

IN RE: PETITION FOR VARIANCE
NE/end North River Road, 275' NE of
Riverside Drive
(6900 North River Road)
15th Election District
5th Council District

John K. Smith, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-331-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, John K. and Susan M. Smith. The Petitioners seek relief from Section 1B02.3.C (Chart) to permit a side yard setback of 3 feet in lieu of the required 10 feet in a D.R.5.5 zone for a proposed two-car garage addition. The Petitioners filed their request through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code, which allows a property owner to obtain variance relief without a public hearing. However, at the request of the adjoining property owners, Victor and Su Hynson, the matter was scheduled for a public hearing to determine the appropriateness of the request. The subject property and requested relief are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the request were John K. Smith, property owner, and Mark D. Levin, Architect, who prepared the building elevation drawings and site plan for this property. The Petitioners were represented by J. Carroll Holzer, Esquire. Appearing as Protestants in the matter were Victor J. and Su A. Hynson, adjacent property owners.

Testimony and evidence offered revealed that the subject property is a waterfront lot with frontage on Bird River in the Harewood Park community of eastern Baltimore County. The property is an irregularly shaped parcel consisting of several lots that were combined to create a single residential tract, zoned D.R.5.5. Although the property contains a gross area of 1.35 acres,

ORDER RECEIVED FOR FILING

Date

By

5/3/01

JP

nearly 78% of the site constitutes wetland areas. Mr. Smith testified that he and his wife purchased the property in 1988, at which time it was improved with a small, bungalow dwelling that had apparently existed on the property for many years. In 1991, the Petitioners razed that structure and constructed a new single family dwelling in its place. A family room addition and deck were subsequently added. The Petitioners now propose the construction of a two-story, two-car garage addition to the rear corner of the dwelling. As shown on the site plan, the proposed addition will be located at the end of a private driveway which leads into the property from North River Drive, and runs adjacent to the property owned by Mr. & Mrs. Hynson. Due to the irregular shape of the property and the site constraints associated therewith, the requested variance is necessary in order to proceed as proposed. At the request of the parties, I visited the site after the hearing and walked the property.

Mr. Levin also testified on behalf of the Petitioners. He is a registered Architect and prepared the plans for the proposed addition. He testified about the unusual site constraints that justify the relief requested. Moreover, development of the property is limited due to environmental laws and regulations. As evidenced during my site visit, a significant portion of the site contains wetland and floodplain areas and is undevelopable. Indeed, there is but a small area of the site on which construction would be possible. Mr. Levin testified in detail about the investigation undertaken by him to determine the most suitable area for the proposed garage addition. He believes that the proposal represents the best alternative in that same will respect the environmentally sensitive nature of the property and will not cause any adverse impact on the Hynson or other adjacent properties. Additionally, the proposed addition will provide the Petitioners with needed storage space for their automobiles and personal effects.

As noted above, Mr. & Mrs. Hynson object to the proposed construction. Indeed, they filed a formal written request for public hearing on the matter in that they believe the proposed garage is inappropriate and will cause adverse impacts upon their property.

During my site visit, I paid particular attention to the characteristics of the Smith property in order to determine if same justified variance relief. I also observed the Smith property

from the Hynson lot to ascertain whether the proposed construction would adversely impact that site. In this regard, Petitioner's Exhibit 7, an overlay showing the proposed garage and its location in relation to the Hynson property, is particularly helpful.

The requirements for variance relief in Baltimore County are set out in Section 307.1 of the B.C.Z.R. Those requirements have been interpreted by the Court of Special Appeals in Cromwell v. Ward, 102 Md. App. 691 (1995). As set out in Section 307, a three-part test must be satisfied in order for variance relief to be granted. First, it must be shown that the property in question is unique. Surely, such a conclusion is merited here in view of the unusual shape and environmental constraints associated with this lot. The topography of the land as evidenced during my inspection is persuasive that the garage cannot be constructed any place on the lot other than where proposed. These factors also serve to provide compliance with a second test, namely, that a practical difficulty would result if relief were denied. In this respect, the Petitioner would be unable to construct these lawful improvements without variance relief. Third, I am persuaded that the relief can be granted without adverse impact on adjacent properties. The alignment of the garage is such that it will not block the Hynson's view of the water, only the view of the existing Smith dwelling. I paid particular attention to this issue when I visited the site and am satisfied that contrary to Mr. & Mrs. Hynson's assertions, their view of Bird River will not be adversely affected by the construction of the proposed garage. Additionally, although close to the property line, I do not believe that the proposed garage will adversely impact the Hynson lot.

Based upon the testimony and evidence presented, I am persuaded to grant the relief requested. Obviously, such construction need be in compliance with all environmental regulations as set out in the Zoning Advisory Committee (ZAC) comments, which are attached hereto as restrictions to the relief granted.

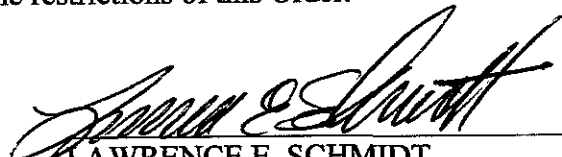
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of May, 2001 that the Petition for Administrative Variance seeing relief from

ORIGINAL FILED FOR FILING
Date 5/3/01
By [Signature]

Section 1B02.3.C (Chart) to permit a side yard setback of 3 feet in lieu of the required 10 feet in a D.R.5.5 zone for a proposed two-car garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the ZAC comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated March 2, 2001, and the Development Plans Review Division of the Department of Permits and Development Management (DPDM), dated March 8, 2001, copies of which are attached hereto and made a part hereof. Moreover, compliance with the recommendations made by DEPRM relative to a variance from the Chesapeake Bay Critical Area requirements, as set forth in their letter dated November 12, 1999, a copy of which is also attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 5/13/01

By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 3, 2001

Mr. & Mrs. John K. Smith
6900 North River Road
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NE/end North River Road, 275' NE of the c/l Riverside Drive
(6900 North River Road)
15th Election District – 5th Council District
John K. Smith, et ux - Petitioners
Case No. 01-331-A

Dear Mr. & Mrs. Smith:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: J. Carroll Holzer, Esquire
408 Fairmount Avenue, Towson, Md. 21286
Mr. Mark Levin, 5802 Dale Road, Baltimore, Md. 21209
Chesapeake Bay Critical Areas Commission,
1804 West Street, Suite 100, Annapolis, Md. 21401
Mr. & Mrs. Victor J. Hynson
6834 North River Road, Baltimore, Md. 21220
Development Plans Review Division, DPDM; DEPRM; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6900 NORTH RIVER ROAD
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3C (CHART) TO PERMIT

A 3 FT SIDE YARD SETBACK IN LIEU OF THE REQUIRED 10 FT
IN A DR 5.5. ZONE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address Telephone No.

Name - Type or Print

City State Zip Code

Signature

Attorney For Petitioner:

6900 NORTH RIVER RD 410 335 6089
Address Telephone No.

Name - Type or Print

BALTIMORE CO. MD 21160
City State Zip Code

Signature

Representative to be Contacted:

Company

Name

Address Telephone No.

Address

City State Zip Code

City

State

Zip Code

If a Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 01-331 A

Reviewed By TAG Date 2-16-01

Estimated Posting Date 2-25-01

ORDER RECEIVED FOR FILING

3/3/01
B

Date 2/15/98

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6900 NORTH RIVER ROAD
Address
BALD. COUNTY MD. 21160
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

THE SITE CONSTITUTES 77 1/2% NON-TIDAL WETLANDS
THEREBY LIMITING EXPANSION OPTIONS.
REPLANTING WILL BE DONE AS REQUIRED

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

✓ [Signature]
Signature
JOHN K. SMITH
Name - Type or Print

✓ [Signature]
Signature
SUSAN M. SMITH
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of February 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John K. SMITH and Susan M. SMITH

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

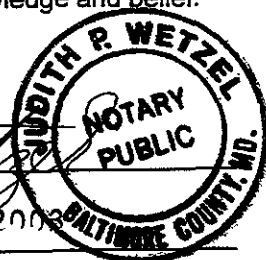
AS WITNESS my hand and Notarial Seal

12 February 2001
Date

[Signature]
Notary Public JUDITH P. WETZEL

My Commission Expires

MAY 1, 2003



Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

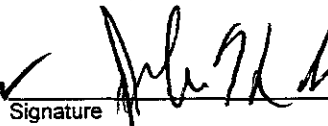
That the Affiant(s) does/do presently reside at

6900 NORTH RIVER ROAD
Address
BALTIMORE MD 21160
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

THE SITE CONSTITUTES 77 1/2% NON-TIDAL WETLANDS
THEREBY LIMITING EXPANSION OPTIONS.
REPLANTING WILL BE DONE AS REQUIRED

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature
JOHN K. SMITH
Name - Type or Print


Signature
SUSAN M. SMITH
Name - Type or Print

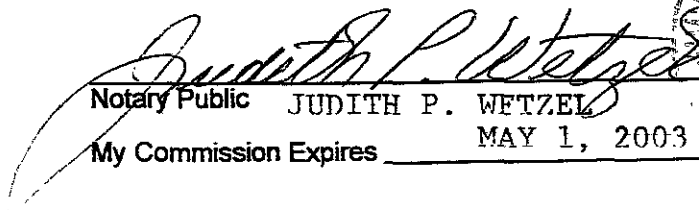
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

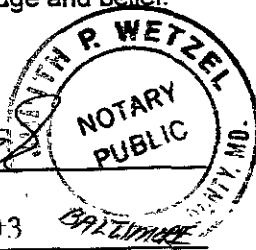
I HEREBY CERTIFY, this 12th day of FEBRUARY 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
John K. SMITH and Susan M. SMITH

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

12 FEBRUARY 2001
Date


Notary Public JUDITH P. WETZEL
My Commission Expires MAY 1, 2003





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6900 NORTH RIVER ROAD
which is presently zoned D.R.S.S

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3C (CHART) TO PERMIT

A 3FT SIDE YARD SETBACK IN LIEU OF THE REQUIRED 10 FT
IN A DR-S.S. ZONE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

✓ JOHN H. SMITH
Name - Type or Print

Signature

✓ SUSAN M. SMITH
Name - Type or Print

Signature

6900 NORTH RIVER ROAD 410 335 6084
Address Telephone No.

BAITIMORE CO. MD 21100
City State Zip Code

Representative to be Contacted:

LEVIN/BROWN INC. ARCHITECTS
Name

15 GREENSPRING VALLEY ROAD 410 581 0104
Address Telephone No.

OWINGS MILLS MD 21117
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 01-331A

Reviewed By TAG Date 2-16-01

REV 9/15/98

Estimated Posting Date 2-25-01

John Smith

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 6900 North River Road
(address)

Election District: 15

Councilmanic District: 5 ✓

Beginning at a point on the Northeast End
(north, south east or west)

side of North River Drive which is
(street on which property fronts)

30'

(number of feet of right-of-way width)

wide at a distance of ~~150'~~ 275'
(number of feet)

Northeast
(north, south east or west) of the nearest improved intersecting

street ~~NORTH RIVER DRIVE~~ Columbia Rd
(name of street)

Being Lot # 18 and part of 19-20-21-22, Block _____

✓ Section # _____ in the subdivision of

HAREWOOD PARK recorded in
(name of subdivision)

Baltimore County Plat Book # 7, Folio # 131, containing

1.35 acres +/-

(square feet and acres)

01-331A

~~11-551A~~

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 93107

DATE 3-9-01 ACCOUNT 001-006-6150

AMOUNT \$ 40.00

RECEIVED FROM: VICTOR & SU HYNSON

FOR: REQUEST FORMAL HEARING 01-331-A
SASAN & JOHN SMITH
6900 NORTH RIVER DRIVE

1. BUTTON
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

PROVEN ACTUAL TIME

3/12/2001 3/09/2001 14:17:13

RECEIVED CASHIER JERIC JAW STANLEY

>>> NO. 01-331-A 036618

REPT. 5 528 ZIPPING (PERFECT) 1001

OR NO. 093107

Receipt for 40.00

40.00 01

Baltimore County, Maryland

CASHIER'S VALIDATION

YELLOW - CUSTOMER

PINK - AGENCY

DISTRIBUTION
WHITE - CASHIER

01-331-A

FOR: 6900 N River Rd.
Variance 01-331-A

RECEIVED FROM:

Levin Brown Architects

AMOUNT \$ 50.00

DATE 2-16-01 ACCOUNT 001-006-6150

PAID RECEIPT

01798

No.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

**CHANGES OF HEARING DATE
NOTICE OF ZONING
HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein as follows:

Case #41-331-A
8808 North River Road
NE/S North River Road
275' N.E. of centerline Co-
lumbia Road
18th Election District
5th Councilman District
Legal Owners: Susan M. &
John K. Smith
Administrative Variance to
permit a 3-foot side yard
setback in lieu of the re-
quired 10 feet
Hearing Wednesday, April
18, 2001, 7:00 a.m. in
Room 407, County Courts
Building, 401 Postley Ave-
nue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
please contact the Zoning
Commissioner's Office at
(410) 887-4388.
(2) For information, con-
firming the file, and/or
hearing contact the Zoning
Review Office at (410) 887-
3331.

