



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

April 24, 2024

Brigid Robinson – pdoioz@icloud.com
8320 Bletzer Road
Dundalk, MD 21222

RE: Petition for Administrative Variance
Case No. 2024-0081-A
Property: 8320 Bletzer Road

Dear Petitioner:

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 be "Derek J. Baumgardner", is written over a blue circular stamp.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

c: Dean F. Gennerella – dean@admiralenterprises.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(8320 Bletzer Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Brigid Robinson	*	HEARINGS FOR
Petitioner	*	BALTIMORE COUNTY
	*	CASE NO. 2024-0081-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Brigid Robinson (“Petitioner”) for the property located at 8320 Bletzer Road, Dundalk (the “Property”). The Petitioner is requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), Section 400.1, to permit an accessory structure (in-ground swimming pool) to be located in the front yard (waterfront) in lieu of the required rear yard. The Property and requested relief are more fully depicted on the site plan (the “Site Plan”) that was marked and accepted into evidence as Petitioner’s Exhibit 1. Photos were submitted showing the location of the Property in a residential neighborhood. A Zoning Advisory Comments (“ZAC”) comment was submitted from the Bureau of Development Plans Review (“DPR”) / Department of Public Works & Transportation (“DPWT”), dated April 8, 2024, indicating the following:

“DPW-T: A) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100440F dated 9/26/08. Must comply with Flood Plain Ordinance. See County Bill 6-24, 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 property is located within the Chesapeake Bay Critical Area (“CBCA”) and is subject to Critical Area requirements as noted in the ZAC comment received on April 23, 2024,

submitted by the Department of Environmental Protection and Sustainability (“DEPS”).

The Petitioner having filed a Petition for Administrative Variance and the Property having been posted on April 6, 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”).

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.

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 24th day of **April, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from BCZR, Section 400.1, to permit an accessory structure (in-ground swimming pool) to be located in the front yard (waterfront) in lieu of the required rear yard, be and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Prior to permitting, Petitioner must comply with the Chesapeake Bay Critical Area and Floodplain regulations as directed by the DEPS ZAC Comment, dated April 19, 2024 and received on April 23, 2024; a copy of which is attached hereto and made a part hereof.

3. Petitioner must comply with the DPR / DPWT ZAC comment, dated April 8, 2024; 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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals
PK
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0081-A

DATE: April 8, 2024

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

DPR: No comment.

DPW-T: A) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100440F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 6-24, 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.

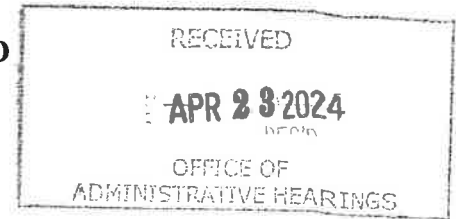
Landscaping: No comment.

Recreations & Parks: No Greenways affected.

AN 4-22

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: April 19, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0081-A
Address: 8320 BLETZER RD
Legal Owner: Brigid Robinson

Zoning Advisory Committee Meeting of April 9, 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 proposing to permit an accessory structure (in-ground swimming pool) to be located in the front yard in lieu of the required rear yard. The lot is waterfront and is within a Modified Buffer Area (MBA). Any proposed development must meet all LDA and MBA requirements, including lot coverage limits, MBA mitigation, and afforestation requirements. Lot coverage is limited to a maximum of 31.25%, with mitigation required for any new lot coverage between 25% and 31.25%. Lot coverage information was not provided. 15% afforestation (6 trees) is required. Mitigation for any new impacts to the MBA will be required. The proposed dwelling is partially within the MBA, but the amount of proposed new impact has not been provided. Additionally, it appears that the new dwelling may need to be shifted landward, as a replacement dwelling in the MBA may be no closer to the water than the adjacent neighbor furthest from mean high water. If the lot coverage,

afforestation, and MBA mitigation requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront and is within a Modified Buffer Area (MBA). The property must meet all lot coverage, afforestation requirements, and any MBA mitigation requirements. If lot coverage, afforestation, and MBA mitigation requirements are met, this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

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;

This is a grandfathered lot. Provided that the applicants meet their lot coverage, afforestation, and MBA mitigation requirements, then the relief requested will be consistent with the established land-use policies.

