

IN RE: PETITION FOR ADMIN. VARIANCE

SW side of North Point Road; 20 feet SW
of the c/l of Salisbury Avenue
15th Election District
7th Councilmanic District
(6701 North Point Road)

Claude J. Nelson Jr.
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2012-0299-A

* * * * *

OPINION AND ORDER

This matter comes before this Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owner of the subject property, Claude J. Nelson Jr. The variance request is as follows:

- From Section 400.1 Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (detached garage) to be located in the rear yard of a corner lot, closer to the street side, in lieu of the required placement in the one-third of the lot farthest removed from both streets;
- From Section 400.3 of the B.C.Z.R. to permit an accessory structure (detached garage) with a height of 17 feet in lieu of the maximum 15 feet restriction.

The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1.

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 Sustainability dated June 15, 2012, which state:

EPS 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:

ORDER RECEIVED FOR FILING

Date 6-25-12

By pmj

1. This non-waterfront property is located within an Intensely Developed Area and is subject to the Critical Area 10% pollutant reduction requirements. The applicant is proposing to build a 720 square foot garage. The site is already developed with a dwelling, parking pad, and shed. To minimize impacts on water quality, the 10% pollutant reduction requirements must be met. By meeting this requirement, the relief requested by the applicant will result in minimal impacts to water quality.
2. This property is not waterfront. No forest, wetlands, or buffers will be impacted. Therefore, there will be no impact to habitat.

The proposed redevelopment is permitted under the State-mandated Critical Area regulations provided that the redevelopment is in compliance with all Critical Area requirements. Compliance with the Critical Area requirements 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.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 3, 2011, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 Administrative Law Judge, 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 Petitioner.

Although the Office of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory structure not be converted into a

ORDER RECEIVED FOR FILING

Date 6-25-12

By pm

dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

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, this 25 day of June, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance as follows:

- From Section 400.1 Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (detached garage) to be located in the rear yard of a corner lot, closer to the street side, in lieu of the required placement in the one-third of the lot farthest removed from both streets;
- From Section 400.3 of the B.C.Z.R. to permit an accessory structure (detached garage) with a height of 17 feet in lieu of the maximum 15 feet restriction,

be and are hereby GRANTED.

The relief granted herein shall be subject to the following:

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. The Petitioners or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.
4. Compliance with the ZAC comments made by the Department of Environmental Protection and Sustainability dated June 15, 2012, a copy of which is attached hereto and made a part hereof.

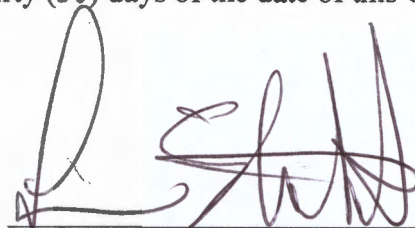
ORDER RECEIVED FOR FILING

Date 6-25-12

3

By pm

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



LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/pz

ORDER RECEIVED FOR FILING

Date 6-25-12

By [Signature]

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
JUN 16 2012
OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: June 15, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0299-A
Address 6701 North Point Road
(Nelson Property)

Zoning Advisory Committee Meeting of May 28, 2012.

EPS 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. This non-waterfront property is located within an Intensely Developed Area and is subject to the Critical Area 10% pollutant reduction requirements. The applicant is proposing to build a 720 square foot garage. The site is already developed with a dwelling, parking pad, and shed. To minimize impacts on water quality, the 10% pollutant reduction requirements must be met. By meeting this requirement, the relief requested by the applicant will result in minimal impacts to water quality.
2. This property is not waterfront. No forest, wetlands, or buffers will be impacted. Therefore, there will be no impact to habitat.
3. The proposed redevelopment is permitted under the State-mandated Critical Area regulations provided that the redevelopment is in compliance with all Critical Area requirements. Compliance with the Critical Area requirements 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: Regina Esslinger; Environmental Impact Review

P:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2012\ZAC 12-0299-A 6701 North Point Road.doc

ORDER RECEIVED FOR FILING

Date

6-25-12

By

Cef



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

June 25, 2012

CLAUDE J. NELSON JR.
6701 NORTH POINT ROAD
BALTIMORE MD 21219

RE: Petition For Administrative Variance
Case No. 2012-0299-A
Property: 6701 North Point Road

Dear Mr. Nelson:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the word "Sincerely,".

