



KATHERINE A. KLAUSMEIER
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

February 11, 2025

Luis C. Hibbs, Jr. – Lewis@Revovationresources.com
710 Riverside Dr.
Essex, MD 21221

RE: Petition for Administrative Variance
Case No. 2024-0219-A
Property: 710 Riverside Dr.

Dear Mr. Hibbs:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive style with a large, flowing "M" and "E".

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

c: Richard Hawes – Richcrh@msn.com
Rick Richardson – rick@richardsonengineering.net

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(710 Riverside Drive)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Luis Hibbs, Jr.	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioner	*	CASE NO. 2024-0219-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 owner of the subject property, Luis Hibbs, Jr. (“Petitioner”), for the property located at 710 Riverside Drive, Essex (the “Property”). The Petitioner is requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), §417 (Appendix "J"), to adjust setbacks on each side of the pier to 8 ft from the currently required 10 ft. to allow the pier to extend into water that is 3 1/2 ft. deep at median tide. The Property and requested relief are more fully depicted on the site plan (the “Site Plan”). (Pet. Ex. 1). Street view photographs were marked and accepted into evidence. (Pet. Ex. 2A-2B).

A ZAC comment was submitted by the Department of Public Works and Transportation (“DPWT”), dated October 9, 2024, indicating the following:

The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100440G dated 5/5/14 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, 2003, as amended. The LiMWA is not on the property.

In addition, a ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), dated October 22, 2024, indicating the following, in

pertinent part:

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to construct a replacement pier with a boat lift in deeper water. The boat lift is proposed to encroach within the required setback from the divisional property line on the northwest side, and the main pier structure is proposed to encroach within the divisional property line on the southeast side. Please note that the information DEPS received shows a 120-foot pier, but the description indicates 130-feet. In addition, all adjacent structures in the water are not shown clearly. Adhering to requirements for pier width/length, platform area allowances, and number of boat slips, and meeting all other state and county requirements for construction in tidal waters will minimize impacts to water quality.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on November 10, 2024 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented. Upon receipt of the DEPS ZAC comment above, it was confirmed with Richard Richardson, PE, via email dated December 9, 2024 that the Petition inadvertently listed the pier length at 130 ft. (See File). Mr. Richardson also confirmed that the actual length of the proposed pier will be 120 ft. as indicated on the Site Plan. With that information, the OZR requested additional ZAC comments (if any) from County reviewing agencies; none were received.

The Petitioner has filed the supporting Affidavit as required by Baltimore County Code (“BCC”), §32-3-303 which provided specific information that the existing 65 ft. pier needs to be replaced and that the depth of the water at that distance is only 2 ft. or less at mid tide. With the proposed 120 ft. pier at 8 ft. side setbacks, the depth of water will be 3.5 ft. which will accommodate a mid-sized boat. 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. In the opinion of the Administrative Law Judge, the information,

photographs, and Affidavit submitted provide sufficient facts to satisfy the requirements of BCZR, §307.1. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioner.

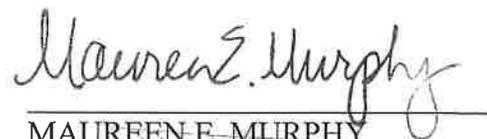
Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 11th day of **February, 2025**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (“BCZR”), §417 (Appendix "J"), to adjust setbacks on each side of the proposed 120 ft. pier to 8 ft., from the required 10 ft., to allow the pier to extend into water that is 3 1/2 ft. deep at median tide, be and it 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 must comply with the DEPS and DPWT ZAC comments; copies of which is attached hereto and made a part hereof.
3. The Site Plan (Pet. Ex. 1) is attached hereto and incorporated herein.

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


MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw

(Av) 10-28-24
11-25-24

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
OCT 23 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 (EPS) - Development Coordination

DATE: October 22, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0219-A
Address: 710 RIVERSIDE DRIVE
Legal Owner: Luis Hibbs, Jr.

