

M E M O R A N D U M

DATE: July 18, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0329-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 17, 2019. 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.'

/dlw

c:  Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(531 Riverside Drive)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Nancy L. Lee	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0329-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Nancy L. Lee (“Petitioner”). The Petitioner is requesting Variance relief from Sections 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations (“BCZR”), to permit an open projection addition (carport) with a side yard setback of 0 ft. in lieu of the required 7.5 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s 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 is subject to Critical Area requirements as noted in the ZAC comment dated May 29, 2019 submitted by the Department of Environmental Protection and Sustainability (“DEPS”).

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 26, 2019, 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 (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 6-17-19

By [Signature]

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 BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 17th day of **June, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Sections 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations ("BCZR"), to permit an open projection addition (carport) with a side yard setback of 0 ft. in lieu of the required 7.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Building materials for the open projection (carport) shall be compatible with those of the existing principal dwelling.
- The open projection (carport) shall remain open on the three exposed sides and shall not be enclosed at any time.
- Petitioner shall comply with the DEPS ZAC comment, dated May 29, 2019; a copy of which is attached hereto and made a part hereof.

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Date 6-17-19

By [Signature]

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 6-17-19

By [Signature]



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 Hearings for Baltimore County for the property located at:

Address 531 RIVERSIDE DR.

Currently zoned DR5.5

Deed Reference /

10 Digit Tax Account # 1700000874

Owner(s) Printed Name(s) NANCY LEE

(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. X ADMINISTRATIVE VARIANCE from Section(s) 1802.3.B AND 301.1.A DCZR

To permit an open projection addition (CARPORT) with a side yard setback of 0' in lieu of the required 7.5'

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):

NANCY LEE

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

531 Riverside Dr. Baltimore MD

Mailing Address

City

State

21221

410-746-0776

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 17 day of June, 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 2019-0329-A

Filing Date 5/14/19

Estimated Posting Date 5/24/19

Reviewer JP

Rev 5/5/2016

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: 531 RIVERSIDE DR. BALTIMORE MD 21221
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)

PROTECT MY CAR AND IN BAD WEATHER
HAVE DIFFICULT CLEANING SNOW + ICE
I'M HANDICAP BOTH KNEES REPLACED

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

Nancy Lee
Signature of Owner (Affiant)
NANCY LEE
Name- Print or Type

Signature of Owner (Affiant)

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 16th day of MAY, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: NANCY LEE

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

AS WITNESS my hand and Notaries Seal

CHARLOTTE RADCLIFFE
Notary Public
11/22/2020
My Commission Expires



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.

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Print or Type Address of property City State Zip Code

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HAVE DIFFICULT CLEANING SNOW+ICE
I'M HANDICAP BOTH KNEES REPLACED,

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

Nancy Lee
Signature of Owner (Affiant)

NANCY LEE
Name- Print or Type

Signature of Owner (Affiant)

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 16th day of MAY, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: NANCY LEE

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

AS WITNESS my hand and Notaries Seal

CHARLOTTE RADCLIFFE
Notary Public
11/22/2020
My Commission Expires





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 Hearings for Baltimore County for the property located at:

Address 531 RIVERSIDE DR Currently zoned DRS.5
 Deed Reference 1 10 Digit Tax Account # 1700000874
 Owner(s) Printed Name(s) NANCY LEE

(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:

- X ADMINISTRATIVE VARIANCE from Section(s) 1802.3.B AND 301.1.A BCZR
To permit an open projection addition (CARPORT) with a
side yard setback of 0' in lieu of the required 7.5'

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

- 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):

NANCY LEE
 Name #1 – Type or Print Name #2 – Type or Print
Nancy Lee
 Signature #1 Signature #2
531 Riverside Dr. Baltimore MD
 Mailing Address City State
21221 410-746-0774
 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 6-17-19 day of June 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.

