

M E M O R A N D U M

DATE: December 8, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0088-A- Appeal Period Expired

The appeal period for the above-referenced case expired on December 7, 2015. 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

IN RE: PETITION FOR ADMIN. VARIANCE *
(6909 Harewood Park Drive)
15th Election District *
6th Council District *
Dennis M. and Patricia A. Brown *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0088-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Dennis M. and Patricia A. Brown ("Petitioners"). The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a side yard setback as close as 8 ft. 2 in. in lieu of the required 10 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The property is located within the Chesapeake Bay Critical Area (CBCA) and Limited Development Area (LDA) and is subject to Critical Area requirements as noted in the ZAC comment dated November 2, 2015 submitted by the Department of Environmental Protection and Sustainability (DEPS). In addition, several letters of support were received from neighbors residing at 6907 and 6911 Harewood Park indicating they had no opposition.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 12, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 11-5-15

By [Signature]

should therefore be granted. In the opinion of the Administrative Law Judge, the information and photographs 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, this 5th day of **November, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition with a side yard setback as close as 8 ft. 2 in. in lieu of the required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Petitioners must comply with the ZAC comment received from DEPS dated November 2, 2015; a copy of which is attached and made a part hereof.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 11-5-15

2

By dlw

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

NOV 02 2015



OFFICE OF ADMINISTRATIVE HEARINGS

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: November 2, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0088-A
Address 6909 Harewood Park Drive
(Brown Property)

Zoning Advisory Committee Meeting of October 19, 2015

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. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is requesting to allow a reduced side yard setback for the construction of an addition on an existing dwelling. It is not waterfront. The lot is grandfathered and currently contains a dwelling with attached deck, pool, shed, and driveway. Lot coverage information was not provided. Lot coverage is limited to a maximum of 5,445 square feet, with mitigation required for lot coverage between 4,365 square feet and 5,445 square feet. 9 trees are required on site to meet the 15% afforestation requirement. If the proposed development meets LDA lot coverage requirements and 15% afforestation requirements, water quality impacts will be minimized.

2. Conserve fish, plant, and wildlife habitat;

The lot is developed with an existing dwelling, is not waterfront and there are no habitat protection areas on site. Therefore, fish, plant, and wildlife habitat in the Chesapeake Bay will be conserved.

ORDER RECEIVED FOR FILING

C:\Users\dwiley\AppData\Local\Microsoft\Windows\Temporary Internet
Files\Content.Outlook\DXWB6LKP\ZAC 16-0088-A-EIR 6909 Harewood Park Drive.doc

Date

11-5-15

By

[Signature]

3. Be consistent with established land use policies 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 lot is not waterfront and there are no habitat protection areas on site. If the lot coverage and 15% afforestation requirements are met, the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: October 27, 2015

ORDER RECEIVED FOR FILING

Date 11-5-15

By DW



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

November 5, 2015

Dennis M. Brown
Patricia A. Brown
6909 Harewood Park
Baltimore, Maryland 21220

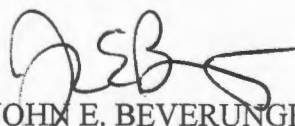
RE: Petition for Administrative Variance
Case No. 2016-0088-A
Property: 6909 Harewood Park

Dear Mr. and Mrs. Brown:

Enclosed please find a copy of the Order 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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

**CBCA****ADMINISTRATIVE ZONE PETITION**

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 6909 Harewood PK DR Balto MD 21220 Currently zoned DR 5.5
 Deed Reference 14868100556 10 Digit Tax Account # 1507151640
 Owner(s) Printed Name(s) Dennis M Brown / Patricia Brown

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.C.1 - to permit a proposed addition with a side yard setback as close as 8 feet, 2 inches in lieu of the required 10 feet

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

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Dennis Brown

Name #1 – Type or Print

Patricia Brown

Name #2 – Type or Print

Signature #1

Signature #2

6909 Harewood PK DR Balto MD

Mailing Address

City

State

21220 / 443-739-4558 / PatHnda@yahoo.com

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 11-5-15 day of Nov that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0088-AFiling Date 10/6/15Estimated Posting Date 10/18/15Reviewer RDD

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 6909 HAREWOOD PK DR Balto MD 21220
Print or Type Address of property City State Zip Code

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

I'm in need of a fourth Bedroom Do to hardship
my daughter had to move back home with her children
do to her health I need 15 feet by 21 feet Bedroom on
the side of my house. I only have 5 Feet of Property left between
addition and Property line

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

Dennis H Brown
Signature of Owner (Affiant)

Dennis H Brown
Name- Print or Type

Patricia Brown
Signature of Owner (Affiant)

Patricia Brown
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 3 day of October, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Patricia Ann Brown and Dennis Mack Brown

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

AS WITNESS my hand and Notaries Seal

GHADEER SHOMALI
NOTARY PUBLIC
BALTIMORE
MARYLAND

MY COMMISSION EXPIRES OCTOBER 12, 2016

[Signature]
Notary Public

OCT 12, 2016
My Commission Expires

ZONING PROPERTY DESCRIPTION
6906 HAREWOOD PARK DRIVE

Beginning at a point on the southwest side of Harewood Park Drive, which has a 30-foot right of way, at the distance of 400 feet (+/-) southeast of the centerline of the nearest improved intersecting street, Princeton Road, which has a 30-foot right of way.

Being Lot #96 in the subdivision of Harewood Park as recorded in Baltimore County Plat Book #13, Folio #144, containing 0.69 acres. Located in the 15th Election District and 6th Councilmanic District.

