



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

July 23, 2024

Charles and Lynda Cramer – chucky335@aol.com
7321 Gunpowder Road
Middle River, MD 21220

RE: Petition for Administrative Variance
Case No. 2024-0148-A
Property: 7321 Gunpowder Road

Dear Mr. and Mrs. Cramer:

Enclosed please find a copy of the Amended Opinion and Order 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 blue ink signature of Andrew M. Belt, written in a cursive style.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(7321 Gunpowder Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Charles & Lynda Cramer	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2024-0148-A

* * * * *

AMENDED 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 Charles and Lynda Cramer (“Petitioners”) for the property located at 7321 Gunpowder Road Middle River (the “Property”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), Section 400.3, to permit an accessory building (detached garage) to have a height of 18 ft. in lieu of the maximum allowed 15 ft. The Property is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs showing the area of the proposed pole barn were provided. (Pet. Exhibit 2A-2E). The property is located within the Chesapeake Bay Critical Area (“CBCA”) and is subject to Critical Area requirements as noted in the ZAC comment dated June 26, 2024 and received July 2, 2024, submitted by the Department of Environmental Protection and Sustainability (“DEPS”).

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on June 21, 2024 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the Site Plan, proposed elevations, and affidavit submitted provide sufficient facts that comply with the requirements of BCZR, Section 307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the existing accessory building (detached garage) height or location, I will impose conditions that the detached garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, will not have separate electric or utility connections, or used for commercial purposes.

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

THEREFORE, IT IS ORDERED, this 23rd day of **July, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Baltimore County Zoning Regulations (“BCZR”), Section 400.3, to permit an accessory building (detached garage) to have a height of 18 ft. in lieu of the maximum allowed 15 ft., be, and they are each hereby **GRANTED**.

The relief granted herein shall be subject to the following:

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

2. Petitioners and/or subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The detached garage shall not have a separate utility/electric meter; it shall connect to the utility and electric in the house.
4. The detached garage shall not be used for commercial or industrial purposes. The detached garage shall not be used to sell products on a wholesale or retail basis. The detached garage shall not be used as a service garage to repair or service vehicles or equipment.
5. Petitioners and/or subsequent owners shall comply with the DEPS ZAC Comment, dated June 26, 2024 and received July 2, 2024; a copy of which is attached hereto and made a part hereof.
6. Petitioner's updated Site Plan is attached hereto to conform with the DEPS ZAC comment.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

