

IN RE: PETITION FOR ADMIN. VARIANCE
N/S North River Drive, 270' W
centerline of Loyola Road
15th Election District
5th Councilmanic District
(6716 North River Drive)

Deborah B. & Wesley Q. Hall
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-449-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Deborah and Wesley Hall, property owners, for that property known as 6716 North River Drive in the eastern area of Baltimore County. The Petitioners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (detached garage) with a height of 23 ft. in lieu of the maximum allowed 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation contained in the case file. Based upon the information available, there is no evidence in the file to indicate that the requested administrative variance would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted.

In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that the relief requested sufficiently complies with

ORDER RECEIVED FOR FILING

Date 5/15/02

By R. Johnson

the requirements of Sections 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the B.C.Z.R. As of the date of this Order, DEPRM has not completed its review of this project. Therefore, the relief granted herein is subject to the Petitioners' compliance with any recommendations made by DEPRM upon completion of their review.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 15th day of May, 2002, that the Petitioners' request for Administrative Variance seeking relief from Section 400.3 of the B.C.Z.R., to allow an accessory structure (detached garage) with a height of 23 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with any Zoning Advisory Committee (ZAC) recommendations submitted by DEPRM to minimize any effect the proposed development might have on the Bay and its tributaries.

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Date

5/15/02

By

R. J. Gannon

3. Compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning dated May 1, 2002, a copy of which is attached hereto and made a part hereof.
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

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Date 5/15/02

By R. Johnson



Baltimore County
Zoning Commissioner

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

May 15, 2002

Mr. & Mrs. Wesley Q. Hall
6716 North River Drive
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 02-449-A
Property: 6716 North River Drive

Dear Mr. & Mrs. Hall:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper

CRITICAL AREA



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6716 North River Drive
which is presently zoned DR S.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) 400.3 To allow an accessory structure (detached garage) with a height of 23 ft. in lieu of the maximum allowed 15 ft.

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):

x WESLEY Q HALL
Name - Type or Print

x Wesley Q Hall
Signature

x Deborah B. Hall
Name - Type or Print

x Deborah B. Hall
Signature

x 6716 North River Dr 410-335-8344
Address Telephone No.

x Balto. MD 21220
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

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. 02-449-A

Reviewed By [Signature] Date 4-15-02

Estimated Posting Date 4-29-02

REV 10/25/01

ORDER RECEIVED FOR FILING

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

Address 6716 NORTH RIVER DR
City BALTO. State MD. Zip Code 21220

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):

We are applying for a variance to build a second level on our existing garage. The reason we are applying for this variance is we have a very small house with no storage space. We only have two closets in the entire house. We believe at one time our house was a summer home. Our garage currently houses all of our tools, fishing and crabbing equipment, equipment from work, children's bikes, ect. We can not use the garage to park our car or store our 20 foot boat in the winter. There is no on street parking in our neighborhood. Having this second level would allow for a parking space in the garage. In the winter it would allow us to store our boat keeping it from damage from theft and the elements. We want to build a second level to store things so we can use the garage as it was intended. Our property is very narrow and does not allow for the building of such things as sheds, nor would this be appealing to the environment. We intend to build this storage area so that it appeals to the existing neighborhood and surrounding areas.

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 Wesley Q Hall
Name - Type or Print WESLEY Q HALL

Signature Deborah B Hall
Name - Type or Print Deborah B. Hall

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of February, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Wesley Q Hall & Deborah B Hall
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Signature Patricia S. Eke
Notary Public
My Commission Expires July 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 6716 NORTH RIVER DR
Address
BALTO. MD. 21220
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):

We are applying for a variance to build a second level on our existing garage. The reason we are applying for this variance is we have a very small house with no storage space. We only have two closets in the entire house. We believe at one time our house was a summer home. Our garage currently houses all of our tools, fishing and crabbing equipment, equipment from work, children's bikes, ect. We can not use the garage to park our car or store our 20 foot boat in the winter. There is no on street parking in our neighborhood. Having this second level would allow for a parking space in the garage. In the winter it would allow us to store our boat keeping it from damage from theft and the elements. We want to build a second level to store things so we can use the garage as it was intended. Our property is very narrow and does not allow for the building of such things as sheds, nor would this be appealing to the environment. We intend to build this storage area so that it appeals to the existing neighborhood and surrounding areas.

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.

Wesley Q Hall
Signature
WESLEY Q HALL
Name - Type or Print

Deborah B Hall
Signature
Deborah B. Hall
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of February 2002 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Wesley Q Hall & Deborah B Hall
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Patricia B. Eske
Notary Public
My Commission Expires July 1, 2003



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6716 North River Drive
which is presently zoned DR S.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) 400.3, to allow an accessory

structure (detached garage) with a height of 23 ft. in lieu of the
maximum allowed 15 ft.

