

IN RE: PETITION FOR VARIANCE
N/S of River Road, 365 ft. E
centerline of Community Road
15th Election District
6th Councilmanic District
(6714 North River Road)

Scott M. Mezan
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-233-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by Scott M. Mezan, the legal owner of the subject property. The variance request is for property located at 6714 North River Road in the eastern area of Baltimore County. The Petitioner herein seeks a variance from Sections 400.3 and 400.1d.2A (Policy Manual) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (garage) to be 24 ft. in height in lieu of the required 15 ft. and a 2 ft. front yard setback in lieu of the required 30 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The property was posted with Notice of Hearing on December 22, 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 January 6, 2004 to notify any interested persons of the scheduled hearing date.

Applicable Law

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

ORDER RECEIVED FOR FILING

Date

1/8/04

R. Jamison

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 (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Department of Environmental Protection & Resource Management (DEPRM) dated December 5, 2003 stating that the Petitioner must comply with the Chesapeake Bay Critical Area Regulations, a copy of which is attached hereto and made a part hereof. A ZAC comment was also received from the Bureau of Development Plans Review dated December 15, 2003 stating that Petitioner must be in conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 ft. above the flood plain elevation. A copy of this comment is attached hereto and made a part hereof. Finally, a ZAC comment was received from the Office of Planning dated December 12, 2003 requesting certain conditions be followed by Petitioner, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the variance request was Scott Mezan, Petitioner. There were no protestants or others in attendance. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony & Evidence

Mr. Mezan testified that his home is located on Bird River and is accessed by vehicles via North River Road. The lot is 50 ft. wide and is zoned DR 5.5. He wishes to replace his existing

carport, which is located close to the road with a larger garage. His home was built in 1938 and consequently has little storage room. He is an antique car enthusiast and needs a place to store his 1968 Corvette automobile and it's many parts out of the weather, as well as to provide storage needs for his family. Consequently, he wants to have a garage with a height of 24 ft. that has a second floor that can provide storage for both family items and auto parts.

His home sits above Bird River on a rise which falls off abruptly toward the river. Again his lot is only 50 ft. wide and is improved by his home. As a result of the above, he testified that he had no other place to locate the garage. He certainly wanted to locate it on the street side rather than the river side. The combination of these factors severely limits the location of the garage. The street side is his "front" and, therefore, he requests a 2 ft. setback in lieu of the required 30 ft. front yard setback. He agreed to the conditions suggested by the Office of Planning.

Findings of fact and conclusions of law

I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and that 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 was requested. Furthermore, these variances can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public

health, safety and general welfare

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

ORDER RECEIVED FOR FILING

Date

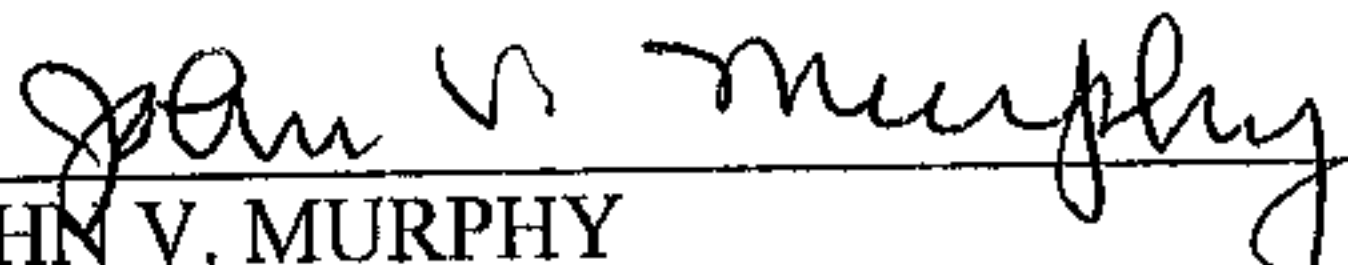
1/8/04

By

[Signature]

THEREFORE, IT IS ORDERED, this 8 day of January, 2004, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Sections 400.3 and 400.1d.2A (Policy Manual) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (garage) to be 24 ft. in height in lieu of the required 15 ft. and a 2 ft. front yard setback in lieu of the required 30 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition;
2. Compliance with the ZAC recommendations submitted by DEPRM dated December 5, 2003, a copy of which is attached hereto and made a part hereof.
3. Compliance with the ZAC recommendations submitted by Development Plans Review dated December 15, 2003, a copy of which is attached hereto and made a part hereof.
4. Compliance with the ZAC recommendations submitted by the Office of Planning dated December 12, 2003, a copy of which is attached hereto and made a part hereof.
5. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

Date

1/8/04

By



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

January 8, 2004

Mr. Scott M. Mezan
6714 North River Road
Baltimore, Maryland 21220

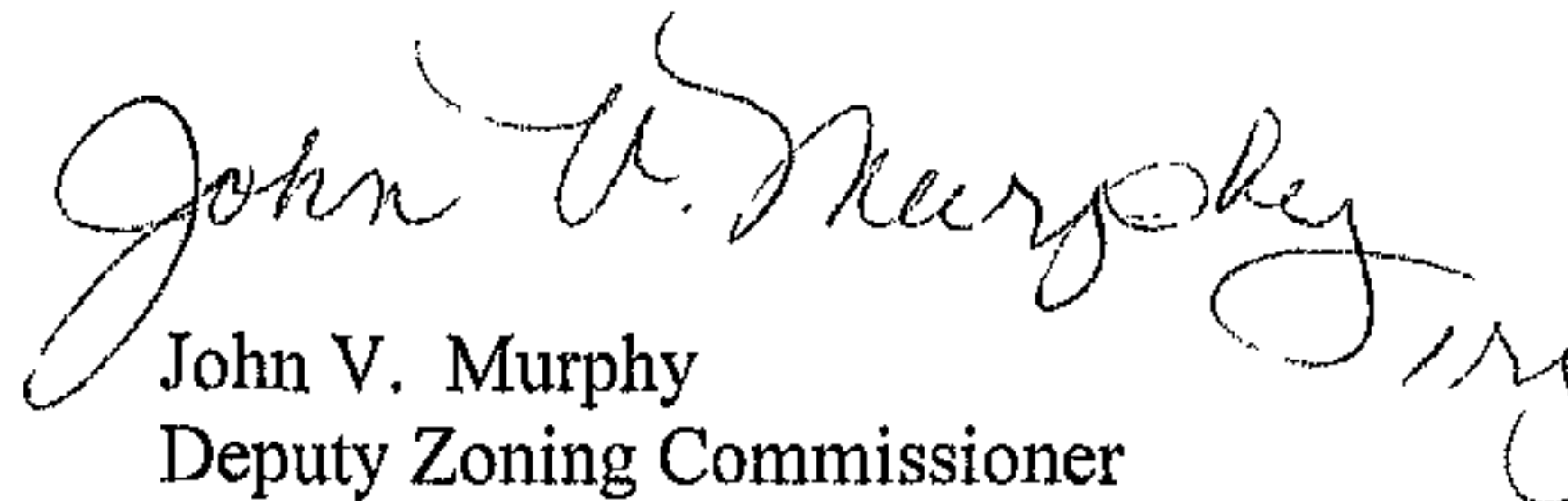
Re: Petition for Variance
Case No. 04-233-A
Property: 6714 North River Road

Dear Mr. Mezan:

Enclosed please find the decision rendered in the above-captioned case. The petition for 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,


John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Bonnie L. Buerhaus
9922 Nearbrook Lane
Baltimore, MD 21234

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





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6714 North River Rd.
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) 400.3 & 400.1d. 2A. (Power Line) to permit a Detached Accessory Structure (Garage) to be 24 FT high in lieu of 15 FT. & 2 FT. Front Setback in lieu of the required 30 FT.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons. (indicate hardship or practical difficulty)

Due to lot size and configuration this is the only suitable location for a garage, in keeping with similar garages on adjacent and neighboring properties.

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 bound 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

Case No. 04-233-A

REV 9/15/98

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By SMH

Date 11-06-05

ORDER RECEIVED FOR FILING

Date

By

Zoning Description For 6714 North River Rd.

Beginning at a point on the north side of North River Rd. which is 30 feet wide at a distance of 365 feet east of the center line of the nearest improved intersecting street, Community Rd. which is 30 feet wide. Being Lots 70 and 71 in the subdivision of Harewood Park as recorded in Baltimore County Plat Book #7, Folio 131, containing 0.185 acres of land. Also known as 6714 North River Rd and located in the 15TH Election District, 6TH Councilmanic District.

04-233-A

BAITIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **23592**

DATE **11-06-03** ACCOUNT **R 001-006-6150**

AMOUNT \$ **65.00**

RECEIVED FROM **SECT 7 - FLEZAN**

FOR **RES #11 ADULT**
6714 NORTH RIVER RD

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

04-233-A

PAID RECEIPT

BUSINESS	ACTION	TIME	DATE
11/06/2003	11/06/2003	11:34:26	
RED WORK	WALKIN	DOWN	KN
SHEET 1	200005	11/06/2003	DELR
DEPT	5. 225 ZONING VERIFICATION		
CE NO.	023592		

Receipt Tot **\$65.00**
\$65.00 EX **\$6.00** CA
Baltimore County, Maryland

CASHIER'S VALIDATION

**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: #04-233-A
6714 North River Road
N. east side of North River Road, 265 feet southeast of centerline of Community Road
15th Election District
6th Councilmanic District
Legal Owner(s): Scott M. Mezan
Variance: to permit a detached accessory structure to be 24 feet high in lieu of 15 feet and 2 feet front street setback in lieu of the required 30 feet.
Hearing: **Wednesday, January 7, 2004 at 10:00 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) 887-3391.
JT/1/614 Jan 6 0643389

CERTIFICATE OF PUBLICATION

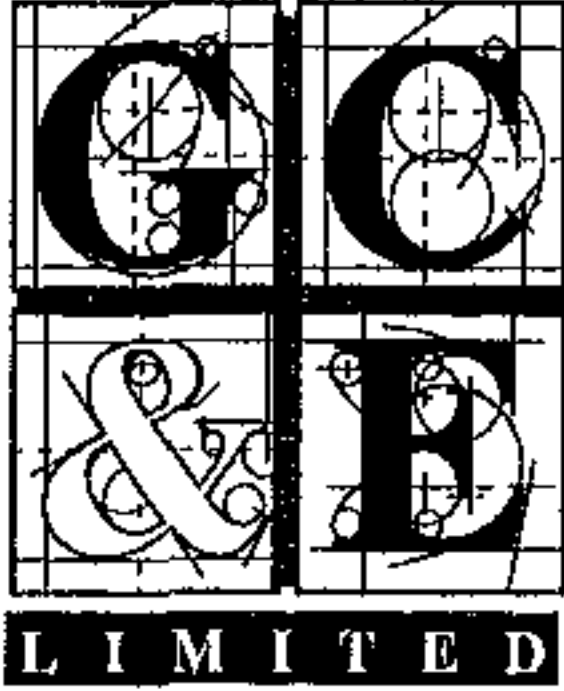
1/7/2004

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 1/6/2004.