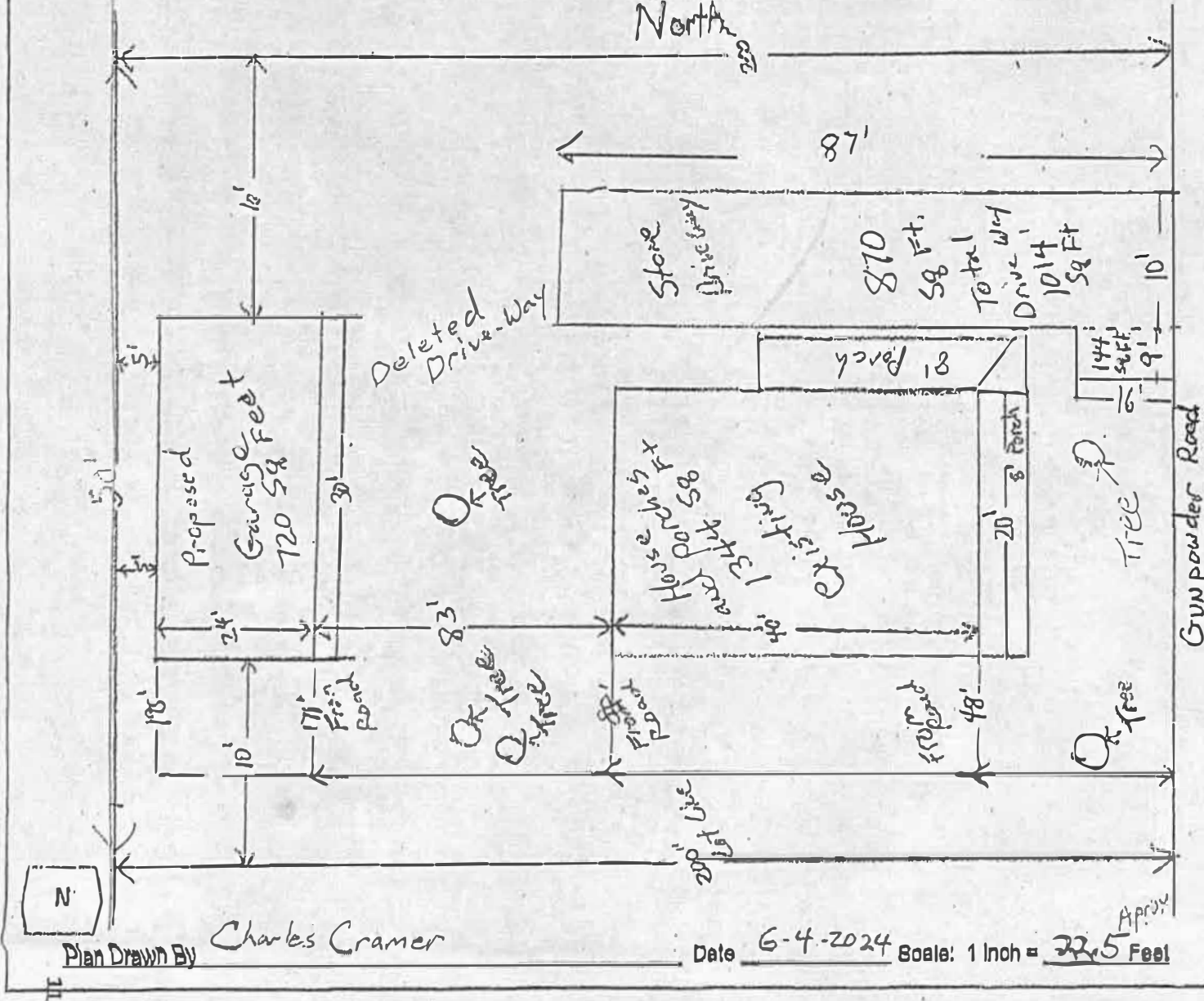

ANDREW M. BELT
Administrative Law Judge for
Baltimore County

AMB:dlw

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 7321 Gunpowder Road 21220 Owners(s) Name(s) Charles, Lynda Cramer
 Subdivision Name Oliver Beach Lot # 214 Block # _____ Section # _____
 Plat Book # _____ Folio # _____ 10 Digit Tax # 1519850361 Deed Reference# _____

Site Vicinity Map

House + Porch 720
 Garage 1014
 Drive Ways 3078
Total



MAP IS NOT TO SCALE
 Zoning Map # 0084
 Zoning DR 5.5
 Election District 15
 Council District 5
 Lot Area Acreage .25
 Lot Square Footage 10,000
 Historic (Yes or No) NO
 CBCA (Yes or No) Yes
 Flood Plain (Yes or No) NO
 Utilities - Mark with (X)
 Water is: Public X Private _____
 Sewer is: Public X Private _____
 Prior Hearing (Yes or No) NO
 If (Yes) list Case Number(s) and order result(s) below:

Violation Case Number(s)

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL - 2 2024

OFFICE OF
ADMINISTRATIVE HEARINGS

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

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

DATE June 26, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0148-A
Address: 7321 GUNPOWDER RD
Legal Owner: Charles & Lynda Cramer

Zoning Advisory Committee Meeting of June 24, 2024

DEPS 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 proposed development is located within a Limited Development Area (LDA). Based on the 10,000 square foot area of the property, development must comply with a maximum Critical Area lot coverage limit of 3,125 square feet with mitigation provided for the amount over 25% (2,500 square feet). It appears that the lot coverage indicated on the plan (dwelling, porches, driveway, garage) may exceed the allowance and would need to be reduced to no more than 3,125 square feet. The site plan needs to show all existing and proposed lot coverage accurately. Critical Area lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17). If the applicant designs the project to meet Critical Area lot coverage requirements, the development can result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

There are no Critical Area buffers, or habitat protection areas on the property. Therefore, if the proposed development can comply with all Critical Area lot coverage and tree requirements, this can aid in the conservation of fish, plant, and wildlife habitat in the area 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 development can be designed to meet all Critical Area requirements, the relief requested can be consistent with established land-use policies.

Reviewer: Paul Dennis, Environmental Impact Review



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

July 12, 2024

Charles and Lynda Cramer – chucky335@aol.com
7321 Gunpowder Road
Middle River, MD 21220

RE: Petition for Administrative Variance
Case No. 2024-0148-A
Property: 7321 Gunpowder Road

Dear Mr. and Mrs. Cramer:

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 blue ink signature of Andrew M. Belt, written in a cursive style.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(7321 Gunpowder Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Charles & Lynda Cramer	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2024-0148-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 Charles and Lynda Cramer (“Petitioners”) for the property located at 7321 Gunpowder Road Middle River (the “Property”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), Section 400.3, to permit an accessory building (detached garage) to have a height of 18 ft. in lieu of the maximum allowed 15 ft. The Property is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs showing the area of the proposed pole barn were provided. (Pet. Exhibit 2A-2E). The property is located within the Chesapeake Bay Critical Area (“CBCA”) and is subject to Critical Area requirements as noted in the ZAC comment dated June 26, 2024 and received July 2, 2024, submitted by the Department of Environmental Protection and Sustainability (“DEPS”).

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on June 21, 2024 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the Site Plan, proposed elevations, and affidavit submitted provide sufficient facts that comply with the requirements of BCZR, Section 307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the existing accessory building (detached garage) height or location, I will impose conditions that the detached garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, will not have separate electric or utility connections, or used for commercial purposes.

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

THEREFORE, IT IS ORDERED, this 12th day of **July, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Baltimore County Zoning Regulations (“BCZR”), Section 400.3, to permit an accessory building (detached garage) to have a height of 18 ft. in lieu of the maximum allowed 15 ft., be, and they are each hereby **GRANTED**.

The relief granted herein shall be subject to the following:

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

2. Petitioners and/or subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The detached garage shall not have a separate utility/electric meter; it shall connect to the utility and electric in the house.
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5. Petitioners and/or subsequent owners shall comply with the DEPS ZAC Comment, dated June 26, 2024 and received July 2, 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.

