



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

January 9, 2024

Jeffrey Schaufert – JeffreySchaufert@gmail.com
1322 E. Riverside Avenue
Essex, MD 21221

RE: Petition for Administrative Variance
Case No. 2023-0251-A
Property: 1322 E. Riverside Avenue

Dear Mr. Schaufert:

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, appearing to read "Andrew M. Belt", is written over a horizontal line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1322 E. Riverside Avenue)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Jeffrey Schaufert	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioner	*	CASE NO. 2023-0251-A
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Jeffrey Schaufert (“Petitioner”) for the property located at 1322 E. Riverside Avenue, Essex (the “Property”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Sections 401.1 and 401.3, to permit a proposed garage with a height of 25 ft. to be located in the front yard (water-side) in lieu of the required rear yard placement (street-side) and maximum permitted height of 15 ft. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioner’s Exhibit 1. A street view photograph of the Property was provided. (Pet. Ex. 2).

A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”) dated December 21, 2023, indicating that the property is subject to Critical Area Law listed in the BCZR, Section 500.14. Department of Plans Review/Department of Public Works & Transportation (“DPR/DPW&T”) provided a ZAC comment which states:

“DPW&T: The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100555F 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.”

The Petitioner having filed a Petition for Administrative Variance and the Property having been posted on December 16, 2023 and January 1, 2024 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 Section 32-3-303 of the Baltimore County Code ("BCC"). The Petitioner intends to construct a garage to provide additional space currently lacking in the residence on the property. The rear-yard (street side) of the property has extremely limited space for the construction of a garage. Per Pet. Ex. 1, the residence on the neighboring property closest to the proposed garage is 24 ft. from the property line. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner. I find that 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.

Although the Department of Planning did not make any recommendations related to the detached garage, I will impose conditions that the detached garage shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and will not have separate electric or utility connections, or used for commercial purposes.

Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

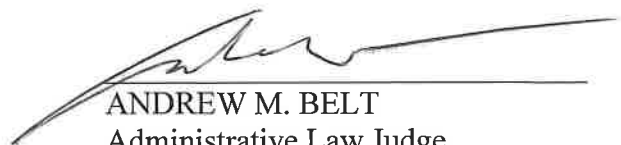
THEREFORE, IT IS ORDERED, this 9th day of **January, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County

Zoning Regulations ("BCZR"), Sections 401.1 and 401.3, to permit a proposed garage with a height of 25 ft. to be located in the front yard (water-side) in lieu of the required rear yard placement (street-side) and maximum permitted height of 15 ft., be, and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following

1. 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.
2. Petitioner and subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.
3. The detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home.
4. The detached garage shall not be used for commercial or industrial purposes.
5. Petitioner must comply with ZAC comments from DEPS and DPR/DPW&T, dated December 21, 2023 and December 19, 2023, respectively; 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.


ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB: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 1322 E. Riverside Ave. Currently Zoned RCS
Deed Reference 41217 / 0406 10 Digit Tax Account # 1 5 2 3 1 5 3 6 7 0
Owner(s) Printed Name(s) Jeffrey A. Schaufert

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 401.1. & 401.3. → To permit a proposed garage with a height of 25 feet to be located in the front yard (water-side) in lieu of the required rear yard placement (street-side) and maximum permitted height of 15 feet.

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):

Jeffrey A. Schaufert /
Name #1 – Type or Print Name #2 – Type or Print

[Signature] /
Signature #1 Signature #2

1322 E. Riverside Ave. Essex MD
Mailing Address City State

21221 / 717-578-8315 / Jeffreyschaufert@gmail.com
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:

Jeffrey Schaufert
Name - Type or Print

[Signature]
Signature

1322 E. Riverside Ave. Essex MD
Mailing Address City State

21221 / 717-578-8315 / Jeffreyschaufert@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 2023-0251-1 Filing Date 12 / 7 / 23 Estimated Posting Date 12 / 17 / 23 Reviewer JS

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: 1322 E. Riverside Ave. 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)

Request to build garage with storage above. Garage
height will be 24' 3" to allow for a walk up attic.
House on property is small with limited storage.

