IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE
E/S of South River Drive, 325 ft. S
centerline of University Drive
15th Election District
6th Councilmanic District
(6724 South River Drive)

Donna & Richard A. Davis

Petitioners

- * BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 04-053-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Variance and Petition for Special Hearing for the property located at 6724 South River Drive in the eastern area of Baltimore County. The Petition was filed by Donna and Richard A. Davis, legal owners of the property. Special Hearing relief is requested pursuant to the Baltimore County Zoning Regulations (B.C.Z.R.), to determine whether or not the Zoning Commissioner should approve amendment of Case No. 86-475 and extend an existing non-conforming setback by 30 ft. (150% of existing wall). In addition, variance relief is requested from Section 1B02.C.1 of the B.C.Z.R., to permit a side yard setback of 4 ft. in lieu of the required 10 ft.

The property was posted with Notice of Hearing on September 13, 2003, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on September 11, 2003 to notify any interested persons of the scheduled hearing date.

Notice is taken that the property, which is the subject of these special hearing and variance requests, consists of 10,500 sq. ft., and is zoned D.R.5.5.

Applicable Law

Section 500.7 of the B.C.Z.R. Special Hearings



The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Section 307 of the B.C.Z.R. - Variances.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee Comments are made part of the record of this case and contain the following highlights. ZAC comments were received from the Department of Environmental Protection & Resource Management (DEPRM) dated September 24, 2003, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing and variance relief were Donna and Richard Davis, Petitioners and Brian Young, builder. Protestants who appeared were Michael and Rachel Jamison, the Davis' next door neighbors. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject property is improved by an L-shaped home, which the Petitioners occupy as their home. They testified that they need additional storage space to store Mr. Davis' decoys, boats, children's bicycles, log splitter and a place to work on vehicles and boats out of the weather. There is neither a basement in these homes nor attic in which to store such items. They looked for a place to erect such a storage facility and found they could not get a vehicle into the rear yard where the storage shed is located. Because the existing home has had so many additions by prior owners, a vehicle could not get between the home and side yard fence. According to the Petitioners, the most logical thing to do under the circumstances is to build a garage in the "dead spot" in the L-shaped house. See Petitioners' Exhibit No. 1. They would like to build an 18 ft. x 30 ft. garage at that location.

The Jamison's live next door and are upset about the prospect that the new garage will cut off all or a portion of their view of Swan Creek, which is across South River Drive, and a line of homes on the waterfront. They acknowledge that the Davis' may erect a 12 ft. x 30 ft. garage without a variance in this location and that this may also cut off their view to some extent, but object to the proposed 18 ft. x 30 ft. garage as too large. The Jamison's have no objection to the Davis' enlarging their shed in the rear of the property if they want more storage space.

Findings of Fact and Conclusions of Law

While I am sympathetic to the Davis' need for more room to store their material items, as the Jamison's point out, they can build a 12 ft. x 30 ft. garage without a permit. This, combined with an enlarged shed in the rear yard, will hopefully be adequate to their needs. There was no specific testimony to justify the difference in the width of the garage of 18 ft. (with a variance) as opposed to 12 ft. (without a variance) other than it was larger and would hold more items.

Within the context of zoning, there is also very little evidence on the record of some "special circumstances or conditions" existing on the premises which are peculiar to the land or structure which is the subject of the variance request. This finding is required by the Regulations and is simply not supported here by the evidence in this case. Consequently, I will deny the variance and the special hearing request to modify the 1985 order. The latter is simply a reflection of the variance request and if one is denied, both necessarily need be denied.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this day of October, 2003, that the Petitioners' request for Special Hearing relief pursuant to the B.C.Z.R., to determine whether or not the Zoning Commissioner should approve amendment of Case No. 86-475 and extend an existing non-conforming setback by 30 ft. (150% of existing wall), be and is hereby DENIED.

IT IS FURTHER ORDERED, that the variance relief requested from Section 1B02.C.1 of the B.C.Z.R., to permit a side yard setback of 4 ft. in lieu of the required 10 ft., be and is hereby DENIED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHNW. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj

4

Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

October 1, 2003

Mr. & Mrs. Richard A. Davis 6724 South River Drive Baltimore, Maryland 21220

Re: Petitions for Special Hearing & Variance

Case No. 04-053-SPHA

Property: 6724 South River Drive

Dear Mr. & Mrs. Davis:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and variance have been denied 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,

John V. Murphy

Deputy Zoning Commissioner

John V. Murphy

JVM:raj Enclosure

c: Mr. & Mrs. Michael Jamison 6726 South River Road Baltimore, Maryland 21220



Visit the County's Website at www.baltimorecountyonline.info



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

which is presently zoned DR 5.5

for the property located at 6724 South River Rd

County, to determine to	whether or not the A	zoning Commissione	er snould approve $\int_{\Lambda} \omega$	nend ment of	- Case #
36- 475-M	· AND WE	X-TOWD AZ	EXISTING NO	W. CONFORME	Les .
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Property is to be posted, or we, agree to pay ex	penses of above Spe	ecial Hearing, advertis	ing, posting, etc. and furth	er agree to and are to b	e bounded by the
zoning regulations and r	estrictions of Baltimo	re County adopted pur	rsuant to the zoning law fo	r Baltimore County.	·
				lare and affirm, under th	
			perjury, that I/we are is the subject of this F	the legal owner(s) of the Petition.	property which
Contract Purchase	r/Lessee:		Legal Owner(s):		
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City	State	Zip Code	Signature	Δ Δ.	
Attorney For Petiti	oner:		Address South	River Bathe	<u> </u>
			_	Mc	21220
Name - Type or Print			City	State	Zip Code
Signature			Representative t	o be Contacted:	
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Case No. <u>OU</u>	· () \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	> 64 /-/	UNAVAILABLE FO		
		Rev	iewed By	77 Date <u>09</u>	CO (O3
REV 9/15/98					 _

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore



Pétition for Variance

to the Zoning Commissioner of Baltimore Count

for the property socated at 5724 South Rive Orive which is presently zoned DR 5.5

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of	4	FT	in	Lieu	of	Requir	وک	10'		'		<i>(</i>). (iii)	yar c	CONTRACTOR	

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hards

or practical difficulty) The existing house with Prevents Vehicle Access to Pear Yard