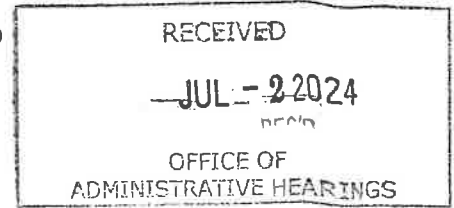


ANDREW M. BELT
Administrative Law Judge for
Baltimore County

AMB:dlw

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 (DEPS) - Development Coordination

DATE June 26, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0148-A
Address: 7321 GUNPOWDER RD
Legal Owner: Charles & Lynda Cramer

Zoning Advisory Committee Meeting of June 24, 2024

DEPS 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 proposed development is located within a Limited Development Area (LDA). Based on the 10,000 square foot area of the property, development must comply with a maximum Critical Area lot coverage limit of 3,125 square feet with mitigation provided for the amount over 25% (2,500 square feet). It appears that the lot coverage indicated on the plan (dwelling, porches, driveway, garage) may exceed the allowance and would need to be reduced to no more than 3,125 square feet. The site plan needs to show all existing and proposed lot coverage accurately. Critical Area lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17). If the applicant designs the project to meet Critical Area lot coverage requirements, the development can result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

There are no Critical Area buffers, or habitat protection areas on the property. Therefore, if the proposed development can comply with all Critical Area lot coverage and tree requirements, this can aid in the conservation of fish, plant, and wildlife habitat in the area 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 development can be designed to meet all Critical Area requirements, the relief requested can be consistent with established land-use policies.

Reviewer: Paul Dennis, Environmental Impact Review



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 7321 Gunpowder Rd. Middle River Md. 21220 Currently Zoned DR 5.5
Deed Reference 1 10 Digit Tax Account # 1 5 1 9 8 5 0 3 6 1
Owner(s) Printed Name(s) Charles Lynda Cramer

(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) to have a height of 18 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):

Charles Cramer, Lynda Cramer
Name #1 – Type or Print Name #2 – Type or Print

Signature #1 7321 Signature #2 Gunpowder Rd Middle River Md
Mailing Address 21220, 443-392-2127 City 443-392-2138 State chucky335@aol.com
Zip Code Telephone #'s (Cell and Home) Email Address

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

Name - Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Representative to be Contacted:

Charles Cramer
Name - Type or Print
Charles Cramer
Signature
7321 Gunpowder Rd. Middle River Md.
Mailing Address City State
21220, 443-392-2127, chucky335@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 2024-0148-A Filing Date 6, 12, 24 Estimated Posting Date 6, 23, 24 Reviewer JS

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: 7321 Gunpowder Rd. Middle River Md. 21220
Print or Type Address of Property City State Zip Code

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

For the purpose of storing 3 classic cars I need to exceed the height of 15 feet to a height of 18 feet. This will allow me to store 3 vehicles one above another with a third vehicle on the other side. All surrounding dwellings are second story dwellings. My home is a two story dwelling as well.

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

Charles A. Cramer
Signature of Owner (Affiant)

Charles A. Cramer
Name - Print or Type

Lynda V. Cramer
Signature of Owner (Affiant)

Lynda V. Cramer
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 4 day of JUNE 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

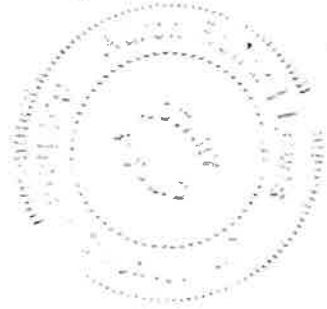
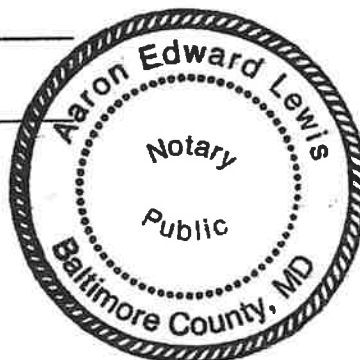
Print name(s) here: CHARLES CRAMER + LYNDIA CRAMER

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

AS WITNESS my hand and Notaries Seal

Aaron Edward Lewis
Notary Public

08/07/2025
My Commission Expires



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: 7321 Gunpowder Rd. Middle River Md. 21220
Print or Type Address of Property City State Zip Code

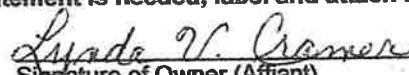
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I need to exceed the height of 15 feet to a height
of 18 feet. This will allow me to store 3 vehicles one
above another with a third vehicle on the other side.
All surrounding dwellings are second story dwellings.
My home is a two story dwelling as well.

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


Signature of Owner (Affiant)

Charles A. Cramer
Name - Print or Type


Signature of Owner (Affiant)

Lynda V. Cramer
Name - Print or Type

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

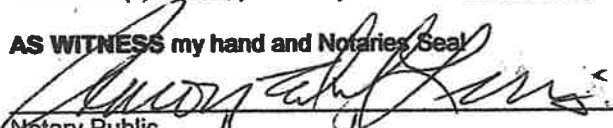
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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and for the County aforesaid, personally appeared:

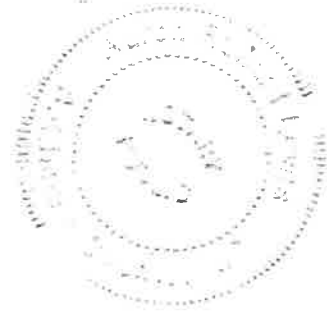
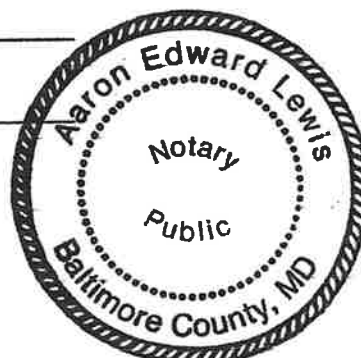
Print name(s) here: ~~Aaron~~ ^{4/24} CHARLES CRAMER + LYNDIA CRAMER