Item # 0088

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

No. **127326**

Date: **10/6/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 10/07/2015 10/06/2015 15:03:44 2

NO 0502 WALKIN JEW JEE
 RECEIPT # 742545 10/06/2015 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 127326

Recpt Tot \$75.00
 \$75.00 CK \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	306	0000		6150				\$75.00

Total: **\$75.00**

Rec From: **D + P Brown**

For: **Zoning hearing - case #2016-0089-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2016-0088-A

Petitioner: _____

Address or Location: 6909 Harewood PK DR Balto MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patricia Brown

Address: 6909 Harewood PK DR

Middle River MD 21220

Telephone Number: 443-739-4558

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0088 -A Address 6909 Harewood Park Dr
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 10/6/15 Posting Date: 10/18/15 Closing Date: 11/2/15

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 2016- 0088 -A Address 6909 Harewood Park Dr
Petitioner's Name Dennis Brown Telephone 443 739 4558
Posting Date: 10/18/15 Closing Date: 11/2/15
Wording for Sign: To Permit a proposed addition with a side yard
setback as close as 8 feet, 2 inches in lieu of the required
10 feet

Revised 7/21/15

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/13/2015

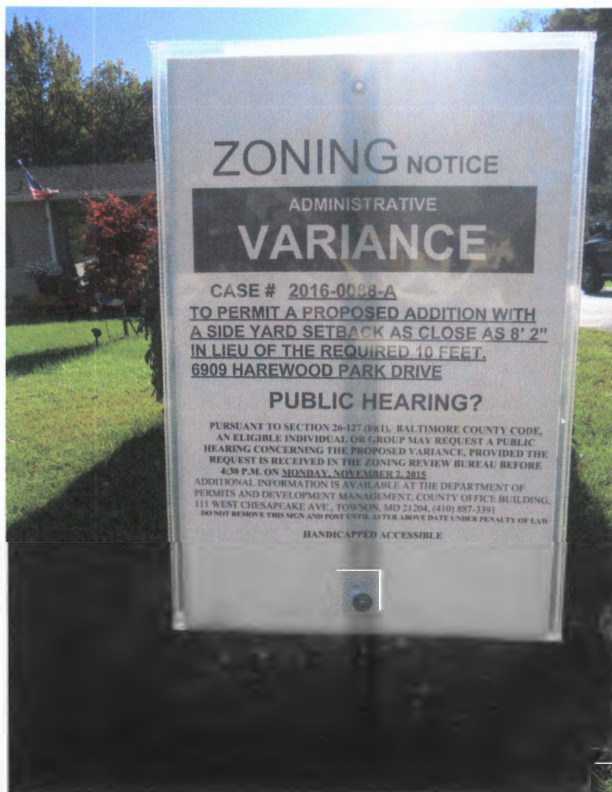
Case Number: 2016-0088-A

Petitioner / Developer: PAT BROWN

Date of Hearing (Closing): NOVEMBER 2, 2015

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:
6909 HAREWOOD PARK DRIVE

The sign(s) were posted on: OCTOBER 12, 2015



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 - 566 - 5366
(Telephone Number of Sign Poster)

Debra Wiley

From: Debra Wiley
Sent: Thursday, November 05, 2015 2:32 PM
To: 'patlmda@yahoo.com'
Subject: Admin. Var. 2016-0088-A
Attachments: 20151105142947002.pdf

Mrs. Brown,

Per our telephone conversation, please find attached a copy of your Order for the above-referenced matter.

As discussed, please take a copy of the entire Order with you when applying for the permit.

Thanks.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Thursday, November 05, 2015 2:30 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Admin Hearings Copier

This E-mail was sent from "RNP002673903BB1" (MP 3054).

Scan Date: 11.05.2015 14:29:46 (-0500)
Queries to: adminhearingscpr@baltimorecountymd.gov

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10-22</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>11-2</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-21</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>Not Dated</u>	ADJACENT PROPERTY OWNERS	<u>6907 + 6911 Hardwood (Do not oppose)</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	<u>21 days</u> Date: <u>10-12-15</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

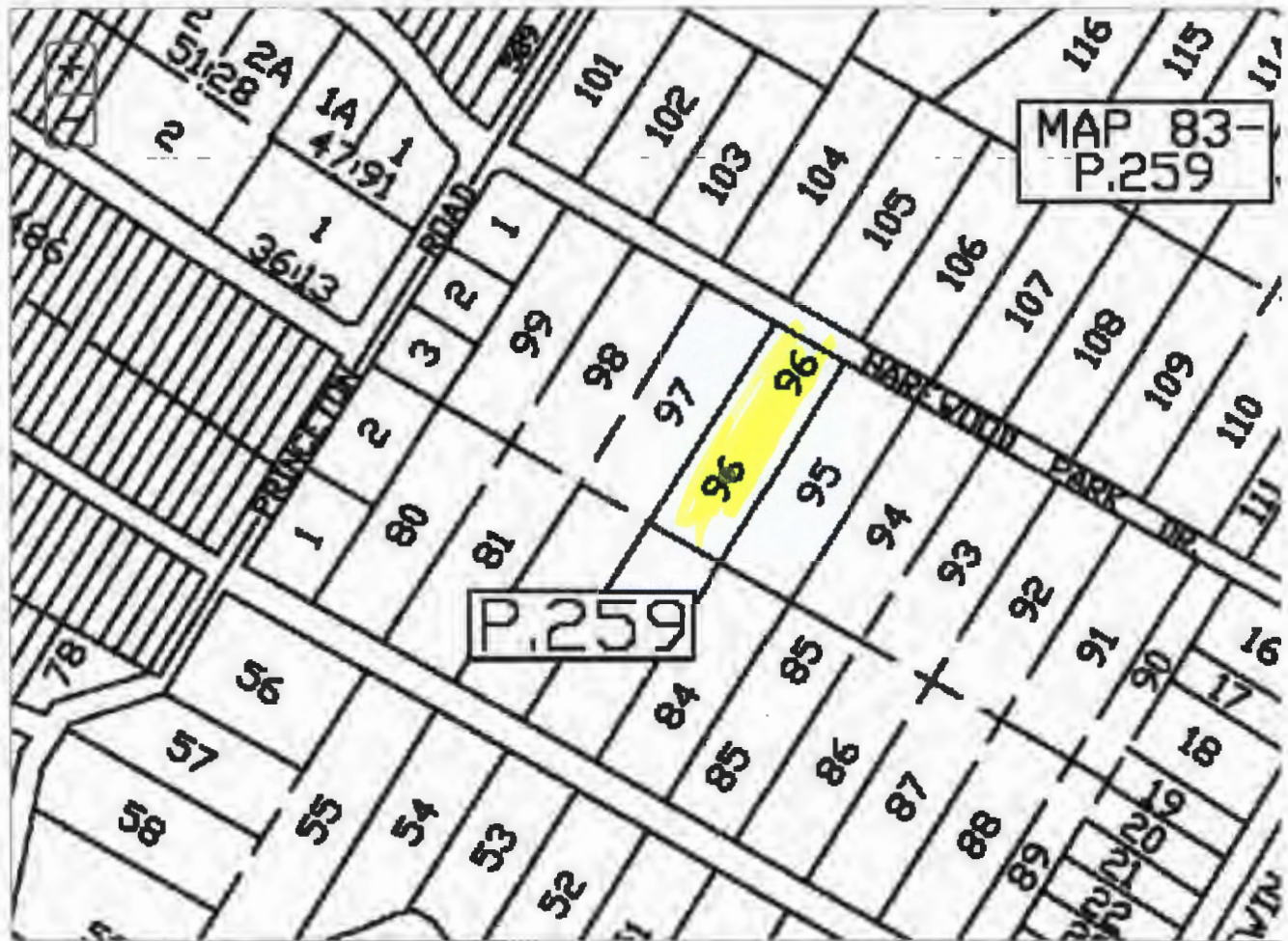
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1507151640			
Owner Information					
Owner Name:	BROWN DENNIS M		Use:	RESIDENTIAL	
	BROWN PATRICIA A		Principal Residence:	YES	
Mailing Address:	6909 HAREWOOD PARK		Deed Reference:	/14868/ 00556	
	DR				
	BALTIMORE MD 21220-				
	1028				
Location & Structure Information					
Premises Address:		6909 HAREWOOD PARK		Legal Description:	
		DR		6909 HAREWOOD PARK	
		0-0000		DR	
				HAREWOOD PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0083	0006	0259		0000	
					Block:
					96
					Lot:
					96
					Assessment Year:
					2015
					Plat No:
					2
					Plat Ref:
					0013/ 0144
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1976	1,200 SF		29,100 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	1 full	Last Major Renovation
Value Information					
Base Value		Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2015	07/01/2015	07/01/2016	
Land:	91,000	91,000			
Improvements	80,100	73,300			
Total:	171,100	164,300	164,300	164,300	
Preferential Land:	0			0	
Transfer Information					
Seller: SCHAAF DAVID A		Date: 12/15/2000		Price: \$124,900	
Type: ARMS LENGTH IMPROVED		Deed1: /14868/ 00556		Deed2:	
Seller: EDWARDS LEONARD A		Date: 08/11/1986		Price: \$78,500	
Type: ARMS LENGTH IMPROVED		Deed1: /07263/ 00739		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015	07/01/2016		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 02/03/2009					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **15** Account Number: **1507151640**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

