

M E M O R A N D U M

DATE: April 14, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0035-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on April 6, 2020. 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 *
(6722 North River Drive)
15th Election District *
6th Council District *
Ryan Harycki *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2020-0035-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the subject property, Ryan Harycki (“Petitioner”). The Petitioner is requesting Variance relief from Section 400.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit an existing accessory building (garage) to be located in the front yard (street side of lot) in lieu of the permitted rear yard only. 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. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 15, 2020, 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 the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 3-5-2020

By [Signature]

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.

Although the Department of Planning did not make any recommendations related to the proposed detached garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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 5th day of **March, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit an existing accessory building (garage) to be located in the front yard (street side of lot) in lieu of the permitted rear yard only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for his/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 his/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.
- Petitioner or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

ORDER RECEIVED FOR FILING

Date 3-5-2020

By [Signature]

- The proposed garage shall not be used for commercial purposes.

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



LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 3-5-2020

By DLW



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 #6722 NORTH RIVER DRIVE Currently zoned DR 5.5
 Deed Reference 34229 / 302 10 Digit Tax Account # 15-26655150
 Owner(s) Printed Name(s) REGAN HARYCKI

(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) 4 00.1, BC2R, to permit an existing accessory building (garage) to be located in the front yard (street side of lot) in lieu of the permitted rear yard only.

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):

REGAN HARYCKI

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

#6722 NORTH RIVER DRIVE BALTIMORE MD.

Mailing Address

City

State

21220

Zip Code

443-506-4728

Telephone #

r.haryckie@gethoo.com

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:

WILLIAM N. BAFITIS, P.E.

Name- Type or Print

Signature

1249 ENGLEBERTH ROAD BALTIMORE, MD.

Mailing Address

City

State

21221

Zip Code

410-391-2336

Telephone #

bafitisassoc@comcast.net

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 day of , 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 2020-0035-A Filing Date 2/7/2020 Estimated Posting Date 2/16/2020 Reviewer JNP

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: #6722 NORTH RIVER DRIVE BALTIMORE MARYLAND 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)

THE EXISTING LOT CONFIGURATION WILL ONLY ALLOW THE EXISTING GARAGE TO BE ON THE RIGHT SIDE OF THE HOUSE. THE HOUSE AND GARAGE WAS BUILT IN 1949. THE NEIGHBORHOOD CONSIST OF ALL THE GARAGES BEING IN THE FRONT YARD. THE GARAGE CANNOT GO IN THE REAR YARD BECAUSE THE TOPOGRAPHY IS TOO STEEP ALONG THE WATERS OF BIRD RIVER. THE DRIVEWAY WOULD BE TOO LONG AND IT WOULD BE OVER THE LOT COVERAGE ALLOWED BY E.I.R. (WATER SIDE)

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

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Name- Print or Type

Name- Print or Type

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

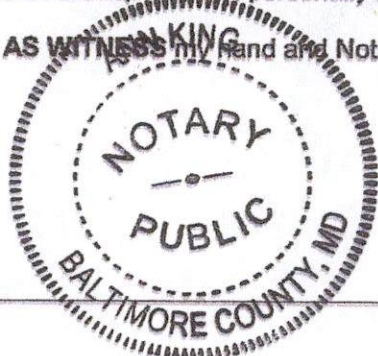
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of January, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Regan Hanycki

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

AS WITNESS my hand and Notaries Seal



Notary Public

My Commission Expires 7/31/2023

REV. 5/5/2016

2020-0035-A



Bafitis & Associates

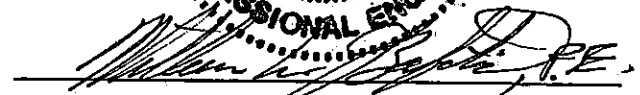
ZONING DESCRIPTION
FOR
6722 NORTH RIVER DRIVE
ELECTION DISTRICT 15TH

BEGINNING AT POINT ON THE NORTH SIDE OF NORTH RIVER DRIVE 30' WIDE; AND
114'± NORTHWESTERLY FROM THE CENTERLINE INTERSECTION OF LOYOLA ROAD 30' WIDE;

BEING KNOWN AS LOTS 61,62 AND 63 AS SHOWN ON A PLAT ENTITLED; "HAREWOOD PARK" WHICH
IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN
PLAT BOOK 07 FOLIO 131.

