



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

October 21, 2024

Thomas L. & Melissa A. Hopkins – Chiasmus2@gmail.com
3810 Clarks Point Road
Middle River, MD 21220

RE: Petition for Administrative Variance
Case No. 2024-0209-A
Property: 3810 Clarks Point Road

Dear Mr. and Mrs. Hopkins:

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,


DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

c: Matthew T. Kotroco, Esq. – mattkotroco@gmail.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(3810 Clarks Point Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Thomas L. & Melissa A. Hopkins	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2024-0209-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Thomas L. and Melissa A. Hopkins (“Petitioners”) for the property located at 3810 Clarks Point Road, Middle River (the “Property”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), Section 400.1, to allow an accessory structure (pool) to be located in the front yard of an existing waterfront home. The Property and requested relief are more fully depicted on the site plan (the “Site Plan”) that was marked and accepted into evidence as Petitioners’ Exhibit 1. Photos of the property were submitted and accepted into evidence (Petitioners’ Exhibit 2A-2E).

A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), dated October 11, 2024 and received on October 17, 2024, indicating the following in pertinent part:

“The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to permit an accessory structure (pool) to be located in the front (waterside) yard of an existing waterfront home in lieu of the required rear (streetside) yard. The lot is waterfront and is within a non-modified Critical Area buffer area. Any proposed development must meet all LDA and Critical Area buffer requirements, including lot coverage limits, buffer non-disturbance, and afforestation requirements. The lot is approximately 33,130 square feet. 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 (2 trees) is required on the property. No impact to the 100-foot Critical Area buffer off mean high tide is permitted. The proposed pool will not impact the buffer. If the lot coverage, afforestation, and buffer requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

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

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on September 20, 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 information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR.

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

THEREFORE, IT IS ORDERED, this 21st day of **October, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from BCZR, Section 400.1, to allow an accessory structure (pool) to be located in the front yard of an existing waterfront home, be and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Prior to permitting, Petitioners must comply with DEPS ZAC comment; a copy of which is attached hereto and made a part hereof.

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



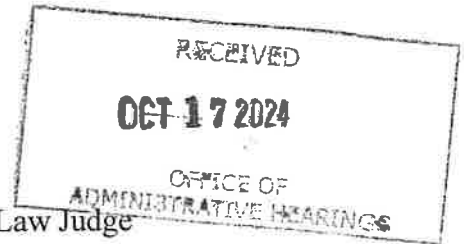
DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw

AV

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: October 11, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0209-A
Address: 3810 CLARKS POINT ROAD
Legal Owner: Thomas & Melissa Hopkins

Zoning Advisory Committee Meeting of October 1, 2024.

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

The Department of Environmental Protection and Sustainability has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to permit an accessory structure (pool) to be located in the front (waterside) yard of an existing waterfront home in lieu of the required rear (streetside) yard. The lot is waterfront and is within a non-modified Critical Area buffer area. Any proposed development must meet all LDA and Critical Area buffer requirements, including lot coverage limits, buffer non-disturbance, and afforestation requirements. The lot is approximately 33,130 square feet. 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 (2 trees) is required on the property. No impact to the 100-foot

Critical Area buffer off mean high tide is permitted. The proposed pool will not impact the buffer. If the lot coverage, afforestation, and buffer 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 Critical Area buffer area. The property must meet all lot coverage, afforestation, and buffer non-disturbance requirements. If lot coverage, afforestation, and buffer 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 buffer requirements, then the relief requested will be consistent with the established land-use policies.

Additional Comments:

Reviewer: Libby Errickson 10/11/2024



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 3810 Clarks Point Road, Middle River, MD 21220 Currently Zoned DR 5.5
Deed Reference 47515 / 00443 10 Digit Tax Account # 1509350400
Owner(s) Printed Name(s) Thomas and Melissa Hopkins

(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)

(waterside)
BCZR 400.1 to allow an accessory structure (pool) to be located in the front yard of an existing waterfront home

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):

Thomas I Hopkins / Melissa A Hopkins
Name #1 – Type or Print Name #2 – Type or Print
Thomas Hopkins / Melissa Hopkins
Signature #1 Signature #2
3810 Clarks Point Road / Middle River / MD
Mailing Address City State
21220 / Chiasmus2@gmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

