



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 #412 WAGNER AVENUE MIDDLE RIVER, MARYLAND 21220 Currently Zoned DR-3.5
Deed Reference 41015 / 314 10 Digit Tax Account # 24-00000509
Owner(s) Printed Name(s) EDWARD J. BARTENFELTER & DAVID J. OLIVER

(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: 400.3 → To permit an accessory building (garage) with a height of 21 feet in lieu of the maximum allowed 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):

EDWARD J. BARTENFELTER / DAVID J. OLIVER
Name #1 – Type or Print Name #2 – Type or Print

Edward J. Bartenfelter / Po A Kimberly Bartenfelter Oliver David J Oliver
Signature #1 Signature #2

#412 WAGNER AVENUE MIDDLE RIVER, MARYLAND 21220
Mailing Address City State
410-458-8079 / dkoliver21014@gmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

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

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

WILLIAM N. BAFITIS, P.E.
Name - Type or Print
William N. Bafitis, P.E.
Signature
1249 ENGLEBERTH ROAD BALTO. MD.
Mailing Address City State
21221 / 410-391-2336 bafitisassoc@comcast.net
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 2024-0124-A Filing Date 5, 15, 24 Estimated Posting Date 5, 26, 24 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: #412 WAGNER AVENUE MIDDLE RIVER, MARYLAND 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)

WE ARE REQUESTING TO BUILD A 1-STY. GARAGE WITH A STORAGE AREA ABOVE IT.

THIS IS WHAT WE ARE REQUESTING A HEIGHT VARIANCE FOR. IF WE WOULD BUILD AN EXTRA SHED ON THE PROPERTY FOR STORAGE IT WOULD ADD MORE LOT COVERAGE TO THE SITE.

IF WE ADD MORE LOT COVERAGE TO THE SITE THEN WE WOULD HAVE A PROBLEM WITH THE DEPARTMENT OF ENVIRONMENRAL. THIS IS WHY WE REQUESTING THE VARIANCE.

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

Edward J. Bartenfelter / POA Kimberly Bartenfelter Oliver
Signature of Owner (Affiant)

David J. Oliver
Signature of Owner (Affiant)

EDWARD J. BARTENFELTER
Name - Print or Type

DAVID J. OLIVER
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 7th day of May, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Edward J. Bartenfelter (POA Kimberly Bartenfelter Oliver) and David J. Oliver

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

9/18/2025
My Commission Expires



Bafitis & Associates

ZONING DESCRIPTION FOR

#412 WAGNER LANE
BALTIMORE COUNTY MARYLAND 21220
15TH ELECTION DISTRICT

PART A

BEGINNING AT A POINT IN THE CENTERLINE OF EDWARDS LANE 87'± SOUTHWESTERLY
FROM THE CENTERLINE INTERSECTION OF EDWARDS LANE 30' R/W AND WAGNER LANE;

PART B OPTION 2:

BEING LOT (1), ON A PLAT ENTITLED EDWARDS AS RECORDED AMONG THE LAND
RECORDS OF BALTIMORE COUNTY IN PLAT BOOK 08 FOLIO 50;
CONTAINING: 31,014 SQUARE FEET OR 0.711 ACRES MORE OR LESS

2024-0124-A


WILLIAM N. BAFITIS, P.E. MD. REG. #11641



SEAL



Bafitis & Associates

ZONING DESCRIPTION

FOR

#412 WAGNER LANE

BALTIMORE COUNTY MARYLAND 21220

15TH ELECTION DISTRICT

BEGINNING AT A POINT IN THE CENTERLINE OF EDWARDS LANE 87'± SOUTHWESTERLY FROM THE CENTERLINE INTERSECTION OF EDWARDS LANE 30' R/W AND WAGNER LANE;

THENCE BINDING ALONG EDWARDS LANE THE TWO FOLLOWING COURSES:

- 1) SOUTH 34°-41'-36" WEST AT A DISTANCE OF 23.01' TO A POINT;
- 2) SOUTH 11°-43'-36" WEST AT A DISTANCE OF 27.40' TO A POINT;

THENCE LEAVING SAID AVENUE THE TWO FOLLOWING COURSES AND DISTANCES:

- 3) NORTH 67°-43'-24" WEST AT A DISTANCE OF 173.80' TO A POINT;
- 4) THENCE LEAVING SAID POINT AND RUNNING THROUGH WAGNER LANE;
NORTH 57°-45'-24" WEST AT A DISTANCE OF 242.43' TO A POINT;
AT THE SHORELINE OF FROG MORTAR CREEK;

THENCE RUNNING ALONG SAID CREEK THE TWO FOLLOWING COURSES AND DISTANCES:

- 5) NORTH 28°-19'-28" EAST AT A DISTANCE OF 49.42' TO A POINT;
- 6) NORTH 35°-15'-15" EAST AT A DISTANCE OF 35.36' TO A POINT;

THENCE LEAVING SAID CREEK AND RUNNING THROUGH WAGNER LANE;

- 7) SOUTH 56°-55'-39" EAST AT A DISTANCE OF 406.55' TO THE POINT OF BEGINNING.

CONTAINING: 31,014 SQUARE FEET OR 0.711 ACRES MORE OR LESS

2024-0124-A


WILLIAM N. BAFITIS, P.E. MD. REG. #11641



SEAL

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 - 2400000509	
Owner Information		
Owner Name:	BARTENFELTER EDWARD J OLIVER DAVID J ET AL	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	412 WAGNER LN MIDDLE RIVER MD 21220-2922	Deed Reference: /41015/ 00314
Location & Structure Information		
Premises Address:	412 WAGNER AVE MIDDLE RIVER 21220-2922 Waterfront	Legal Description: .712AC PT LT 10 412 WAGNER AVE WS EDWARDS PLAT
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: MS		
0091 0009 0485 15030020.04 0000 1 2024 Plat Ref: 0008/ 0050		
Town: None		
Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use		
2004 3,324 SF 750 SF 31,014 SF 04		
StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements		
2 YES STANDARD UNITSIDING/5 4 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:	266,700	254,000		
Improvements	564,600	711,600		
Total:	831,300	965,600	831,300	876,067
Preferential Land:	0	0		

Transfer Information

Seller: BARTENFELTER EDWARD J	Date: 01/02/2019	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /41015/ 00314	Deed2:
Seller: RYDER JAMES F JR	Date: 04/30/2018	Price: \$735,000
Type: ARMS LENGTH IMPROVED	Deed1: /40202/ 00313	Deed2:
Seller: MILLER JAMES,JR	Date: 02/04/2003	Price: \$171,000
Type: NON-ARMS LENGTH OTHER	Deed1: /17489/ 00134	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 02/13/2019

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

**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: 2024-0124-A

Property Address: #412 WAGNER AVENUE MIDDLE RIVER, MARYLAND 21220

Property Description: ONE STORY GARAGE FOR ACCESSORY STORAGE

Legal Owners (Petitioners): EDWARD J. BARTENFELTER & DAVID J. OLIVER

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID J. OLIVER

Company/Firm (if applicable): _____

Address: #412 WAGNER AVENUE MIDDLE RIVER, MARYLAND 21220

Telephone Number: 410-458-8079

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0124 -A Address 432 WAGNER AVE.

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

Filing Date: 5/15/24 Posting Date: 5/26/24 Closing Date: 6/10/24

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: 2024 - 0124 -A Address 432 WAGNER AVENUE

Petitioner's Name: BARTENFELDER + OLIVER Telephone (Cell) WILLIAM BAFITIS
410-391-2336

Posting Date: 5/26/24 Closing Date: 6/10/24

Wording for Sign: To Permit _____

To permit an accessory building (garage) with a height of 21 feet in lieu of the maximum allowed 15 feet.

