



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

September 26, 2024

Jeffrey Schaufert – jeffreyschaufert@gmail.com
1322 E. Riverside Ave.
Essex, MD 21221

RE: Administrative Variance
Case No. 2024-0168-A
Property: 1322 E. Riverside Ave.

Dear Mr. Schaufert:

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,



ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1322 E. Riverside Avenue)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Jeffrey Schaufert	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioner	*	CASE NO. 2024-0168-A
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Jeffrey Schaufert (“Petitioner”), for the property located at 1322 E. Riverside Avenue, Essex (the “Property”). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.1, to approve an accessory building (garage) in the side yard in lieu of the required rear yard only. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioner’s Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A).

The property is located within the Chesapeake Bay Critical Area (“CBCA”) and is subject to Critical Area requirements as noted in the Zoning Advisory Committee (“ZAC”) comment dated July 25, 2024 and received July 30, 2024, submitted by the Department of Environmental Protection and Sustainability (“DEPS”).

A Revised ZAC comment was received from the Bureau of Development Plans Review (“DPR”) on August 9, 2024 indicating the following:

“DPR: In a 100-year FEMA floodplain AE Zone BFE 7 NAVD88,
BC AE Zone BF 7.7 NAVD88.

DPW-T: The Property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100440F and 2400100455F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 6-24, 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The LiMWA is not on the property.”

The Petitioner having filed a Petition for Administrative Variance and the Property having been posted on July 20, 2024 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting Affidavit as required by of Baltimore County Code (“BCC”), §32-3-303. 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 affidavit submitted provide sufficient facts that comply with the requirements of BCZR, §307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner. I find that 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.

Although the Department of Planning did not make any recommendations related to the detached garage, I will impose conditions that the detached garage shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and 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 26th day of **September, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), Section 400.1, to approve an accessory building (garage) in the side yard in lieu of the required rear yard only, be and is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioner and 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, bathroom facilities or kitchen facilities.
3. The detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home.
4. The detached garage shall not be used for commercial or industrial purposes but may be used to store farm equipment.
5. Petitioner and all subsequent owners shall comply with the DEPS ZAC comment dated July 25, 2024 and the Revised comment from DPR and DPWT received August 9, 2024, copies of which are 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.



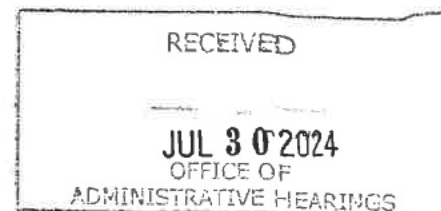
ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB/dlw

AV-8-5

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: July 25, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0168-A
Address: 1322 E RIVERSIDE AVE
Legal Owner: Jeffrey Schaufert

Zoning Advisory Committee Meeting of July 19, 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;

This property is located in a Limited Development Area (LDA) in the Chesapeake Bay Critical Area (CBCA) and must comply with maximum lot coverage limits, Critical Area buffer requirements, and forest requirements. Lot coverage is limited to a maximum of 15% of the area of the property above mean high tide. Also, the required Critical Area buffer covers a majority of the site. The proposed shed is outside of the Critical Area buffer, as measured in the field by Environmental Impact Review staff. The proposed development complies with all Critical Area requirements; therefore, adverse impacts on water quality from the pollutants discharged from the proposed development can be minimized.

2. Conserve fish, wildlife, and plant habitat; and

The proposed development can meet the requirement to conserve fish, wildlife, and plant habitat provided that all Critical Area requirements can be met.

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;

The proposed development is designed to meet the Critical Area defined lot coverage requirements, Critical Area buffer, and tree cover requirements. Therefore, the relief requested is consistent with established land-use policies.

Reviewer: Marie Brady

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

RECEIVED
AUG 09 2024
OFFICE OF
ADMINISTRATIVE HEARINGS

Revised

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0168-A

DATE: July 15, 2024

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 NAVD88, BC AE Zone BF 7.7 NAVD88.