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

Matthew T. Kotroco, Esq.
Name - Type or Print

Signature
210 Allegheny Ave STE 100 / Towson / MD
Mailing Address City State
21204 / 410-299-9453 / mattkotroco@gmail.com
Zip Code Telephone # Email Address

Representative to be Contacted:

Matthew T. Kotroco, Esq.
Name - Type or Print
Matthew T. Kotroco
Signature
210 Allegheny Ave STE 100 / Towson / MD
Mailing Address City State
21204 / 410-299-9453 / mattkotroco@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 2024-0209-A Filing Date 9 / 13 / 24 Estimated Posting Date 9 / 22 / 24 Reviewer JK

Closing 10/7/24

Revised 8/2022

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

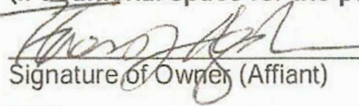
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 3810 Clarks Point Road Middle River MD 21220
Print or Type Address of Property City State Zip Code

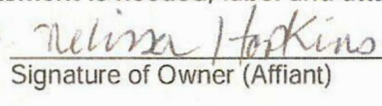
Based upon personal knowledge, the following are the facts upon which I/we base the request for an **Administrative Variance** at the above address. (Clearly state practical difficulty or hardship here)

See Attached Document

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


Signature of Owner (Affiant)

Thomas Hopkins
Name - Print or Type


Signature of Owner (Affiant)

Melissa Hopkins
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 MAY, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Print name(s) here: THOMAS HOPKINS & MELISSA HOPKINS

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

AS WITNESS my hand and Notaries Seal


Notary Public

04/23/2026
My Commission Expires



Matthew T. Kotroco, ESQ.

Kotroco & Associates, LLC
210 Allegheny Avenue, Suite 100
Towson, Maryland 21204
410-299-9453
mattkotroco@gmail.com

Administrative Variance: 3810 Clarks Point Road

Practical Difficulty or Hardship

The home at 3810 Clarks Point Road is unique in both layout and design. The original home on the lot is listed as having been built in 1919, long before the Baltimore County Zoning Regulations were enacted. The home itself runs along the western property line, while the driveway runs along the eastern property line. Typical waterfront homes “front” toward the water, however the design of the original home here fronts toward the driveway and subsequently toward the neighbor to the east. This side of the home is where the front door is and where the design of the home intends for the “front” to be. However, being on the waterfront, the waterside of the property is the “front” yard for zoning purposes

The house has a very small and an oddly right-triangle shaped “rear” yard that fronts along Clarks Point Road. Placing a pool here would not only require cutting down a screening tree, it would require moving and reconfiguring a large propane tank which has been anchored into the ground (see attached). Additionally, this side of the house is not designed for any sort of entrance/exit that a pool area necessitates. This side of the home is a garage with no entrance/exit door closely available leading directly inside.

However, the home has an abundance of room for the proposed pool in the front yard toward Seneca Creek. Placing the pool here would allow for more convenient use entering and exiting the home, combine well with existing patio space, and allow for more room surrounding for chairs and pool accessories (see attached pictures). The homeowner intends to construct the proposed pool at the edge of this paved area. The proposed pool meets all accessory structure setback requirements, this request is to merely allow a front yard placement in lieu of the required rear yard.

Matthew T. Kotroco, Esq.

Kotroco & Associates, LLC
210 Allegheny Avenue, Suite 100
Towson, Maryland 21204
410-299-9453
mattkotroco@gmail.com

Zoning Property Description for 3810 Clarks Point Road, Middle River, MD 21220

Beginning at a point on the north side of Clarks Point Road which is 20 feet wide at the distance of 1401 feet east of the centerline of the nearest improved intersecting street Carrollwood Road which is 45 feet wide.

Being Lot #2 and part of Lot #1 in the subdivision of Bowleys Quarters as recorded in Baltimore County Plat Book #7, folio 13 containing 0.969 acres. Located in the 15th Election District and 5th Council District.

