

24-0037 mk



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 7513 BAY FRONT ROAD Currently Zoned DR 5.5
 Deed Reference L. 42766 / F. 66 10 Digit Tax Account # 1 5 0 6 1 0 0 2 1 0
 Owner(s) Printed Name(s) JESSICA L. AND JUSTIN M. BRUZDZINSKI

(SELECT THE HEARING(S) BY MARKING ☒ 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)
1B02.3.C.1 (BCZR) TO PERMIT A ONE STORY ADDITION TO AN EXISTING DWELLING WITH A SIDE YARD SETBACK OF 7 FEET IN LIEU OF THE REQUIRED 10 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)

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

If 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):

JESSICA L. BRUZDZINSKI, JUSTIN M. BRUZDZINSKI

Name #1 – Type or Print

Name #2 – Type or Print

Jessica L. Bruzdziński
 Signature #1

Justin M. Bruzdziński
 Signature #2

7513 BAY FRONT ROAD SPARROWS POINT MD.

Mailing Address

City

State

21219 / (443) 790-6810

Zip Code

Telephone #'s (Cell and Home)

Email Address

jbruski27@gmail.com

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

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be Contacted:

DAVID BILLINGSLEY

Name - Type or Print

David Billingsley

Signature

601 CHARWOOD CT. EDGEWOOD MD.

Mailing Address

City

State

21040 (410) 679-8719 dwb0209@

Zip Code

Telephone #

Email Address

yahoo.com

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.

Case Number 2024-0031-A Filing Date 1/31/24 Administrative Law Judge for Baltimore County
 Estimated Posting Date 2/11/24 Reviewer mtl

Closing 2/26/24

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: 7513 BAY FRONT ROAD SPARROWS POINT, MD 21219
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)

<u>JESSICA L. BRUZOTINSKI</u>	<u>JUSTIN M. BRUZOTINSKI</u>
Signature of Owner (Affiant)	Signature of Owner (Affiant)
<u>Jessica Br</u>	<u>Justin M. Bruzdinski</u>
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:

I HEREBY CERTIFY, this 20th day of December, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jessica L. Bruzdinski + Justin M. Bruzdinski

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

August 9, 2025
My Commission Expires



7513 BAY FRONT ROAD
VARIANCE JUSTIFICATION

We wish to construct a one story sun room on the rear our dwelling. Due to the design and layout of the existing dwelling, the location of the proposed addition is best suited to be located as shown on the plan accompanying our request. The construction will be compatible with the existing construction and will not interfere with the use or sight lines of the adjacent neighbors.

ZONING DESCRIPTION
7513 BAY FRONT ROAD

Beginning for the same at a point on the south side of Bay Front Road (variable width) distant 330 feet easterly from its intersection with the center of Lodge Farm Road, thence being all of Lot 1131 as shown on the plat entitled Lodge Forest recorded among the plat records of Baltimore County, MD. In Plat Book 8 Folio 187.