DPW-T: The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100440F and 2400100455F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 6-24, 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The LiMWA is not on the property.

Landscaping: No comment.

Recreations & Parks: No comment.

Revised

VKD: sc
cc: file



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 1322 E. Riverside Ave. Currently Zoned RCS
Deed Reference 41217 / 0406 10 Digit Tax Account # 1 5 2 3 1 5 3 6 7 0
Owner(s) Printed Name(s) Jeffrey A. Schaufert

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR 400.1 to approve an accessory building (garage) in the side yard in lieu of the required rear yard only.

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):

Jeffrey A. Schaufert /
Name #1 – Type or Print Name #2 – Type or Print
J A Schaufert /
Signature #1 Signature #2
1322 E. Riverside Ave. Essex MD
Mailing Address City State
21221 / 717-578-8315 / JeffreySchaufert@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:

Jeffrey Schaufert
Name - Type or Print
J A Schaufert
Signature
1322 E. Riverside Ave. Essex MD
Mailing Address City State
21221 / 717-578-8315 / JeffreySchaufert@gmail.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 2024-068-A Filing Date 7 / 8 / 24 Estimated Posting Date 7 / 21 / 24 Reviewer TC

closing 8/5/24

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: 1322 E. Riverside Ave Essex MD 21221
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)

Request to build 12'x24' shed for storage of lawn
and garden tools/equipment. 2 existing sheds will be removed.
Location of new shed will be in side yard due to Rear
yard (street side) being too small and also to keep the shed
out of the critical area buffer.

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

[Signature]
Signature of Owner (Affiant)

Jeffrey Schaufert
Name - Print or Type

Signature of Owner (Affiant)

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 7 day of June, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jeffrey A. Schaufert

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

03/10/2026
My Commission Expires



2024-0168A

Zoning property description for 1322 E. Riverside Ave Essex, Md 21221. Beginning at a point on the west side of E Riverside Ave which is 30 feet wide at the distance of 315 feet north of the centerline of the nearest improved intersecting street Mitchell Rd which is 30 feet wide. Being lot # 16, 17, 18 in the subdivision of Back River Neck Park as recorded in Baltimore County Plat Book # 7, Folio # 4, containing 1.6 acres. Located in the 15 Election District and 7 Council District.

2024-0168-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 -0168 -A Address 1322 E Riverside Ave

Contact Person: TYLER COX Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/8/24 Posting Date: 7/21/24 Closing Date: 8/15/24

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 -0168 -A Address 1322 E Riverside Ave

Petitioner's Name: Joe Ferry Schoutert Telephone (Cell) _____

Posting Date: 7/21/24 Closing Date: 8/15/24

Wording for Sign: To Permit _____

BCZR 400.1 to approve an accessory building (garage) in the side yard in lieu of the required rear yard only.

**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: 2024-0168-A
Property Address: 1322 E RIVERSIDE AVE
Legal Owners (Petitioners): JEFFREY SCHOUTERT
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): JEFFREY SCHOUTERT
Address: 1322 E RIVERSIDE AVE

Telephone Number: _____

*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.

Revised 3/2022

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 -0168 -A Address 1322 E Riverside Ave

Contact Person: Tyler Cox Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/8/24 Posting Date: 7/21/24 Closing Date: 8/15/24

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ZONING REVIEW OFFICE**

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For Newspaper Advertising:

Case Number: 2024-0168-A
Property Address: 1322 E RIVERSIDE AVE
Legal Owners (Petitioners): JEFFREY SCHOUTERT
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): JEFFREY SCHOUTERT
Address: 1322 E RIVERSIDE AVE

Telephone Number: _____

*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.

