KATHERINE A. KLAUSMEIER
County Executive

C. PETE GUTWALD, AICP
Director, Department of Permits, Approvals and Inspections

August 12, 2025

Christopher and Cynthia Henneman
1331 Wildwood Beach Road
Essex, Maryland 21221

RE: Spirit and Intent
2024-0242-A
R25-05786
15th Election District

Dear Mr. & Mrs. Henneman,

Based on the information you provided, a review of all available zoning records and consultation with Jeff Perlow, Zoning Review Supervisor, the following has been determined:

The Administrative Law Judge granted an accessory building with a height of 21 feet. The site plan accompanying your variance showed the accessory building on the right side, in contrast to the left side placement accompanying the permit application. At the public hearing, testimony in opposition to this request centered on the height of the building, and not the building's placement. For this reason, Zoning Review believes the new placement is within the spirit and intent of the granted variance.

I hope you find the information satisfactory. If you need further assistance, please contact Zoning Review at paizoning@baltimorecountymd.gov or 410-887-3391.

Sincerely,

Shaun Crawford
Project Manager
Permits, Approvals and Inspections

THIS LETTER IS STRICTLY LIMITED TO THE APPLICATION OF THE BCZR AS APPLIED TO THE S&I REQUEST PRESENTED IN YOUR LETTER, AND DOES NOT REPRESENT VERIFICATION OR APPROVAL FOR ANY OTHER LOCAL, STATE, OR OTHER REGULATIONS THAT MAY APPLY TO THIS PROPERTY

cc: 2024-0242-A case file

SC/25-0890

25-08905C

To: Jeff Perlow, Supervisor of Zoning Review

We are writing to relocate the site of our approved variance garage project (2024-0242-A) to a different spot on the same property. The garage was originally planned for the right side (west side) of the yard, based on utility markings provided by Miss Utility during the initial design and permitting process. However, when we had the utilities re-marked before starting excavation, we discovered that an underground electrical line runs through the permitted build area—something that was either missed or incorrectly marked during the first survey. This makes the original location unsafe to build on.

To resolve this, we'd like to move the garage to the left side (East side) of the yard. The structure itself remains exactly the same in size, design, and use, and the new location complies with all zoning rules, required setbacks, and building codes.
Please let us know if there are any additional approvals, permits, or plan modifications required.

Thank you,

Christopher Henneman

Chris.Henneman@gmail.com

443-827-0847

PZS-05786

Cynthia Henneman

Cyndi.Henneman@gmail.com

570-332-1803

Exhibit 1.4

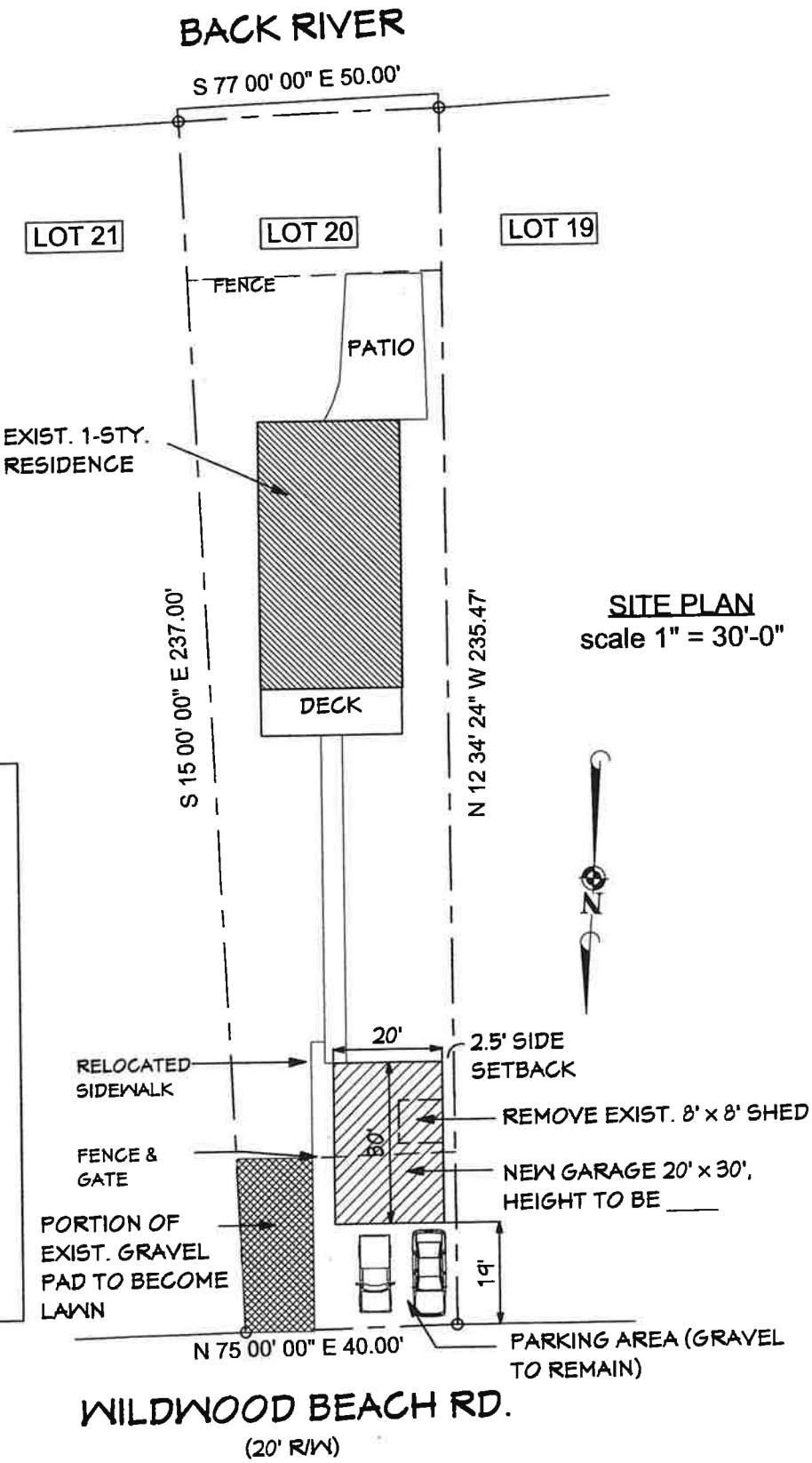
SITE PLAN TO ACCOMPANY ADMINISTRATIVE VARIANCE

ADDRESS: 1331 WILDWOOD BEACH RD, BALTIMORE, MD 21221 ACCOUNT # 1523153762

OWNERS: CHRISTOPHER & CYNTHIA HENNEMAN DEED REF: 44502/00284

MAP: 0104 GRID: 0054 PARCEL: 0169

ZONING MAP: 0104
SITE ZONED: RC-5
ELECTION DISTRICT: 15
COUNCIL DISTRICT: 7
LOT AREA ACREAGE OR S.F: 10,620 SF
HISTORIC? NO
IN CBCA? YES
IN FLOOD PLAIN? X
UTILITIES: WATER IS PUBLIC, SEWER IS PUBLIC
PRIOR HEARING? NO



IMPERVIOUS CALCULATIONS (SF)	
EXIST. LOT: 10,260 s.f.	
EXIST. DWELL:	1,315 s.f.
CONC SIDEWALK:	244 s.f.
ADDED SIDEWALK:	80 s.f.
REAR CONC PATIO:	449 s.f.
GRAVEL PARKING: (reduced)	560 s.f.
NEW GARAGE:	600 s.f.
TOTAL:	3,248 s.f.
TOTAL COVERAGE:	31.6%
ALLOWED: 31.25% with mitigation or 10,260 x .3125 = 3,206 s.f.	