JTA/222/887-3 0450489

CERTIFICATE OF PUBLICATION

4/5, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/3, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkins

LEGAL ADVERTISING

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 331 -A Address 6900^N River Road

Contact Person: Terry Gibson Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2-16-01 Posting Date: 2-25-01 Closing Date: 3-12-01

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 (on the reverse side of this form) 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 an 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 zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The 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 zoning or deputy zoning commissioner), 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.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 331 -A Address 6900^N River Road

Petitioner's Name John + Susan Smith Telephone 410-335-6089

Posting Date: 2-25-01 Closing Date: 3-12-01

Wording for Sign: To Permit a side yard setback of 3 ft. in lieu of
the required 10 ft.

01-331-A

CERTIFICATE OF POSTING

LD
Hearing Requested *AV*
4/18/01

RE: Case No.: 01-331-A

Petitioner/Developer: JOHN & SUSAN
SMITH

Date of Hearing/Closing: 12 MAR 01

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

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 6900 N RIVER Rd

The sign(s) were posted on 25 Feb 2001
(Month, Day, Year)

Sincerely,

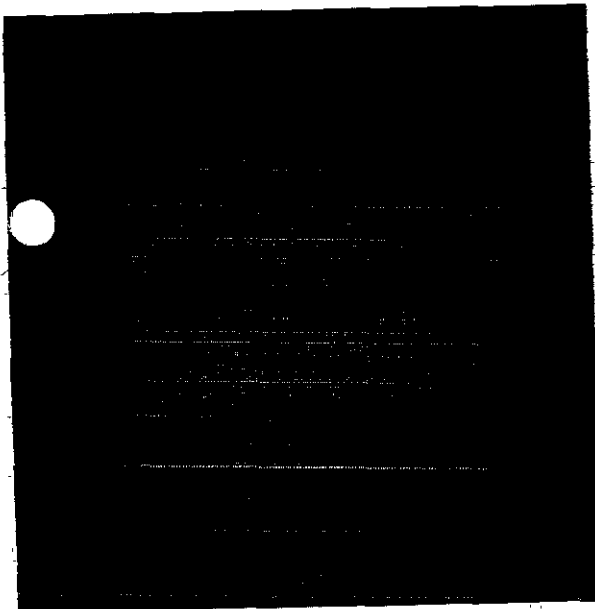
SSG [Signature] 25 Feb 01
(Signature of Sign Poster and Date)

SSG Robert Black
(Printed Name)

1508 Leslie Road
(Address)

Dundalk Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)



CERTIFICATE OF POSTING

RE: Case No.: C1-331-A

Petitioner/Developer: SUSAN +

JOHN Smith

Date of Hearing/Closing: APRIL 18, 2001

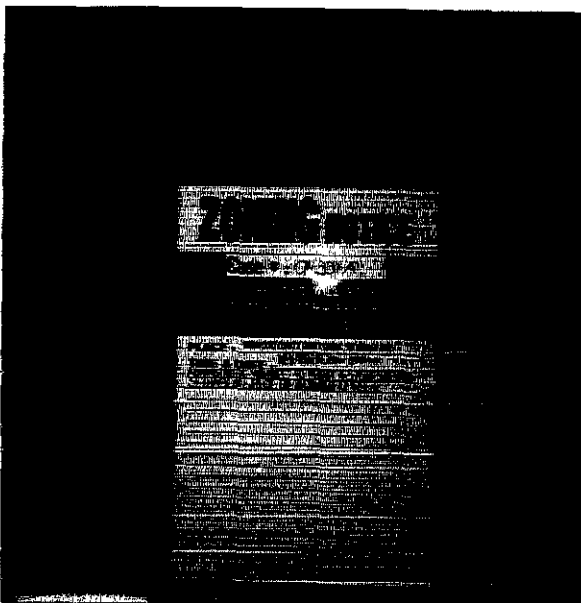
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

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 6900 NORTH RIVER RD

The sign(s) were posted on APRIL 3, 2001
(Month, Day, Year)



Sincerely,

SSL [Signature] 4/3/01
(Signature of Sign Poster and Date)

(Printed Name)

(Address)

(City, State, Zip Code)

(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 29, 2001 Issue – Jeffersonian

Please forward billing to:

John K Smith
6900 North River Road
Baltimore MD 21160

410 335-6089

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-331-A

6900 North River Road

NE/S North River Road, 275' NE of centerline Columbia Road

Legal Owners: Susan M & John K Smith

Administrative Variance to permit a 3-foot side yard setback in lieu of the required 10 feet.

HEARING: Monday, April 16, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

GDZ

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 12, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-331-A
6900 North River Road
NE/S North River Road, 275' NE of centerline Columbia Road
Legal Owners: Susan M & John K Smith

Administrative Variance to permit a 3-foot side yard setback in lieu of the required 10 feet.

HEARING: Monday, April 16, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon". Below the signature is the handwritten code "GDZ".

Arnold Jablon
Director

C: Susan & John Smith 6900 North River Road, Baltimore 21160
Levin/Brown/Inc. Architects, 15 Greenspring Valley Rd, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 31, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 3, 2001 Issue - Jeffersonian

*change
only in title
w/ 3-29-01*

Please forward billing to:
John K Smith
6900 North River Road
Baltimore MD 21160

410 335-6089

04 622

**CHANGE OF HEARING DATE
NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-331-A

6900 North River Road

NE/S North River Road, 275' NE of centerline Columbia Road

Legal Owners: Susan M & John K Smith

15TH ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT

Administrative Variance to permit a 3-foot side yard setback in lieu of the required 10 feet.

HEARING: Wednesday, April 18, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt
Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE
ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 3, 2001 Issue – Jeffersonian

Please forward billing to:

John K Smith
6900 North River Road
Baltimore MD 21160

410 335-6089

CHANGE OF HEARING DATE NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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Legal Owners: Susan M & John K Smith

Administrative Variance to permit a 3-foot side yard setback in lieu of the required 10 feet.

HEARING: Wednesday, April 18, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

*Paper notified
GZ
3-30*

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
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Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 13, 2001

CHANGE OF HEARING DATE NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-331-A
6900 North River Road
NE/S North River Road, 275' NE of centerline Columbia Road
Legal Owners: Susan M & John K Smith

Administrative Variance to permit a 3-foot side yard setback in lieu of the required 10 feet.

HEARING: Wednesday, April 18, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

C: Susan & John Smith 6900 North River Road, Baltimore 21160
Levin/Brown/Inc. Architects, 15 Greenspring Valley Rd, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 3, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

April 13, 2001

Susan & John Smith
6900 North River Road
Baltimore MD 21160

Dear Mr. & Mrs. Smith:

RE: Case Number: 01-331-A, 6900 North River Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 25, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Levin/Brown Inc Architects, 15 Greenspring Valley Road Owings Mills 21117
People's Counsel





Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

February 28, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF February 26, 2001

Item No.: SEE BELOW

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

THE FIRE MARSHAL' S OFFICE HAS NO COMMENTS AT THIS TIME
REGARDING THE FOLLOWING ITEM #'S.

328, 329, 330, 331, AND CASE #01-319-SPHA,

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.22.01

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 331 TAG

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Hearing Requested
3/12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: February 26, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

FEB 28

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-317, 01-328, 01-330, and 01-331

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: March 8, 2001

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 5, 2001
Item No. 331

The Bureau of Development Plans Review has reviewed the subject zoning item.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

The minimum tidal flood protection is 11 feet.

The lowest floor elevation of all new substantially improved structures shall be at or above flood protection elevation. Basements are not permitted in the flood plain area. These buildings or additions shall be designed and adequately anchored to prevent floatation, collapsed or lateral movement of the structure with materials resistant to flood.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *m/pos*
DATE: March 2, 2001
SUBJECT: Zoning Item #331
6900 North River Road

Zoning Advisory Committee Meeting of February 26, 2001

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: Keith Kelley

Date: March 1, 2001



Baltimore County
Department of Environmental Protection
and Resource Management

Office of the Director
401 Bosley Avenue, Suite 416
Towson, Maryland 21204

November 12, 1999

Mr. John Smith
717 Anneslie Road
Baltimore, MD 21212

Re: 6900 North River Drive
Critical Area Administrative Variance
(2nd rev. 10/18/99)

Dear Mr. Smith:

The Department of Environmental Protection and Resource Management (DEPRM) has received your revised variance request to construct a garage, breezeway, additional driveway and sidewalk, as well as a two story addition within the 25 foot non-tidal wetland buffer and 100 foot shoreline buffer. This would result in the net addition of 680 square feet of structure in these buffers. The Director of DEPRM may grant a variance to the Chesapeake Bay Critical Area Regulations in accordance with regulations adopted by the Critical Area Commission concerning variances as set forth in COMAR 27.01.11. There are five (5) criteria listed in COMAR 27.01.11 that shall be used to evaluate the variance request. All five of the criteria must be met in order to approve the variance.

1 The first criterion requires that special conditions exist that are peculiar to the land or structure, and that literal enforcement of the regulations would result in unwarranted hardship. It is clear that special conditions exist that preclude any construction or site improvements outside of the buffer onsite. The waterfront property contains a large non-tidal wetland complex and is virtually entirely within either the non-tidal wetland or 100 foot shoreline buffer. Consequently, a literal interpretation of the regulations would result in an unreasonable hardship; thus this criterion is met.

2 The second criterion requires that a literal enforcement of the regulations would deprive the applicant of rights commonly enjoyed by other properties in similar areas within the Critical Area. Other similar properties in the Critical Area would be permitted to build within the 25 foot non-tidal wetland and 100 foot shoreline buffers provided that all variance criteria were met, the necessary State permit obtained, and adequate mitigation performed. Therefore, this criterion is met.

3 The third criterion requires that granting of a variance will not confer upon an applicant any special privilege that would be denied to other lands or structures within the Critical Area. As stated above, other similar properties with similar projects would be allowed to impact these buffers provided all variance criteria could be met. Therefore, this criterion is also met.

Come visit the County's Website at www.co.ba.md.us

Per Exh 6

The fourth criterion requires that a variance is not based upon conditions or circumstances which are the result of actions by the applicant, nor does the request arise from any condition relating to land or building use, either permitted or non-conforming, on any neighboring property. This variance request does not arise from any condition or circumstances that are the result of actions by the applicant or neighboring land use. Therefore, this criterion is met.

The fifth criterion requires that granting of the variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the Critical Area, and that the granting of the variance will be in harmony with the general spirit and intent of the Critical Area Regulations. The amount of impact proposed in the buffer has been significantly reduced from the previous submittals and the mitigation increased to comply with Critical Area regulations.

Consequently, this Department finds that the first four of the above criteria have been met, and that the fifth criterion can be met by meeting the conditions enumerated below. Therefore, the requested variance is hereby approved in accordance with Section 26-445(c) of the Baltimore County Code with the following conditions:

1. The attached "Notice of Granting of Variance" must be published in The Avenue. Final variance approval cannot be granted until fifteen (15) calendar days after the notice has been published. A copy of the Certificate of Publication for the advertisement issued by the newspaper, or a copy of the advertisement from the paper must be submitted to this office prior to receiving final variance approval.
2. 1,860 square feet of the buffer shall be planted with native species of trees and shrubs within two growing seasons of building permit issuance.
3. The four trees to be removed for this project shall be replaced with native species in the buffer onsite within two growing seasons of permit issuance.
4. The buffer planting shall be secured with a \$465.00 security via an Environmental Agreement (copy enclosed) prior to issuance of any Baltimore County permit. Department staff must be contacted to inspect the planting once it is complete. This security will be released after one complete year from the initial inspection date.
5. A retaining wall shall be used if the elevation of the proposed driveway widening is such that the toe of the fill slope would be less than ten feet from the wetland limit.
6. Natural fiber matting shall be used on any graded slopes for stabilization until the grass establishes and the tree/shrub planting completed.
7. A copy of the State permit to impact the 25 foot buffer to non-tidal wetlands or letter of no jurisdiction from Maryland Department of the Environment shall be provided to this Department prior to this Department's approval of any Baltimore County permit at this site.

ORDER RECEIVED FOR FILING

Date 5/3/11

By [Signature]

8. The plan to accompany the building permit application must be revised to reflect the conditions of this variance. Specifically, the planting area must be identified (including the location of the 4 replacement trees) on the plan as well as the change in design, notations regarding the removal of the existing paver blocks, use of matting, and posting of \$465.00 security. Additionally, a cross section of the proposed versus existing grades at the driveway widening must be provided on the plan so that the need or lack of need for a retaining wall can be determined. Finally, the standard notes included on the enclosed checklist must be on the revised plan.

It is the intent of this Department to approve this variance subject to the above conditions. Changes in site layout may require submittal of revised plans and an amended variance request.

Please sign the statement on the next page and then return a copy of the Certificate of Publication, the revised plot plan, and the letter to this Department c/o Ms. Patricia M. Farr of Environmental Impact Review. Failure to return a signed copy of this letter and the other two items may result in delays in processing of permits or other development plans for the subject property, and/or may render this variance null and void.

If you have questions regarding this project, please contact Mr. Glenn Shaffer at 410-887-3980.