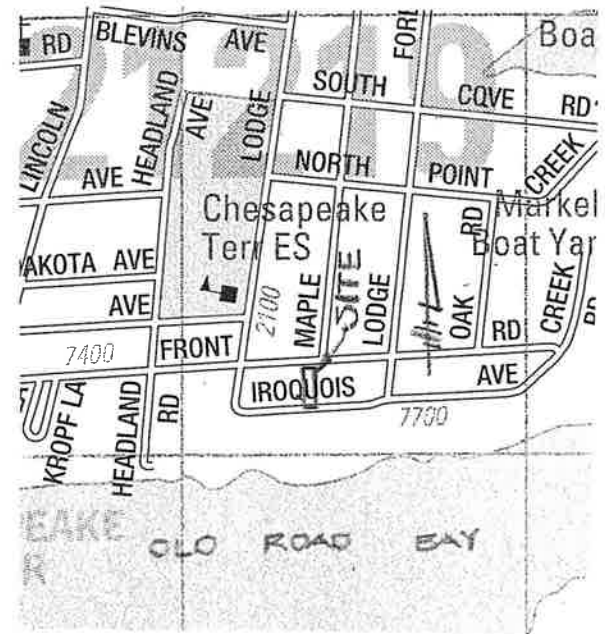
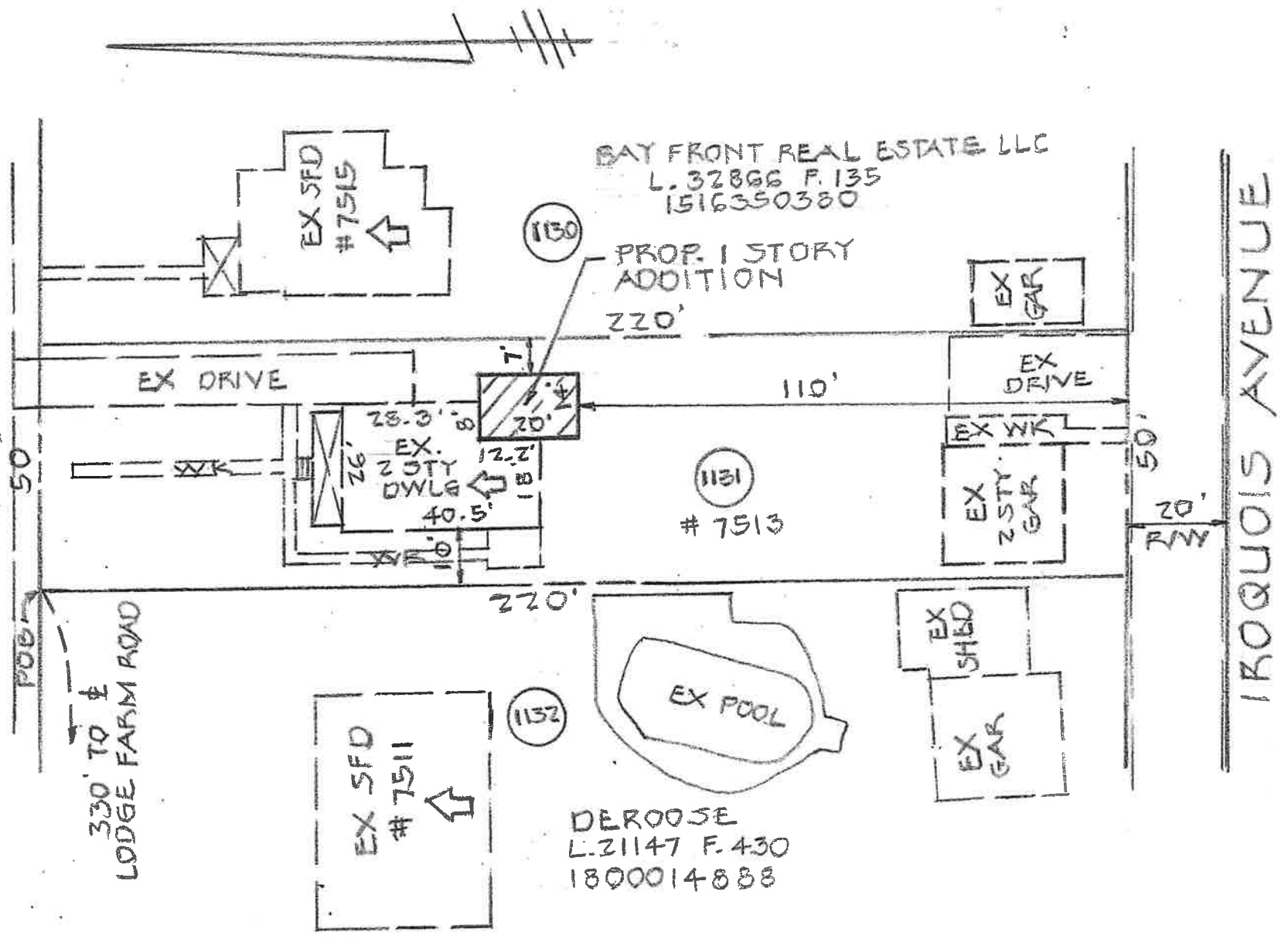
Containing 11,000 square feet or 0.253 acre of land, more or less

Being known as 7531 Bay Front Road. Located in the 15TH Election District, 7TH Councilmanic District of Baltimore County, MD.