To whom this may concern:

I Vincent Portney, who lives at
6907 Harewood Park Drive Middle River, MD 21220.

Does not oppose of the room addition being built at 6909
Harewood Park Drive, Middle River, MD 21220.

Thank you,

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1505190360			
Owner Information					
Owner Name:	FORTNEY VINCENT LEE FORTNEY PATRICIA		Use:	RESIDENTIAL YES	
Mailing Address:	6907 HAREWOOD PARK DR BALTIMORE MD 21220-1028		Principal Residence:	Deed Reference: /05730/ 00097	
Location & Structure Information					
Premises Address:		6907 HAREWOOD PARK DR 0-0000		Legal Description: HAREWOOD PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0083	0006	0259		0000	97 2015 0013/0144
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area		Property Land Area	County Use
1956	982 SF			29,100 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	STUCCO	1 full	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		91,000	91,000		
Improvements		59,800	54,800		
Total:		150,800	145,800	145,800	145,800
Preferential Land:		0			0
Transfer Information					
Seller: EDWARDS LEONARD A		Date: 03/03/1977		Price: \$38,500	
Type: ARMS LENGTH IMPROVED		Deed1: /05730/ 00097		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 10/01/2013					

CASE # 2016-0088-A

To whom this may concern:

I Mark E Johnson, who lives at
6911 Harewood Park Drive Middle River, MD 21220.

Does not oppose of the room addition being built at 6909
Harewood Park Drive, Middle River, MD 21220.

Thank you,

Mark E Johnson

CASE #

2016-0088-A.

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 15 Account Number - 1507150700		
Owner Information		
Owner Name:	JOHNSON MARK E JOHNSON TERESA DENISE	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	6911 HAREWOOD PARK DR BALTIMORE MD 21220- 1028	Deed Reference: /18379/ 00606
Location & Structure Information		
Premises Address:	6911 HAREWOOD PARK DR 0-0000	Legal Description: 6911 HAREWOOD PARK DR HAREWOOD PARK
Map:	Grid:	Parcel:
0083	0006	0259
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
	95	2015
Plat No:	Plat Ref:	2
	0013/ 0144	
Special Tax Areas:	Town: Ad Valorem: Tax Class:	NONE
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1976	1,248 SF	
Property Land Area	County Use	
29,100 SF	04	
Stories	Basement	Type
1	YES	STANDARD UNIT
Exterior SIDING	Full/Half Bath	Garage
	1 full	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2015
Land:	91,000	91,000
Improvements	89,000	81,500
Total:	180,000	172,500
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2015
		As of 07/01/2016
		172,500
		172,500
		0
		0
Transfer Information		
Seller: ROSE PAULINE T	Date: 07/14/2003	Price: \$170,000
Type: ARMS LENGTH IMPROVED	Deed1: /18379/ 00606	Deed2:
Seller: ROSE WILLIAM C	Date: 09/10/1999	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14018/ 00559	Deed2:
Seller: FIORAVANTE JOSEPH JOHN	Date: 06/04/1991	Price: \$120,000
Type: ARMS LENGTH IMPROVED	Deed1: /08808/ 00450	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2015
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: Approved 07/01/2009		

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

NOV 02 2015



OFFICE OF ADMINISTRATIVE HEARINGS

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: November 2, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0088-A
Address 6909 Harewood Park Drive
(Brown Property)

Zoning Advisory Committee Meeting of October 19, 2015

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. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is requesting to allow a reduced side yard setback for the construction of an addition on an existing dwelling. It is not waterfront. The lot is grandfathered and currently contains a dwelling with attached deck, pool, shed, and driveway. Lot coverage information was not provided. Lot coverage is limited to a maximum of 5,445 square feet, with mitigation required for lot coverage between 4,365 square feet and 5,445 square feet. 9 trees are required on site to meet the 15% afforestation requirement. If the proposed development meets LDA lot coverage requirements and 15% afforestation requirements, water quality impacts will be minimized.