Sincerely,


George G. Perdikakis
Director

GGP:ges

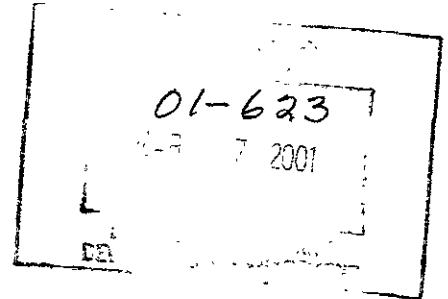
c: Ms. Meredith E. Lathbury, CBCA Commission
Mr. Leroy H. List

ORDER PREPARED FOR FILING
Date 5/3/01
By [Signature]

Victor J. And Su A. Hynson
6834 North River Drive
Baltimore, Maryland 21220-1060
(410) 335-5906

3/7/01
To: George
See me
WCH
3/8/01

February 27, 2001



Baltimore County Zoning Office
111 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

To Whom It May Concern;

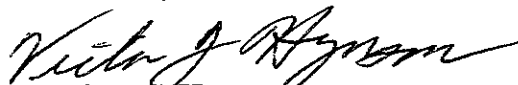
We are requesting a hearing regarding CASE # 01-331-A, requesting a set-back of three (3) feet in lieu of the ten (10) foot requirement for construction of a two-story, two-car garage.

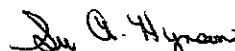
Our neighbors, John and Susan Smith who reside at 6900 North River Drive showed us the drawings for the construction of the garage. We are opposed to the three foot set-back and the height of the building. We live on the water and this construction would block our view, not to mention that at a three foot set-back would put this construction much too close to our deck.

Enclosed is a money order, payable to Baltimore County in the amount of \$40.00 for the hearing request.

Thank you for your consideration.

Sincerely,


Victor J. Hynson


Su A. Hynson

enclosure
h:/bldghearng.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JOHN K. SMITH

6900 NORTH RIVER DR.

BALTO. MD 21220

MARK D. LEVIN

5802 DAVE RD Balto 21209

Carol Haley



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Wanda J. Hyman
San A. Hyman

6834 North River Rd
6834 North River Drive



TIME: 15:44:12 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/13/2002
DATE: 01/29/2004 GENERAL PERMIT APPLICATION DATA KXA 15:31:18

PERMIT #: B504619 PROPERTY ADDRESS
RECEIPT #: A463755 6900 NORTH RIVER RD
CONTROL #: MRFP SUBDIV: HAREWOOD PARK
XREF #: B504619 TAX ACCOUNT #: 1513207090 DISTRICT/PRECINCT 15 06

OWNERS INFORMATION (LAST, FIRST)

FEE: 6.00 NAME: SMITH, JOHN & SUSAN
PAID: 6.00 ADDR: 6900 NORTH RIVER RD 21220
PAID BY: APPLICANT

DATES

APPLICANT INFORMATION

APPLIED: 11/13/2002 NAME: JOHN SMITH

ISSUED: 11/13/2002 COMPANY:

OCCPNY: ADDR1: 6900 NORTH RIVER RD
ADDR2: BALTIMORE MD 21220

INSPECTOR: 15F PHONE #: 410-581-0104 LICENSE #:

NOTES: EDW/JT

REVISED;REPLACES B477158;WORDING CHANGE

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 15:44:19 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/13/2002
DATE: 01/29/2004 BUILDING DETAIL 1 KXA 10:29:56

DRC#

PERMIT # B504619 PLANS: CONST 2 PLOT 2 PLAT 0 DATA 0 EL 1 PL 1

TENANT

BUILDING CODE: CONTR: OWNER

IMPRV 2 ENGNR:

USE 01 SELLR:

FOUNDATION BASE WORK: CONST ADTN ON FRONT OF SFD. 1ST FL-2CAR GARAGE,
W/STORAGE & PORTICO. 2ND FL-PERSONAL OFFICE,
CONSTRUC FUEL SEWAGE WATER CLOSET & GAS FP-NO PROJ AND OPEN BRIDE
2 1E 1E 23'X40'2X20'9=1619SF (IRREG).REFER BACK F/PLANS
CENTRAL AIR FLOOD ZONE A CBCA TO INCLUDE 1 SINK ON 2ND FL
ESTIMATED COST AND 1 HOSE BIBB ONLY ON PLUMBING PERMIT;DAS/KRA
65,500.00 PROPOSED USE: SFD & ADDITION (NON-SUBSTANTIAL IMP)
OWNERSHIP: 1 EXISTING USE: SFD

RESIDENTIAL CAT: 1

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:
1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 15:44:25
DATE: 01/29/2004

AUTOMATED PERMIT TRACKING SYSTEM
BUILDING DETAIL 2

LAST UPDATE 11/13/2002
KXA 10:29:56

PERMIT #: B504619

BUILDING SIZE

LOT SIZE AND SETBACKS

FLOOR: 1619

SIZE: 33062SF

WIDTH: 23'

FRONT STREET:

GARBAGE DISP:

DEPTH: 40'2

SIDE STREET:

POWDER ROOMS:

HEIGHT: 20'9

FRONT SETB: 133'

BATHROOMS:

STORIES: 2

SIDE SETB: 3'/42'

KITCHENS:

SIDE STR SETB:

LOT NOS: 18

REAR SETB: NC

CORNER LOT: N

ZONING INFORMATION

ASSESSMENTS

DISTRICT:

BLOCK:

LAND: 0095760.00

PETITION:

SECTION:

IMPROVEMENTS: 0129200.00

DATE:

LIBER: 000

TOTAL ASS.:

MAP:

FOLIO: 131

CLASS: 34

PLANNING INFORMATION

MSTR PLAN AREA:

SUBSEWER:

CRIT AREA:

PASSWORD:

ENTER - NEXT DETAIL

PF2 - APPROVALS

PF7 - PREV. SCREEN

PF9 - SAVE

PF1 - GENERAL PERMIT

PF3 - INSPECTIONS

PF8 - NEXT SCREEN

CLEAR - MENU

TIME: 15:44:57 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/13/2002
DATE: 01/29/2004 APPROVALS DETAIL SCREEN KXA 10:30:28

PERMIT #: B504619 CONTROL #: MRFP

AGENCY	DATE	CODE	COMMENTS
-----	-----	----	-----
BLD PLAN	11/13/2002	01	JAV/KRA
ZONING	11/13/2002	01	RDD/KRA
PUB SERV	11/13/2002	01	RDD/KRA
ENVRMNT	11/13/2002	01	RL/KRA
PERMITS	11/13/2002	01	KRA PER DAS

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - GENERAL PERMIT PF4 - ISSUE PERMIT
PF3 - INSPECTIONS PF8 - GENERAL SCREEN W/NEXT PERMIT CLEAR - MENU

[Click here for a plain text ADA compliant screen.](#)



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 15 Account Number - 1513204300

Owner Information

Owner Name: HYNSON JAY
HYNSON SUE Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 6834 N RIVER DR
BALTIMORE MD 21220-1061 Deed Reference: 1) / 5997/ 156
2)

Location & Structure Information

Premises Address 6834 NORTH RIVER DR Zoning WATERFRONT Legal Description PT LT 20-21-22
HAREWOOD PARK
Map Grid Parcel Sub District Subdivision Section Block Lot Group Plat No:
83 6 258 7/ 131
Plat Ref:

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1980	1,792 SF	25,098.00 SF	34
Stories SPFOY	Basement	Type SPLIT FOYER	Exterior BRICK

Value Information

	Base Value	Value As Of	Phase-in Assessments	
		01/01/2003	07/01/2003	07/01/2004
Land:	93,770	109,770		
Improvements:	179,880	225,270		
Total:	273,650	335,040	294,113	314,576
Preferential Land:	0	0	0	0

Transfer Information

Seller: MATTHEWS WILLIAM P	Date: 03/09/1979	Price: \$27,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 5997/ 156	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

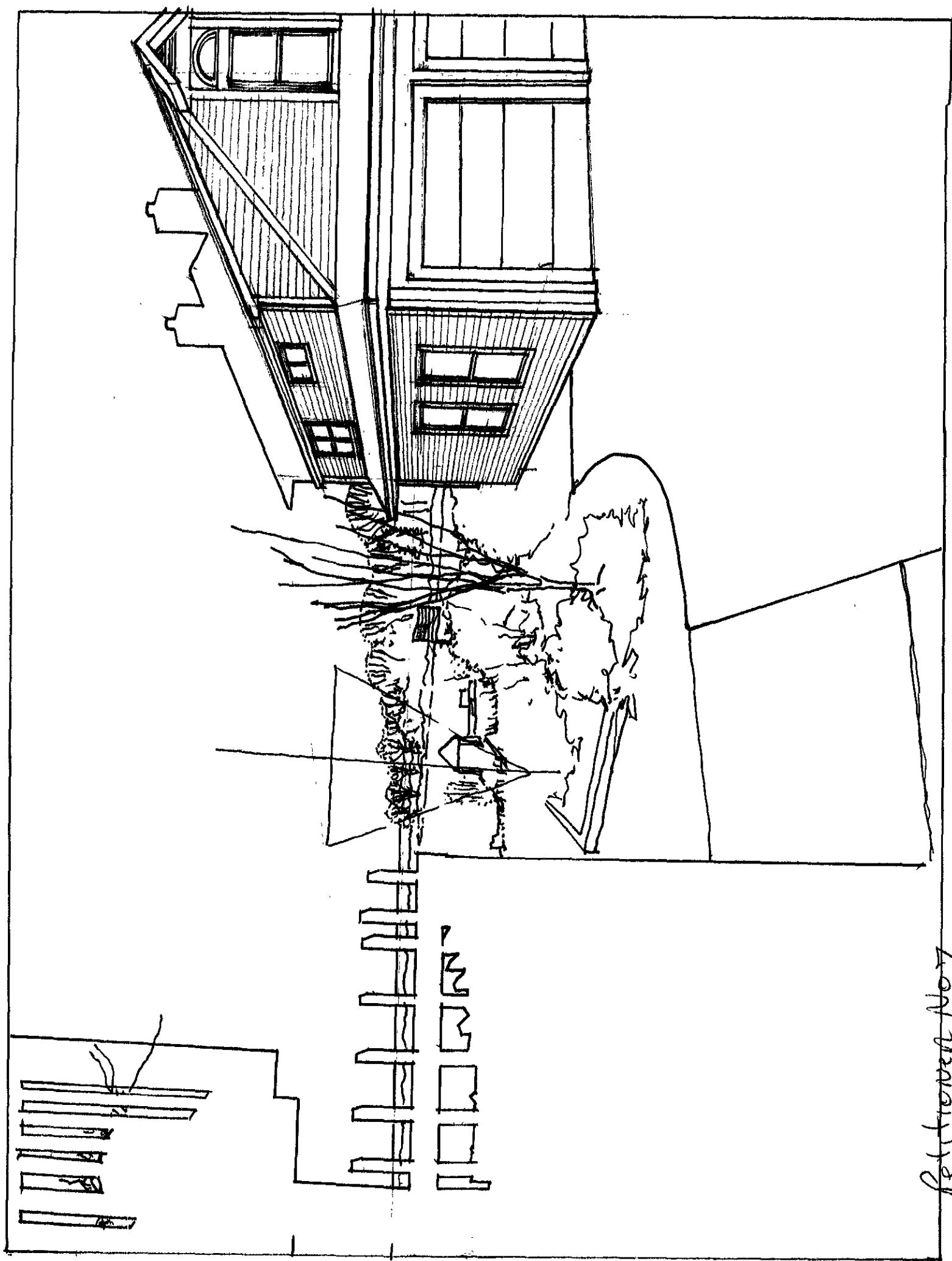
Exemption Information

Partial Exempt Assessments	Class	07/01/2003	07/01/2004
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *



Peterson Nov





NOTA

01-331A

01-331-A



WEST

01-331A



SOUTH WEST

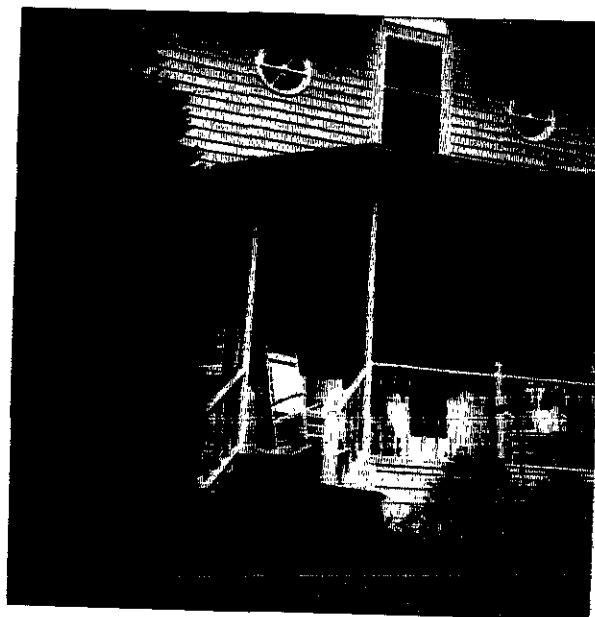
01-331A

01-331-A



WEST

01-331A



SOUTH (FRONT)