CONTAINING: 13,086 S.F. OR 0.30 AC. MORE OR LESS




WILLIAM N. BAFITIS, P.E.

Professional Certification. I hereby certify that
these documents were prepared or approved
by me, and that I am a duly licensed professional
engineer under the laws of the State of Maryland.
License No. 11641 Expiration Date: 09/09/2021

2020-0035-A

CERTIFICATE OF POSTING

Date: 02/15/2020

RE: Project Name: Administrative Variance
Case Number /PAI Number: 2020-0035-A
Petitioner/Developer: Regan Harycki
Date of Hearing/Closing: 03/02/2020

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 6722 North River Drive
Baltimore, MD. 21220

The sign(s) were posted on 02/15/2020

(Month, Day, Year)




(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Rd.
(Street Address of Sign Poster)

Freeland, MD. 21053
(City, State, Zip Code of Sign Poster)

410-382-6580
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

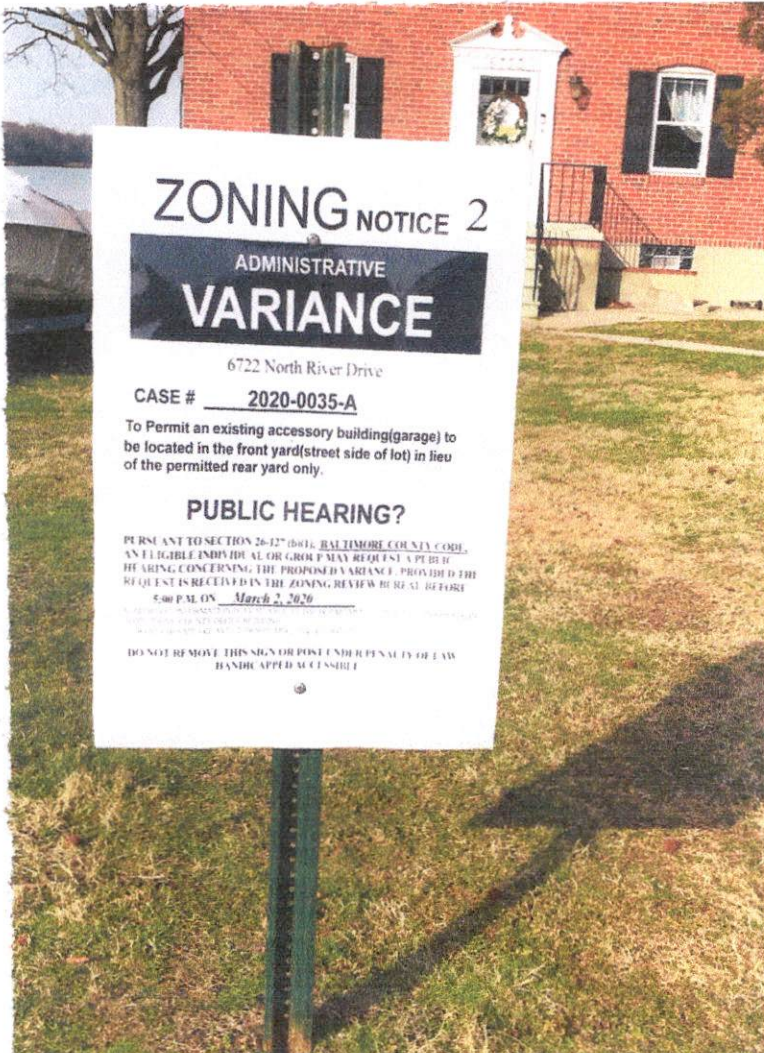
Date: 02/15/2020

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Petitioner/Developer: Regan Harycki
Date of Hearing/Closing: 03/02/2020

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21722 Orwig Rd.
(Street Address of Sign Poster)

Freeland, MD. 21053
(City, State, Zip Code of Sign Poster)

410-382-6580
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0035 -A Address #6722 NORTH RIVER DRIVE

Contact Person: WILLIAM N. BAFITIS, P.E. / Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/7/2020 Posting Date: 2/16/2020 Closing Date: 3/2/2020

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 2020- 0035 -A Address: #6722 NORTH RIVER DRIVE BALTIMORE, MD. 21220

Petitioner's Name: REGAN HARYCKI Telephone: 443-506-4728

Posting Date: 2/16/2020 Closing Date: 3/2/2020

Wording for Sign:

To permit an existing accessory building (garage) to be located in the front yard (street side of lot) in lieu of the permitted rear yard only.