The owner worts To land live	at the officer of the state of
Safe Access To No. 1	chicles Protected from weather and Abuse
Property is to be posted and advertised as prescribed by	אליים אליים אליים ולאביים ולאבי Sing. posting. etc. and further agree to and are to be bounded by the
perjury, the subject of the subject	I/We do solemnly declare and affirm, under the penalties of nat I/we are the legal owner(s) of the property which is Petition.
Contract Purchaser/Lessee:	Legal Owner(s):
Name - Type or Print	Name-Type or Print
Signature	Signature .
Address Telephone No.	Name - Type or Print Donna Davi
City State Zip Code	Signature
Attorney For Petitioner:	6794 SOUTH PRICE DR. 4103441160 Address Telephone No.
Name - Type or Print	BACTIMONS MD. 21220 City State Zip Code
Signature	Representative to be Contacted:
Company	Name
Address(Y) Telephone No.	Address Telephone No.
City Zip Code	City State Zip Code
	OFFICE USE ONLY
Case Nd. 04.055 Spul.	ESTIMATED LENGTH OF HEARING
Reviewe	UNAVAILABLE FOR HEARING Date 08 05

Zoning description for 6724 South River Drive

Beginning at a point east side of South River Drive which is 12' 6" wide at the distance of 325' south of the centerline of the nearest improved intersecting street University Drive which is 12' 6" wide. Being lot #288 & 289, in the subdivision of Harewood Park as recorded in Baltimore County Plat Book #7, Folio # 131, containing 10,500 sq.ft. Also known as 6724 South River Drive and located in the 15 th Election District, 6 th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE OS CICS ACCOUNT R CCI-CCC GISC SECIPT # 3

AMOUNT \$ 13C CC RCC+PAD BUTCH SOLUTION COUNCY. TAVIS.

RECEIVED FILLAND YCLUG. TAVIS.

FOR: Received FOR STECLAR HADDILLE. 13C.

FOR: C72 U SO. KIUFU RD.

YELLOW - CUSTOMER

PINK - AGENCY

DISTRIBUTION

WHITE - CASHIER

WW **MISTNESS** ATTAL TIME 8/01/2003 11:56:59 8/04/2003 MYTKIN MET WHI REL WAS 8/01/2003 UFLN 5 528 ZONING VERIFICATION 027413 (R) NO. Recet Tot \$1.00.00 .00 CA 130.00 CK Baltimore County, Maryland

CASHIER'S VALIDATION

- NOTICE OF ZOWING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson.

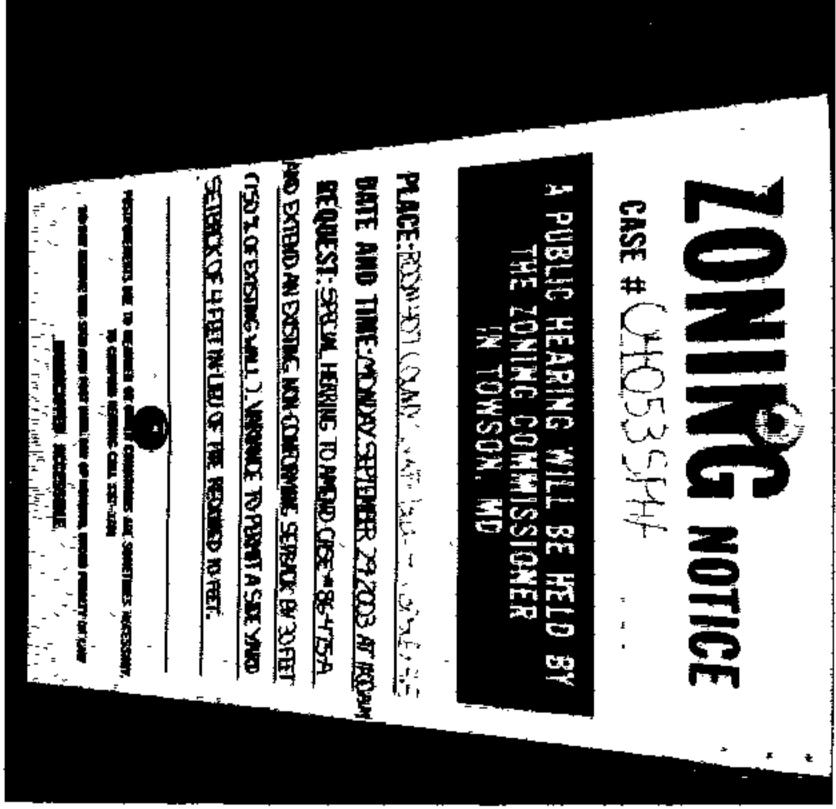
Maryland on the property identified herein as follows: Case: #04-053-SPHA 6724 South River Drive E/side of South River Drive 325 feet south of centerline of University Drive 15th Election District 6th Councilmanic District Legal Owner(s): Richard and Donna Davis Special Hearing: to amend Case #86-475-A and extend an existing non-conforming setback by 30 feet (150% of existing wall). Variance: to permit a side yard setback of 4 feet in lieu of the required 10 feet. Hearing: Monday, Sep-tember 29, 2003 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue. 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) 887-4386. (2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-C625634 9/235 Se11

CERTIFICATE OF PUBLICATION

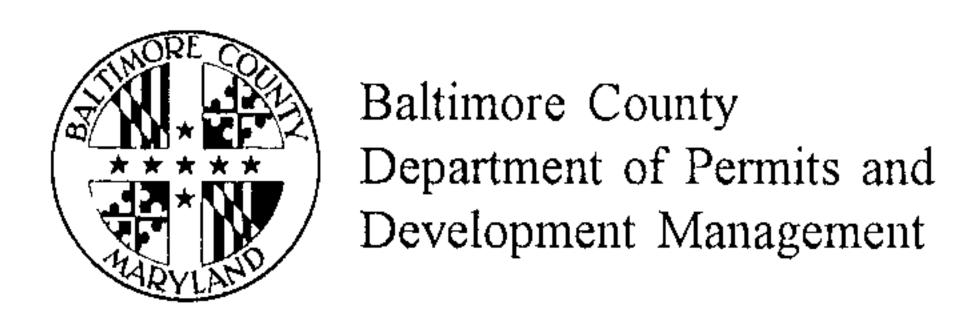
9/11,2003
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on $9/11/2003$.
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
J. Willenson
LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 04-053 Petitioner/Developer: RICHADE & Date of Hearing/Closing: **Baltimore County Department of** Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204 ATTN: Becky Hart {(410) 887-3394} 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: 6724 SOUTH RIVER DRIVE The sign(s) were posted on _____ (Month, Day, Year) Sincerely, 0111111 ____ 01.