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

[Signature]
Signature of Owner (Affiant)

Jeffrey A Schaufert
Name - Print or Type

Signature of Owner (Affiant)

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 1 day of December, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jeffrey A. Schaufert

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

My Commission Expires 03/10/2026



1322 E. Riverside Avenue

(15-23-153670)

2023-0251-A

Property Description

Zoning property description for 1322 E. Riverside Ave Essex, Md 21221. Beginning at a point on the west side of E. Riverside ave which is 30 feet wide at the distance of 315 feet north of the centerline of the nearest improved intersecting street Mitchell Rd which is 30 feet wide. Being Lot # 16,17,18, in the subdivision of Back River Neck Park as recorded in Baltimore County Plat Book # 7, Folio # 4, containing 1.6 acres. Located in the 15 Election District and 7 Council District.

**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: 2023-0251-A
Property Address: 1322 E. RIVERSIDE AVENUE
Legal Owners (Petitioners): JEFFREY A. SCHAUFERT
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): JEFFREY A. SCHAUFERT
Address: 1322 E. RIVERSIDE AVENUE
ESSEX, MD 21221

Telephone Number: 717-578-8315

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

Revised 3/2022

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023-0251-A Address 1322 E. RIVERSIDE AVENUE

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/7/23 Posting Date: 12/17/23 Closing Date: 1/1/24

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

- 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.
- 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.
- 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.
- 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: 2023-0251-A Address 1322 E. RIVERSIDE AVENUE

Petitioner's Name: JEFFREY SCHAUFERT Telephone (Cell): 717-578-8315

Posting Date: 12/17/23 Closing Date: 1/1/24

Wording for Sign: To Permit _____

To permit a proposed garage with a height of 25 feet to be located in the front yard (water-side) in lieu of the required rear yard placement (street-side) and maximum permitted height of 15 feet.



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE

TOWSON, MD 21204

4108873353

WWW.BALTIMORECOUNTYMD.GO

V

Cashier: Jason S.

07-Dec-2023 3:03:43P

Transaction **102078**

1 Petition Before ALJ \$75.00

Total \$75.00

CREDIT CARD SALE \$75.00

VISA 8481

Retain this copy for statement
validation

Station: Permit Processing - Mini

07-Dec-2023 3:03:49P

\$75.00 | Method: EMV

VISA CREDIT

XXXXXXXXXXXX8481

JEFFREY SCHAUFERT

Reference ID: 334100554193

Auth ID: 00502D

MID: *****2995

AID: A0000000031010

AthNtwkNm: VISA

SIGNATURE

Clover ID: AD02AN91K1Y7P

Payment T0DYMWTJRH6AE

Clover Privacy Policy
<https://clover.com/privacy>

CERTIFICATE OF POSTING

CASE NO. 2023-0251-A
PETITIONER/DEVELOPER
Jeffery Schaufert

DATE OF HEARING/CLOSING
January 1, 2024

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

1322 E. Riverside Avenue

Sign 1



THE SIGN(S) POSTED ON December 16, 2023
(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE
9912 MAIDBROOK RD.
PARKVILLE, MD 21234
443-629-3411

A handwritten signature in black ink, appearing to read 'Martin Ogle', 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 (DEPS) - Development Coordination

DATE: December 21, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0251-A
Address: 1322 E. Riverside Ave.
Legal Owner: Jeffery Schaufert

Zoning Advisory Committee Meeting of December 19, 2023.

DEPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

This property is located in a Limited Development Area (LDA) in the Chesapeake Bay Critical Area (CBCA) and must comply with maximum lot coverage limits, Critical Area buffer requirements, and forest requirements. Lot coverage is limited to a maximum of 15% of the area of the property above mean high tide. Also, it appears that the required Critical Area buffer may cover all or a majority of the site. Based on this, the proposed structure may require a CBCA administrative variance. If the proposed development can comply with all Critical Area requirements, including any required mitigation, adverse impacts on water quality from the pollutants discharged from the proposed development can be minimized.

2. Conserve fish, wildlife, and plant habitat; and

The proposed development can meet the requirement to conserve fish, wildlife, and plant habitat provided that all Critical Area requirements can be met.

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 Critical Area defined lot coverage requirements, and meet all Critical Area buffer, tree, and mitigation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

Date: December 21, 2023

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals
MC
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For December 19, 2023
Item No. 2023-0251-A

DATE: December 19, 2023

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

DPW-T: The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100555F 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.