Revised 1/2022



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Owner(s)/Petitioner(s):

EDWARD J. BARTENFELTER / DAVID J. OLIVER
Name #1 – Type or Print Name #2 – Type or Print

Edward J. Bartenfelter / P.O. Kimberly Bartenfelter Oliver David J. Oliver
Signature #1 Signature #2

#412 WAGNER AVENUE MIDDLE RIVER, MARYLAND 21220
Mailing Address City State
410-458-8079 / dkoliver21014@gmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

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

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

WILLIAM N. BAFITIS, P.E.
Name - Type or Print
William N. Bafitis, P.E.
Signature
1249 ENGLEBERTH ROAD BALTO. MD.
Mailing Address City State
21221 / 410-391-2336 bafitisassoc@comcast.net
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 2024-0124-A Filing Date 5 / 15 / 24 Estimated Posting Date 5 / 26 / 24 Reviewer JS

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

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Address: #412 WAGNER AVENUE MIDDLE RIVER, MARYLAND 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)

WE ARE REQUESTING TO BUILD A 1-STY. GARAGE WITH A STORAGE AREA ABOVE IT.
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Edward J. Bartenfelter / POA Kimberly Bartenfelter Oliver
Signature of Owner (Affiant)

David J Oliver
Signature of Owner (Affiant)

EDWARD J. BARTENFELTER
Name - Print or Type

DAVID J. OLIVER
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 7th day of May, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Edward J. Bartenfelter (POA Kimberly Bartenfelter Oliver) and David J. Oliver

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

9/18/2025
My Commission Expires



Bafitis & Associates

ZONING DESCRIPTION FOR

#412 WAGNER LANE
BALTIMORE COUNTY MARYLAND 21220
15TH ELECTION DISTRICT

PART A

BEGINNING AT A POINT IN THE CENTERLINE OF EDWARDS LANE 87'± SOUTHWESTERLY
FROM THE CENTERLINE INTERSECTION OF EDWARDS LANE 30' R/W AND WAGNER LANE;

PART B OPTION 2:

BEING LOT (1), ON A PLAT ENTITLED EDWARDS AS RECORDED AMONG THE LAND
RECORDS OF BALTIMORE COUNTY IN PLAT BOOK 08 FOLIO 50;
CONTAINING: 31,014 SQUARE FEET OR 0.711 ACRES MORE OR LESS

2024-0124-A


WILLIAM N. BAFITIS, P.E. MD. REG. #11641



SEAL



Bafitis & Associates

ZONING DESCRIPTION

FOR

#412 WAGNER LANE

BALTIMORE COUNTY MARYLAND 21220

15TH ELECTION DISTRICT

BEGINNING AT A POINT IN THE CENTERLINE OF EDWARDS LANE 87'± SOUTHWESTERLY FROM THE CENTERLINE INTERSECTION OF EDWARDS LANE 30' R/W AND WAGNER LANE;

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NORTH 57°-45'-24" WEST AT A DISTANCE OF 242.43' TO A POINT;
AT THE SHORELINE OF FROG MORTAR CREEK;

THENCE RUNNING ALONG SAID CREEK THE TWO FOLLOWING COURSES AND DISTANCES:

- 5) NORTH 28°-19'-28" EAST AT A DISTANCE OF 49.42' TO A POINT;
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- 7) SOUTH 56°-55'-39" EAST AT A DISTANCE OF 406.55' TO THE POINT OF BEGINNING.

CONTAINING: 31,014 SQUARE FEET OR 0.711 ACRES MORE OR LESS

2024-0124-A


WILLIAM N. BAFITIS, P.E. MD. REG. #11641



SEAL

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

No. 230468

Date: _____

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		650					\$ 75.00

Total: \$ 75.00

Rec
From: BAFITIS AND ASSOCIATES

For: 2024-0124-A

412 WAGNER AVE / BARTENFELDER + OLIVER

JSS 24-0456

**CASHIER'S
VALIDATION**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

BAFITIS AND ASSOCIATES LLC
1249 ENGLEBERTH RD
BALTIMORE MD 21221

06-19

1588

15-172/540
223

5-7-2024

Date

Pay to the
Order of Baltimore County \$ 75.00
Seventy Five Dollars 00 Dollars



America's Most Convenient Bank®

For 412 Wagner Lane

William B. B. B.