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:pz

Enclosure

**CBCA****ADMINISTRATIVE ZONING PETITION**

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 6701 North Point Rd. which is presently zoned DR 5.5Deed Reference 15874 / 0062210 Digit Tax Account # 1513401710

Property Owner(s) Printed Name(s) _____

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. **X** ADMINISTRATIVE VARIANCE from section(s)*(SEE ATTACHED)*

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2); (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Legal Owners:Claude J. Nelson Jr.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

6701 North Point Rd. Baltimore, MD

Mailing Address

City

State

21219-1211, 410 477 2482

Zip Code

Telephone #

Email Address

claude.nelson@verizon.net**Representative to be contacted:**Claude J. Nelson Jr.

Name - Type or Print

Signature

6701 North Point Rd. Baltimore, MD

Mailing Address

City

State

21219-1211, 410 477 2482

Zip Code

Telephone #

Email Address

claude.nelson@verizon.net

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012-0099-AFiling Date 6/3/12Estimated Posting Date 6/18/12Reviewer JS/AT

G) **4380**

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

See Attached Justification sheet.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Claude J. Nelson Jr.
Name- Print or Type

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of may, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

CLAUDE J. NELSON, JR.

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

ADMINISTRATIVE VARIANCE DESCRIPTION

BCZR: 400.1 To permit an accessory structure (detached garage) to be located in the rear yard of a corner lot, closer to the street side, in lieu of the required placement in the 1/3 of the lot furthest removed from the streets.

BCZR: 400.3 To permit an accessory structure (detached garage) with a height of 17 feet in lieu of the maximum 15 feet restriction.

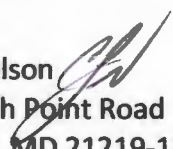
Claude Nelson 
6701 North Point Road
Baltimore, MD 21219-1211

ZONING HEARING PROPERTY DESCRIPTION

Zoning Property description for: 6701 North Point Road, Baltimore, MD 21219-1211

Beginning at a point on the Southwest side of North Point Road, which is 50 feet of right-of-way wide at a distance of 20 feet southeast of the centerline of the nearest improved intersecting street (Salisbury Avenue), which is 40 feet of right-of-way wide.

Being Lot # 5, Block , Section # C in the subdivision of Cedar Crest as recorded in Baltimore County Plat Book # 8, Folio # 68, containing 8,580 total square feet. Located in the 15th Election District and 7th Council District.

Claude Nelson 
6701 North Point Road
Baltimore, MD 21219-1211

Variance Justification

This is a corner property (North Point Rd. & Salisbury Ave.) with a width of 60'. The existing 1934 dilapidated garage (to be razed) is located in the rear of the property with access to the paved alley. To construct a 30' long, two-car garage in the same location with a 5' set back from the far property line, places the new garage over the center line (half of the property width – 30') by 5 feet, leaving a 25' set back from Salisbury Ave. Due to set-back regulations for corner properties a Variance is needed to replace the old structure with one that is functional and of adequate dimensions.

A total height of 17' is requested for this 24'x30' garage. I would like to match the pitch of the garage roof with that of the house (8/12), and have attic storage over the garage with head-room. To accommodate an 8' high garage door, a 9' wall height is required. An 8/12 pitch roof will require a 8' height truss, thus totaling an overall height of 17'.

Claude Nelson 
6701 North Point Road
Baltimore, MD 21219-1211

ZONING HEARING PROPERTY DESCRIPTION

Zoning Property description for: 6701 North Point Road, Baltimore, MD 21219-1211

Beginning at a point on the Southwest side of North Point Road, which is 50 feet of right-of-way wide at a distance of 20 feet southeast of the centerline of the nearest improved intersecting street (Salisbury Avenue), which is 40 feet of right-of-way wide.