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

AS WITNESS my hand and Notaries Seal


Notary Public

08/07/2025
My Commission Expires





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 7321 Gunpowder Rd. Middle River Md. 21220 Currently Zoned DR 5.5
Deed Reference 1 10 Digit Tax Account # 1 5 1 9 8 5 0 3 6 1
Owner(s) Printed Name(s) Charles-Lynda Cramer

(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) to have a height of 18 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):

Charles Cramer, Lynda Cramer
Name #1 – Type or Print Name #2 – Type or Print

Signature #1 7321 Signature #2 Gunpowder Rd Middle River Md
Mailing Address 21220, 443-392-2127 City 443-392-2138 State chucky335@aol.com
Zip Code Telephone #'s (Cell and Home) Email Address

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

Name - Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Representative to be Contacted:

Charles Cramer
Name - Type or Print
Charles Cramer
Signature
7321 Gunpowder Rd. Middle River Md.
Mailing Address City State
21220, 443-392-2127, chucky335@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 2024-0148-A Filing Date 6, 12, 24 Estimated Posting Date 6, 23, 24 Reviewer JS

Revised 8/2022

Charles & Lynda Cramer
7321 Gunpowder Road
Middle River Md. 21220

Closest
Streets Gunpowder, Cross Street Patapsco.

All that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

Being known and designated as Lot No. 214, Section "A", as shown on the plat of Oliver Beach which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book C.W.B. Jr. No. 12, folio 56.

The improvements thereon being known as 7321 Gunpowder Road, Baltimore, Maryland 21220.

Tax ID#: 15-1519850361

10,000 Square Feet
Election District 15
Councill District 5

2024-0148-A

Charles & Lynda Cramer
7321 Gunpowder Road
Middle River Md. 21220

Closest
Streets Gunpowder, Cross Street Patapsco.

All that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

Being known and designated as Lot No. 214, Section "A", as shown on the plat of Oliver Beach which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book C.W.B. Jr. No. 12, folio 56.

The improvements thereon being known as 7321 Gunpowder Road, Baltimore, Maryland 21220.

Tax ID#: 15-1519850361

10,000 Square Feet
Election District 15
Councill District 5

2024-0148-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0148 -A Address 7301 GUNPOWDER ROAD

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

Filing Date: 6/12/24 Posting Date: 6/23/24 Closing Date: 7/8/24

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2024 - 0148 -A Address 7301 GUNPOWDER ROAD

Petitioner's Name: CRAMER Telephone (Cell) 443-392-2127

Posting Date: 6/23/24 Closing Date: 7/8/24

Wording for Sign: To Permit

To permit an accessory building (garage) to have a height of 18 feet in lieu of the maximum allowed 15 feet.

Revised 1/2022

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: 2024-0148-A
Property Address: 7321 GUNPOWDER ROAD, 21220
Legal Owners (Petitioners): CHARLES + LYNDIA CRAMER
Contract Purchaser/Lessee: _____

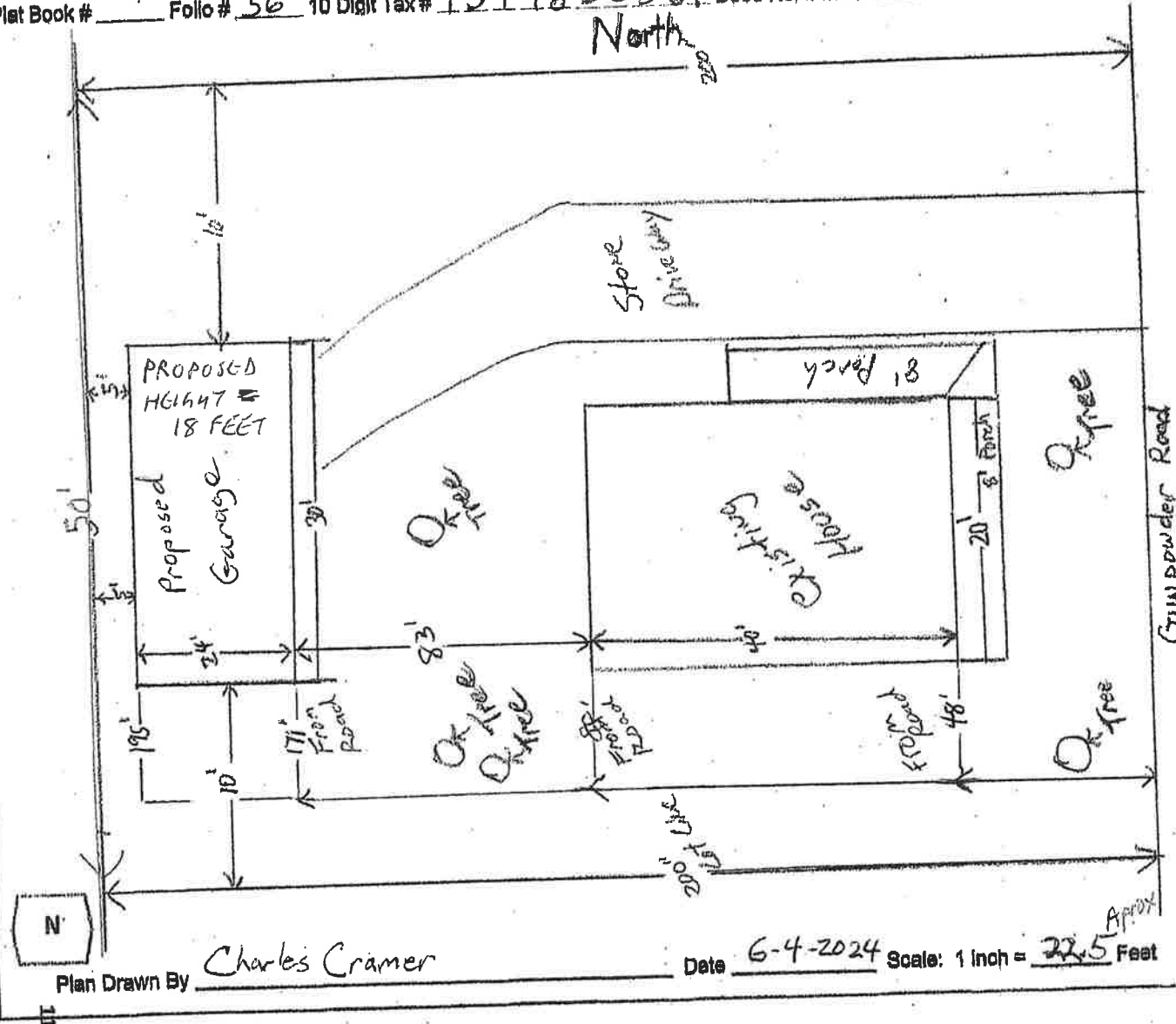
PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): CHARLES CRAMER
Address: 7321 GUNPOWDER ROAD
MIDDLE RIVER, MD 21220