BY

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0329-A Filing Date 5/14/19 Estimated Posting Date 5/26/19 Reviewer JF

Rev 5/5/2016

ZONING DESCRIPTION FOR 531 RIVERSIDE DRIVE

Beginning at a point on the north side of Riverside Dr. which is 50' of street right of way at a distance of 128' EAST of the centerline of the nearest improved street right of way. Election District = 15, Council District 7 &. Lot Area = 10,293 sq

CERTIFICATE OF POSTING

2019-0329-A

RE: Case No.: _____

Petitioner/Developer: _____

Nancy Lee

June 10, 2019

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: _____

531 Riverside Drive

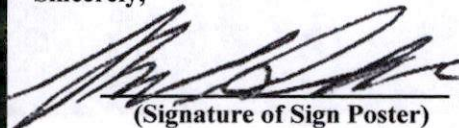
SIGN 1

May 26, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 May 26, 2019
(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)

CERTIFICATE OF POSTING

2019-0329-A

RE: Case No.: _____

Petitioner/Developer: _____

Nancy Lee

June 10, 2019

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: _____

531 Riverside Drive

SIGN 2

May 26, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 May 26, 2019

(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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0329 -A Address 531 RIVERSIDE DRIVE

Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/16/19 Posting Date: 5/26/19 Closing Date: 6/10/19

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2019- 0329 -A Address 531 RIVERSIDE DRIVE

Petitioner's Name NANCY LEE Telephone 410-746-0776

Posting Date: 5/26/19 Closing Date: 6/10/19

Wording for Sign: To Permit an open projection addition (CARPORT)
with a side yard setback of 0' in lieu of the required 7.5'

Revised 6/30/2019

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2019-0329-A

Property Address: 531 Riverside Dr.

Property Description: _____

Legal Owners (Petitioners): Nancy Lee

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Nancy Lee

Company/Firm (if applicable): _____

Address: 531 Riverside Dr.

Baltimore, MD 21221

Telephone Number: 410-746-0776

Revised 7/9/2015

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

No. **183776**

PAID RECEIPT

Date:

5/16/19

BUSINESS 5/17/2019 ACTUAL 5/16/2019 11:47:47 DRW 3

REG MS03 WALKIN CAM
 >>RECEIPT # 007847 5/16/2019 OFLN

Dept 5 528 ZONING VERIFICATION

Amount). **183776**

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS	Acct
001	806	0000		6150					

75.00 Recpt Tot \$ 75.00
 75.00 CK .00 CA
 Baltimore County, Maryland

Total: **75.00**

Rec
 From:

Nancy Lee

For:

531 Riverside Dr.

Admin. Var. Code # 2019-0329-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

June 11, 2019

Nancy Lee
531 Riverside Drive
Baltimore, MD 21221

RE: Case Number: 2019-0329-A, 531 Riverside Drive

Dear Ms. Lee:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on May 16, 2019.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: kl

C: People's Counsel

6-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: May 29, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0329-A
Address 531 Riverside Drive
(Lee Property)

Zoning Advisory Committee Meeting of May 27, 2019.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

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;

This property is located within an Intensely Developed Area (IDA) in the Chesapeake Bay Critical Area (CBCA) and any development will need to address the 10% pollutant reduction requirements to minimize adverse impacts on water quality that result from the development activities. The zoning relief requested for the proposed carport can be supported by EPS provided that the development complies with residential 10% pollutant reduction requirements.

2. Conserve fish, wildlife, and plant habitat; and

The zoning request will not result in any impacts to forest, streams, wetlands, or Critical Area buffers. By meeting the 10% pollutant reduction requirements for the proposed development, watershed impacts can be better managed, and this can aid in the conservation of fish, wildlife, and plant habitat in the area.

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.