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

S. Williams

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE NO. 04-233-A
PETITIONER/DEVELOPER:
Scott M. Mezan
DATE OF HEARING:
January 7, 2004

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: REBECCA HART

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

LOCATION:
6714 North River Road
N/e side of North River Road 265 feet
Southeast of centerline of Community Road

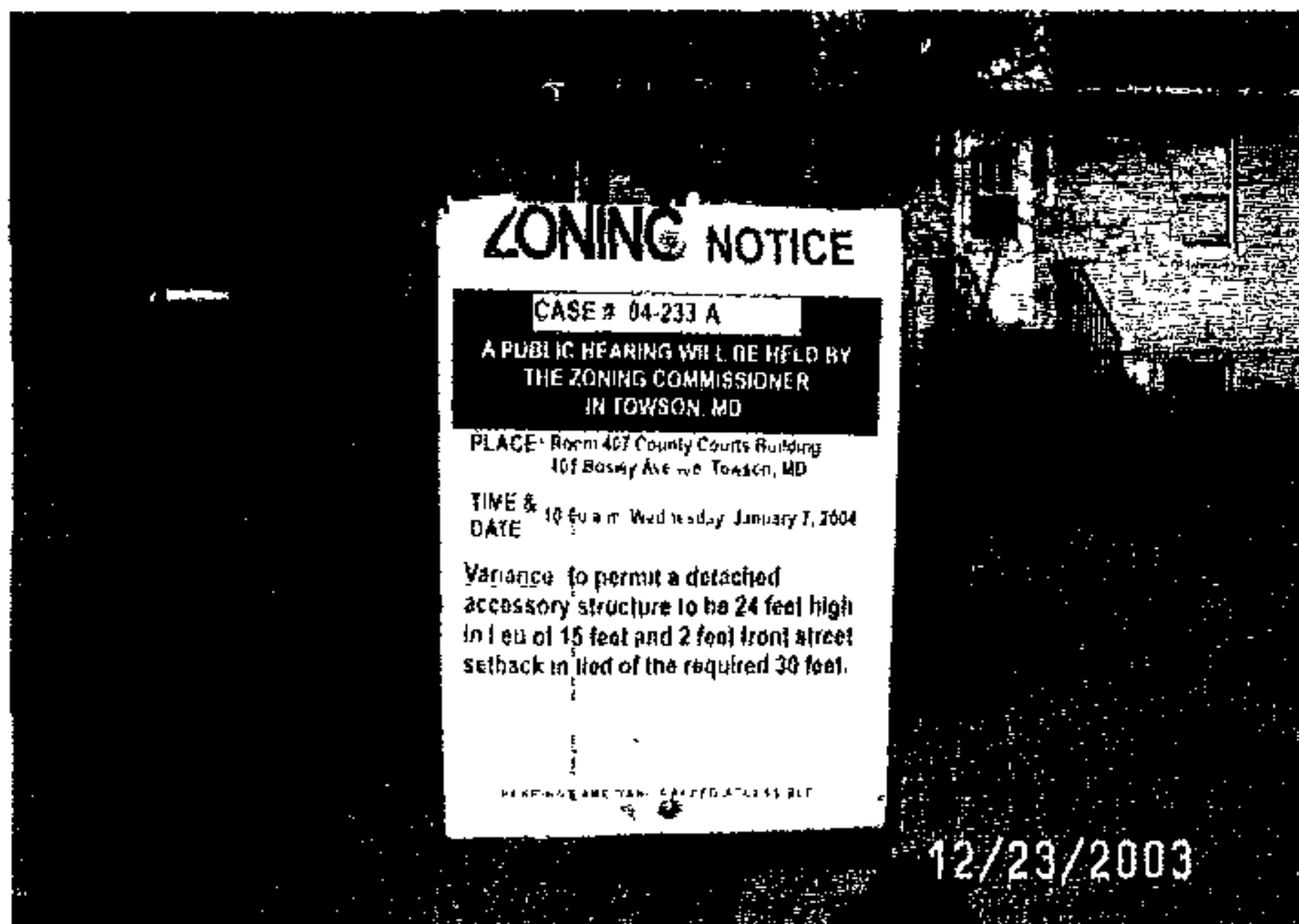
DATE:

December 30, 2003

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX



22
POSTED ON: December 23, 2003

**Department of Permits and
Development Management**

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



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

December 2, 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: 04-233-A

6714 North River Road

N. east side of North River Road, 265, feet southeast of centerline of Community Road

15th Election District – 6th Councilmanic District

Legal Owners: Scott M. Mezan

Variance to permit a detached accessory structure to be 24 feet high in lieu of 15 feet and 2 feet front street setback in lieu of the required 30 feet.

Hearings: Wednesday, January 7, 2004 10:00 a.m. in Room 407, County Office
Building 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:rjc

C: Bonnie L. Buerhaus 9922 Nearbrook Lane Baltimore MD 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY December 22, 2004.**
- (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.

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



TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 6, 2003 Issue - Jeffersonian

Please forward billing to:

Scott Mezan
6714 North River Road
Baltimore, MD 21234

410-344-1889

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: 04-233-A

6714 North River Road

N. east side of North River Road, 265, feet southeast of centerline of Community Road
15th Election District – 6th Councilmanic District

Legal Owners: Scott M. Mezan

Variance to permit a detached accessory structure to be 24 feet high in lieu of 15 feet and 2 feet front street setback in lieu of the required 30 feet.

Hearings: Wednesday, January 7, 2004 10:00 a.m. in Room 407, County Office Building, 401 Bosley Avenue



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.

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 04-233-A
Petitioner SCOTT MEZAN
Address or Location: 6714 NORTH RIVER RD.

PLEASE FORWARD ADVERTISING BILL TO

Name: SCOTT MEZAN
Address 6714 NORTH RIVER RD.
BALTIMORE MD. 21234.
Telephone Number: 410-344-1889.

**Department of Permits and
Development Management**

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



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

January 2, 2004

Scott Mezan
6714 North River Road
Baltimore, MD 21220

Dear Mr. Mezan:

RE: Case Number: 04-233-A, 6714 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 November 6, 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Bonnie Buerhaus, 9922 Nearbrook Lane, Baltimore 21234

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



Baltimore County
Fire Department

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

November 25, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: November 24, 2003

Item No.: 233-252, 254, 255

Dear Ms. Hart:

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.

7. 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. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11.26.03

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

RE: Baltimore County
Item No. 233 JRS

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

TO: Tim Kotroco
FROM: R. Bruce Seeley *RB*
DATE: December 5, 2003
SUBJECT: Zoning Item # 04-233
Address 6714 North River Road
Mezan Property

Zoning Advisory Committee Meeting of November 24, 2003

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

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).

Additional Comments:

Reviewer: Keith Kelley

Date: December 1, 2003

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: December 12, 2003

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

SUBJECT: Zoning Advisory Petitions - Case 04-233

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities; and,
2. The accessory structure shall not be used for commercial purposes.

Should there be any further questions, or if this office can provide any 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:

John L. Lohman

AFK/LL: MAC

ORDER RECEIVED FOR FILING

Date

By

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: December 15, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For December 1, 2003
Item No. 233

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

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation.

RWB:CEN:jrb

cc: File

ORDER RECEIVED FOR FILING

Date

1/8/04

By

R. C. Gannon

ZAC-12-1-2003-ITEM NO 233-12152003

RE: PETITION FOR VARIANCE * BEFORE THE
6714 North River Road; NE/side of North *
River Rd, 365' SE c/line of Community Rd * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Scott M Mezan * FOR
Petitioner(s) * BALTIMORE COUNTY
* 04-233-A

* * * * *

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.

RECEIVED

DEC 08 2003

Per. *kh*.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this *8th* day of December, 2003, a copy of the foregoing Entry of Appearance was mailed to, BonnieL. Buerhaus, 9922 Nearbrook Lane, Baltimore, MD 21234, Representative for Petitioner(s).

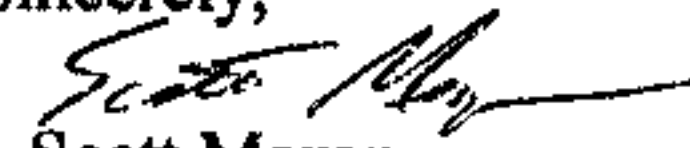
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

January 7, 2004

To whom it may concern,

I am requesting permission to keep my existing carport intact until the partial completion of my proposed garage. The carport will be removed subsequent to a roof being placed on the proposed structure, so as to continue protecting the antique vehicles currently being stored under the carport. Thank you for your kind consideration.