2024-0031-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 7513 BAY FRONT ROAD OWNER(S) NAME(S) JESSICA L. & JUSTIN M. BRUZDZINSKI
 SUBDIVISION NAME LODGE FOREST LOT # 1131 BLOCK # - SECTION # -
 PLAT BOOK # 8 FOLIO # 187 10 DIGIT TAX # 1506100210 DEED REF. # 42766/66

BAY FRONT ROAD (VARIABLE WIDTH)



ZONING MAP# 111C3
 SITE ZONED DR 5.5
 ELECTION DISTRICT 15
 COUNCIL DISTRICT 7
 LOT AREA ACREAGE 0.253 AC±
 OR SQUARE FEET 11,000
 HISTORIC? NO
 IN CBCA? YES
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE
 SEWER IS:
 PUBLIC X PRIVATE
 PRIOR HEARING? N/A
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
N/A

CENTRAL DRAFTING & DESIGN
 601 CHARWOOD COURT
 EDGEWOOD, MD 21040
 (410) 679-8719

PLAN DRAWN BY DWB DATE 12/26/23 SCALE: 1 INCH = 30' FEET

2024-0031-A

CERTIFICATE OF POSTING

Date: FEBRUARY 7, 2024

RE: Project Name: 7513 BAY FRONT ROAD
Case Number /PAI Number: CASE NO. 2024-0031-A
Petitioner/Developer: BRUZDINSKI
Date of Hearing/Closing: FEBRUARY 26, 2024

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 7513 BAY FRONT ROAD

The sign(s) were posted on FEBRUARY 7, 2024
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

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

No. **229518**

Date: **1/31/2024**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		C150					\$ 75.00

Total: **\$ 75.00**

Rec
From:

Central Drafting and Design

For:

Administrative Longing Variance
7513 Bay Front Rd
2024-0031-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

MMK

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024-0031-A Address 7513 Bay Front Road

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

Filing Date: 1/31/2024 Posting Date: 2/11/2024 Closing Date: 2/26/2024

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: 2024-0031-A Address 7513 Bay Front Road

Petitioner's Name: Jessica & Justin Bruzdziński Telephone (Cell) 443-790-6810

Posting Date: 2/11/2024 Closing Date: 2/26/2024

Wording for Sign: To Permit a 7-foot side yard setback
in lieu of the minimum 10-foot for a
one-story addition.

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 - 1506100210

Owner Information

Owner Name: BRUZZDZINSKI JESSICA LOUISE Use: RESIDENTIAL
BRUZZDZINSKI JUSTIN MATTHEW Principal Residence: YES
Mailing Address: 7513 BAY FRONT RD Deed Reference: /42766/ 00066
SPARROWS POINT MD 21219-2118

Location & Structure Information

Premises Address: 7513 BAY FRONT RD Legal Description: 7513 BAY FRONT RD
SPARROWS POINT 21219-2118 LODGE FOREST

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0111 0017 0098 15130121.04 0000 1131 2024 Plat Ref: 0010/ 0076

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1950 2,824 SF 500 SF 11,000 SF 04

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2023	07/01/2024
Land:	74,700	78,500		
Improvements	306,100	458,300		
Total:	380,800	536,800	380,800	432,800
Preferential Land:	0	0		

Transfer Information

Seller: K&S INVESTMENTS LLC	Date: 05/01/2020	Price: \$400,000
Type: ARMS LENGTH IMPROVED	Deed1: /42766/ 00066	Deed2:
Seller: WESTERMAN CHARLES F	Date: 12/09/2019	Price: \$152,500
Type: NON-ARMS LENGTH OTHER	Deed1: /42206/ 00195	Deed2:
Seller: BAILEY SABRINA S	Date: 07/09/2018	Price: \$155,000
Type: NON-ARMS LENGTH OTHER	Deed1: /40453/ 00190	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 0.00 0.00