01-331A

01-331-A



SOUTH (FRONT) 01-331A

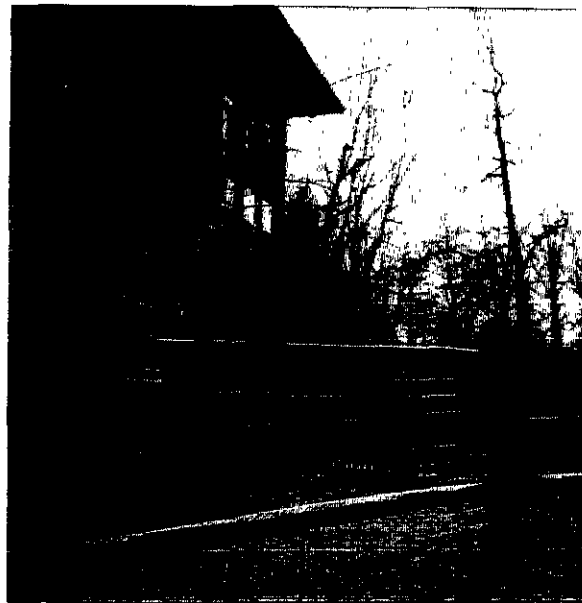


SOUTH EAST 01-331A

01-331-A



01331A NORTH (AREA OF
ATTENTION)