Hearing Plan

PLAN ASSEMBLED BY MAUREEN COPELAND, 717-599-9590 OCT. 16, 2024 SCALE: 1" = 40'

SITE PLAN TO ACCOMPANY BUILDING PERMIT

ADDRESS: 1331 WILDWOOD BEACH RD, BALTIMORE, MD 21221 ACCOUNT # 1523153762

OWNERS: CHRISTOPHER & CYNTHIA HENNEMAN DEED REF: 44502/00284

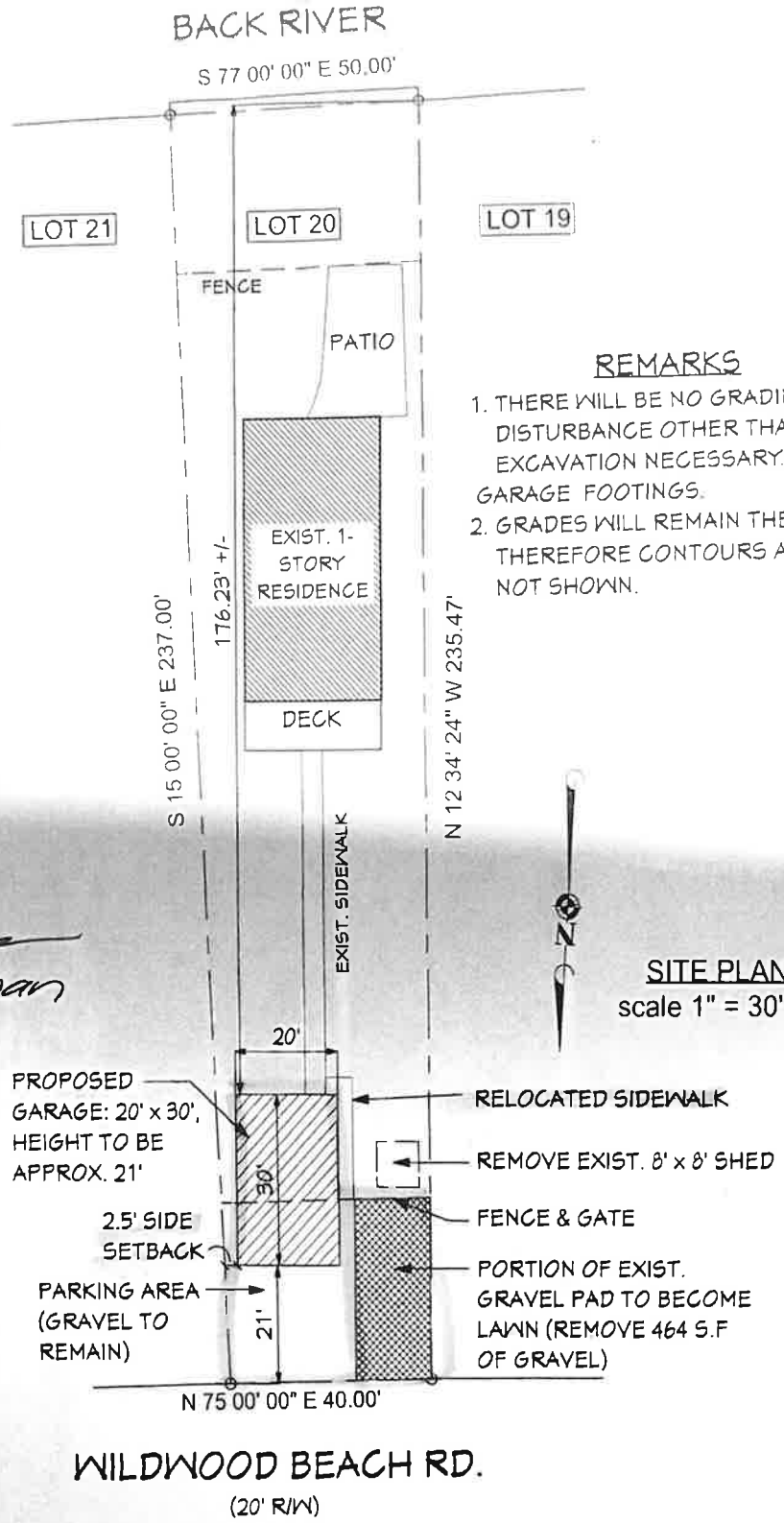
MAP: 0104 GRID: 0054 PARCEL: 0169

ZONING MAP: 0104
SITE ZONED: RC-5
ELECTION DISTRICT: 15
COUNCIL DISTRICT: 7
LOT AREA ACREAGE OR S.F: 10,620 SF
HISTORIC? NO
IN CBCA? YES
IN FLOOD PLAIN? X
UTILITIES: WATER IS PUBLIC. SEWER IS PUBLIC
PRIOR HEARING? YES - VARIANCE APPROVED ON 2/13/24. CASE#24-0242-A.

Christopher Henneman

Cynthia Henneman

Revised



REMARKS

1. THERE WILL BE NO GRADING OR DISTURBANCE OTHER THAN EXCAVATION NECESSARY FOR GARAGE FOOTINGS.
2. GRADES WILL REMAIN THE SAME, THEREFORE CONTOURS ARE NOT SHOWN.

SITE PLAN
scale 1" = 30'-0"

PLAN ASSEMBLED BY MAUREEN COPELAND, ARCHITECT 717-599-9590 JULY 15, 2025

NOT A PROPERTY LINE SURVEY; LOT LINES AND STRUCTURES TAKEN FROM LOCATION DRAWING PROVIDED BY OWNER.

We, Dan Filicko and Amy Chilton are the owners of the property located at 1333 Wildwood Beach Road, Essex, MD 21221

We have reviewed the plans for the garage that the Hennemans intend to build next door at 1331 Wildwood Beach Road, Essex, MD 21221. We have no objections to the proposed garage site and give our full approval for them to proceed with construction as detailed in the submitted plans.

Jennifer Busch-Filicko is no longer affiliated with this property in any capacity.

Sincerely,
Dan Filicko
Amy Chilton

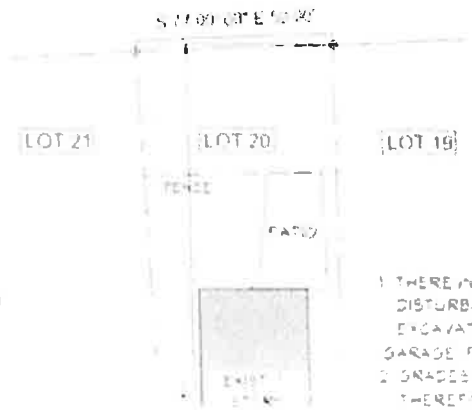
Signatures:

Emails: DAN@ABFilicko.com
Amy@ABFilicko.com.

Phone #s: 443 520-9159
410 963 7492

SITE PLAN TO ACCOMPANY BUILDING PERMIT
ADDRESS 1331 WILDWOOD BEACH RD, BALTIMORE, MD 21221 ACCOUNT # 1523153762
OWNERS CHRISTOPHER & CYNTHIA HENNEMAN DEED REF 44502/00284
MAP 0104 GRID 0054 PARCEL 0169

BACK RIVER



ZONING MAP 0104
SITE ZONED RC.5
ELECTION DISTRICT 15
COUNCIL DISTRICT 7
LOT AREA ACREAGE
OR S F 10,620 SF
HISTORIC? NO

REMARKS
1 THERE WILL BE NO GRADING OR DISTURBANCE OTHER THAN EXCAVATION NECESSARY FOR GARAGE FOOTINGS
2 GRADES WILL REMAIN THE SAME THEREFORE CONTOURS ARE

SITE PLAN TO ACCOMPANY BUILDING PERMIT

ADDRESS: 1331 WILDWOOD BEACH RD. BALTIMORE, MD 21221 ACCOUNT # 1523153762
OWNERS: CHRISTOPHER & CYNTHIA HENNEMAN DEED REF: 44502/00284
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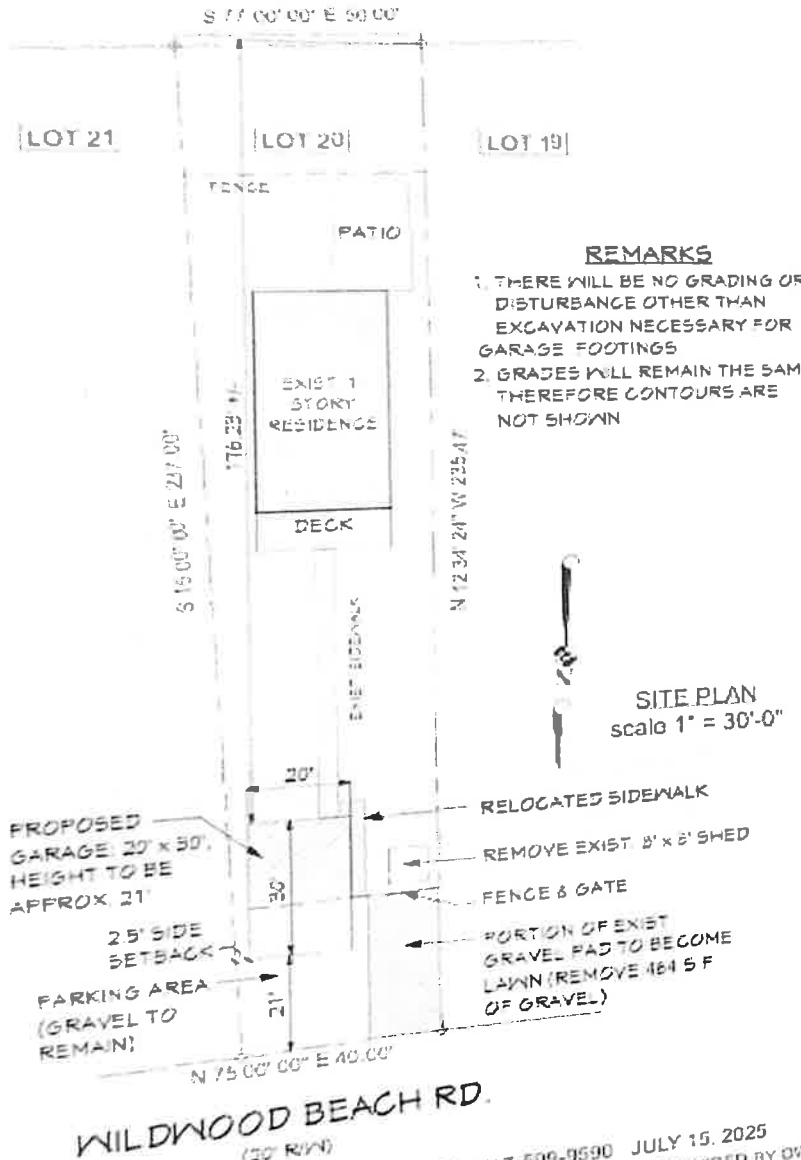