DPR: N/C

Landscape: N/C

Rec & Parks: N/C & No Greenways affected

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 (DEPS) - Development Coordination

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor
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DPR: N/C

Landscape: N/C

Rec & Parks: N/C & No Greenways affected

VKD: JK
cc: file

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 1523153670

Owner Information

Owner Name: SCHAUFERT JEFFREY A Use: RESIDENTIAL
Principal Residence: YES

Mailing Address: 1322 RIVERSIDE AVE Deed Reference: /41217/ 00406
ESSEX MD 21221-6319

Location & Structure Information

Premises Address: 1322 RIVERSIDE AVE Legal Description: LT 16,17,18
ESSEX MD 21221-6319
Waterfront BACK RIVER NECK PARK

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0104 0006 0226 15090084.04 0000 16 2024 Plat Ref: 0007/ 0004

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1929	1,108 SF	1.6000 AC	34	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	YES	STANDARD UNIT	BLOCK/3	2	full		

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2023	07/01/2024
Land:	222,600	222,600		
Improvements	84,500	84,500		
Total:	307,100	307,100	307,100	
Preferential Land:	0			

Transfer Information

Seller: SCHAUFERT JEFFREY A	Date: 03/14/2019	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /41217/ 00406	Deed2:
Seller:	Date: 12/07/2012	Price: \$280,000
Type: ARMS LENGTH IMPROVED	Deed1: /33541/ 00442	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