Revised 3/2022

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

No. 231852

Date: 7/8/24

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

Total: 75.00

Rec From: Jeffrey A. Schaufert

For: 1322 E Riverside Ave

24-0432 TL

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

TL

Jeffrey A Schaufert

1322 E Riverside Ave
Essex, MD 21221

1075

60-295/313

5-3 2024

PAY TO THE
ORDER OF

Baltimore County

\$ 75.00

Seventy Five

DOLLARS

M&T Bank

809 Eastern Blvd
Essex, MD 21221

FOR

Variance

MP

2024-0168-A

CERTIFICATE OF POSTING

CASE NO. 2024-0168-A

PETITIONER/DEVELOPER

Jeffrey Schaufert

DATE OF HEARING/CLOSING

August 5, 2024

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1322 E. Riverside Road



THE SIGN(S) POSTED ON July 20, 2024

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

A handwritten signature in black ink, appearing to read 'Martin Ogle', is written over a horizontal line.

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: July 25, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0168-A
Address: 1322 E RIVERSIDE AVE
Legal Owner: Jeffrey Schaufert

Zoning Advisory Committee Meeting of July 19, 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;

This property is located in a Limited Development Area (LDA) in the Chesapeake Bay Critical Area (CBCA) and must comply with maximum lot coverage limits, Critical Area buffer requirements, and forest requirements. Lot coverage is limited to a maximum of 15% of the area of the property above mean high tide. Also, the required Critical Area buffer covers a majority of the site. The proposed shed is outside of the Critical Area buffer, as measured in the field by Environmental Impact Review staff. The proposed development complies with all Critical Area requirements; therefore, adverse impacts on water quality from the pollutants discharged from the proposed development can be minimized.

2. Conserve fish, wildlife, and plant habitat; and

The proposed development can meet the requirement to conserve fish, wildlife, and plant habitat provided that all Critical Area requirements can be met.

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;

The proposed development is designed to meet the Critical Area defined lot coverage requirements, Critical Area buffer, and tree cover requirements. Therefore, the relief requested is consistent with established land-use policies.

Reviewer: Marie Brady

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: July 15, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0168-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 NAVD88, BC AE Zone BF 7.7 NAVD88.

DPW-T: A) The proposed accessory structure is equal to 900 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.

B) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100440F and 2400100455F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 6-24, 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The LiMWA is not on the property.

Landscaping: No comment.

Recreations & Parks: No comment.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: July 15, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0168-A

