

IN RE: PETITION FOR ADMIN. VARIANCE
W side of North River Drive, 408 feet +/- W
of c/l of Loyola Road
15th Election District
6th Councilmanic District
(6707 North River Drive)

Terry and Wilma Ann Yurche
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2008-0536-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Terry and Wilma Ann Yurche for property located at 6707 North River Drive. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage located in the front yard in lieu of the required rear yard and to permit a height of 22 feet in lieu of the required 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners' property is pie-shaped, with the rear of the dwelling located 160 feet from the corner of North River Drive and Harewood Park Drive. The existing garage will be removed and replaced with a new larger and taller garage. The additional garage height is necessary to provide much needed storage space for the family.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Resource Management dated June 19, 2008 which indicates that the property is within the Chesapeake Bay Critical Area Regulations. The property is within the Limited Development Area and lot coverage for all surfaces is limited to 25%, and the 15% afforestation requirement must be met. Although the Office of Planning did not make any recommendations related to the garage

SEAL REQUESTED FOR FILED

8.19.08
PB

height and usage, I will impose conditions that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 25, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 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.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 19th day of August, 2008 that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage located in the front yard in lieu of the required rear yard and to permit a height of 22 feet in lieu of the required 15 feet is hereby GRANTED, subject to the following:

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.

81908
PJ

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. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections, of the Baltimore County Code).
3. The property is in a Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Lot coverage for all surfaces is limited to 25%. In addition, the 15% afforestation requirement must be met.
4. Upon completion of the garage addition, the carports must be removed.
5. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
6. The accessory structure shall not be used for commercial purposes.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

RECEIVED FOR FILE
8-19-08
mg



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6707 NORTH RIVER DR - 21220
which is presently zoned DR5.5

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)

~~(IN ADDITION TO)~~ 400.1³ BC ZR, TO PERMIT
A GARAGE LOCATED IN THE
FRONT YARD IN LIEU OF THE REQUIRED REAR YARD,
TO PERMIT A HEIGHT OF 22ft IN LIEU OF THE ~~REQUIRED~~ PERMITTED 15ft.
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):

TERRY YURCHE

Name - Type or Print

Terry Yurche

Signature

WILMA ANN YURCHE

Name - Type or Print

Wilma Ann Yurche

Signature

6707 NORTH RIVER DRIVE

Address

410370-3815

Telephone No.

MIDDLE RIVER

City

MD

State

21220-1033

Zip Code

Representative to be Contacted:

Name

Address

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. 2008-0536-A

REV 10/25/01

Reviewed By [Signature]

Date

5-13-08

Estimated Posting Date

7/27/08

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 6707 NORTH RIVER DRIVE
Address
MIDDLE RIVER MD 21220-1033
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):

Home owner is looking to construct a garage with
a 22 ft high Peak with upper level to be used
for storage. Currently the rear of ~~dumpster~~ garage is
14 ft from Harewood Park Dr and upon rebuilding would
like to keep ¹² ~~14~~ ft from rd.

(3)

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.

Terry Yurche
Signature
Terry Yurche
Name - Type or Print

Wilma A Yurche
Signature
WILMA A YURCHE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of may, 2008 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Terry Yurche & Wilma A Yurche
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Binita Bhavin Shah
Notary Public

My Commission Expires BINITA BHAVIN SHAH
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 1, 2008

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 6707 NORTH RIVER DRIVE
Address
MIDDLE RIVER MD 21220-1033
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):

Homeowner is looking to construct a garage with a 22 ft high Peak with upper level to be used for storage. Currently the rear of garage is only 14 ft from Horewood Park Dr and upon rebuilding would like to keep ~~12 ft~~ 12 ft from Rd.
(E)

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.

Terry Yurche
Signature
Terry Yurche
Name - Type or Print

Wilma A Yurche
Signature
WILMA A YURCHE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of May, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Terry Yurche & Wilma A Yurche
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Binita Bhavin Shah
Notary Public

My Commission Expires NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 1, 2008



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6707 NORTH RIVER DR - 21220
which is presently zoned DRS-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) 400.13 BCZR TO PERMIT

~~AN ADDITION TO~~ A GARAGE LOCATED IN THE
FRONT YARD IN LIEU OF THE REQUIRED REARYARD.

