

IN RE: PETITION FOR ADMIN. VARIANCE
SW side of Riverside Drive; 163 feet NW
of the c/l of Essexwood Court
15th Election District
7th Councilmanic District
(620 Riverside Drive)

Keith M. and Debra S. Hart
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2011-0091-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 waterfront property, Keith M. and Debra S. Hart for property located at 620 Riverside Drive. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing detached accessory structure (pool with deck) to be located in the front of the dwelling and with a side yard setback of 2 feet in lieu of the required rear and 2.5 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners state that the pool and deck were placed on the waterfront (front) side of the house for aesthetic reasons and public safety issues. The street side (back) of the house contains the garage and driveway and that area is too small and too close to the street to accommodate the above ground pool and deck. Petitioners installed the oval above ground swimming pool on the portion of the yard that is level. The detached deck which accesses the pool and makes this portion of the yard level for outdoor enjoyment. The detached deck and above ground swimming pool are well kept and attractive features on the property. Photographs submitted with the Petition illustrate that neighbors enjoy decks in their front yards. The adjacent neighbors at 622 Riverside Drive have a large attached deck. These photographs also show the downward slope of the Petitioners' yard.

ORDER RECEIVED FOR FILING

Date 10-26-10

By B

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 12, 2010 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 26th day of October, 2010 that a variance from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing detached accessory structure (pool with deck) to be located in the front of the dwelling and with a side yard setback of 2 feet in lieu of the required rear and 2.5 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. 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. The base flood elevation for this site is 7.7 feet [NAVD 88].
3. The flood protection elevation for this site is 8.7 feet.

ORDER RECEIVED FOR FILING

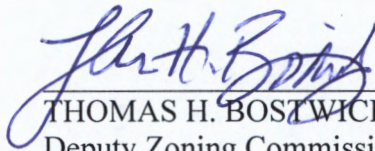
Date 10-26-10

3

By P26

4. In conformance with Federal Flood Insurance Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
5. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
6. The building engineer shall require a permit for this project.
7. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
8. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.

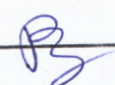
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 10-26-10

By 



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 26, 2010

KEITH M. AND DEBRA S. HART
620 RIVERSIDE DRIVE
ESSEX, MD 21221

Re: Petition for Administrative Variance
Case No. 2011-0091-A
Property: 620 Riverside Drive

Dear Mr. and Mrs. Hart:

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

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

Very truly yours,

A handwritten signature in cursive script, reading "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 620 RIVERSIDE DR ESSEX MD 21221
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)

400.1 - to permit an existing detached accessory structure (pool with deck) to be located in the front of the dwelling and with a side yard setback of 2 feet in lieu of the required rear and 2 1/2 feet

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 _____
Date _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

ORDER RECEIVED FOR FILING
10-26-10

Legal Owner(s):

KEITH M HART
Name - Type or Print _____
Signature _____
DEBRA S HART
Name - Type or Print _____
Signature _____
620 RIVERSIDE DR 410-391-1949
Address _____ Telephone No. _____
ESSEX MD 21221
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

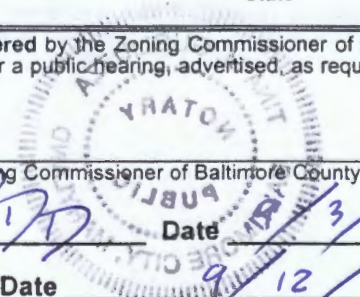
A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County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

CASE NO. 2011-0091-A

REV 10/25/01

Reviewed By KID Date 10/3/10

Estimated Posting Date 9/12/10





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 620 Riverside DR Essex MD 21221
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)

400.1 - to permit an existing detached accessory structure (pool with deck) to be located in the front of the dwelling and with a side yard setback of 2 feet in lieu of the required rear and 2 1/2 feet.