Telephone Number: 443-397-2127

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 7321 Gunpowder Road 21220 Owners(s) Name(s) Charles, Lynda Cramer
 Subdivision Name Oliver Beach Lot # 214 Block # _____ Section # A
 Plat Book # _____ Folio # 56 10 Digit Tax # 1519850361 Deed Reference# _____



Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # 0084A1
 Zoning DR 5.5
 Election District 15
 Council District 5
 Lot Area Acreage .25
 Lot Square Footage 10,000
 Historic (Yes or No) NO
 CBCA (Yes or No) Yes
 Flood Plain (Yes or No) NO
 Utilities - Mark with (X)
 Water is:
 Public X Private _____
 Sewer is:
 Public X Private _____
 Prior Hearing (Yes or No) NO
 If (Yes) list Case Number(s)
 and order result(s) below:

Violation Case Number(s)

2024-0148-A



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353
WWW.BALTIMORECOUNTYMD.GO
V

Cashier: Jason S.
06-Jun-2024 8:44:22A

Transaction **102364**
1 Petition Before ALJ \$75.00

Total \$75.00

DEBIT CARD SALE \$75.00
VISA 6463

Retain this copy for statement
validation

Station: Permit Processing - Mini

06-Jun-2024 8:44:40A
\$75.00 | Method: CONTACTLESS
US DEBIT XXXXXXXXXXXX6463
Reference ID: 415800563101
Auth ID: 066526
MID: *****2995
AID: A0000000980840
AthNtwkNm: VISA
RtInd: CREDIT

Clover ID: HQP5R8HF8D0SC
Payment TJQNYKRW0TFQ4

Clover Privacy Policy
<https://clover.com/privacy>

CERTIFICATION OF POSTING

RE: Case No. 2024-0148 - A

Petitioner: Cramer

Closing Date: 7/8/24

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____
7321 Gunpowder Road – Front of property (1 of 2)
7321 Gunpowder Road – Close up of sign wording (2 of 2)
on 6/21/24

Sincerely,

Richard E. Hoffman (signed) 6/21/24

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

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 (DEPS) - Development Coordination

DATE June 26, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0148-A
Address: 7321 GUNPOWDER RD
Legal Owner: Charles & Lynda Cramer

Zoning Advisory Committee Meeting of June 24, 2024

DEPS 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 proposed development is located within a Limited Development Area (LDA). Based on the 10,000 square foot area of the property, development must comply with a maximum Critical Area lot coverage limit of 3,125 square feet with mitigation provided for the amount over 25% (2,500 square feet). It appears that the lot coverage indicated on the plan (dwelling, porches, driveway, garage) may exceed the allowance and would need to be reduced to no more than 3,125 square feet. The site plan needs to show all existing and proposed lot coverage accurately. Critical Area lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17). If the applicant designs the project to meet Critical Area lot coverage requirements, the development can result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

There are no Critical Area buffers, or habitat protection areas on the property. Therefore, if the proposed development can comply with all Critical Area lot coverage and tree requirements, this can aid in the conservation of fish, plant, and wildlife habitat in the area 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 development can be designed to meet all Critical Area requirements, the relief requested can be consistent with established land-use policies.

Reviewer: Paul Dennis, Environmental Impact Review

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 (DEPS) - Development Coordination

DATE June 26, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0148-A
Address: 7321 GUNPOWDER RD
Legal Owner: Charles & Lynda Cramer

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If the development can be designed to meet all Critical Area requirements, the relief requested can be consistent with established land-use policies.

Reviewer: Paul Dennis, Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 10, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0148-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 comment – LOS & No Greenways affected.