Zoning Advisory Committee Meeting of October 16, 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 subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to construct a replacement pier with a boat lift in deeper water. The boat lift is proposed to encroach within the required setback from the divisional property line on the northwest side, and the main pier structure is proposed to encroach within the divisional property line on the southeast side. Please note that the information DEPS received shows a 120-foot pier, but the description indicates 130-feet. In addition, all adjacent structures in the water are not shown clearly. Adhering to requirements for pier width/length, platform area allowances, and number of boat slips, and meeting all other state and county requirements for construction in tidal waters will minimize impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

There are no rare, threatened or endangered species, any species in need of conservation, or colonial bird nesting habitats indicated for this location. If the pier

construction meets Critical Area requirements, and all other state and county requirements, that 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;

Provided that the applicants meet all Critical Area pier requirements, and obtain approval for the pier from all state and federal agencies, the relief requested will be consistent with established Critical Area policies.

Reviewer: Paul Dennis, Environmental Impact Review

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: October 9, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0219-A

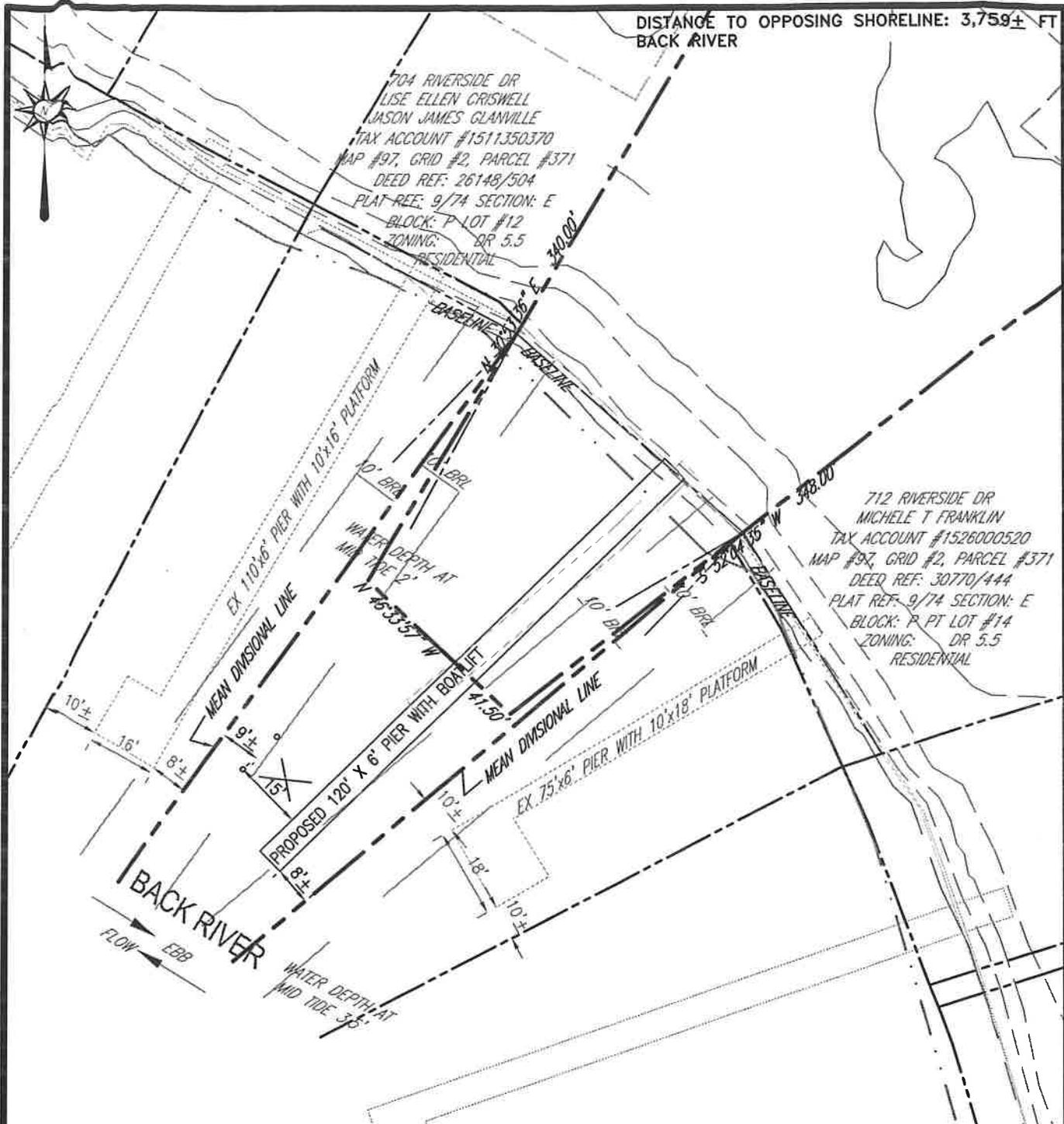
The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment.

