



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 17, 2024

Joseph and Tina Fuller – jfuller069@aol.com
3822 Chestnut Road
Middle River, MD 21220

RE: Petition for Administrative Variance
Case No. 2023-0257-A
Property: 3822 Chestnut Road

Dear Mr. and Mrs. Fuller:

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, appearing to read "Derek J. Baumgardner", is written over a circular blue stamp.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(3822 Chestnut Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Joseph & Tina Fuller	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0257-A
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Joseph and Tina Fuller (“Petitioners”) for the property located at 3822 Chestnut Road, Middle River (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Sections 400.1 and 400.3, to permit a proposed garage to be located 2 ft. from the side property line and have a height of 19 ft. in lieu of the required 2.5 ft. setback 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 Petitioners’ Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2C).

The property is subject to certain environmental regulations as noted in the Zoning Advisory Committee (“ZAC”) comment, received on January 11, 2024, by the Department of Environmental Protection and Sustainability (DEPS).

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on December 23, 2023 and January 5, 2024, 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 Section 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 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 Petitioners. 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 17th 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 400.1 and 400.3, to permit a proposed garage to be located 2 ft. from the side property line and have a height of 19 ft. in lieu of the required 2.5 ft. setback and maximum permitted height of 15 ft., and they are hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. 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.
2. Petitioners and subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.
3. The detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home.
4. The detached garage shall not be used for commercial or industrial purposes.
5. Petitioners must comply with the DEPS ZAC comments; a copy of which is 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.



DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB: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 3822 Chestnut Rd Middle River MD 21220 Currently Zoned RC 5
Deed Reference 42321 / 00205 10 Digit Tax Account # 1 5 0 8 5 5 0 0 4 0
Owner(s) Printed Name(s) Joseph Fuller Tina Fuller

(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: 400.1 & 400.3 → To permit a proposed garage to be located 2 feet from the side property line and have a height of 19 feet in lieu of the required 2.5 feet setback 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):

Joseph Fuller Tina Fuller
Name #1 - Type or Print Name #2 - Type or Print
[Signature] [Signature]
Signature #1 Signature #2
3822 Chestnut Rd Middle River MD
Mailing Address City State
21220 443-392-0854 / 443-392-0852 jfuller069@aol.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:

Name - Type or Print
Signature
Mailing Address City State
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 2023-0257-A Filing Date 12 / 12 / 23 Estimated Posting Date 12 / 24 / 23 Reviewer JS

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

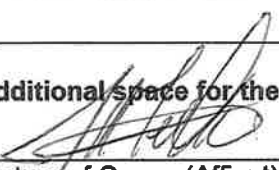
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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: 3822 Chestnut Rd Middle River MD 21220
Print or Type Address of Property City State Zip Code

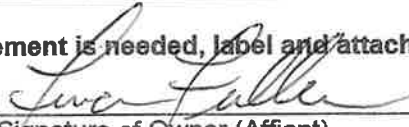
Based upon personal knowledge, the following are the facts upon which I/we base the request for an **Administrative Variance** at the above address. (Clearly state practical difficulty or hardship here)

Pole building is needed for RV storage to protect from weather.
The building will be 19 feet tall. Drawing is 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)

Joseph Fuller
Name - Print or Type


Signature of Owner (Affiant)

Tina Fuller
Name - Print or Type

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

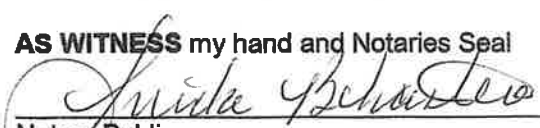
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of December, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Joseph Fuller, Tina Fuller

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

AS WITNESS my hand and Notaries Seal


Notary Public

8/2/2024
My Commission Expires



3822 Chestnut Road

(15-08-550040)

2023-0257-A

Property Description

Located on the northwest side of Chestnut Road (25' row), at the intersection with Seneca Road (25' row).

Containing 18,198 square feet of land, located in the 15th Election District and 5th Councilmatic District.