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 - 1519850361

Owner Information

Owner Name:

CRAMER CHARLES
CRAMER LYNDIA

Use:

RESIDENTIAL

Principal Residence:

NO

Mailing Address:

6914 UNIVERSITY DR
BALTIMORE MD 21220-

Deed Reference:

/47957/ 00049

Location & Structure Information

Premises Address:

7321 GUNPOWDER RD
BALTIMORE 21220-

Legal Description:

OLIVER BEACH

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0084 0002 0040 15020011.04 0000 A 214 2024 Plat Ref: 0012/ 0056

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
2024 1,010 SF 10,000 SF 04

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
1 1/2 NO STANDARD UNITSIDING/4 2 full

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2023	07/01/2024
Land:	86,500	96,000		
Improvements	166,300	222,700		
Total:	252,800	318,700	252,800	274,767
Preferential Land:	0	0		

Transfer Information

Seller: KAFKA LIDA KERBY
Type: ARMS LENGTH VACANT

Date: 04/13/2023
Deed1: /47957/ 00049

Price: \$70,000
Deed2:

Seller: SURGUY LOUIS E
Type: ARMS LENGTH VACANT

Date: 03/12/2004
Deed1: /19732/ 00746

Price: \$40,000
Deed2:

Seller:
Type:

Date:
Deed1:

Price:
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:



MARYLAND USA
Driver's License

DL



250561B7D



Family name
CRAMER

Given names
CHARLES ALLEN

Address
**7321 GUNPOWDER RD
MIDDLE RIVER MD 21220**

Date of birth

Sex

Height

Weight

Date of exp

Charles Allen Cramer

ORGAN DONOR



MARYLAND USA

Driver's License

DL



2505616E1



Family name

CRAMER

Given names

LYNDA VALERY

Address

7321 GUNPOWDER RD
MIDDLE RIVER MD 21220

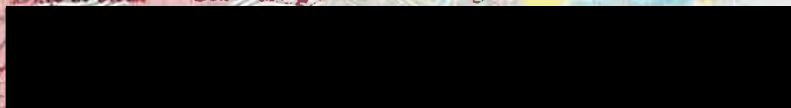
Date of birth

Sex

Height

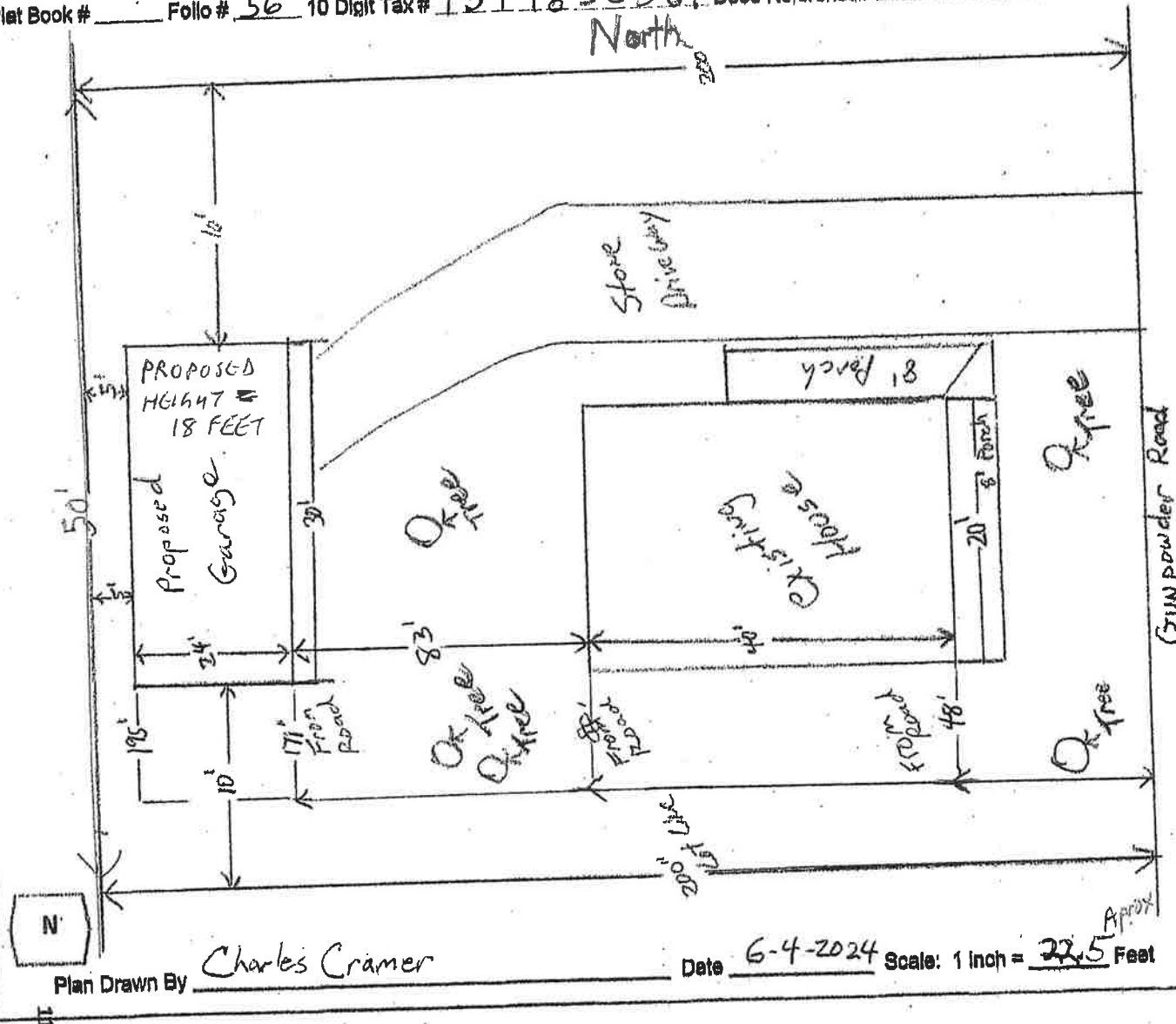
Weight

Date of exp



♥ ORGAN DONOR

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 7321 Gunpowder Road 21220 Owners(s) Name(s) Charles, Lynda Cramer
 Subdivision Name Oliver Beach Lot # 214 Block # _____ Section # A
 Plat Book # _____ Folio # 56 10 Digit Tax # 1519850361 Deed Reference# _____