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

No. **195431**

Date: **2/7/2020**

PAID RECEIPT

				Rev	Sub					Amount		
				Source/	Rev/							
Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept	Obj	BS Acct				
001	806	0000		6150						75.00	5	328 ZONING VERIFICATION

Total: **75.00**

Rec From: **William N. Bafitis, P.E.**

For: **Adm. Variance - 6722 North River Dr.**
2020-0035-A (Hargrett)

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

March 3, 2020

William N. Bafits
1249 Engleberth Road
Baltimore MD 21221

RE: Case Number: 2020-0035-A, 6722 North River Drive

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 07, 2020. 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, appearing to read "W. Carl Richards, Jr.", is written over the phrase "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Regan Harycki 6722 North River Drive Baltimore MD 21220

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Acting Secretary
Tim Smith, P.E.
Acting Administrator

Date: 2/12/20

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2020-0035-A

*Administrative Variance
Regan Harycki
6722 North River Drive*

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@mdot.maryland.gov).

Sincerely,

Richard A. Zeller

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

3-2

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: March 6, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0035-A
Address 6722 North River Drive
(Harycki Property)

Zoning Advisory Committee Meeting of **February 17, 2020.**

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;

The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

- 1. Occupied by a structure, parking area, driveway, walkway, or roadway; or*
- 2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material*

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;
2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;
3. A wood mulch pathway; or
4. A deck with gaps to allow the water to pass freely.

The petitioner is requesting to permit an existing accessory structure building (garage), which is already built, to be located in the front yard (street side of the lot) in lieu of the permitted rear yard only (water side of lot). In order to minimize impacts on water quality, the applicant must comply with the LDA lot coverage requirements. Based on this lot's size (approx. 15,000 sf), lot coverage cannot exceed 31 1/4% (4,688 sf), with mitigation for lot coverage between 25% (3,750 sf) and 31 1/4%. The total lot coverage shown on the plan with this petition is 24.4%, including the garage. This amount must be field verified by EPS personnel. The property is also located within a Modified Buffer Area (MBA), which further restricts lot coverage and other structures within 100 feet landward of mean high water (100 foot buffer). Any building permits or plans received by EPS for review will include application of the LDA and MBA regulations, therefore, by allowing the items requested by the petitioner, impacts on water quality will be minimized.

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

The current development proposal for the property will be reviewed for application of the LDA and MBA requirements, which will improve buffer functions, and conserve fish, wildlife and plant habitat in Bird River and the Chesapeake Bay.

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 request, if granted, will be consistent with established land use policies, provided that the applicants meet any LDA and MBA requirements applicable to the proposal. The request, if granted, will avoid or minimize environmental impacts.

Reviewer: Thomas Panzarella;
Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: March 6, 2020

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The petitioner is requesting to permit an existing accessory structure building (garage), which is already built, to be located in the front yard (street side of the lot) in lieu of the permitted rear yard only (water side of lot). In order to minimize impacts on water quality, the applicant must comply with the LDA lot coverage requirements. Based on this lot's size (approx. 15,000 sf), lot coverage cannot exceed 31 ¼% (4,688 sf), with mitigation for lot coverage between 25% (3,750 sf) and 31 ¼%. The total lot coverage shown on the plan with this petition is 24.4%, including the garage. This amount must be field verified by EPS personnel. The property is also located within a Modified Buffer Area (MBA), which further restricts lot coverage and other structures within 100 feet landward of mean high water (100 foot buffer). Any building permits or plans received by EPS for review will include application of the LDA and MBA regulations, therefore, by allowing the items requested by the petitioner, impacts on water quality will be minimized.

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The request, if granted, will be consistent with established land use policies, provided that the applicants meet any LDA and MBA requirements applicable to the proposal. The request, if granted, will avoid or minimize environmental impacts.