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):

TERRY YURCHE
Name - Type or Print _____
Signature Terry Yurche _____
WICMA ANN YURCHE
Name - Type or Print _____
Signature Helma Ann Yurche _____
6707 NORTH RIVER DR 410-370-3815
Address _____ Telephone No. _____
MIDDLE RIVER MD 21220-1033
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name Same _____
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. 2008-053617
REV 10/25/01 819-08
83

Reviewed By JW Date 5.13.08
Estimated Posting Date 7-28-08

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 6707 NORTH RIVER DRIVE
Address
MIDDLE RIVER MD 21220-1037
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):

Homeowner is looking to construct a garage with a 22 ft high Peak with upper level to be used for storage. Currently the rear of garage is only 14 ft from Harewood Park Dr and upon rebuilding would like to keep ~~12 ft~~ 12 ft from Rd.
(E)

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.

Terry Yurche
Signature
Terry Yurche
Name - Type or Print

Wilma A Yurche
Signature
WILMA A YURCHE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of May, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Terry Yurche & Wilma A Yurche
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Binita Bhavin Shah
Notary Public

My Commission Expires NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 1, 2008

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 15330

PAID RECEIPT

Date: 5-13-08

BUSINESS ACTUAL TIME DN
 4/2008 5/14/2008 11:30:51 1

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6130				65.00

RED 1001 WALKER JRIC DR
 RECEIPT # 374487 5/14/2008 QFLJ

5 520 ZONING VERIFICATION
 015330

Receipt Tot 165.00
 165.00 03 1.00 Ca
 Baltimore County, Maryland

Total: 65.00

Rec From: TERRY YURCHE

For: 2008-0536-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

ZONING DESCRIPTION FOR 6707 NORTH RIVER DR, MIDDLE RIVER, MD 21220

Beginning at a point on the west side of North river Dr, which is 18 ft wide at the distance of 408 ft west of the centerline of the nearest improved intersecting street Loyola Rd which is 18 ft wide. Being lot # 629, in the subdivision of Harewood Park as recorded in Baltimore County Plat Book W.PC. 7-131 containing 1/3 of an acre. Also known as 6707 N River Dr and located in the ¹⁵~~MD~~ Election District, ~~15~~6 Councilmanic District.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 05/27/08

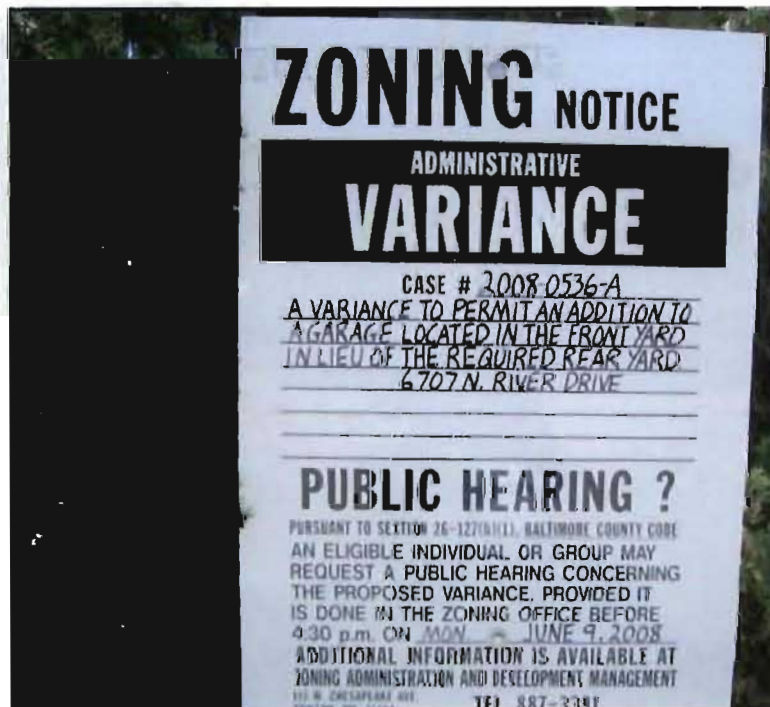
Case Number: 2008-0536-A

Petitioner / Developer: TERRY YURCHE~SHAUN MERRELL, INC.