1/11/1/	7//3/
(Signature of Sign Poster)	(Date)
SSG Robert Black	
(Print Name)	·
1508 Leslie Road	
(Address)	··· ·
Dundalk, Maryland 21222	
(City, State, Zip Code)	
(410) 282-7940	
(Telephone Number)	 -



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

August 19, 2003

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: 04-053-SPHA

6724 South River Drive

E/side of South River Drive, 325 feet south of centerline of University Drive

15th Election District – 6th Councilmanic District

Legal Owners: Richard and Donna Davis

Special Hearing to amend Case #86-475-A and extend an existing non-conforming setback by 30 feet (150% of existing wall). Variance to permit a side yard setback of 4 feet in lieu of the required 10 feet.

Hearings: Monday, September 29, 2003, at 11:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Richard and Donna Davis, 6724 South River Drive, Baltimore 21220

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 13, 2003.

(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

Thursday, September 11, 2003 Issue - Jeffersonian

Please forward billing to:

Russell Valley Construction Inc. Brian Young

296 Canterbury Road, Suite C

Bel Air, MD 21014

443-865-5044

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: 04-053-SPHA

6724 South River Drive

E/side of South River Drive, 325 feet south of centerline of University Drive

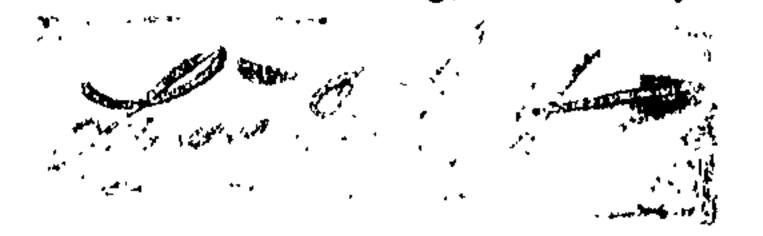
15th Election District – 6th Councilmanic District

Legal Owners: Richard and Donna Davis

Special Hearing to amend Case #86-475-A and extend an existing non-conforming setback by 30 feet (150% of existing wall). Variance to permit a side yard setback of 4 feet in lieu of the required 10 feet.

Hearings:

Monday, September 29, 2003, at 11:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue



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.



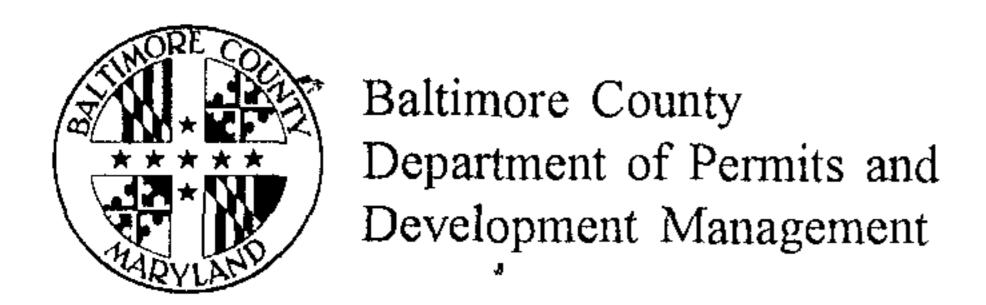
ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 04-053-594()
Petitioner: Richard A. Dwis
Address or Location: 6724 South River Orlve
PLEASE FORWARD ADVERTISING BILL TO: Name: Russell Unley Construction Inc (Brian Young)
Address: 296 Carier bery Ro
Surve C
Bel Pir Md 21014 Telephone Number: 443 865 5044
Telephone Number: 443 865 5044



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

September 26, 2003

Richard Davis Donna Davis 6724 South River Drive Baltimore, MD 21220

Dear Mr. and Mrs. Davis:

RE: Case Number: 04-053-SPHA, 6724 South River Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 1, 2003.

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. Supervisor, Zoning Review

u. Callibal)

WCR:klm

Enclosures

c: People's Counsel

County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204

August 13, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: August 11, 2003

Item No.: 4-48-SPHA 4-49-SPH 4-50-A 4-51-A 4-52-SPHA 4-53-SPHA 4-54-A 4-55-A 4-56-A 4-57-A 4-58-A 4-59-A 4-60-A 4-61-A 4-62-a 04-43-SPH 03-0545-X

Dear Ms. Hart:

Pursuant to your request, the referenced properties 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.

6. The Fire Marshal's Office has no comments at this time.

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

cc: File



Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

JRA

MARINARIO DEPARTMENT OF TRANSPORTATION

Date: 8.13.03

Baltimore County

Item No. 2753

RE:

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

Robert L. Ehrlich, Jr., Governor

Michael S Steele, Lt. Governor

Dear. Ms. Hart:

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 BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

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	()	•

Tim Kotroco

FROM:

R. Bruce Seeley 235 Tot

SEP 2 6 2003

DATE:

September 24, 2003

ZONING COMMISSIONER

SUBJECT:

Zoning Item

<u>04-53</u>

Address

6724 South River Road (Davis Property)

Zoning Advisory Committee Meeting of August 11, 2003

· · · · · · · · · · · · · · · · · · ·	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.
<u>X</u>	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

Additional Comments:

Reviewer:

Keith Kelley

Sections, of the Baltimore County Code).

Date: September 12, 2003

Allah

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management RECEIVED August 14, 2003

AUG 1 5 2003

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case 04-042, and 04-048 and 04-053

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:

Section Chief:

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: September 25, 2003

 $\mathcal{C}^{N, \bullet}$

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

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

Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 18, 2003 Item Nos. 048, 049, 050, 051, 053, 054, 055, 056, 057, 058, 059, 060,

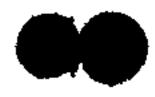
061, and 062

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

RWB:CEN:jrb

cc: File





RE: PETITION FOR SPECIAL HEARING * BEFORE THE

AND VARIANCE

6724 South River Drive; E/side South River * ZONING COMMISSIONER

Dr, 325' S c/line University Drive

15th Election & 6th Councilmanic Districts * FOR

Legal Owner(s): Richard & Donna Davis

Petitioner * BALTIMORE COUNTY

* 04-053-SPHA

* * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel 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/documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel

Old Courthouse, Room 47 400 Washington Avenue Towson, MD 21204

(410) 887-2188

Per.....

RECEIVED

AUG 1 9 2003

CERTIFICATE OF SERVICE

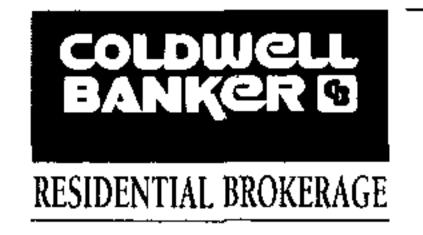
I HEREBY CERTIFY that on this \(\frac{\sqrt{r}}{\sqrt{r}} \) day of August, 2003, a copy of the foregoing

Entry of Appearance was mailed to Richard & Donna Davis, 6724 South River Drive, Baltimore,

MD 21220, Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



7939 HONEYGO BOULEVARD BALTIMORE, MD 21236 OFFICE (410) 931-9000 FAX (410) 931-9013

September 28, 2003

To Whom It May Concern:

I have actively sold/listed real estate in the Harewood Park Community for 18 years. I am also a 20 year resident of Harewood Park.

