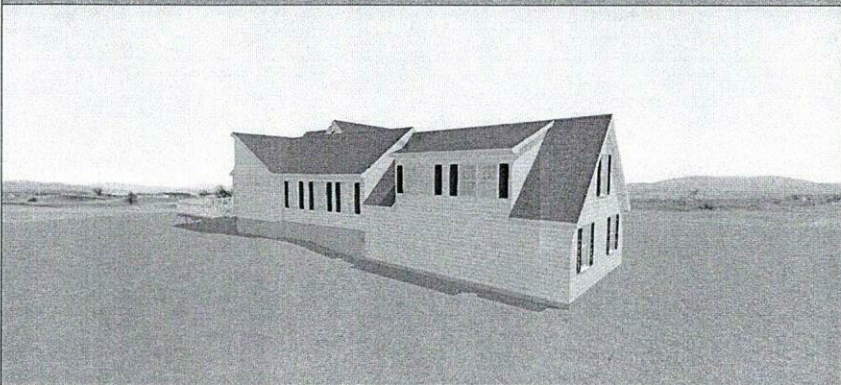
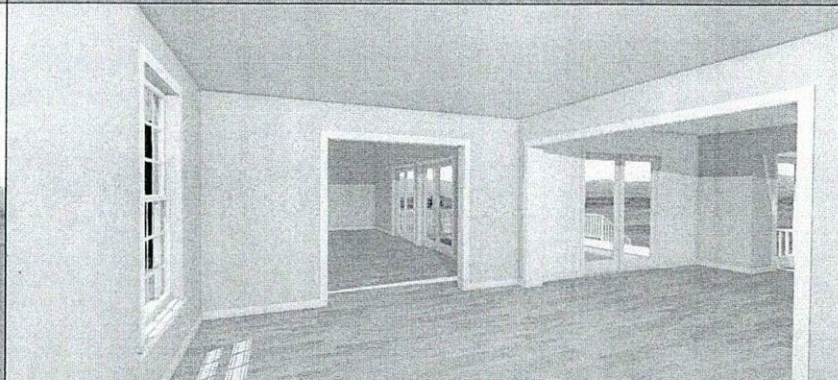
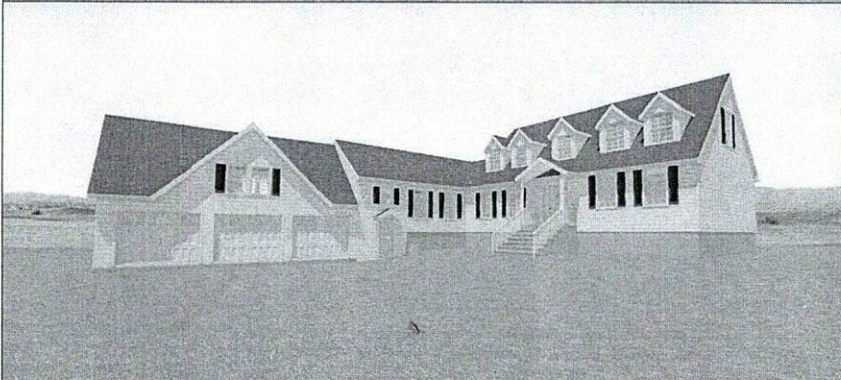
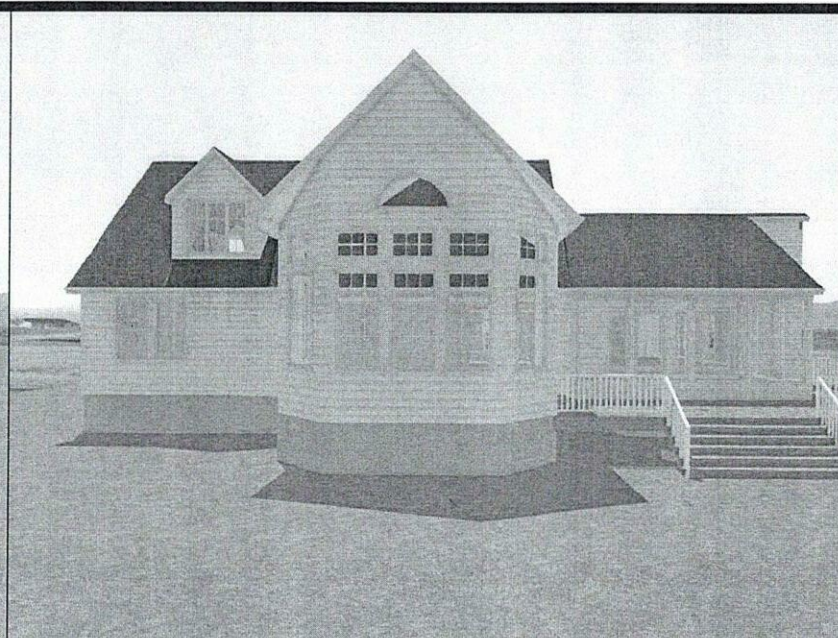
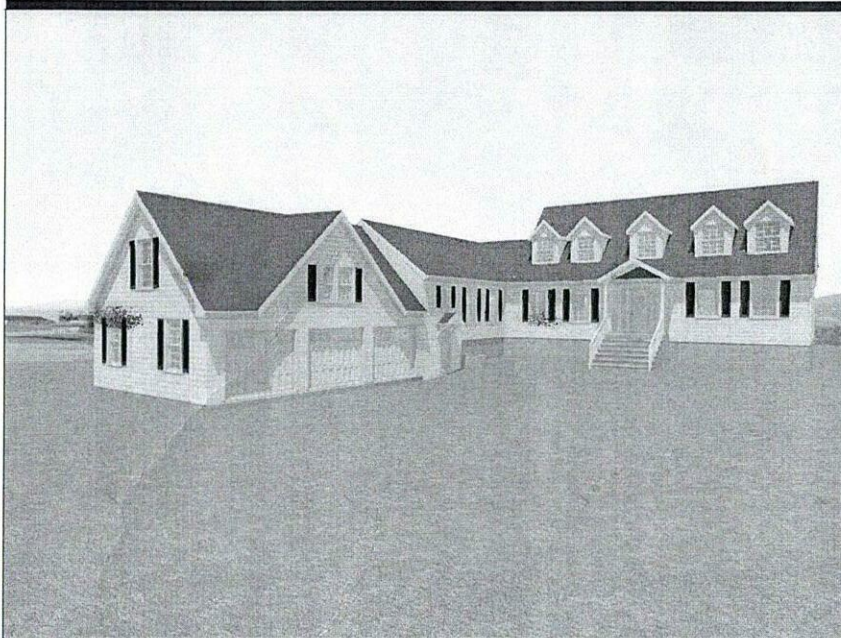
Sheet Title