Date of Hearing (Closing): MAY 29, 2008

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
6707 NORTH RIVER DRIVE

The sign(s) were posted on: 05/24/08



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number ²⁰08- 0536 -A Address 6707 N. River DR.Contact Person: J. Merrell Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 5-13-08 Posting Date: 5/25 Closing Date: 6/9

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 FORMATCase Number ²⁰08- 0536 -A Address 6707 N. River DR.Petitioner's Name Terry Yurche Telephone 410-370-3815Posting Date: 5/25/08 Closing Date: 6/9/08Wording for Sign ^{A VARIANCE}
To Permit AN ADDITION TO A GARAGELOCATED IN THE FRONT YARD IN LIEU OF
THE REQUIRED REAR YARDRECEIVED ORIGINAL

WCR - Revised 6/25/04



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.

County Executive

Terry & Wilma Ann Yurche
6707 North River Dr.
Middle River, MD 21220

TIMOTHY M. KOTROCO, *Director*
June 10, 2008
*Department of Permits and
Development Management*

Dear: Terry & Wilma Ann Yurche

RE: Case Number 2008-0536-A, Address: 6707 North River Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 13, 2008. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. 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

WCR:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 28, 2008

FROM: ^{DAK}
Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For June 2, 2008
Item Nos. 08-0311, 0535, 0536, 0537,
0538, 0539, and 0540

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

DAK: ~~CEN~~:lrk
cc: File

ZAC-05282008-NO COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 3, 2008

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



SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-536- Administrative Variance**

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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:

A handwritten signature in black ink, appearing to read "Laurie Hay", written over a horizontal line.

CM/LL



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

June 2, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 26, 2008

Item Number: 2008-0535-A, 0311-A, 0536-A, 0537-SPH, 0538-A, 0539-SPHX

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 6/20/2008

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 08-0536-A
6707 N. RIVER DRIVE
YURCHE PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 08-0536-A

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
JUL 23 2008

BY:.....

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: June 19, 2008

SUBJECT: Zoning Item # 08-536-A
Address 6707 North River Drive
(Yurche Property)

Zoning Advisory Committee Meeting of May 26, 2008

_____ 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 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

The property is in a Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Lot coverage for all surfaces is limited to 25%. In addition, the 15% afforestation requirement must be met.

Reviewer: Regina Esslinger

Date: June 17, 2008

MEMORANDUM

DATE: July 24, 2008

TO: The Case File

FROM: Patricia Zook, Legal Secretary to 
Thomas Bostwick, Deputy Zoning Commissioner

SUBJECT: Case No. 2008-0536-A (Administrative Variance closed 6-9-08)

In reviewing the case file and the just-received comments from the Department of Environmental Protection and Resource Management, it was discovered that the Petitioner is seeking relief for two variances – garage location (as listed on the petition and posted) and garage height (mentioned in Affidavit portion of the petition). The case description as listed on the Petition for Administrative Variance and as posted:

CASE NUMBER: 2008-0536-A

A variance to permit an addition to a garage located in the front yard in lieu of the required rear yard.
6707 North River Drive

On the Affidavit portion of the petition, Petitioner mentions constructing a garage with a 22 foot high peak with upper level to be used for storage. (This was not part of the initial variance request). Today I contacted the Petitioner who confirmed that he wants to construct a new garage with a 22 foot high peak in addition to the relief sought from Section 400.1 of the Baltimore County Zoning Regulations. I then advised the Petitioner and his contractor that the petition would need to be amended to reflect the two variances being requested and the property would have to be reposted.

I also advised the Petitioner and his contractor about the conditions that would be imposed on any garage higher than 22 feet. These conditions are: that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

Attachment

c: Thomas Bostwick, Deputy Zoning Commissioner
Joe Merry, Permits and Development Management
Kristen Matthews, Permits and Development Management

From: Jeffrey Livingston
To: Zook, Patricia
Date: 7/23/2008 3:13:37 PM
Subject: Re: Case 2008-0536-A (administrative variance)

Patti,

I'm showing that we issued a comment on June 20, 2008. Here's another copy.