Being Lot # 5, Block , Section # C in the subdivision of Cedar Crest as recorded in Baltimore County Plat Book # 8, Folio # 68, containing 8,580 total square feet. Located in the 15th Election District and 7th Council District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **83475**

Date: **5-21-12**

PAID RECEIPT

BUSINESS ACTUAL TIME INW
 5/21/2012 5/21/2012 10:05:26 6

REG WSO6 WALKIN TTAY TST
 > RECEIPT # 665318 5/21/2012 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
000	806	0000		6150						\$ 75.00

Dept 5 528 ZONING VERIFICATION
 CR NO. 083475

Recpt Tot \$75.00
 \$75.00 CK \$1.00 CA
 Baltimore County, Maryland

Total: **\$ 75.00**

Rec
 From:

NELSON

For:

2012-0299-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0299 -A Address 6701 NORTH POINT ROAD

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/21/12 Posting Date: 6/3/12 Closing Date: 6/18/12

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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 2012- 0299 -A Address 6701 NORTH POINT RD

Petitioner's Name CLAUDE NELSON JR. Telephone 410.477.2482

Posting Date: 6/3/12 Closing Date: 6/18/12

Wording for Sign: To permit an accessory structure (detached garage) to be located in the rear yard of a corner lot, closer to the street side, in lieu of the required placement in the 1/3 of the lot furthest removed from the streets, and, with a height of 17 feet in lieu of the maximum 15 feet respectively.

Revised 7/06/11

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: May 31, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For June 11, 2012
Item Nos. 2008-0531, 2012- 0295, 0296, 0297
and 0299.

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-06112012-NO COMMENTS.doc

CERTIFICATE OF POSTING

2012-0299-A

RE: Case No.: _____

Petitioner/Developer: _____

Claude Nelson Jr

June 18, 2012

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

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: _____

6701 North Point Rd

June 3, 2012

The sign(s) were posted on _____

(Month, Day, Year)

Sincerely,



Jun 3, 2012

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



M E M O R A N D U M

DATE: August 3, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0299-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 25, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.2A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

Account Identifier: District - 15 Account Number - 1513401710

Owner Information

Owner Name: NELSON CLAUDE J JR **Use:** RESIDENTIAL
Mailing Address: 6701 NORTH POINT RD **Principal Residence:** YES
BALTIMORE MD 21219-1211 **Deed Reference:** 1) /15874/ 00622
2)

Location & Structure Information

Premises Address **Legal Description**
6701 NORTH POINT RD 6701 NORTH POINT RD
0-0000 CEDAR CREST

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0111	0004	0126		0000	C		5	3	
									Plat Ref: 0008/ 0068

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1931	1,788 SF	8,580 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	74,100	74,100		
Improvements:	164,500	116,900		
Total:	238,600	191,000	238,700	191,000
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
ALLEN BARBARA L	12/19/2001	\$140,000
Type: NON-ARMS LENGTH OTHER	Deed1: /15874/ 00622	Deed2:
ANDERSON GARY L, JR	10/12/1999	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14082/ 00029	Deed2:
CARTER WAYNE W	06/19/1998	\$119,000
Type: ARMS LENGTH IMPROVED	Deed1: /12953/ 00739	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: No Application

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>5-31</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>hc</u>
<u>6-15</u>	DEPS (if not received, date e-mail sent _____)	<u>comments</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-1</u>	STATE HIGHWAY ADMINISTRATION	<u>hc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>6-3</u>	by <u>Black</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____





Debra Wiley - ZAC Comments - Distribution Mtg. of May 28, 2012

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 6/11/2012 1:36 PM
Subject: ZAC Comments - Distribution Mtg. of May 28, 2012

Good Afternoon,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2008-0531-SPHX - 810 Back River Neck Road
No hearing date in data base as of 6/11/12