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SITE ZONED: RC-5
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UTILITIES: WATER IS PUBLIC SEWER IS PUBLIC
PRIOR HEARING? YES - VARIANCE APPROVED ON 2/13/24. CASE#24-0242-A

REMARKS

1. THERE WILL BE NO GRADING OR DISTURBANCE OTHER THAN EXCAVATION NECESSARY FOR GARAGE FOOTINGS
2. GRADES WILL REMAIN THE SAME, THEREFORE CONTOURS ARE NOT SHOWN

SITE PLAN
scale 1" = 30'-0"

PLAN ASSEMBLED BY MAUREEN COPELAND, ARCHITECT 717-599-9590 JULY 15, 2025
NOT A PROPERTY LINE SURVEY. LOT LINES AND STRUCTURES TAKEN FROM LOCATION DRAWING PROVIDED BY OWNER.

8.7.2025

Shaun Crawford

From: amy <amy@abfilicko.com>
Sent: Monday, August 11, 2025 10:19 AM
To: Shaun Crawford; dan@abfilicko.com
Subject: Re: 1331 Wildwood Beach

CAUTION: This message from amy@abfilicko.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments. Do not click on any link and fill any request asking for your username and password at any time. BCG OIT will never ask for your username and password over email. Use the "Phish Alert Report" button to report.

Good Morning Shaun

This is indeed an authentic signature.

Regards

Amy Chilton

On 08/11/2025 10:09 AM EDT Shaun Crawford <scrawford@baltimorecountymd.gov> wrote:

Hi,

Attached are a letter and site plan submitted by your neighbor's at 1331 Wildwood Beach. Could you both verify the authenticity of these attachments?

Shaun Crawford

Project Manager

Permits, Approvals and Inspections

Baltimore County Office Building

111 W. Chesapeake Avenue, 21204

PMT-25-02394	AW0A0F4AD399	374599	374522	S&I 1331 Wildwood Beach	Cynthia Henneman	cyndi.henneman@gmail.com	8/11/25 10:53 am	$20.00

Number of Records: 1

Total Payments Received: $20.00

ONLINE PAYMENT for S&I

Grand Total: $523.00

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 13, 2025

Christopher Henneman chris.henneman@gmail.com
Cynthia Henneman cyndi.henneman@gmail.com
1331 Wildwood Beach Road
Baltimore, MD 21221

RE: Petition for Administrative Variance – Formal Demand Filed
Case No. 2024-0242-A
Property: 1331 Wildwood Beach Road

Dear Petitioners:

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,

Maureen E. Murphy

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure
c: Daniel Perricci dperricci@verizon.net
Maureen Copeland chesapeakedesignco@gmail.com

IN RE: PETITION FOR VARIANCE **(1331 Wildwood Beach Road)** 15th Election District 7th Council District Christopher and Cynthia Henneman (*Legal Owners*)	* * * * *	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY
Petitioners	*	**CASE NO. 2024-0242-A**

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Christopher and Cynthia Henneman ("Petitioners") for the property located at 1331 Wildwood Beach Road, Essex (the "Property"). Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations ("BCZR"), Section 400.3 to permit a rear yard accessory building (street-side) with a height of 21 ft. in lieu of the maximum allowed height of 15 ft. By and through an Amended Petition, Petitioners are also seeking Variance relief from BCZR, Section 1A04.3.B.3 for building lot coverage of 19% in lieu of the maximum 15%. (See File).

A formal demand to the Administrative Variance was filed by Daniel Perricci, the legal owner of 1339 Wildwood Beach Road. A hearing was held on February 6, 2025 using the WebEx virtual platform. Petitioners appeared at the hearing, *pro se*, along with Maureen Copeland, architect, with Chesapeake Design Company. Daniel Perricci testified in opposition.

A Zoning Advisory Comment ("ZAC") was received from the Department of Environmental Protection and Sustainability ("DEPS") indicating that the Property is located within a Limited Development Area (LDA) is therefore subject to the Chesapeake Bay Critical Area ("CBCA") regulations. Zoning Advisory Comments were also received from the

Development Plans Review ("DPR")/Department of Public Works and Transportation ("DPW&T) which read as follows:

> DPR: Per Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR), no more than 15% of any lot in an R.C. 5 Zone may be covered by buildings. The proposed work would exceed that coverage area. Petitioner's attached difficulty or hardship statement mentions a proposed home office in accessory building. Section 101 of BCZR defines home occupation/home office as any use conducted entirely within a dwelling which is incidental to the main use of the building or dwelling. Petition should be amended to address these comments.
>
> DPWT: The proposed site is south of the coordinates described in County Code 32-8-201(J)(2) so the base flood elevation is 7.7. All proposed living spaces must be elevated above the base flood elevation plus the required freeboard as outlined in Bill 6-24, the current County Code. Any area below this elevation cannot be used for living space, storage only, or flood proof materials must be used. The LiMWA is not on the property.

Department of Planning (DOP) did not have any comments.

The Property was created as Lot 20 on the Plat of Wildwood Beach filed in the Land Records of Baltimore County on April 27, 1929 (Plat Book 9, folio 30). As shown in the street view photographs, it is a 10,620 sf waterfront lot which is improved with a 1-story, 1,279 sf single family dwelling constructed in 1934, as well as a shed. (Pet. Exs. 3.1-3.7). Maureen Copeland, the architect, testified that the home is 22 ft. tall. The Property is asymmetrically shaped; the waterfront side is wider than the street side. The Property is zoned Resource Conservation (RC 5). Because it is a waterfront lot, it is subject to CBCA requirements limiting the amount of impervious surface. Per the 2023 Zoning Policy Manual, the waterfront side is the front of the home, notwithstanding the location of the front door.

Due to lack of space and storage area in the home, Petitioners' desire to construct a detached garage on the street side of Wildwood Beach Rd. Most waterfront homes along

Wildwood Beach Rd. and in the surrounding community have detached garages on the street side. As shown on the architectural renderings provided, it would be a 2-story, garage at 21 ft. in height. (Pet. Ex. 1.3). The first floor would have two (2), 8ft.-wide, overhead doors on the street side in which to park their vehicles. There would be an additional 8 ft.-wide overhead door for lawn equipment facing the waterfront side. The second floor would be used for both storage and as a quiet space to do work. Petitioners confirmed that they will not use the detached garage for business meetings or for commercial purposes. The additional 6 ft. in height above the maximum 15 ft., is due to the irregular shape of the lot, in combination with both the CBCA lot coverage restrictions and RC5 building lot coverage restrictions, which regulations lead to a smaller footprint, but taller garage. Other than height, the proposed garage meets the bulk regulations for residential accessory structures in BCZR, Section v400.

During the hearing, the Petitioners requested to amend the Petition to add Variance relief from BCZR, Section 1A04.3.B.3 requesting 19% building lot coverage in lieu of the maximum 15%. (See File for Amended Petition). Given that the 1934 home already has a 1,279-sf footprint, and given that the Petitioners have designed the garage with as small a footprint as possible, Petitioners need this additional Variance relief.

Mr. Perricci testified that he is not opposed to a 1-story garage with a maximum height of 15 ft. It was his position that the Petitioners should expand the garage footprint, rather than have a second floor. He is opposed to the additional 6 ft. in garage height because he believes there will be an adverse impact on birds flying through the Petitioners' rear yard. When asked, Mr. Perricci confirmed that he is not aware of any bird or wildlife habitat in the Petitioners' rear yard. Rather than building a 21 ft. tall garage, Mr. Perricci suggested that the Petitioners construct a second story onto their home but was not concerned that a second floor on the home would

negatively impact the same wildlife. In response, Ms. Copeland indicated that a second floor on the home was not a viable option because the footings in the home would not support a second floor. Mr. Perricci replied the Petitioners should have the home lifted and install new footings.