MP

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/20/2024

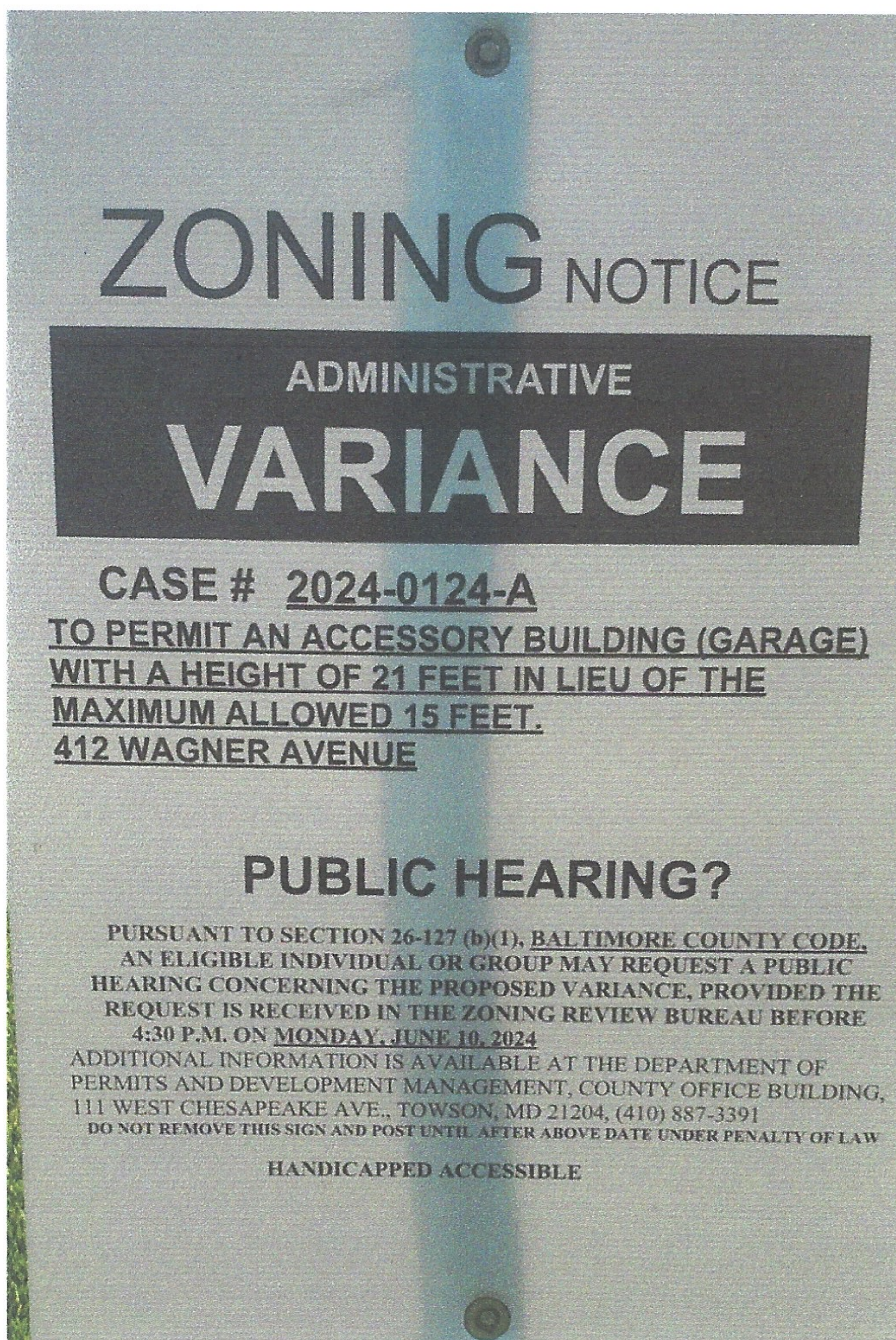
Case Number: 2024-0124-A

Petitioner / Developer: WILLIAM BAFITIS ~ BARTENFELDER & OLIVER

Date of Closing: JUNE 10, 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:
412 WAGNER LANE

The sign(s) were posted on: MAY 20, 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 6, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0124-A
Address: 412 WAGNER AVE
Legal Owner: Edward Bartenfelter, David Oliver

Zoning Advisory Committee Meeting of June 4, 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 a detached garage with a vertical height of 21 feet in lieu of the maximum allowed 15 feet. 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 5,445 square feet, with mitigation required for any new lot coverage between 15% and 5,445 square feet. Lot coverage information was not provided. 15% afforestation (9 trees) is required on the property. Mitigation for any new impacts to the MBA will be required. The proposed garage will not impact the MBA. If the lot coverage and afforestation 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.