BEING KNOWN AND DESIGNATED as Lot No. 117, Plat No. 2, as shown on a plat entitled, "Bowley's Quarters," which Plat is recorded among the Land Records of Baltimore County in Plat Book WPC No. 7, folio 13.

For informational purposes only The improvements thereon being known as 3822 Chestnut Road, Baltimore, MD 21220.

BEING the same lot of ground conveyed to MARYANN FULLER, JOSEPH A. FULLER, TINA M. FULLER AND JOSEPH A. FULLER, JR. from MARYANN FULLER, JOSEPH A. FULLER AND TINA M. FULLER, by Deed dated March 18th 2019, and recorded on April 4th, 2019, among the Land Records of Baltimore County, Maryland, in Liber 41286, Folio 7.

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0257 -A Address 3822 CHESTNUT ROAD

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

Filing Date: 12/12/23 Posting Date: 12/24/23 Closing Date: 1/8/24

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

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 - 0257 -A Address 3822 CHESTNUT ROAD

Petitioner's Name: JOSEPH + TINA FULLER Telephone (Cell) 443-392-0854

Posting Date: 12/24/23 Closing Date: 1/8/24

Wording for Sign: To Permit _____

To permit a proposed garage to be located 2 feet from the side property line and have a height of 19 feet in lieu of the required 2.5 feet setback and maximum permitted height of 15 feet.

**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: 2023-0257-A
Property Address: 3822 CHESTNUT ROAD
Legal Owners (Petitioners): JOSEPH + TINA FULLER
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): JOSEPH + TINA FULLER
Address: 3822 CHESTNUT ROAD
MIDDLE RIVER, MD 21220

Telephone Number: 443-392-0854

*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



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections
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(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

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Signature #1 Signature #2
3822 Chestnut Rd Middle River MD
Mailing Address City State
21220 443-392-0854/443-392-0852 JFuller069@aol.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:

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Mailing Address City State
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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 2023-0257-1 Filing Date 12, 12, 23 Estimated Posting Date 12, 24, 23 Reviewer JS

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

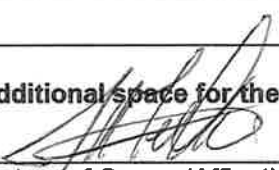
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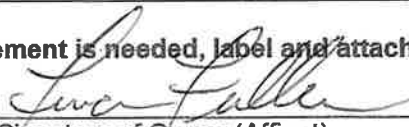
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Joseph Fuller
Name - Print or Type


Signature of Owner (Affiant)

Tina Fuller
Name - Print or Type

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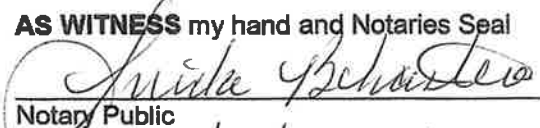
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of December, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Joseph Fuller, Tina Fuller

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

AS WITNESS my hand and Notaries Seal


Notary Public
8/2/2024
My Commission Expires



3822 Chestnut Road

(15-08-550040)

2023-0257-A

Property Description

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BEING KNOWN AND DESIGNATED as Lot No. 117, Plat No. 2, as shown on a plat entitled, "Bowley's Quarters," which Plat is recorded among the Land Records of Baltimore County in Plat Book WPC No. 7, folio 13.

For informational purposes only The improvements thereon being known as 3822 Chestnut Road, Baltimore, MD 21220.

BEING the same lot of ground conveyed to MARYANN FULLER, JOSEPH A. FULLER, TINA M. FULLER AND JOSEPH A. FULLER, JR. from MARYANN FULLER, JOSEPH A. FULLER AND TINA M. FULLER, by Deed dated March 18th 2019, and recorded on April 4th, 2019, among the Land Records of Baltimore County, Maryland, in Liber 41286, Folio 7.