It is my professional opinion that a garage erected 4 feet from the property line of 6726 South River Drive would definitely have a negative effect the selling price of this home.

Having a dwelling of that size will block street views, blocks the view of the water that the Jamison's are now enjoying and compromise the peaceful living of the family of 6726 South River Drive.

If you have any questions, please don't hesitate to give me a call (410) 335-5726.

Sincerely,

Patricia S. Ecke, Realtor

Pado

CASE NAME 6) 24 South Brev Rd.

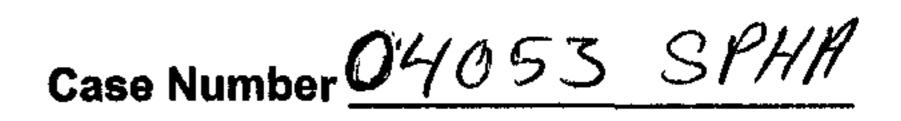
CASE NUMBER 04-053-SPHA

DATE 9/29/03

Detchoners

-CATIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
PACHADAIS	67245.00R.	BATIMONS MD 21280	·
Donga L Davis	6724 South River De	Baltimore HD 21220	- · · · · · · · · · · · · · · · · · · ·
Brian Jang	2121 White House Ra	Bel Air, Md 21015	
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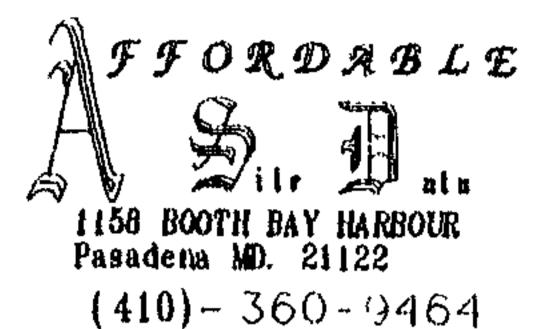


PLEASE <u>PRINT</u> LEGIBLY

PROTESTANT'S SIGN-IN SHEET

Name	Address	City, State	Zip Code	
CHALL + RICHALL JAMIS	N6726 South KIUWIK	BALTO Mel	21220	
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	h River Drive SEE PAGES 5 & 6 OF THE CHECKLIS	T FOR ADDITIONAL REQUIRED INFORMATION
PLAT BOOK # 17 FOLIO # 131 LOTS#3 OWNER		See
25' 25'	25 25' 25' Lit Lot 288 289 288	VICINITY MAP SCALE: 1" = 2000'
NORTH	2 18's Reposed Proper Dece Pro	LOCATION INFORMATION ELECTION DISTRICT /5 COUNCILMANIC DISTRICT 6 1"=200' SCALE MAP # NE 9-L ZONING DRS.5 LOT SIZE 10.500 S.FT ACREAGE SQUARE FEETI PUBLIC PRIVATE
REPARED BY B. Young	Cocale of Drawing: 1" = 40	SJJ 04:0535M



LOCATION SURVEY OF LOTS 288 & 289 HAREWOOD PARK

PLAT BK. 7 PG. 131 BALT. CO MD.

DEED REF. #9242/558

NOTE: THIS LOT ALSO SUBJECT TO THE RESTRICTIONS SET FORTH IN A DEED RECORDED AMONG THE LAND RECORDS OF BALT CO LIBER TBS 1885 FOLIO 449.

A605/ST-DATE 02/27/01

SOUTHEASTERLY 50.00

NORTHEASTERLY 50.00

SHED

S

10T

178-B

SOUTH SOUTH

STÖRY

BLOCK/ FRAME

> CH CH

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE IMPROVEMENTS
ARE LOCATED AS SHOWN HEREON AND TO THE
BEST OF MY INFORMATION, PROFESSIONAL
KNOWLEDGE AND BELIFF, THERE ARE NO
ENCROACHMENTS EXCEPT AS SHOWN HEREON.
AND THAT THE "IMPROVEMENTS APPEAR TO BE IN
FLOOD ZONE C THIS SURVEY IS TO ESTABLISH
THESE ABOVE GROUND IMPROVEMENTS ONLY AND
NOT INTENDED TO FIND UNDERGROUND UTILITIES
OR OTHER INSTALLATIONS. THE LEVEL OF
ACCURACY FOR THIS PRAWING IS I ./

Jack K. Baker Property Line Surveyor * 178-B GENERAL NOTES

2-28-0/

DATE

THE PLAT IS OF BENEFIT
TO THE CONSUMER ONLY INSOFAR AS IT IS REQUIRED
BY A LENDER OR A TITLE
INSURANCE COMPANY OR
ITS AGENT IN CONNECTION
WITH A CONTEMPLATED
TRANSFER, FINANCING OR
RE-FINANCING