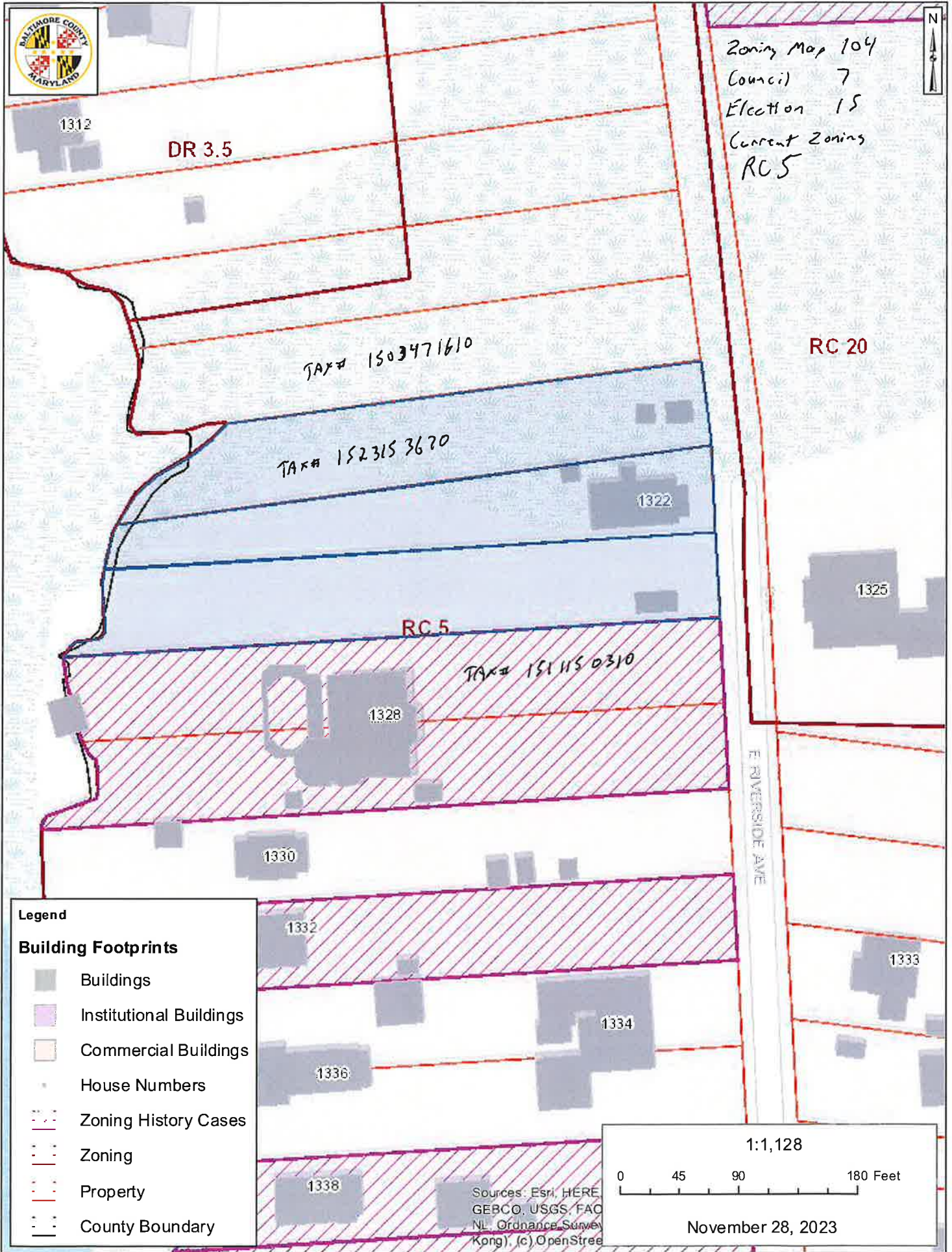
Homestead Application Information

Homestead Application Status: Approved 04/30/2019

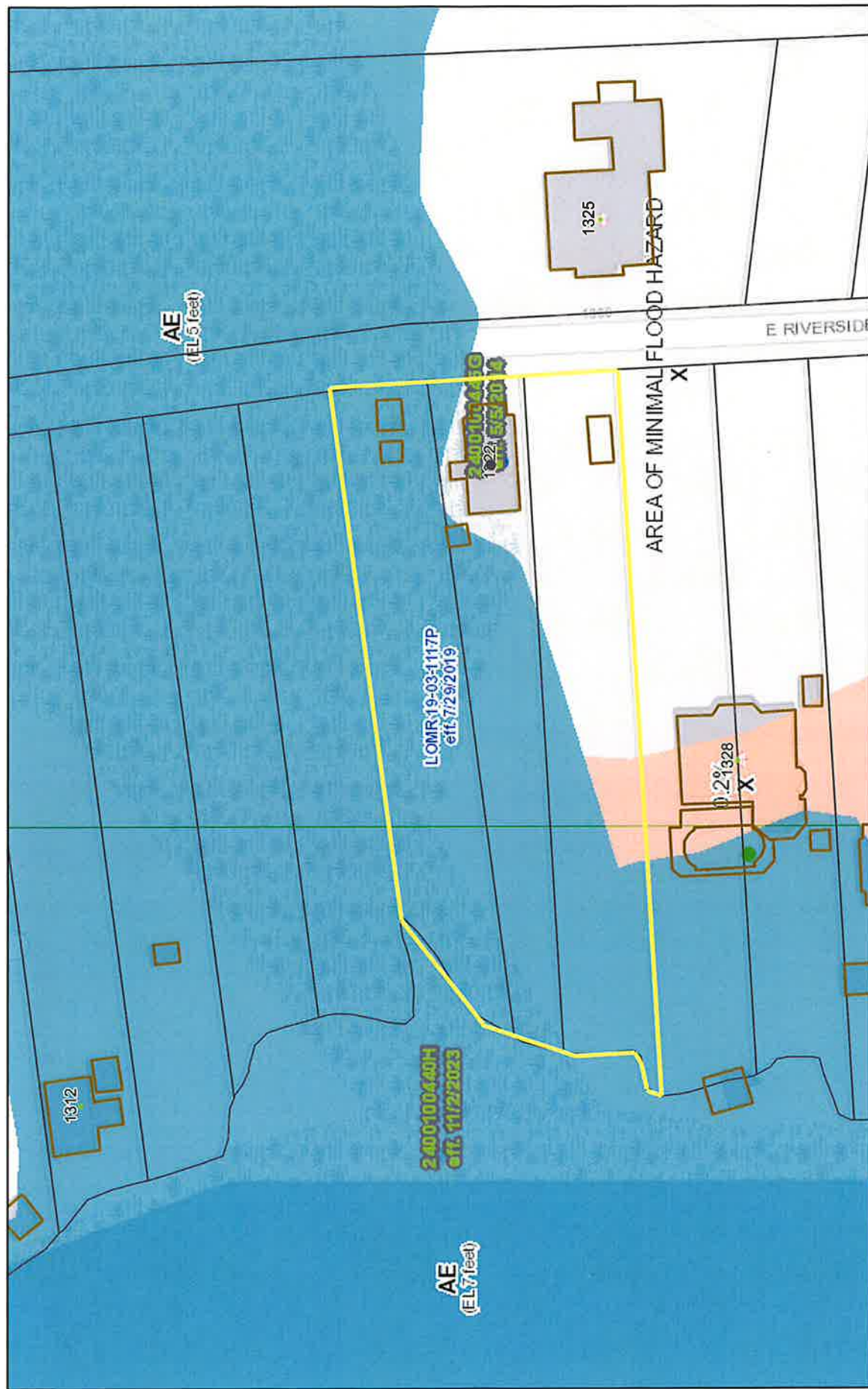
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Baltimore County - My Neighborhood