2. Conserve fish, plant, and wildlife habitat;

The lot is developed with an existing dwelling, is not waterfront and there are no habitat protection areas on site. Therefore, fish, plant, and wildlife habitat in the Chesapeake Bay will be conserved.

3. Be consistent with established land use policies 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 lot is not waterfront and there are no habitat protection areas on site. If the lot coverage and 15% afforestation requirements are met, the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: October 27, 2015



KEVIN KAMENETZ
County Executive

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

November 3, 2015

Dennis & Patricia Brown
6909 Harewood Park Drive
Baltimore MD 21220

RE: Case Number: 2016-0088 A, Address: 6909 Harewood Park Drive

Dear Mr. & Ms. Brown:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 6, 2015. 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: jaw

Enclosures

c: People's Counsel

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 10/21/15

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

RE: Baltimore County
Item No. 2016-0088-A
Administrative Variance
Dennis & Patricia Brown
6909 Harewood Park Drive

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. 2016-0088-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

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

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 22, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For October 19, 2015
Item No. 2016-0088, 0089, 0090 and 0094

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

DAK
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC10122015.doc

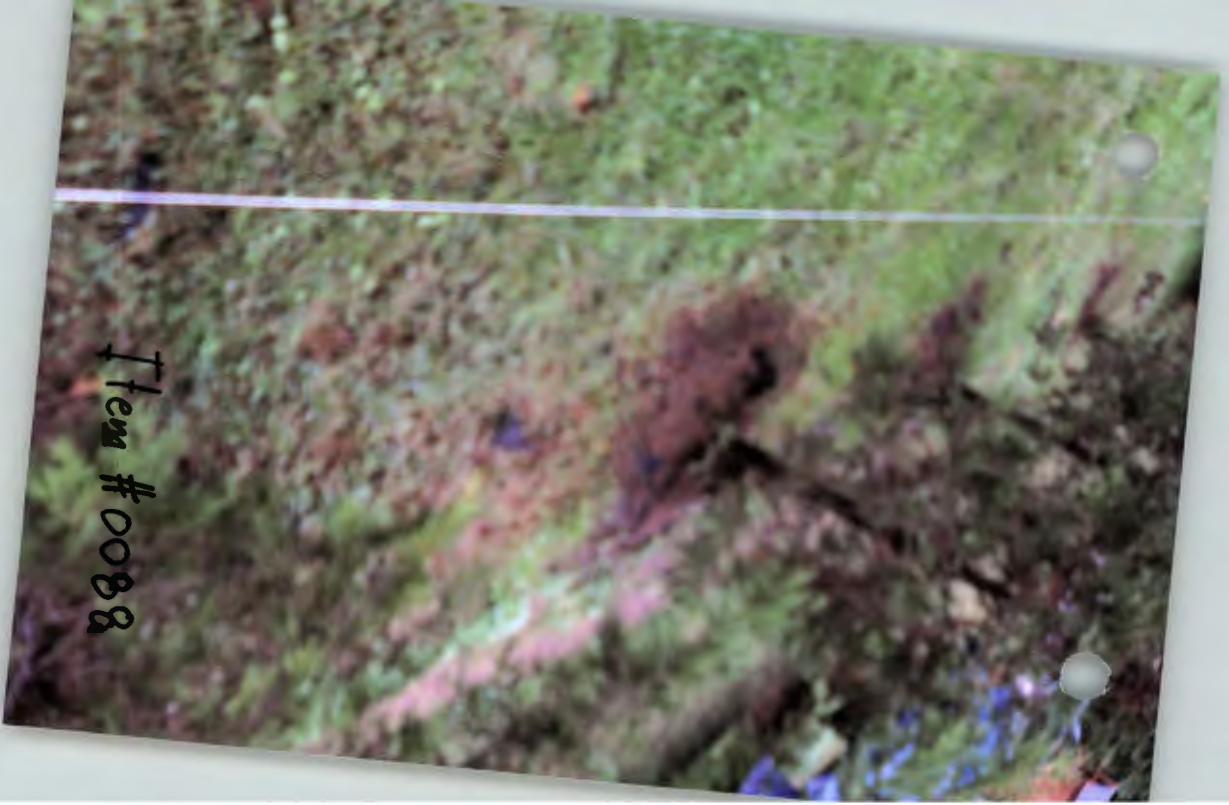




Item #0088



Item #0088



Item #0088



Item #0088



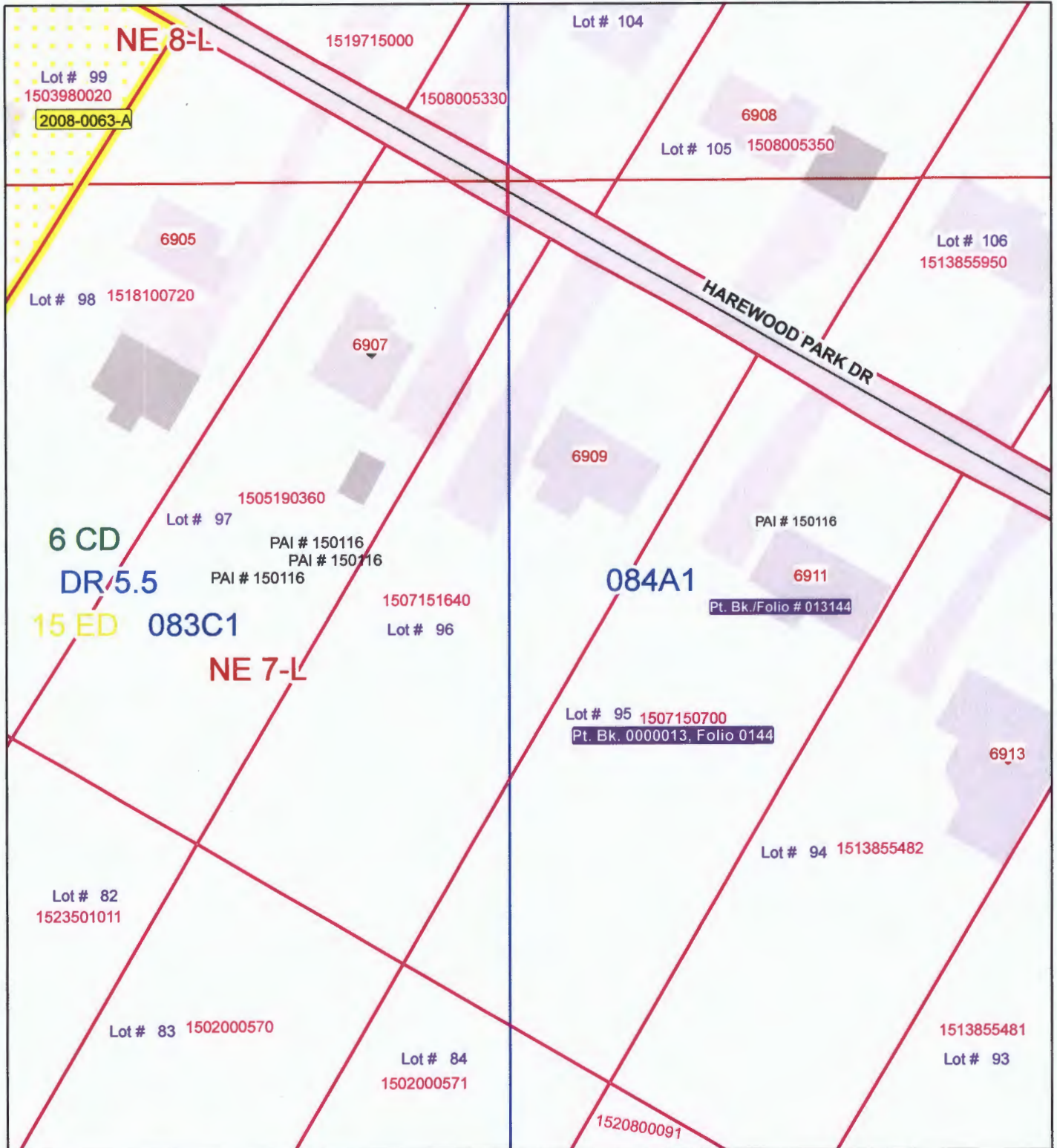


Item #0088



Item #0088

6909 Harewood Park Road



Publication Date: 10/6/2015



Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

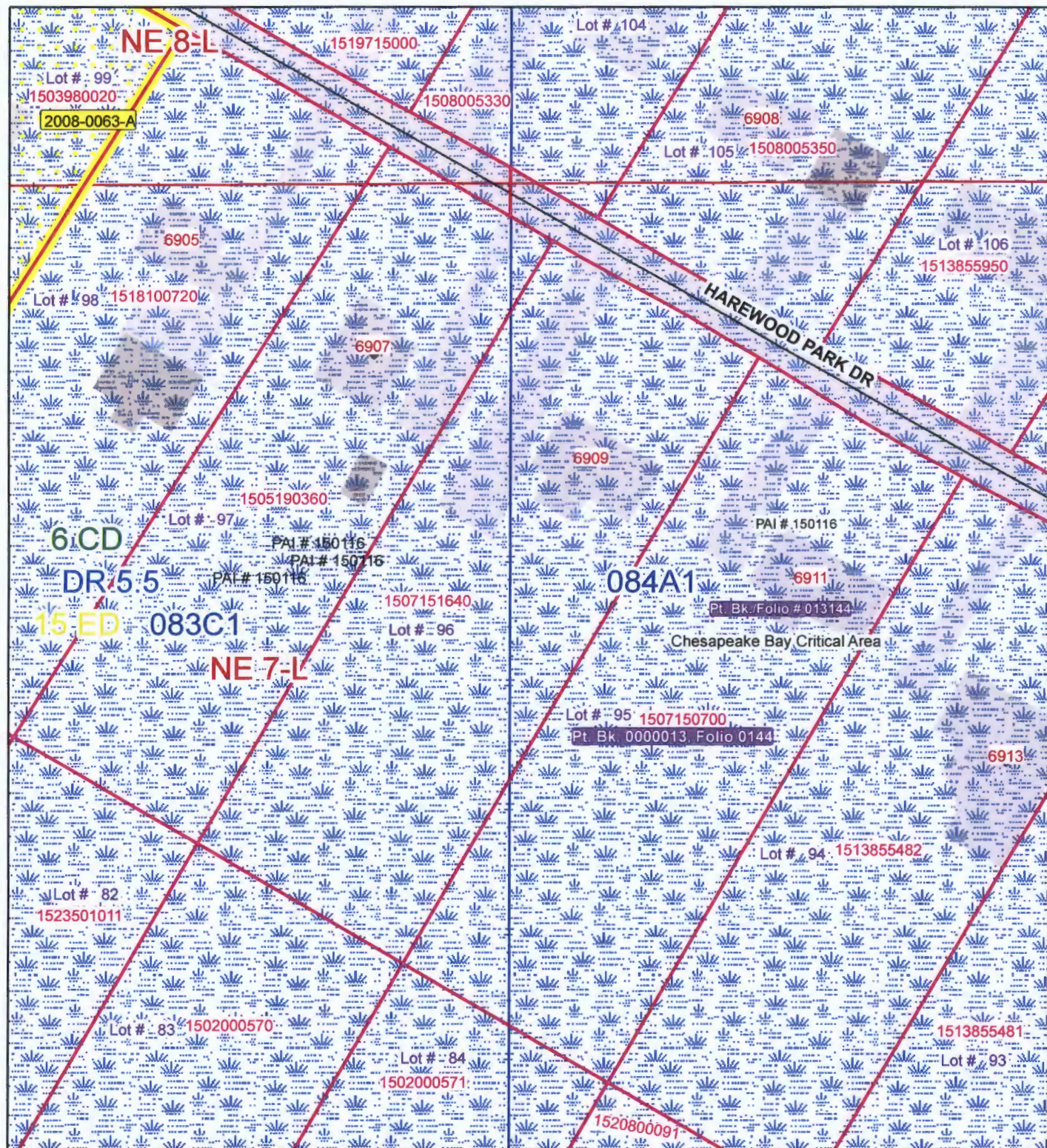


0 15 30 60 90 120 Feet

1 inch = 60 feet

Item #0083

Chesapeake Bay Critical Area



Publication Date: 10/6/2015



Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

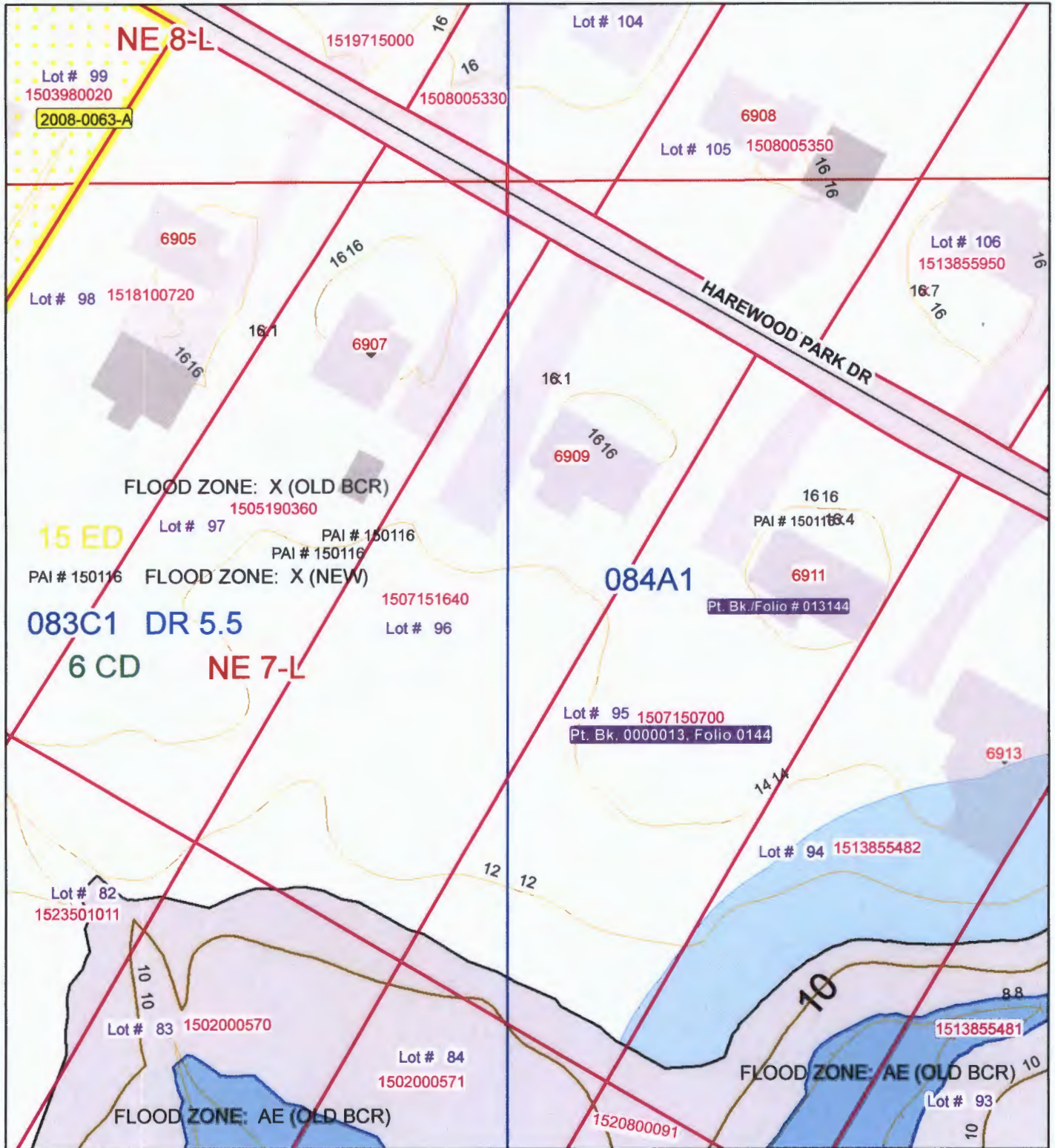


0 15 30 60 90 120 Feet

1 inch = 60 feet

Item #0088

Elevations and Flood Hazards



Publication Date: 10/6/2015



Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 15 30 60 90 120 Feet