Additional Comments:

Reviewer: Libby Errickson

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: May 30, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0124-A

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

DPR: In a 100-year Baltimore County floodplain AE Zone BFE 8.5 NAVD88.

DPW-T: A) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=8.5) per panel FIRM 2400100435F 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 accessory structure is equal to 1200 square feet. Code 32-8-507 (A) limits accessory structures in a tidal special flood hazard area to 300 square feet. For this reason, the administrative variance must be denied.

Landscaping: No comment.

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

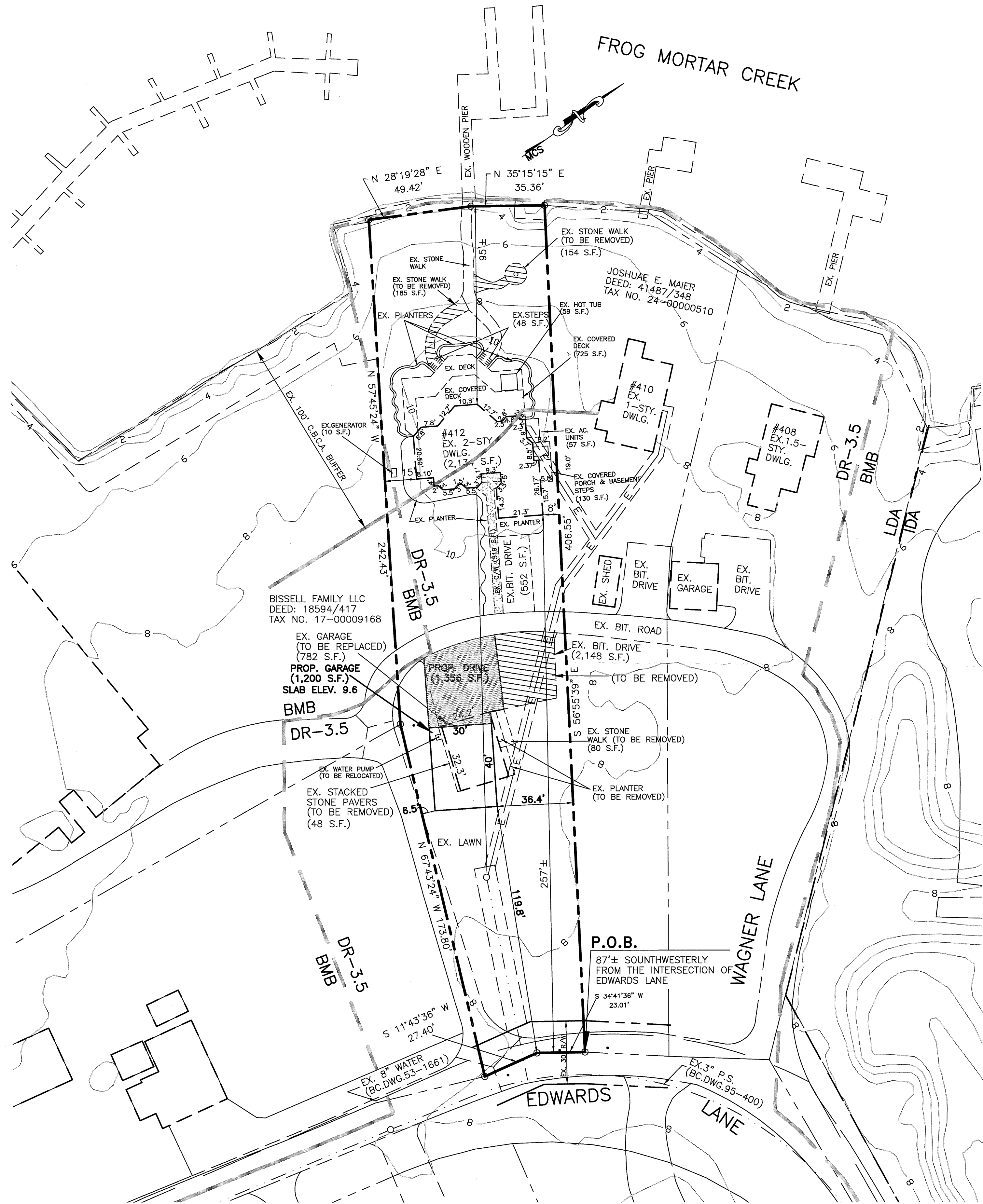
TO: Peter Gutwald, Director **DATE:** May 29, 2024
Department of Permits, Approval, and Inspections