VARIANCE

A Variance request involves a two-step process, summarized as follows:

(1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
(2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Based on the evidence, I find that the Property is unique due to its asymmetrical shape. This Property was created as Lot 20 in 1929 with a modest-sized home constructed in 1934. Both dates are before the initial enactment of the BCZR in 1945. Moreover, the RC5 zone was not created until 1975. As such, this preexisting Lot cannot comply with the RC5 bulk regulations. I further find that the irregular shape of the Property, in combination with the CBCA lot coverage restrictions limiting the amount of impervious surface and RC5 building lot coverage restriction, reduces the footprint of the proposed garage, necessitating the Variance relief for an additional 6 ft. in height. If Petitioners were to build a 1-story garage at the maximum height of 15 ft., they would then need to expand the garage footprint, which would further exacerbate both the RC5 building lot coverage issue, and CBCA lot coverage prohibitions. Additionally, due to floodplain issues as articulated in the DPWT ZAC comment, the first floor of the garage can only be used to park vehicles and/or for storage. The unique physical features of the Property are directly connected to Variance relief requested here. I find that the Petitioners would indeed suffer an undue hardship if their only option was to lift their

home to install new footers to construct a second floor. A new second story on the home would presumably have the same effect on the flight path of birds that a second story on the proposed garage would have. Yet, the DEPS ZAC comment did not provide any information about a bird sanctuary or wildlife habitat in the Petitioners' rear yard in need of protection or that would be adversely impacted by an additional 6 ft. in height on the garage. I also find that a 21 ft. tall garage will be compatible with the existing 22 ft. tall home. Finally, I find that the Variance relief can be granted in strict harmony with the spirit and intent of the BCZR, without injury to the health, safety or general welfare.

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 Variances will be granted.

THEREFORE, IT IS ORDERED, this **13th** day of **February, 2025** by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Baltimore County Zoning Regulations ("BCZR"), Section 400.3 to permit a rear yard detached garage (street-side) with a height of 21 ft., in lieu of the maximum allowed height of 15 ft., be and it is hereby **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for Variance from BCZR, Section 1A04.3.B.3 requesting 19% building lot coverage in lieu of the maximum 15%, be and it 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. Petitioners 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.

5. The Petitioners must comply with the DEPS and DPR/DPWT ZAC comments which are attached hereto and made a part hereof.

6. The Site Plan (Pet Ex. 1.4) 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

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlm

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: November 29, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0242-A
Address: 1331 WILDWOOD BEACH ROAD
Legal Owner: Christopher & Cynthis Henneman

Zoning Advisory Committee Meeting of November 26, 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 a detached garage with a height of 21 feet in lieu of the 15-foot maximum garage height. The lot is waterfront and is within a Modified Buffer Area (MBA). Any proposed development must meet all LDA and MBA requirements, including lot coverage limits, MBA mitigation, and afforestation requirements. Lot coverage is limited to a maximum of 3,206 square feet, with mitigation required for any new lot coverage between 25% and 3,206 square feet. Lot coverage information was not provided. 15% afforestation (3 trees) is required on the property. Mitigation for any new impacts to the MBA will be required.

The proposed garage will not add additional impact to the MBA. If the lot coverage and afforestation requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

   This property is waterfront and is within a Modified Buffer Area (MBA). The property must meet all lot coverage, afforestation requirements, and any MBA mitigation requirements. If lot coverage, afforestation, and MBA mitigation requirements are met, this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

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

Additional Comments:

Reviewer: Libby Errickson 11/29/24

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: November 16, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0242-A

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

DPR: Per Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR), no more than 15% of any lot in an R.C.5 Zone may be covered by buildings. The proposed work would exceed that coverage area. Petitioner's attached difficulty or hardship statement mentions a proposed home office in accessory building. Section 101 of BCZR defines home occupation/home office as any use conducted entirely within a dwelling which is incidental to the main use of the building for dwelling. Petition should be amended to address these comments.

DPW-T: The proposed site is south of the coordinates described in County Code 32-8-201(J)(2) so the base flood elevation is 7.7. All proposed living spaces must be elevated above the base flood elevation plus the required freeboard as outlined in Bill 6-24, the current County Code. Any area below this elevation cannot be used for living space, storage only, or flood proof materials must be used. The LiMWA is not on the property.

Landscaping: No comment.

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

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 1331 Wildwood Beach Road **Currently zoned** RC-5

Deed Reference 44502 / 00284 10 Digit Tax Account # 1523153762

Owner(s) Printed Name(s) Cynthia and Christopher Henneman

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.3 → To permit a rear yard accessory building (street-side) with a height of 21 feet in lieu of the maximum allowed height of 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ____ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (*indicate type of work in this space: i.e., to raze, alter or construct addition to building*)

of the Baltimore County Code, to the development 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):

Cynthia Henneman / Christopher Henneman

Name #1 – Type or Print / Name # 2 – Type or Print

Signature #1 / Signature # 2

1331 Wildwood Beach Road

Mailing Address City State

21221 / 443-827-0840 / chris.henneman@gmail.com

Zip Code Telephone # 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:

Maureen Copeland

Name – Type or Print

Signature

603 East Court Westminster, MD

Mailing Address City State

21157 / 717-599-9590 / chesapeakedesignco@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 2024-0242-A **Filing Date** 11/7/24 **Estimated Posting Date** 11/17/24 **Reviewer** JS

Rev 5/5/2016

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: 1331 Wildwood Beach Road Baltimore, 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)**

see attached

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

x _____
Signature of Owner (Affiant)

Christopher Henneman
Name- Print or Type

x _____
Signature of Owner (Affiant)

Cynthia Marie Henneman
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 23rd day of October, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: CHRISTOPHER HENNEMAN and CYNTHIA MARIE HENNEMANN

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

AS WITNESS my hand and Notaries Seal

_____
Notary Public

8/30/25
My Commission Expires

NOTARY PUBLIC
LISA MARIE LATTANZI EISEMANN
BALTIMORE COUNTY, MD

REV. 5/5/2016

Practical Difficulty or Hardship

We are requesting a variance for our property to add a garage with a height over 15'. Our existing 1-story, 1,300 sq. ft. home only has 2 bedrooms and no basement for storage. To address our need for a home office and additional storage, we plan to construct a garage with a height of 21 feet. The second story will serve as a full-time home office and storage space, while the lower level will shelter our vehicles from the elements. This adjustment is essential to alleviate our space constraints and support our family's needs.

2024-0242-A

ZONING PROPERTY DESCRIPTION FOR

1331 WILDWOOD BEACH ROAD

Beginning at a point South side of Wildwood Beach Rd which is 20 feet wide at the distance of 892 feet Southwest of the centerline of Riverview Rd. which is 20 feet wide.

Being Lot #20 in the subdivision of Wildwood Beach as recorded in Baltimore County Plat Book #0009, Folio #0030, containing 10,620 square feet. Located in the 15th Election District and 7th Councilmanic District.

2024-0242-A

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

No. 235022

Date: 11/7/24

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				$75.00
							Total:	$75.00

Rec From: MAUREEN COPELAND

For: 2024-0242-A

HENNEMAN / 1331 WILDWOOD BEACH ROAD

JSJ 24-1039

CASHIER'S VALIDATION

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

Checks Unlimited 1-800-210-0468 www.checksunlimited.com

60-1273/313

350

DAVID AND MAUREEN COPELAND
603 EAST COURT
WESTMINSTER, MD 21157

Oct. 30 2024

Pay to the order of Baltimore County $ 75.00

seventy-five and 00/100 Dollars

PARCHMENT

PNC BANK, N.A.
SOUTHCENTRAL PA 040

For Variance

Maureen Copeland

MP

[redacted]

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: 2024-0242-A

Property Address: 1331 WILDWOOD BEACH ROAD

Legal Owners (Petitioners): CYNTHIA + CHRISTOPHER HENNEMAN

Contract Purchaser/Lessee:

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): MAUREEN COPELAND / CHESAPEAKE DESIGN

Address: 603 EAST COURT
WESTMINSTER, MD 21157

Telephone Number: 717-599-9590

*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: 2024-0242-A Address 1331 WILDWOOD BEACH ROAD

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

Filing Date: 11/7/24 **Posting Date:** 11/17/24 **Closing Date:** 12/2/24

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: 2024-0242-A Address 1331 WILDWOOD BEACH ROAD

Petitioner's Name: HENNEMAN Telephone (Cell) MAUREEN COPELAND 717-599-9590

Posting Date: 11/17/24 Closing Date: 12/2/24

Wording for Sign: To Permit

To permit a rear yard accessory building (street-side garage) with a height of 21 feet in lieu of the maximum allowed height of 15 feet.