Cover Sheet

Date
Date 07/15/23
Drawing Number

C100

2023 0180-A



SYMETRIX ARCHITECTURE by DESIGN

2001 RANDOLPH ROAD
SILVER SPRING, MD 20902
202 257-7278
edna@symetrix.com

--

Drawing Log
Revision / Date

--

Approvals		
Reviewed	Initial	Date
Not valid until entered		
Project Team		

Version
Presentation Drawings

Client and Project Location

RESIDENCE
11325 BEACH ROAD
WHITE MARSH, MD 21162

Sheet Title

Perspectives

Date
Date 10/01/18

Drawing Number

A102

2023 0190 A

2018-0159-A

Lot # 27
1119076950

Lot # 28
1112022090

Lot # 29
1112022091

Lot # 30
1113086050

Lot # 31
1102003750

2007-0367-A
2002-0464-SPHA

11310

RC 50

2000012918
R-1983-0195

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

BEACH RD

LORELEY BEACH RD

5 CD 11 ED

PAI # 110933, 110933

Pt. Bk./Folio # 007187B

Lot # 20

Lot # 21

NE 9-J

2021-0098-A

1118072500

11311

2004-0144-A

RC 2
073A3

Lot # 23

Lot # 24

Pt. Bk. 0000007, Folio 0187

Lot # 24

11325

2009-0218-A

2400009469

Lot # 1

1600001451

PAI # 11804343

Pt. Bk./Folio # 010008

11329

Lot # 1

Lot # 3

Lot # 5

1600001452

1119039600

NE 8-J

2023-0180-A

[illegible][illegible]