WEST

01-331A

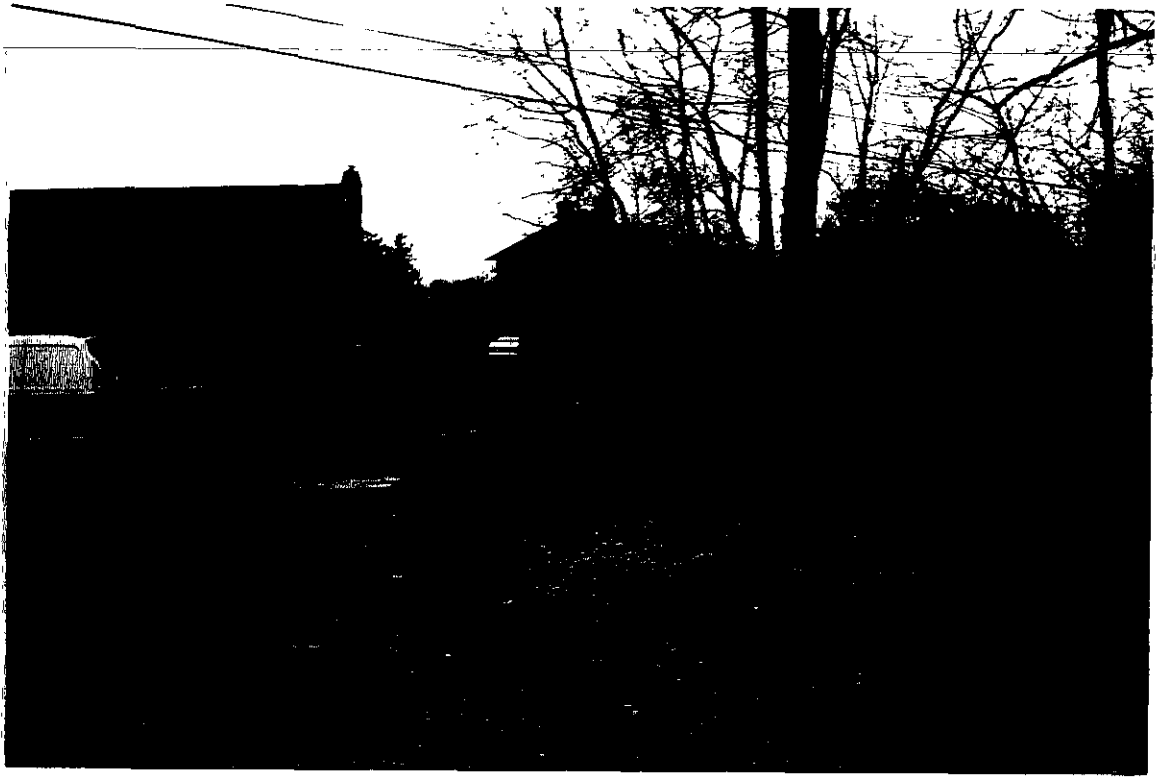
01-331-A

Petitioner's
Exhibits
5A-5N

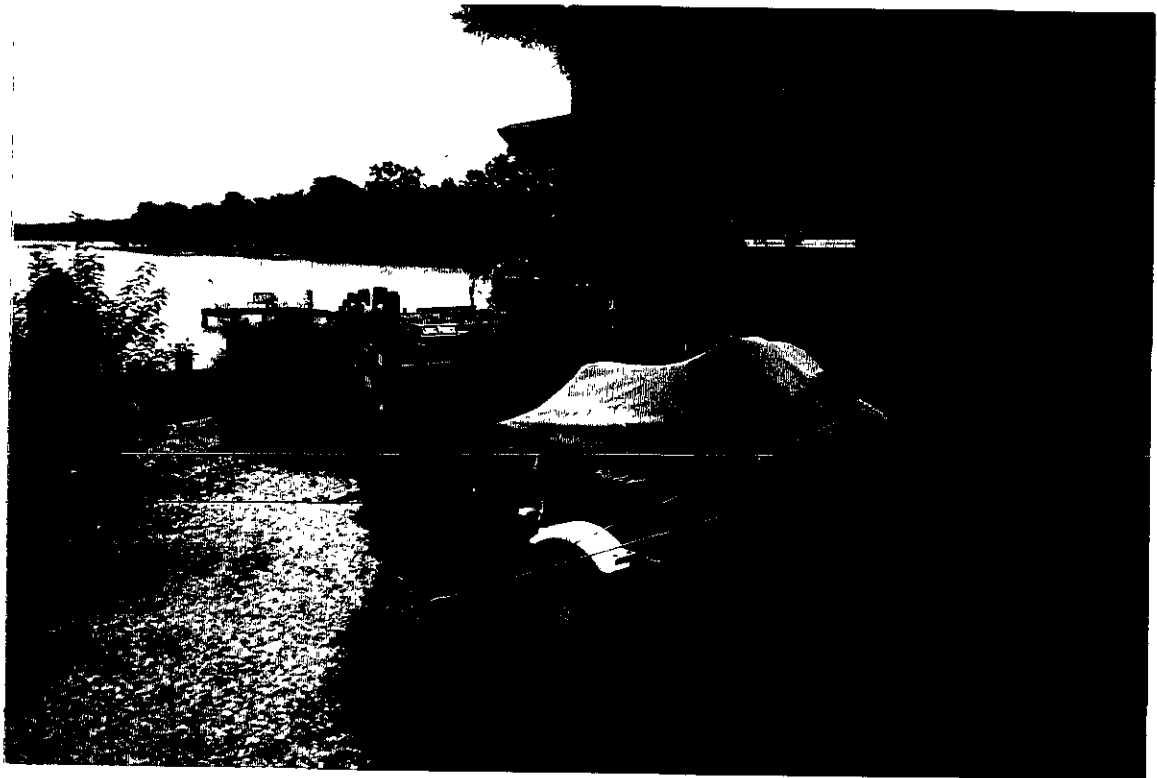
Case 01-331-A

&

Protestants
Exhibits 1A+1B



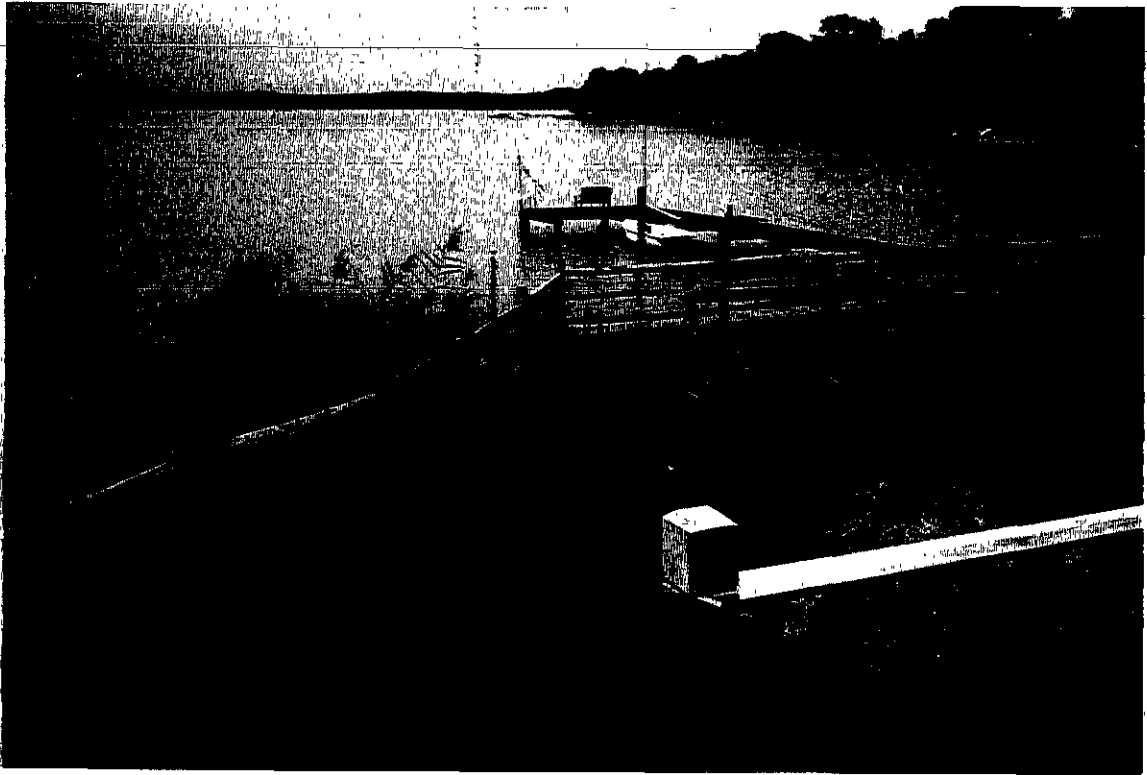


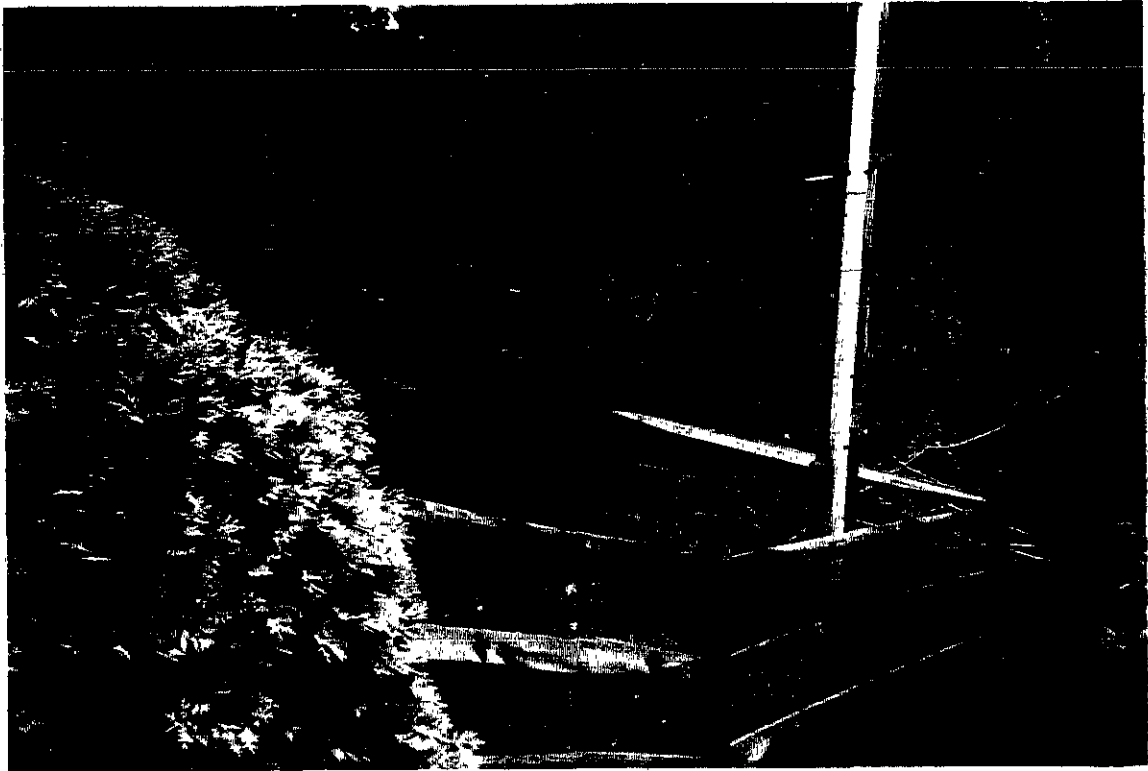


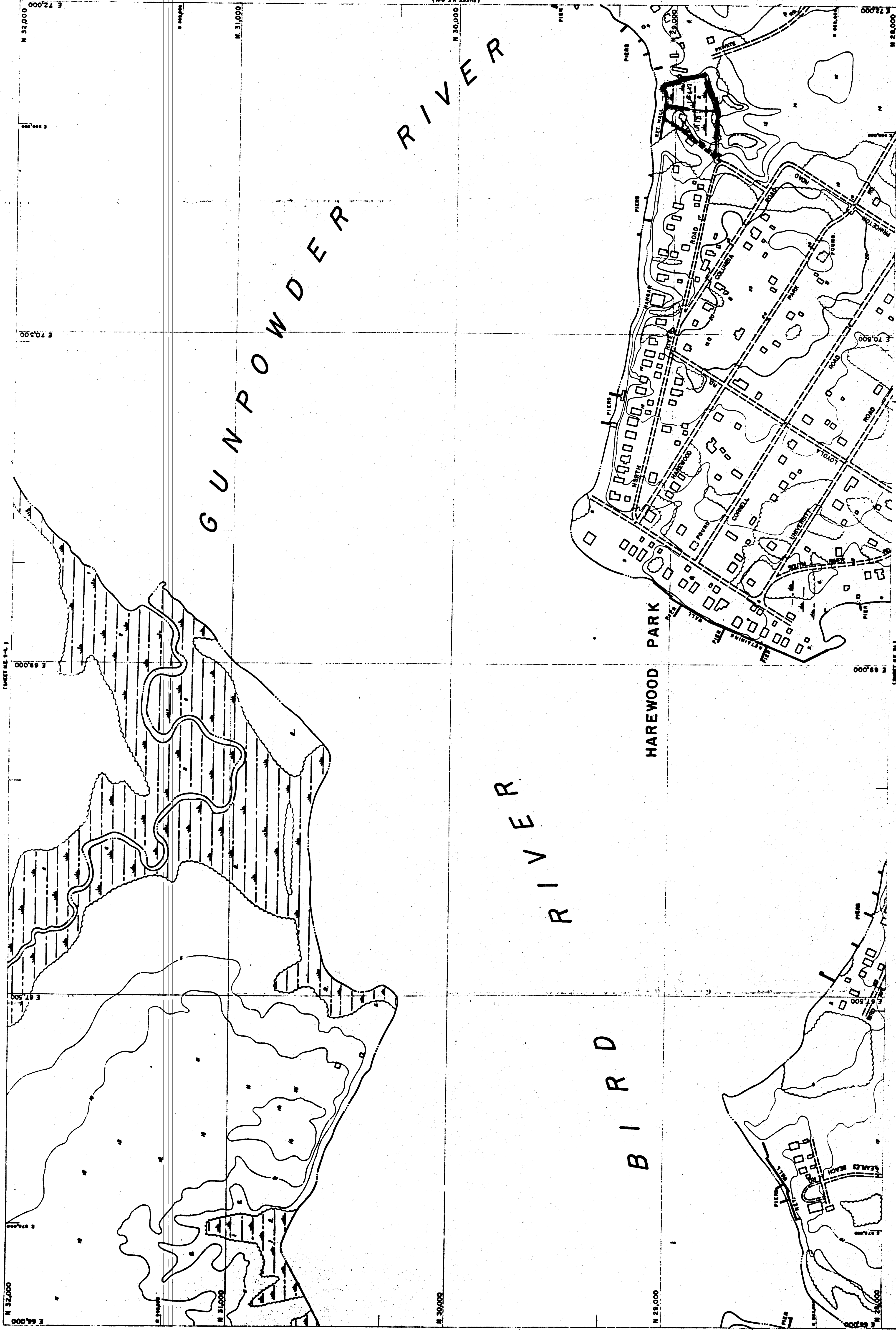












PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
		1" = 200'	HAREWOOD PARK	N. E.
		DATE OF PHOTOGRAPHY APRIL 1953		8-L

Topography Compiled by Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA.

01334



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY JANUARY 1986	HAREWOOD PARK	N.E. 8-L

01-33/A

MR. & MRS. JOHN SMITH RESIDENCE

NORTH RIVER ROAD

BALTIMORE COUNTY MARYLAND

Levin/Brown & Associates, Inc.

15 Greenspring Valley Road
Owings Mills, Maryland 21117-4101
410-581-0104

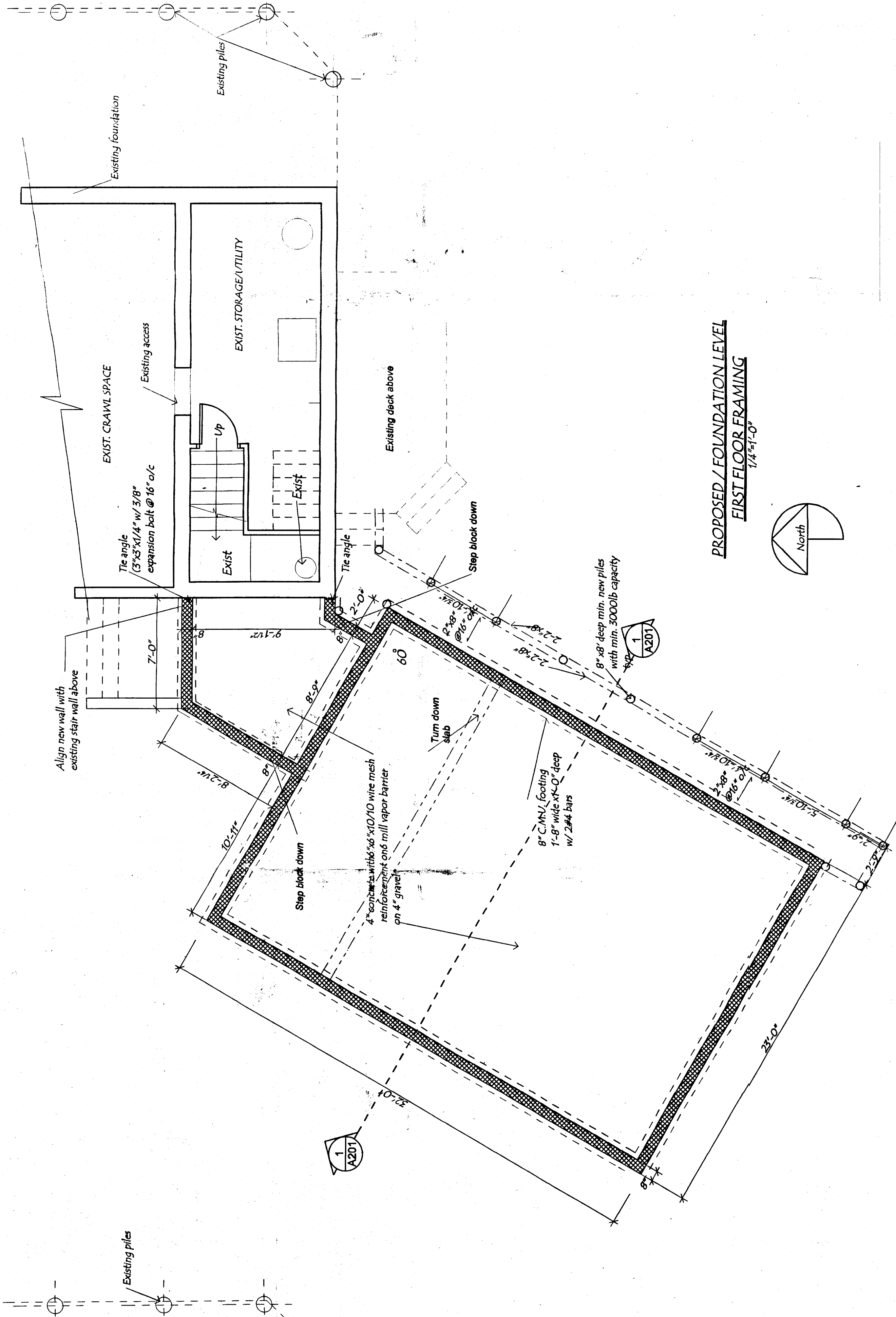


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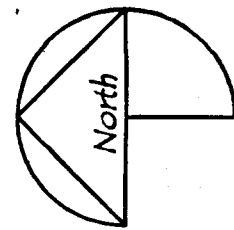
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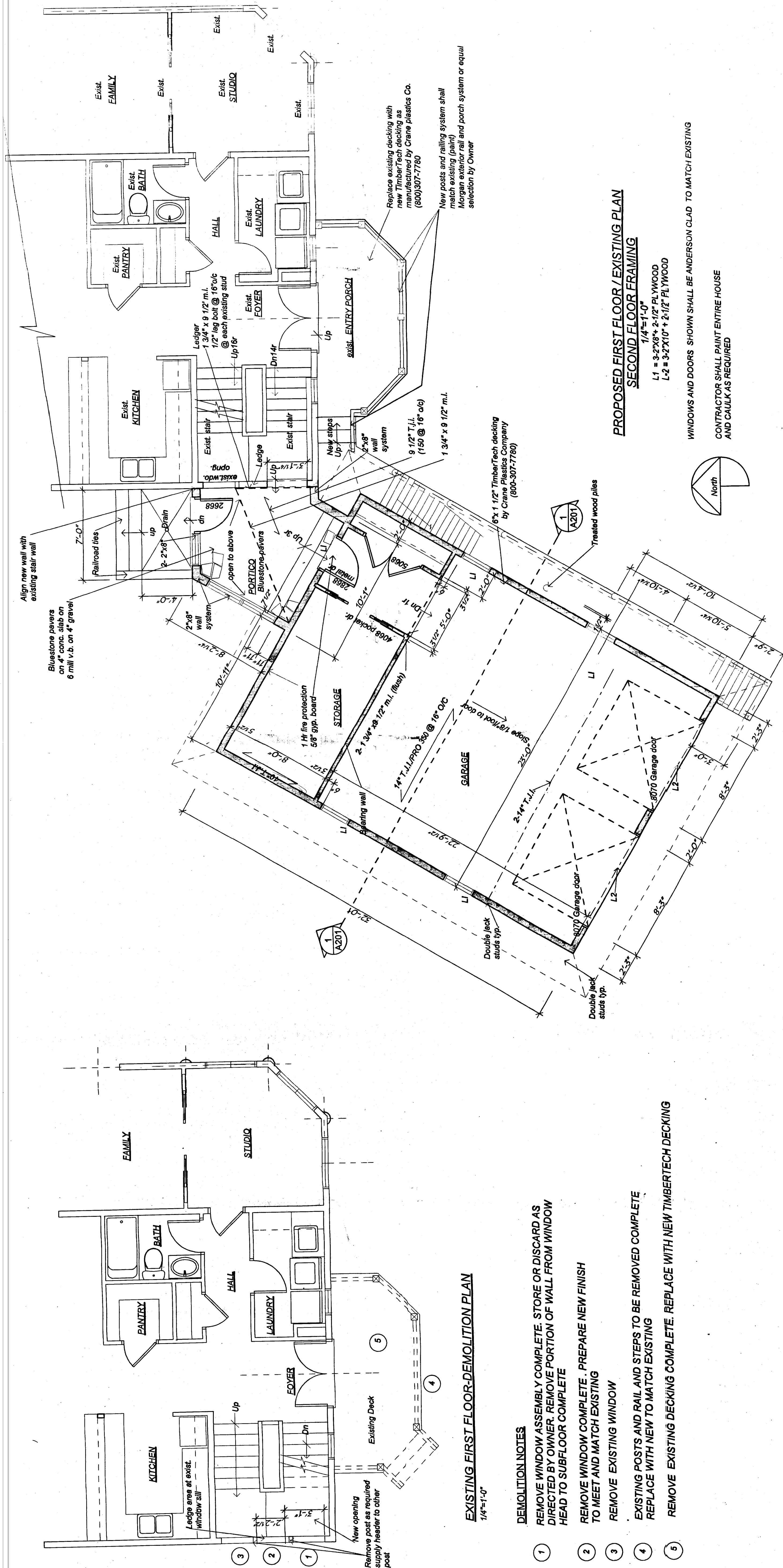
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Ret. Sch # 3



PROPOSED / FOUNDATION LEVEL
FIRST FLOOR FRAMING
1/4"=1'-0"





PROPOSED FIRST FLOOR / EXISTING PLAN
SECOND FLOOR FRAMING

1/4"=1'-0"
L1 = 3-2"X8" + 2-1/2" PLYWOOD
L2 = 3-2"X10" + 2-1/2" PLYWOOD

WINDOWS AND DOORS SHOWN SHALL BE ANDERSON CLAD TO MATCH EXISTING

**CONTRACTOR SHALL PAINT ENTIRE HOUSE
AND CAULK AS REQUIRED**

EXISTING FIRST FLOOR-DEMOLITION PLAN
1/4"=1'-0"

DEMOLITION NOTES

REMOVE WINDOW ASSEMBLY COMPLETE. STORE OR DISCARD AS DIRECTED BY OWNER. REMOVE PORTION OF WALL FROM WINDOW HEAD TO SUBFLOOR COMPLETE