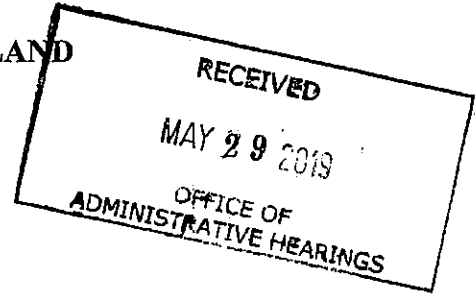
The zoning relief requested will be consistent with established land-use policies provided that the applicants meet all Critical Area requirements for the proposed development.

Paul Dennis,
Environmental Impact Review

6-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: May 29, 2019

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ORDER RECEIVED FOR FILING

Date

By

C:\Users\snuffer\AppData\Local\Microsoft\Windows\NetCache\Content.Outlook\IUMU3D46\ZAC 19-0329-A 531 Riverside Drive.doc

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 zoning relief requested will be consistent with established land-use policies provided that the applicants meet all Critical Area requirements for the proposed development.

Paul Dennis,
Environmental Impact Review

ORDER RECEIVED FOR FILING

Date 9-17-19

By 123

(AV) 6-10-19

CASE NO. 2019- 0329-1A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>5-29</u>	DEPS (if not received, date e-mail sent _____)	<u>c</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>5-26-19</u> by <u>Black</u>	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Lot # 110 1502002950