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 _____ Date _____
City _____ By _____ State _____ Zip Code _____
Telephone No. _____

ORDER RECEIVED FOR FILING
10-26-10

Legal Owner(s):

Name - Type or Print KEITH M HART
Signature [Signature]
Name - Type or Print DEBRA S HART
Signature [Signature]
Address 620 RIVERSIDE DR Telephone No. 410 391 1969
City Essex State MD Zip Code 21221

Representative to be Contacted:

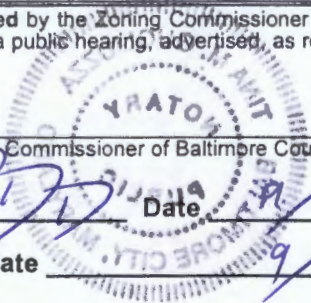
Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

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

CASE NO. 2011-0091-A

REV 10/25/01

Reviewed By [Signature] Date 9/3/10
Estimated Posting Date 9/12/10



ZONING DESCRIPTON FOR 620 Riverside Drive, Essex, Maryland, 21221

Beginning at a point on the south side of Riverside Drive which is 46' wide at the distance of 163' west of the centerline of the nearest improved intersecting street Essexwood Court which is 33' wide. Being Lot #8 Block P Section E as recorded in Baltimore County Plat Book #09 Folio #74 containing 15,550 square feet. Also known as 620 Riverside Drive and located in the 15 Election District, 7 Councilmanic District.

Item #0091

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 20¹¹ 0091 -A Address 620 Riverside Dr

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/3/10 Posting Date: 9/12/10 Closing Date: 9/27/10

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, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 20¹¹ 0091 -A Address 620 Riverside Dr

Petitioner's Name Keith & Debra Hart Telephone 410 391 1969

Posting Date: 9/12/10 Closing Date: 9/27/10

Wording for Sign: To Permit an existing detached accessory structure
(pool with deck) to be located in the front of the dwelling
and with a side yard setback of 2 feet in lieu of the required
rear and 2 1/2 feet

WCR - Revised 7/7/08

**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: 2011-0091-A

Petitioner: Keith + Debra Hart

Address or Location: 620 Riverside Dr Essex MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: Keith + Debra Hart

Address: 620 Riverside Dr
Essex MD 21221

Telephone Number: 410-391-1969

No. 60042
Date 9/3/10

BUSINESS	ACTUAL	TIME	DAY
9/07/2010	9/03/2010	14:30:13	5

Dept 5 528 ZONING VERIFICATION
CR NO. 060042

Recpt Tot \$65.00
\$65.00 OK \$.00 CA
Baltimore County, Maryland

[illegible]

Total: 65

Rec:
From:

For Zoning hearing - case # 2011-0091-A

DISTRIBUTION

PLEASE PRESS HARD!!!

CASHIER'S
VALIDATION

ZONING NOTICE
ADMINISTRATIVE
VARIANCE

CASE NO. 2011-0291-A
TO: PLANT AND SERVICE COMPANY
FROM: PLANT AND SERVICE COMPANY
SUBJECT: VARIANCE TO ZONING ORDINANCE
HOLDING: 10/1/11 TO 2/28/12

PUBLIC HEARING
ALL interested parties are invited to attend the public hearing on the proposed variance at the following time and place:
DATE: 10/1/11
TIME: 10:00 AM
PLACE: PLANT AND SERVICE COMPANY
The hearing will be held at the Plant and Service Company, 10000 1st Avenue, Suite 100, Plant and Service, California 94566. The hearing will be held in the presence of the Planning Commission and the Zoning Administrator. The hearing will be held in the presence of the Planning Commission and the Zoning Administrator. The hearing will be held in the presence of the Planning Commission and the Zoning Administrator.

myalms 9/12/10

CERTIFICATE OF POSTING

RE: Case No. 2011-0091-A

Petitioner/Developer KEITH F
DEBRA HART

Date Of Hearing/Closing: 9/27/10

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 620 RIVERSIDE DR

This sign(s) were posted on September 12, 2010

Month, Day, Year

Sincerely,

Martin Ogle 9/12/10
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

October 15, 2010

Keith & Debra Hart
620 Riverside Drive
Essex, MD 21221

Dear: Keith & Debra Hart

RE: Case Number 2011-0091-A, 620 Riverside Drive

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 03, 2010. 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: September 28, 2010

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 12, 2010
Item No. 2011-091

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 7.7 feet [NAVD 88].