DPW-T: The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100440G dated 5/5/14 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.



DISTANCE TO OPPOSING SHORELINE: 3,759± FT
BACK RIVER

704 RIVERSIDE DR
LISE ELLEN CRISWELL
JASON JAMES GLANVILLE
TAX ACCOUNT #1511350370
MAP #97, GRID #2, PARCEL #371
DEED REF: 26148/504
PLAT REF: 9/74 SECTION: E
BLOCK: P LOT #12
ZONING: DR 5.5
RESIDENTIAL

712 RIVERSIDE DR
MICHELE T FRANKLIN
TAX ACCOUNT #1526000520
MAP #97, GRID #2, PARCEL #371
DEED REF: 30770/444
PLAT REF: 9/74 SECTION: E
BLOCK: P PT LOT #14
ZONING: DR 5.5
RESIDENTIAL

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16597, EXPIRATION DATE: 08-15-2025



9/23/24

Richardson Engineering, LLC

7 Deneison Street
Timonium, Maryland 21093
Phone: 410 660 1602

PIER PLAN FOR

710 RIVERSIDE DRIVE

15TH ELECTION DISTRICT

BALTIMORE COUNTY, MD

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	LNR	PCR	1" = 30'
	DATE:	JOB NO.:	SHEET NO.:
	08-20-24	24163	1 OF 1



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 710 RIVERSIDE DR ESSEX MD 21221 Currently Zoned ORS-5 RES Deed Reference 48757 1 00128 10 Digit Tax Account # 1526000120 Owner(s) Printed Name(s) LUIS HIBBS JR

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. [X] ADMINISTRATIVE VARIANCE from Section(s) Appendix "J". Adjust setbacks on each side of the pier to 8' from the currently required 10'. This will allow the pier to extend into water that is 3 1/2' feet deep at median tide.

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)

Luis C. Hibbs Jr / Name # 1 -Type or Print Name # 2 Type or Print Signature # 1 Signature # 2 710 Riverside Dr Essex Maryland Mailing Address City State 21221 443-695-8513 / Lewis@Revovationresources.com Zip Code Telephone #'s (Cell and Home) Email Adress

Attorney for Owner(s)/Petitioner(s)

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

Representative to be Contacted

Richard Hawes Name -Type or Print Signature 3310 Putty Hill Ave Parkville Md Mailing Address City State 21234 /443-678-2898 / Richcrh@msn.com Zip Code Telephone # Email Adress

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 2024-0219-A Filing Date 10, 2, 2024 Estimated Posting Date 10, 13, 2024 Reviewer JK Closing Date 10/28/2024 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: 710 RIVERSIDE DR. 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)

The current (non functional) 65' pier is in need of replacement. The depth of the water at this distance from shore is 2' or less at mid tide. This request for a variance from the 10' setback to an 8' setback will allow the pier length to be increased to 130'. The water depth at mid tide at this distance from shore is 3.5'. This depth will accommodate a larger portion of midsize boats.

