



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

May 30, 2024

Donna Shirrell Robinson
Cecil Robinson, Jr. – cecil@emslab.com
8247 Peach Orchard Road
Dundalk, MD 21222

RE: Petition for Administrative Variance
Case No. 2024-0115-A
Property: 8247 Peach Orchard Road

Dear Petitioners:

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 "AMB", is written over a horizontal line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw
Enclosure

c: J. Scott Dallas – jsdinc@aol.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(8247 Peach Orchard Road)		
12 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Donna & Cecil Robinson, Jr.	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0115-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, Donna and Cecil Robinson, Jr. (“Petitioners”) for the property located at 8247 Peach Orchard Road, Dundalk (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 1B02.3.B (1951, "A" Residence, Section III, C.2), to permit a street side (front) setback of 18 ft. in lieu of the required minimum 25 ft. setback; for such other and further relief as may be required by the Administrative Law Judge (“ALJ”) for Baltimore County.

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-2O. There were no adverse Zoning Advisory Committee (“ZAC”) comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on May 12, 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 affidavit 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.

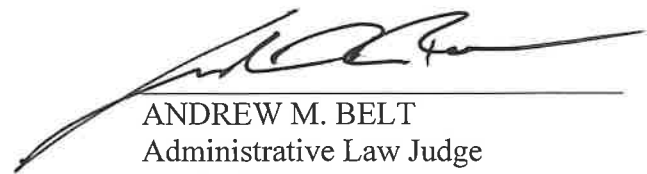
Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 30th day of **May, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), Section 1B02.3.B (1951, "A" Residence, Section III, C.2), to permit a street side (front) setback of 18 ft. in lieu of the required minimum 25 ft. setback; for such other and further relief as may be required by the Administrative Law Judge ("ALJ") for Baltimore County, be and it is hereby, **GRANTED**; and

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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 #8247 Peach Orchard Road Currently Zoned DR 5.5 AND RC 20
Deed Reference 47636 / 129 10 Digit Tax Account # 1216003085, 2200027163, 2200027166
Owner(s) Printed Name(s) DONNA SHIRRELL ROBINSON AND CECIL ROBINSON, JR

(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) PLEASE SEE ATTACHED

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

2. ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

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

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

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

<u>DONNA SHIRRELL ROBINSON</u> Name #1 – Type or Print	<u>CECIL ROBINSON, JR</u> Name #2 – Type or Print
<u>[Signature]</u> Signature #1	<u>[Signature]</u> Signature #2
<u>8247 PEACH ORCHARD ROAD</u> Mailing Address	<u>DUNDALK, MD</u> City State
<u>21222</u> Zip Code	<u>410-336-4131</u> Telephone #'s (Cell and Home)
	<u>CECIL@EMSLAB.COM</u> 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:

J SCOTT DALLAS (J S DALLAS, INC)
Name - Type or Print

[Signature]
Signature

P O Box 26 BALDWIN MD
Mailing Address City State

21013 410-817-4600 JSDINC@AOL.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 2024-0115-A Filing Date 5/3/24 Estimated Posting Date 5/12/24 Reviewer mtk

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: <u>8247 PEACH ORCHARD ROAD</u>	<u>DUNDALK</u>	<u>MD</u>	<u>21222</u>
Print or Type Address of Property	City	State	Zip Code

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

We have owned the property since 2022 and wish to create a larger dwelling footprint, more in harmony with our

3/4 acre waterfront lot size. A previous owner appears to have completely enclosed the front porch of the existing dwelling, now fairly indistinguishable from the rest of the main house. The resultant road-side setback is 18 feet,

smaller than the required minimum 25 feet if considered "front" or smaller than the required 30 feet if considered

"rear"- as this is a waterfront lot. We do not propose moving any closer to the road than the existing dwelling but need

to keep the house generally away from the water-side due to environmental constraints on lot coverage and in

sensitivity to the Chesapeake Bay Critical Area. Based on a review of Google Earth, the 18 foot road-side setback

appears to have at least a 15 year history. Additionally, moving our new footprint away from the road impacts our side

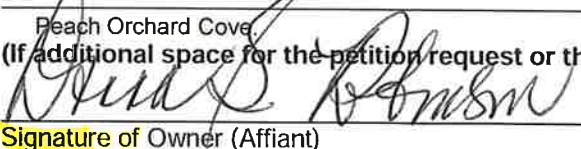
property line, as this is a very oddly shaped property with angled and irregular sidelines. Zoning and EIR reviewers

have advised us that respecting a 10 foot minimum side yard (as in DR 5.5) will be required for the RC 20 portion of the property.