2012-0295-A - 12628 Fork Road
Administrative Variance - Closing Date: 6/11/12

2012-0296-A - 1228 Birch Avenue
Administrative Variance - Closing Date: 6/16/12

2012-0297-A - 2919 Cornwall Road
No hearing date in data base as of 6/11/12

2012-0299-A - 6701 North Point Road
Administrative Variance - Closing Date: 6/18/12

2012-0300-A - 3641 Bay Drive
No hearing date in data base as of 6/11/12

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

June 19, 2012

Claude J. Nelson Jr.
6701 North Point Road
Baltimore, MD 21219-1211

RE: Case Number: 2012-0299-A, Address: 6701 North Point Road, 21219

Dear Mr. Nelson:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 3, 2012. 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 6-1-12

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

RE: Baltimore County
Item No 2012-0299-A
Administrative Variance
Claude J. Nelson, Jr.
6701 North Point Road.

Dear Ms. Lewis:

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. 2012-0299-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

Case No.: 2012-0299-A

Exhibit Sheet

6/26/12 *PJ*

Petitioner/Developer

Protestant

DW 8/3/12

No. 1	<i>site plan</i>	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

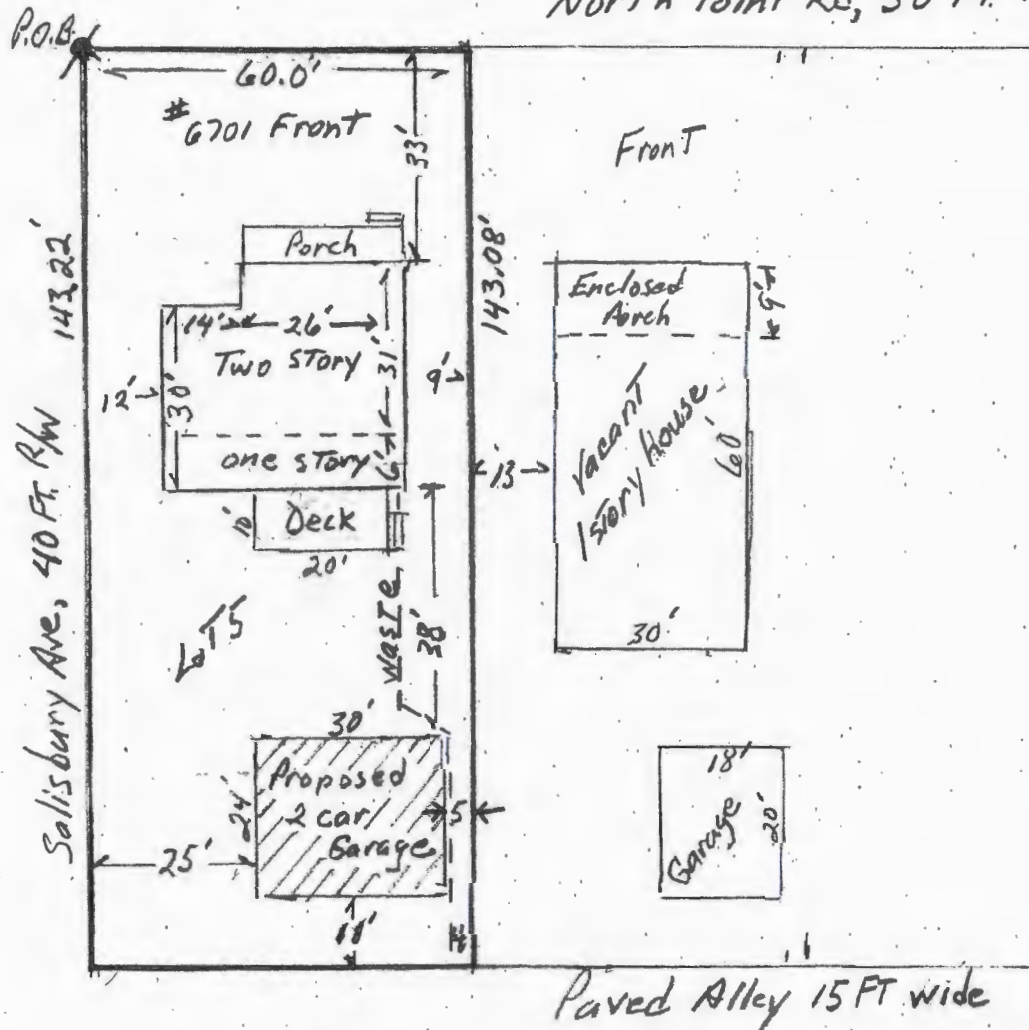
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 6701 North Point Rd, OWNER(S) NAME(S) Claude J. Nelson, Jr