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

Lewis Cox Hibbs Jr
 Signature of Owner (Affiant)

 Signature of Owner (Affiant)

LEWIS COX HIBBS JR
 Name - Print or Type

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

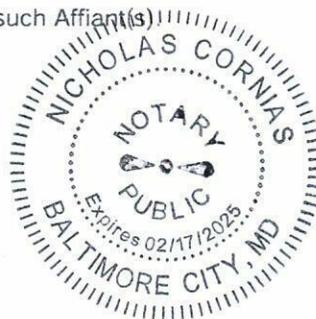
Print name(s) here: Lewis Cox Hibbs Jr

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

AS WITNESS my hand and Notaries Seal

Nicholas Cornias
 Notary Public

02/17/2025
 My Commission Expires



ZONING PETITION PROPERTY DESCRIPTION

PART A

ZONING PROPERTY DESCRIPTION FOR 710 RIVERSIDE DRIVE ESSEX, MD 21221

Beginning at a point on the south side of Riverside Drive, which is 50' wide at the distance of 376' east of the centerline of the nearest improved street, Essexwood Court which has a right of way width of 50'.

PART B

Being Lot # 13, Block P, Section E, in the subdivision of _____
as recorded in the Baltimore County Plat Book # 0009/0074, Folio # 009074, containing 36,238 sf of land area. Located in the 15th Election District.

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0219 -A Address 710 Riverside Dr

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

Filing Date: 10/2/24 Posting Date: 10/13/24 Closing Date: 10/28/24

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

- 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.
- 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.
- 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.
- 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 - 0219 -A Address 710 Riverside Dr

Petitioner's Name: Luis Hibbs Telephone (Cell) 4436958513

Posting Date: 10/13/24 Closing Date: 10/28/24

Wording for Sign: To Permit an administrative variance from section Appendix "J". Adjust setbacks on each side of the pier to 8' in lieu of the required 10' setback.



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 710 RIVERSIDE DR ESSEX MD 21221 Currently Zoned ORS-5 RES Deed Reference 48757 1 00128 10 Digit Tax Account # 1526000120 Owner(s) Printed Name(s) LUIS HIBBS JR

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. [X] ADMINISTRATIVE VARIANCE from Section(s) Appendix "J". Adjust setbacks on each side of the pier to 8' from the currently required 10'. This will allow the pier to extend into water that is 3 1/2' feet deep at median tide.

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)

Luis C. Hibbs Jr / Name # 1 -Type or Print Name # 2 Type or Print Signature # 1 Signature # 2 710 Riverside Dr Essex Maryland Mailing Address City State 21221 443-695-8513 / Lewis@Revovationresources.com Zip Code Telephone #'s (Cell and Home) Email Adress

Attorney for Owner(s)/Petitioner(s)

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

Representative to be Contacted

Richard Hawes Name -Type or Print Signature 3310 Putty Hill Ave Parkville Md Mailing Address City State 21234 /443-678-2898 / Richcrh@msn.com Zip Code Telephone # Email Adress

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 2024-0219-A Filing Date 10, 2, 2024 Estimated Posting Date 10, 13, 2024 Reviewer JK Closing Date 10/28/2024 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: 710 RIVERSIDE DR. 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)

The current (non functional) 65' pier is in need of replacement. The depth of the water at this distance from shore is 2' or less at mid tide. This request for a variance from the 10' setback to an 8' setback will allow the pier length to be increased to 130'. The water depth at mid tide at this distance from shore is 3.5'. This depth will accommodate a larger portion of midsize boats.

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

Lewis Cox Hibbs Jr
 Signature of Owner (Affiant)

 Signature of Owner (Affiant)

LEWIS COX HIBBS JR
 Name - Print or Type

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

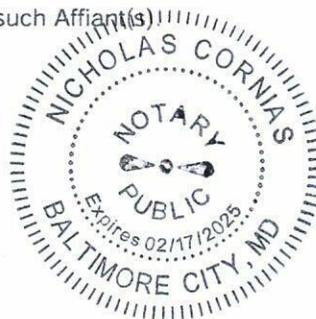
Print name(s) here: Lewis Cox Hibbs Jr

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

AS WITNESS my hand and Notaries Seal

Nicholas Cornias
 Notary Public

02/17/2025
 My Commission Expires



ZONING PETITION PROPERTY DESCRIPTION

PART A

ZONING PROPERTY DESCRIPTION FOR 710 RIVERSIDE DRIVE ESSEX, MD 21221

Beginning at a point on the south side of Riverside Drive, which is 50' wide at the distance of 376' east of the centerline of the nearest improved street, Essexwood Court which has a right of way width of 50'.