1 inch = 60 feet

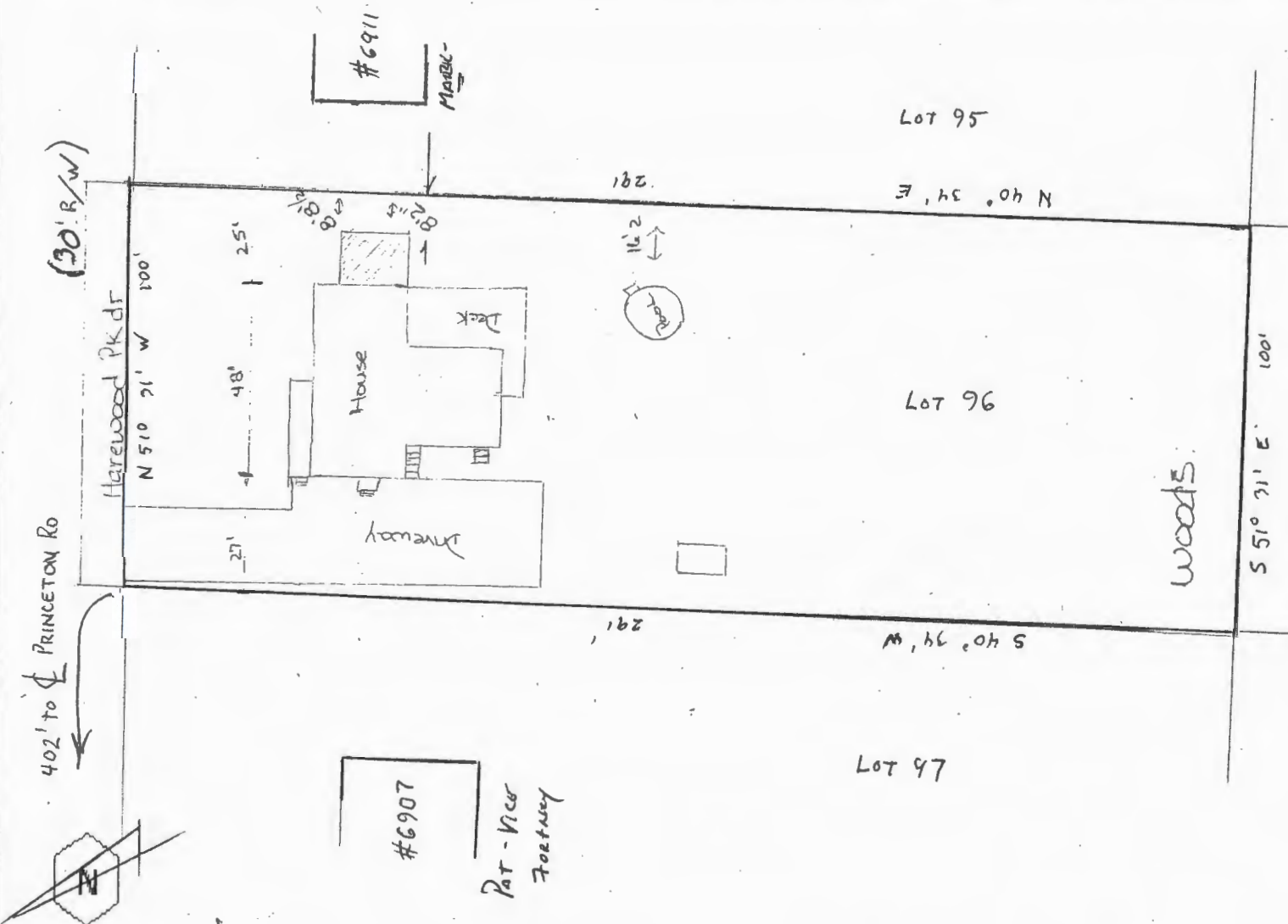
Item #0088

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

ADDRESS 6909 Harewood PK DR. OWNER(S) NAME(S) Dennis M + Patricia Brown

SUBDIVISION NAME Harewood Park LOT # 96 BLOCK # _____ SECTION # _____

PLAT BOOK # 2 FOLIO # 0144 10 DIGIT TAX # 1507151640 DEED REF. # 14868100556

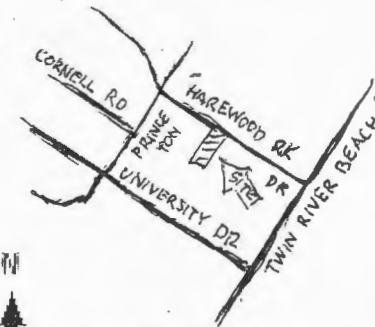


PLAN DRAWN BY Dennis Brown DATE 10/3/15 SCALE: 1 INCH = 40' FEET

#2016-0088-A

R.D.D.

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 02-55

SITE ZONED 083C1/084A1

ELECTION DISTRICT 15th

COUNCIL DISTRICT 6th

LOT AREA ACREAGE 0.69

OR SQUARE FEET 29,100

HISTORIC? NO

IN CBCA? Yes

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

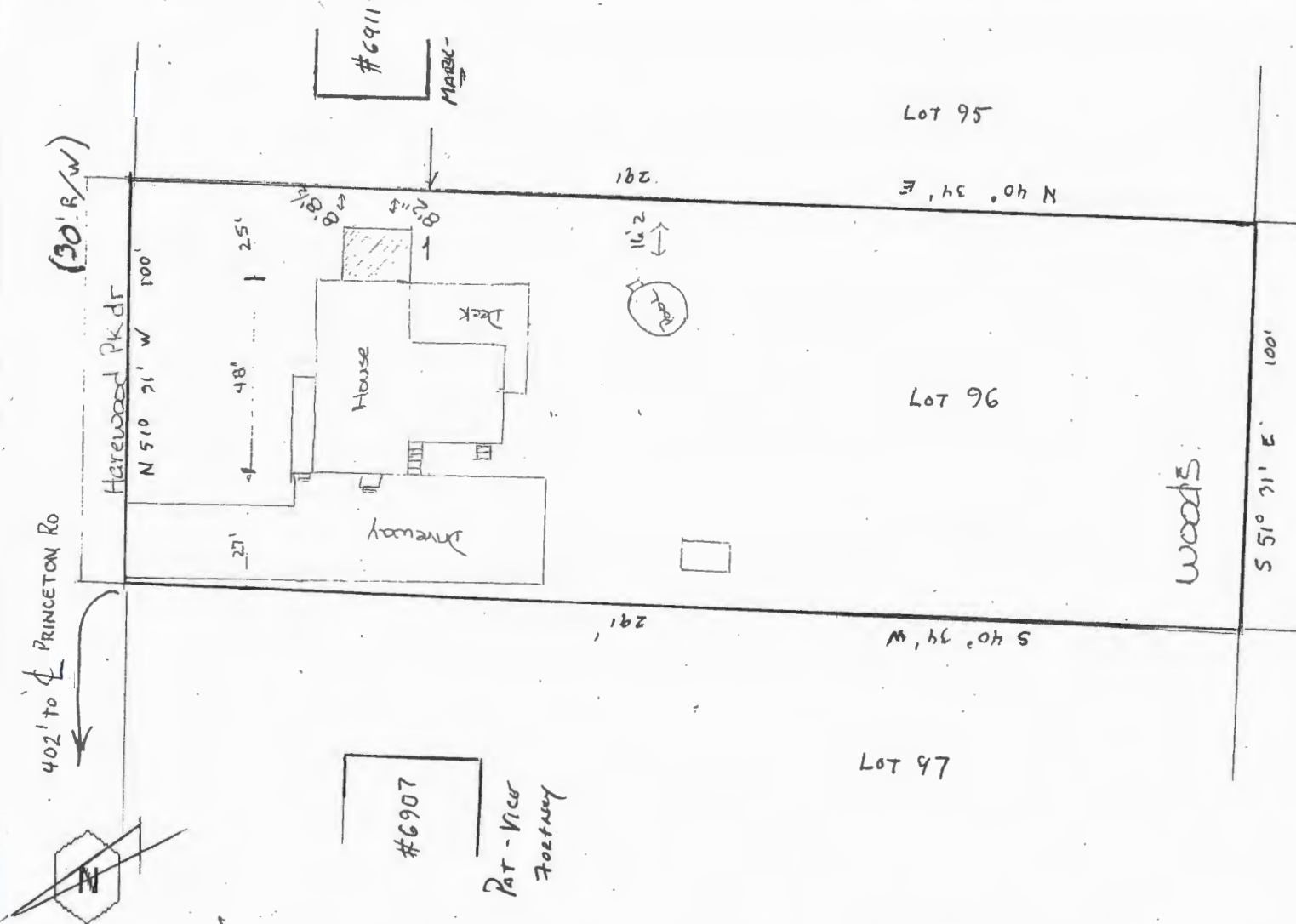
VIOLATION CASE INFO:

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

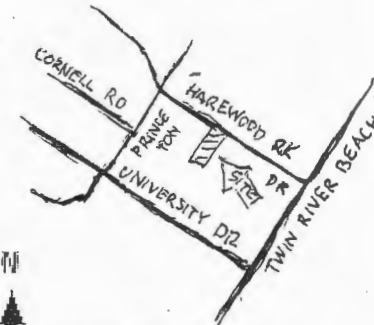
ADDRESS 6909 HAREWOOD PK DR. OWNER(S) NAME(S) DENNIS M + PATRICIA BROWN

SUBDIVISION NAME Harewood Park LOT # 96 BLOCK # _____ SECTION # _____

PLAT BOOK # 2 FOLIO # 0144 10 DIGIT TAX # 1507151640 DEED REF. # 14868100556



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 02-55

SITE ZONED 083C1/084A1

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IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY Dennis Brown

DATE 10/3/15 SCALE: 1 INCH = 40' FEET

#2016-0088-A

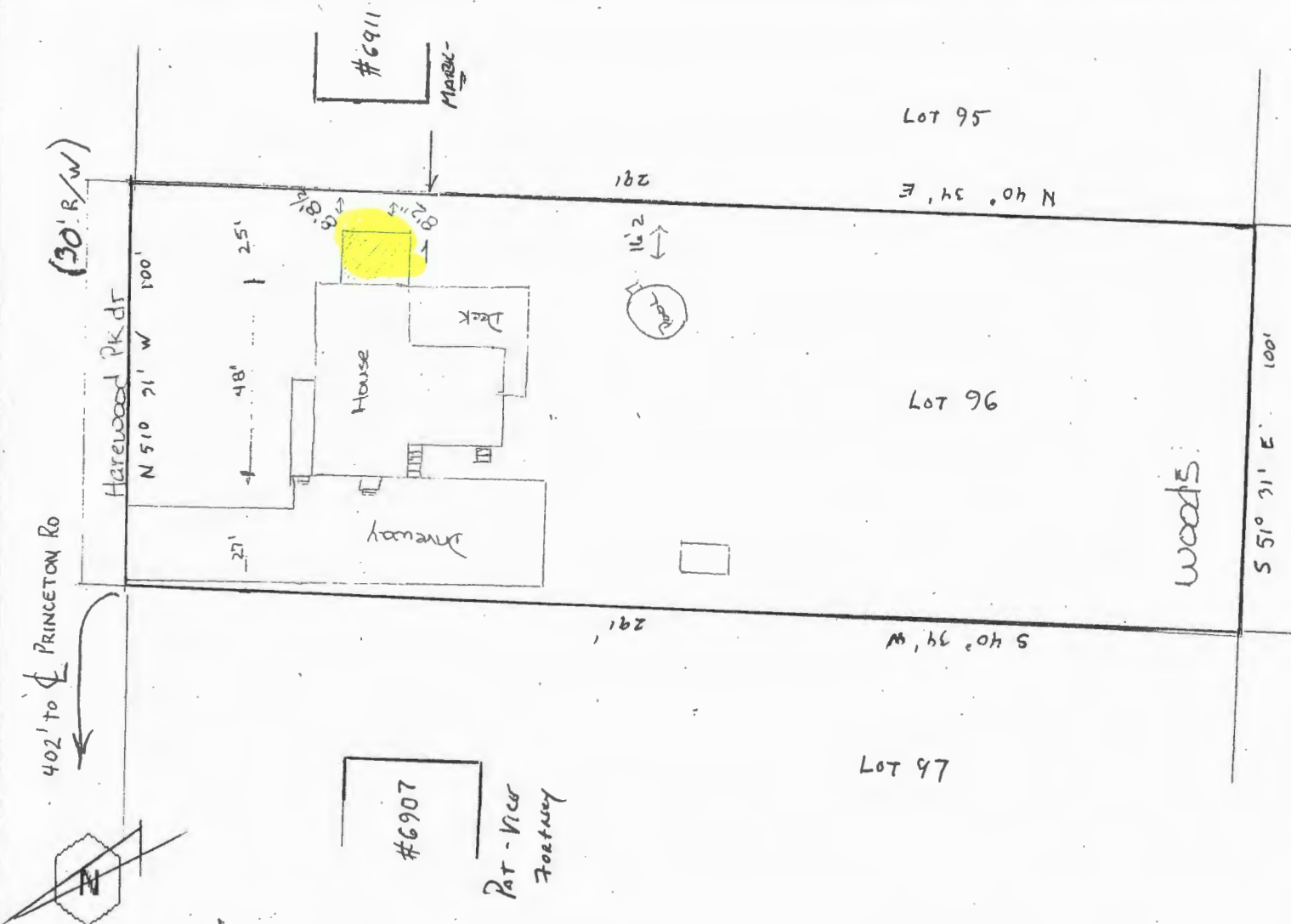
R.D.D.

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

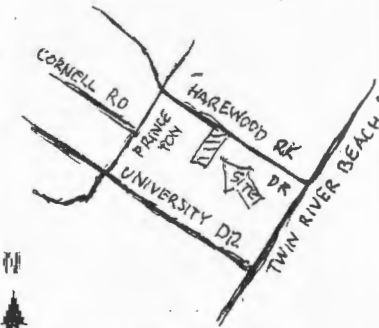
ADDRESS 6909 Harewood Pk Dr. OWNER(S) NAME(S) Dennis M + Patricia Brown

SUBDIVISION NAME Harewood Park LOT # 96 BLOCK # SECTION #

PLAT BOOK # 2 FOLIO # 0144 10 DIGIT TAX # 1507151640 DEED REF. # 14868100556



SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP # 02-55

SITE ZONED 0831/004A1

ELECTION DISTRICT 15th

COUNCIL DISTRICT 6th

LOT AREA ACREAGE 0.69

OR SQUARE FEET 29,100

HISTORIC? NO

IN CBCA? Yes

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

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PLAN DRAWN BY Dennis Brown

DATE 10/3/15 SCALE: 1 INCH = 40' FEET

#2016-0088-A

R.D.

VIOLATION CASE INFO:

Per. Exh. 1