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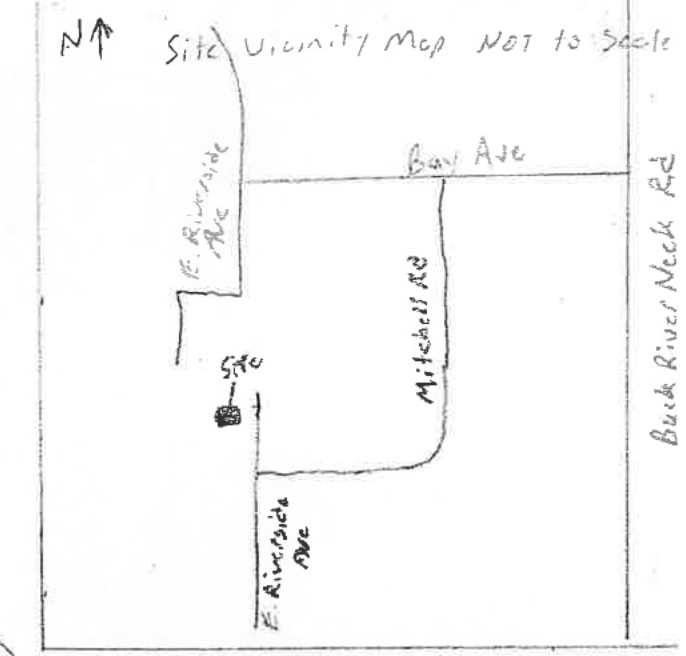
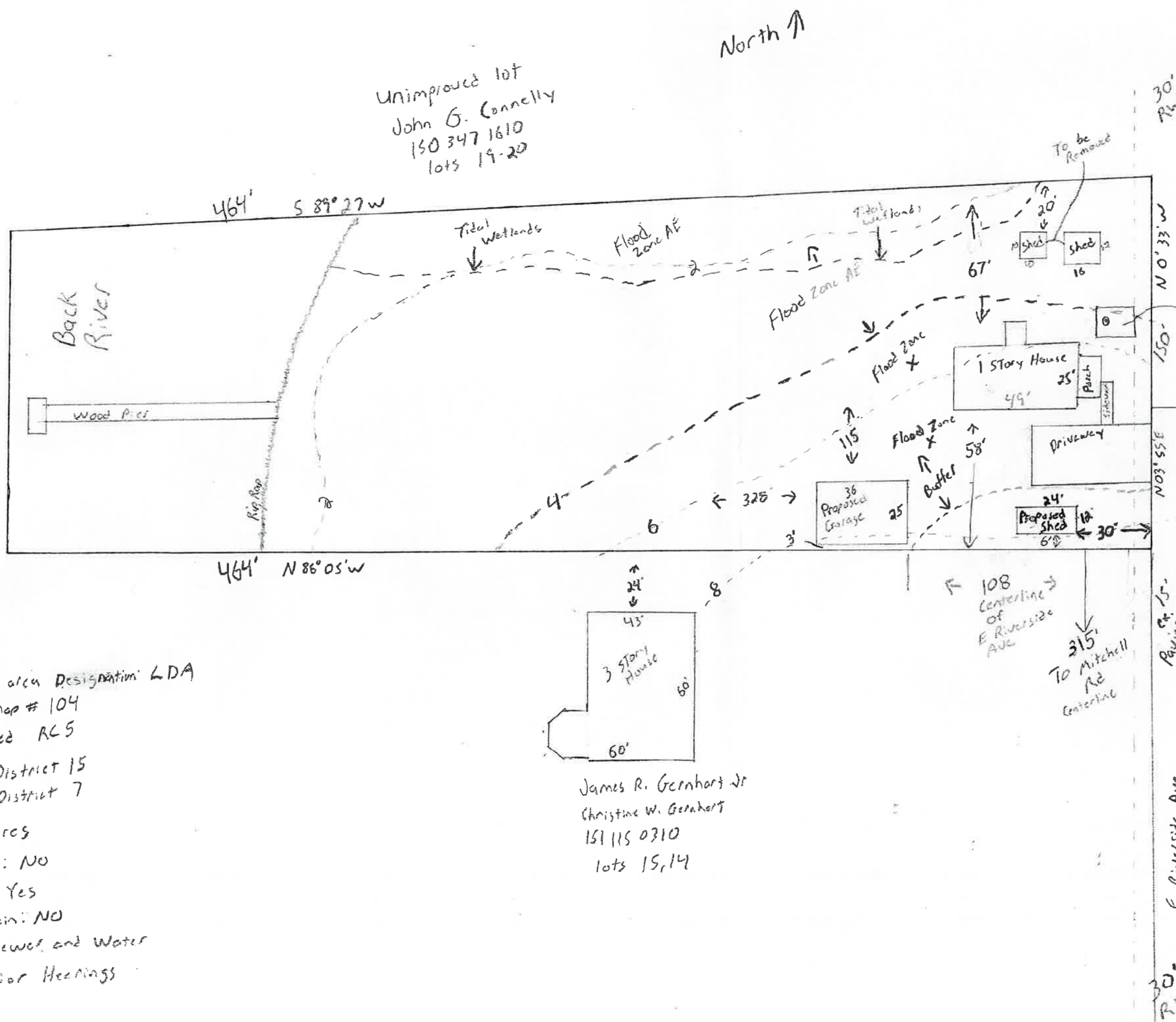
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Landscaping: No comment.

Recreations & Parks: No comment.