PART B

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as recorded in the Baltimore County Plat Book # 0009/0074, Folio # 009074, containing 36,238 sf of land area. Located in the 15th Election District.



**Permits, Approvals and
Inspections**

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

Cashier: Jason S.
12-Aug-2024 1:00:21P

Transaction **102461**
1 Petition Before ALJ \$75.00

Total **\$75.00**

DEBIT CARD SALE \$75.00
VISA 8243

Retain this copy for statement
validation

Station: Permit Processing - Mini

12-Aug-2024 1:00:36P
\$75.00 | Method: EMV
US DEBIT XXXXXXXXXXXX8243
CHARLES R HAWES
Reference ID: 422500567623
Auth ID: 392648
MID: *****2995
AID: A0000000980840
AthNtwkNm: VISA
RtInd: CREDIT
SIGNATURE

Clover ID: VYPQRGWMKMZ6E
Payment 9KM61705K4P2A

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

CERTIFICATE OF POSTING

2024-0219-A

RE: Case No.: _____

Petitioner/Developer: _____

Luis Hibbs

November 25, 2024

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Jeff Perlow:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

710 Riverside Drive

November 10, 2024

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 **November 10, 2024**

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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 22, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0219-A
Address: 710 RIVERSIDE DRIVE
Legal Owner: Luis Hibbs, Jr.

Zoning Advisory Committee Meeting of October 16, 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 subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to construct a replacement pier with a boat lift in deeper water. The boat lift is proposed to encroach within the required setback from the divisional property line on the northwest side, and the main pier structure is proposed to encroach within the divisional property line on the southeast side. Please note that the information DEPS received shows a 120-foot pier, but the description indicates 130-feet. In addition, all adjacent structures in the water are not shown clearly. Adhering to requirements for pier width/length, platform area allowances, and number of boat slips, and meeting all other state and county requirements for construction in tidal waters will minimize impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

There are no rare, threatened or endangered species, any species in need of conservation, or colonial bird nesting habitats indicated for this location. If the pier

construction meets Critical Area requirements, and all other state and county requirements, that 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;

Provided that the applicants meet all Critical Area pier requirements, and obtain approval for the pier from all state and federal agencies, the relief requested will be consistent with established Critical Area policies.

Reviewer: Paul Dennis, Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: October 9, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0219-A

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

DPR: No comment.

DPW-T: The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=7.7) per panel FIRM 2400100440G dated 5/5/14 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.

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 1526000120

Owner Information

Owner Name: HIBBS LEWIS COX JR Use: RESIDENTIAL
 Principal Residence: YES
 Mailing Address: 710 RIVERSIDE DR Deed Reference: /48767/ 00128
 ESSEX MD 21221-6838

Location & Structure Information

Premises Address: 710 RIVERSIDE DR Legal Description:
 ESSEX 21221-6838
 Waterfront ESSEX

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0097 0002 0371 15100095.04 0000 E P 13 2024 Plat Ref: 0009/ 0074

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1959 1,398 SF 35,088 SF 34

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
 1 YES STANDARD UNITBLOCK/3 1 full

Value Information

	Base Value	Value		
		As of 01/01/2024	Phase-in Assessments As of 07/01/2024	As of 07/01/2025
Land:	168,200	265,000		
Improvements	115,600	117,200		
Total:	283,800	382,200	316,600	349,400
Preferential Land:	0	0		

Transfer Information

Seller: ZACZEK FRANK J Date: 02/09/2024 Price: \$360,000
 Type: ARMS LENGTH IMPROVED Deed1: /48767/ 00128 Deed2:
 Seller: Date: Price: \$0
 Type: Deed1: // Deed2:
 Seller: Date: Price:
 Type: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments: Class 07/01/2024 07/01/2025
 County: 000 0.00
 State: 000 0.00
 Municipal: 000 0.00|0.00 0.00|0.00