The flood protection elevation is 8.7 feet.

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

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

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:cab

cc: File

ZAC-ITEM NO 11-091-10122010.doc

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

October 4, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 27, 2010

Item Number: 2011-0091-A

The Baltimore County Fire Department has no comments.

Lt. Jimmie D. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 29, 2010

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



SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-091- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request as the site is well maintained and the pool deck is not visible from the road.

For further questions or additional information concerning the matters stated herein, please contact John Alexander in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For October 12, 2010
Item No. 2011-091

DATE: October 5, 2010

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 7.7 feet [NAVD 88].

The flood protection elevation is 8.7 feet.

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

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

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:cab
cc: File
ZAC-ITEM NO 11-091-10122010.doc



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

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 1, 2010

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

RE: Baltimore County
Item No. 2011-0091-A
620 RIVERSIDE DRIVE
HART PROPERTY
ADMIN. 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. 2011-0091-A.

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

Very truly yours,

*Foa*¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

AV 9/27

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

OCT 26 2010

ZONING COMMISSIONER

TO: Timothy Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: October 25, 2010

SUBJECT: Zoning Item # 11-091-A
Address 620 Riverside Dr. 21221
Hart, Keith M. Property

DEPRM has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. The proposal is to permit an existing pool with a pervious deck to be located on the waterfront side of the dwelling with a side-yard setback of 2 feet in lieu of the required 2.5 feet. The lot coverage on the property exceeds the maximum allowed in the Critical Area Law, and the area of accessory structures allowed within the Critical Area buffer has been exceeded. Lot coverage on the property, and accessory structure area within the buffer must be reduced to meet all Critical Area requirements. In addition, Critical Area mitigation requirements must be met. Based on this, DEPRM has determined that adverse impacts on water quality from the pollutants discharged from these structures can be minimized with compliance and mitigation pursuant to Critical Area requirements.
2. The subject development can meet the requirement to conserve fish, wildlife, and plant habitat by bringing the site into compliance with the Critical Area Law and through mitigation.
3. Accessory structures such as this pool and the associated deck are permitted under the State-mandated Critical Area regulations provided that development is in compliance with all Critical Area requirements. The Critical Area Law limits the lot coverage on the property and within the tidal buffer. Compliance with the law, and mitigation can allow the subject development to be consistent with established land use policy for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

Reviewer: Paul Dennis

Date: October 18, 2010

Patricia Zook - Case 2011-0091-A - admin. variance that needs DEPRM comments

From: Patricia Zook
To: Livingston, Jeffrey
Date: 10/18/2010 2:01 PM
Subject: Case 2011-0091-A - admin. variance that needs DEPRM comments

Hello Jeff -

The below described case needs comments from DEPRM:

CASE NUMBER: 2011-0091-A

620 Riverside Drive

Location: SW side of Riverside Drive; 163 feet NW of the c/l of Essexwood Court.

15th Election District, 7th Councilmanic District

Legal Owner(s): Keith and Debra Hart

Closing Date: 9/27/2010

ADMINISTRATIVE VARIANCE To permit a existing detached accessory structure (pool with deck) to be located in the front of the dwelling and with a side yard setback of 2 feet in lieu of the required rear and 2.5 feet.

Thanks for your help.

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

410-887-3868

pzook@baltimorecountymd.gov



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1e)

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

Account Identifier: District - 15 Account Number - 1523503720

Owner Information

Owner Name:	HART KEITH M HART DEBRA S	Use:	RESIDENTIAL
Mailing Address:	620 RIVERSIDE DR BALTIMORE MD 21221-6836	Principal Residence:	YES
		Deed Reference:	1) /22390/ 450 2)

Location & Structure Information

Premises Address	Legal Description
620 RIVERSIDE DR	620 RIVERSIDE DR
	ESSEX
	WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
97	2	371			E	P	8	3	Plat Ref: 9/ 74

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1961	1,736 SF	15,550.00 SF	34
Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2010	07/01/2011
Land	163,380	163,380		
Improvements:	186,330	222,870		
Total:	349,710	386,250	374,070	386,250
Preferential Land:	0	0	0	0