SUBDIVISION NAME Cedar Crest LOT # 5 BLOCK # _____ SECTION # C

PLAT BOOK # 8 FOLIO # 68 10 DIGIT TAX # 1513401710 DEED REF. # 15824100622

North Point Rd, 50 FT. R/W



SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 111 B1

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE 0.2

OR SQUARE FEET 8,580

HISTORIC? NO

IN CBCA? Yes

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY Claude Nelson

DATE 5/18/12 SCALE: 1 INCH = 30 FEET

Exhibit 1



Pt. Bk./Folio # MP97092

2200027670 Lot # 1

10010205
PDM # 150701

Lot # 4
1503233170

6604

Lot # 5
1519712980

6606

1519850790
Lot # 6

1522350430
Pt. Bk. 8, Folio 38

Lot # 7

6608
PDM # 158018

6610

1523503490 Lot # 1

6700

6702
Lot # 2
1519072120

Pt. Bk./Folio # 012031

6609

Lot # 2
1516900900

6607

Lot # 1
Pt. Bk. 12, Folio 31
1511350980

SALISBURY AVE

DR 5.5

Lot # 5
Pt. Bk. 8, Folio 68
1513401710
Pt. Bk./Folio # 008068A

PDM # 158039

6703
Lot # 4
1515270030

Lot # 3
1506450560

6705