Our current layout is 11 feet from the RC 20 sideline and keeps the new construction close to the road and farther from the

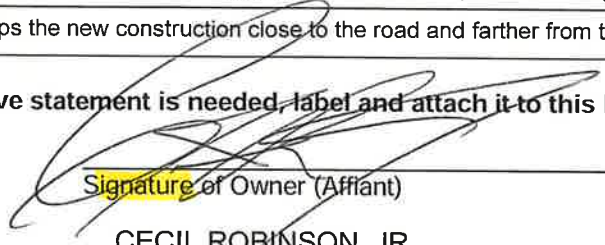
Peach Orchard Cove.

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


Signature of Owner (Affiant)

DONNA SHIRRELL ROBINSON

Name - Print or Type


Signature of Owner (Affiant)

CECIL ROBINSON, JR

Name - Print or Type

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

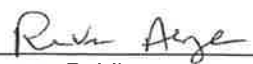
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of APRIL, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: DONNA SHIRRELL ROBINSON, CECIL ROBINSON JR

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

AS WITNESS my hand and Notaries Seal


Notary Public

7/3/2025
My Commission Expires



Attachment-

Zoning Petition

8247 PEACH ORCHARD ROAD

(1951, "A" Residence,
Section III. C. 2)

1. A VARIANCE FROM SECTION 1B02.3.B TO PERMIT A STREET SIDE (FRONT) SETBACK OF 18 FEET IN LIEU OF THE REQUIRED MINIMUM 25 FOOT SETBACK
2. FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE REQUIRED BY THE ADMINISTRATIVE LAW JUDGE FOR BALTIMORE COUNTY.

J.S. DALLAS, INC.

Surveying & Engineering

P.O. Box 26

Baldwin, MD 21013

(410)817-4600

FAX (410)817-4602

ZONING DESCRIPTION **# 8247 PEACH ORCHARD ROAD**

BEGINNING for the same on the southeast side of Peach Orchard Road (50 feet wide) distant 25 feet northeasterly from the extended centerline of Watersedge Road ((50 feet wide) thence running with said Peach Orchard Road ***(1)*** North 50 degrees 58 minutes 28 seconds East 120.84 feet thence leaving said road and running ***(2)*** South 24 degrees 15 minutes 28 seconds East 204.01 feet thence ***(3)*** South 16 degrees 21 minutes 41 seconds East 101.49 feet to Peach Orchard Cove thence running with said Peach Orchard Cove ***(4)*** South 77 degrees 44 minutes 55 seconds West 94.87 feet thence leaving said cove and running ***(5)*** North 39 degrees 01 minutes 45 seconds West 148.19 feet thence ***(6)*** North 50 degrees 58 minutes 28 seconds East 55.00 feet thence ***(7)*** North 39 degrees 01 minutes 45 seconds West 100.00 feet the place of beginning.

CONTAINING 32008 square feet (or 0.735 acres of land, more or less.)

LOCATED in the 12th Election District, 7th Councilmanic District.

BEING all of Lot 24 Block 5 Section C "Murray Point" (17-26) and all of adjacent Lots 23A and 24A per Deed 47636-129 etc.



Note: Description above compiled from deeds, plats, and plans by others
And not the result of a Maryland Boundary Survey.

2024-0115-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024-0115-A Address 8247 Peach Orchard Road

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

Filing Date: 5/3/2024 Posting Date: 5/12/2024 Closing Date: 5/27/2024

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: 2024-0115-A Address 8247 Peach Orchard Road
Donna & Cecil, Jr.

Petitioner's Name: Robinson Telephone (Cell): 410-336-4131

Posting Date: 5/12/2024 Closing Date: 5/27/2024

Wording for Sign: To Permit a front (street) setback of
18 feet in lieu of the minimum 25 feet for
a proposed 2-story addition.