FROM: Derek M. Chastain
Bureau of Building Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0124-A

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

BPR: Please apply for a building permit in order to comply with requirements of the International Residential Code, 2015 edition.



NOTES

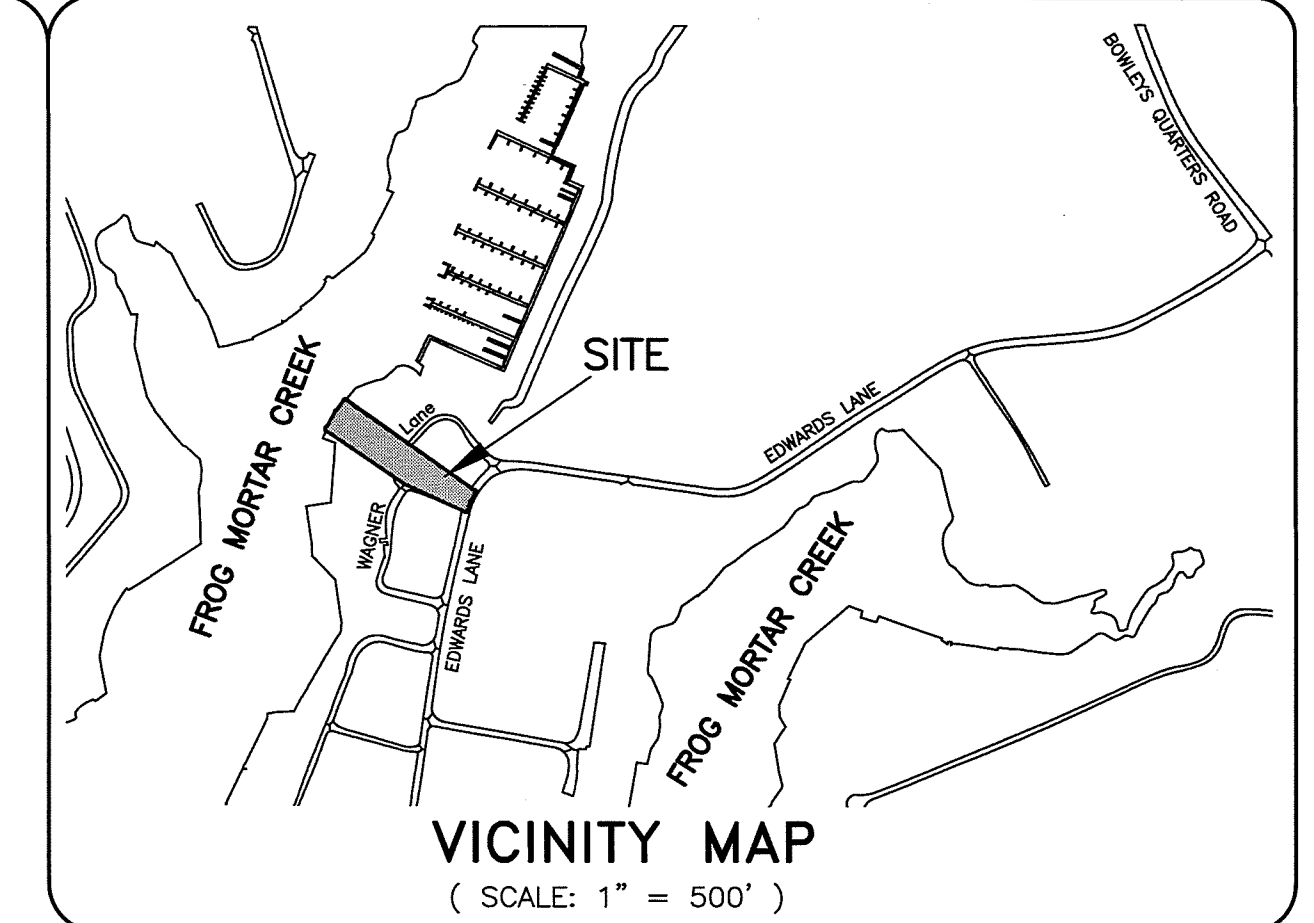
- Topography shown hereon was taken from Baltimore County GIS Topography & Updated by field survey. (FEB. 2023)
- The Firm Insurance Rate Map, 240010-0435G indicates this is situated within flood Zone X & AE. F.E.M.A. indicates a Flood Elevation of 8.5 NAVD 88 based on a Flood Insurance Study Number 240010V000B. A minimum first floor elevation 10.5 NAVD 88. LOMR 19-03-1117P EFF.DATE 7/29/2019.
- Property lines shown hereon were established by public information.
- This site is situated within the Chesapeake Bay Critical Areas and is classified by land use as Limited Development Area (LDA) (MAP 91).
- There shall be no clearing, grading, construction or disturbance of vegetation within the 100' Buffer Area except as permitted by the Baltimore County Department of Environmental Protection and Sustainability.
- This site is situated within a Modified Buffer Management Area of the Chesapeake Bay Critical Areas.
- There are no forest or developed woodlands on this site.
- There are NO Tidal & Non-Tidal Wetlands shown on this site.
- There is no significant plant or animal habitat on this site.
- There are no slopes greater than 15% on this site except as shown along White Marsh Run.
- There are no known wells on this site.
- There are no known underground storage tanks or septic systems on this site.
- There are no known potentially hazardous materials on this site as defined by Title 7-Health and Environmental Article, Annotated Code of Maryland, except as noted.
- There are no buildings or property within this site that are included on the Maryland Historical Trust Inventory, The Baltimore County Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
- The site has 85'± of water frontage.
- Public Water and sewer serve this site.
- Caution underground utilities may exist in Wanger Lane & onsite, contact Miss Utility (800-257-7777) prior to any construction.
- Proposed dwelling height > 15'.
- All roof downspouts must discharge rainwater runoff on-to a pervious surface.