Transfer Information

Seller: SEVISON DAVID P	Date: 08/18/2005	Price: \$530,000
Type: IMPROVED ARMS-LENGTH	Deed1: /22390/ 450	Deed2:
Seller: MALKUS JOHN A, JR	Date: 11/26/1997	Price: \$153,000
Type: IMPROVED ARMS-LENGTH	Deed1: /12520/ 402	Deed2:
Seller: SCANLON JOHN J	Date: 06/26/1986	Price: \$112,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7210/ 54	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

Item #0091

- ① View of 620 Riverside Dr from the water
All leisure time is spent on this side of the house
- ② View of neighbor's property on right
and our pool. Outside activities on waterfront
properties generally occur at the front of the
property
- ③ View of back of 620 Riverside with garage
and neighbor's garage - not an eye-appealing
location for a pool - also very accessible
to the public thus a safety issue
- ④ View of neighbor's back - not particularly an
eye appealing view from a pool or aesthetic
- ⑤ This side of the house was flooded during Isabel
which was a factor when deciding where
to place the pool & deck

Upon moving into our home - after the first year
we did poll our neighbors re adding the deck and
pool in the front and neither neighbor had any
problem with it.

- ⑥ The view from the pool & deck - a wonderful
view - a place to enjoy a wonderful portion
of the Chesapeake Bay.

Item #0091

FRONT VIEW

①



②



Item #0091

BACK VIEW

③

⑤



④



Item #0091

6



Item #0091

Zoning Commissioner's Admin Hearing Schedule
Updated 9/30/2010

CASE NUMBER: 2011-0086-A

826 East Joppa Road

Location: NE side of Old Joppa Road; 135 feet W of Edgewood Road.

9th Election District, 5th Councilmanic District

Legal Owner(s): Bruce and Patricia Frame

Closing Date: 9/27/2010

ADMINISTRATIVE VARIANCE To permit a proposed dwelling addition (glass enclosed porch/sunroom) with a side yard setback of 7 feet and sum of side yard setbacks of 15 feet, in lieu of the minimum required 8 feet and 20 feet, respectively.

CASE NUMBER: 2011-0087-A

1216 Merediths Ford Road

Location: NW side of Merediths Ford Road; at the intersection of SE side of St. Francis Road.

9th Election District, 3rd Councilmanic District

Legal Owner(s): William and Susan Bates

Closing Date: 9/27/2010

ADMINISTRATIVE VARIANCE To permit an existing dwelling with a side street setback of 35 feet in lieu of the minimum required 40 feet and a street centerline setback of 60 feet in lieu of the minimum required 65 feet, and a rear yard setback of 27 feet in lieu of the minimum required 40 feet.

CASE NUMBER: 2011-0089-A

File not received; ZAC agenda & data base says this closes 10-12-10

33 Sunnyview Drive

Location: S side of Sunnyview Drive; 360 feet E of Valley Green Court.

10th Election District, 3rd Councilmanic District

Legal Owner(s): Robert and Eleanor Huber

Closing Date: 9/27/2010

ADMINISTRATIVE VARIANCE To permit a side yard setback of 10 feet for a proposed addition in lieu of the required 15 feet.

10-14-10 11:50 AM ha Shenda says this was "over looked"

*file not
recd w/ other
10-12 AV cases -
need on
10-15-10
w/ cases for
next week's
hearings*

CASE NUMBER: 2011-0091-A

File not received; ZAC agenda & data base says this closes 10-12-10

620 Riverside Drive

Location: SW side of Riverside Drive; 163 feet NW of the c/l of Essexwood Court.

15th Election District, 7th Councilmanic District

Legal Owner(s): Keith and Debra Hart

Closing Date: 9/27/2010

ADMINISTRATIVE VARIANCE To permit a existing detached accessory structure (pool with deck) to be located in the front of the dwelling and with a side yard setback of 2 feet in lieu of the required rear and 2.5 feet.