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

No. 229429

Date: 12/4/23

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: FULLER

For: ZONING VARIANCE

CASE # TBS

2023-0757-A

JSS

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

DOCUMENT INCLUDES CHEMICAL REACTIVITY INFORMATION AND FEATURES A SECURITY FEATURE MP

F JOSEPH ANTHONY FULLER 12-89 65-7767 D 5502
TINA MARIE FULLER 2550
410-335-3069
3822 CHESTNUT RD.
MIDDLE RIVER, MD 21220

DATE Dec. 1, 2023

PAY TO THE ORDER OF Baltimore County \$ 75.00
Seventy-five and 00/100 DOLLARS

First Financial
FEDERAL CREDIT UNION

MEMO Permit/Variance Tina M. Fuller MP

⑆ 255077671⑆ 190160689⑆ 05502

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: January 9, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2024
Item No. 2023-0257-A

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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 8, 2024

SUBJECT: DEPS Comment for Zoning Item # 2023-0257-A
Address: 3822 CHESTNUT RD
Legal Owner: Joseph & Tina Fuller

Zoning Advisory Committee Meeting of January 9, 2024.

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. Construction of a detached garage on this property must comply with a maximum lot coverage limit (5,687 square feet) for the area of the property above mean high tide (18,198 square feet). Critical Area lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17). Based on file information, it appears that lot coverage may exceed the allowance. If the applicant can bring the property into compliance with lot coverage requirements, and meets all mitigation requirements, the relief requested will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront property with a required Critical Area buffer covering about one-third of the property. The proposed garage is located outside the required buffer. Therefore, meeting lot coverage requirements, tree requirements, and any

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

Reviewer: Paul Dennis

Date: January 8, 2024

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 8, 2024

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Reviewer: Paul Dennis

Date: January 8, 2024

CERTIFICATE OF POSTING

CASE NO. 2023-0257-A

PETITIONER/DEVELOPER

Joesph & Tina Fuller

DATE OF HEARING/CLOSING

January 8, 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

3822 Chestnut Road

Sign 1



THE SIGN(S) POSTED ON December 23, 2023

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

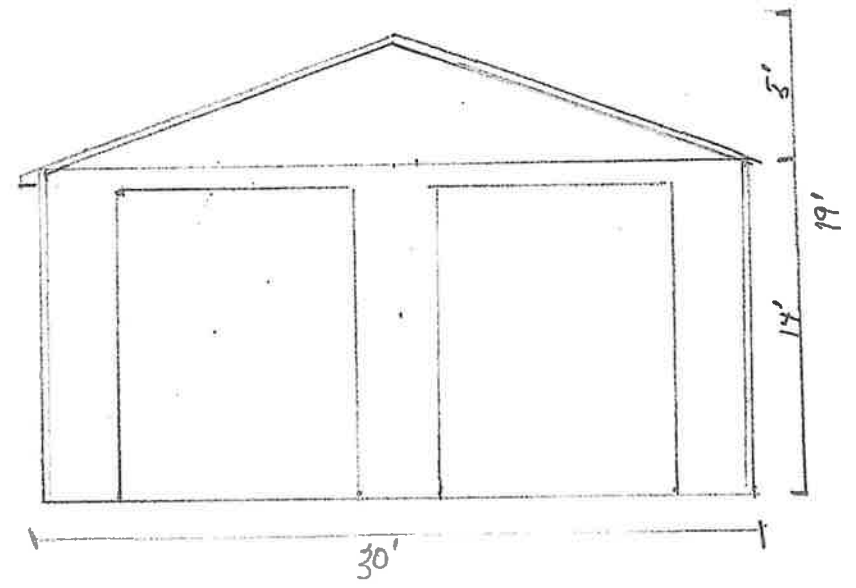
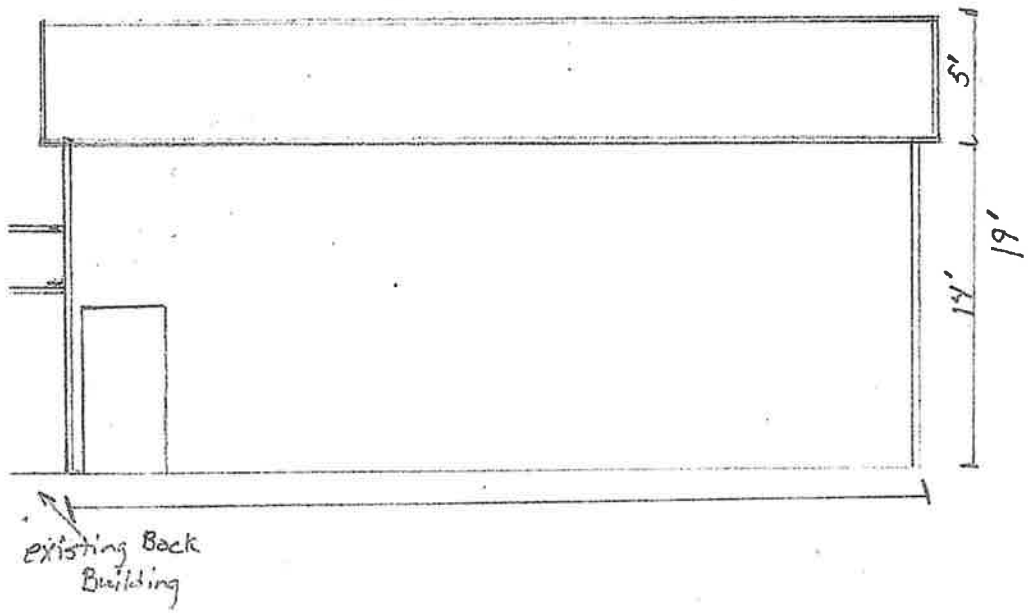
443-629-3411