Revised 1/2022

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

No. 230460

Date: 5/3/2024

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

Total: \$ 75.00

Rec

From: J. S. Dallas Inc

For:

Administrative Funding Variance
8247 Peach Orchard Rd
Case # 2024-0115-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

NJK

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 12 Account Number - 1216003085

Owner Information

Owner Name: ROBINSON DONNA SHIRRELL Use: RESIDENTIAL
ROBINSON CECIL JR Principal Residence: YES
Mailing Address: 8247 PEACH ORCHARD RD Deed Reference: /47636/ 00129
DUNDALK MD 21222-6026

Location & Structure Information

Premises Address: 8247 PEACH ORCHARD RD Legal Description:
DUNDALK 21222-6026 Waterfront MURRAY POINT

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0110 0005 0037 12050097.04 0000 C 5 24 2024 Plat Ref: 0017/ 0026

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1952 1,707 SF 5,500 SF 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
1 1/2 NO STANDARD UNITSIDING/5 2 full 1 Detached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2023	07/01/2024
Land:	89,500	181,500		
Improvements	188,900	382,000		
Total:	278,400	563,500	278,400	373,433
Preferential Land:	0	0		

Transfer Information

Seller: BERKOW MICHAEL	Date: 12/20/2022	Price: \$589,000
Type: ARMS LENGTH MULTIPLE	Deed1: /47636/ 00129	Deed2:
Seller: PARKER GWENDOLYN	Date: 05/17/2021	Price: \$357,000
Type: ARMS LENGTH MULTIPLE	Deed1: /44716/ 00420	Deed2:
Seller: PARKER GWENDOLYN	Date: 04/19/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /21732/ 00255	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: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0115-A



CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/12/2024

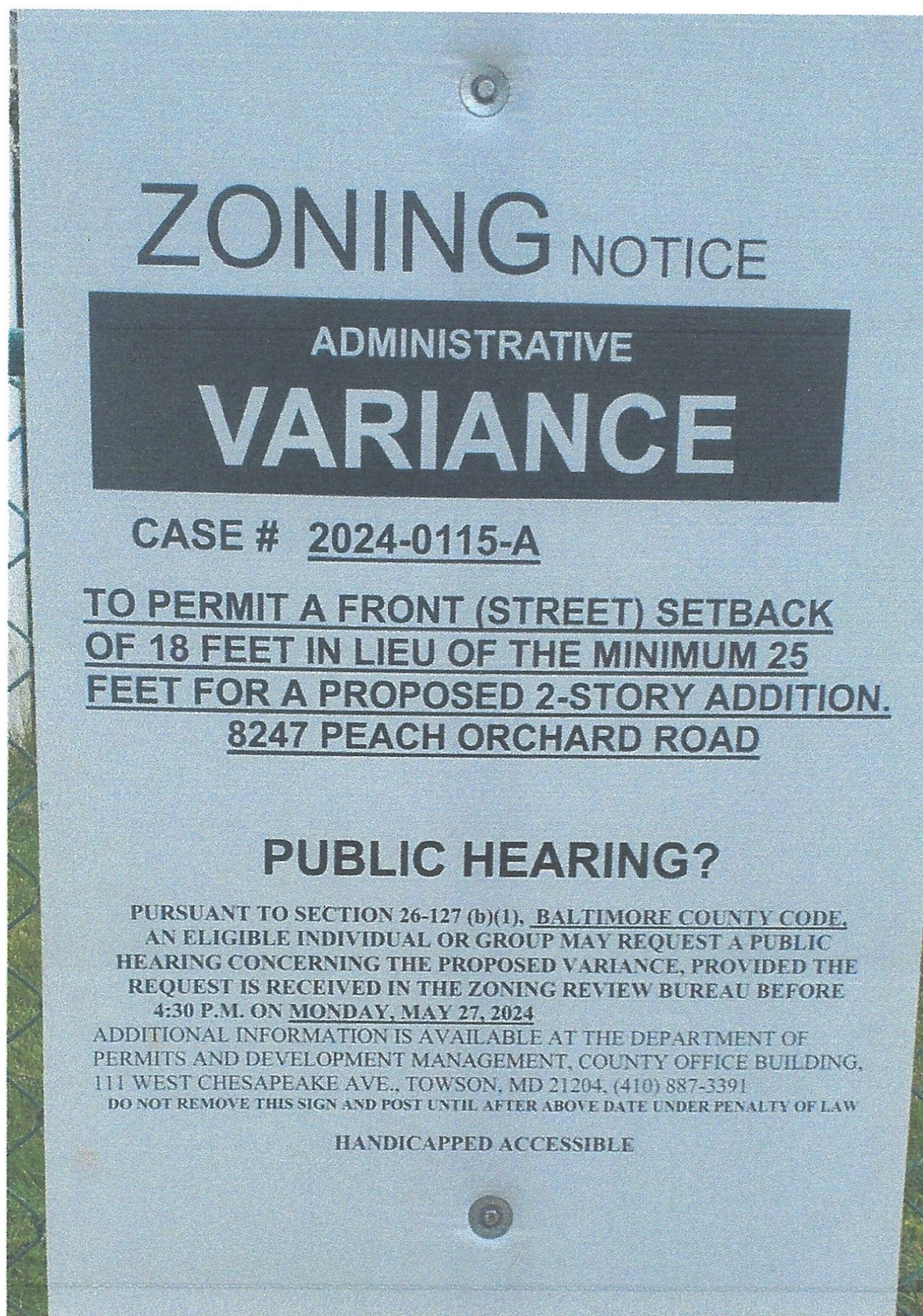
Case Number: 2024-0115-A

Petitioner / Developer: J. SCOTT DALLAS ~
DONNA & CECIL ROBINSON

Date of Closing: MAY 27, 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:
8247 PEACH ORCHARD ROAD

The sign(s) were posted on: MAY 12, 2024



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

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: June 11, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0115-A
Address: 8247 PEACH ORCHARD RD
Legal Owner: Donna & Cecil Robinson, Jr.

Zoning Advisory Committee Meeting of May 21, 2024.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

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 an Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area and is subject to Critical Area requirements. The applicant is proposing a street side (front) setback of 18 feet in lieu of the required minimum 25 feet. Any proposed development must meet all Critical Area and IDA requirements, including 10% pollution reduction mitigation requirements and buffer requirements. The project is proposed within the 100-foot Critical Area Buffer off a tributary to Bear Creek that runs along the eastern property boundary. No impact is permitted within the Critical Area Buffer, so the relief requested by the applicant will not result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

The proposal does not meet Chesapeake Bay Critical Area requirements. The proposed project is within the 100-foot Critical Area Buffer associated with a tributary to Bear Creek that runs along the eastern property line. Therefore, this request does not 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;

As currently proposed, the relief requested does not meet Critical Area requirements and will not be consistent with established land-use policies. EIR cannot support this proposal unless a variance to Critical Area regulations is granted to allow impact to the 100-foot Critical Area Buffer and appropriate mitigation is provided.

Additional Comments:

Reviewer: Libby Errickson

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: May 15, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0115-A

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

DPR: In a 100-year FEMA floodplain AE Zone BFE 7.7 NAVD88, BC AE Zone BF 7.7 NAVD88. Before approval of any building permits, applicant must submit application to Development Management and/or Development Review Committee.

DPW-T: A) 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 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.

B)The proposed addition is shown on an existing drainage and utility easement as recorded on Plat 17/26 Lot 24. The addition must be removed from the easement.

Landscaping: No comment.

Recreations & Parks: No comment LOS & No Greenways affected.

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

No. 230460

Date: 5/3/2024

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0060		C150				\$ 75.00

Total: \$ 75.00

Rec
From:

J. S. Dallas Inc.

For:

Administrative Funding Variance
8247 Peach Orchard Rd
Case # 2024-0115-A

CASHIER'S
VALIDATION

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

MMJK

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 12 Account Number - 1216003085

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ROBINSON CECIL JR Principal Residence: YES
Mailing Address: 8247 PEACH ORCHARD RD Deed Reference: /47636/ 00129
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Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0110 0005 0037 12050097.04 0000 C 5 24 2024 Plat Ref: 0017/ 0026

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1952	1,707 SF		5,500 SF	04

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	NO	STANDARD UNITS	SIDING/5	2 full	1 Detached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2023	07/01/2024
Land:	89,500	181,500		
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Seller: PARKER GWENDOLYN	Date: 05/17/2021	Price: \$357,000
Type: ARMS LENGTH MULTIPLE	Deed1: /44716/ 00420	Deed2:
Seller: PARKER GWENDOLYN	Date: 04/19/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /21732/ 00255	Deed2:

Exemption Information

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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: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0115-A



Background Photo @ 8247 Peach Orchard Road ~ 5/12/2024
CASE # 2024-0115-A

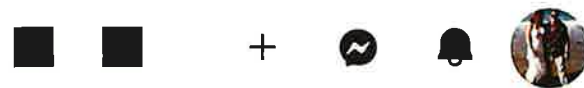


2024-0115-A



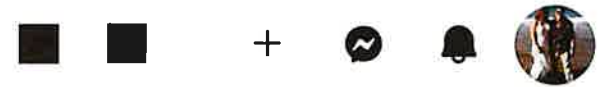


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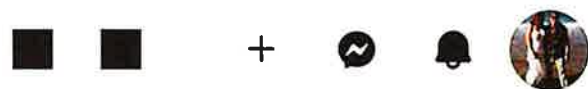
2024-0115-A