Site Vicinity Map



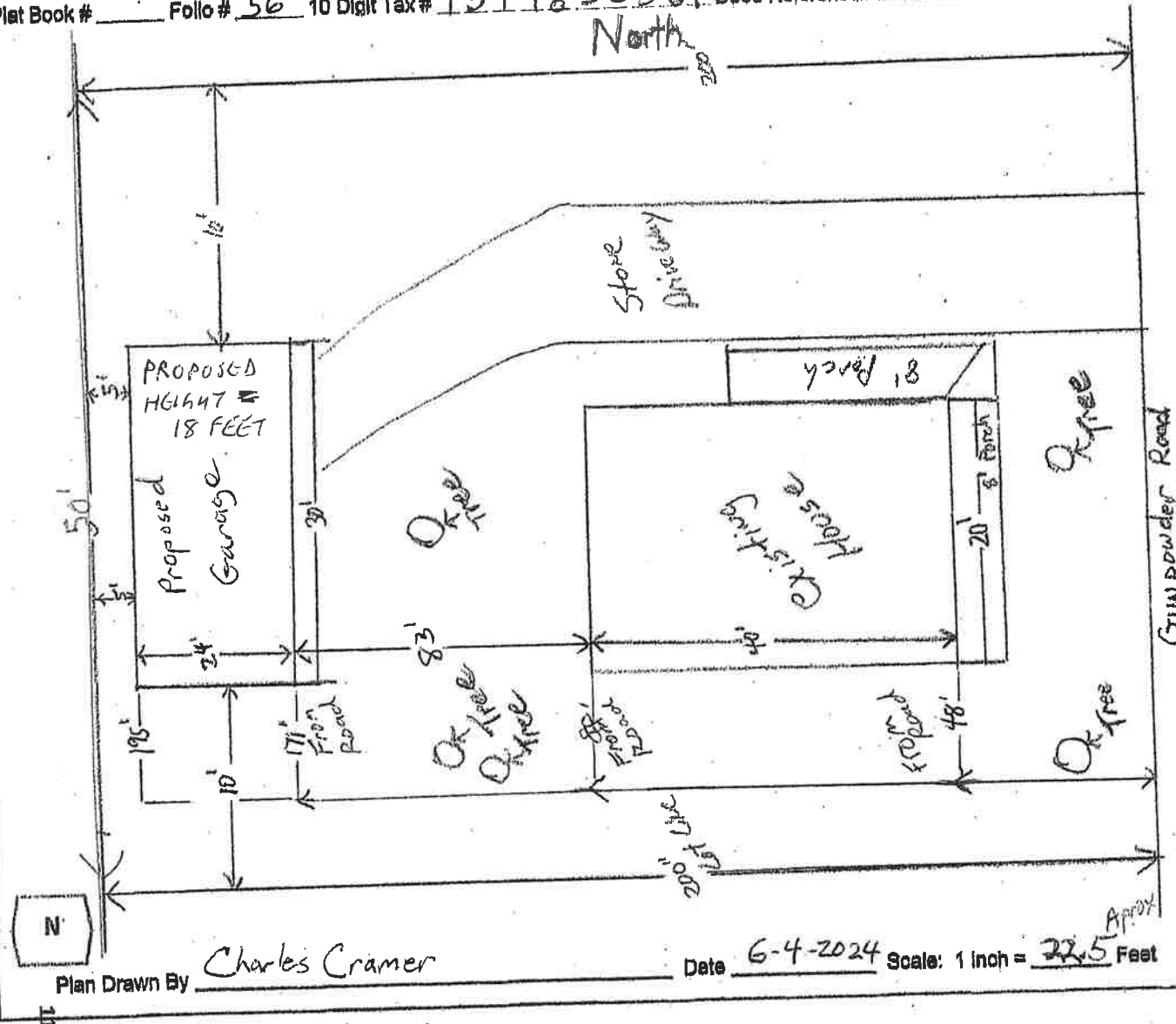
MAP IS NOT TO SCALE

Zoning Map # 0084A1
 Zoning DR 5.5
 Election District 15
 Council District 5
 Lot Area Acreage .25
 Lot Square Footage 10,000
 Historic (Yes or No) NO
 CBCA (Yes or No) Yes
 Flood Plain (Yes or No) NO
 Utilities - Mark with (X)
 Water is:
 Public X Private _____
 Sewer is:
 Public X Private _____
 Prior Hearing (Yes or No) NO
 If (Yes) list Case Number(s)
 and order result(s) below:

Violation Case Number(s)

2024-0148-A

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 7321 Gunpowder Road 21220 Owners(s) Name(s) Charles, Lynda Cramer
 Subdivision Name Oliver Beach Lot # 214 Block # _____ Section # A
 Plat Book # _____ Folio # 56 10 Digit Tax # 1519850361 Deed Reference# _____



Plan Drawn By Charles Cramer

Date 6-4-2024 Scale: 1 inch = 22.5 Feet

Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # 0084A1

Zoning DR 5.5

Election District 15

Council District 5

Lot Area Acreage .25

Lot Square Footage 10,000

Historic (Yes or No) NO

CBCA (Yes or No) Yes

Flood Plain (Yes or No) NO

Utilities - Mark with (X)

Water is:

Public X Private _____

Sewer is:

Public X Private _____

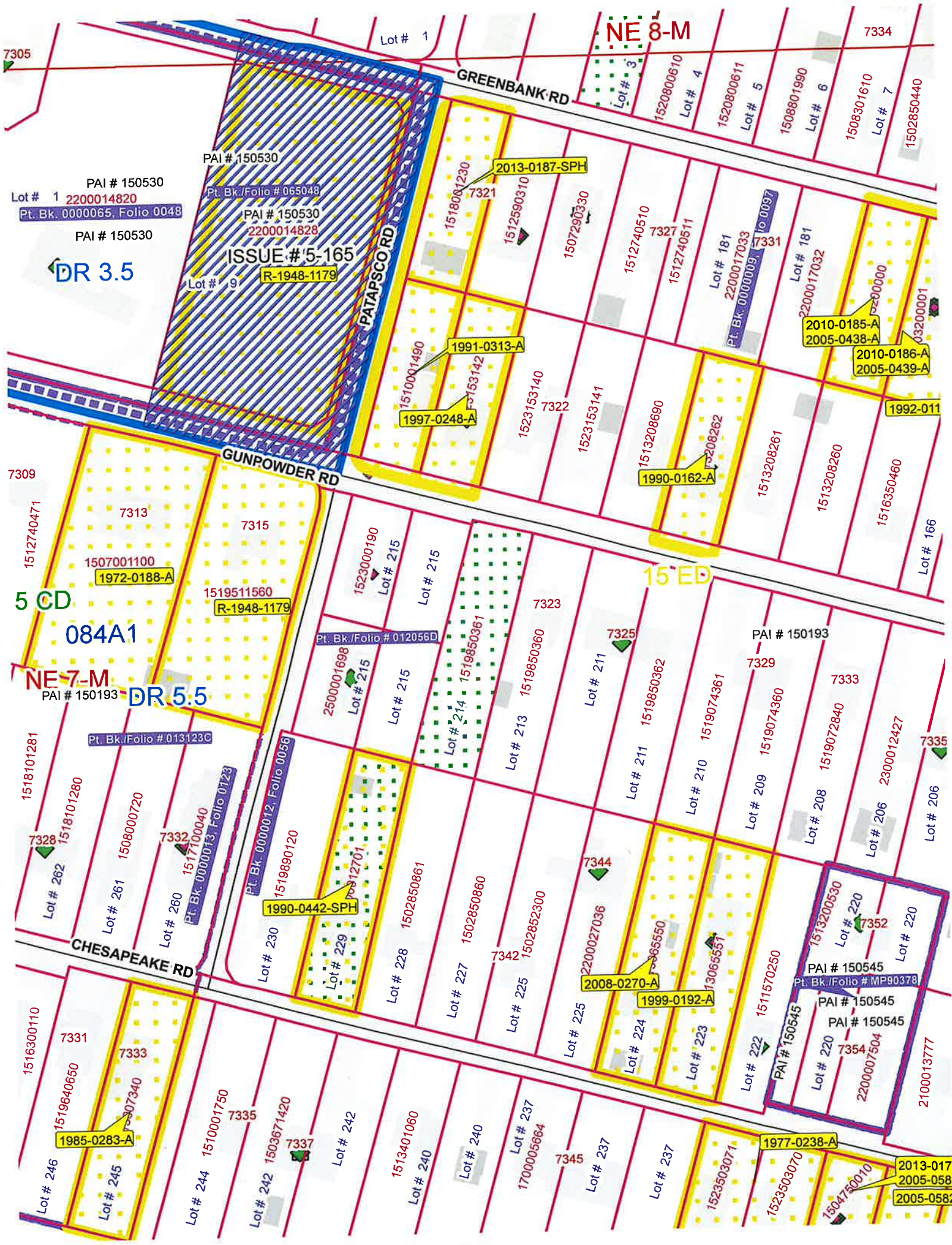
Prior Hearing (Yes or No) NO

If (Yes) list Case Number(s)

and order result(s) below:

Violation Case Number(s)

2024-0148-A



NE 8-M

PAI # 150530
Lot # 1 2200014820
Pt. Bk. 0000065, Folio 0048
PAI # 150530
DR 3.5

PAI # 150530
Pt. Bk./Folio # 065048
PAI # 150530
2200014828
ISSUE # 5-165
Lot # 9
R-1948-1179

5 CD
084A1
NE 7-M
PAI # 150193
DR 5.5

15 ED

2010-0185-A
2005-0438-A
2010-0186-A
2005-0439-A
1992-011

1990-0442-SPH

2008-0270-A
1999-0192-A

PAI # 150545
Pt. Bk./Folio # MP90378
PAI # 150545
PAI # 150545
2200007504
2100013777

2013-017
2005-058
2005-0582



NE 8-M

PAI # 150530

Lot # 1 PAI # 150530
2200014820
Pt. Bk. 0000065, Folio 0048
PAI # 150530

DR 3.5

PAI # 150530
2200014828

ISSUE #5-165

Lot # 9

R-1948-1179

PATAPASCO RD

2013-0187-SPH

1991-0313-A

1997-0248-A

1990-0162-A

2010-0185-A
2005-0438-A

2010-0186-A
2005-0439-A

1992-011

5 CD

084A1

NE 7-M

PAI # 150193

DR 5.5

Pt. Bk./Folio # 013123C

1519511560
R-1948-1179

Pt. Bk./Folio # 012056D

15 ED

PAI # 150193

7329

7333

1519072840

2300012427

7335

CHESAPEAKE RD

Pt. Bk. 0000012, Folio 0056
1519890120

1990-0442-SPH

2008-0270-A

1999-0192-A

PAI # 150545
Pt. Bk./Folio # MP90378

PAI # 150545
PAI # 150545

Lot # 220 7354
2200007504

2100013777

1977-0238-A

2013-0175
2005-058
2005-0582