REMOVE WINDOW COMPLETE PREPARE NEW FINISH

**REMOVE WINDOW COMPONENTS
TO MEET AND MATCH EXISTING**

REMOVE EXISTING WINDOW

EXISTING POSTS AND RAIL AND STEPS TO BE REMOVED COMPLETE
REPLACE WITH NEW TO MATCH EXISTING

REMOVE EXISTING DECKING COMPLETE. REPLACE WITH NEW TIMBERTECH DECKING

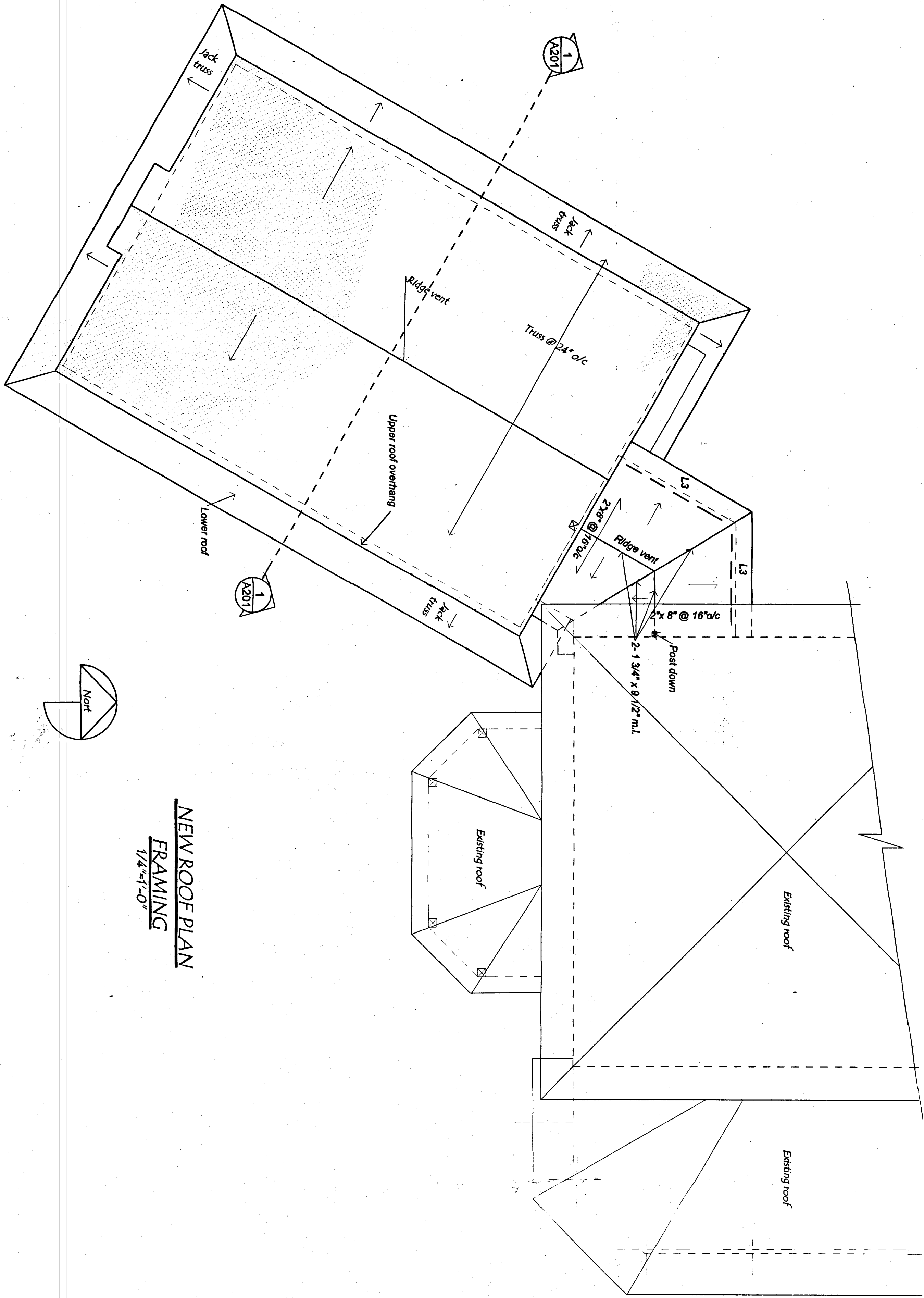
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NEW ROOF PLAN
FRAMING
1/4" = 1'-0"

A103

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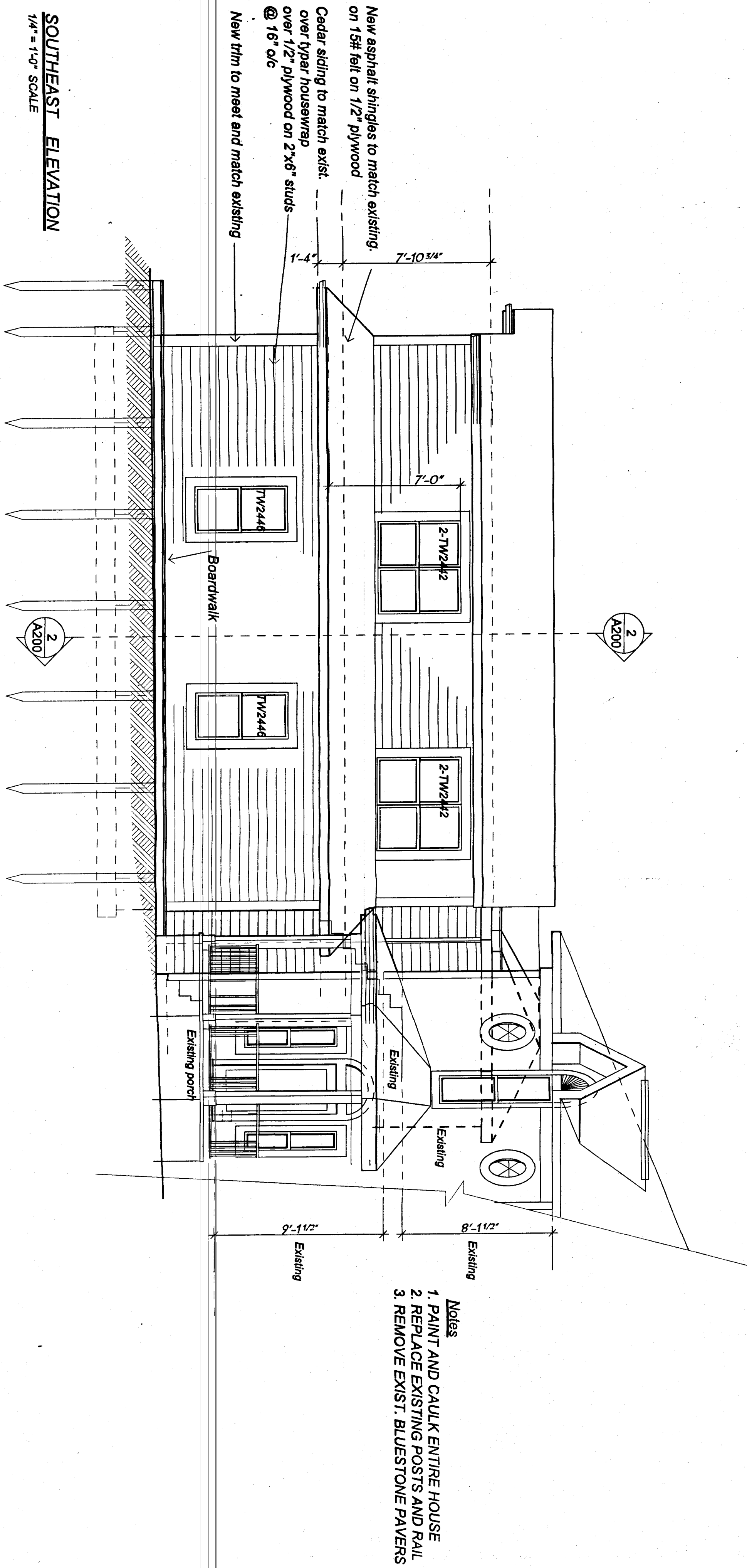
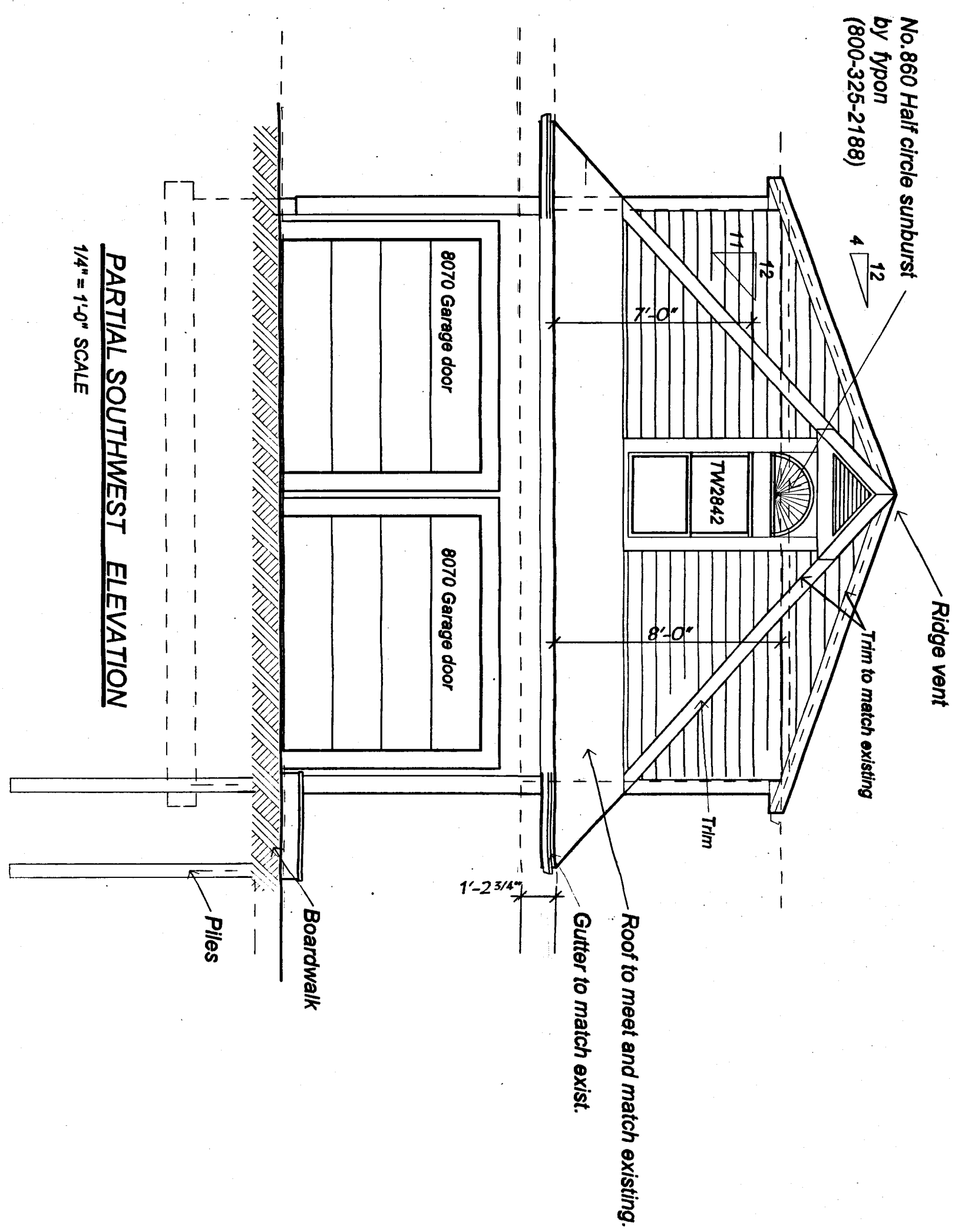


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DATE
PROJECT
NUMBER
1399
SCALE