Reviewer: Thomas Panzarella;
Environmental Impact Review

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

3-6

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

2-12

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

C rec'd after
order was
sent out.
J.W.No objection

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)Date: 2-15-20by DetmeyerSIGN POSTING (2nd)Date: 2-25-20by "

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any:

Not a code violation case per C.E. (Avery) 3-4-2020 10 AM
Deb Sp. to Jason Seigelman - he does not believe a code violation - could be
re-financing - to legitimize garage built in 1949.

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 15 Account Number - 1526655150		
Owner Information		
Owner Name:	HARYCKI REGAN	Use: RESIDENTIAL
Mailing Address:	6722 NORTH RIVER DR BALTIMORE MD 21220-1034	Principal Residence: YES ☒ Deed Reference: /34229/ 00302
Location & Structure Information		
Premises Address:	6722 NORTH RIVER DR BALTIMORE 21220-1034 Waterfront	Legal Description: LT 61-62-63 6722 NORTH RIVER DR HAREWOOD PARK
Map: 0083	Grid: 0006	Parcel: 0258
Neighborhood: 15010005.04	Subdivision: 0000	Assessment Year: 2018
		Plat No: 0007/ 0131
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1949	1,800 SF	200 SF
Property Land Area	County Use	
15,000 SF	34	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/	3	2 full/ 2 half
Garage	Last Notice of Major Improvements	
1 Detached		
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	172,700	172,700
Improvements	260,400	266,600
Total:	433,100	439,300
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		437,233
		439,300
Transfer Information		
Seller: MAYHEW LAURIANN	Date: 09/18/2013	Price: \$449,900
Type: ARMS LENGTH IMPROVED	Deed1: /34229/ 00302	Deed2:
Seller: MAYHEW LAURIANN	Date: 12/14/2010	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /30264/ 00455	Deed2:
Seller: ZOLLER TERRY D	Date: 10/09/2008	Price: \$450,000
Type: ARMS LENGTH IMPROVED	Deed1: /27381/ 00528	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 06/26/2014		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

ZAC AGENDA

Case Number: 2020-0035-A **Reviewer:** Jeffrey Perlow

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Regan Harycki

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 6

Property Address: 6722 NORTH RIVER DR

Location: N/S of North River Drive, 114' N/W of Loyola Road

Existing Zoning: DR 5.5

Area: 13,086 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

400.1 BCZR, To permit an existing accessory building (garage) to be located in the front yard (street side of lot) in lieu of the permitted rear yard only.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/02/2020

Miscellaneous Notes:

(AV) 3-2-2020

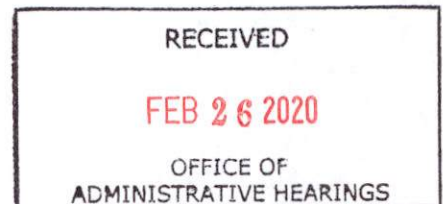
Debra Wiley

From: John Altmeyer <jaltmeyer@aol.com>
Sent: Wednesday, February 26, 2020 7:37 AM
To: Debra Wiley; Bafitisassoc@comcast.net
Subject: 2020-0035-A
Attachments: Scan0068.pdf

CAUTION: This message from jaltmeyer@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Phone # area code corrected...sorry

John M. Altmeyer



CERTIFICATE OF POSTING

Date: 02/25/2020 recheck

RE: Project Name: Administrative Variance
Case Number /PAI Number: 2020-0035-A
Petitioner/Developer: Regan Harycki
Date of Hearing/Closing: 03/02/2020

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 6722 North River Drive

The sign(s) were posted on 02/15/2020 & recheck on 02/25/2020

(Month, Day, Year)



John M. Altmeyer
(Signature of Sign Poster)

John M. Altmeyer
(Printed Name of Sign Poster)

21722 Orwig Rd.
(Street Address of Sign Poster)

Freeland, MD. 21053
(City, State, Zip Code of Sign Poster)

410-382-6580
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: 02/25/2020 recheck

RE: Project Name: Administrative Variance

Case Number /PAI Number: 2020-0035-A

Petitioner/Developer: Regan Harycki

Date of Hearing/Closing: 03/02/2020

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(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