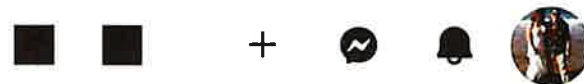
2024-0115-A





2024-0115-A





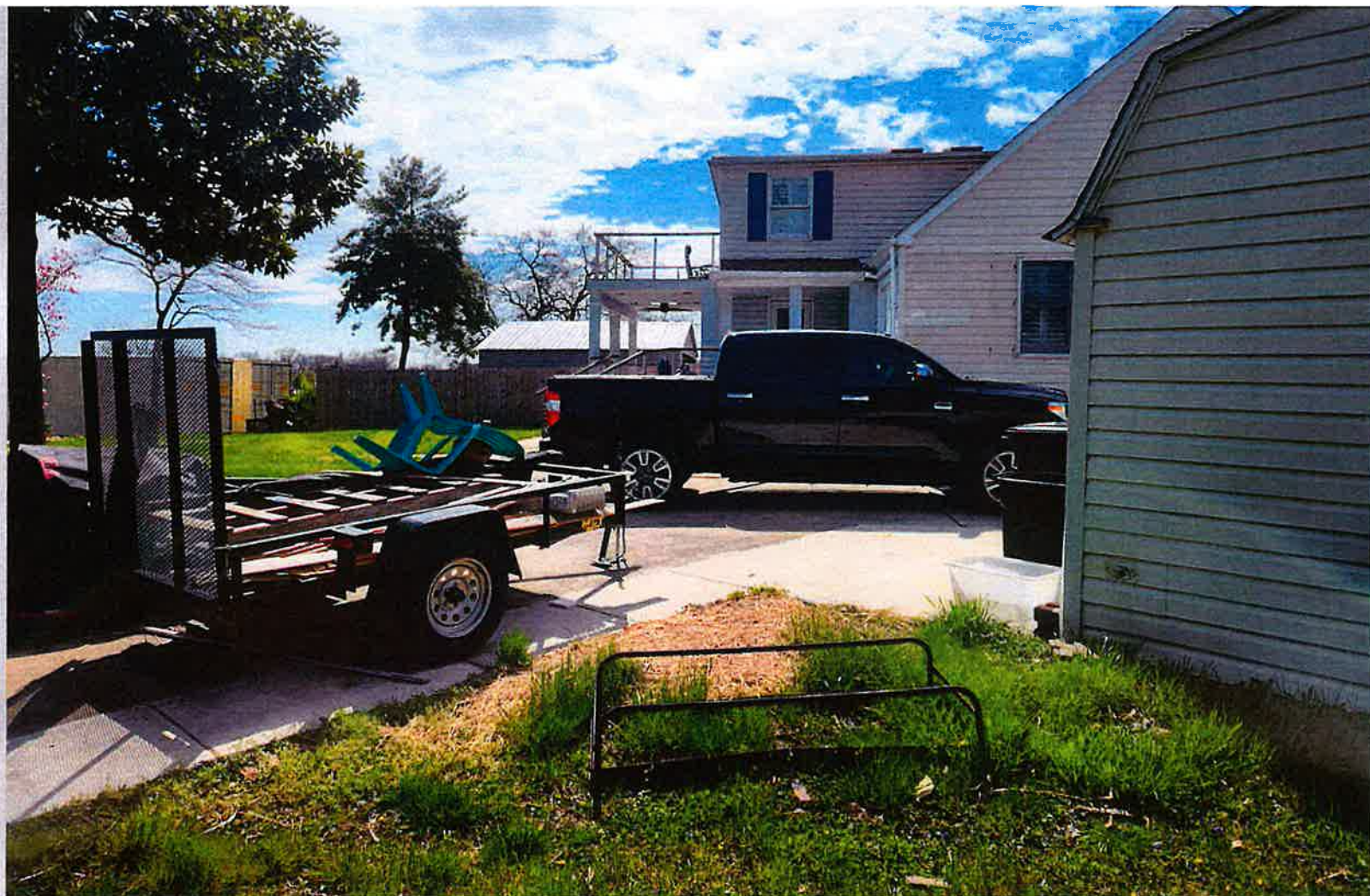
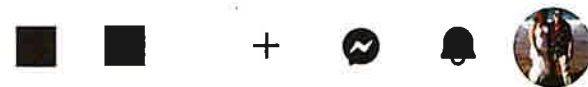
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2024-0115-A