Special Tax Recapture: None

Homestead Application Information

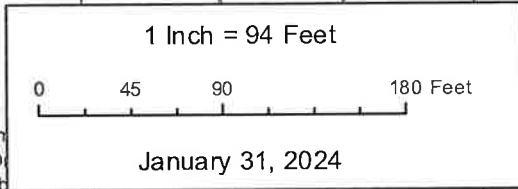
Homestead Application Status: Approved 07/28/2020

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0031-A

2124-0031-A



Sources: Esri, HERE, Garmin, Intermap, increment PLS, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Digital, China (Hong Kong), (c) OpenStreetMap contributors



2024 - 0031-A



Dec 22, 2023, 9:59 AM

2624-0031-A



2024-0031-A

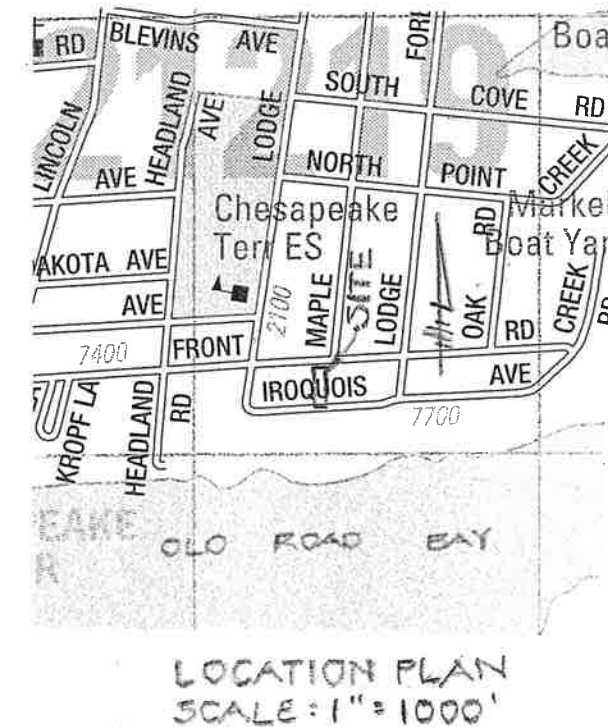
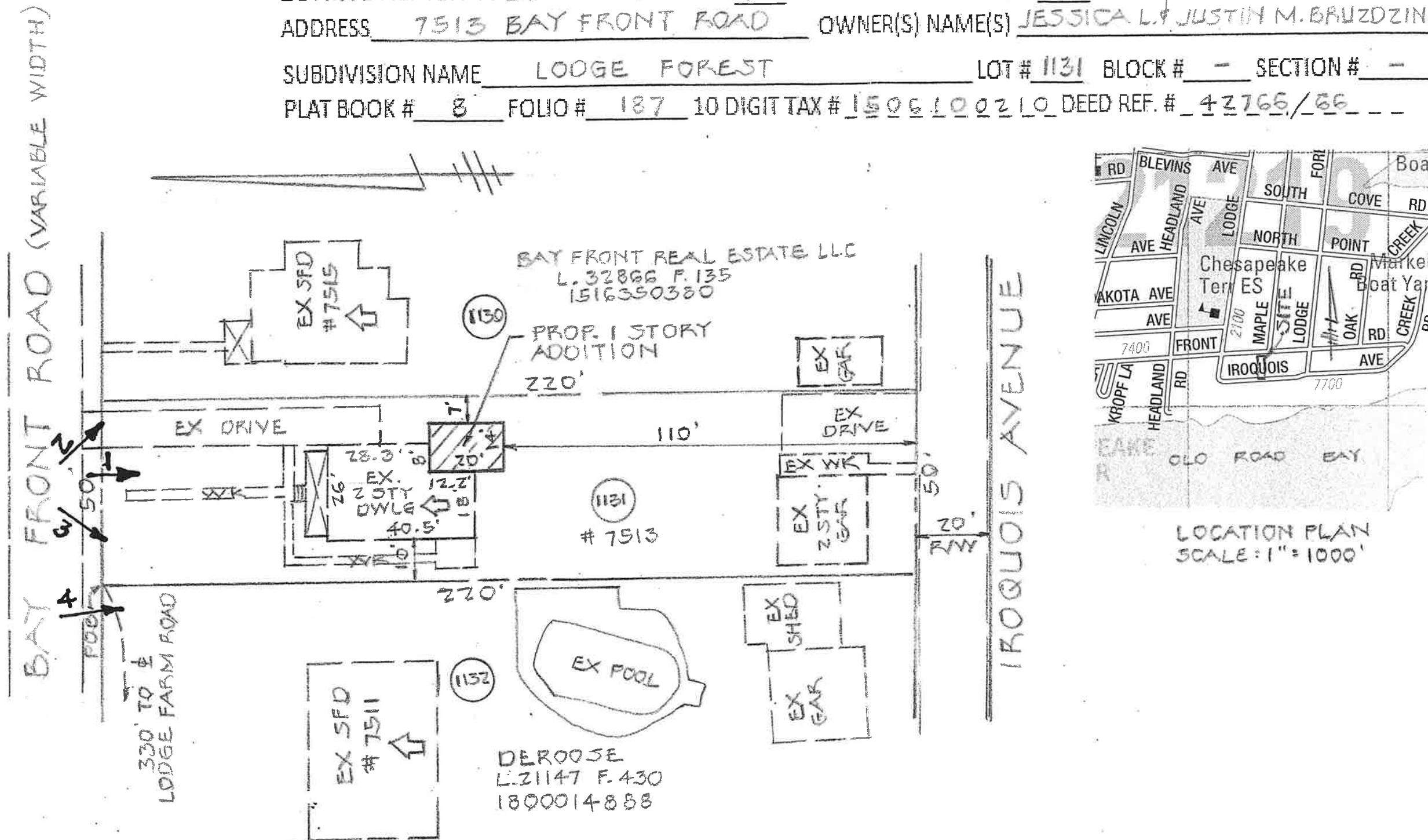