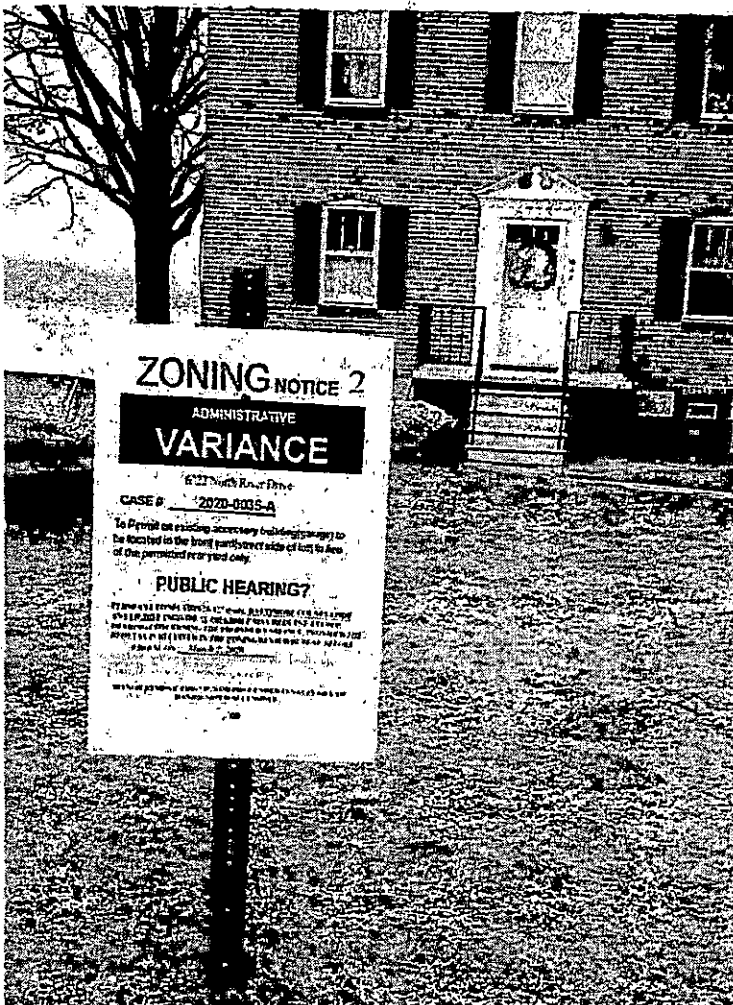
(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

(Telephone Number of Sign Poster)



(AV) 3-2-2020

Debra Wiley

From: John Altmeyer <jaltmeyer@aol.com>
Sent: Tuesday, February 25, 2020 7:31 PM
To: Debra Wiley; Sherry Nuffer; Bafitisassoc@comcast.net
Subject: Posting Certificate recheck 6722 North River Drive Case # 2020-0035-A
Attachments: Scan0067.pdf

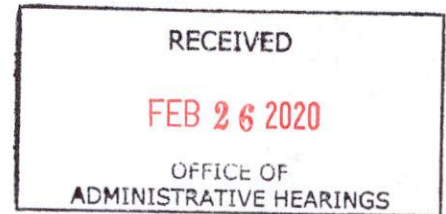
CAUTION: This message from jaltmeyer@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hello everyone!

See attached Certificate of Posting

Have a great day!

John M. Altmeyer
410-382-6580



CERTIFICATE OF POSTING

Date: 02/25/2020 recheck

RE: Project Name: Administrative Variance

Case Number /PAI Number: 2020-0035-A

Petitioner/Developer: Regan Harycki

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John M. Altmeyer
(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

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(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