Sincerely,

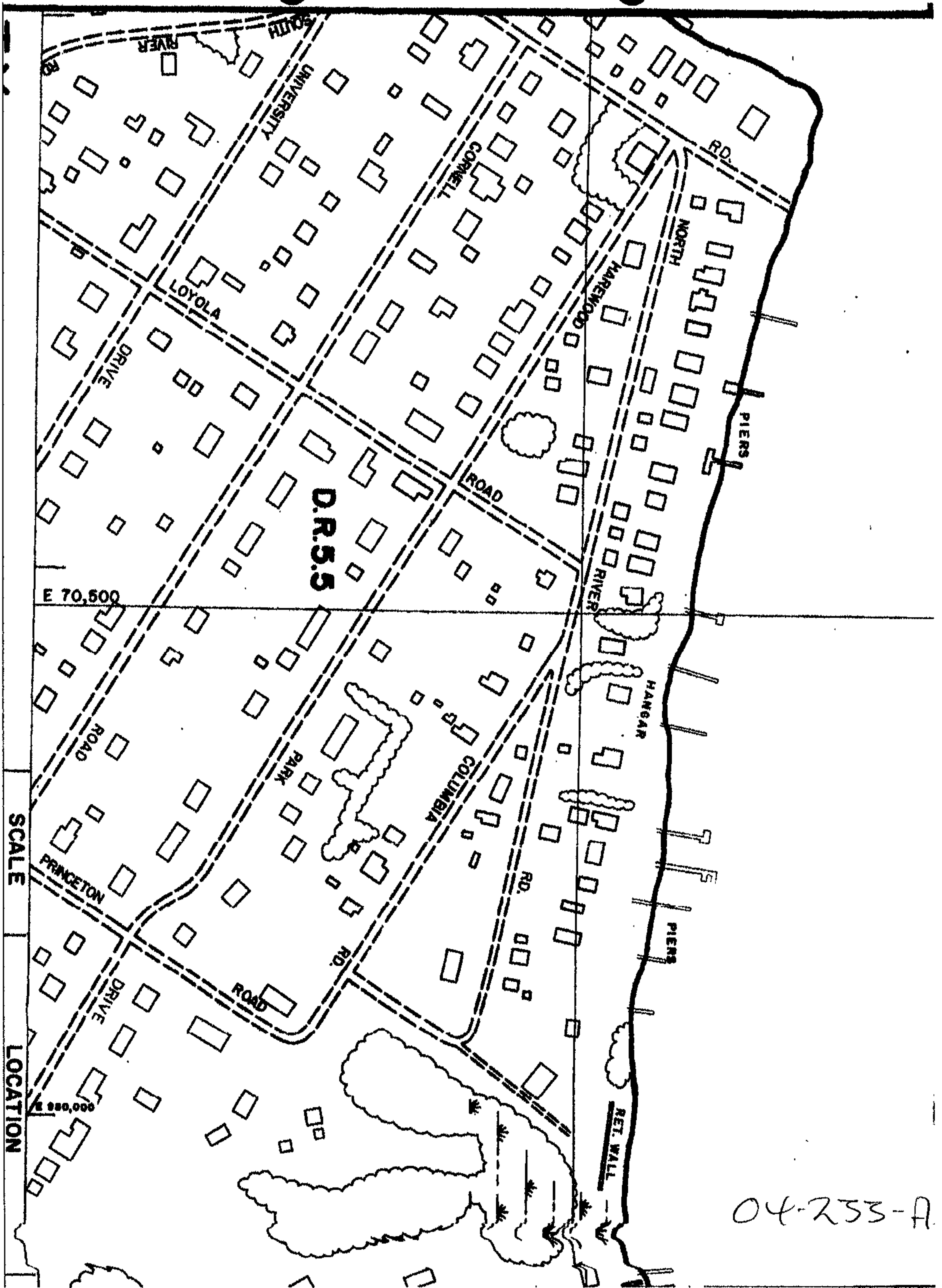


Scott Mezan

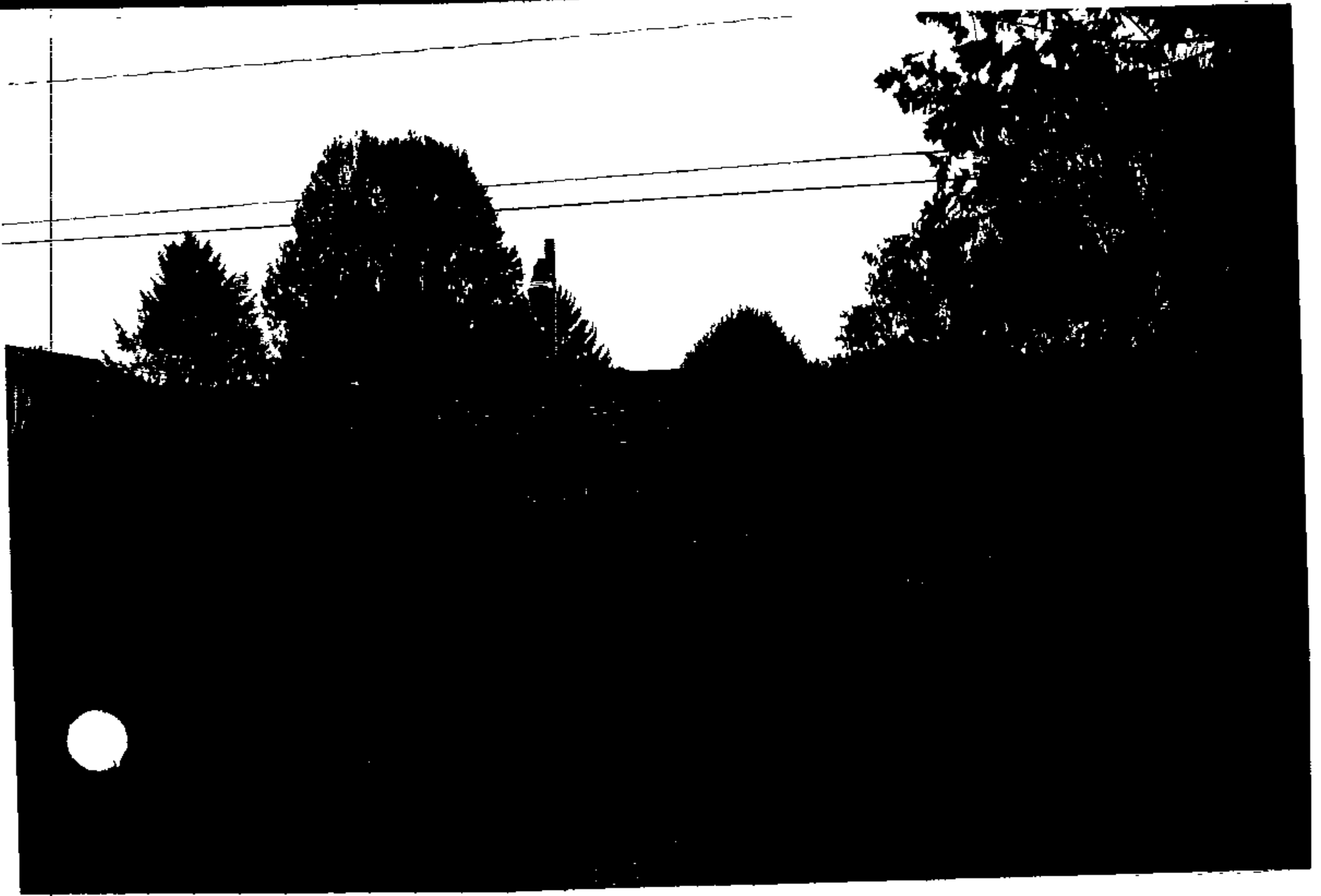
CASE NAME 04-233-A
CASE NUMBER _____
DATE 1-7-04