*file not
recd w/ other
10-12 AV cases*

*Need on 10-15-10
w/ cases for
next week's
hearings*

*ynne
nanham's
relative*

1518475470
Lot # 4

606

608

Lot # 5
1513554060

Flood Zone AE

7 CD

1502651550
Lot # 6

1504201922
Lot # 7

1523503720
Lot # 8

Pt. Bk. 9, Folio 74

Chesapeake Bay Critical Area
Pt. Bk./Folio # 009074

PDM # 158095

Lot # 9
1519074550

Lot # 10
1508650980

Lot # 11
1511350370

Lot # 12
1511350370

RIVERSIDE DR

616

618

620

622

624

626

704

097B2

NE 1-G

DR 5.5



DQ Map Notes



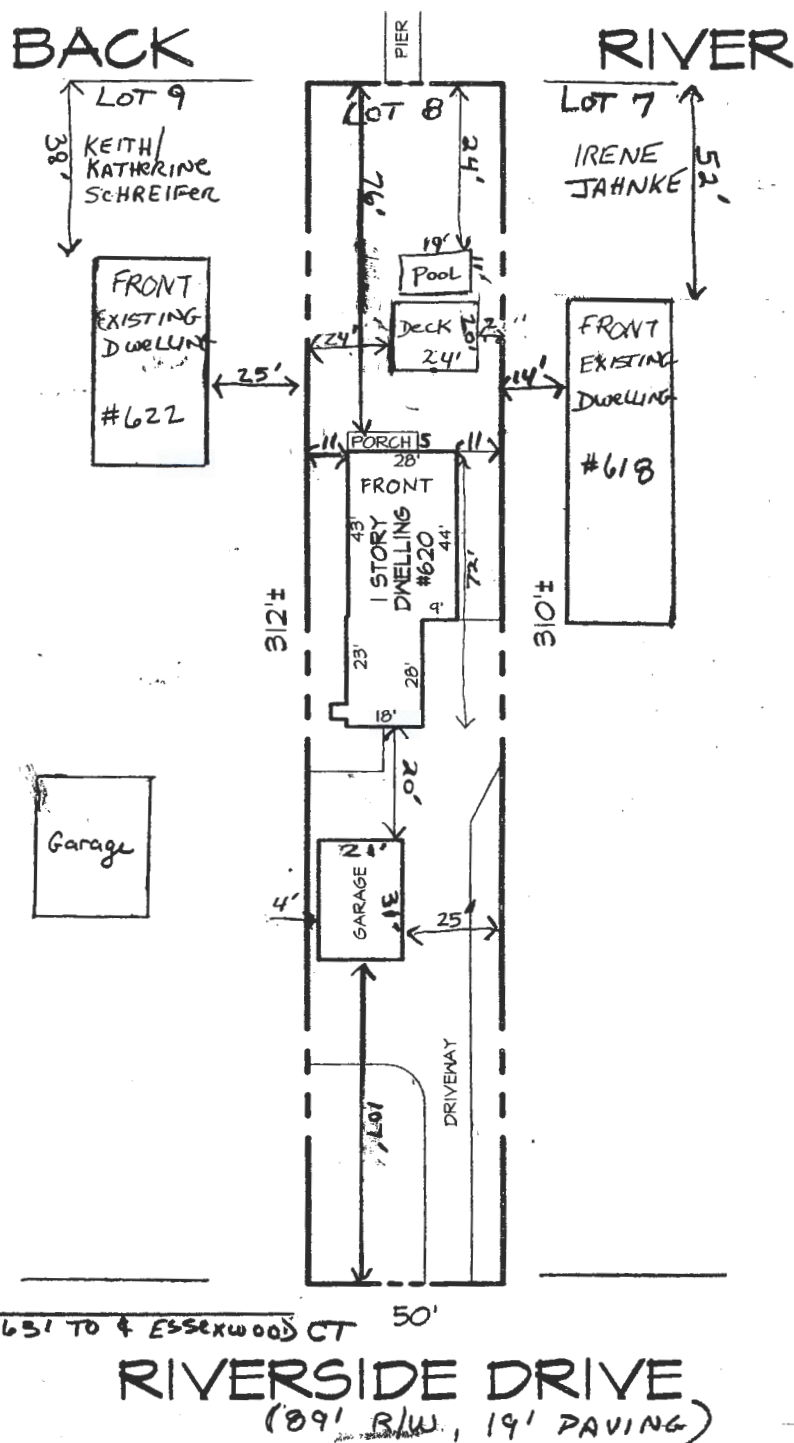
A horizontal scale bar with markings at 0, 50, and 100 feet. The bar is divided into two equal segments by the 50-foot mark.