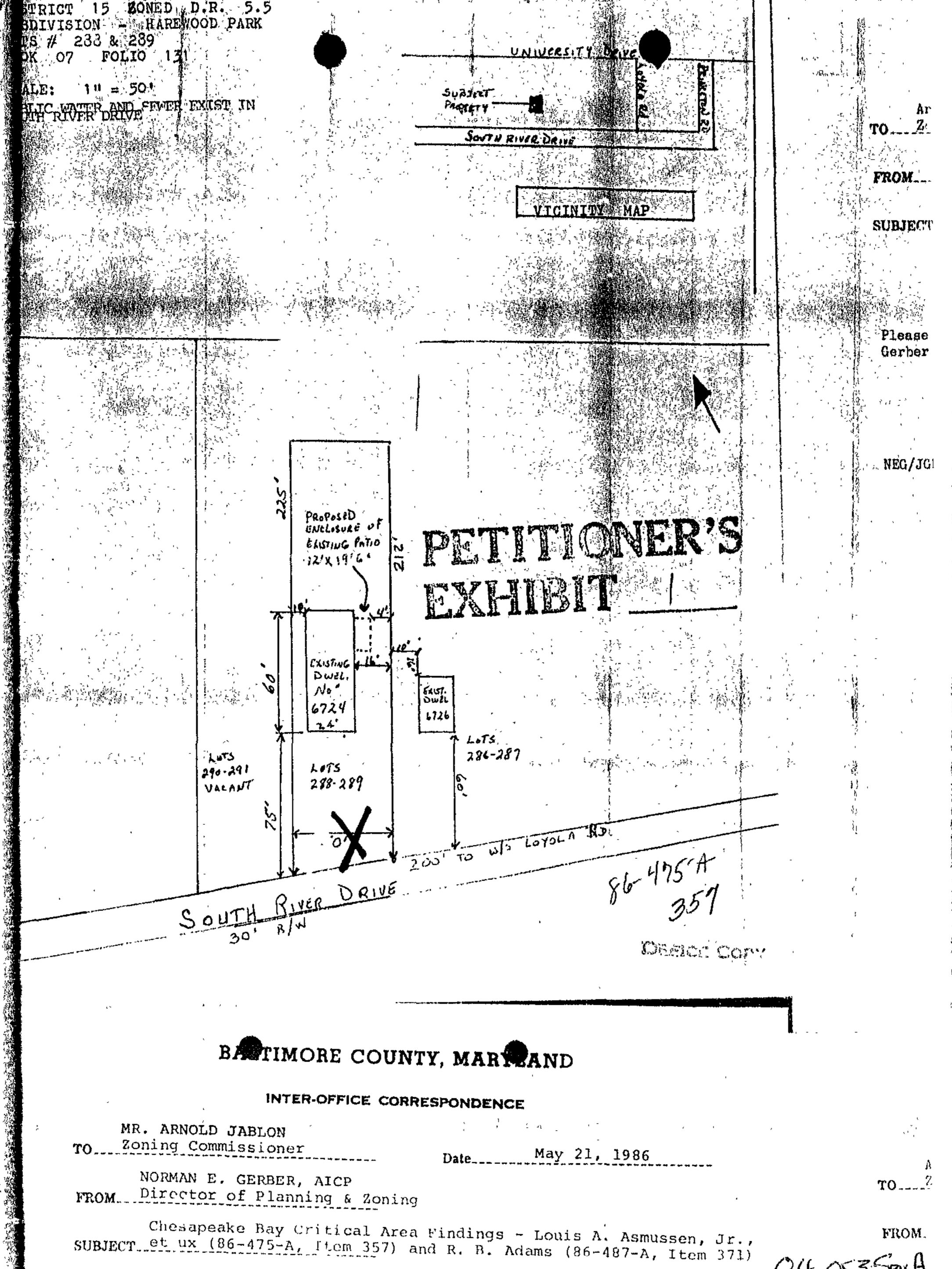
2) THIS PLAT IS NOT TO BE
/ USED OF RELIED UPON
FOR THE ESTABLISHMENT OR
LOCATION OF FENCES GARAGES
BUILDINGS, OR ANY OTHER
FUTURE IMPROVEMENTS

PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES. BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR RE-FINANCING.

THIS PLAT IS NOT INTENDED TO BE USED FOR THE PURPOSE OF ESTABLISHING PROPERTY LINES!!!

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT

04-053-5PHA



INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON Zoning Commissioner

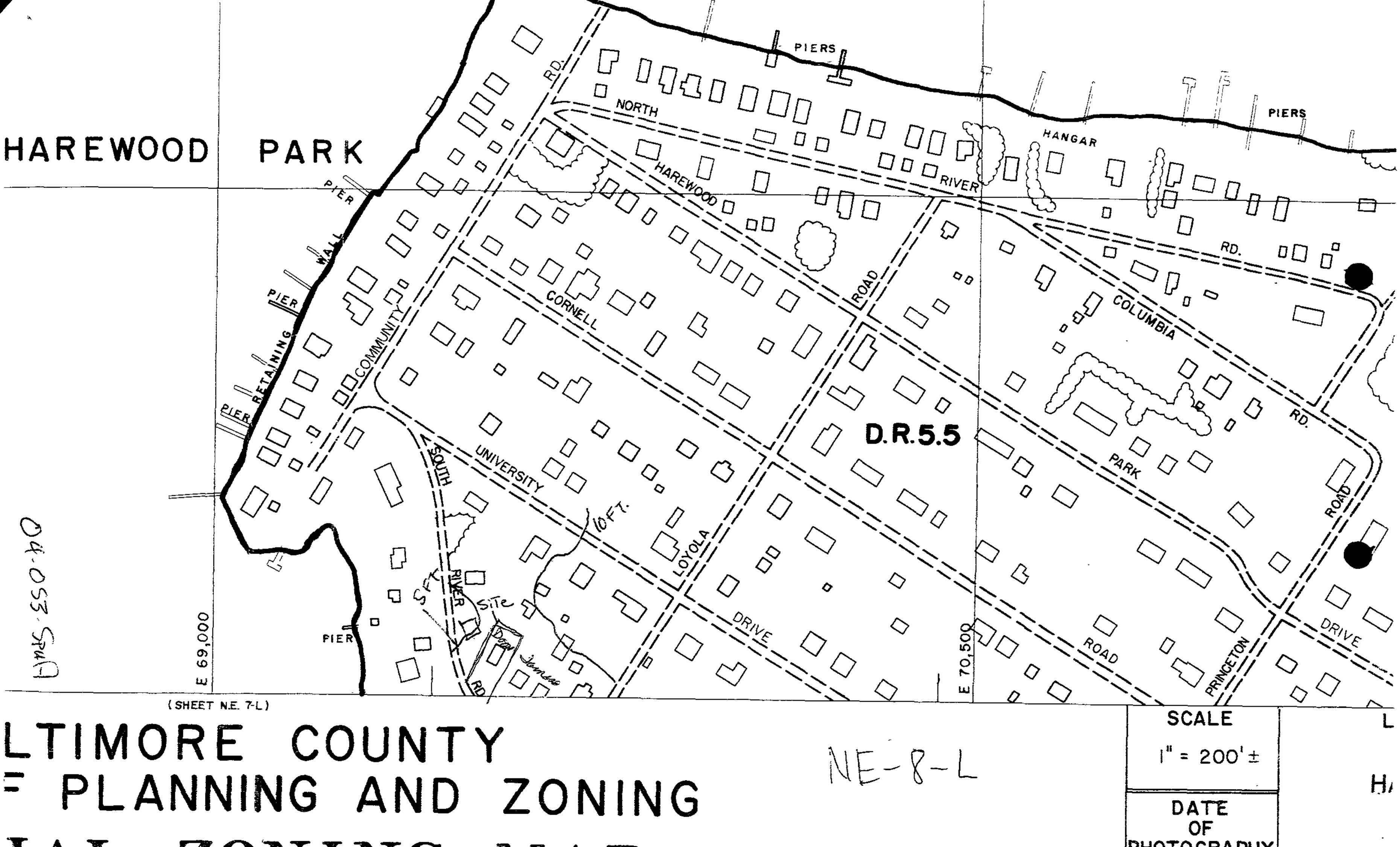
Date____May 21, 1986

NORMAN E. GERBER, AICP Director of Planning & Zoning FROM.