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0209 -A Address 3810 Clarks Point Rd

Contact Person: Jesse Krout Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/13/24 Posting Date: 9/22/24 Closing Date: 10/7/24

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 - 0209 -A Address 3810 Clarks Point Rd

Petitioner's Name: Thomas Hopkins Telephone (Cell) 410-299-9453

Posting Date: 9/22/24 Closing Date: 10/7/24

Wording for Sign: To Permit a variance from BCZR 400.1 to allow an accessory structure (pool) to be located in the front yard (waterside) of an existing waterfront home.



ADMINISTRATIVE ZONING PETITION FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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Owner(s) Printed Name(s) Thomas and Melissa Hopkins

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

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(waterside)
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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

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Closing 10/7/24

Revised 8/2022

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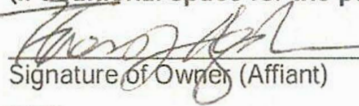
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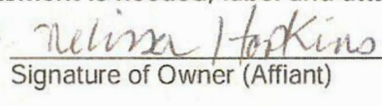
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Thomas Hopkins
Name - Print or Type


Signature of Owner (Affiant)

Melissa Hopkins
Name - Print or Type

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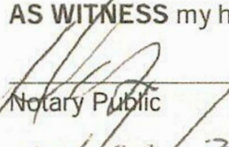
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7 day of MAY, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Print name(s) here: THOMAS HOPKINS & MELISSA HOPKINS

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

AS WITNESS my hand and Notaries Seal


Notary Public

04/23/2026
My Commission Expires



Matthew T. Kotroco, ESQ.

Kotroco & Associates, LLC
210 Allegheny Avenue, Suite 100
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Administrative Variance: 3810 Clarks Point Road

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Being Lot #2 and part of Lot #1 in the subdivision of Bowleys Quarters as recorded in Baltimore County Plat Book #7, folio 13 containing 0.969 acres. Located in the 15th Election District and 5th Council District.

CERTIFICATE OF POSTING

CASE NO. 2024-0209-A

PETITIONER/DEVELOPER

Matt Kotroco

DATE OF HEARING/CLOSING

October 7, 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
3810 Clarks Point Road



THE SIGN(S) POSTED ON September 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', 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: October 11, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0209-A
Address: 3810 CLARKS POINT ROAD
Legal Owner: Thomas & Melissa Hopkins

Zoning Advisory Committee Meeting of October 1, 2024.

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

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Critical Area buffer off mean high tide is permitted. The proposed pool will not impact the buffer. If the lot coverage, afforestation, and buffer 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;

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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 buffer requirements, then the relief requested will be consistent with the established land-use policies.

Additional Comments:

Reviewer: Libby Errickson 10/11/2024

Baltimore COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: September 24, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0209-A

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

DPR: No comment.

DPW-T: A) Public internet webpage photographs show that existing dwelling may have been substantially improved. Baltimore County records do not show permits for these improvements. Proper evidence must be submitted to Baltimore County showing the finished area was built to FEMA compliance. The variance must be denied and no permits must be issued until Baltimore County receives such documentation.

B) The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=8.5) per panel FIRM 2400100445F dated 9/26/08 or Code 32-8-201(J)(2). 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 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 - 1509350400

Owner Information

Owner Name: HOPKINS THOMAS L Use: RESIDENTIAL
HOPKINS MELISSAA Principal Residence: YES
Mailing Address: 3810 CLARKS POINT RD Deed Reference: /47515/00443
MIDDLE RIVER MD 21220-4004

Location & Structure Information

Premises Address: 3810 CLARKS POINT RD Legal Description: 0.969 AC LT 2 PT 1
MIDDLE RIVER 21220-4004 AKA 77 CLARKS POINT RD
Waterfront BOWLEYS QUARTERS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 2
0091 0022 0150 15030020.04 0000 2 2024 Plat Ref: 0007/ 0013

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1919 3,705 SF 0.9690 AC 34

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
2 NO STANDARD UNITSIDING/4 4 full 1 Attached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2024	07/01/2025
Land:	269,500	202,700		
Improvements	358,600	450,800		
Total:	628,100	653,500	636,567	645,033
Preferential Land:	0	0		