Reviewer: Jannifer D. Anderson

**ADMINISTRATIVE ZONING PETITION**
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARINGTo 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 B320 Bletzer Road Currently Zoned DRS-5
Deed Reference 35189 / 00330 10 Digit Tax Account # 1513204710
Owner(s) Printed Name(s) BRIGID M. ROBINSON(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) 400.1, BCR to permit an accessory structure (in-ground swimming pool) to be located 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):

Name #1 – Type or Print BRIGID M. ROBINSON Name #2 – Type or Print _____
Signature #1 Brigid Robinson Signature #2 _____
Mailing Address 8320 Bletzer Rd Dundalk MD City MD State MD
Zip Code 21222 Telephone #'s (Cell and Home) 410-790-0588 Email Address pdoioz@icloud.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:

Name - Type or Print DEAN F. GENNERELLA
Signature [Signature]
Mailing Address 4305 Pulaski Hwy Abingdon MD City Abingdon State MD
Zip Code 21009 Telephone # 410-538-6600 Email Address dean@ADMIRALENTERPRISES.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.

Administrative Law Judge for Baltimore County
Case Number 2024-0081-A Filing Date 3/26/2024 Estimated Posting Date 4/17/24 Reviewer MSK
Closing 4/22/24 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: 8320 Blotzer Rd Dundalk MD 21222-2829
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)

- * SEWER LINE
- * PROPERTY: Does not have the same offset as neighboring properties - Very small area (streetside) Large area (water front)
- * Pool would be close to Blotzer Rd, No privacy
- * Neighbor to the right (#8322) has an inground pool installed (water front) within the last few years.
- * Environment: Fee in lieu has been paid \$532.10
- * Existing landscape (tree & shrubs)

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

Brigid Robinson
Signature of Owner (Affiant)

Signature of Owner (Affiant)

BRIGID ROBINSON
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 15th day of March, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Brigid M Robinson

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

AS WITNESS my hand and Notaries Seal

Stephen G Delss
Notary Public

5-26-27
My Commission Expires

STEPHEN G DELSS
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires 05-26-2027

Colony Title Group, Ltd.
File No. 14-41678
Tax ID # 15-13-204710

Colony Title Group, Ltd.
5950 Symphony Woods Road
Suite 418
Columbia, MD 21044

This Deed, made this 7th day of July, 2014, by and between Michael P. Tyson, party of the first part, Grantor; and Brigid M. Robinson, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of Two Hundred Ninety-Five Thousand And 00/100 Dollars (\$295,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Brigid M. Robinson, as sole owner, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEGINNING for the same on the northeast side of a forty foot road (Bletzer Road) at the distance of four hundred eighty and sixty-three one-hundredths feet southeasterly from the intersection of the northeast side of a said Road with the southeast side of Glenhurst Road forty feet wide if extended northeasterly to an intersection, running thence binding on the northeast side of said forty foot road South fifty-six degrees thirty-three minutes East fifty feet thence running North thirty-four degrees fifty-three minutes East three hundred three feet to the waters of Back River, thence running and binding on part of the same North thirty-eight degrees forty minutes West fifty-two and Twelve one-hundredths feet and thence running South thirty-four degrees fifty-three minutes West three hundred nineteen feet to the place of beginning according to a survey made February 6, 1951 by Willard M. Lee, Registered Civil Engineer with the use in common of and subject to the use in common of said Bletzer Road as now traveled as a means of ingress and egress for the use and benefit of those entitled thereto, their heirs and assigns.

The improvements thereon being known as No. 8320 Bletzer Road, Baltimore, Maryland 21222.

BEING all and the same lot of ground which by Deed dated 3/7/08, and recorded among the Land Records of Baltimore County, in Liber No. 27557, Folio 533, was granted and conveyed by Evelyn Matlat unto Michael P. Tyson.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Brigid M. Robinson, as sole owner, in fee simple.

Brigid Robinson
8320 Bletzer Rd
Dundalk, MD 21222

Part A:

Beginning at a point on the northeast side of Bletzer Rd which is 19 feet wide at distance of 480 feet east of the centerline of the nearest improved intersecting street, Blezter Rd/Edgewater Place which is 22 feet wide.