Chesapeake Bay Critical Area Findings - Louis A. Asmussen, Jr., SUBJECT et ux (86-475-A, Item 357) and R. B. Adams (86-487-A, Item 371)

TO _____Z

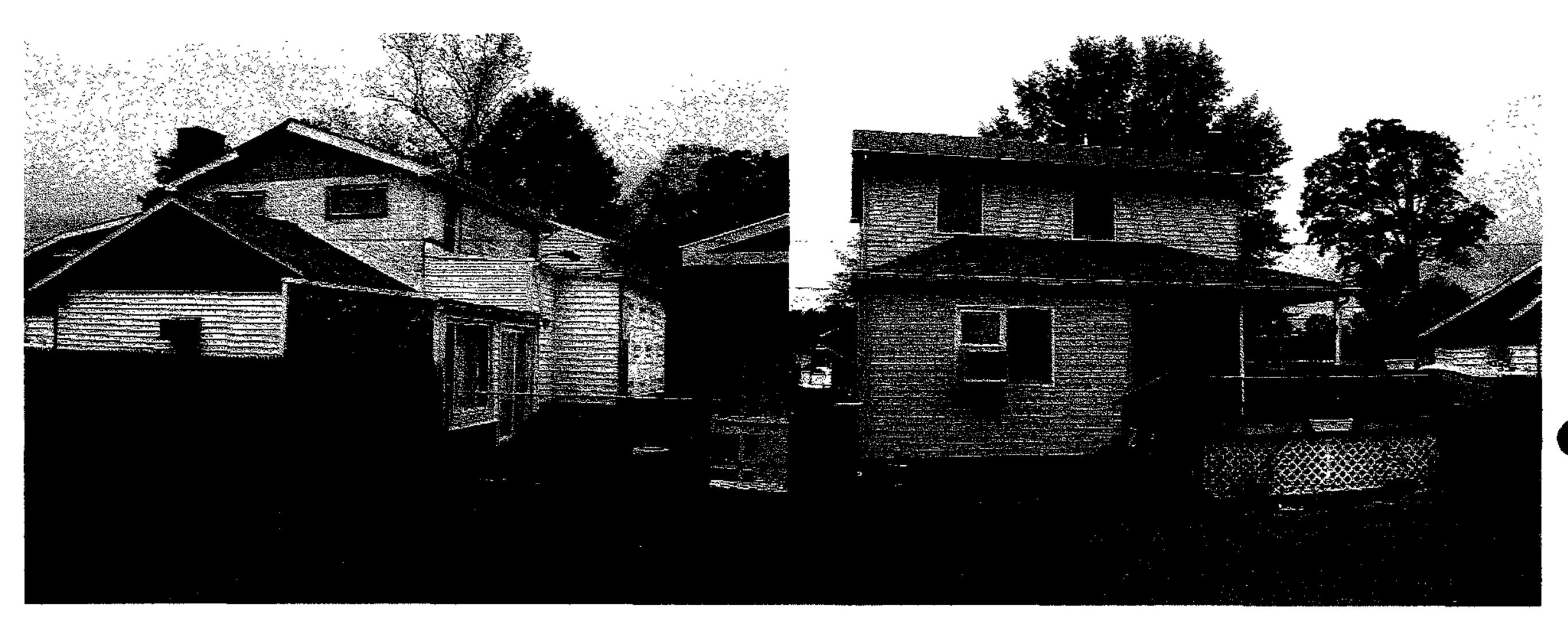
FROM.