Revised

VKD: sc
cc: file



Drainage and utility easement

Existing lot coverage - 3000 sq ft (8.58)

Proposed lot coverage - 3608 sq ft (10.38)

Critical area Designation: LDA

Zoning map # 104

Site Zoned: RC5

Election District 15

Council District 7

1.6 Acres

Historic: NO

CBLA: Yes

Flood Plain: NO

Public Sewer and Water

No Prior Hearings

James R. Gernhart Jr
Christine W. Gernhart
151 115 0310
lots 15, 14

Drawing to accompany petition
for Variance

1322 E. Riverside Ave 21221

Lots 16, 17, 18

Plat Book 7 Folio 4

Owner: Jeff Schaufert

152 315 3670

Deed Ref: 41217/00406

Subdivision: Back River Neck Park

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 - 1523153670

Owner Information

Owner Name: SCHAUFERT JEFFREY A **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 1322 RIVERSIDE AVE **Deed Reference:** /41217/ 00406
ESSEX MD 21221-6319

Location & Structure Information

Premises Address: 1322 RIVERSIDE AVE **Legal Description:** LT 16,17,18
ESSEX 21221-6319
Waterfront BACK RIVER NECK PARK

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0104 0006 0226 15090084.04 0000 16 2024 **Plat Ref:** 0007/ 0004

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1929 1,108 SF 1.6000 AC 34

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
1 1/2 YES STANDARD UNIT BLOCK/3 2 full

Value Information

	Base Value	Value As of 01/01/2024	Phase-in Assessments As of 07/01/2023 As of 07/01/2024	
Land:	222,600	349,800		
Improvements	84,500	73,400		
Total:	307,100	423,200	307,100	345,800
Preferential Land:	0	0		

Transfer Information

Seller: SCHAUFERT JEFFREY A	Date: 03/14/2019	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /41217/ 00406	Deed2:
Seller:	Date: 12/07/2012	Price: \$280,000
Type: ARMS LENGTH IMPROVED	Deed1: /33541/ 00442	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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