2024-0031-A



Dec 22, 2023, 9:58 AM

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
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ZONING MAP# 111C3
 SITE ZONED OR 5.5
 ELECTION DISTRICT 15
 COUNCIL DISTRICT 7
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 HISTORIC? NO
 IN CBCA? YES
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC X PRIVATE _____
 SEWER IS: PUBLIC X PRIVATE _____
 PRIOR HEARING? N/A
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
N/A

CENTRAL DRAFTING & DESIGN
 601 CHARWOOD COURT
 EDGEWOOD, MD 21040
 (410) 679-8719

PLAN DRAWN BY DWB

DATE 12/26/23 SCALE: 1 INCH = 30' FEET

2024-0031-A

PHOTOS

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: February 29, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0031-A
Address: 7513 BAY FRONT RD
Legal Owner: Justin & Jessica Bruzdinski

Zoning Advisory Committee Meeting of February 23, 2024.

The Department of Environmental Protection and Sustainability 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 a special hearing to reduce side yard setbacks to allow for a one-story addition. EPS has determined that adverse impacts on water quality from the pollutants discharged from the proposed development can be minimized with mitigation pursuant to Critical Area requirements. Owners have agreed to remove lot coverage on this property, per countersigned letter agreed to during permit review process for R23-08432.

2. Conserve fish, plant, and wildlife habitat;

This is a non-waterfront lot within the Critical Area. The proposed addition must comply with Critical Area regulations. Meeting lot coverage requirements and the 15% afforestation requirement will aid in the conservation of fish, plant, and wildlife habitat in the watershed.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

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

Additional Comments:

Reviewer: Marie Brady

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: February 21, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0031-A

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

DPR: No comment

DPW-T: No Exception taken

Landscaping: No comment.

Recreations & Parks: No Greenways affected.