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

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 1331 Wildwood Beach Road **Currently zoned** RC-5

Deed Reference 44502 / 00284 10 Digit Tax Account # 1523153762

Owner(s) Printed Name(s) Cynthia and Christopher Henneman

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

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

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

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.3 → To permit a rear yard accessory building (street-side) with a height of 21 feet in lieu of the maximum allowed height of 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ____ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (*indicate type of work in this space: i.e., to raze, alter or construct addition to building*)

of the Baltimore County Code, to the development 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):

Cynthia Henneman / Christopher Henneman

Name #1 – Type or Print / Name # 2 – Type or Print

Signature #1 / Signature # 2

1331 Wildwood Beach Road

Mailing Address City State

21221 / 443-827-0840 / chris.henneman@gmail.com

Zip Code Telephone # 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:

Maureen Copeland

Name – Type or Print

Signature

603 East Court Westminster, MD

Mailing Address City State

21157 / 717-599-9590 / chesapeakedesignco@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 2024-0242-A **Filing Date** 11/7/24 **Estimated Posting Date** 11/17/24 **Reviewer** JS

Rev 5/5/2016

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: 1331 Wildwood Beach Road Baltimore, 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)**

see attached

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

Signature of Owner (Affiant)

Christopher Henneman

Name- Print or Type

Signature of Owner (Affiant)

Cynthia Marie Henneman

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 23rd day of October, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: CHRISTOPHER HENNEMAN and CYNTHIA MARIE HENNEMAN

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

AS WITNESS my hand and Notaries Seal

Notary Public

8/30/25

My Commission Expires

NOTARY PUBLIC LISA MARIE LATTANZI EISEMANN BALTIMORE COUNTY, MD

REV. 6/5/2016

Practical Difficulty or Hardship

We are requesting a variance for our property to add a garage with a height over 15'. Our existing 1-story, 1,300 sq. ft. home only has 2 bedrooms and no basement for storage. To address our need for a home office and additional storage, we plan to construct a garage with a height of 21 feet. The second story will serve as a full-time home office and storage space, while the lower level will shelter our vehicles from the elements. This adjustment is essential to alleviate our space constraints and support our family's needs.

2024-0242-A

ZONING PROPERTY DESCRIPTION FOR

1331 WILDWOOD BEACH ROAD

Beginning at a point South side of Wildwood Beach Rd which is 20 feet wide at the distance of 892 feet Southwest of the centerline of Riverview Rd. which is 20 feet wide.

Being Lot #20 in the subdivision of Wildwood Beach as recorded in Baltimore County Plat Book #0009, Folio #0030, containing 10,620 square feet. Located in the 15th Election District and 7th Councilmanic District.

2024-0242-A

RE:	PETITION FOR ADMINSTRATIVE VARIANCE	*	BEFORE THE OFFICE
	1331 Wildwood Beach Road; SE of Wildwood Beach Rd., 900 ft. SW of Riverview Rd.	*	OF ADMINSTRATIVE
	15th Election & 7th Councilmanic Districts	*	HEARINGS FOR
	Legal Owners: Cynthia & Christopher Henneman Petitioner(s)	*	BALTIMORE COUNTY
		*	2024-242-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Emily D. Jolicoeur /rmw
EMILY D. JOLICOEUR
People's Counsel for Baltimore County
Jefferson Building, Suite 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188
Peoplescounsel@baltimorecountymd.gov

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of November, 2024, a copy of the foregoing Entry of Appearance was emailed to Maureen Copeland, 603 East Court, Westminster, Maryland 21157, chesapeakedesignco@gmail.com , Representative for Petitioner(s).

Emily D. Jolicoeur /rmw
EMILY D. JOLICOEUR
People's Counsel for Baltimore County

Certificate of Posting

Case# 2024-0242-A
Petitioner/Developer
Christopher & Cynthia Henneman

Date of Hearing/Closing
January 13, 2025
Baltimore County Department of Permits and Management
County Office Building Room 111; 111 West Chesapeake Ave. Towson Md. 21204
Attention:
Ladies and Gentlemen:
This is to certify under penalties of perjury that the necessary sign/signs required by law were posted conspicuously on the [property located at
1331 Wildwood Beach Road on January 8, 2025 Signs 1A & 1B

Sincerely, Martin Ogle

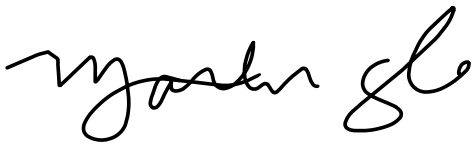
Martin Ogle
9912 Maidbrook Road
Parkville, Md. 21234
443-629-3411

Certificate of Posting

Case# 2024-0242-A
Petitioner/Developer
Christopher & Cynthia Henneman

Date of Hearing/Closing
February 6, 2025
Baltimore County Department of Permits and Management
County Office Building Room 111; 111 West Chesapeake Ave. Towson Md. 21204
Attention:
Ladies and Gentlemen:
This is to certify under penalties of perjury that the necessary sign/signs required by law were posted conspicuously on the [property located at
1331 Wildwood Beach Road on January 15, 2025. Signs 1A & 1B

Sincerely, Martin Ogle



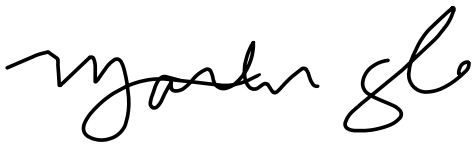
Martin Ogle
9912 Maidbrook Road
Parkville, Md. 21234
443-629-3411

Certificate of Posting

Case# 2024-0242-A
Petitioner/Developer
Christopher & Cynthia Henneman

Date of Hearing/Closing
January 13, 2025
Baltimore County Department of Permits and Management
County Office Building Room 111; 111 West Chesapeake Ave. Towson Md. 21204
Attention:
Ladies and Gentlemen:
This is to certify under penalties of perjury that the necessary sign/signs required by law were posted conspicuously on the [property located at
1331 Wildwood Beach Road on December 22, 2024. Signs 2A & 2B

Sincerely, Martin Ogle



Martin Ogle
9912 Maidbrook Road
Parkville, Md. 21234
443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2024-0242-A

PETITIONER/DEVELOPER

Henneman

DATE OF HEARING/CLOSING

December 2, 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

1331 Wildwood Beach Road

THE SIGN(S) POSTED ON November 16, 2024
(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE
9912 MAIDBROOK RD.
PARKVILLE, MD 21234
443-629-3411

January 28, 2025

Maureen Copeland
603 East Court
Westminster, MD 21157

RE: Case Number: 2024-0242-A, 1331 Wildwood Beach Road

To Whom It May Concern:

The above referenced petition was accepted for processing ONLY by the Zoning Review Office, Department of Permits, Approvals, and Inspection (PAI) on 11/07/2024. This letter is not an approval, but only a NOTIFICATION.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. Please see attached comments submitted from these agencies. If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

Jeffrey Perlow

Jeffrey Perlow
Supervisor
Zoning Review Office, PAI

AR
CC: Cynthia Henneman/Christopher Henneman

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: November 29, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0242-A
Address: 1331 WILDWOOD BEACH ROAD
Legal Owner: Christopher & Cynthis Henneman

Zoning Advisory Committee Meeting of November 26, 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 a detached garage with a height of 21 feet in lieu of the 15-foot maximum garage height. The lot is waterfront and is within a Modified Buffer Area (MBA). Any proposed development must meet all LDA and MBA requirements, including lot coverage limits, MBA mitigation, and afforestation requirements. Lot coverage is limited to a maximum of 3,206 square feet, with mitigation required for any new lot coverage between 25% and 3,206 square feet. Lot coverage information was not provided. 15% afforestation (3 trees) is required on the property. Mitigation for any new impacts to the MBA will be required.

The proposed garage will not add additional impact to the MBA. If the lot coverage and afforestation requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

   This property is waterfront and is within a Modified Buffer Area (MBA). The property must meet all lot coverage, afforestation requirements, and any MBA mitigation requirements. If lot coverage, afforestation, and MBA mitigation requirements are met, this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

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

<u>Additional Comments:</u>

Reviewer: Libby Errickson 11/29/24

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: November 16, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0242-A

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

DPR: Per Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR), no more than 15% of any lot in an R.C.5 Zone may be covered by buildings. The proposed work would exceed that coverage area. Petitioner's attached difficulty or hardship statement mentions a proposed home office in accessory building. Section 101 of BCZR defines home occupation/home office as any use conducted entirely within a dwelling which is incidental to the main use of the building for dwelling. Petition should be amended to address these comments.

DPW-T: The proposed site is south of the coordinates described in County Code 32-8-201(J)(2) so the base flood elevation is 7.7. All proposed living spaces must be elevated above the base flood elevation plus the required freeboard as outlined in Bill 6-24, the current County Code. Any area below this elevation cannot be used for living space, storage only, or flood proof materials must be used. The LiMWA is not on the property.

Landscaping: No comment.

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

VKD: sc
cc: file

ZAC AGENDA

Case Number: 2024-0241-SPH **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Jerrod & Aisha Harris
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** Unknown **Historic:** No **Election Dist:** 2 **Council Dist:** 2

Property Address: 2121 HOLDER AVENUE
Location: E/side of Holder Avenue, 154 ft. south of Carl Ave.