Transfer Information

Seller: SCHLEY VANESSA A	Date: 11/07/2022	Price: \$699,900
Type: ARMS LENGTH IMPROVED	Deed1: /47515/ 00443	Deed2:
Seller: MATHIAS ERIC	Date: 10/30/2018	Price: \$560,000
Type: ARMS LENGTH IMPROVED	Deed1: /40825/ 00043	Deed2:
Seller: MAZUREK ROBERT J	Date: 08/09/2010	Price: \$577,000
Type: ARMS LENGTH IMPROVED	Deed1: /29744/ 00314	Deed2:

Exemption Information

Partial Exempt Assessments:Class	07/01/2024	07/01/2025
County:	0.00	
State:	0.00	
Municipal:	0.00 0.00	0.00 0.00

Special Tax Recapture: None

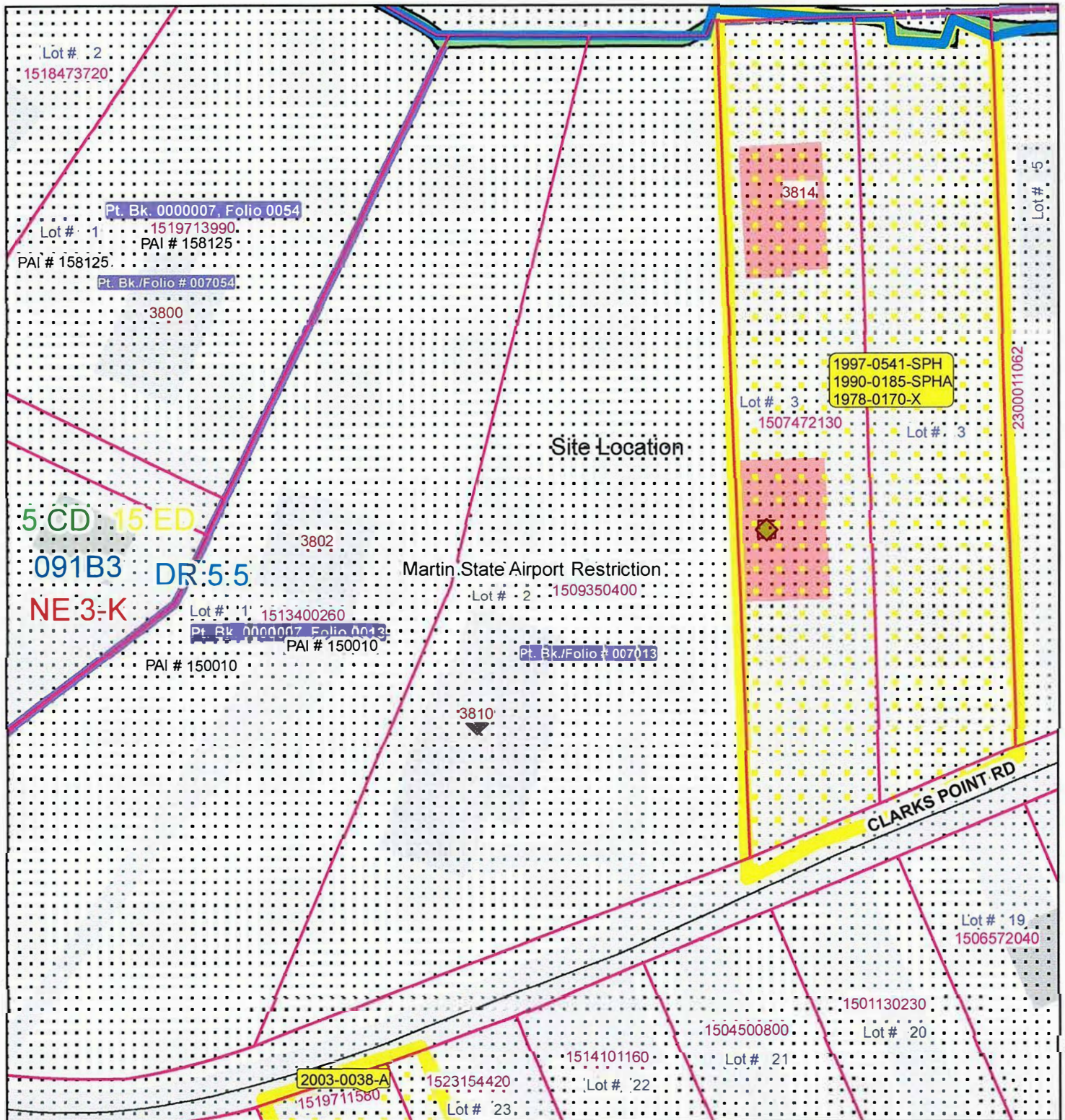
Homestead Application Information