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2024-0115-A





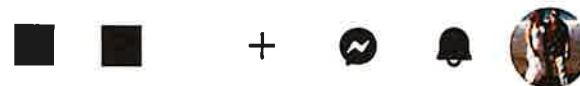
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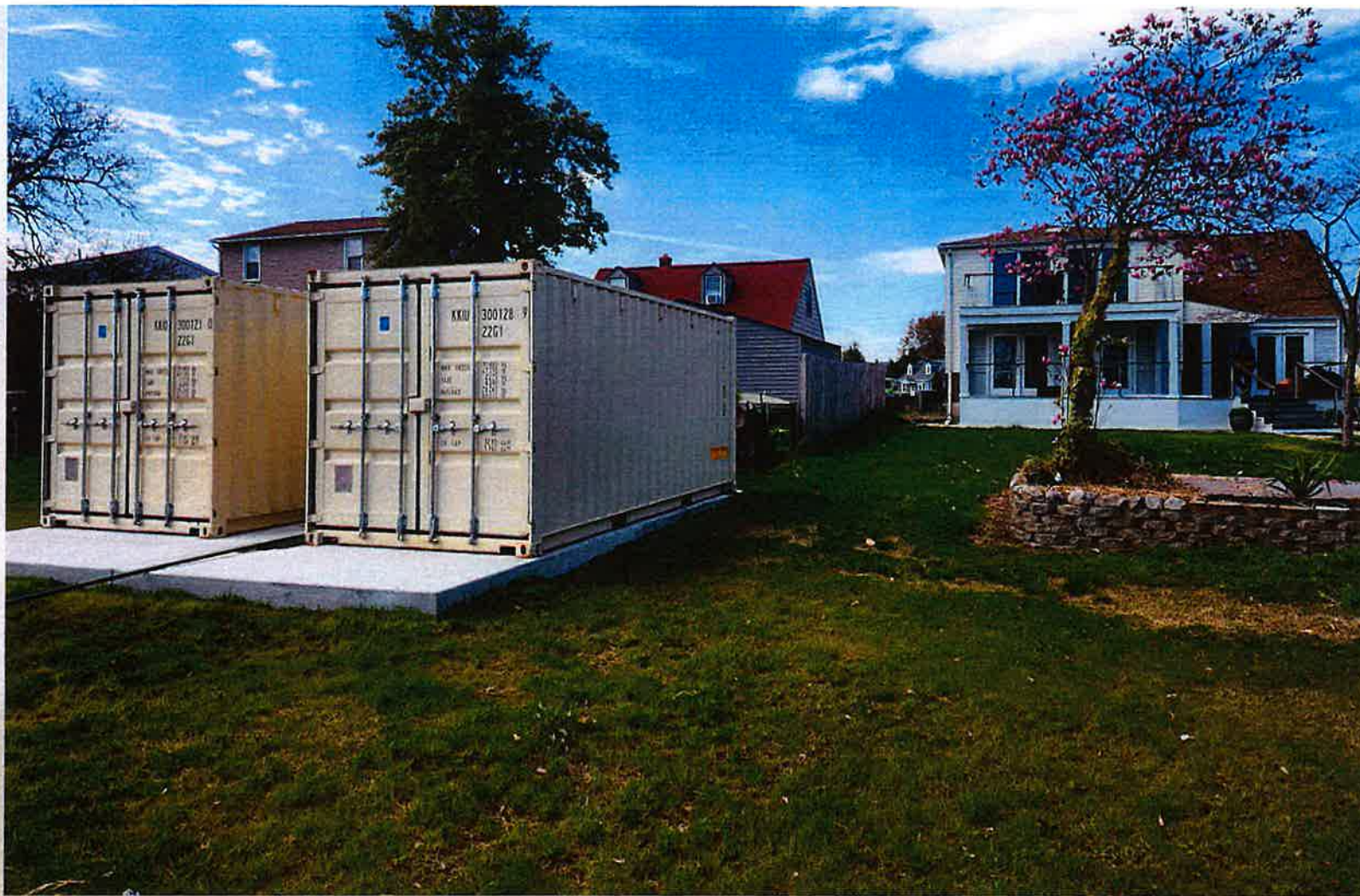
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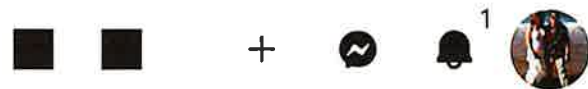
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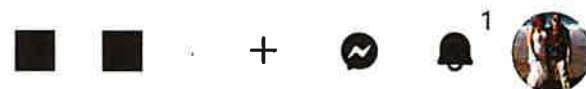
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DONNA SHIRRELL ROBINSON
CECIL ROBINSON JR
8247 PEACH ORCHARD RD
DUNDALK MD. 21222-6026
PHONE: 410-336-4131
email: cecil@emslab.com