ArcGIS Web Map



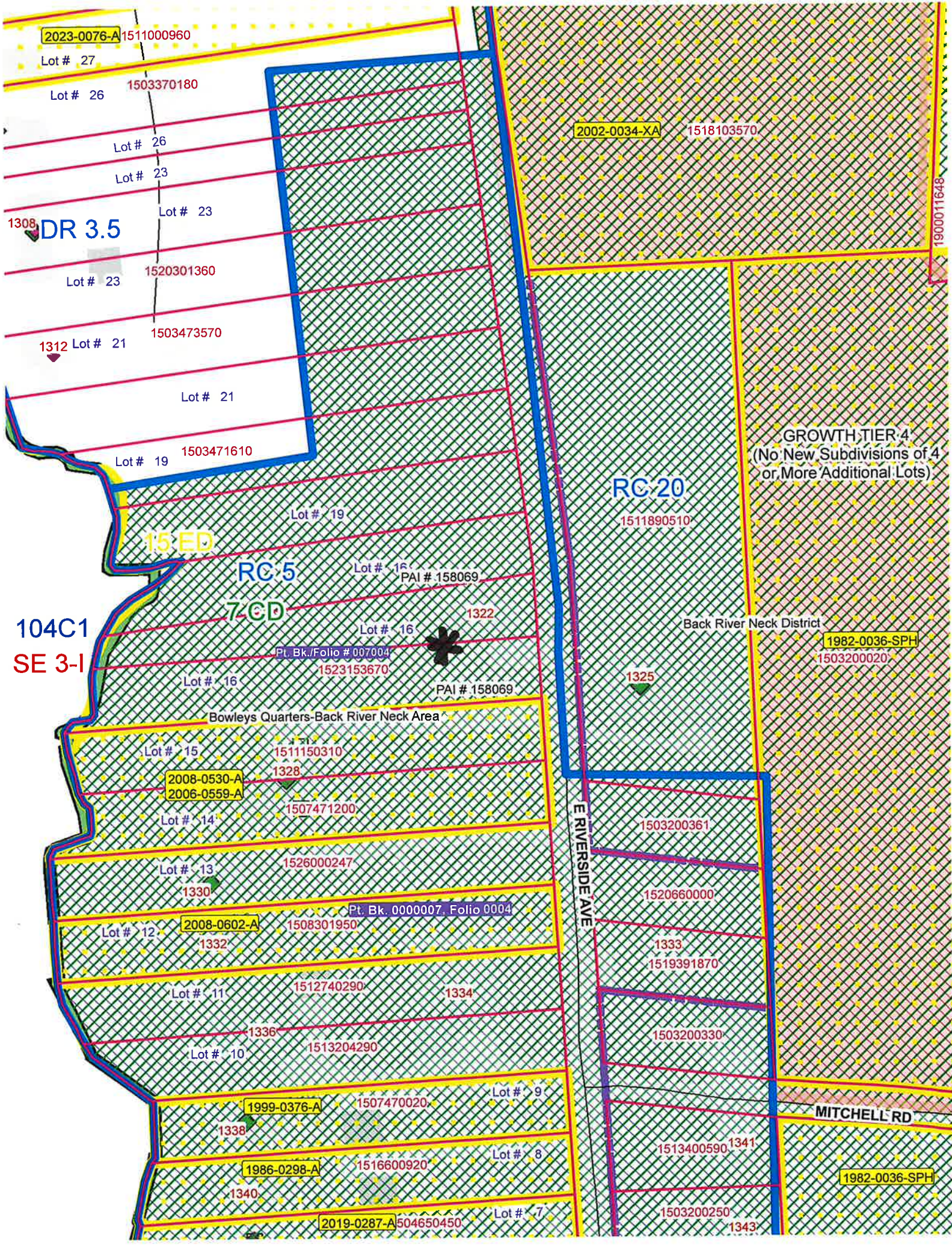
11/28/2023, 11:20:43 AM

- Address Points
 Building Footprints - Buildings
 Parcels - Tax parcel
 FIRM Panel
 Flood Hazard Zones
 1% Annual Chance Flood Hazard
 0.2% Annual Chance Flood Hazard
 Area with Reduced Flood Risk Due to Levee
 Area of Minimal Flood Hazard
 Regulatory Floodway
 Levees
 Cross-sections
 Base Flood Elevations
 Limit of Moderate Wave Action (LIMWA)
 Letter of Map Revision (LOMR)
 Elevation Certificates
 Letter of Map Amendment
 EFFECTIVE
 REVALIDATED
 Baltimore County Government, Harford County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, ArcGIS Web AppBuilder