PETITIONER'S SIGN-IN SHEET

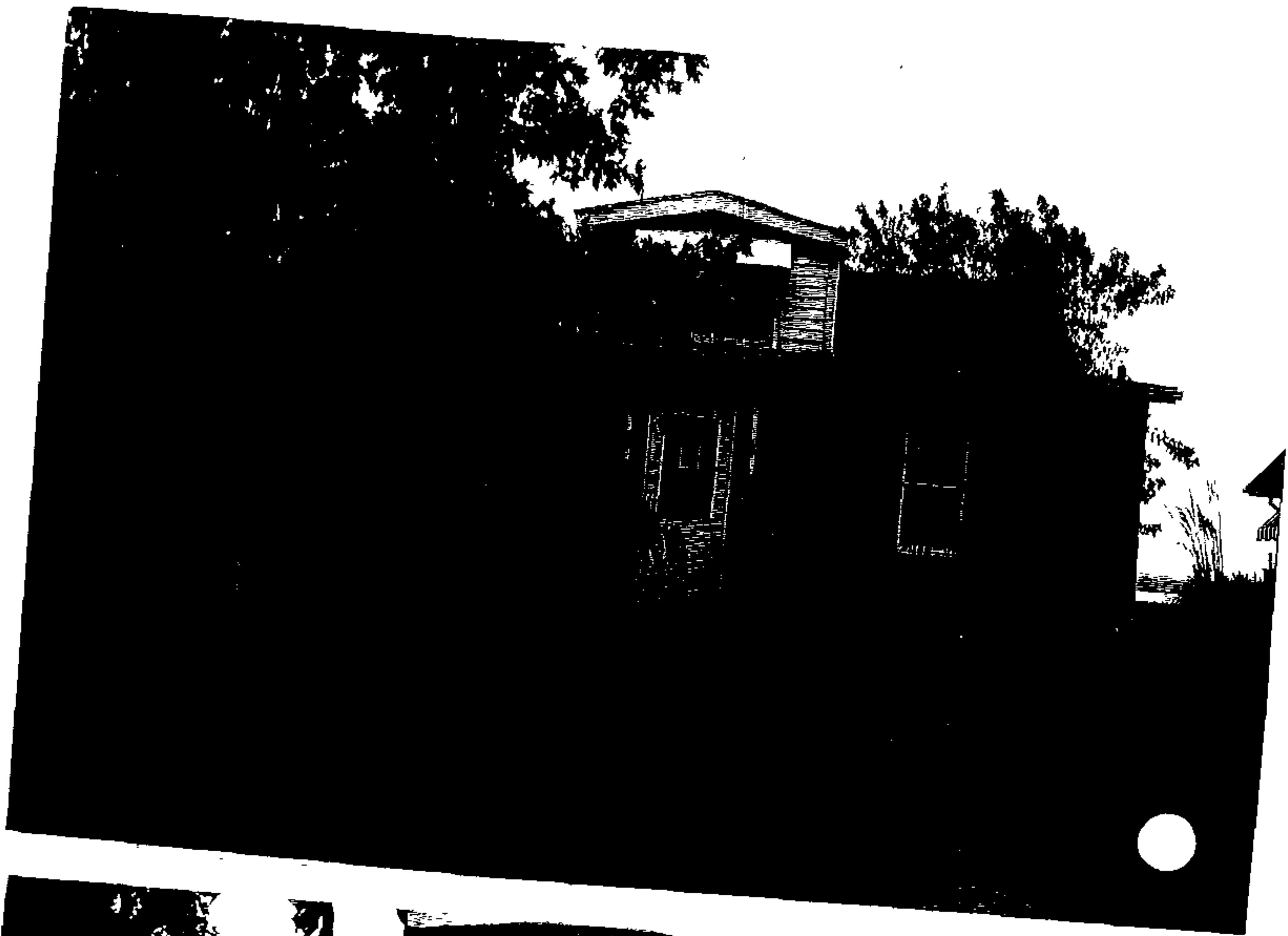
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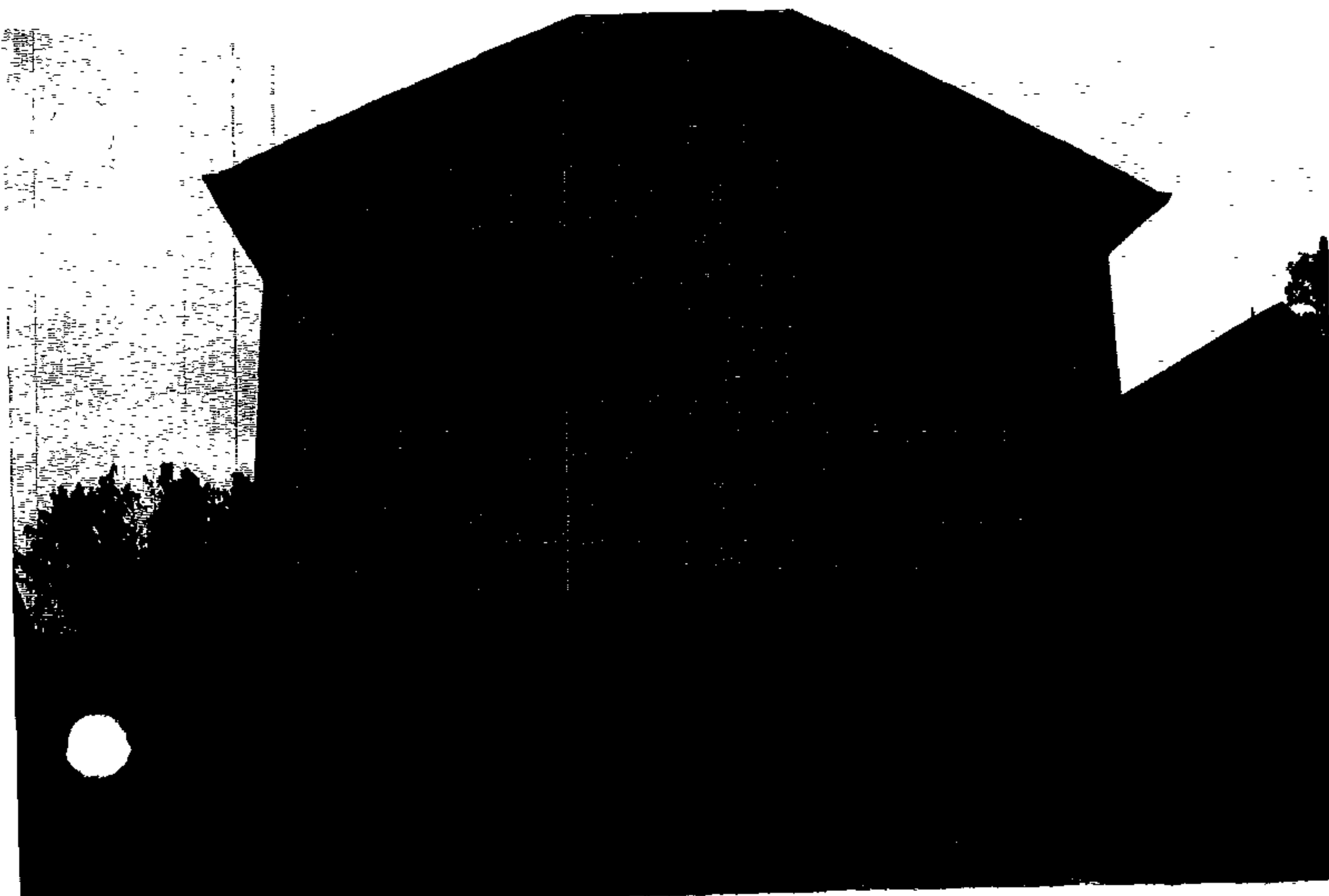