ZONING HISTORY

THERE ARE NO CASES FOR THIS SITE.

ZONING VARIANCE REQUEST

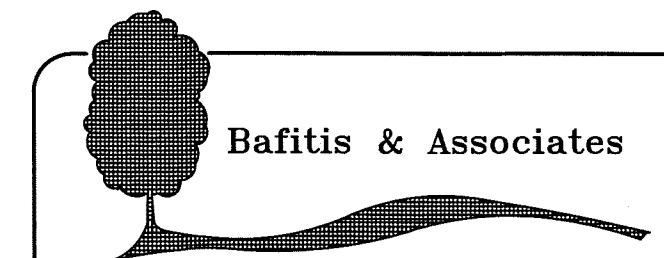
TO PERMIT A HEIGHT 20.17' IN-LIEU OF THE REQUIRED 15';
PER SECTION 400.3 OF THE (BCZR);



SITE DATA

- OWNER: EDWARD J. BARTENFELTER & DAVID J. OLIVER
#412 WAGNER AVENUE
MIDDLE RIVER, MARYLAND 21220
TELEPHONE: 410-458-8079
- DEED REF: 41015/314
- TAX ACC. NO.: 24-00000509
- TAX MAP: 91 PARCEL: 485 LOT: 1
- PLAT REF: PLAT OF EDWARDS BOOK 08 FOLIO 50
- ELECTION DISTRICT: 15TH
- COUNCILMANIC DISTRICT: 5TH
- REGIONAL PLANNING DISTRICT: WINDLASS
- CENSUS TRACT: 4518.02
- ZONING: DR-3.5
- ZONING MAP: 091B2
- USE: EXISTING: RESIDENTIAL, TWO STORY FAMILY DWELLING
PROPOSED: RESIDENTIAL, 1.5 STY. GARAGE
- SITE AREA: 31,014 S.F. OR 0.711 AC.±

2024-0124-A



Bafitis & Associates

William N. Bafitis, P.E.