Special Tax Recapture: None

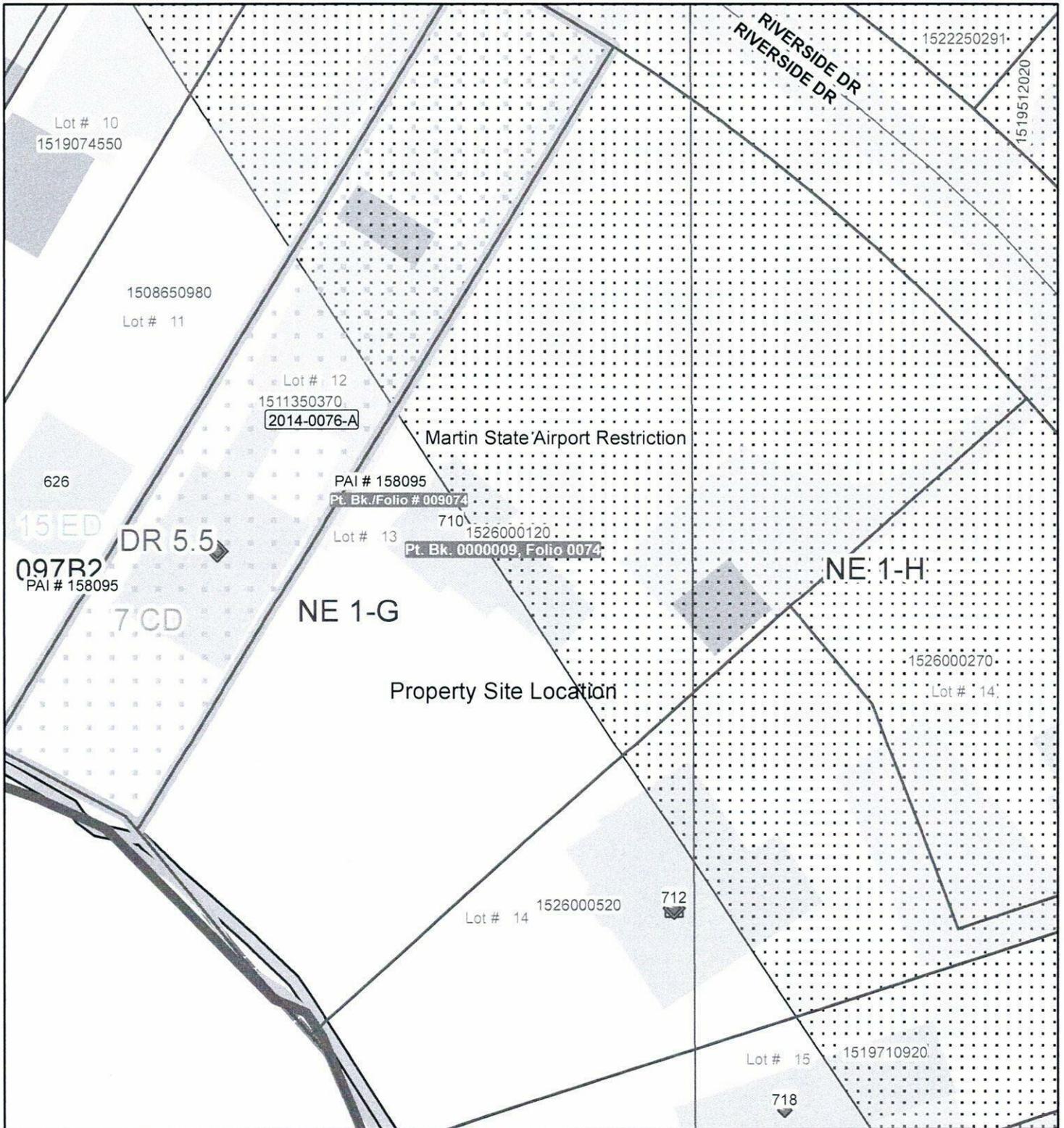
Homestead Application Information

Homestead Application Status: Approved 07/16/2024

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

710 Riverside Dr



Publication Date: 8/19/2024