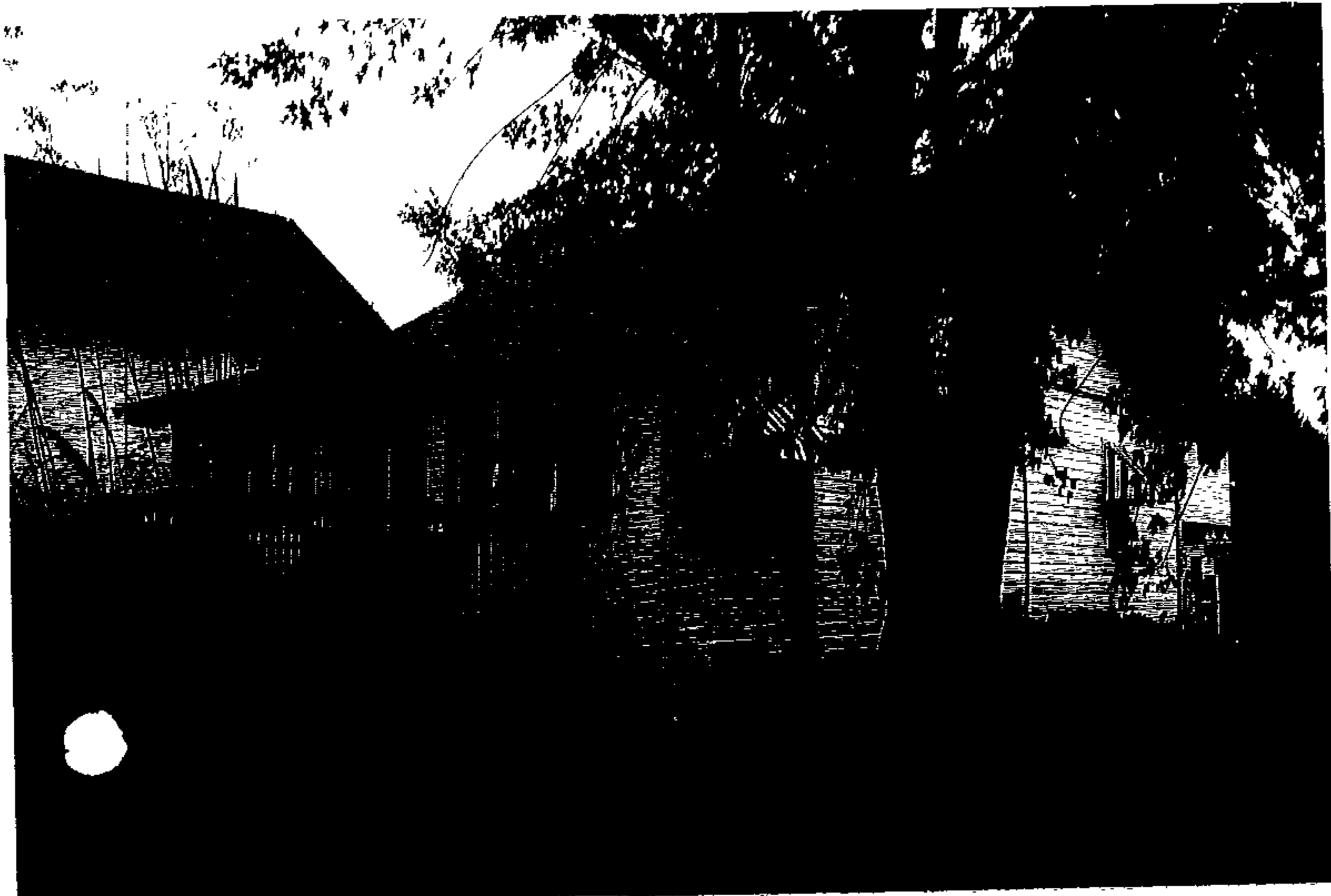
04-233-A



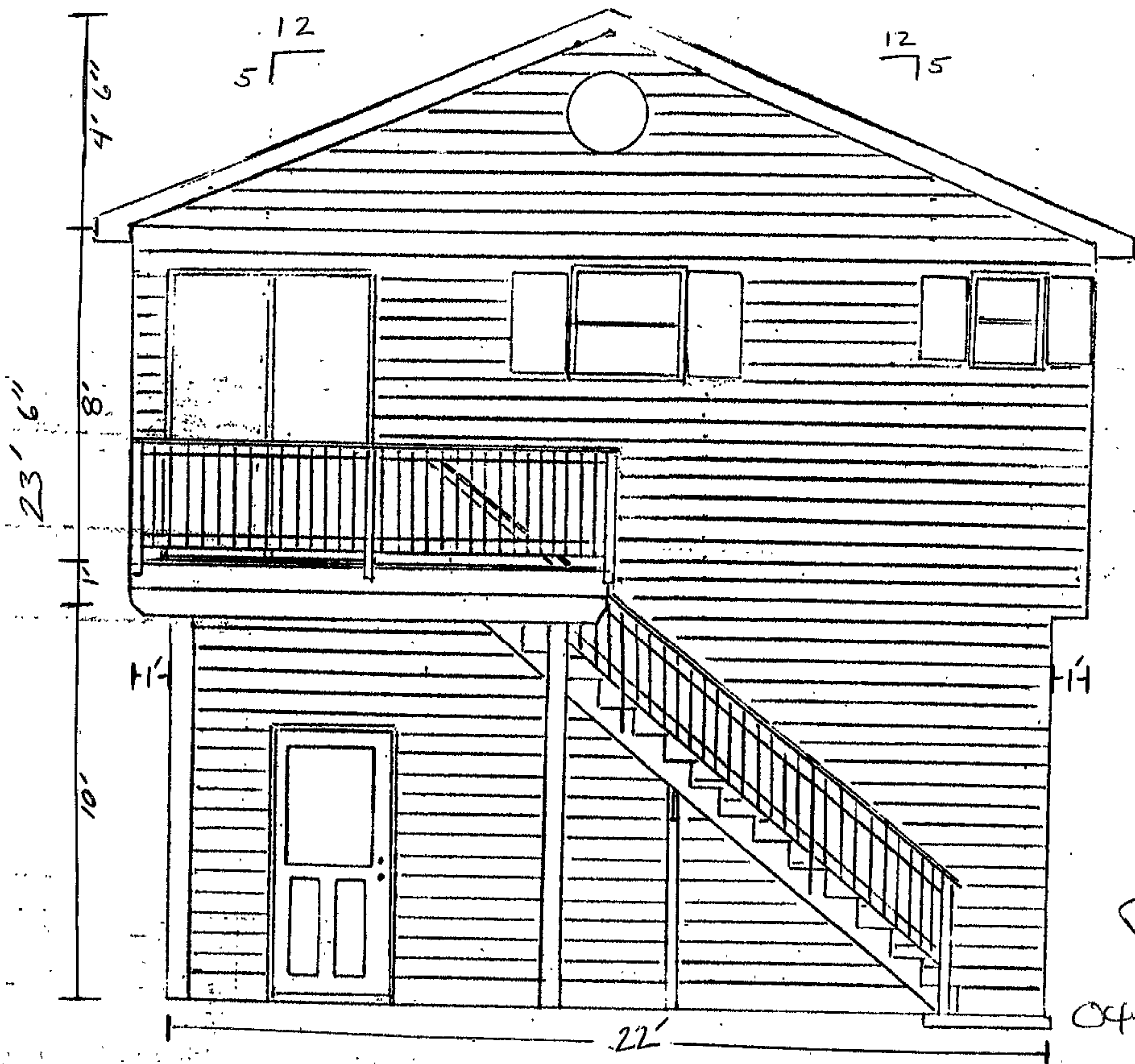






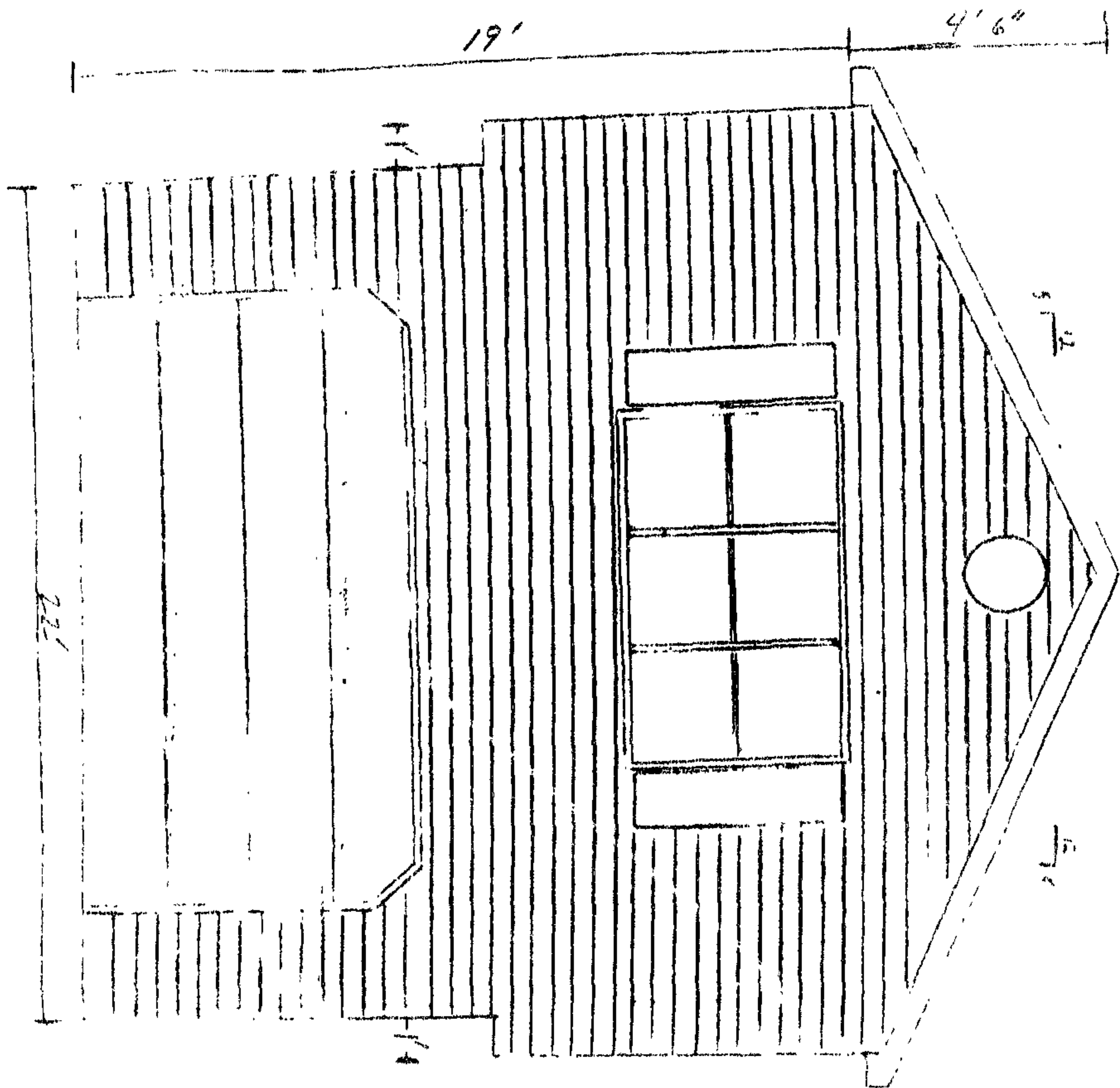


FRONT ELEVATION (FACING WATER)