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):

x WESLEY Q HALL

Name - Type or Print

x Wesley Q Hall

Signature

x Deborah B Hall

Name - Type or Print

x Deborah B Hall

Signature

x 6716 North River Dr

Address

x 410-335-8344

Telephone No.

x Baltimore

City

MD

State

21220

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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. 02-449-A

REV 10/25/01

Reviewed By [Signature] Date 4-15-02

Estimated Posting Date 4-29-02

Zoning Description

ZONING DESCRIPTION FOR 6716 North River Drive

Beginning at a point on the North side of North River Drive which is 18 feet wide at the distance of 270 feet, west of the centerline of the nearest improved intersecting street Loyola Road which is 18 feet wide. *Being Lot# 68 and 69, in the subdivision of Harewood Park as recorded in Baltimore County Plat Book # 7, Folio # 131, containing 10,000 sq. ft. . Also known as 6716 North River Drive and located in the 15th Election District, 5th Councilman District.

449

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Ch No. **12616**

02 - -

DATE 4-15-02 ACCOUNT R-001-06-6150
AMOUNT \$ 50.²⁰

RECEIVED FROM: Mn.

FOR: Residential Variance filing fee
6714 NORTH RIVER DR.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
4/16/2002 4/15/2002 14:26:55

REG W506 WALKIN KACH KAM DRIVER 4
>>RECEIPT # 076667 4/15/2002 OFLN
Dept. 5 528 ZONING VERIFICATION
CR NO. 012616

Recpt Tot \$50.00
.00 OK 50.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-449-A

Petitioner/Developer: WESLEY A

HALL

Date of Hearing/Closing: 5/14/02

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 6716 NORTH RIVER

DRIVE

The sign(s) were posted on 4/28/02
(Month, Day, Year)

Sincerely,

[Signature] 4/28/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: 02-449-A
Petitioner: Wesley A. Hall
Address or Location: 6716 NORTH RIVER DR.
Balto, Md, 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Address: Same

Telephone Number: 410-335-8344

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 449 -A

Address 6716 North River DR.

Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4-15-02

Posting Date: 4-29-02

Closing Date: 5-14-02

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 02- 449 -A

Address 6716 NORTH RIVER DR.

Petitioner's Name Wesley A. Hall

Telephone 410-335-8344

Posting Date: 4-29-02

Closing Date: 5-14-02

Wording for Sign: To Permit an accessory structure (detached garage)
with a height of 23 ft. in lieu of the maximum allowed
15 ft.

WCR - Revised 6/28/00

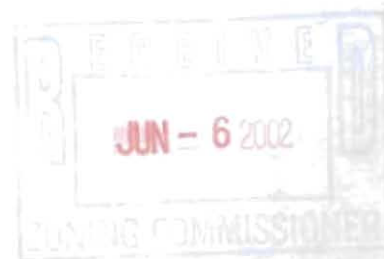
AV
5/13

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS/16T*

DATE: June 5, 2002



SUBJECT: Zoning Item 449
Address 6716 North River Drive (Hall)

Zoning Advisory Committee Meeting of April 29, 2002

_____ 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: Glen Shaffer

Date: May 14, 2002

AV
5/13

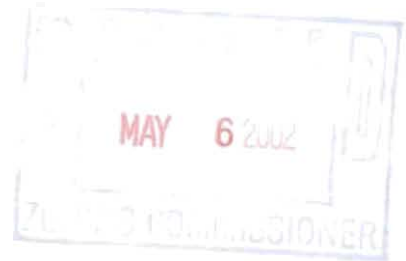
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 1, 2002

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



SUBJECT: 6761 North River Drive

INFORMATION:

Item Number: 02-449

Petitioner: Wesley G. Hall

Zoning: Dr 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit an accessory structure (detached garage) with a height of 23 feet in lieu of the maximum permitted height of 15 feet providing the proposed garage is not used for dwelling purposes at any time.

Prepared by: Marta A. Cunniff

Section Chief: Tyler L. Lankham

AFK/LL:MAC:

ORDER RECEIVED FOR FILING

Date 5/15/02

By R. J. Jones



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.26.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 449 JSS

Dear Mr. Zahner:

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,

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



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 13, 2002

Mr. & Mrs. Wesley Q Hall
6716 North River Drive
Baltimore MD 21220

Dear Mr. & Mrs. Hall:

RE: Case Number: 02-449-A, 6716 North River Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 15, 2002.