Homestead Application Status: Approved 12/08/2023

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

3810 Clarks Point Rd



Publication Date: 9/12/2024



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



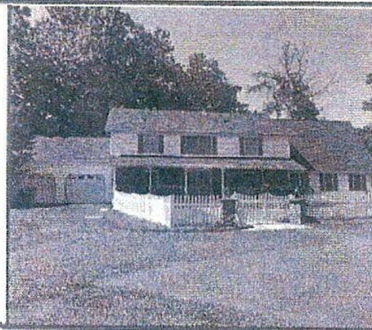
0 12.525 50 75 100 Feet

1 inch = 50.348192 feet



BROADVIEW TITLE

2015 EMMORTON ROAD, SUITE 102 | Bel Air, MD 21015
office: 443.512.8450 | fax: 443.512.8451



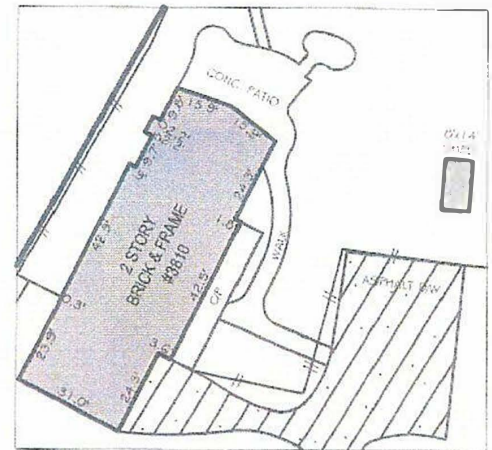
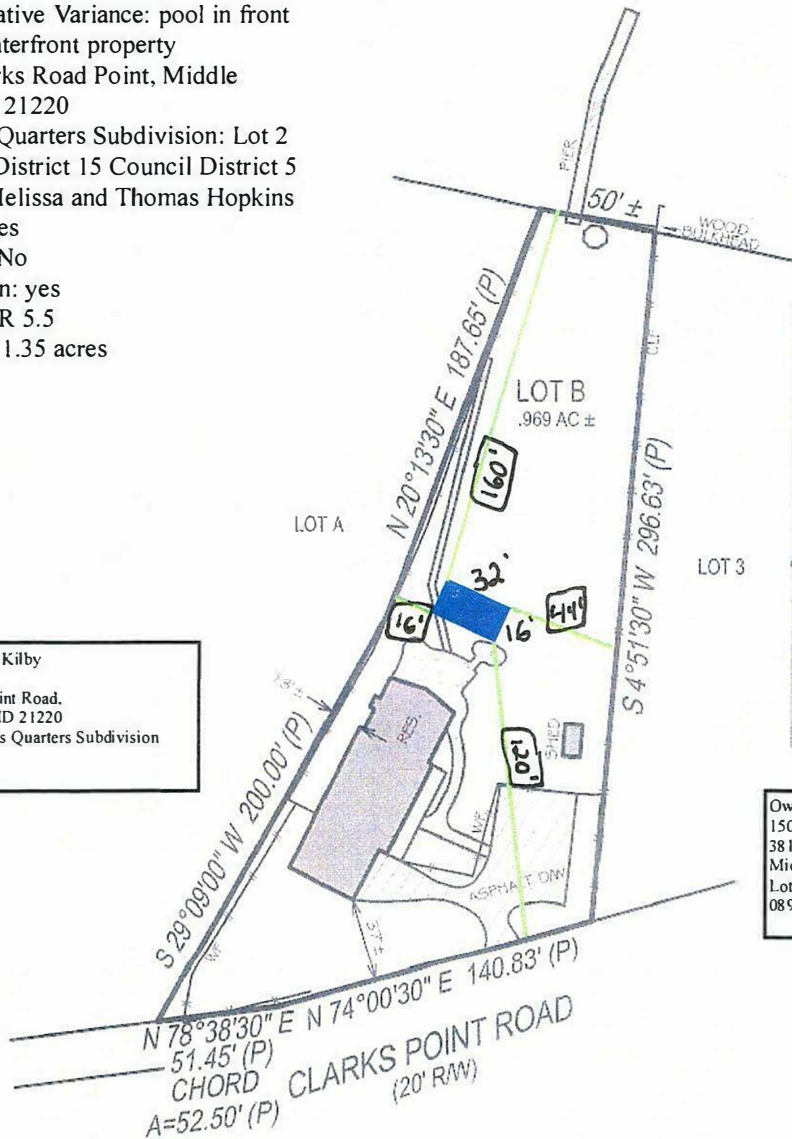
PROPERTY ADDRESS: 3810 CLARKS POINT ROAD, MIDDLE RIVER, MARYLAND 21220