Pet #2

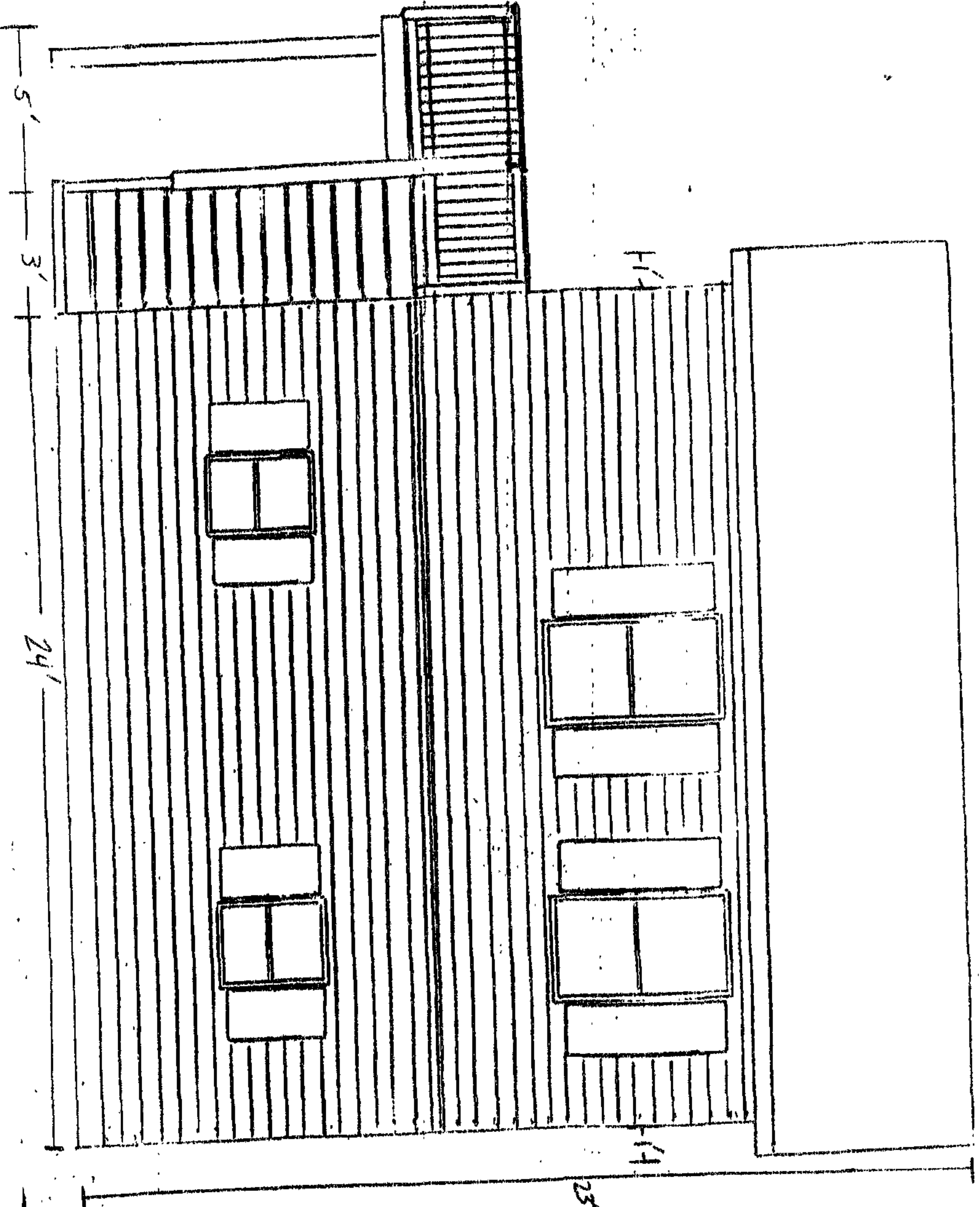
04 233-A



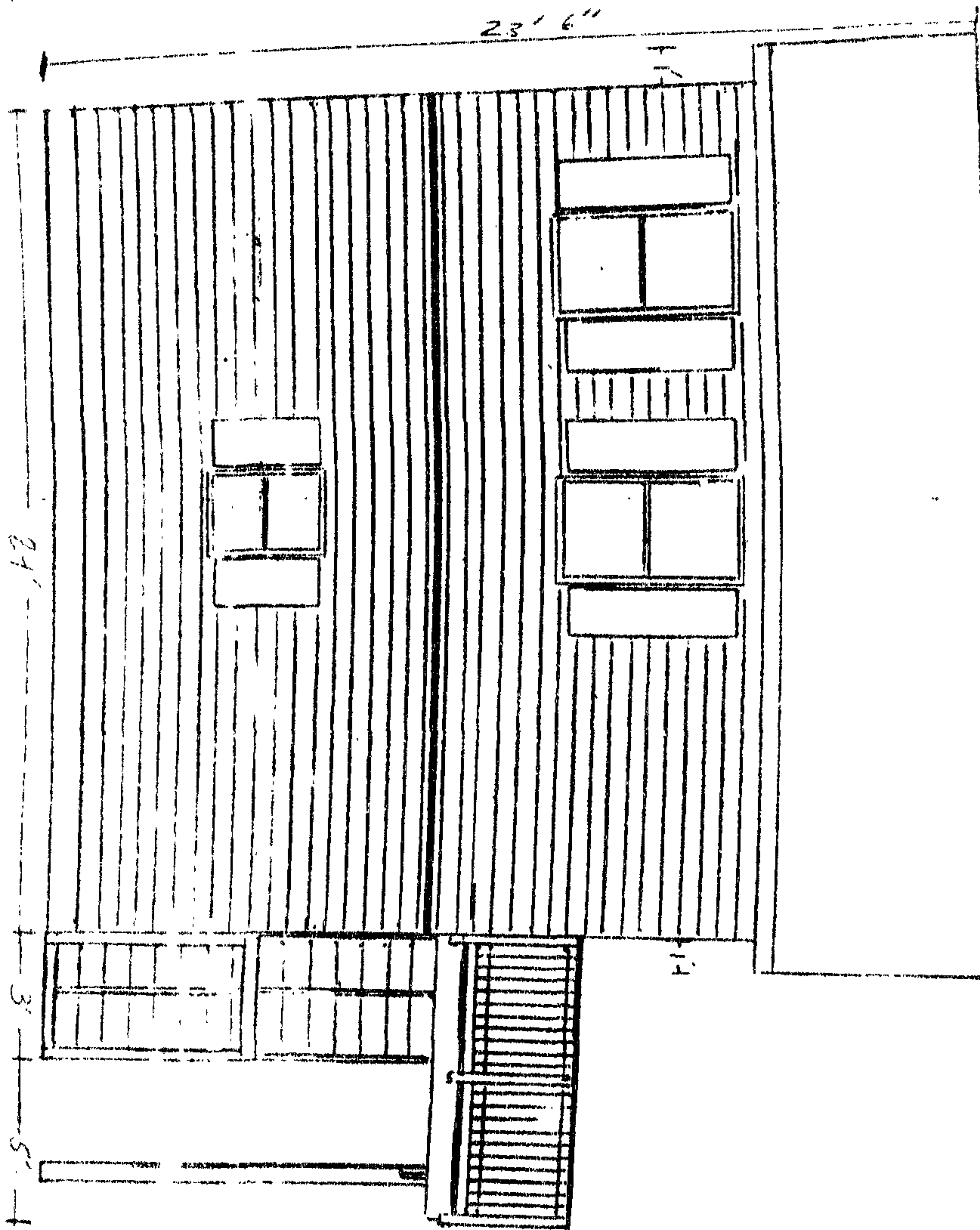
Rear ELEVATION (Framing End)

04-233-A

RIGHT ELEVATION

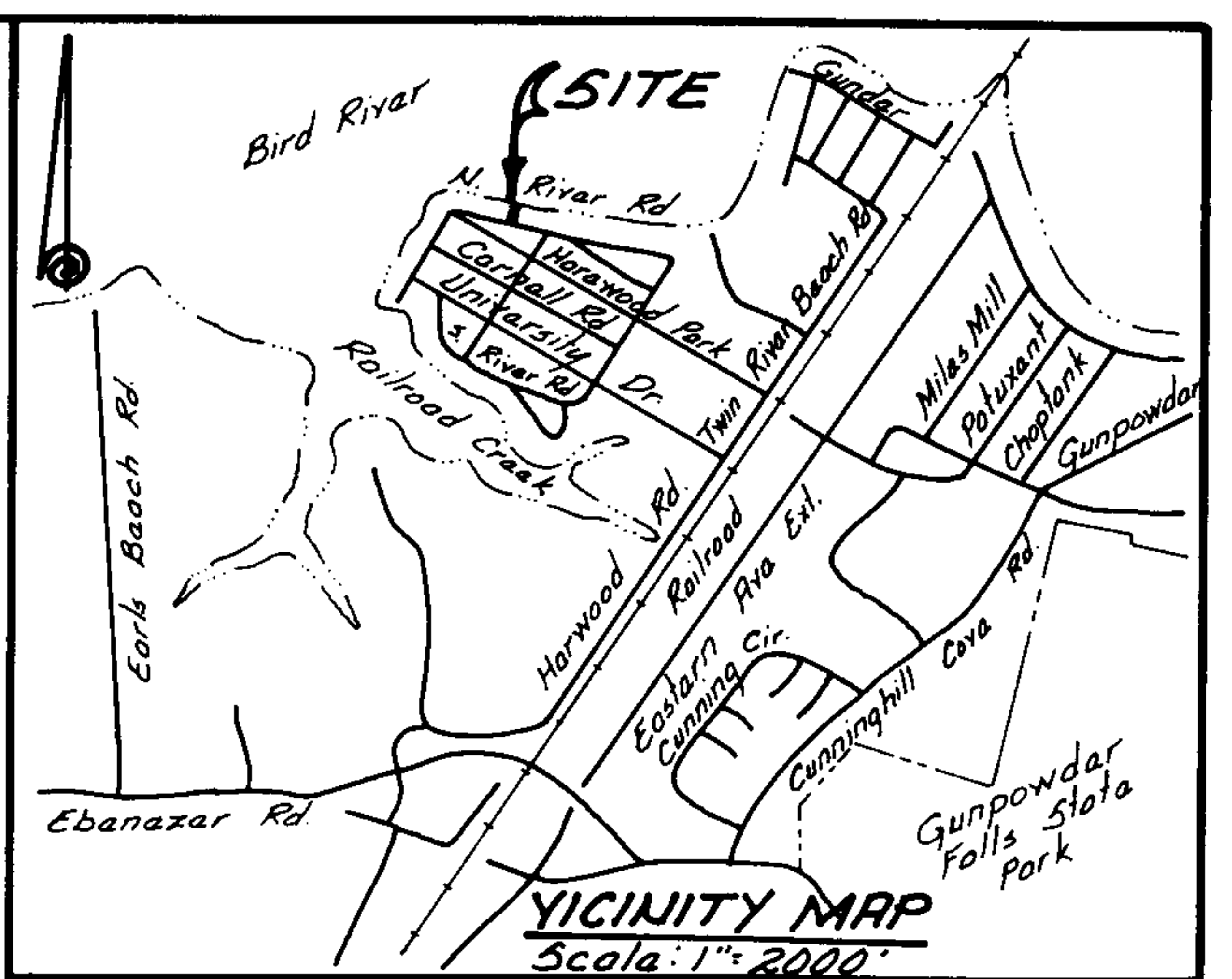
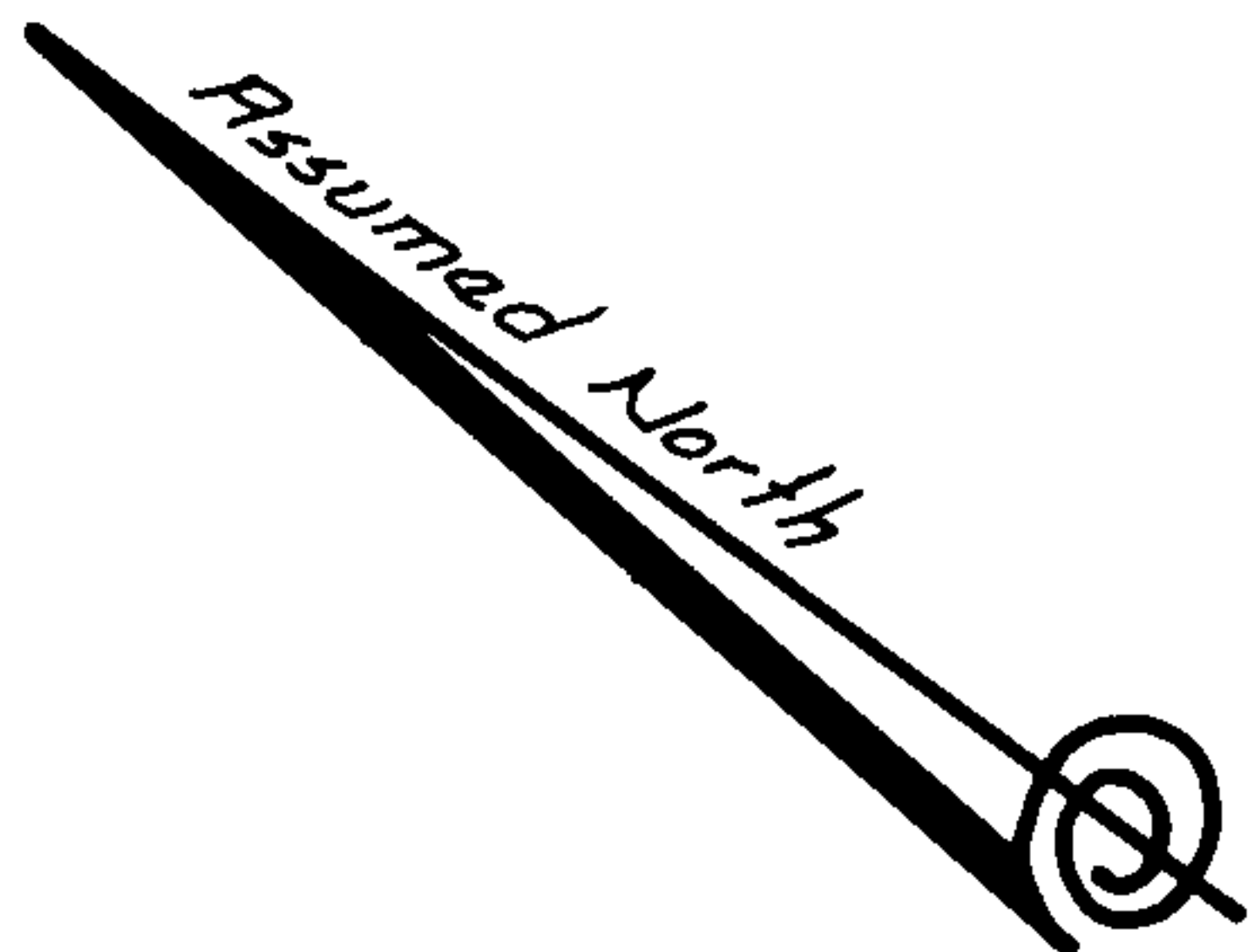