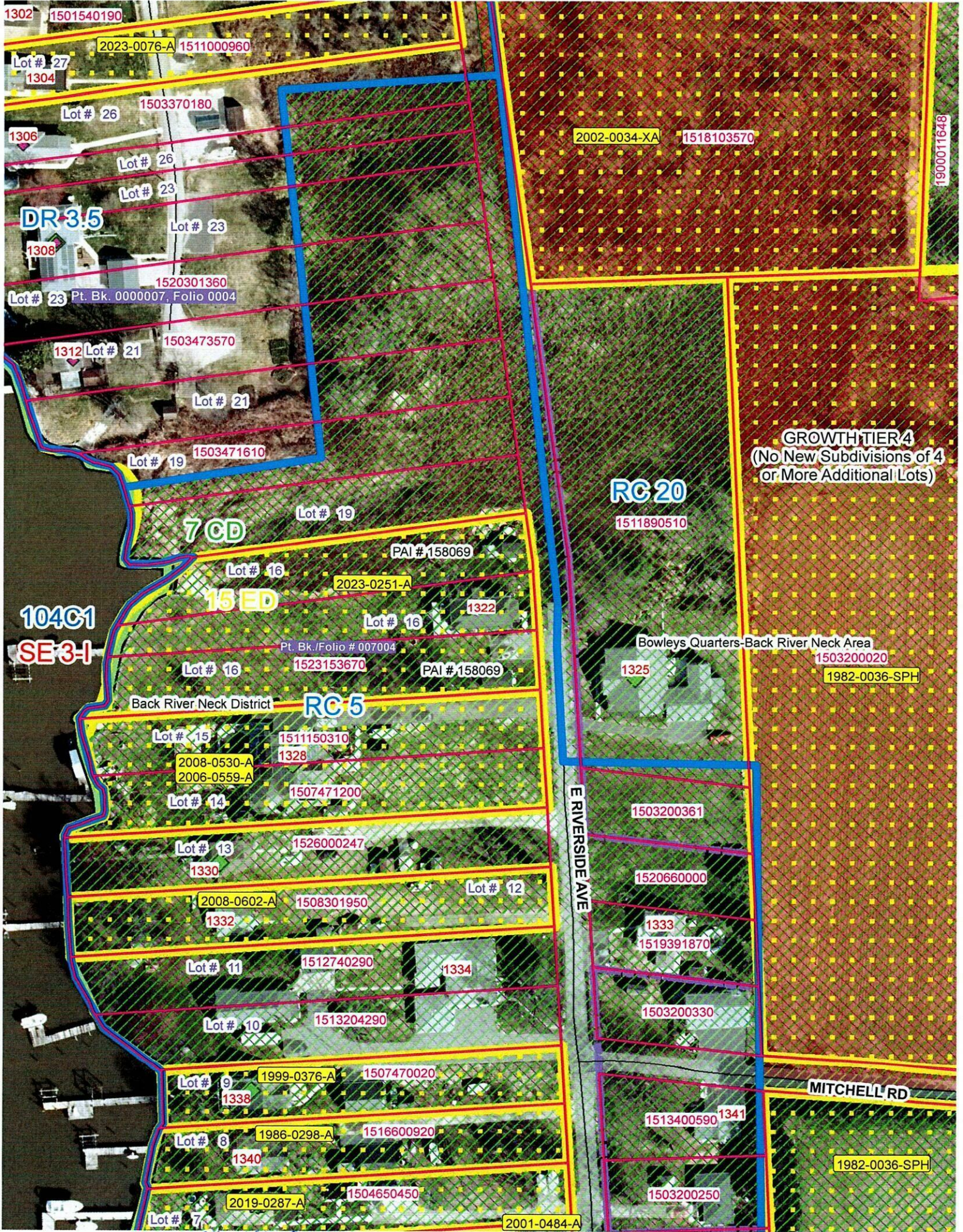
Homestead Application Information

Homestead Application Status: Approved 04/30/2019

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0168-A



1302 1501540190

2023-0076-A 1511000960

Lot # 27
1304

Lot # 26 1503370180

Lot # 26

Lot # 23

DR-3.5

1308

Lot # 23

1520301360

Lot # 23 Pt. Bk. 0000007, Folio 0004

1312 Lot # 21

1503473570

Lot # 21

Lot # 19 1503471610

7 CD

Lot # 19

PAI #158069

Lot # 16

2023-0251-A

Lot # 16

1322

Pt. Bk./Folio # 007004

Lot # 16

1523153670

PAI #158069

104C1
SE-3-I

Back River Neck District

RC 5

Lot # 15

1511150310

2008-0530-A
2006-0559-A

1328

Lot # 14

1507471200

Lot # 13

1526000247

1330

2008-0602-A

1508301950

1332

Lot # 12

Lot # 11

1512740290

1334

Lot # 10

1513204290

Lot # 9

1999-0376-A

1507470020

1338