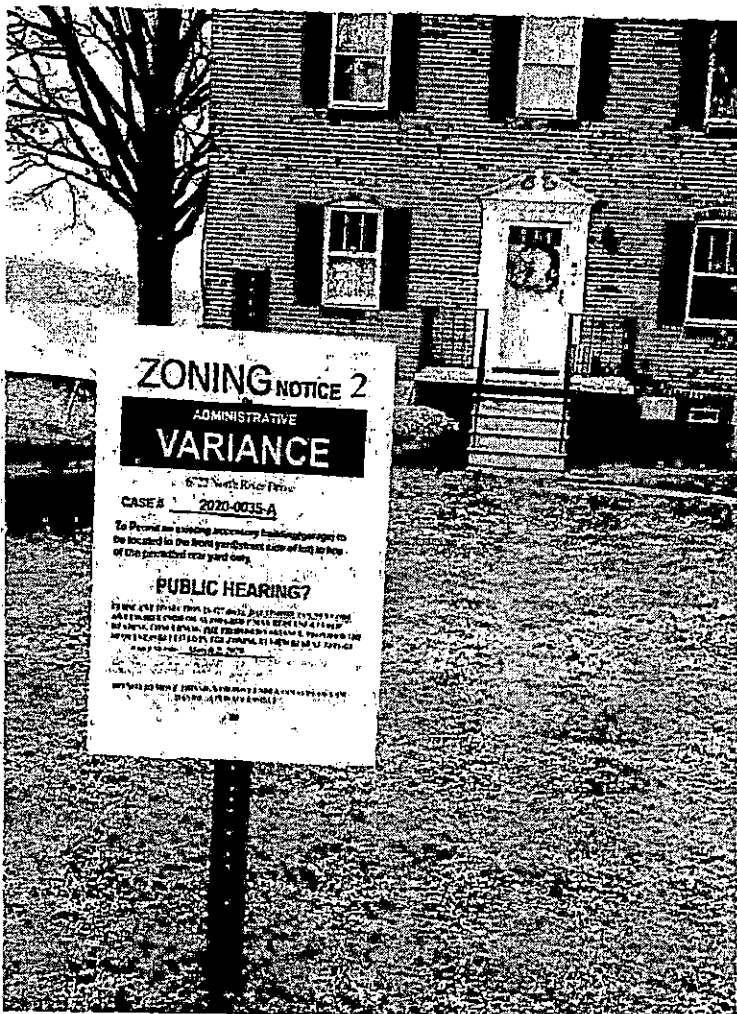
(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

414-382-6580

(Telephone Number of Sign Poster)





Baftis & Associates

Civil Engineers / Land Planners / Surveyors
1249 Englebert Rd. Baltimore, Md. 21221

410-391-2336

LETTER OF TRANSMITTAL
TO: ZONING DEPARTMENT

DATE: FEBRUARY 06, 2020
REF: #6722 NORTH RIVER DRIVE
ZONING SUBMISSION

WE ARE SENDING:

- ☐ ORIGINAL TRACING(S)
- ☐ SEPIA TRANSPARENCIES
- ☐ PHOTOSTAT(S)
- ☐ SKETCH(S)

☐ **HEREWITH**

- ☐ BLACK LINE PRINT(S)
- ☒ BLUE LINE PRINT(S)
- ☐ SHOP DRAWING(S)
- ☐ SPECIFICATIONS

☐ **UNDER SEPARATE COVER**

- ☐ PHOTOGRAPH(S)
- ☒ LETTER(S)
- ☐ SAMPLE(S)
- ☐ ESTIMATE(S)
- ☐ REPORT(S)
- ☐ MAP(S)
- ☐ AGREEMENT(S)
- ☐ AS NOTED BELOW

PREPARED BY: _____

APPROVED: _____

THESE ARE FORWARDED:

- ☐ AS REQUESTED
- ☐ FOR APPROVAL
- ☐ FOR COMMENT
- ☐ FOR PAYMENT

- ☐ FOR CORRECTIONS
- ☐ FOR CONSTRUCTION
- ☒ YOUR INFORMATION
- ☒ AS NOTED BELOW

- ☐ REVIEWED AND ACCEPTED
- ☐ REVIEWED AND ACCEPTED AS NOTED
- ☐ REVIEWED AND RETURNED FOR REVISION

DRAWINGS NO.	NO. OF COPIES	LATEST DATE	DESCRIPTION
	4 COPIES		ADMINISTRATIVE ZONING PETITIONS
	3 COPIES		ZONING DESCRIPTION
	2 COPIES		ZONING ADVERTISING FORM
	1 CHECK		ZONING VARIANCE FEE \$75.00
	14 COPIES		ZONING PLAN
	2 COPIES		PHOTOGRAPH PLAN

SENT VIA:

- ☐ SPECIAL DELIVERY
- ☐ CERTIFIED MAIL
- ☐ FIRST CLASS MAIL

- ☐ AIR MAIL
- ☐ PARCEL POST
- ☐ BUS

- ☐ YOUR MESSENGER
- ☒ OUR MESSENGER
- ☐ UNITED PARCEL

- ☐ EXPRESS
- ☐ INSURED
- ☐ AS NOTED BELOW

NOTES: _____

Very truly yours,

Copy To:

NICHOLAS W. BAFTIS

①



2020-0035-A



②

2020-0035-A



3



2020-0835-A



④

2020-0035-A



⑤

2020-0035-A



⑥

2020-0035-A





7

2020-0035-A



⑧

2020-0035-A



⑨

2020-0035-A



10

2020-0035-A







[Faint, illegible text covering the majority of the page, likely bleed-through from the reverse side.]