- looking West
- lot 16
- 1328 in top left corner
- open grass area in foreground
is proposed garage location

2023-0251-A



2023-0076-A 1511000960

Lot # 27

Lot # 26

1503370180

Lot # 26

Lot # 23

Lot # 23

1308 DR 3.5

Lot # 23

1520301360

1312 Lot # 21

1503473570

Lot # 21

Lot # 19 1503471610

15 ED

RC-5

7CD

104C1
SE 3-I

Lot # 19

Lot # 16

PAI # 158069

1322

Lot # 16

Pt. Bk./Folio # 007004

1523153670

PAI # 158069

Bowleys Quarters-Back River Neck Area

Lot # 15

1511150310

2008-0530-A
2006-0559-A

1328

1507471200

Lot # 14

Lot # 13

1526000247

1330

Pt. Bk. 0000007, Folio 0004

1508301950

Lot # 12

2008-0602-A

1332

Lot # 11

1512740290

1334

Lot # 10

1513204290

1999-0376-A

1507470020

Lot # 9

1338

1986-0298-A

1516600920

Lot # 8

1340

2019-0287-A

1504650450

Lot # 7

2002-0034-XA

1518103570

RC-20

1511890510

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

Back River Neck District

1982-0036-SPH

1503200020

1325

E RIVERSIDE AVE

1503200361

1520660000

1333

1519391870

1503200330

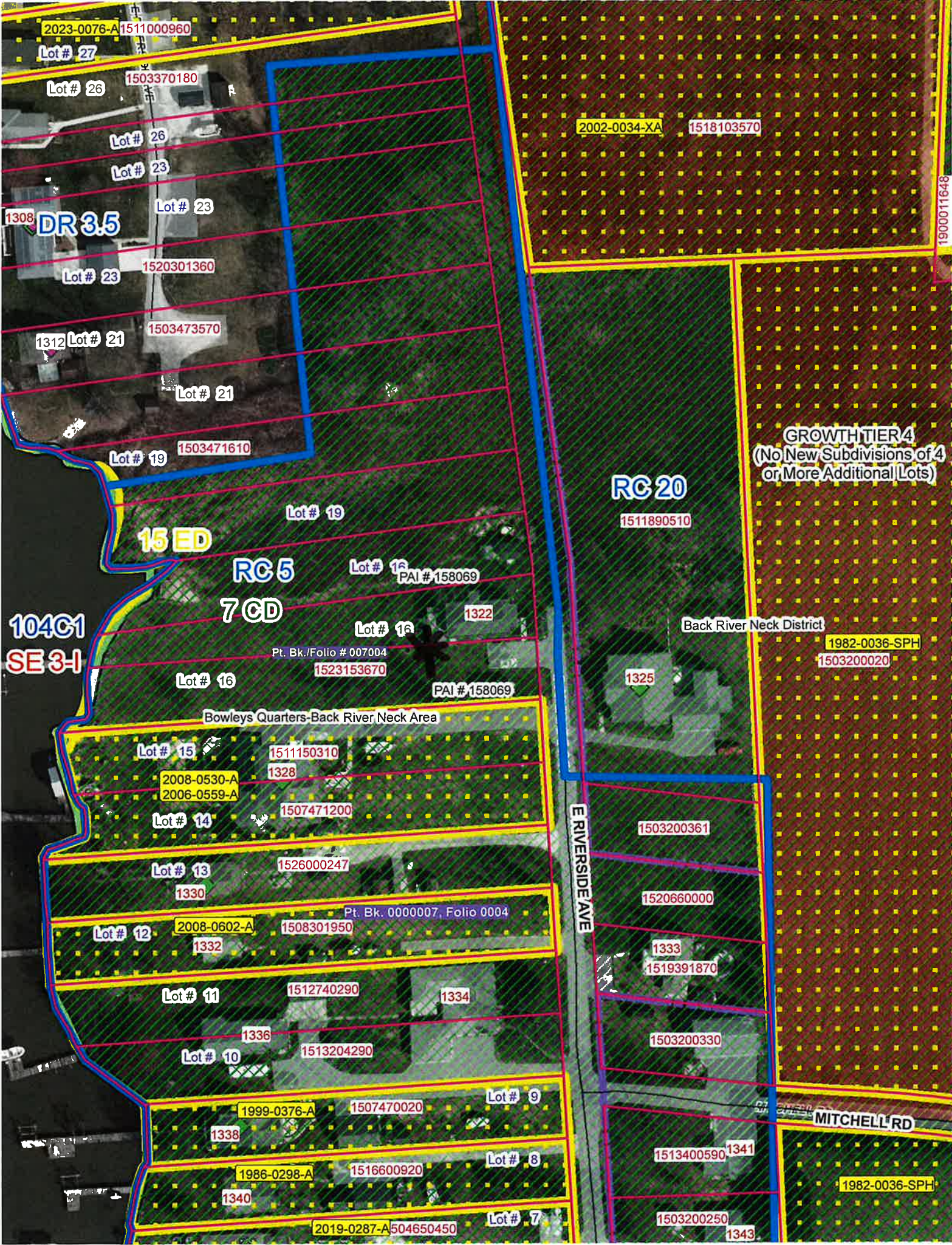
1513400590

MITCHELL RD

1982-0036-SPH

1503200250

1343



2023-0076-A 1511000960

Lot # 27

Lot # 26

1503370180

Lot # 26

Lot # 23

Lot # 23

1308 DR 3.5

Lot # 23

1520301360

1312 Lot # 21

1503473570

Lot # 21

Lot # 19

1503471610

15 ED

Lot # 19

RC 5

Lot # 16 PAI # 158069

7 CD

Lot # 16

1322

Pt. Bk./Folio # 007004

1523153670

PAI # 158069

Lot # 16

Bowleys Quarters-Back River Neck Area

Lot # 15

151150310

1328

Lot # 14

1507471200

Lot # 13

1526000247

1330

Pt. Bk. 0000007, Folio 0004

Lot # 12

2008-0602-A

1508301950

1332

Lot # 11

1512740290

1334

1336

Lot # 10

1513204290

1999-0376-A

1507470020

Lot # 9