Lot # 8

1986-0298-A

1516600920

1340

2019-0287-A

1504650450

Lot # 7

2001-0484-A

2024-0168-A

E RIVERSIDE AVE

MITCHELL RD

RC 20

1511890510

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

Bowleys Quarters-Back River Neck Area

1503200020

1982-0036-SPH

1503200361

1520660000

1333

1519391870

1503200330

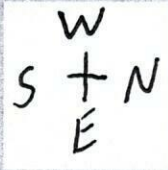
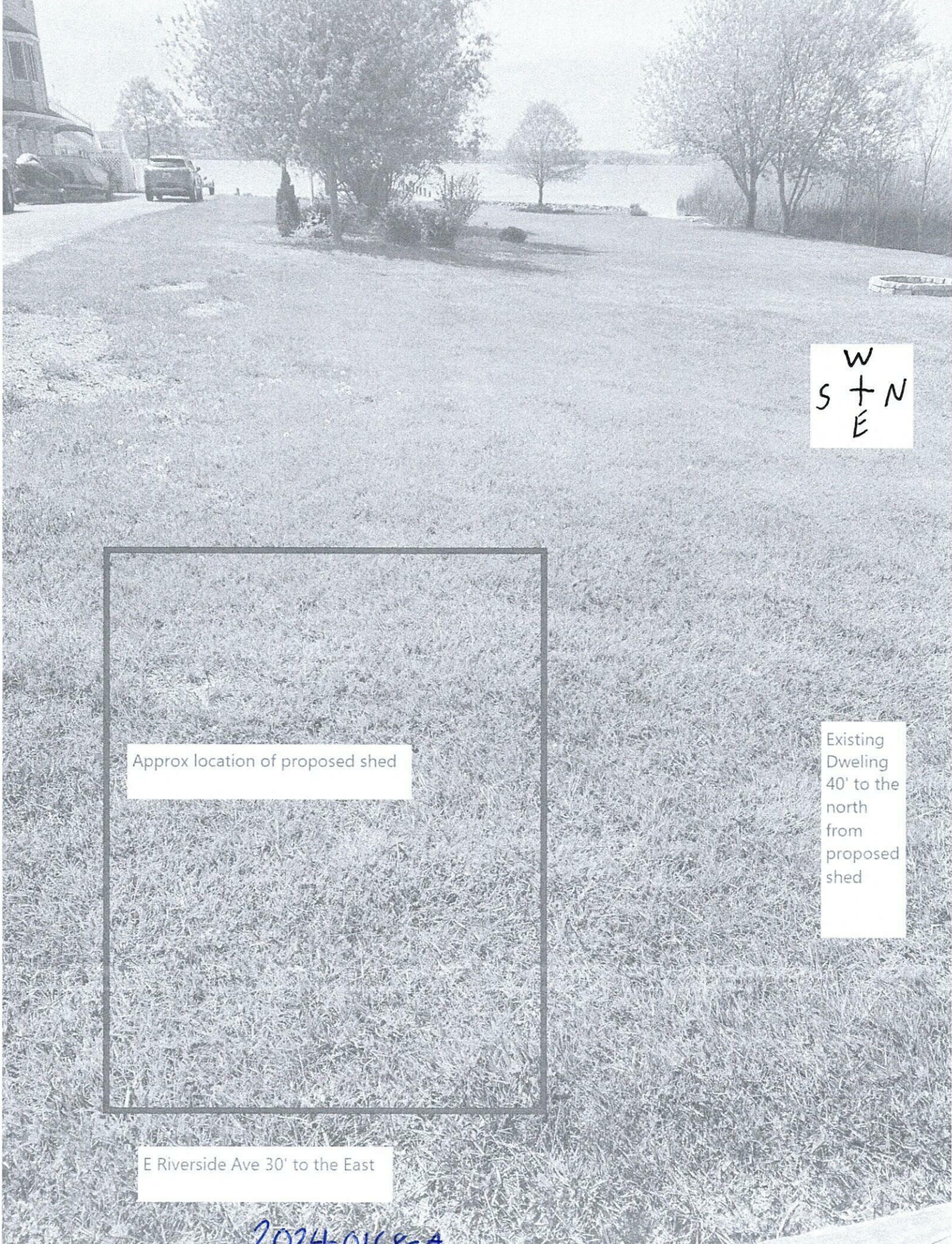
1513400590

1341

1982-0036-SPH

1503200250

1900011648



Approx location of proposed shed

Existing Dwelling
40' to the north
from proposed shed

E Riverside Ave 30' to the East

2024-0168-A

North ↑

Unimproved lot
John G. Cantrill
150 PM 1610
lots 19, 20

Back River

460' S 87° 23' W
460' N 88° 05' W

James R. Gushert &
Caroline W. Gushert
B2115 0310
lots 15, 14



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