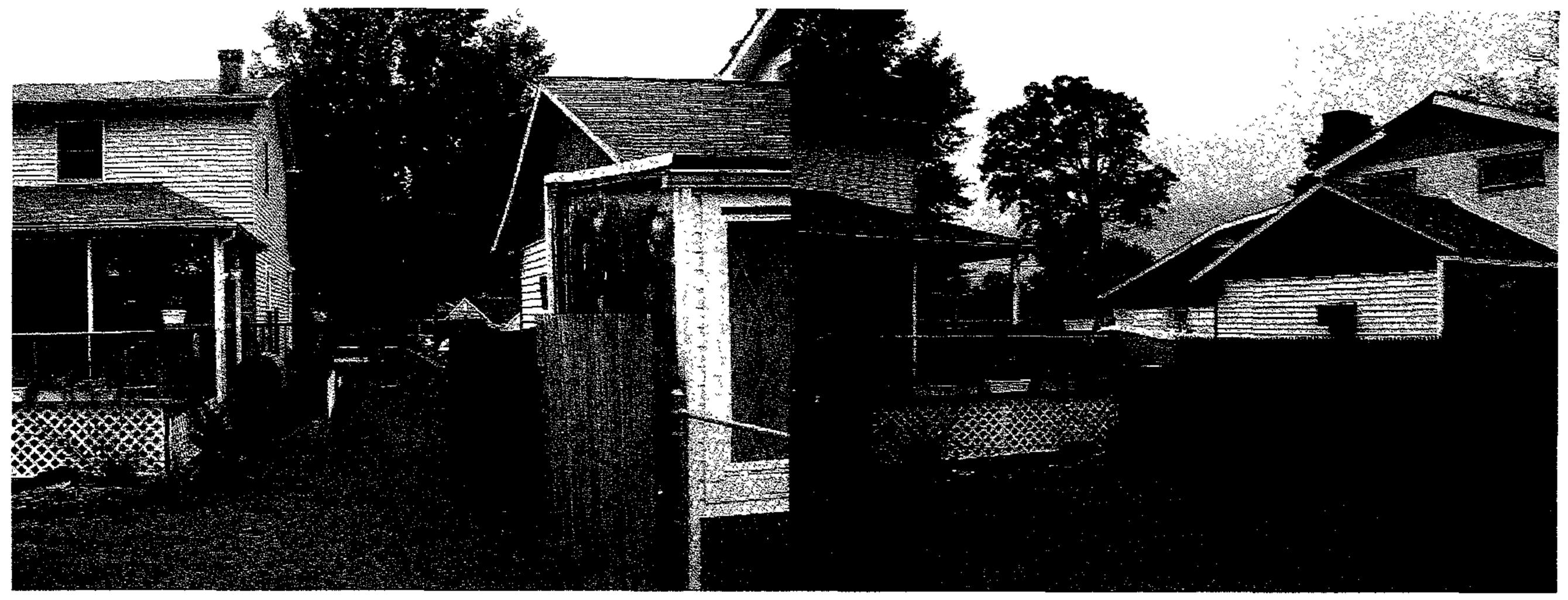




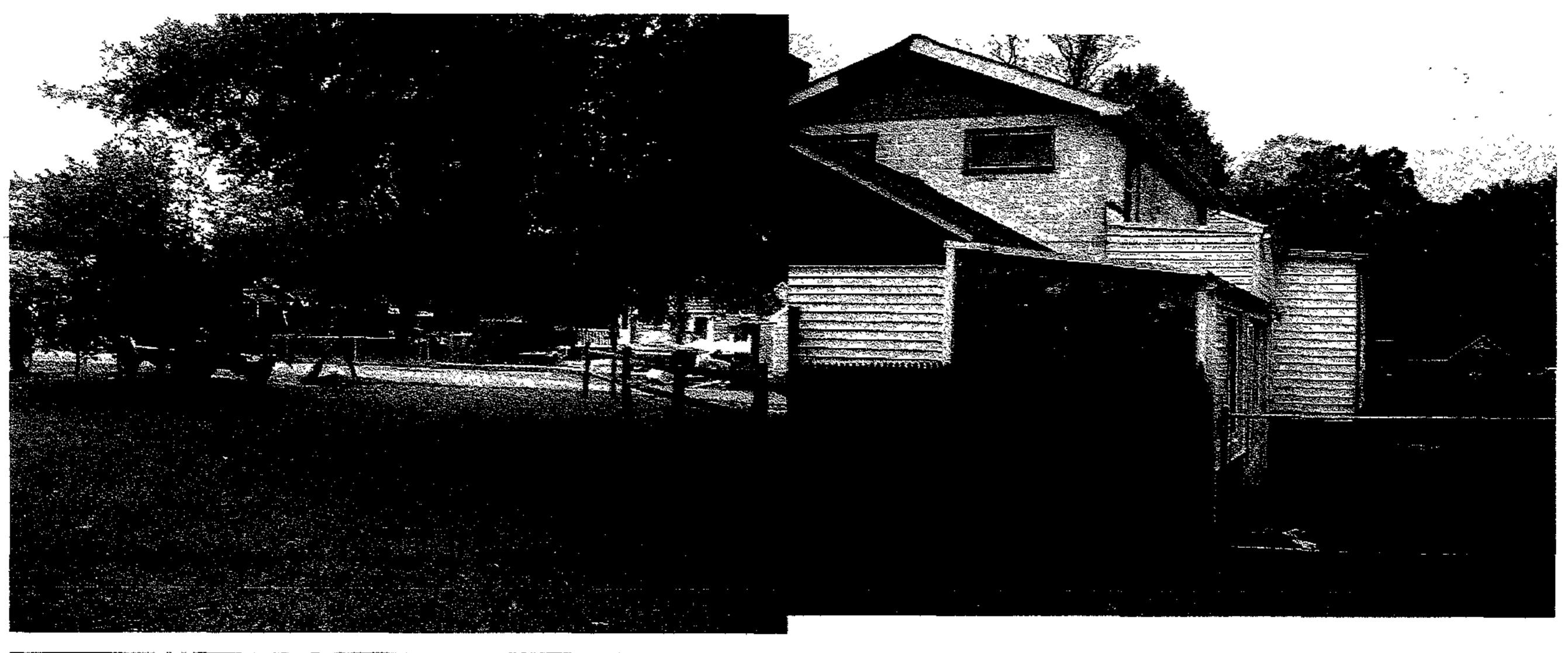


Pro#1

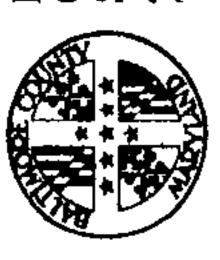




Pro #2



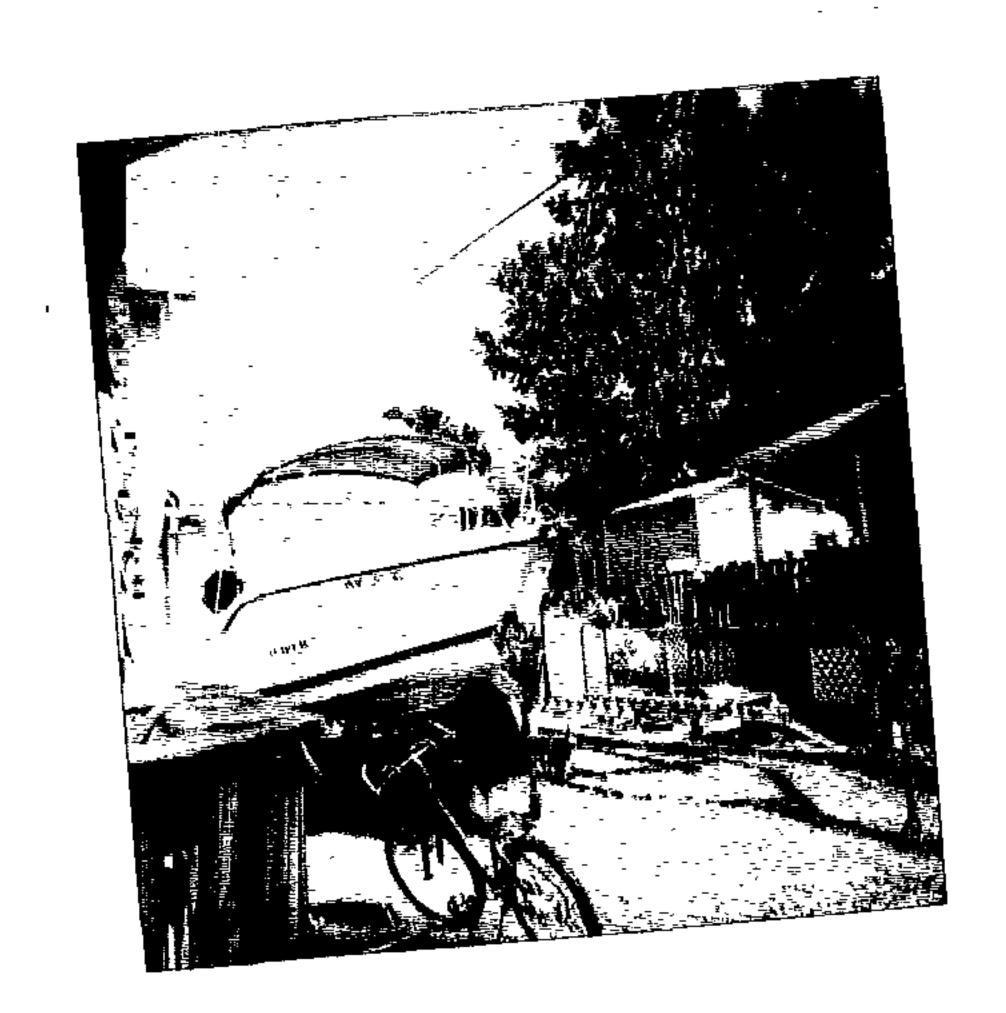




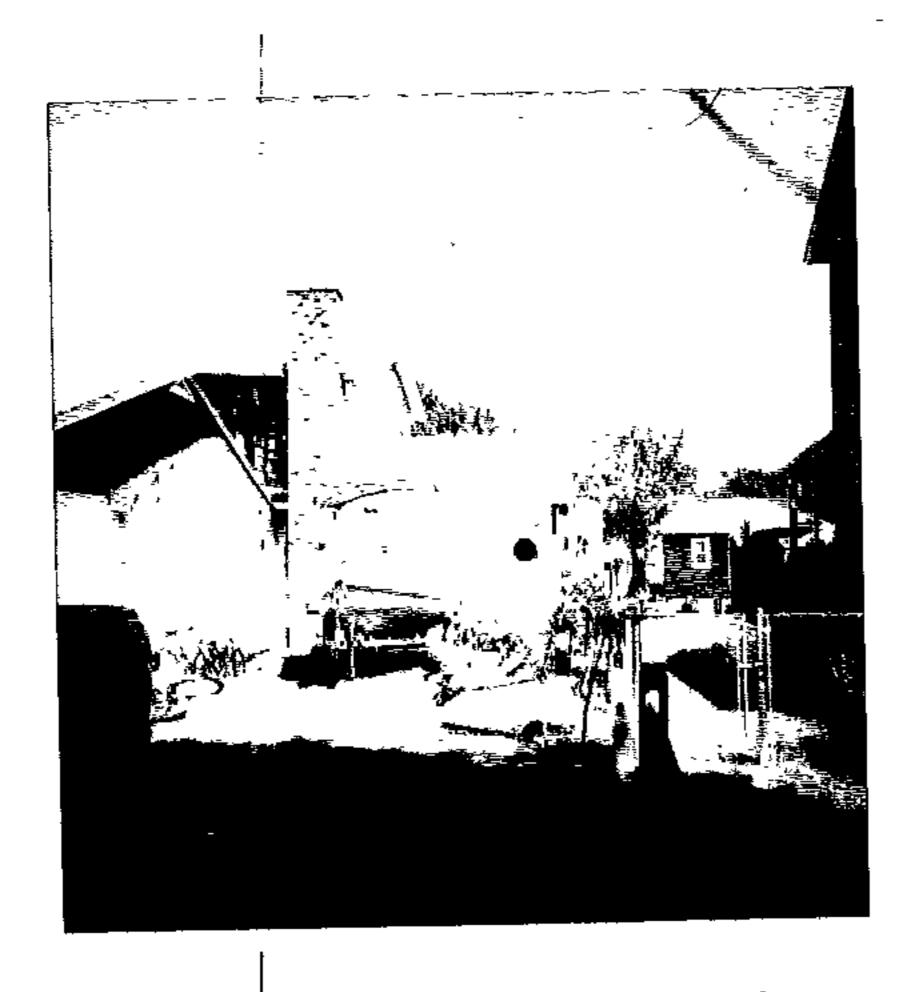