SURVEY NUMBER: MD2208.5224

MD2208.5224
LOCATION DRAWING
BALTIMORE COUNTY

Administrative Variance: pool in front
yard of waterfront property
-3810 Clarks Road Point, Middle
River, MS 21220
-Bowleys Quarters Subdivision: Lot 2
-Election District 15 Council District 5
-Owner: Melissa and Thomas Hopkins
-CBCA: Yes
-Historic: No
-Floodplain: yes
-Zoning DR 5.5
-Property: 1.35 acres

Owner: Sharon Kilby
1509350400
3802 Clarks Point Road,
Middle river, MD 21220
Lot #1, Bowleys Quarters Subdivision
13325/00209



SCALE: 1"=40'

Owner: Steven Goeller
1507472130
3814 Clarks Point Road,
Middle River, MD 21220
Lot #3-4, Bowleys Quarters Subdivision
08998/00163



GRAPHIC SCALE (In Feet)

1 inch = 80' ft.

ACCURACY=1±

SURVEYORS CERTIFICATION:

A LICENSEE EITHER PERSONALLY PREPARED
THIS DRAWING OR WAS IN RESPONSIBLE
CHARGE OVER ITS PREPARATION AND THE
SURVEYING WORK REFLECTED IN IT, ALL IN
COMPLIANCE WITH REQUIREMENTS SET
FORTH IN REGULATION .12 OF CHAPTER
09.13.06 OF THE CODE OF MARYLAND
ANNOTATED REGULATIONS.



John E. Krobath
State of Maryland Professional Land Surveyor
License Number 10908 | Expires 5-26-2024

POINTS OF INTEREST: NONE VISIBLE



Exacta Land Surveyors, LLC
18#21535
office: 443.819.3994
1220 E. Churchville Rd, Suite 100 | Bel Air, MD 21014

Luke Reeder



443.463.3527
reederlc@gmail.com



DATE SIGNED: 08/30/22

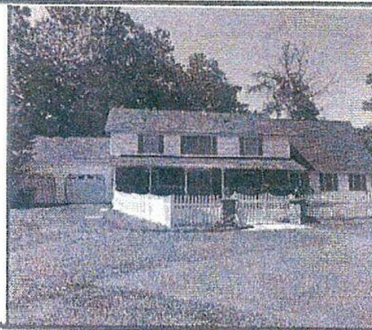
FIELD WORK DATE: 8/29/2022

REVISION DATE(S): (REV.0 8/30/2022)



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office: 443.512.8450 | fax: 443.512.8451