PAI # 150143

Pt. Bk./Folio # 016037B

435

PAI # 150143

Pt. Bk. 0000016, Folio 0037

Lot # 111

1519910420

1519072340

Lot # 109

Lot # 108

1518870120

1700000918

2200017945

445

Lot # 1

1700000872

DR 5.5

PAI # 150183

15 ED

447

7 CD 097A2

NE 1-G

Lot # 2

1700000873

Pt. Bk. 0000037, Folio 0122

Lot # 3

1700000874

PAI # 150183

Pt. Bk./Folio # 037122

531

SITE

Lot # 5

1700000876

535

097B2

Lot # 4

1700000875

1987-0062-A

SITE

RIVERSIDE DR

BMB

R-1949-1414

1990-0566-SPHXA

Lot # 9

1511150570

PAI # 150515

Lot # 10

1511150571

Pt. Bk. 0000009, Folio 0074

Pt. Bk./Folio # 009074

PAI # 150515

Lot # 11

1961-5342-X
1967-0019-SPH
1984-0032-SPHA
AA-1993-0003MC
1945-0503-X

1523351270

PAI # 150515

Lot # 11

534

MARGARET AVE

PAI # 158095

PAI # 158095

1700000877

Lot # 6
Lot # 7 1700000878

1502004583

Lot # 8

Lot # 110 1502002950

PAI # 150143
Pt. Bk./Folio # 016037B

PAI # 150143

1519072340
Lot # 109

1518870120
Lot # 108

Lot # 111
1519910420
Pt. Bk. 0000016, Folio 0037

1700000885

1700000918

2200017945

Lot # 1
445
1700000872

DR 5.5

SITE

Lot # 5
1700000876

535

PAI # 158095

NE 1-G 097A2

7 CD 15 ED

PAI # 150183 447

Lot # 2 1700000873

Lot # 3 1700000874
Pt. Bk. 0000037, Folio 0122

Pt. Bk./Folio # 037122

PAI # 150183
531

097B2

Lot # 4
533
1700000875
1987-0062-A

Lot # 6 1700000877
1700000878

RIVERSIDE DR

BMB

R-1949-1414

Lot # 10
1511150571
Pt. Bk. 0000009, Folio 0074
Pt. Bk./Folio # 009074

PAI # 150515
PAI # 150515

1961-5342-X
1967-0019-SPH
1984-0032-SPHA
AA-1993-0003MC
1945-0503-X

1511150570
Lot # 9

PAI # 150515

Lot # 11 1523351270

Lot # 11

Lot # 8 1502004583

MARGARET AVE

PAI # 158095

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Account Identifier:		District - 15 Account Number - 1700000874
Owner Information		
Owner Name:	LEE NANCY L LEE RONALD D	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	531 RIVERSIDE DR BALTIMORE MD 21221-6835	Deed Reference: /06147/ 00546
Location & Structure Information		
Premises Address:	531 RIVERSIDE DR 0-0000	Legal Description: NS RIVERSIDE DRIVE 86 E MARGARET AV RIVERSIDE
Map:	Grid:	Parcel:
0097	0009	0181
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
	3	2018
Plat No:	Plat Ref:	
	0037/ 0122	
Special Tax Areas:		Town: NONE
		Ad Valorem:
		Tax Class:
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1975	1,312 SF	600 SF
Property Land Area	County Use	
10,293 SF	04	
Stories	Basement	Type
1	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	2 full	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	104,500	104,500
Improvements	98,300	117,300
Total:	202,800	221,800
Phase-in Assessments		
		As of 07/01/2018
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Homestead Application Status: Approved 05/02/2014

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application**Date:**

ZAC AGENDA

Case Number: 2019-0328-A **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Stephen & Donna Hill
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 2310 MARTIN DR

Location: NW/S of Martin Drive (15'), 200' NW of the centerline of intersection with Bauernschmidt Drive.

Existing Zoning: DR 3.5

Area: 10,614 SQ

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed detached garage to have a height of 20 feet in lieu of the maximum allowed 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 06/10/2019

Miscellaneous Notes:

Deed Reference 389381/0001

Case Number: 2019-0329-A **Reviewer:** Jun Fernando

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Nancey Lee

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 531 RIVERSIDE DR

Location: North side of Riverside Drive at a distance of 128' East of the centerline of Margaret Ave.

Existing Zoning: DR 5.5

Area: 10,293 SQ

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an open projection addition of Carport with a side yard setback of 0' in lieu of the required 7.5 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 06/10/2019

Miscellaneous Notes:







0329

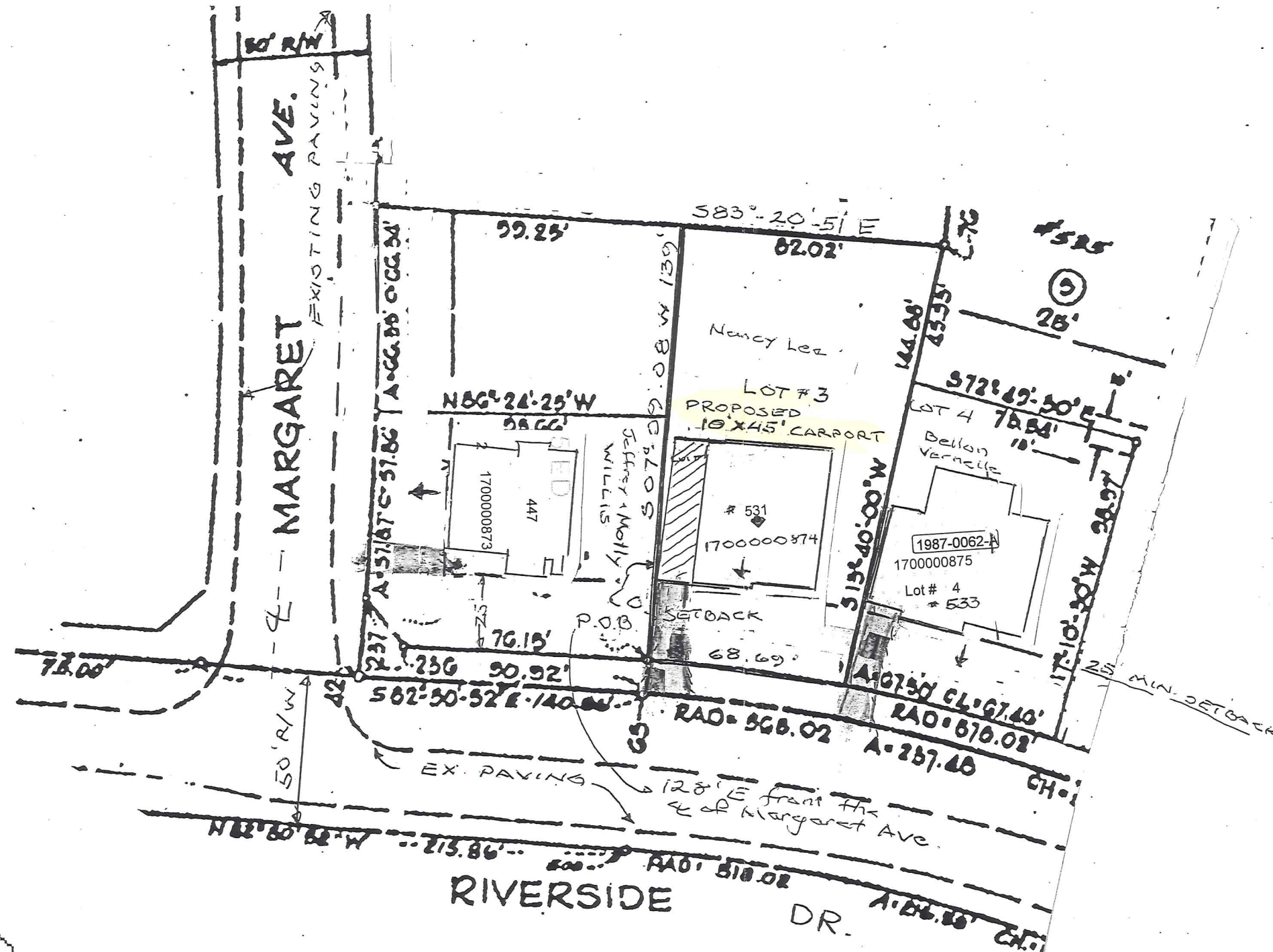
2019. ~~354~~ - 1

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

ADDRESS 531 RIVERSIDE DRIVE OWNER(S) NAME(S) NANCY LEE

SUBDIVISION NAME AMENDED FINAL SUBDIVISION PLAT RIVERSIDE LOT # 3 BLOCK # _____ SECTION # _____

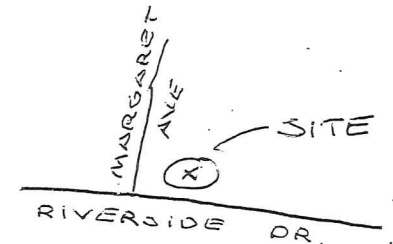
PLAT BOOK # 37 FOLIO # 122 10 DIGIT TAX # 1700000874 DEED REF. # _____