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 - 1508550040	
Owner Information		
Owner Name:	FULLER JOSEPH A FULLER TINA M	Use: EXEMPT Principal Residence: YES
Mailing Address:	3822 CHESTNUT RD BALTIMORE MD 21220-4023	
Location & Structure Information		
Premises Address:	3822 CHESTNUT RD BALTIMORE 21220-4023 Waterfront	Legal Description: 3822 CHESTNUT RD VETERANS EXEMPTION BOWLEYS QUARTERS
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 2	0091 0022 0150 15030020.04 0000 117 2024 Plat Ref: 0007/ 0013	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2007	2,821 SF	Property Land Area 18,198 SF County Use 01
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior Quality	Full/Half Bath	Garage
FRAME/ 4	3 full	Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of 01/01/2021
Land:	185,500	185,500
Improvements	348,100	348,100
Total:	533,600	533,600
Preferential Land:	0	533,600
Transfer Information		
Seller: FULLER MARYANN	Date: 01/09/2020	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /42321/ 00205	Deed2:
Seller: FULLER BERNARD C FULLER MARYANN	Date: 04/04/2019	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /41286/ 00007	Deed2:
Seller: FULLER BERNARD C	Date: 03/30/2007	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /25427/ 00346	Deed2:
Exemption Information		
Partial Exempt Assessments: Class	07/01/2023	07/01/2024
County:	020	533,600.00
State:	020	533,600.00
Municipal:	020	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 01/17/2012		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No ApplicationDate:		

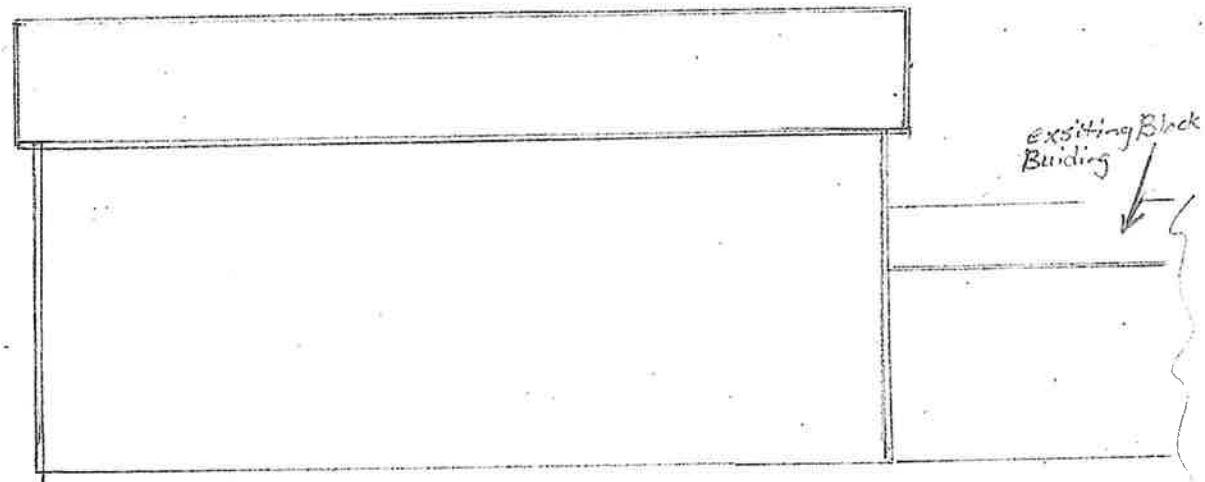
Joe Fuller
3822 Chestnut Rd
Middle River MD 21220
30X36X14