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

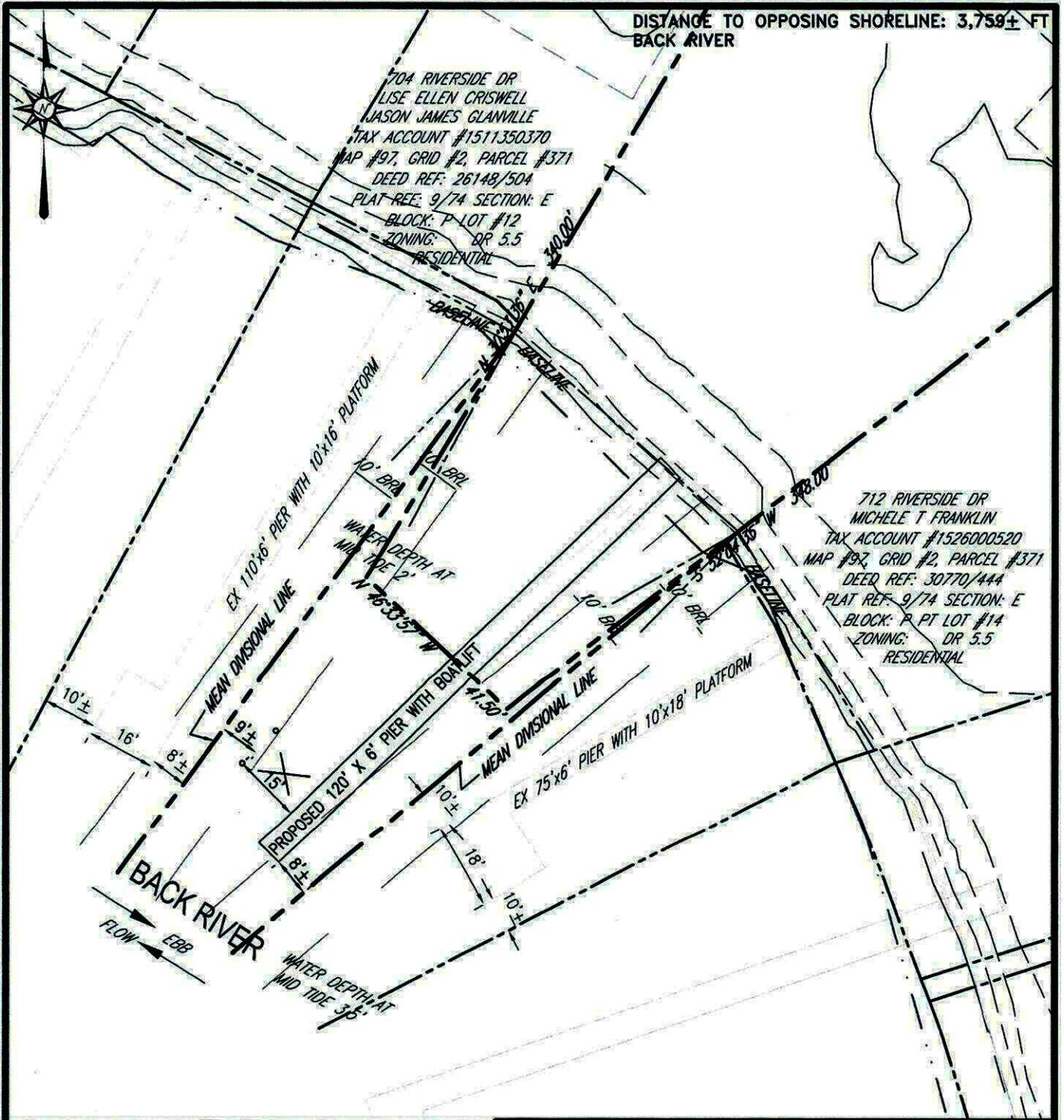


0 10 20 40 60 80 Feet

1 inch = 41.057543 feet







PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16597, EXPIRATION DATE: 08-15-2025