Jeff

>>> Patricia Zook 7/22/2008 11:15 AM >>>
Hello Jeff -

We still need of DEPRM comments for this administrative variance that closed June 9, 2008. Thanks for your help.

Good afternoon Jeff -

We need comments from DEPRM for this administrative variance that closed June 9, 2008. Thanks for your help.

Hi Jeff -

Please find below the description for this administrative variance request. The property appears to be in the CBCA according to the site plan to accompany the request and the zoning map; however PDM didn't indicate CBCA on the file. The property is very close to the Bird River. Is the property in the CBCA and if so, will your dept. forward comments?

Thanks for your help, Jeff!

CASE NUMBER: 2008-0536-A

6707 North River Drive

Location: W side of North River Drive, 408 feet +/- W of center line of Loyola Road.

15th Election District, 6th Councilmanic District

Legal Owner: Terry abd Wilma Ann Yurche

Closing Date: 6/9/2008

ADMINISTRATIVE VARIANCE To permit an addition to a garage located in the front yard in lieu of the required rear yard.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
Jefferson Building, Suite 103
105 West Chesapeake Avenue

Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Patricia Zook - Case 2008-0536-A (administrative variance)

From: Patricia Zook
To: Livingston, Jeffrey
Date: 7/22/2008 11:15 AM
Subject: Case 2008-0536-A (administrative variance)

Hello Jeff -

We still need of DEPRM comments for this administrative variance that closed June 9, 2008. Thanks for your help.

Good afternoon Jeff -

We need comments from DEPRM for this administrative variance that closed June 9, 2008. Thanks for your help.

Hi Jeff -

Please find below the description for this administrative variance request. The property appears to be in the CBCA according to the site plan to accompany the request and the zoning map; however PDM didn't indicate CBCA on the file. The property is very close to the Bird River. Is the property in the CBCA and if so, will your dept. forward comments?

Thanks for your help, Jeff!

CASE NUMBER: 2008-0536-A

6707 North River Drive

Location: W side of North River Drive, 408 feet +/- W of center line of Loyola Road.

15th Election District, 6th Councilmanic District

Legal Owner: Terry abd Wilma Ann Yurche

Closing Date: 6/9/2008

ADMINISTRATIVE VARIANCE To permit an addition to a garage located in the front yard in lieu of the required rear yard.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
Jefferson Building, Suite 103
105 West Chesapeake Avenue
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

3rd
request

Patricia Zook - Case 2008-0536-A (administrative variance)

From: Patricia Zook
To: Livingston, Jeffrey
Date: 7/9/2008 3:09 PM
Subject: Case 2008-0536-A (administrative variance)

Good afternoon Jeff -

We need comments from DEPRM for this administrative variance that closed June 9, 2008. Thanks for your help.

Hi Jeff -

Please find below the description for this administrative variance request. The property appears to be in the CBCA according to the site plan to accompany the request and the zoning map; however PDM didn't indicate CBCA on the file. The property is very close to the Bird River. Is the property in the CBCA and if so, will your dept. forward comments?

Thanks for your help, Jeff!

CASE NUMBER: 2008-0536-A

6707 North River Drive

Location: W side of North River Drive, 408 feet +/- W of center line of Loyola Road.

15th Election District, 6th Councilmanic District

Legal Owner: Terry abd Wilma Ann Yurche

Closing Date: 6/9/2008

ADMINISTRATIVE VARIANCE To permit an addition to a garage located in the front yard in lieu of the required rear yard.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
Jefferson Building, Suite 103
105 West Chesapeake Avenue
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

*Ind
Request*

Patricia Zook - Case 2008-0536-A (administrative variance)

From: Patricia Zook
To: Livingston, Jeffrey
Date: 6/16/2008 4:05 PM
Subject: Case 2008-0536-A (administrative variance)