2018-0159-A

Lot # 27
1119076950

Lot # 28
1112022090

Lot # 29
1112022091

Lot # 30
1113086050

Lot # 31
1102003750

2007-0367-A
2002-0464-SPHA

11310

RC 50

2000012918
R-1983-0195

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

BEACH RD

LORELEY BEACH RD

5 CD
11 ED

PAI # 110933, 110933

Pt. Bk./Folio # 007187B

Lot # 20

Lot # 21

NE 9-J

2021-0098-A

1118072500

11311

2004-0144-A

RC 2
073A3

Lot # 23

Lot # 24

Pt. Bk./Folio # 000007, Folio 0187

Lot # 24

11325

2009-0218-A

2400000000

Lot # 1

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PAI # 11804343

Pt. Bk./Folio # 010008

11329

Lot # 1

Lot # 3

Lot # 5

1600001452

1119039600

NE 8-J

2023-0180-A

[illegible][illegible][illegible]

2018-0159-A

2007-0367-A
2002-0464-SPHA

Lot # 27
1119076950

RC 50

2000012918
R-1983-0195

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

1119072425

1113086050

BEACH RD

LORELEY BEACH RD

5 CD 11 ED

PAI # 110933, 110933

Pt. Bk./Folio # 007187B

NE 9-J

2021-0098-A

1118072500

11311

2004-0144-A

RC 2
073A3

Lot # 23

Lot # 24

Pt. Bk./Folio # 000007, Folio 0187

Lot # 24

11325

2400009469

2009-0218-A

Lot # 1

1600001451

PAI # 11804343

Pt. Bk./Folio # 010008

11329

Pt. Bk./Folio # 000010, Folio 0008

Lot # 1

Lot # 3

Lot # 5

1600001452

1119039600

NE 8-J

2023-0180-A

Photos of the property and proposed addition



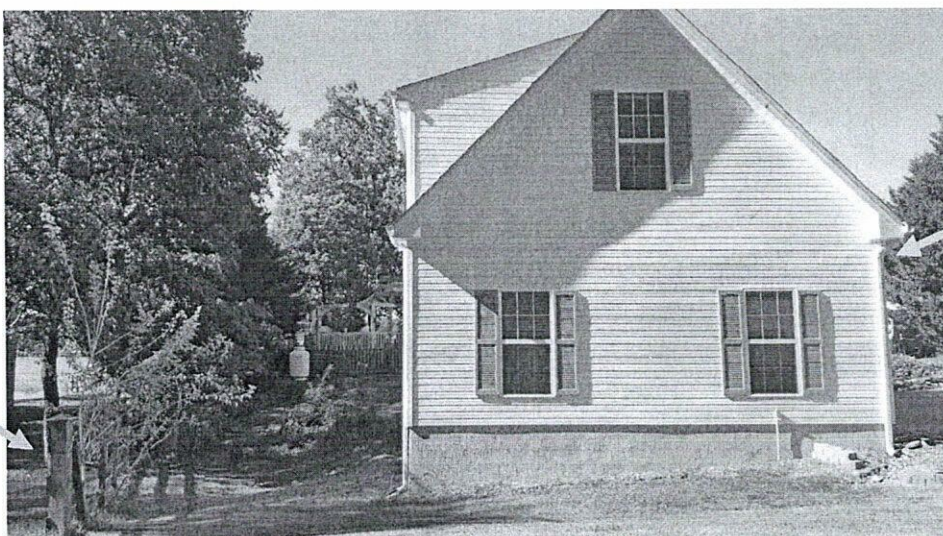
Satellite view



View from Beach Rd centerline, North of lot



View from Beach road,
northwest of lot



Lot line

Garage

View from Beach road,
northeast of lot

2020-0180-A

Existing properties with (A) setback <75 feet from road centerline and (B) setback <35 feet from lot line

1: A,B

2: A,B

3: A



2023-090-A