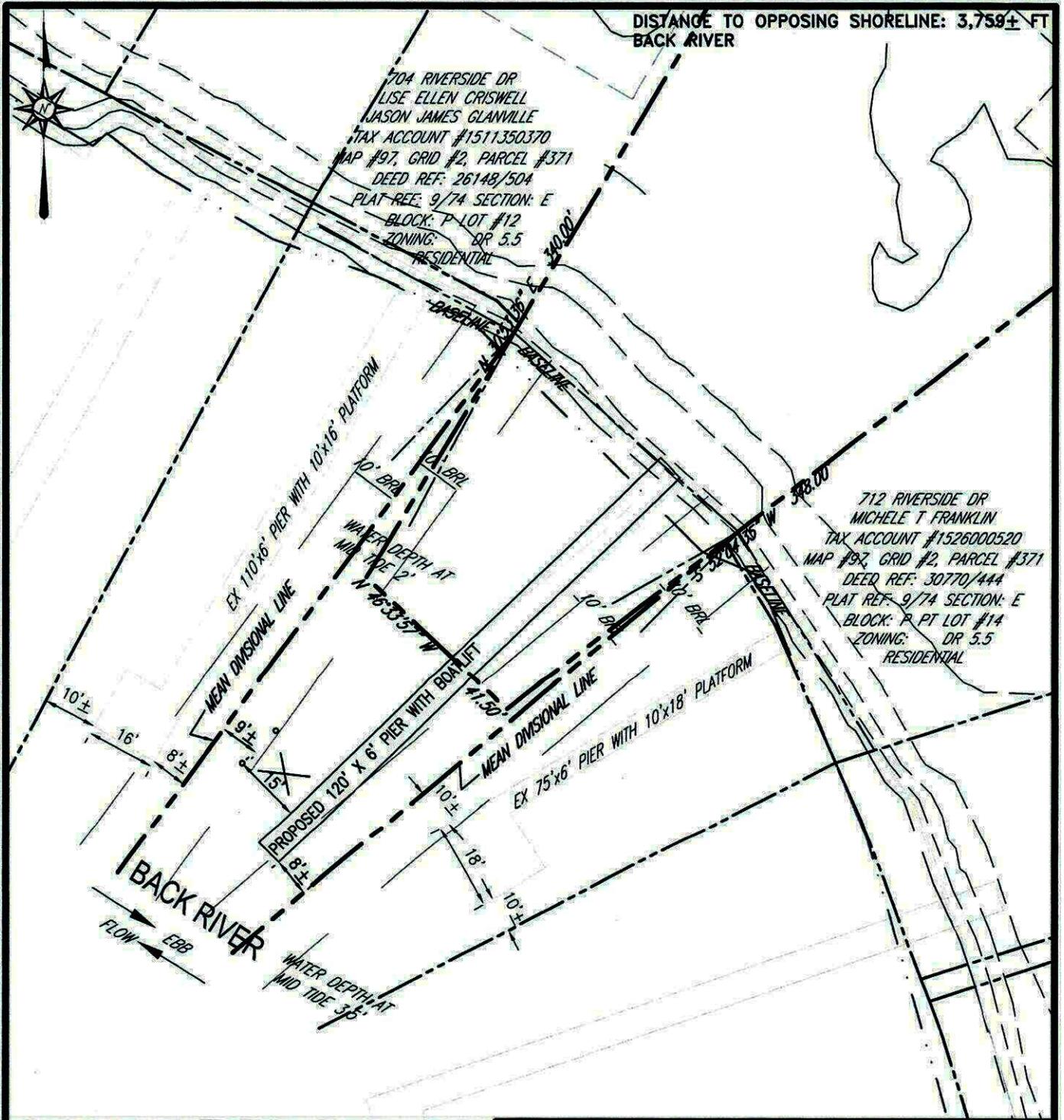


Richardson Engineering, LLC

7 Deneison Street
 Timonium, Maryland 21093
 Phone: 410-560-1502

PIER PLAN FOR
710 RIVERSIDE DRIVE
 15TH ELECTION DISTRICT BALTIMORE COUNTY, MD

DRAWN BY: LNR	DESIGNED BY: PCR	SCALE: 1" = 30'
DATE: 09-20-24	JOB NO.: 24153	SHEET NO.: 1 OF 1



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9/23/24