2020-0035-A



EXISTING LOT COVERAGE

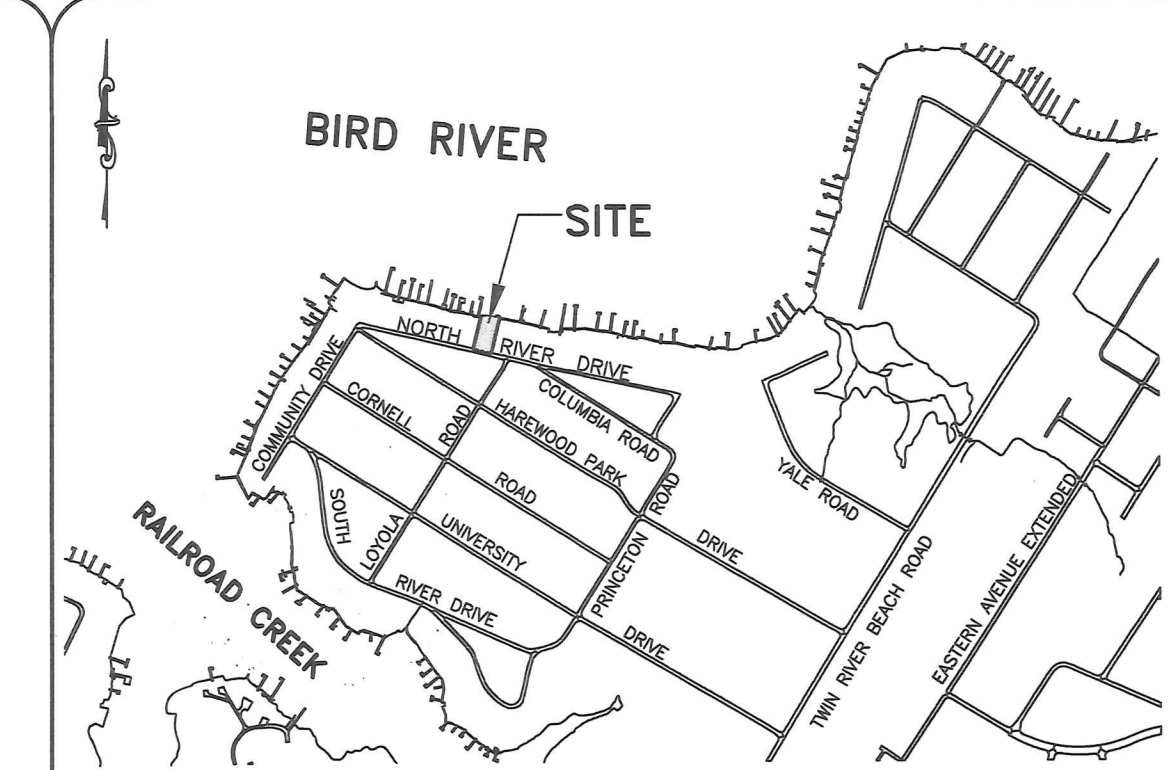
HOUSE	900 S.F.
GARAGE	576 S.F.
DRIVEWAY	465 S.F.
CONCRETE PORCH W/STEPS	105 S.F.
COVERED PORCH	219 S.F.
CONCRETE WALK W/FRONT STEPS	641 S.F.
SHED	288 S.F.
TOTAL	3,194 S.F./13,086 S.F. = 0.2440 X 100 = 24.4%