1 inch = 50 feet

Item # 0091

PLAT TO ACCOMPAN, PETITION FOR ZONING VARIANCE
PROPERTY ADDRESS: 620 RIVERSIDE DR
PLAT LIBER #9 FOLIO #74 LOT #8 BLOCK P SECTION E
OWNER: KEITH & DEBRA HART

FRONT



 NORTH

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 50' SCALE

ZONE DR 5.5

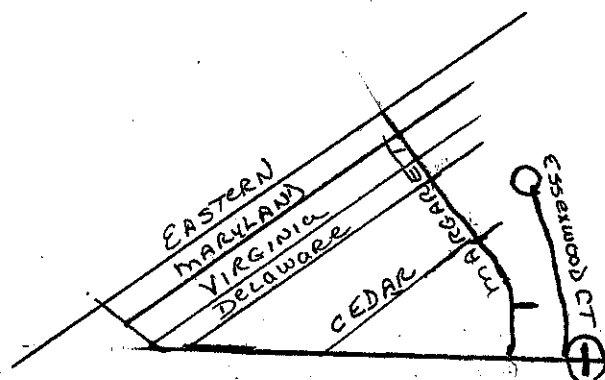
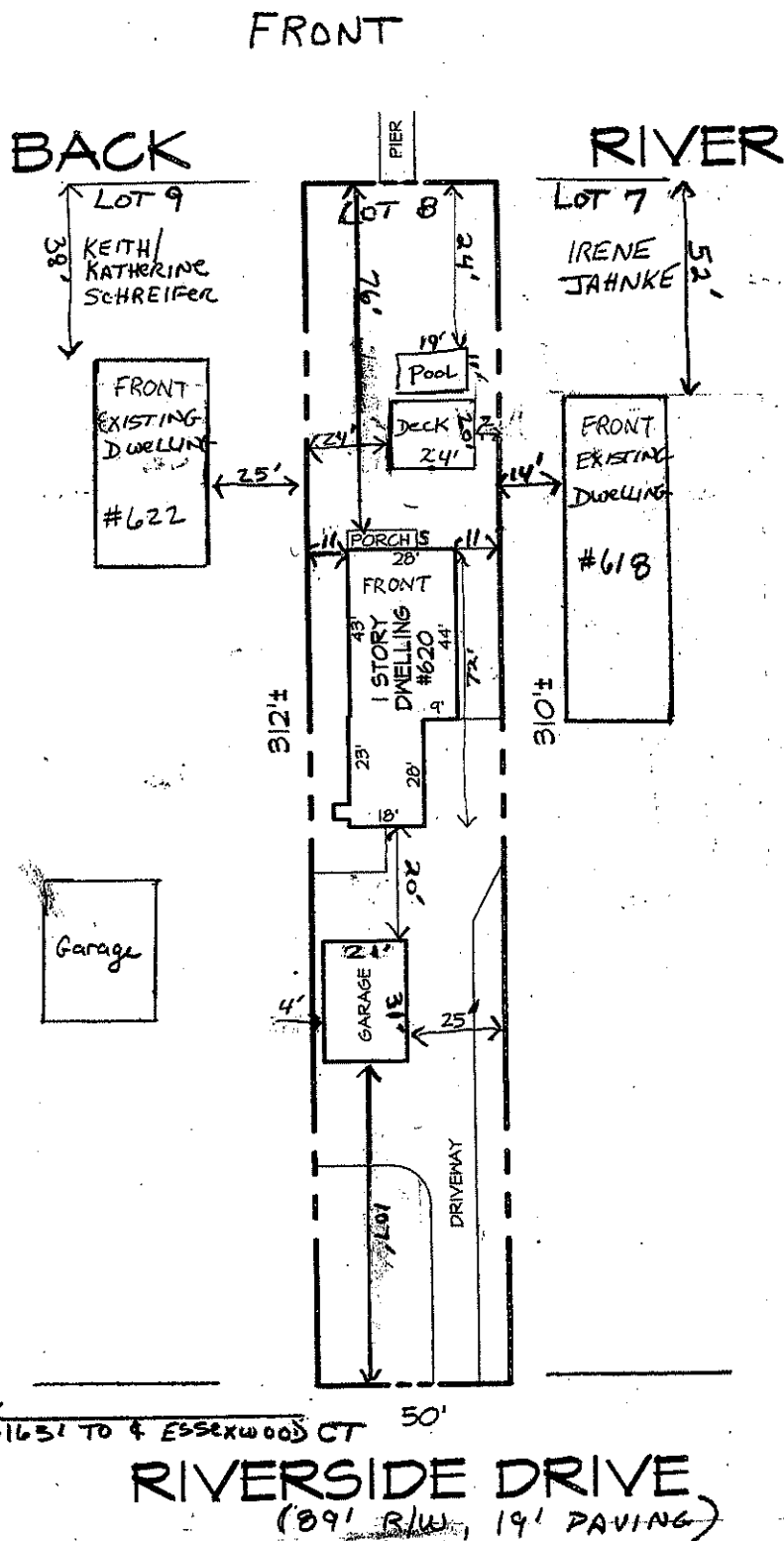
MAP 097B2