Existing Zoning: DR 5.5 **Area:** 16,700 SQ. FT.
Proposed Zoning:
SPECIAL HEARING:
to use the property for a home based FFL (Federal Fire Arms License) business.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes: SHA NO OBJECTIONS TO APPROVAL

Case Number: 2024-0242-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Christopher & Cynthia Henneman
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 1331 WILDWOOD BEACH ROAD
Location: Southeast of Wildwood Beach Rd., 900 ft. southwest of Riverview Rd.

Existing Zoning: RC 5 **Area:** 10,620 SQ. FT.
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR, Section 400.3 to permit a rear yard accessory building (street-side) with a height of 21 ft. in lieu of the maximum allowed height of 15 ft.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 12/02/2024

Miscellaneous Notes:
SHA NO OBJECTIONS TO APPROVAL

Jeffrey N Perlow

From: Donna Mignon
Sent: Monday, December 16, 2024 10:40 AM
To: Krystle Patchak; Debra Wiley; Jeffrey N Perlow; Kristen L Lewis; Peoples Counsel
Cc: Henry Ayakwah; Jenifer G. Nugent
Subject: RE: ZAC 24-0242 1331 Wildwood Beach Road

Thank you. Have a great day and week.

From: Krystle Patchak <kpatchak@baltimorecountymd.gov>
Sent: Monday, December 16, 2024 10:39 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>; Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>
Cc: Henry Ayakwah <hayakwah@baltimorecountymd.gov>; Jenifer G. Nugent <jnugent@baltimorecountymd.gov>
Subject: ZAC 24-0242 1331 Wildwood Beach Road

Good Morning,

The Department of Planning has no comments regarding ZAC# 24-0242.

Thank you.

Krystle Moore (Patchak)
Planner, Development Review Division
Baltimore County Department of Planning
105 West Chesapeake Avenue, Suite 101
Towson, MD 21204
(410) 887-3480

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: November 29, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0242-A
Address: 1331 WILDWOOD BEACH ROAD
Legal Owner: Christopher & Cynthis Henneman

Zoning Advisory Committee Meeting of November 26, 2024.

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

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

   The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to permit a detached garage with a height of 21 feet in lieu of the 15-foot maximum garage height. The lot is waterfront and is within a Modified Buffer Area (MBA). Any proposed development must meet all LDA and MBA requirements, including lot coverage limits, MBA mitigation, and afforestation requirements. Lot coverage is limited to a maximum of 3,206 square feet, with mitigation required for any new lot coverage between 25% and 3,206 square feet. Lot coverage information was not provided. 15% afforestation (3 trees) is required on the property. Mitigation for any new impacts to the MBA will be required.

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

<u>Additional Comments:</u>

Reviewer: Libby Errickson 11/29/24

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: November 16, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0242-A

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

DPR: Per Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR), no more than 15% of any lot in an R.C.5 Zone may be covered by buildings. The proposed work would exceed that coverage area. Petitioner's attached difficulty or hardship statement mentions a proposed home office in accessory building. Section 101 of BCZR defines home occupation/home office as any use conducted entirely within a dwelling which is incidental to the main use of the building for dwelling. Petition should be amended to address these comments.

DPW-T: The proposed site is south of the coordinates described in County Code 32-8-201(J)(2) so the base flood elevation is 7.7. All proposed living spaces must be elevated above the base flood elevation plus the required freeboard as outlined in Bill 6-24, the current County Code. Any area below this elevation cannot be used for living space, storage only, or flood proof materials must be used. The LiMWA is not on the property.

Landscaping: No comment.

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

VKD: sc
cc: file

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** - 1523153762

Owner Information

Owner Name: HENNEMAN CYNTHIA M
HENNEMAN CHRISTOPHER R

Use: RESIDENTIAL
Principal Residence: YES

Mailing Address: 1331 WILDWOOD BEACH ROAD
ESSEX MD 21221-6517

Deed Reference: /44502/ 00284

Location & Structure Information

Premises Address: 1331 WILDWOOD BEACH RD
ESSEX 21221-6517
Waterfront

Legal Description: 1331 WILDWOOD BEACH RD
WILDWOOD BEACH

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	0024	0169	15080078.04	0000			20	2024	Plat Ref: 0009/ 0030

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1934	1,279 SF		10,620 SF	34

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	NO	STANDARD UNIT	FRAME	2	1 full	1 Detached	

Value Information

	Base Value	Value As of 01/01/2024	Phase-in Assessments As of 07/01/2024	Phase-in Assessments As of 07/01/2025
Land:	202,100	328,600		
Improvements	53,700	74,400		
Total:	255,800	403,000	304,867	353,933
Preferential Land:	0	0		

Transfer Information

Seller: BROJAKOWSKI CYNTHIA M **Date:** 04/15/2021 **Price:** $0
Type: NON-ARMS LENGTH OTHER **Deed1:** /44502/ 00284 **Deed2:**

Seller: RUSH RONALD JOSEPH **Date:** 12/29/2017 **Price:** $210,000
Type: NON-ARMS LENGTH OTHER **Deed1:** /39800/ 00386 **Deed2:**

Seller: RUSH RONALD JOSEPH **Date:** 01/11/2017 **Price:** $0
Type: NON-ARMS LENGTH OTHER **Deed1:** /38503/ 00029 **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 01/05/2024

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

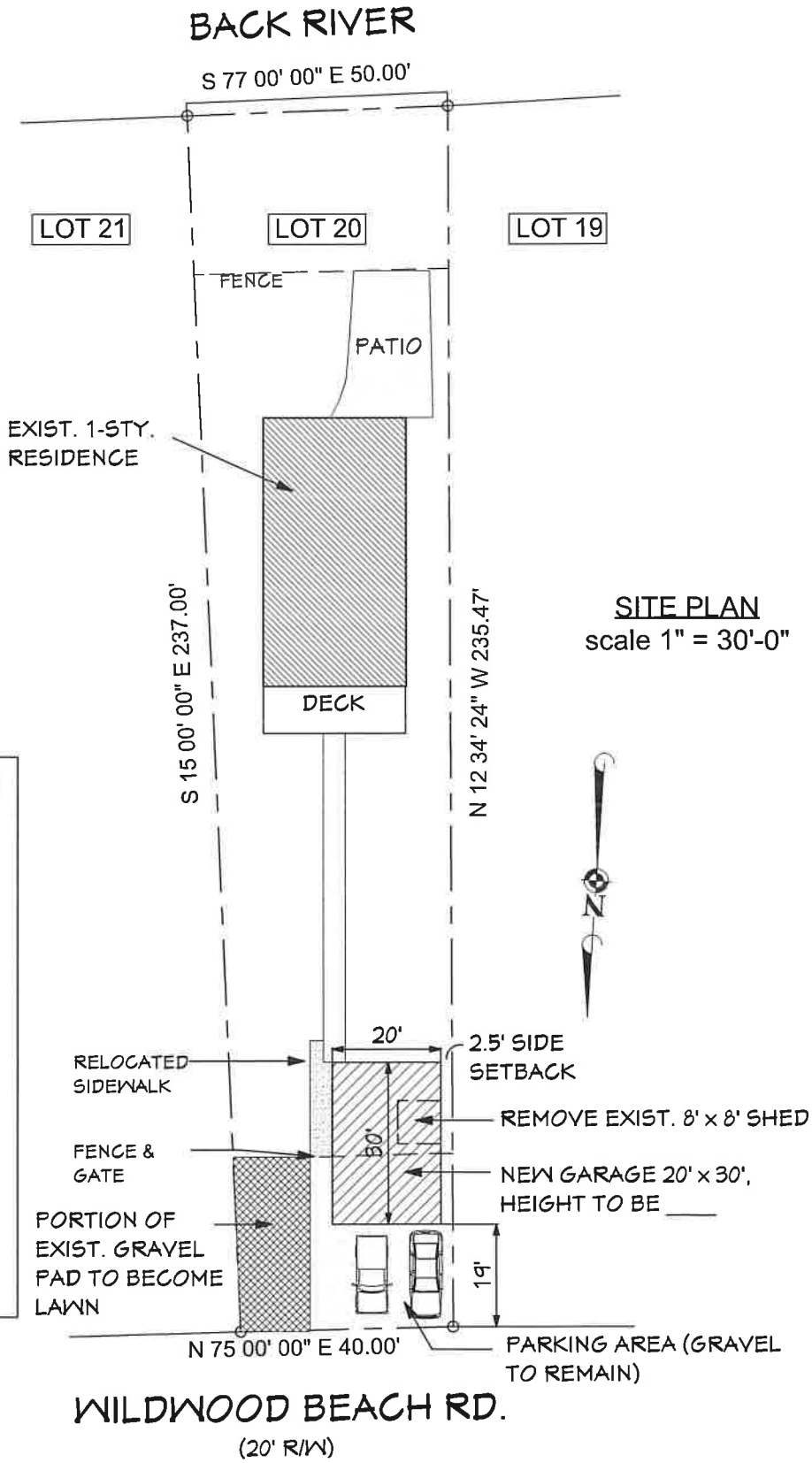
SITE PLAN TO ACCOMPANY ADMINISTRATIVE VARIANCE

ADDRESS: 1331 WILDWOOD BEACH RD, BALTIMORE, MD 21221 ACCOUNT # 1523153762

OWNERS: CHRISTOPHER & CYNTHIA HENNEMAN DEED REF: 44502/00284

MAP: 0104 GRID: 0054 PARCEL: 0169

ZONING MAP: 0104
SITE ZONED: RC-5
ELECTION DISTRICT: 15
COUNCIL DISTRICT: 7
LOT AREA ACREAGE OR S.F: 10,620 SF
HISTORIC? NO
IN CBCA? YES
IN FLOOD PLAIN? X
UTILITIES: WATER IS PUBLIC, SEWER IS PUBLIC
PRIOR HEARING? NO



IMPERVIOUS CALCULATIONS (SF)

EXIST. LOT: 10,260 s.f.