Left Eave

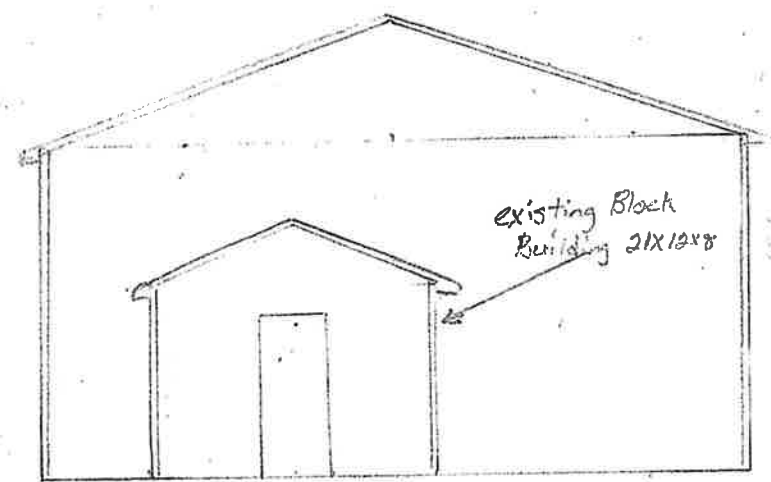


2073-0757-A

Right Eave



Back Gable



184' From back of Pole building to the water
113' From Front of Pole building to Chestnut Rd

17' From Right side (As seen in this pic) to Property line

2' From Left side (As seen in this pic) to property line

2023-0257-A

Chestnut Rd

Wood shed
to be razed

Block
shed
stays



RV to be
stored

Proposed
Pole building
30' wide
36' Long
19' High
(to fit RV)