04-233-A



LEFT ELEVATION

04-253-A



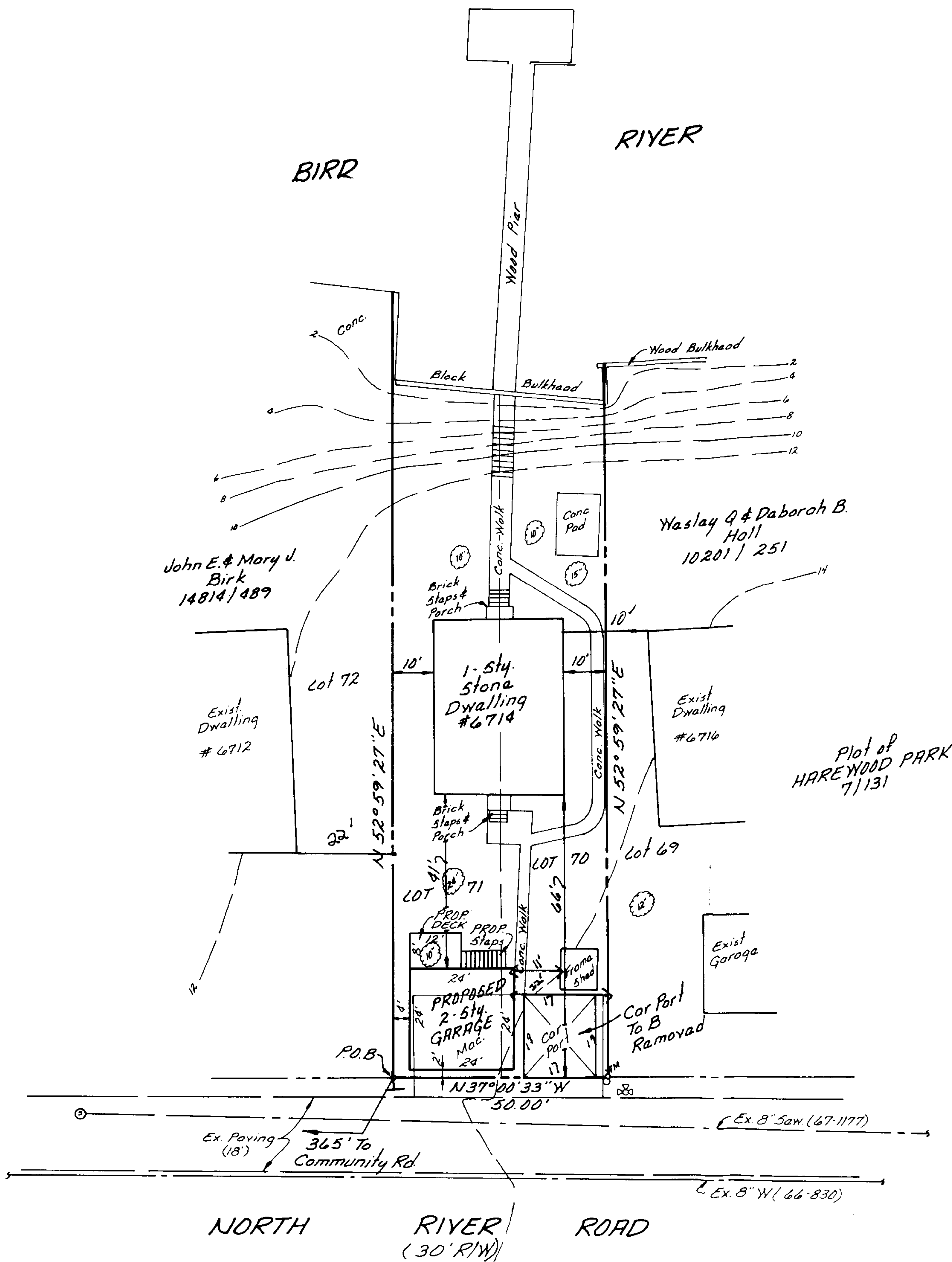
LOCATION INFORMATION

Councilmanic District: 6
Election District: 15
1"=200' Scale Map # NE BL
Zoning: DR 5.5
Lot Size: 8046 Sq. Ft. ± or 0.185 Ac. ±

	Public	Private
Sewer	☒	☐
Water	☒	☐
Chesapeake Bay Critical Area	☒	☐
Prior Zoning Hearings:	None	