EXIST. DWELL:	1,315 s.f.
CONC SIDEWALK:	244 s.f.
ADDED SIDEWALK:	80 s.f.
REAR CONC PATIO:	449 s.f.
GRAVEL PARKING: (reduced)	560 s.f.
NEW GARAGE:	600 s.f.
TOTAL:	3,248 s.f.

TOTAL COVERAGE: 31.6%

ALLOWED: 31.25% with mitigation or 10,260 x .3125 = 3,206 s.f.

PLAN ASSEMBLED BY MAUREEN COPELAND, 717-599-9590 OCT. 16, 2024 SCALE: 1" = 40'

NOT A PROPERTY LINE SURVEY; LOT LINES AND STRUCTURES TAKEN FROM LOCATION DRAWING PROVIDED BY OWNER.

SITE PLAN ACCOMPANY ADMINISTRATIVE VARIANCE

ADDRESS: 1331 WILDWOOD BEACH RD, BALTIMORE, MD 21221 ACCOUNT # 1523153762

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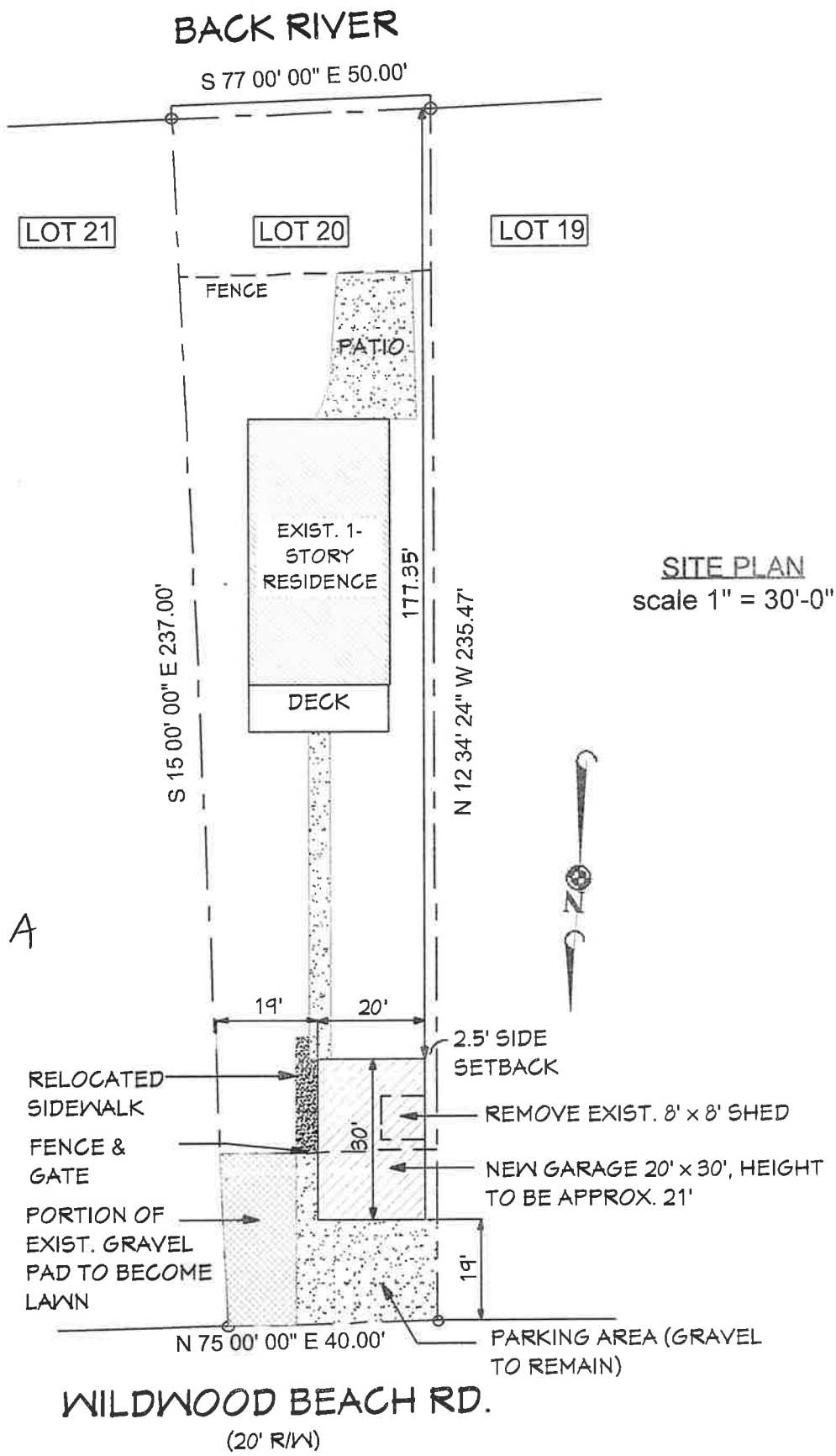
2024-0242-A



PLAN ASSEMBLED BY MAUREEN COPELAND, 717-599-9590 OCT. 29, 2024 SCALE: 1" = 40'

NOT A PROPERTY LINE SURVEY; LOT LINES AND STRUCTURES TAKEN FROM LOCATION DRAWING PROVIDED BY OWNER

SITE PLAN TO ACCOMPANY ADMINISTRATIVE VARIANCE

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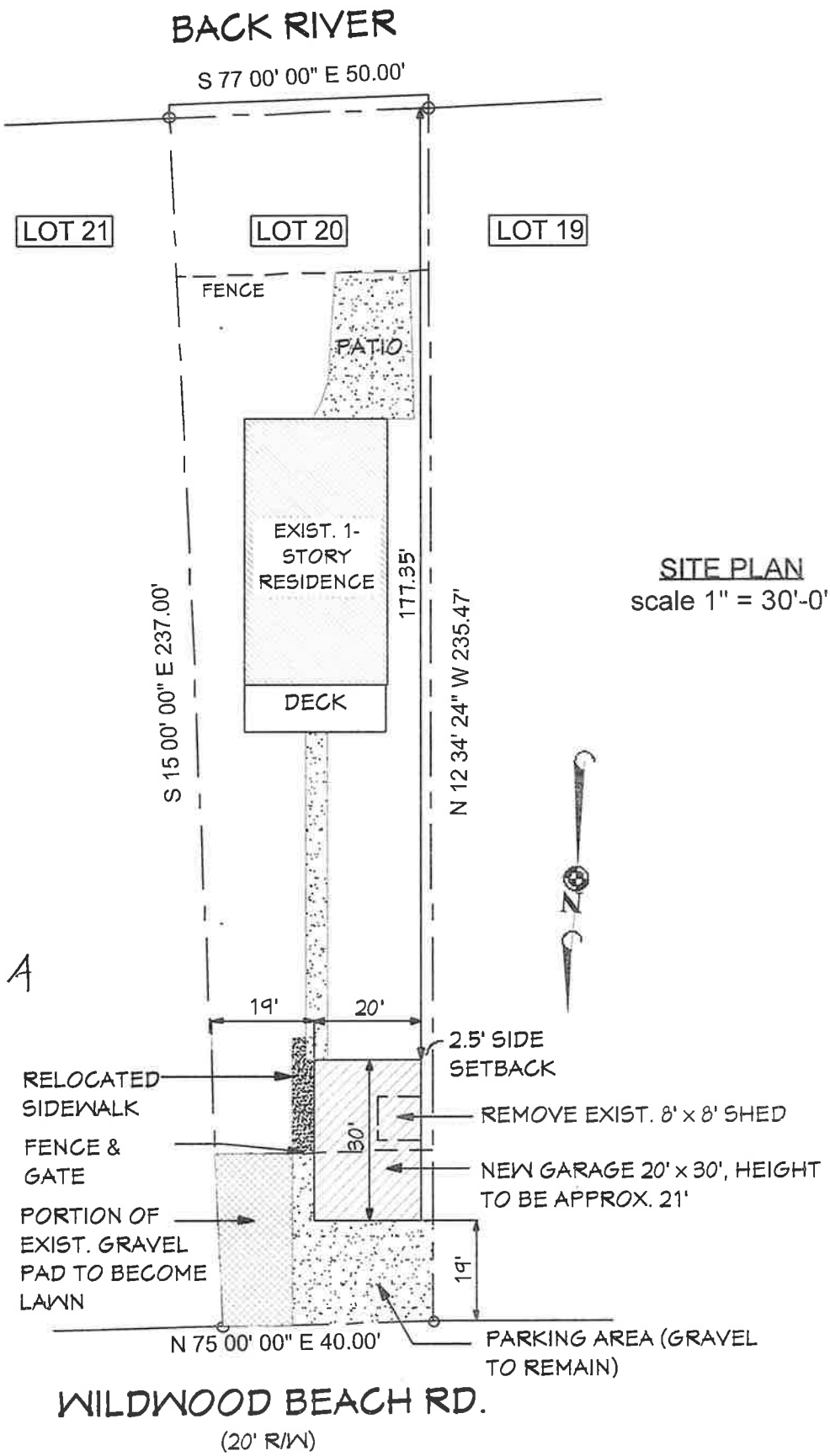