Baltimore County Zoning Commissioner Office of Planning Suite 405, County Courts Bldg. 401 Bosley Avenue Towson, Maryland 21204

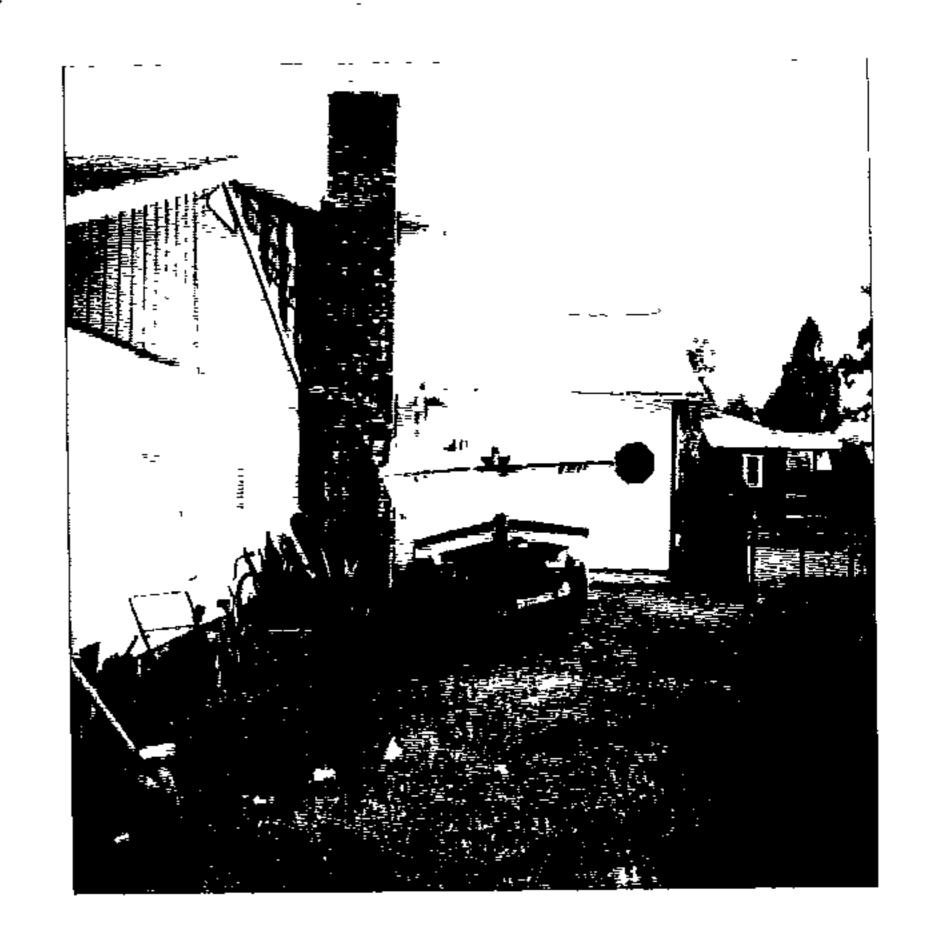
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


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