6707
Lot # 2
Pt. Bk. 10, Folio 103
1523503491

6709

Lot # 1
1519714160

Pt. Bk./Folio # 010103C

3017
1514400520
Lot # 41

3015
1507290250
Lot # B

Lot # 37
1508006260

1523505480

Lot # 6

1513200900
Lot # 8

Lot # 6

3016

Lot # 8

RITCHIE AVE

7 CD 15 ED
SE 5-H 111B1

ALLEY ALLEY

3018

Lot # 6

1515000050
Lot # 8

Lot # 8

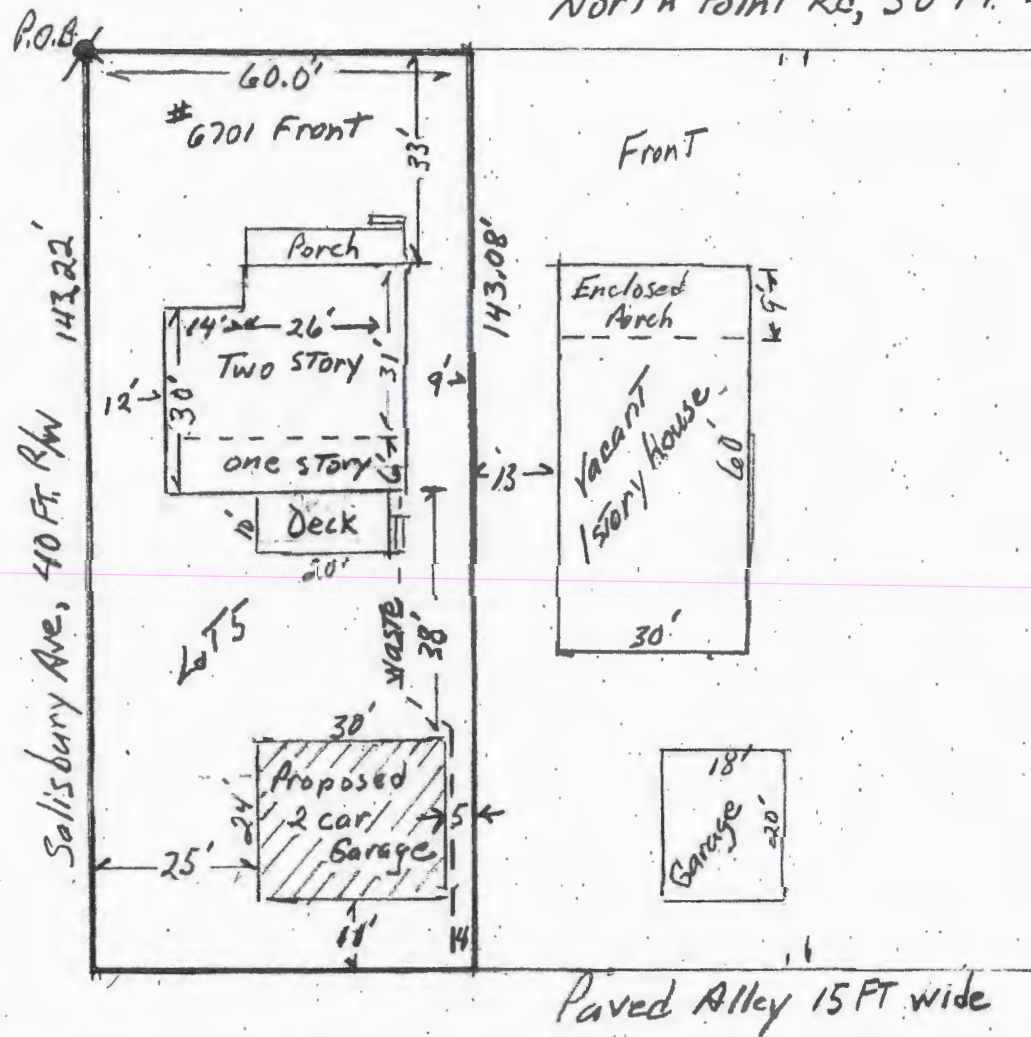
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 6701 North Point Rd. OWNER(S) NAME(S) Claude J. Nelson, Jr

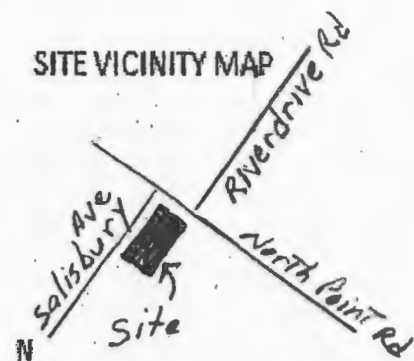
SUBDIVISION NAME Cedar Crest LOT # 5 BLOCK # _____ SECTION # C

PLAT BOOK # 8 FOLIO # 68 10 DIGIT TAX # 1513401710 DEED REF. # 15824100622

North Point Rd, 50 FT. R/W



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 111 B1

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE 0.2

OR SQUARE FEET 8,580

HISTORIC? NO

IN CBCA? Yes

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY Claude Nelson DATE 5/18/12 SCALE: 1 INCH = 30 FEET