LOT SIZE 15550 sq ft

SEWER - PUBLIC

WATER - PUBLIC

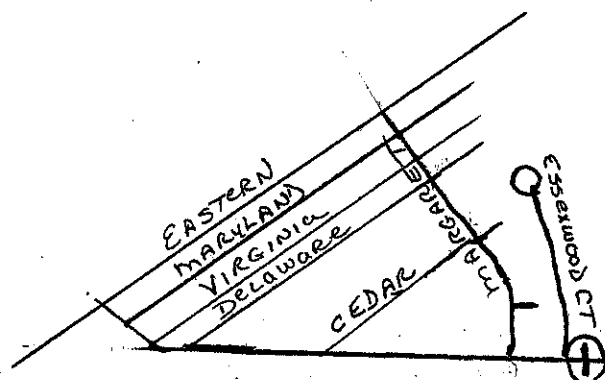
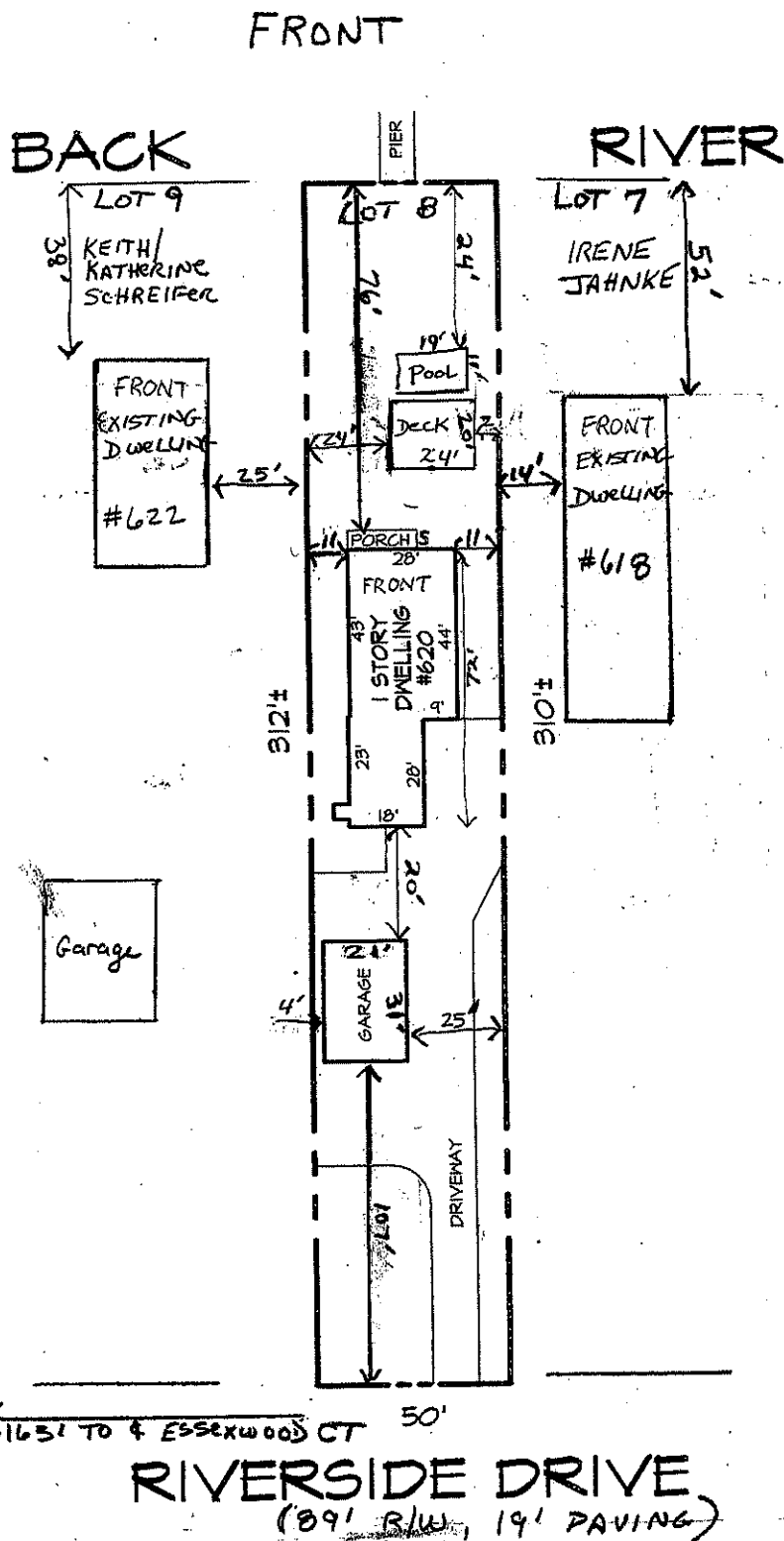
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE
 PROPERTY ADDRESS: 620 RIVERSIDE DR
 FLAT LIBER #9 FOLIO #74 LOT #8 BLOCK P SECTION E
 OWNER: KEITH & DEBRA HART



VICINITY MAP
 SCALE 1" = 1000'

LOCATION INFORMATION	
ELECTION DISTRICT	15
COUNCILMANIC DISTRICT	7
1" = 50' SCALE	
ZONE	DR 5.5
MAP	097B2
LOT SIZE	15550 sq ft
SEWER	PUBLIC
WATER	PUBLIC
CHESAPEAKE BAY CRITICAL AREA	YES
100 YEAR FLOOD PLAIN	YES
HISTORICAL PROPERTY	NO
PRIOR ZONING HEARING	NONE
ZONING OFFICE USE ONLY	
REVIEWED BY	ITEM# CASE#
BY	2011-0091-A

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE
 PROPERTY ADDRESS: 620 RIVERSIDE DR
 FLAT LIBER #9 FOLIO #74 LOT #8 BLOCK P SECTION E
 OWNER: KEITH & DEBRA HART



VICINITY MAP
 SCALE 1" = 1000'

LOCATION INFORMATION	
ELECTION DISTRICT	15
COUNCILMANIC DISTRICT	7
1" = 50' SCALE	
ZONE	DR 5.5
MAP	097B2
LOT SIZE	15550.58 ft
SEWER	PUBLIC
WATER	PUBLIC
CHESAPEAKE BAY CRITICAL AREA	YES
100 YEAR FLOOD PLAIN	YES
HISTORICAL PROPERTY	NO
PRIOR ZONING HEARING	NONE
ZONING OFFICE USE ONLY	
REVIEWED BY	ITEM# CASE#
BY [Signature]	2011-0091-A