2023-0757-A



091B3

NE 3-K

2012-0239-SP

2006-006

2012-0323-A
2001-0215-A

2011-0172-A

2020-0176-A

1992-0065

Martin State Airport Restriction

091C3

PAI # 150010

Pt. Bk./Folio # 007013

Back River Neck District

Bowleys Quarters-Back River Neck Area

2015-0298-A
2019-0256-A

2014-0061-SPHA
2000-0344-A
2010-0213-A

5 CD
15 ED
RC-5

NE 2-K

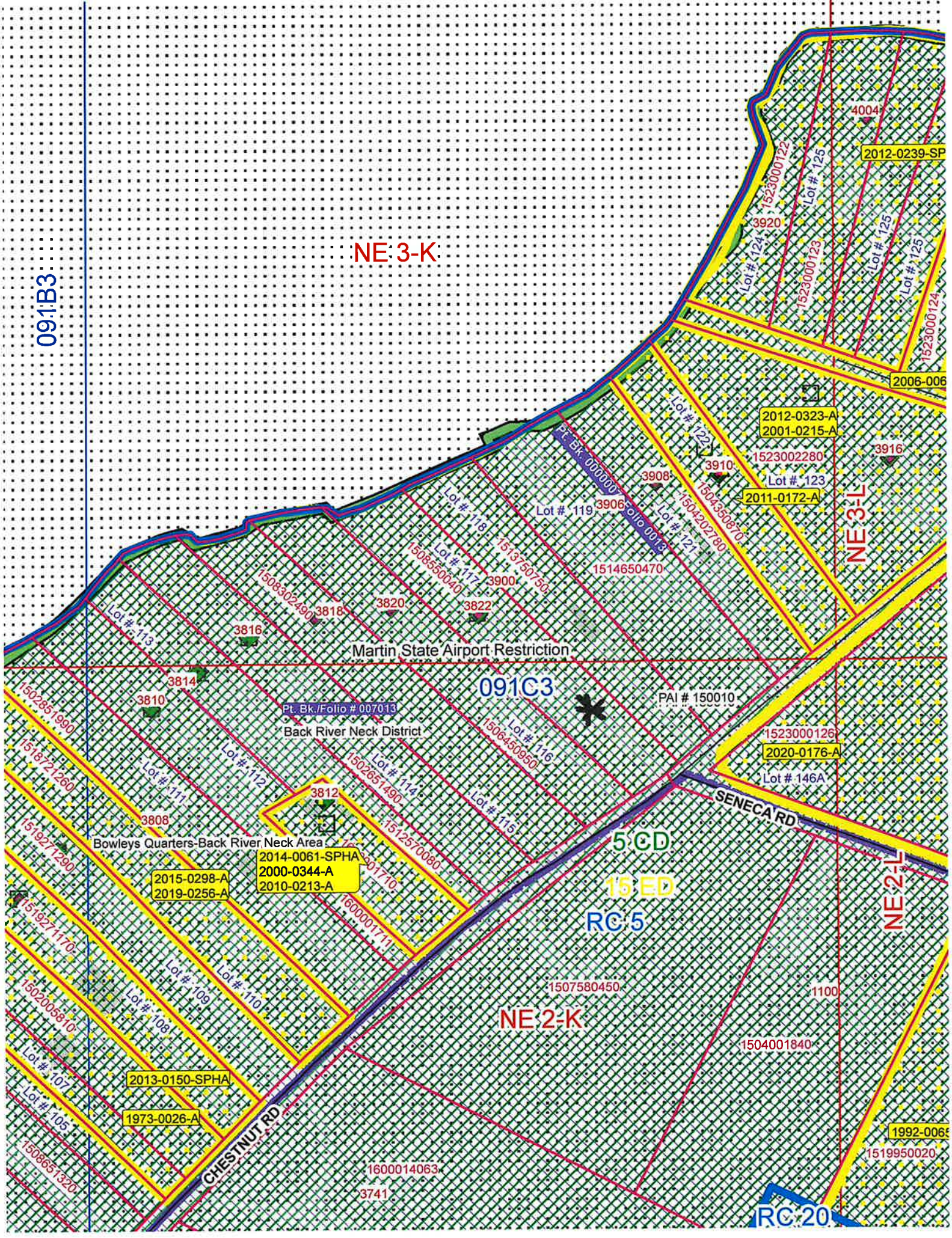
NE 3-L

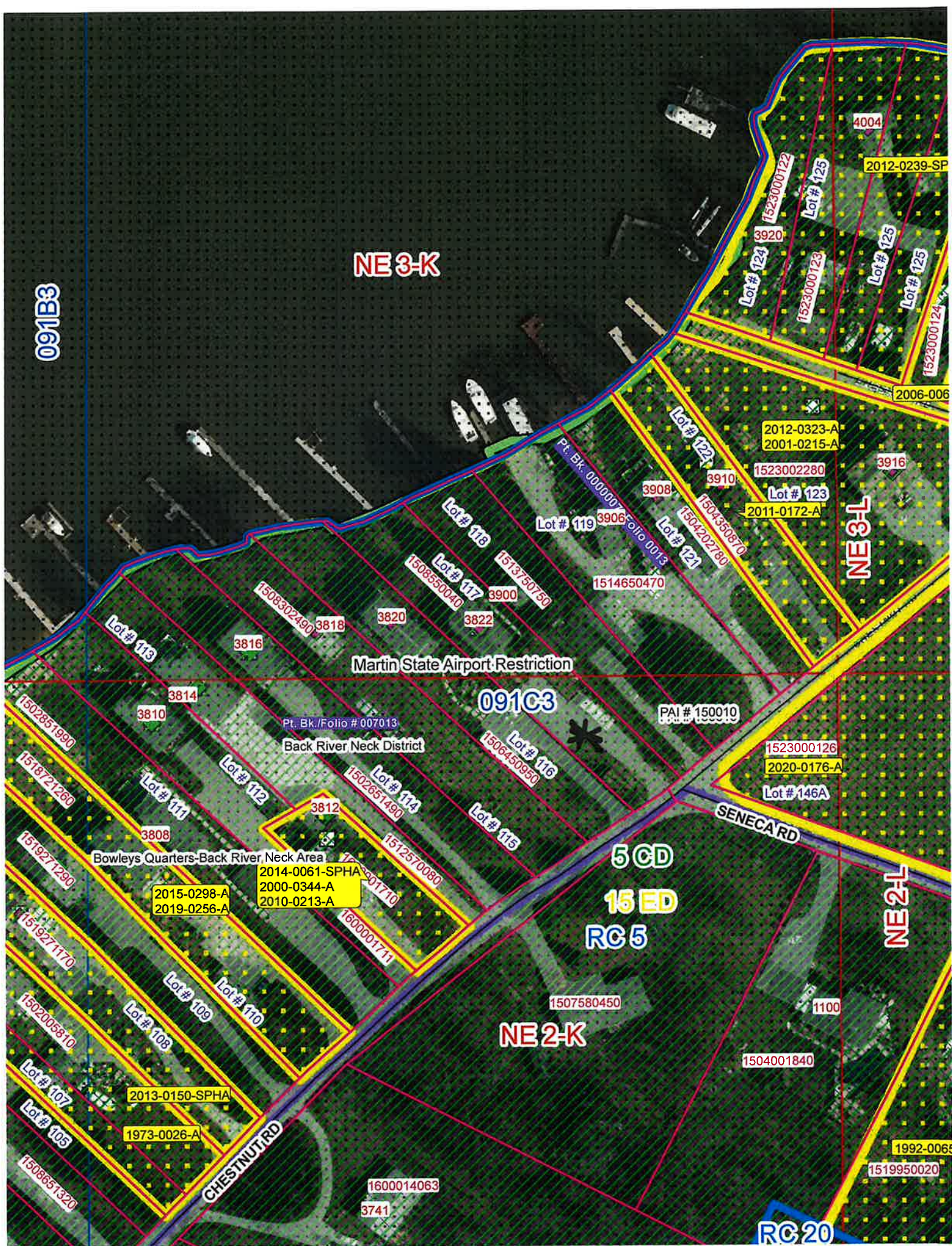
NE 2-L

RC 20

CHESTNUT RD

SENECA RD

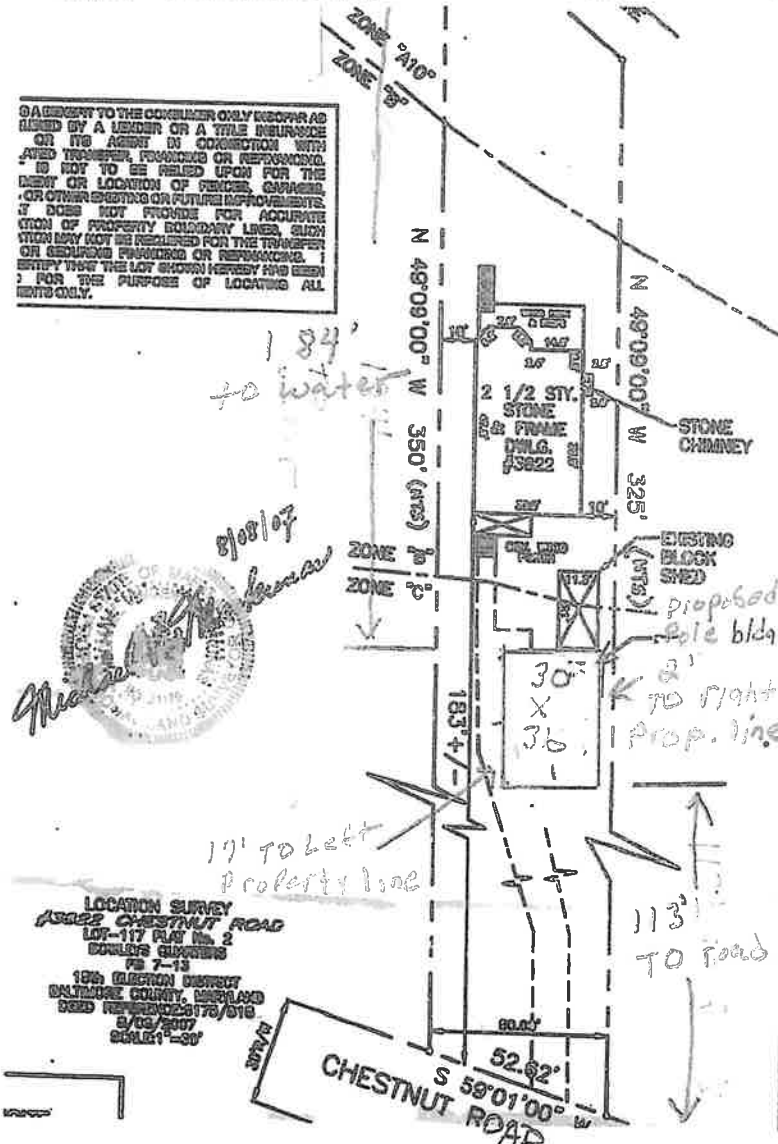




Date 11-30-23 Scale: 1 inch = _____ Feet

Zoning Hearing Plan for Variance _____ for Special Hearing _____ Mark Types Requested with (X)
 Address 3822 Chestnut Rd Middle River MD Owners(s) Name(s) Joseph + Tina Fuller