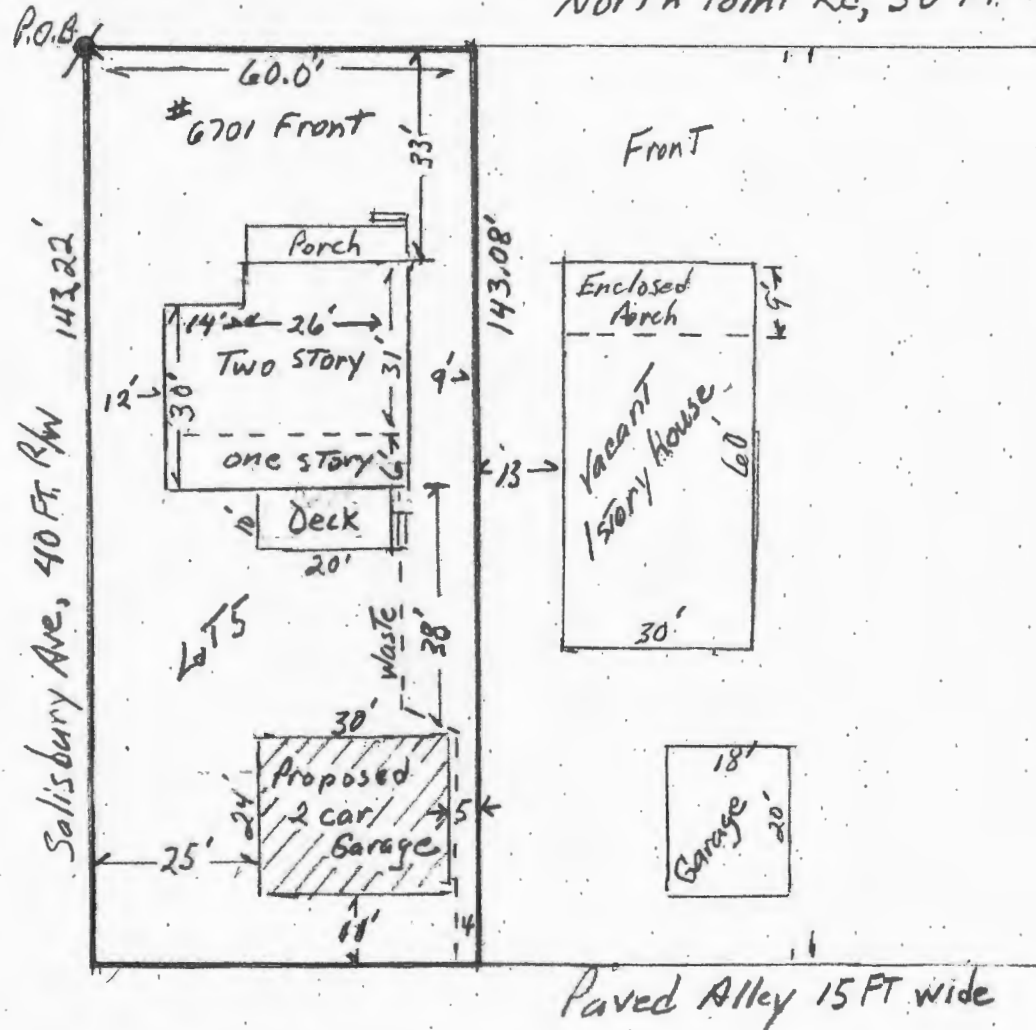
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 6701 North Point Rd OWNER(S) NAME(S) Claude J. Nelson, Jr

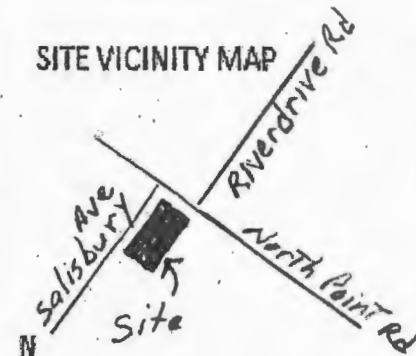
SUBDIVISION NAME Cedar Crest LOT# 5 BLOCK# _____ SECTION# C

PLAT BOOK # 8 FOLIO # 68 10 DIGIT TAX # 1513401710 DEED REF. # 15824100622

North Point Rd, 50 FT. R/W



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 11181

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE 0.2

OR SQUARE FEET 8,580

HISTORIC? NO

IN CBCA? Yes

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY Claude Nelson DATE 5/18/12 SCALE: 1 INCH = 30 FEET