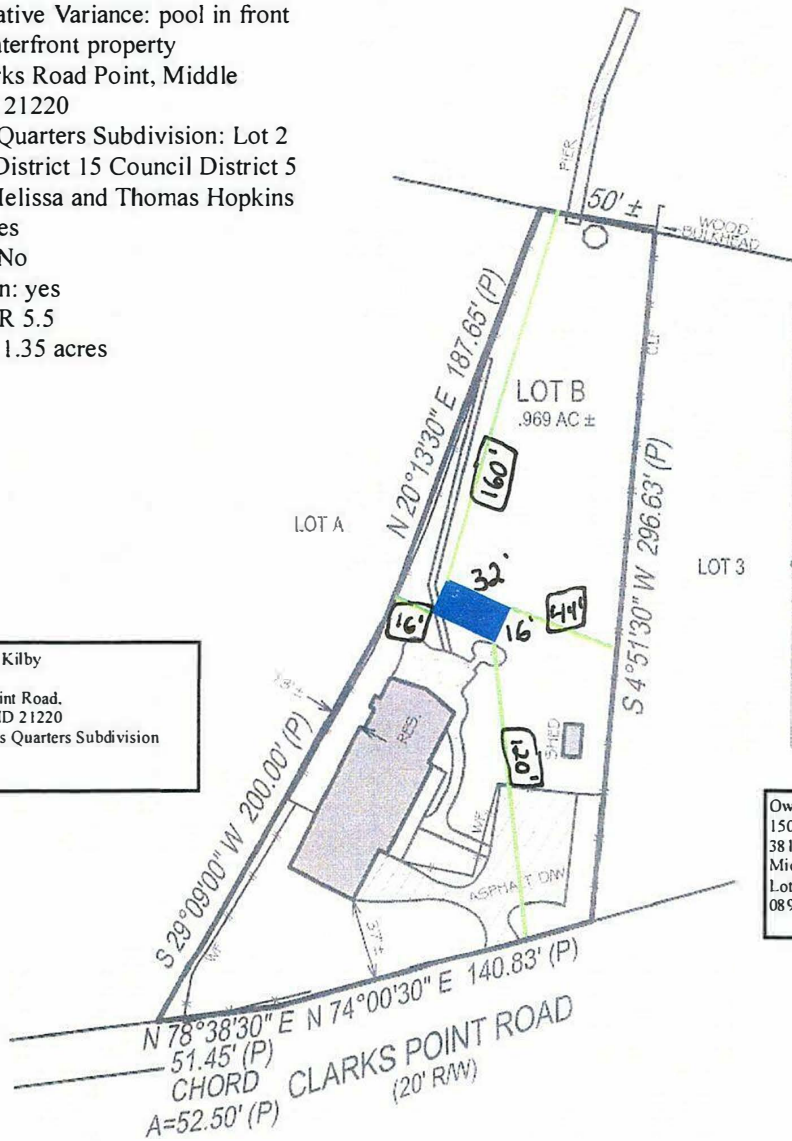
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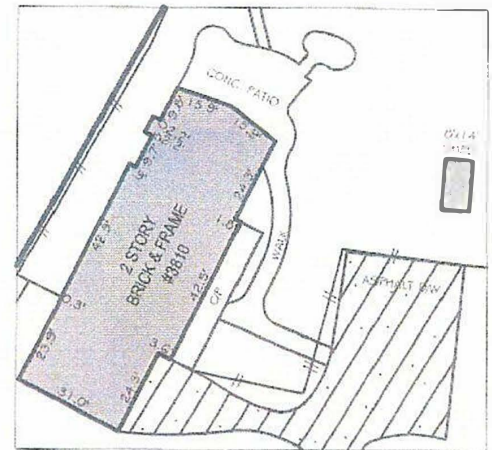
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3802 Clarks Point Road,
Middle river, MD 21220
Lot #1, Bowleys Quarters Subdivision
13325/00209



PLEASE NOTE

This House Location Drawing is for
informational purposes only. Per
Maryland State Code it may not be
relied upon to determine property
boundaries and may not be used
for building permits or construction.



SCALE: 1"=40'

Owner: Steven Goeller
1507472130
3814 Clarks Point Road,
Middle River, MD 21220
Lot #3-4, Bowleys Quarters Subdivision
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Google Maps 3815 Clarks Point Rd

Middle River, Maryland

Google Street View

May 2023 See more dates



Image capture: May 2023 © 2024 Google



Google Maps 3802 Clarks Point Rd

Middle River, Maryland

G Google Street View

May 2023 See more dates



Google

Image capture: May 2023 © 2024 Google







Clarks
Point Road

Seneca
Creek

Proposed
Pool location