1338

1986-0298-A

1516600920

Lot # 8

1340

2019-0287-A 504650450

Lot # 7

E RIVERSIDE AVE

MITCHELL RD

RC 20

1511890510

Back River Neck District

1982-0036-SPH

1503200020

1325

1503200361

1520660000

1333

1519391870

1503200330

1513400590

1341

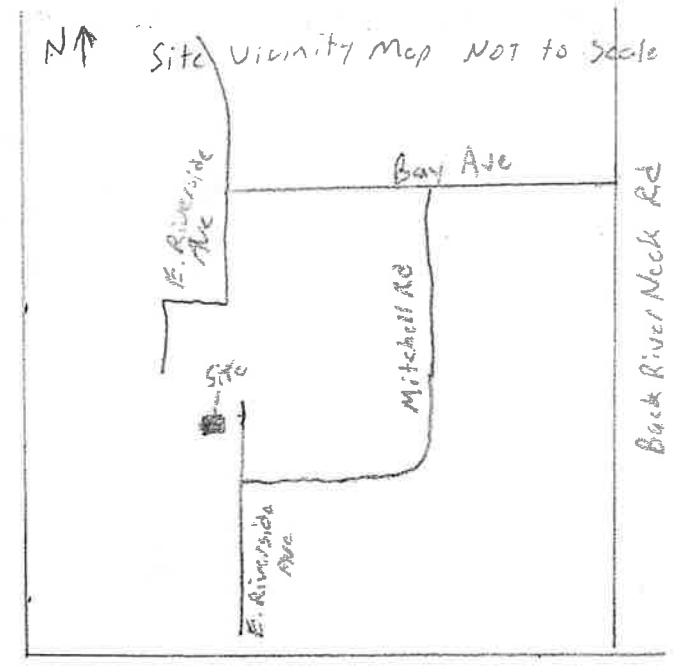
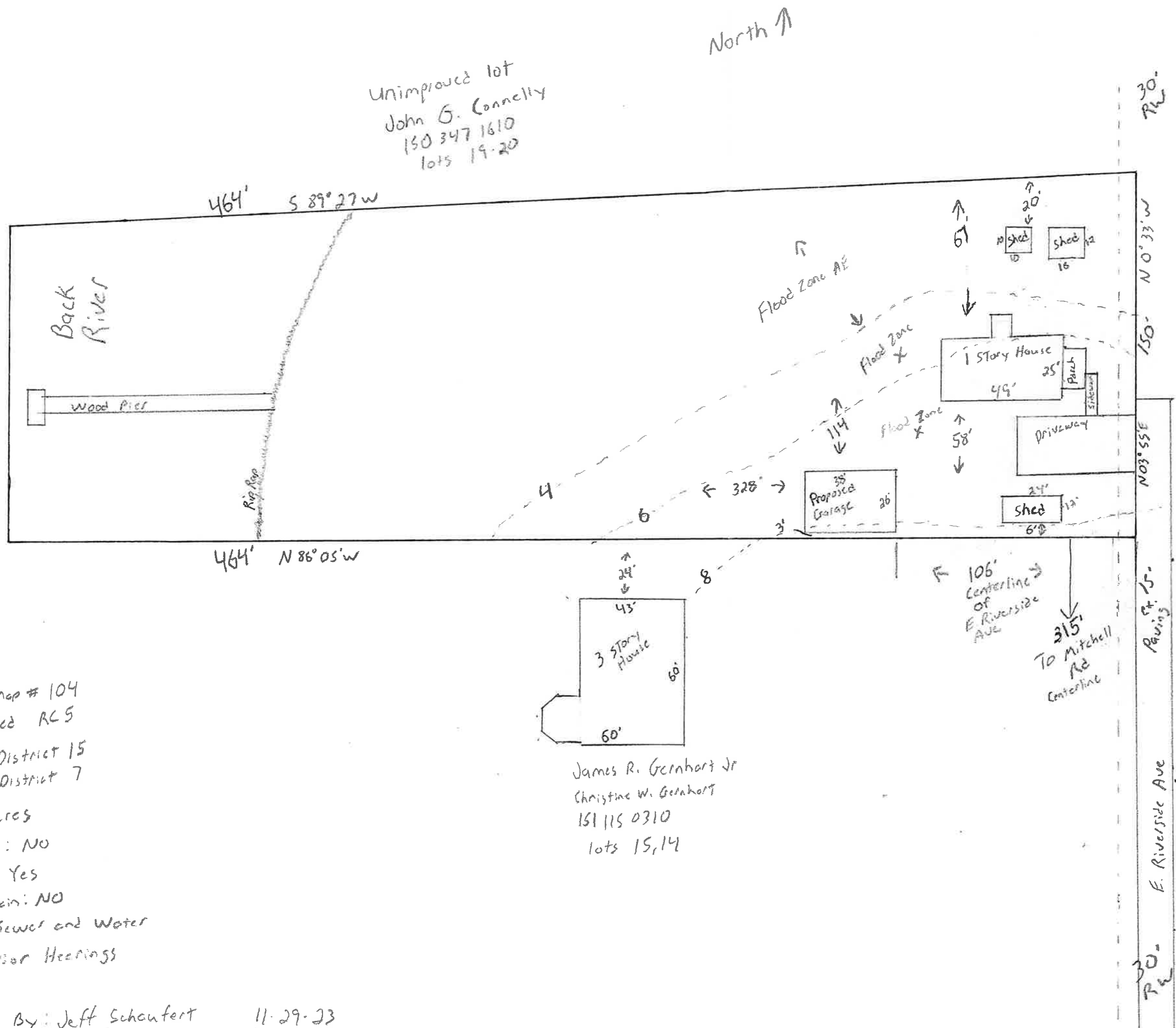
1982-0036-SPH

1503200250

1343

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

1900011648



Zoning Map # 104
Site Zoned RLS
Election District 15
Council District 7
1.6 Acres
Historic: NO
CBLA: Yes
Flood Plain: NO
Public Sewer and Water
No Prior Hearings

Drawn By: Jeff Schaufert 11-29-23

2023-0251-A

Drawing to accompany petition for Variance

1322 E. Riverside Ave 21221
Lots 16, 17, 18
Plat Book 7 Folio 4
Owner: Jeff Schaufert
152 315 3670
Deed Ref: 41217/00406
Subdivision: Back River Neck Park

Scale 1" = 40'