PLAN DRAWN BY NL

DATE 5/14/19 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 097A2

SITE ZONED DR 5.5

ELECTION DISTRICT 15TH

COUNCIL DISTRICT 7TH

LOT AREA ACREAGE _____

OR SQUARE FEET 10,293

HISTORIC? NO

IN CBCA? NO

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

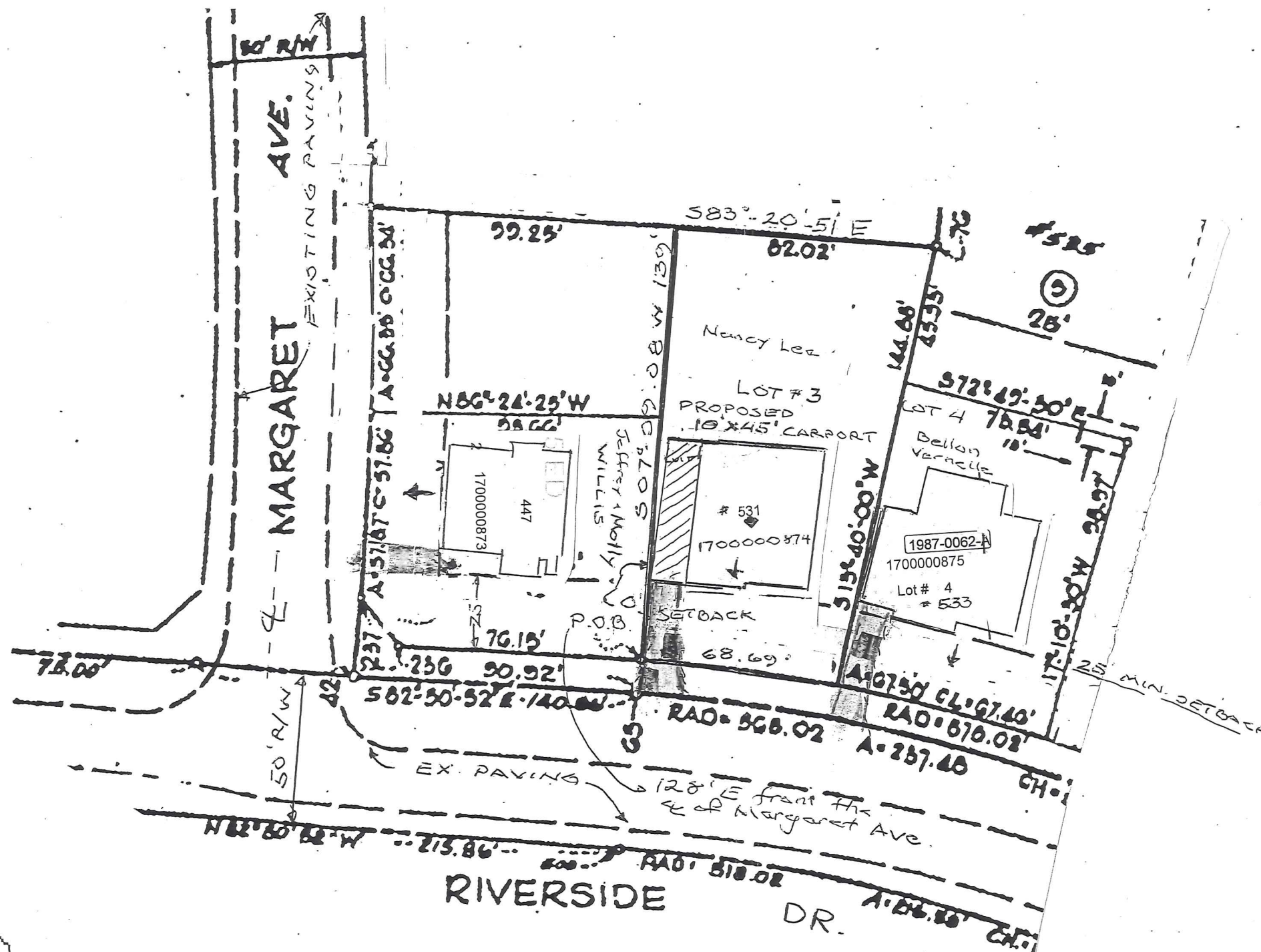
VIOLATION CASE INFO:

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

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SUBDIVISION NAME AMENDED FINAL SUBDIVISION PLAT RIVERSIDE LOT # 3 BLOCK # _____ SECTION # _____

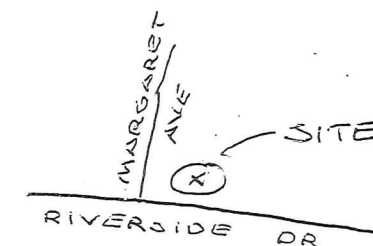
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MAP IS NOT TO SCALE

ZONING MAP# 097A2

SITE ZONED DR 5.5

ELECTION DISTRICT 15TH

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OR SQUARE FEET 10,293

HISTORIC? NO

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