MR. & MRS. JOHN SMITH RESIDENCE
NORTH RIVER ROAD
BALTIMORE COUNTY MARYLAND

DATE OF REVISIONS



- Notes
1. PAINT AND CAULK ENTIRE HOUSE
 2. REPLACE EXISTING POSTS AND RAIL
 3. REMOVE EXIST. BLUESTONE PAVERS

MR. & MRS. JOHN SMITH RESIDENCE
 NORTH RIVER ROAD
 BALTIMORE COUNTY MARYLAND

DATE
 PROJECT
 NUMBER
 1388
 SEAL

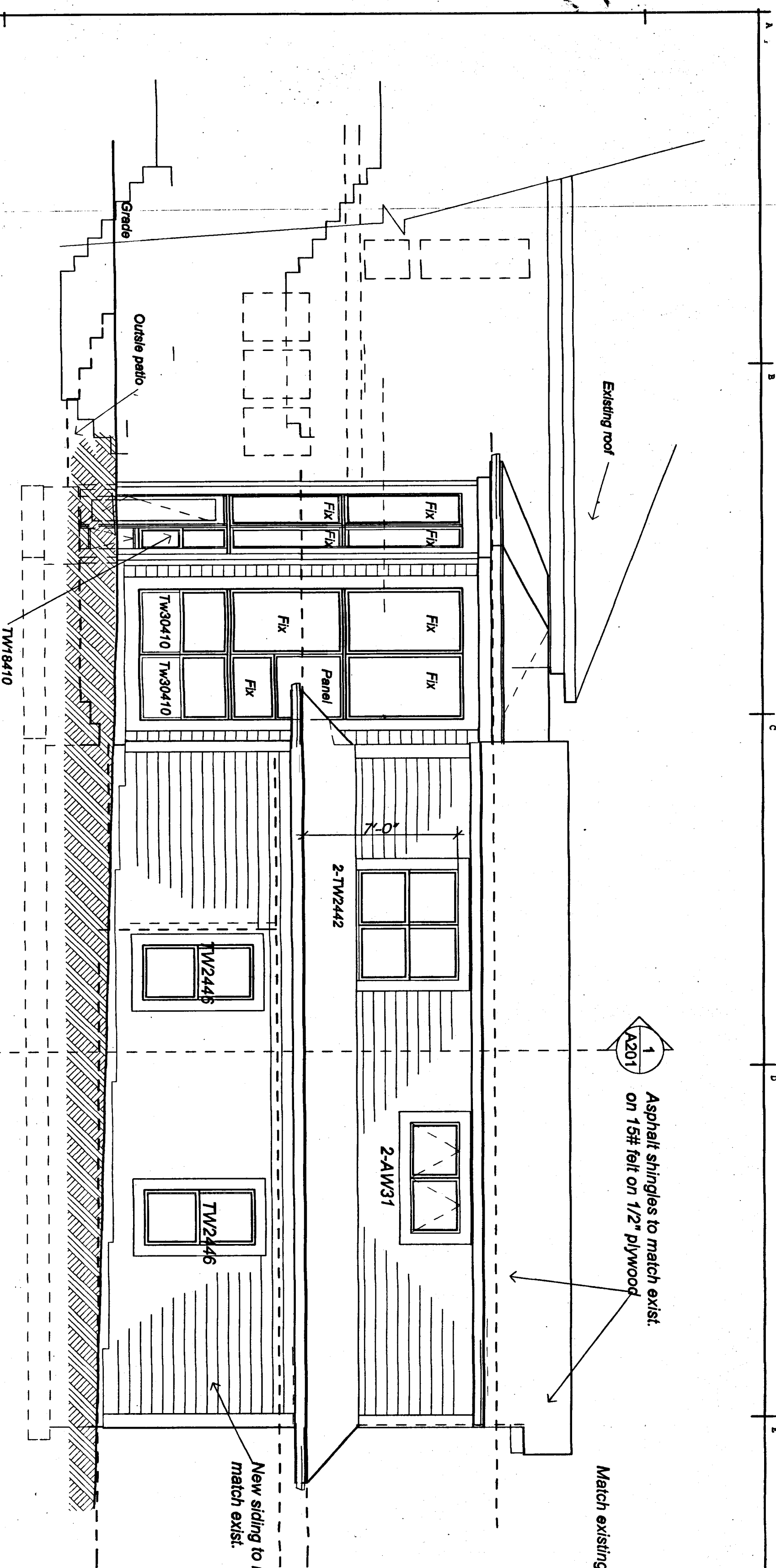
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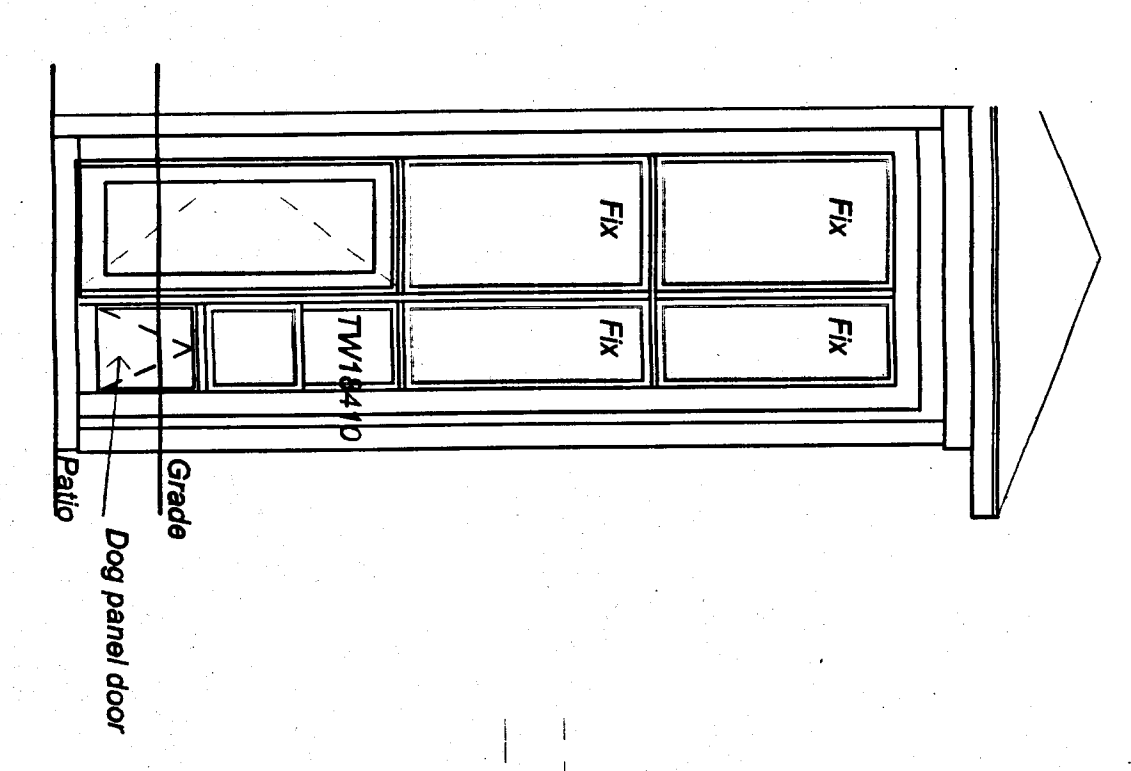
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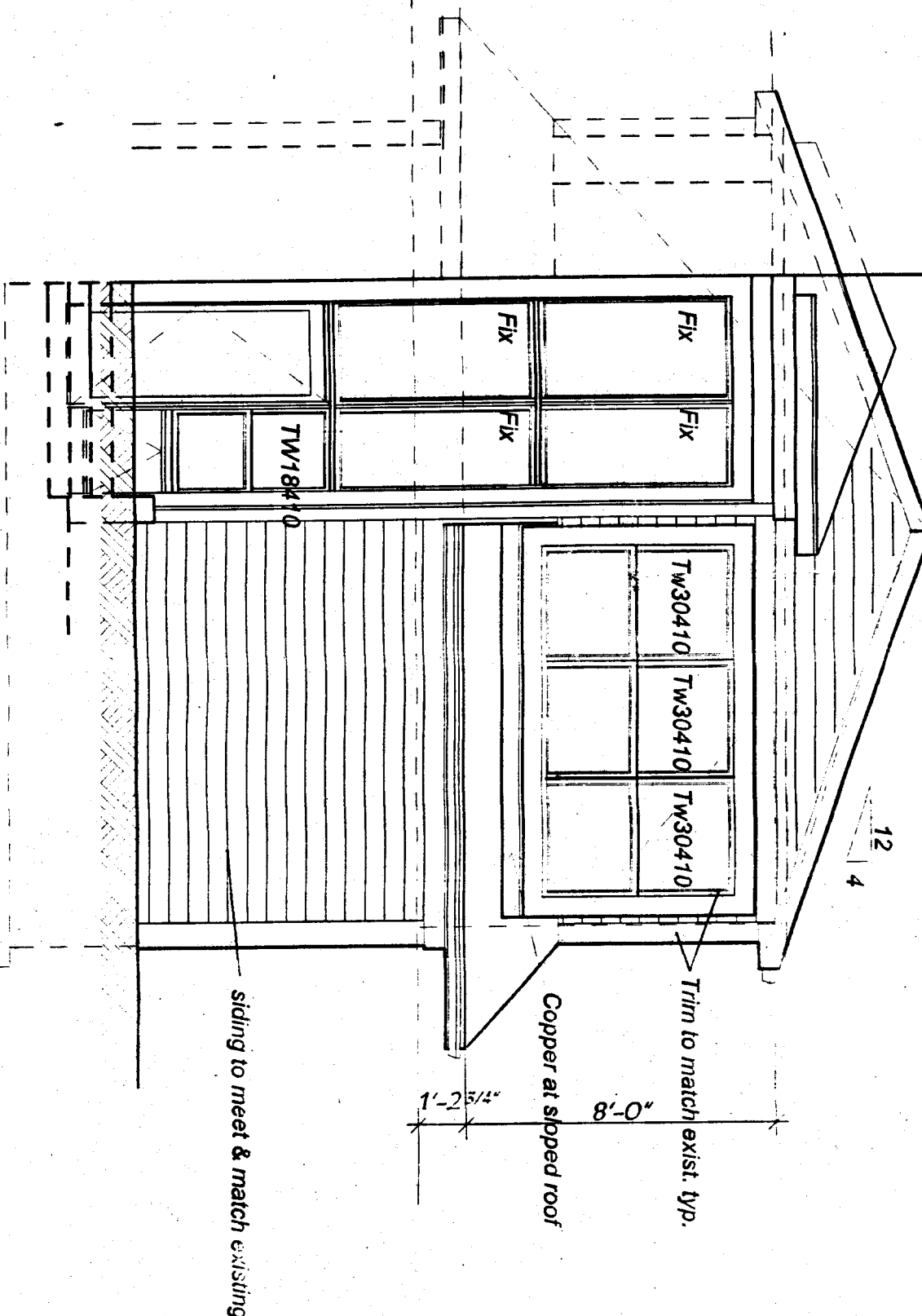
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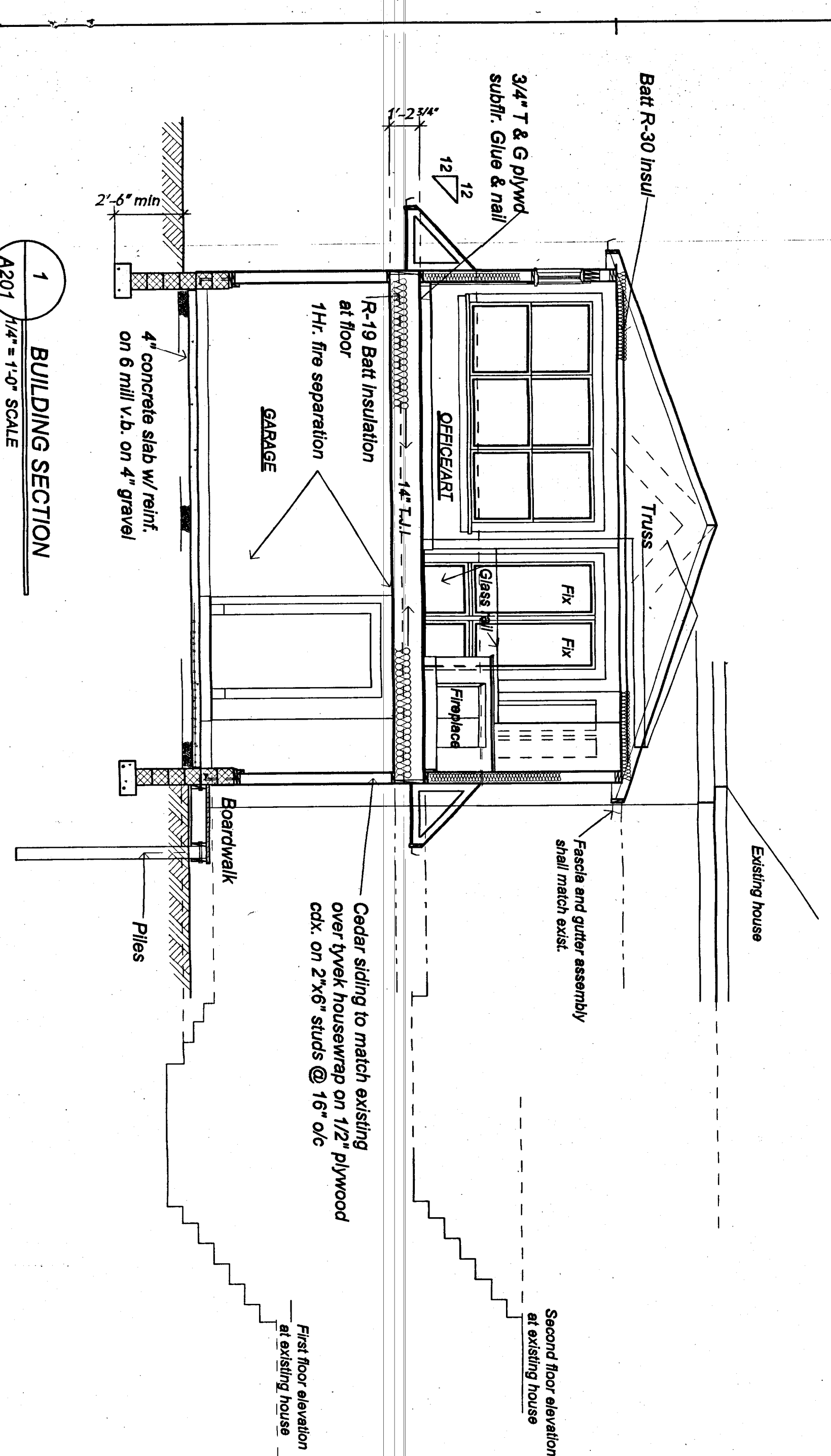
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A201
NORTHWEST ELEVATION
1/4" = 1'-0" SCALE