2. SITE AREA: (COMPUTED TO TOP OF RIP RAP) 31641 SQ. FT. 0.726 AC.+-

3. PROPOSED DWELLING AREA (TOTAL): 3361 SQ. FT.+-

4. UTILITIES:
PUBLIC WATER
PUBLIC SEWER

5. CONTOURS SHOWN HEREON PER BALT. COUNTY "MY NEIGHBORHOOD" WEBSITE

6. SITE LIES WITHIN CHESAPEAKE BAY CRITICAL AREA (LDA)

7. PER BALTIMORE COUNTY "TIDAL FLOOD ZONE BOUNDARIES - NOTE 1" EXHIBIT,
BFE APPEARS TO BE ELEV. 7.7 NAVD88
MIN FF ELEV 9.7 NAVD88

8. DEED REFERENCE: JLE 47636-129

9. TAX ACCOUNT NO. 1216003085 (LOT 24 BLOCK 5 MURRAY POINT SEC. C 17:26
'2200027166 (LOT 24A)
'2200027163 (LOT 23A)

10. COUNCILMANIC DISTRICT: 7TH

11. CENSUS TRACT: 492700

12. WATERSHED: BALTIMORE HARBOR

13. ZONING: DR 5.5 AND RC20

SETBACKS: (DR 5.5)
MINIMUM LOT AREA: 6,000 Sq. Ft.
MINIMUM LOT WIDTH: 55'
MINIMUM FRONT YARD DEPTH: 25'
MINIMUM WIDTH OF INDIVIDUAL SIDE YARD: 10'
MINIMUM REAR YARD DEPTH: 30'

14. TAX MAP 0110 GRID 0005 PARCEL 0037

15. NO KNOWN PREVIOUS ZONING CASES ON FILE

16. NO KNOWN PERMITS ON FILE

17. THERE ARE NO HISTORIC FEATURES ON THE SITE
NOR IS THE SITE ITSELF HISTORIC

18. NO KNOWN PREVIOUS DRC MEETINGS

19. NO PROPOSED SIGNIFIGANT SITE GRADING CHANGES.

20. FLOOD ZONES SHOWN HEREON PER FEMA MAP 2400100555G
DATED MAY 5, 2014

21. EXISTING UTILITY CONNECTIONS TO BE USED

NOTE: CONTRACTOR TO PROVIDE POSITIVE DRAINAGE
AWAY FROM FOUNDATION AT ALL TIMES



IMPERVIOUS AREA CALCULATIONS

EXISTING		PROPOSED	
DWELLING:	1346 SQ. FT.	DWELLING:	1346 SQ. FT.
DRIVEWAY:	1678 SQ. FT.	PROPOSED ADDITION:	2015 SQ. FT.
SHED:	126 SQ. FT.	PROPOSED DRIVEWAY:	1552 SQ. FT.
DECK & STEPS:	366 SQ. FT.	PROPOSED STEPS:	63 SQ. FT.
REAR CONC:	1307 SQ. FT.	FRONT WALK AND STEPS:	73 SQ. FT.
FRONT & SIDE CONC & BRICK STEPS:	71 SQ. FT.	REAR CONC AND PAVERS TO REMAIN:	90 SQ. FT.
TOTAL	4894 SQ. FT.	TOTAL	5139 SQ. FT.
	4894 / 31641 = 15.5%		5139/31641=16.2%

PER BALTIMORE COUNTY "TIDAL FLOOD ZONE BOUNDARIES - NOTE 1" EXHIBIT,
BFE APPEARS TO BE ELEV. 7.7 NAVD88
MIN FF ELEV 9.7 NAVD88 (TOTAL SITE IS IN 100 YEAR F.P.)