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. G72
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

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





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

April 26, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 29, 2002

Item No.: See Below

Dear Mr. Zahner:

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,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

443-451, 453, 458 + 459

449

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

cc: File
{PRIVATE}

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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 29, 2002

FROM: *RWB* Robert W. Bowling
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for April 29, 2002
Item No. 443, 444, 446, 447, 448, 449, 450, 451, 452, 453,
458 and 459

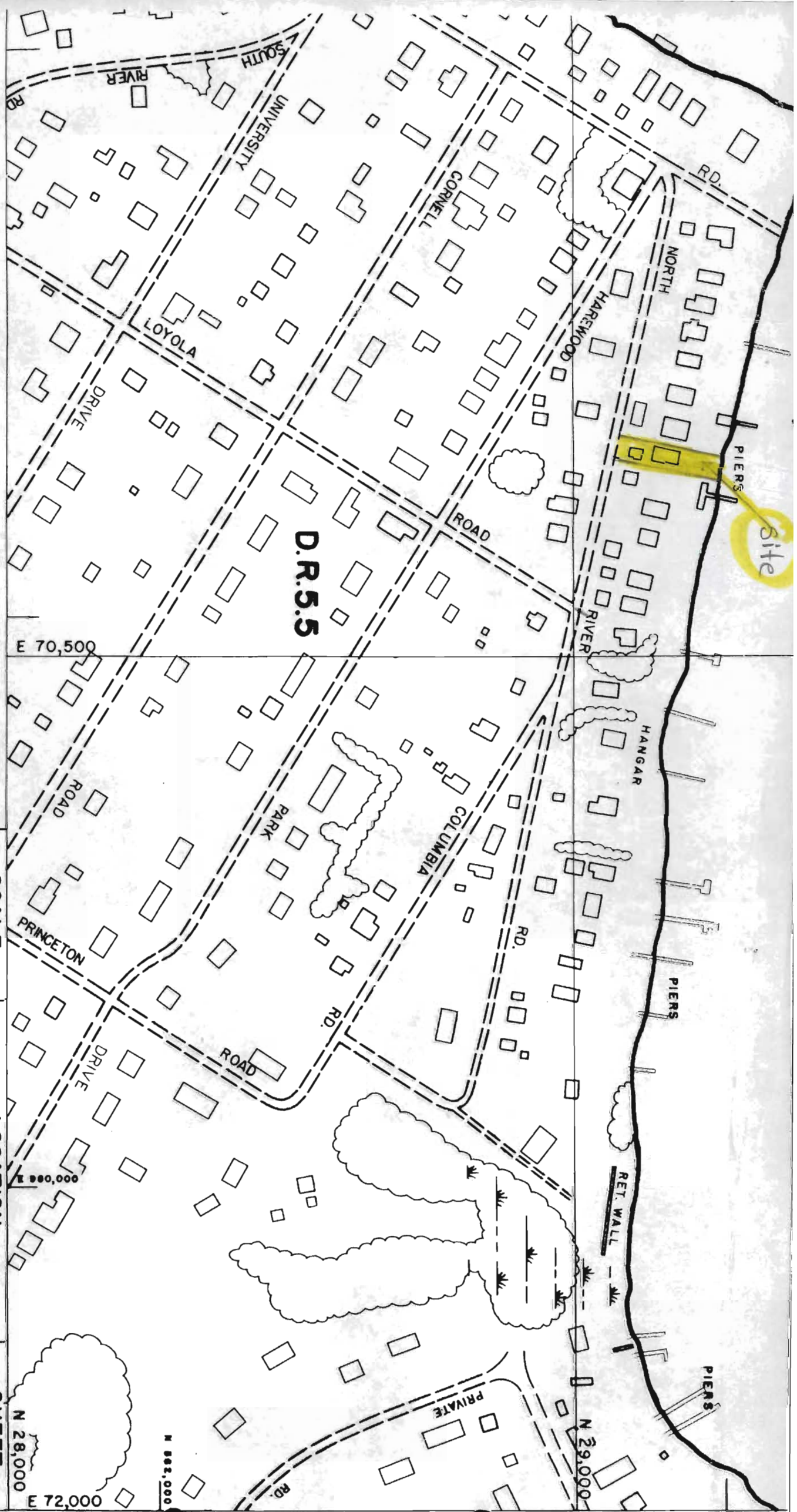
The Bureau of Development Plans Review has reviewed the
subject zoning items and we have no comments.

RWB:CEN
Cc: file

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

NTY ND ZONING

#449
6749



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



442



North River Dr. →

445



Front of Garage
6716 North River Dr. →

449



6716 House
North River Dr.
Side of Garage
6716 North River Dr. →

449



House 6718
North River Dr.

Garage 6716
North River Dr.

6716 North River
Garage

North River Dr.

449