PARTIAL/DIRECT
SOUTHWEST ELEVATION
1/4" = 1'-0" SCALE



PARTIAL SOUTHWEST ELEVATION
1/4" = 1'-0" SCALE



1
A201
BUILDING SECTION
1/4" = 1'-0" SCALE

DATE OF REVISIONS

MR. & MRS. JOHN SMITH RESIDENCE

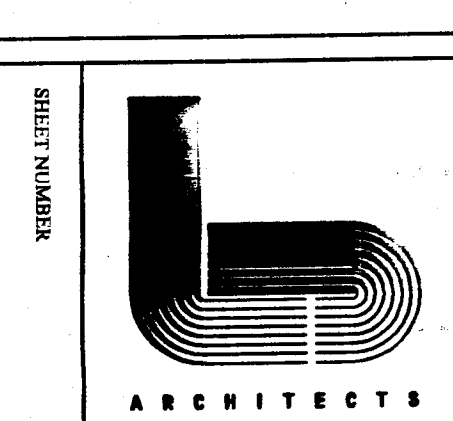
NORTH RIVER ROAD

BALTIMORE COUNTY MARYLAND

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SCALE

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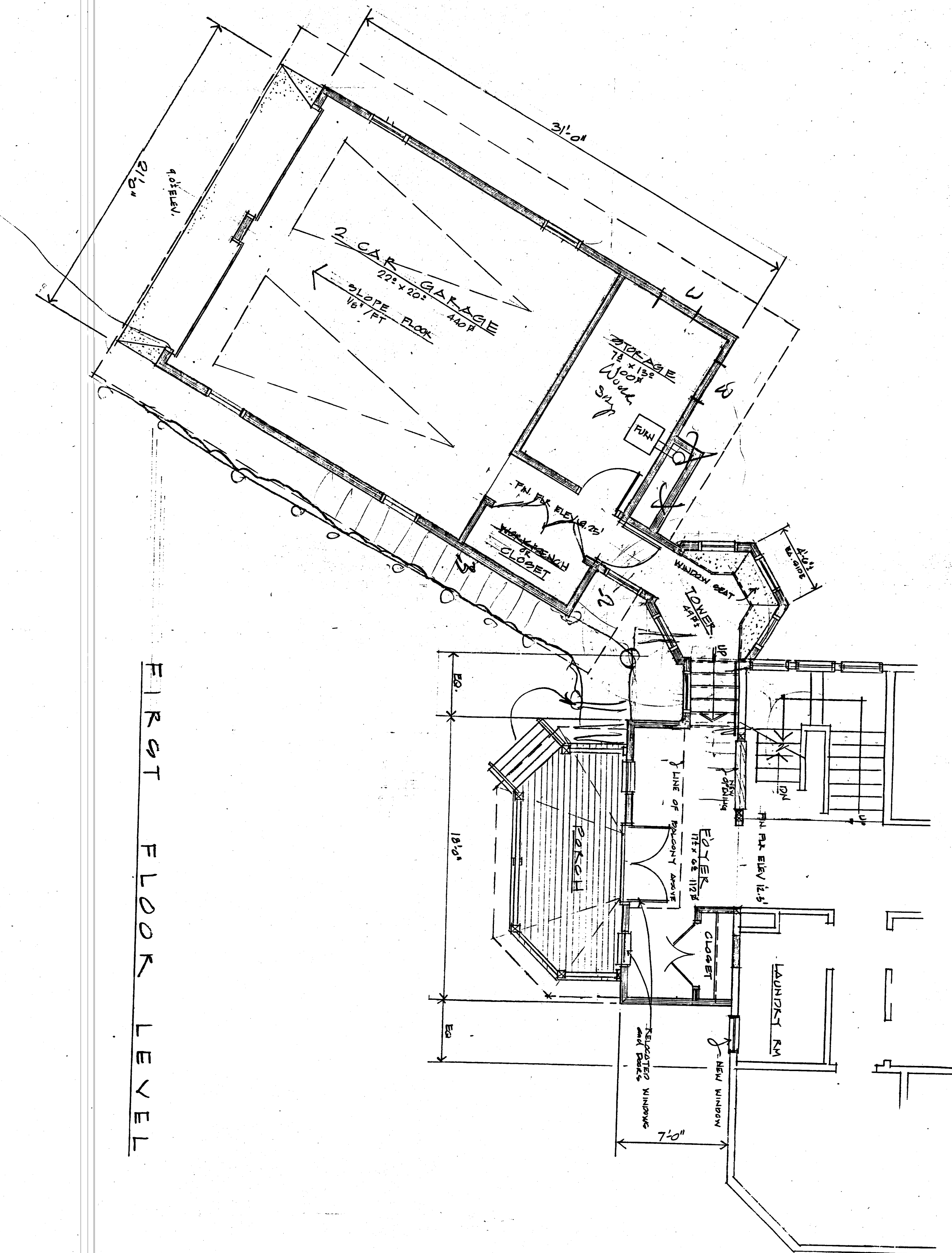


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FIRST FLOOR LEVEL

20/2

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A1



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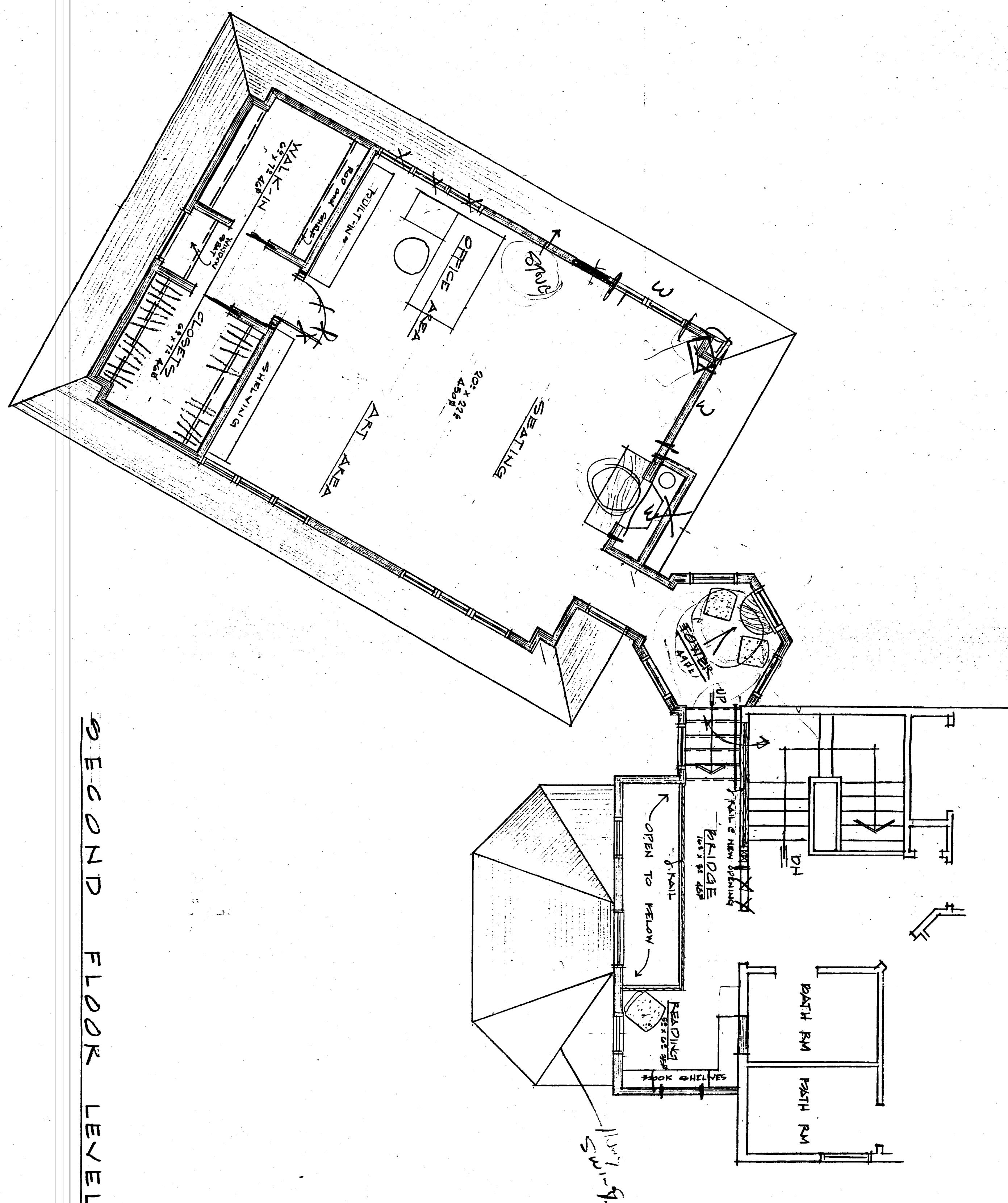
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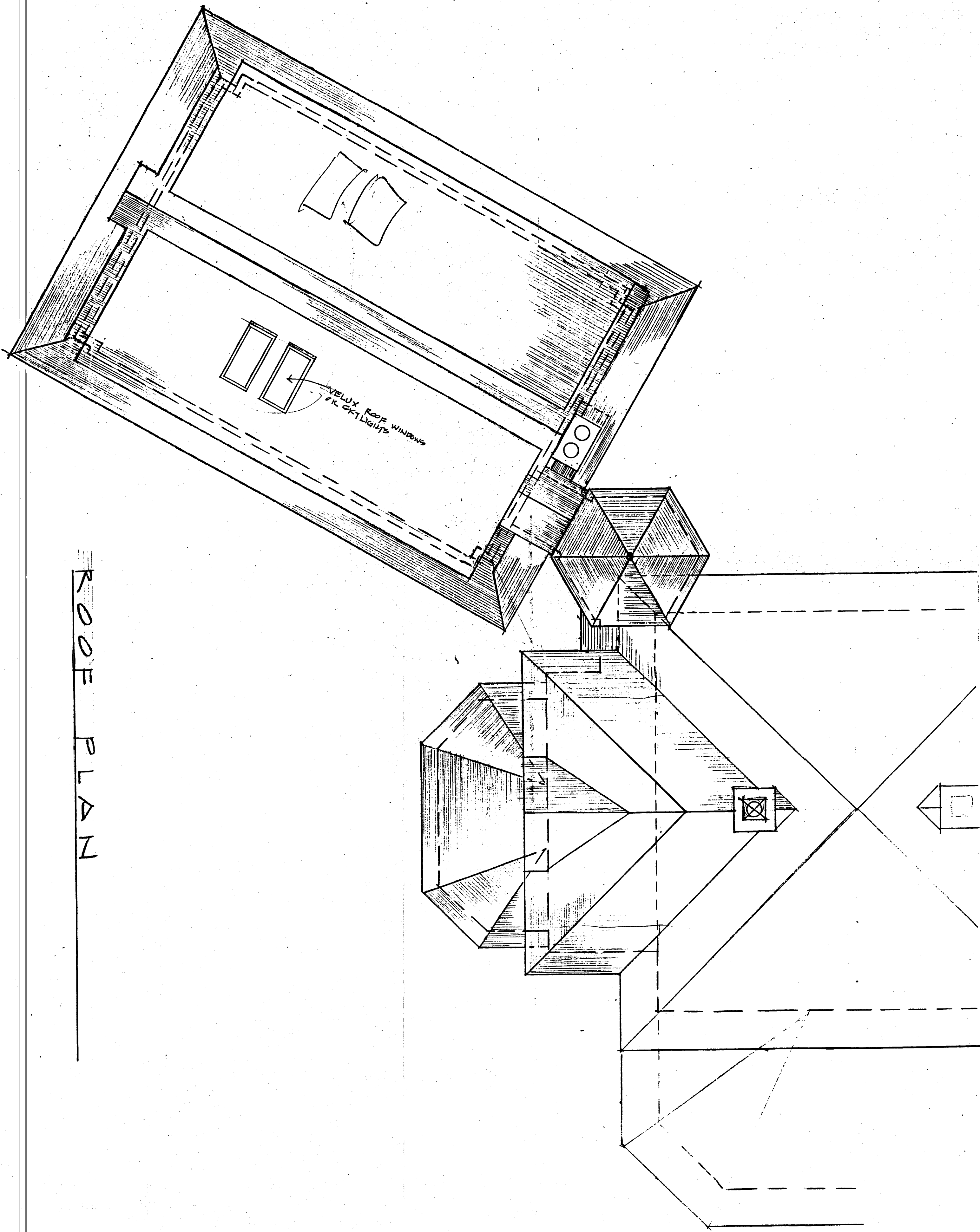
4-15-79

ADDITION TO

MRS. JOHN SMITH RESIDENCE
NORTH RIVER ROAD
BALTIMORE COUNTY MARYLAND

DATE OF REVISIONS

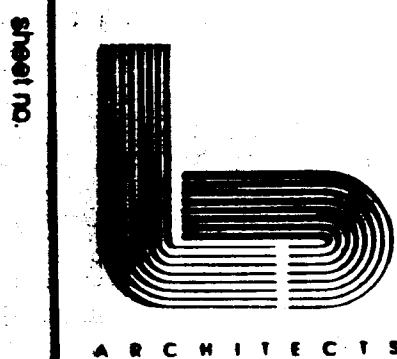




ROOF PLAN

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A3



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4-15-11

ADDITION TO
MR & MRS. JOHN SMITH RESIDENCE
NORTH RIVER ROAD
BALTIMORE COUNTY MARYLAND

date of revision