 Subdivision Name Bowleys Quarters Lot # 117 Block # _____ Section # _____
 Plat Book # 2 Folio # 13 10 Digit Tax # 1508550040 Deed Reference# 42321100205

WARNING TO THE CONSUMER ONLY: THIS MAP IS NOT TO BE USED BY A LENDER OR A TITLE INSURANCE COMPANY IN CONNECTION WITH ANY TRANSACTION, INCLUDING OR REFERRING TO THE DEED OR LOCATION OF PERMITS, EASEMENTS, OR OTHER EASEMENTS OR FUTURE IMPROVEMENTS. IT DOES NOT PROVIDE FOR ACCURATE LOCATION OF PROPERTY BOUNDARY LINES, SUCH INFORMATION MAY NOT BE REQUIRED FOR THE TRANSACTION OR RECORDING PURPOSES OR REFERRING TO THE DEED. I CERTIFY THAT THE LOT SHOWN HEREBY HAS BEEN SURVEYED FOR THE PURPOSE OF LOCATING ALL BOUNDARIES ONLY.



LOCATION SURVEY
 3822 CHESTNUT ROAD
 LOT-117 PLAT No. 2
 BOWLEYS QUARTERS
 PG 7-13
 19th ELECTION DISTRICT
 CALVERT COUNTY, MARYLAND
 DEED REFERENCE 26176/016
 8/03/2007
 SCALE 1"=20'

2023-0257-A

Plan Drawn By Joseph Fuller

Date 11-30-23 Scale: 1 inch = _____ Feet

Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # 0091
 Zoning RC5
 Election District 15
 Council District 5
 Lot Area Acreage .4176
 Lot Square Footage 18,195
 Historic (Yes or No) NO
 CECA (Yes or No) NO
 Flood Plain (Yes or No) NO
 Utilities - Mark with (X)
 Water is:
 Public X Private _____
 Sewer is:
 Public X Private _____
 Prior Hearing (Yes or No) NO
 If (Yes) list Case Number(s)
 and order result(s) below:

Violation Case Number(s)