**PHOTO KEY
8247 PEACH ORCH.
RD.**

J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



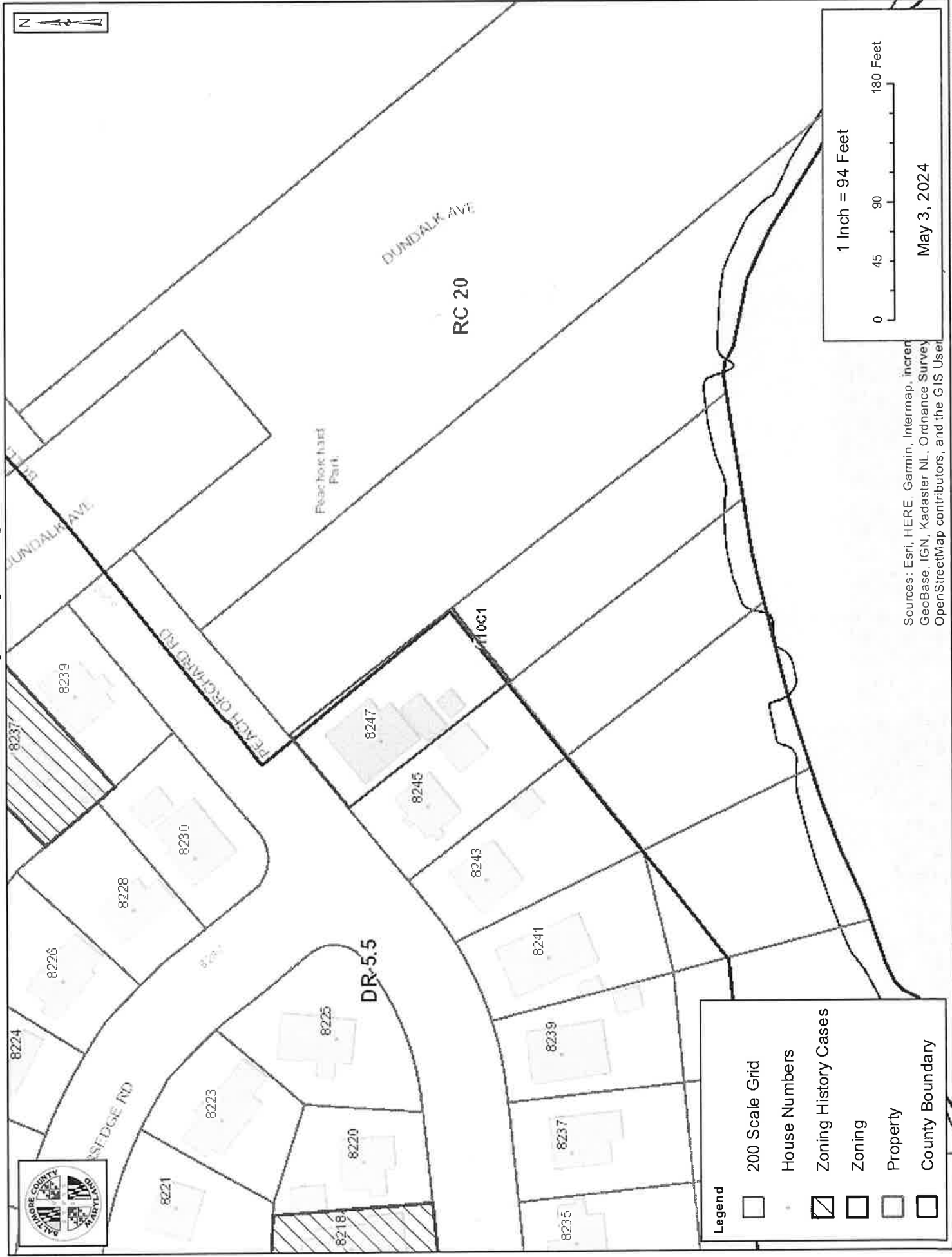
04-16-2024
DATE

**SITE PLAN TO ACCOMPANY
APPLICATION FOR ZONING VARIANCE
#8247 PEACH ORCHARD ROAD
DEED REFERENCE: JLE 47636-129
SEE PLAT OF MURRAY POINT (17:26)
12TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD**

SCALE: 1"=20' DATE 04-16-2024

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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, AeroGRID, IGN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, DeLorme, NAVTEQ, Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community