SITE PLAN
scale 1" = 30'-0"

PLAN ASSEMBLED BY MAUREEN COPELAND, 717-599-9590 OCT. 29, 2024 SCALE: 1" = 40'

NOT A PROPERTY LINE SURVEY; LOT LINES AND STRUCTURES TAKEN FROM LOCATION DRAWING PROVIDED BY OWNER.

1516000270
PAI # 158067
1516000100
Pt. Bk. 0000007, Folio 0174
Pt. Bk./Folio # 007174
PAI # 158067
RC 20
2300001801
GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)
Bowleys Quarters-Back River Neck Area
7 CD
15 ED
Back River Neck District
RC 5
1523153766
SE 4-I
WILDWOOD BEACH RD
2300001800
2300001802
Pt. Bk. 0000009, Folio 0030
Lot # 23
2300007237
Lot # 25
2300001803
Pt. Bk./Folio # 0090
PAI # 158053
PAI # 158053
1341
1978-0243-A
1333
2400004142
Lot # 22
Lot # 21
Lot # 20
Lot # 19
Lot # 18
Lot # 17
Lot # 16
Lot # 15
Lot # 7
Lot # 9
Lot # 5
Lot # 4
1523153763
1523153762
1523153761
1523156250
1523153760
1502573060
1508651910
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1501131100
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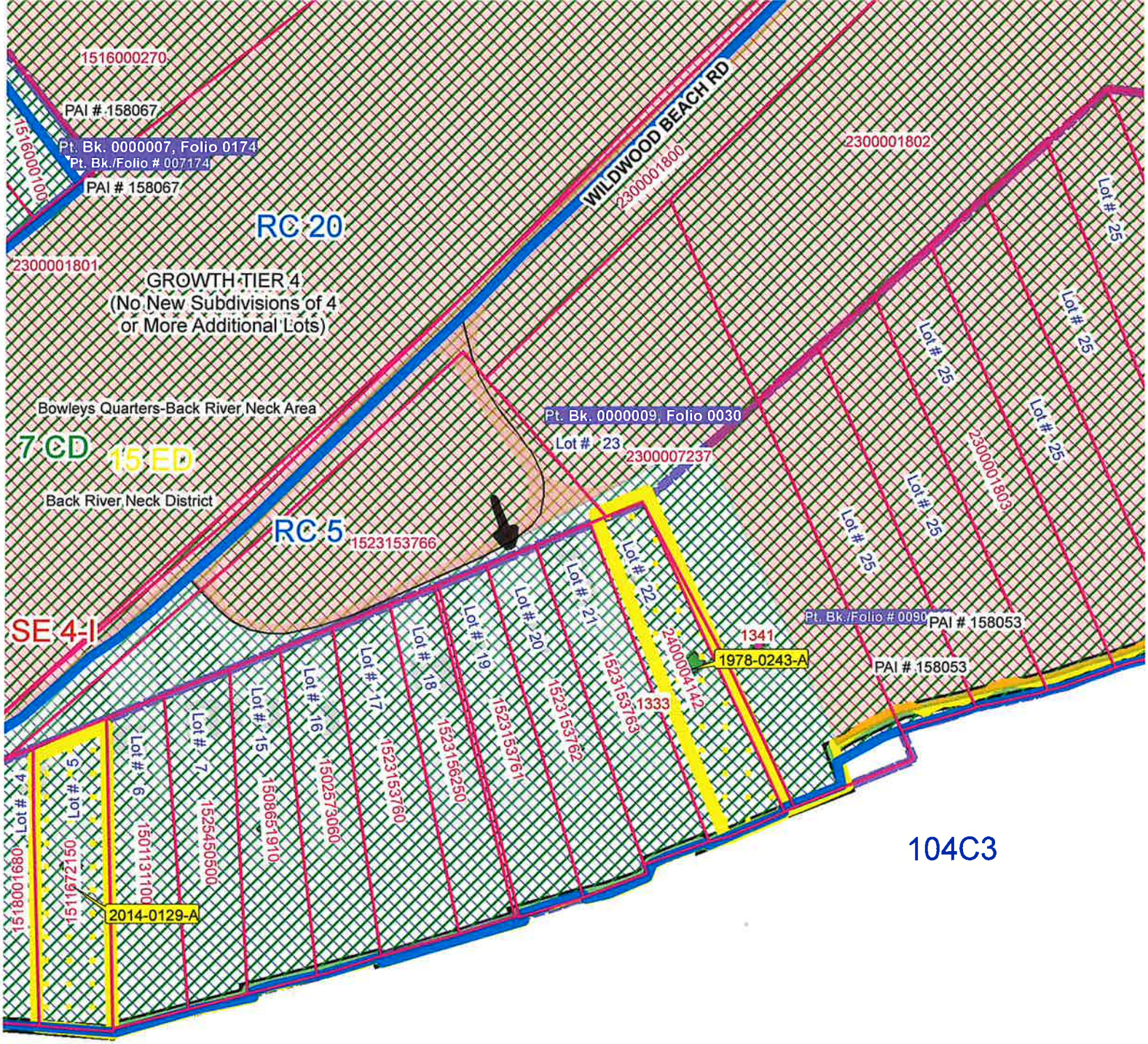
2014-0129-A
104C3
SE 5-I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1501131100
1511672150
1518001680
2014-0129-A
104C3

SE 5-I

Picture for 1331 Wildwood Beach Road

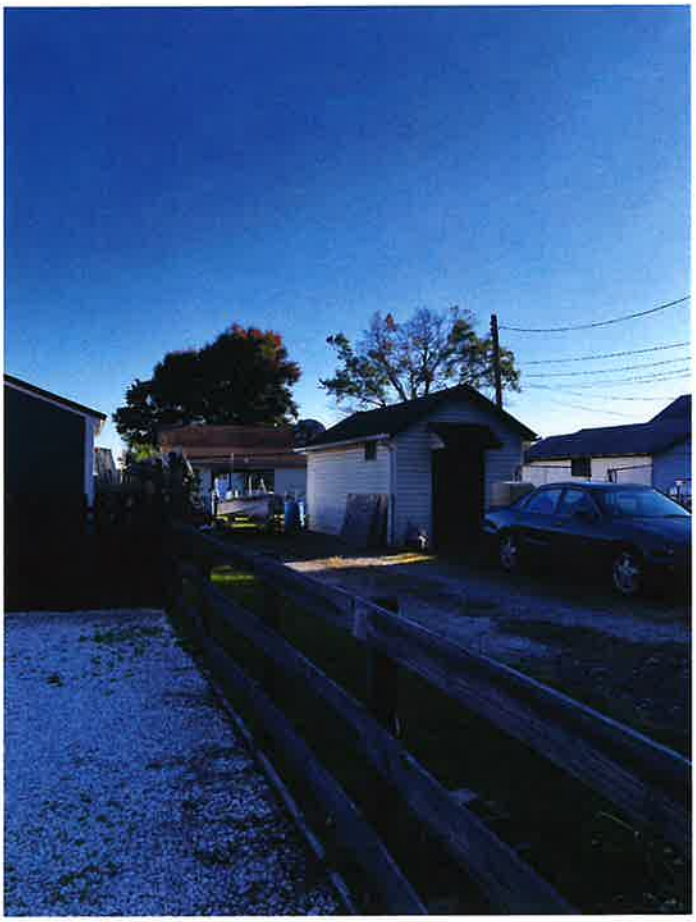
Street view of existing residence

Street view of property

View from house to street

View of existing shed (to be removed)

Adjacent property (1333 Wildwood Beach)



Adjacent property (1329 Wildwood Beach)