Zoning Office Use Only

Reviewed by _____ Item # _____ Case # _____



PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE

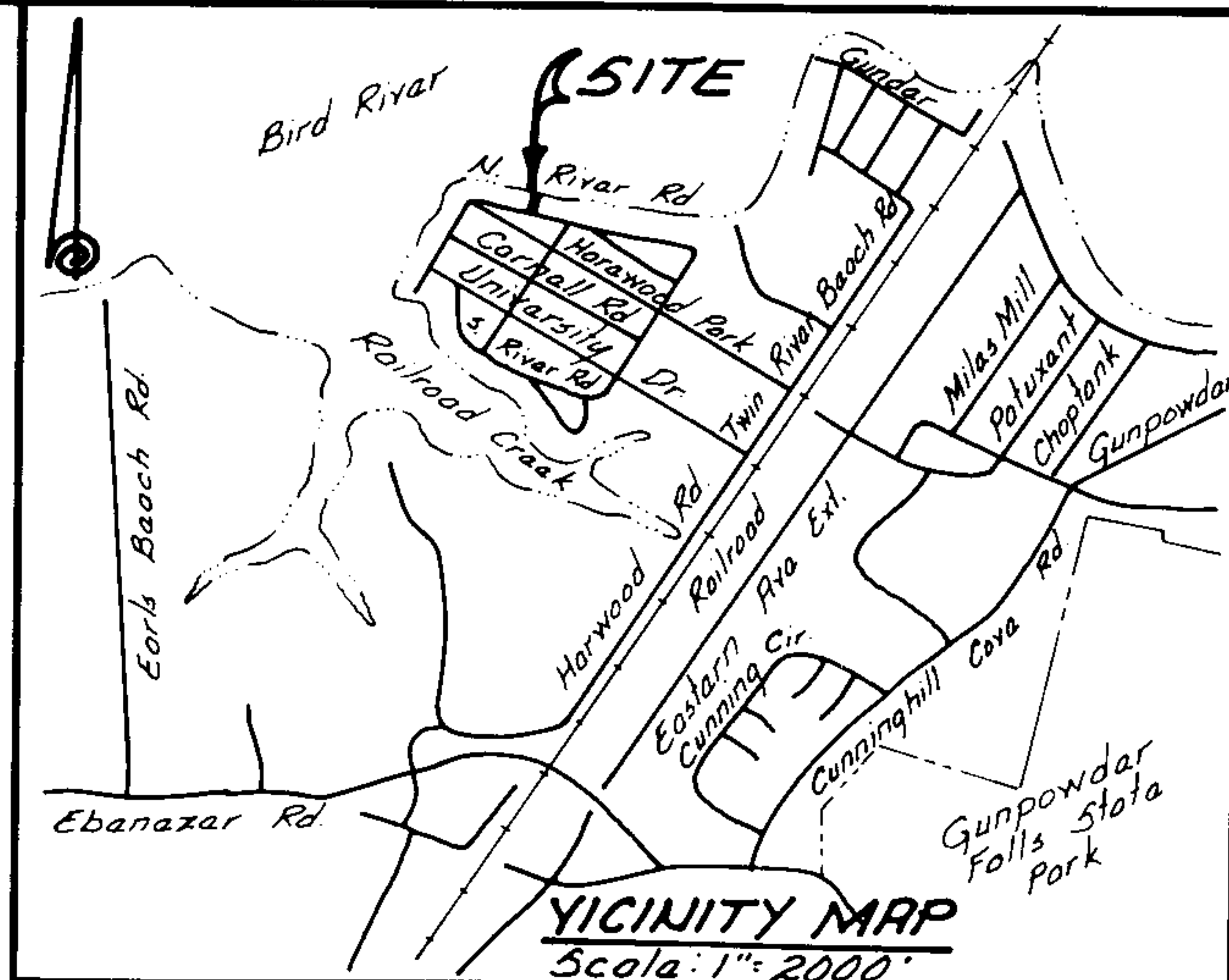
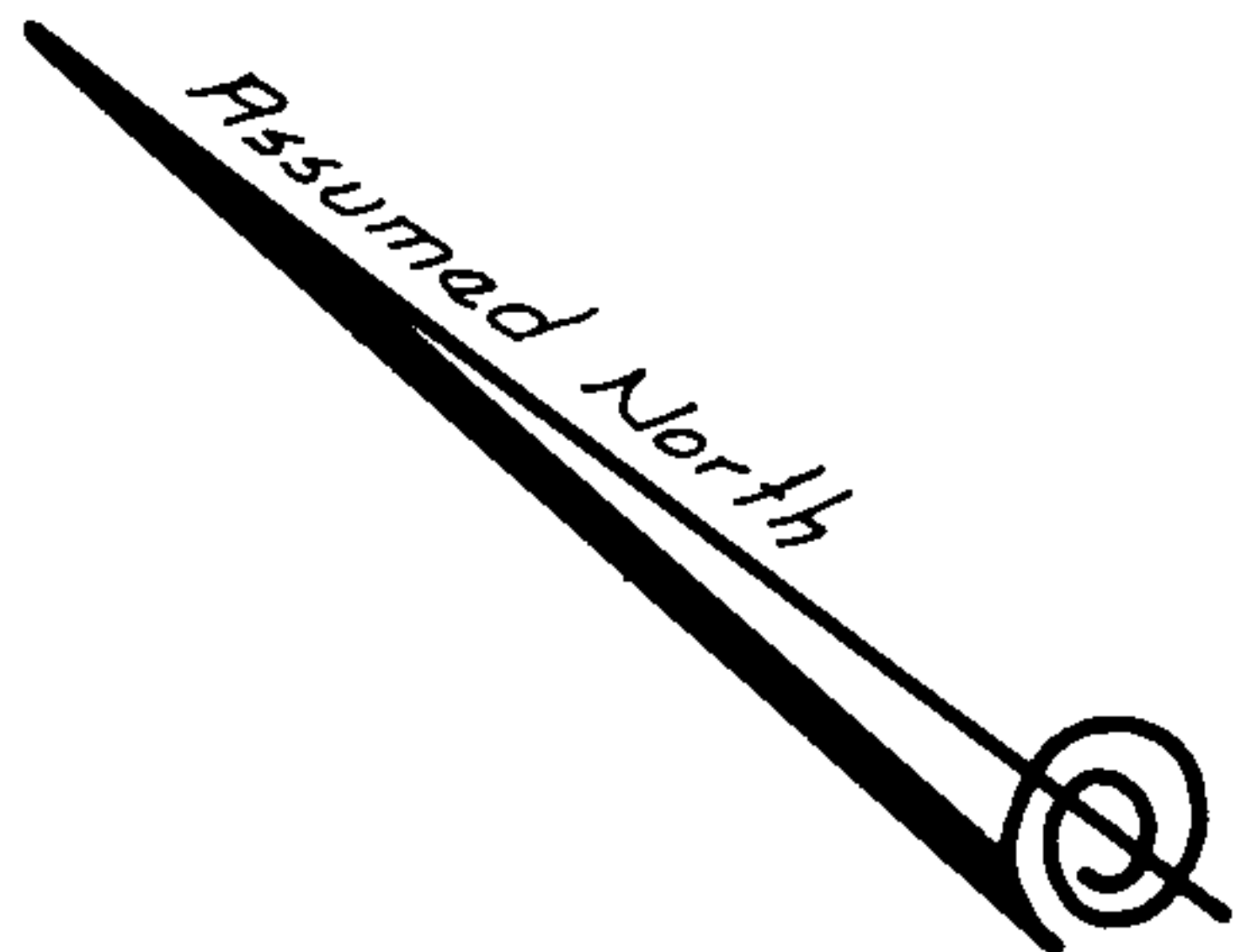
#6714 NORTH RIVER RD.

15th Elect. Dist. - Baltimore County, Md.
Scale: 1"=20' Date: Oct. 30, 2003

Owner
Scott Mazon
15-19-071270

Pet #1

04-233-A



LOCATION INFORMATION

Councilmanic District: 6

Election District: 15

1"=200' Scale Map # NE 8L

Zoning: DR 5.5

Lot Size: 8046 Sq. Ft. or 0.185 Ac. ±

	Public	Private
Sewer	☒	☐
Water	☒	☐

Chesapeake Bay Critical Area ☒ Yes ☐ No

Prior Zoning Hearings:

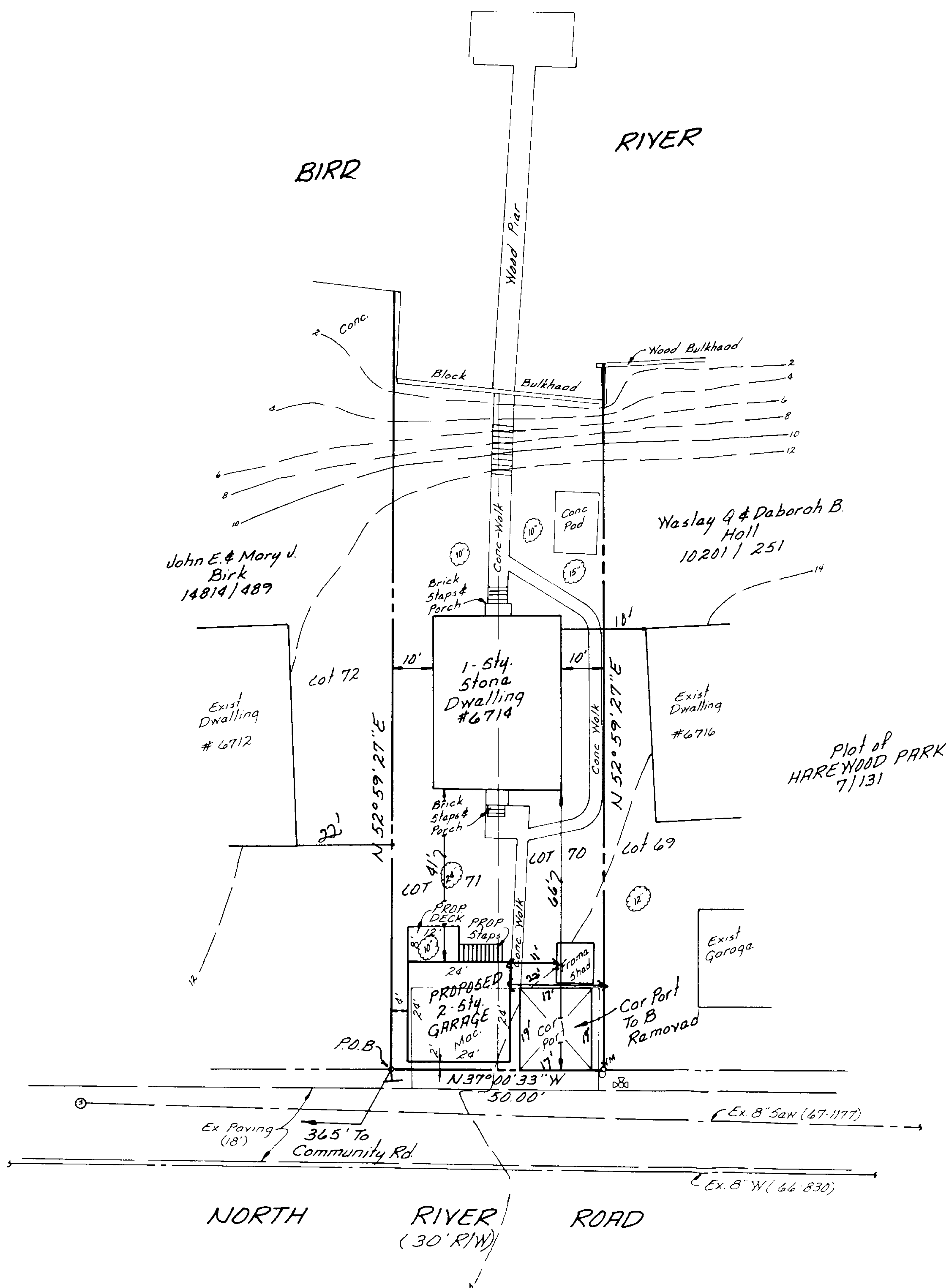
None

Zoning Office Use Only

Reviewed by

Item #

Case #



PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE

#6714 NORTH RIVER RD.

15th E/act. Dist - Baltimore County, Md.

15th E/act. Dist - Baltimore County, Md.

15th E/act. Dist - Baltimore County, Md.

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