2024-0081-A



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:

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Deed Reference 35189 / 00330 10 Digit Tax Account # 1513204710
Owner(s) Printed Name(s) BRIGID M. ROBINSON

(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:

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

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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):

BRIGID M. ROBINSON / _____
Name #1 – Type or Print Name #2 – Type or Print
Brigid Robinson / _____
Signature #1 Signature #2
8320 Bletzer Rd Dundalk MD
Mailing Address City State
21222 / 410.790.0588 / pdoioz@icloud.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:

DEAN F. GENNERELLA
Name - Type or Print
[Signature]
Signature
4305 Pulaski Hwy Abingdon MD
Mailing Address City State
21009 / 410.538.6600 / dean@ADMIRALENTERPRISES.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 2024-0081-A Filing Date 3/26/2024 Estimated Posting Date 4/17/24 Reviewer MSK
Closing 4/22/24 Revised 8/2022

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- * Existing landscape (tree & shrubs)

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

Brigid Robinson
Signature of Owner (Affiant)

Signature of Owner (Affiant)

BRIGID ROBINSON
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 15th day of March, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Brigid M Robinson

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

AS WITNESS my hand and Notaries Seal

Stephen G Delss
Notary Public

5-26-27
My Commission Expires

STEPHEN G DELSS
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires 05-26-2027

Colony Title Group, Ltd.
File No. 14-41678
Tax ID # 15-13-204710

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To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Brigid M. Robinson, as sole owner, in fee simple.

Brigid Robinson
8320 Bletzer Rd
Dundalk, MD 21222

Part A:

Beginning at a point on the northeast side of Bletzer Rd which is 19 feet wide at distance of 480 feet east of the centerline of the nearest improved intersecting street, Blezter Rd/Edgewater Place which is 22 feet wide.

2024-0081-A

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: April 19, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0081-A
Address: 8320 BLETZER RD
Legal Owner: Brigid Robinson

Zoning Advisory Committee Meeting of April 9, 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 proposing to permit an accessory structure (in-ground swimming pool) to be located in the front yard in lieu of the required rear yard. The lot is waterfront and is within a Modified Buffer Area (MBA). Any proposed development must meet all LDA and MBA requirements, including lot coverage limits, MBA mitigation, and afforestation requirements. Lot coverage is limited to a maximum of 31.25%, with mitigation required for any new lot coverage between 25% and 31.25%. Lot coverage information was not provided. 15% afforestation (6 trees) is required. Mitigation for any new impacts to the MBA will be required. The proposed dwelling is partially within the MBA, but the amount of proposed new impact has not been provided. Additionally, it appears that the new dwelling may need to be shifted landward, as a replacement dwelling in the MBA may be no closer to the water than the adjacent neighbor furthest from mean high water. If the lot coverage,

afforestation, and MBA mitigation requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront and is within a Modified Buffer Area (MBA). The property must meet all lot coverage, afforestation requirements, and any MBA mitigation requirements. If lot coverage, afforestation, and MBA mitigation requirements are met, this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

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;

This is a grandfathered lot. Provided that the applicants meet their lot coverage, afforestation, and MBA mitigation requirements, then the relief requested will be consistent with the established land-use policies.

Reviewer: Jannifer D. Anderson

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: April 10, 2024

FROM: Derek M. Chastain
Bureau of Building Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0081-A

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

BPR: No comment

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: April 8, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0081-A

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

DPR: No comment.

DPW-T: A) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100440F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 6-24, 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.

Landscaping: No comment.

Recreations & Parks: No Greenways affected.

CERTIFICATE OF POSTING

CASE NO. 2024-0081-A

PETITIONER/DEVELOPER

Brigid M. Robinson

DATE OF HEARING/CLOSING

April 22, 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
8320 Bletzer Road