Civil Engineers/Land Planners
SURVEYORS

(410) 391-2336

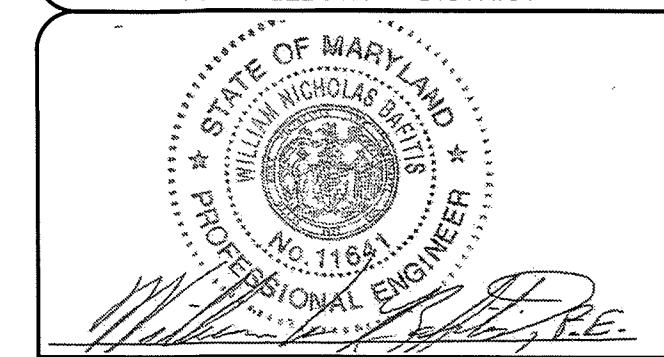
1249 Engleberth Rd. Baltimore, MD 21221

bafitisassoc@comcast.net

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE FOR #412 WAGNER LANE

15TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND



WILLIAM N. BAFITIS, P.E.
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 11641 Expiration Date: 09/09/2025

1

SHEET 1 OF 1

SCALE:
1" = 30'
JOB ORDER NO:
22301
DATE:
05/06/24
CHECKED:
W.N.B.
DRAWN:
N.W.B.

NO.	REVISIONS	DATE

ISSUE # 5-141

Lot # 4

DR 5.5

1508651110

1516000930

1502002210

Lot # 6

BMB

PAI # 150163

PAI # 150163

1986-0292-XSPHA
1992-0171-SPH

Martin State Airport Restriction

091B2
NE 4-J

5 CD

Back River Neck District

15 ED

WAGNER LN

Bowleys Quarters-Back River Neck Area

Lot # 3

2500000779
3435

PAI # 150871

DR 3.5

PAI # 150871

2500000778
Pt. Bk./Folio # MP05152

Lot # 2

3420

1973-0014-X
0009168

BMB

Pt. Bk./Folio # 008050

Lot # 7

1513550720
3426

Pt. Bk. 0000008
Folio 0050

EDWARDS LN

Lot # 1

2500000777

2006-034

1952-2228-SP
2006-0630-A

2400004426

Lot # 9

PAI # 150244
Pt. Bk./Folio # 042127

2001-0156-A

PAI # 150244

1800002887

Lot # 6

Pt. Bk. 0000042
Folio 0127

PAI # 150746
16002880

1950-171
Pt. Bk./Folio # MP98130

PAI 2300006580

COLE RD

ISSUE #5-141

Lot # 4

DR 5.5

1508651110

1516000930

1502002210

Lot # 6

115

CARROLL ISLAND RD
CARROLL ISLAND RD

114

2100008540

1986-0292-XSPHA
1992-0171-SPH

BMB

PAI # 150163

PAI # 150163

Lot # 2

2400000510

408

2400000511

Lot # 3

PAI # 150730

Pt. Bk./Folio # MP00081

412 PAI # 150730

Lot # 1

2400000509

Martin State Airport Restriction

091B2

NE 4-J

NE 4-K

5 CD

Back River Neck District

15 ED

WAGNER LN

Bowleys Quarters-Back River Neck Area

Lot # 3

2500000779

3435

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PAI # 150871

3433

2500000778

Pt. Bk./Folio # MP05152

Lot # 2

Lot # 1

2500000777

1973-0014-X 0009168

BMB

Pt. Bk./Folio # 008050

Lot # 7

1513550720
Pilot 0050
3426
Pt. Bk. 00000008

EDWARDS LN

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1952-2228-SP
2006-0630-A

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Lot # 6

Pt. Bk. 0000042, Folio 0127

PAI # 150746

1616002880

1950-171 Pt. Bk./Folio # MP98130

PAI 2300006580

COLE RD



①



②



③



2024-0134-A



⑤



⑥



2024-0124-A





2024-0124-A

9