Hi Jeff -

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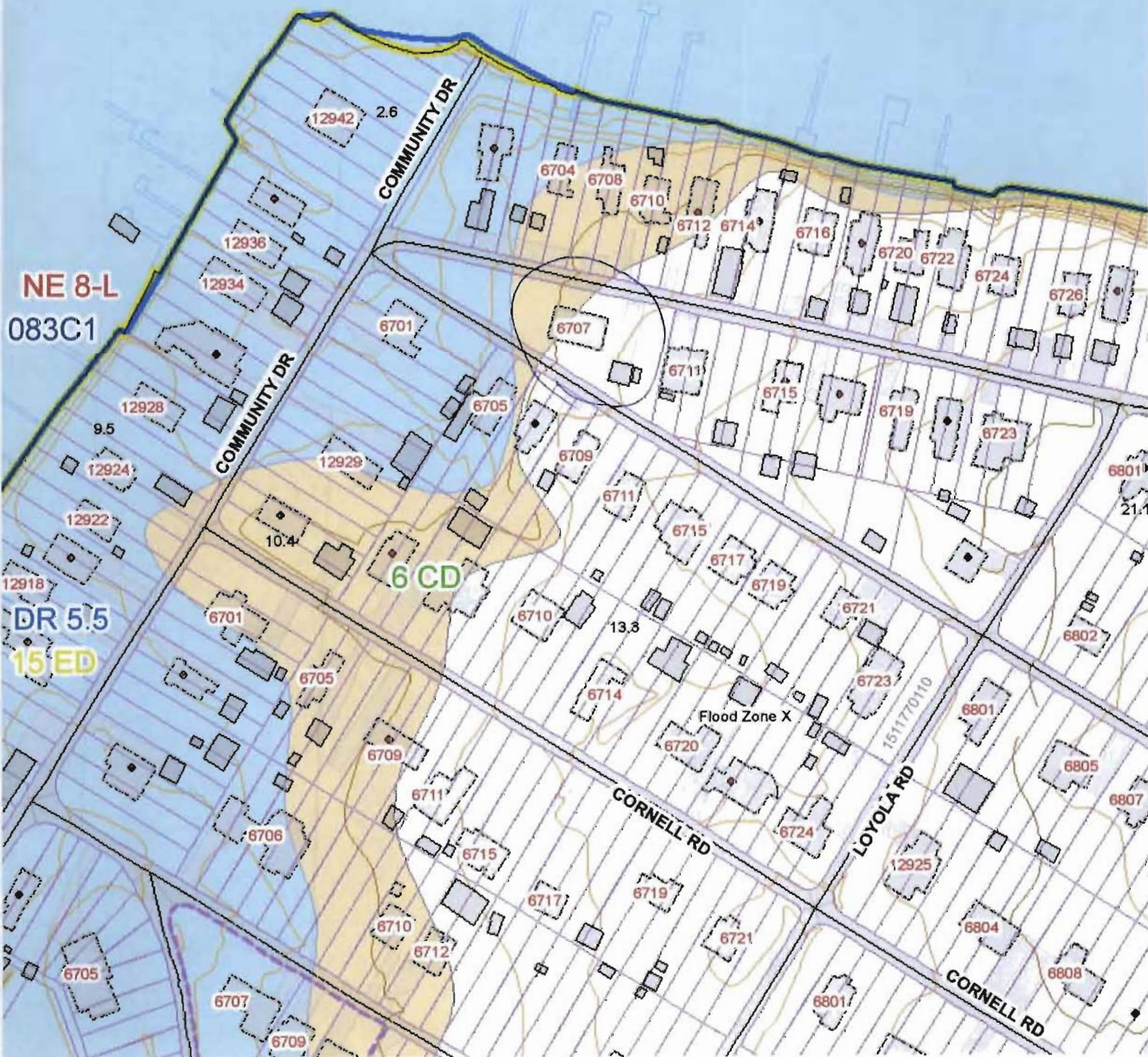
pzook@baltimorecountymd.gov

*in CBCA -
need DEPRM
comment*



BIRD RIVER HYDROLOGY AREA

RIVER





Front Drive off of N River Dr



Front of Home Does not
face Rd it faces Driveway
and Neighbors



Rear of Garage on Herwood Park Dr



Rear of Garage on
Herwood Park Dr