THE SIGN(S) POSTED ON April 6, 2024

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

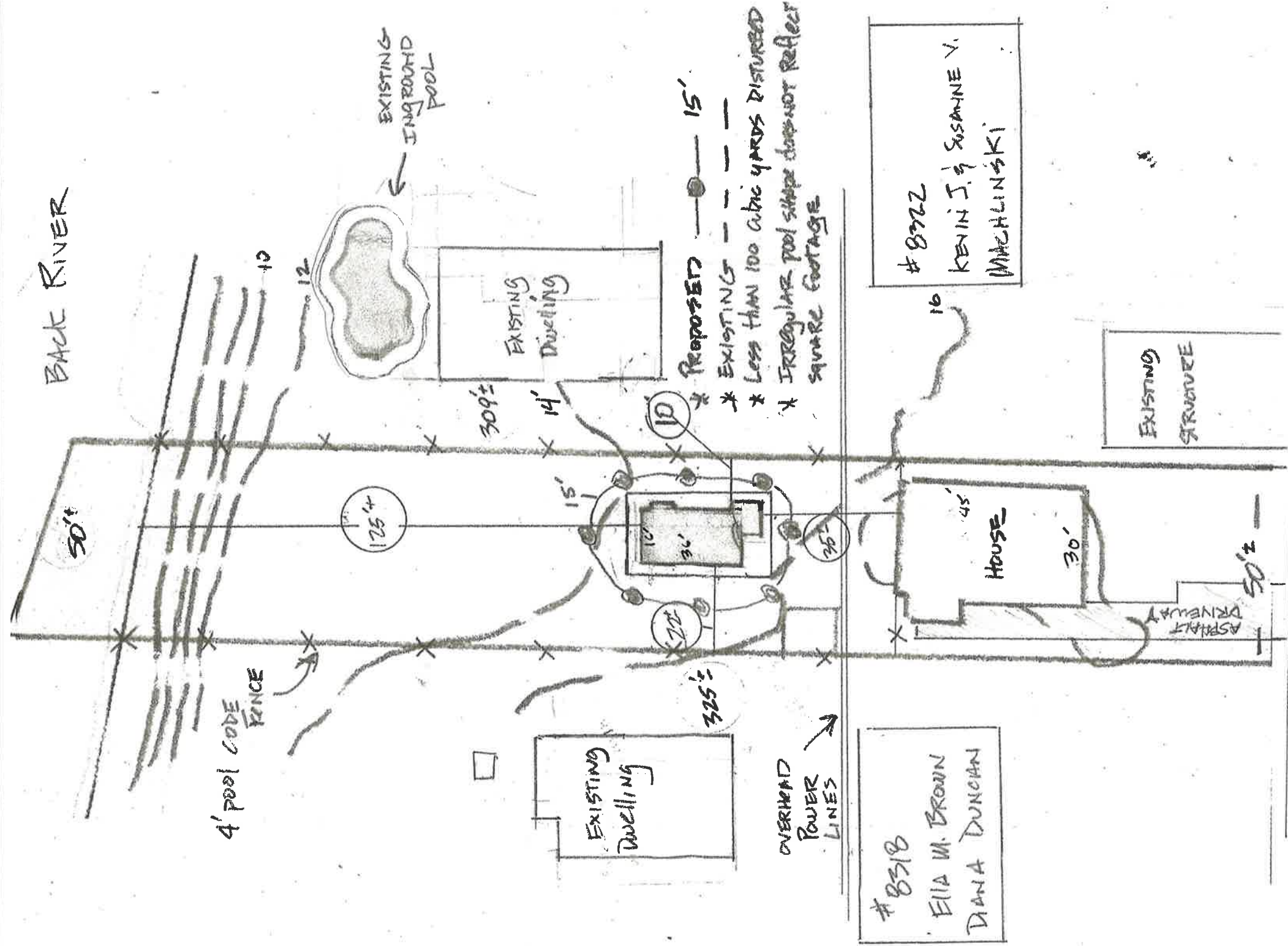
9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

Handwritten signature of Martin Ogle.

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
Address 8320 BLETZER ROAD Owners(s) Name(s) BEIGID M ROBINSON
Subdivision Name SE COLENTUZIST Lot # _____ Block # _____ Section # _____
Plat Book # _____ Folio # 533 10 Digit Tax # 1513204710 Deed Reference# 35189100330



Site Vicinity Map

MAP IS NOT TO SCALE

Zoning Map # 0104B1

Zoning DR 5.5

Election District 15

Council District 7

Lot Area Acreage 31041

Lot Square Footage 158601

Historic (Yes or No) NO

CBCA (Yes or No) NO Yes

Flood Plain (Yes or No) NO Yes

Utilities - Mark with (X) Electricity

Water is: Public X Private _____

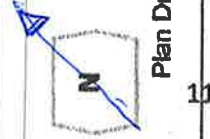
Sewer is: Public X Private _____

Prior Hearing (Yes or No) NO

If (Yes) list Case Number(s) and order result(s) below:

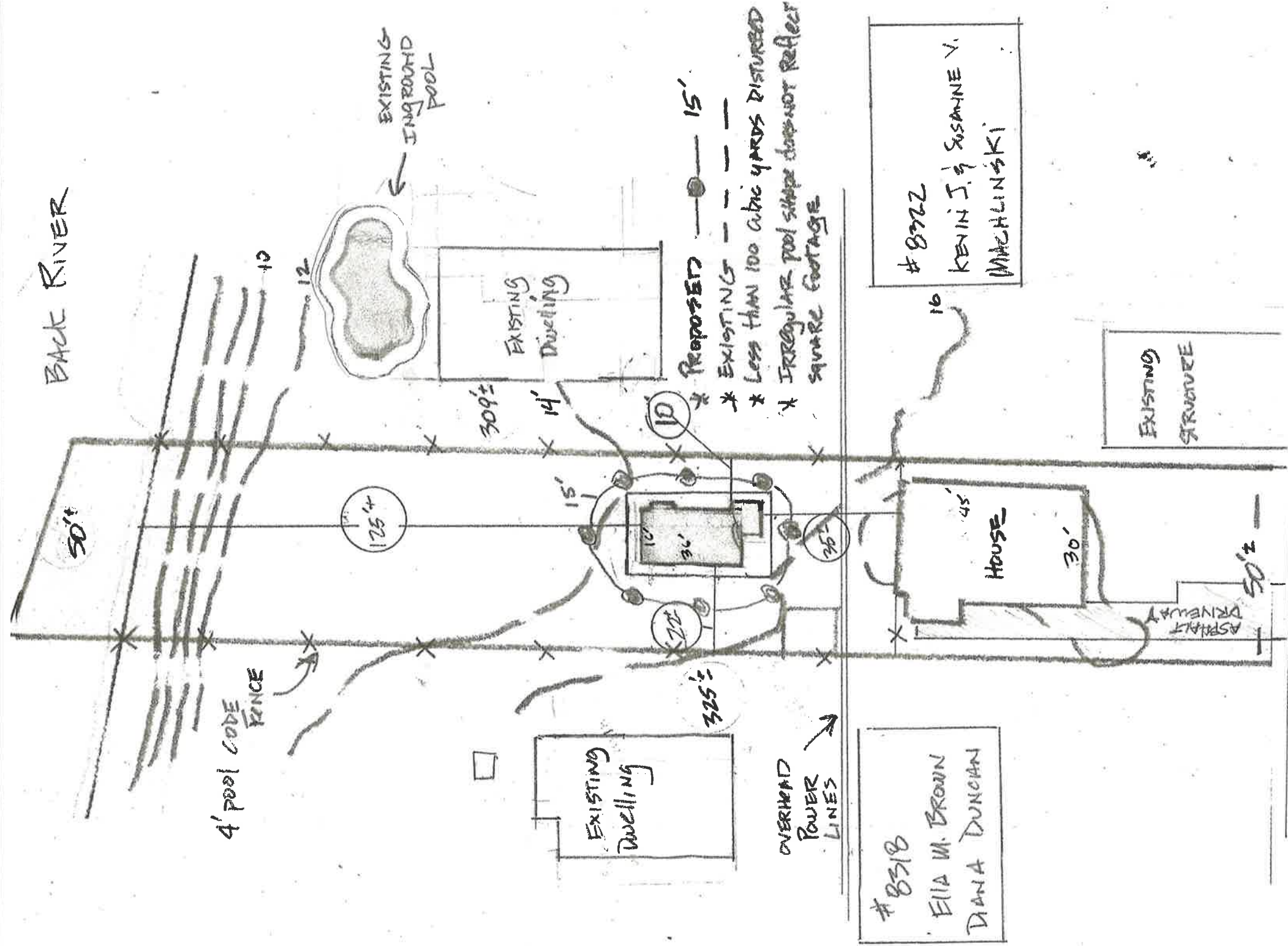
Violation Case Number(s) N/A

BLETZER ROAD



Plan Drawn By DEAN GENNARELLA Date 3.9.24 Scale: 1 inch = 30 Feet

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
Address 8320 BLETZER ROAD Owners(s) Name(s) BEIGID M ROBINSON
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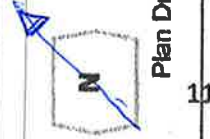
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