PROPOSED LOT COVERAGE

NONE

NOTES

- Topography shown hereon was taken from Baltimore County GIS Topography & Updated by field survey. (SEPT. 2018)
- The Firm Insurance Rate Map, 240010-0315 G indicates this site is in flood zone X.
- Property lines shown hereon were established by public information.
- This site is situated within the Chesapeake Bay Critical Areas and is classified by land use as Limited Development Area (LDA) (MAP 83).
- There shall be no clearing, grading, construction or disturbance of vegetation within the 100' Buffer Area except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
- This site is situated within a Mapped Buffer Management Area of the Chesapeake Bay Critical Areas.
- There are no forest or developed woodlands on this site.
- There are no Tidal & Non-Tidal Wetlands shown on this site.
- There is no significant plant or animal habitat on this site.
- There are some slopes greater than 15% on this site.
- There are no known wells on this site.
- There are no known underground storage tanks or septic systems on this site.
- There are no known potentially hazardous materials on this site as defined by Title 7-Health and Environmental Article, Annotated Code of Maryland, except as noted.
- There are no buildings or property within this site that are included on the Maryland Historical Trust Inventory, The Baltimore County Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
- The site has 75± of water frontage.
- Public Water and sewer serve this site.
- Caution underground utilities may exist in North River Drive & onsite, contact Miss Utility (800-257-7777) prior to any construction.



VICINITY MAP
(SCALE: 1" = 1000')

SITE DATA

- OWNER: REGAN HARYCKI
#6722 NORTH RIVER DRIVE
BALTIMORE, MARYLAND 21220
TELEPHONE: 443-506-4728
- DEED REF: 34229/302
- TAX ACC. NO.: 15-26655150
- TAX MAP: 83 PARCEL: 258 LOTS: 61 THRU 63
- PLAT REF: PLAT OF HAREWOOD PARK BOOK 07 FOLIO 131
- ELECTION DISTRICT: 15TH
- COUNCILMANIC DISTRICT: 6TH
- REGIONAL PLANNING DISTRICT: 322B
- CENSUS TRACT: 4517.02
- ZONING: DR 5.5
- ZONING MAP: 083C1
- USE: EXISTING: RESIDENTIAL, TWO STORY DWELLING
PROPOSED: BULKHEAD & PIER
- SITE AREA: 13,086 S.F. OR 0.30 AC. +/-

ZONING HISTORY

THERE ARE NO CASES FOR THIS SITE.

PREVIOUS PERMITS

PIER PERMIT NO. B961551 ISSUED 10/18/2019
REVETMENT NO. B961553 FILED

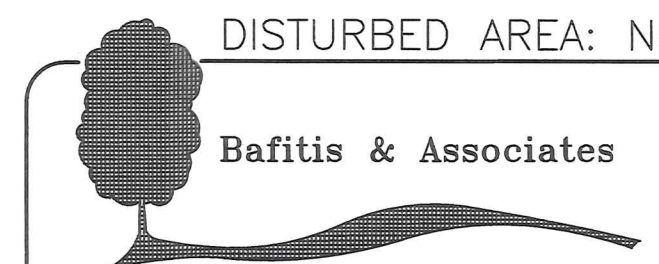
STATE PERMITS

MDE PERMIT NO. 19-PR-0099 DATED: JUNE 24, 2019
CORPS PERMIT NO. 201960135 DATED: JUNE 24, 2019

THE COORDINATE SYSTEM USED FOR THIS SITE IS BASED ON NAD 83(1981) AND NAD 83(2007) AND THE ELEVATIONS USED ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

NOTE: SHED PERMIT TO BE FILED BECAUSE OF E.I.R. CORRECTION NOTICE.

DISTURBED AREA: NONE



Bafitis & Associates

1249 Engleberth Rd. Baltimore, MD 21221

William N. Bafitis, P.E.

Civil Engineers/Land Planners
SURVEYORS

(410) 391-2336

bafitisassoc@comcast.net

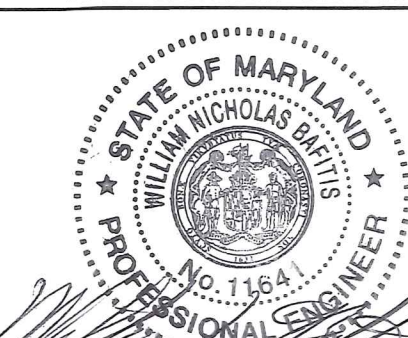
PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE FOR

EXISTING GARAGE @

#6722 NORTH RIVER DRIVE

15TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 11641 Expiration Date: 09/09/2021

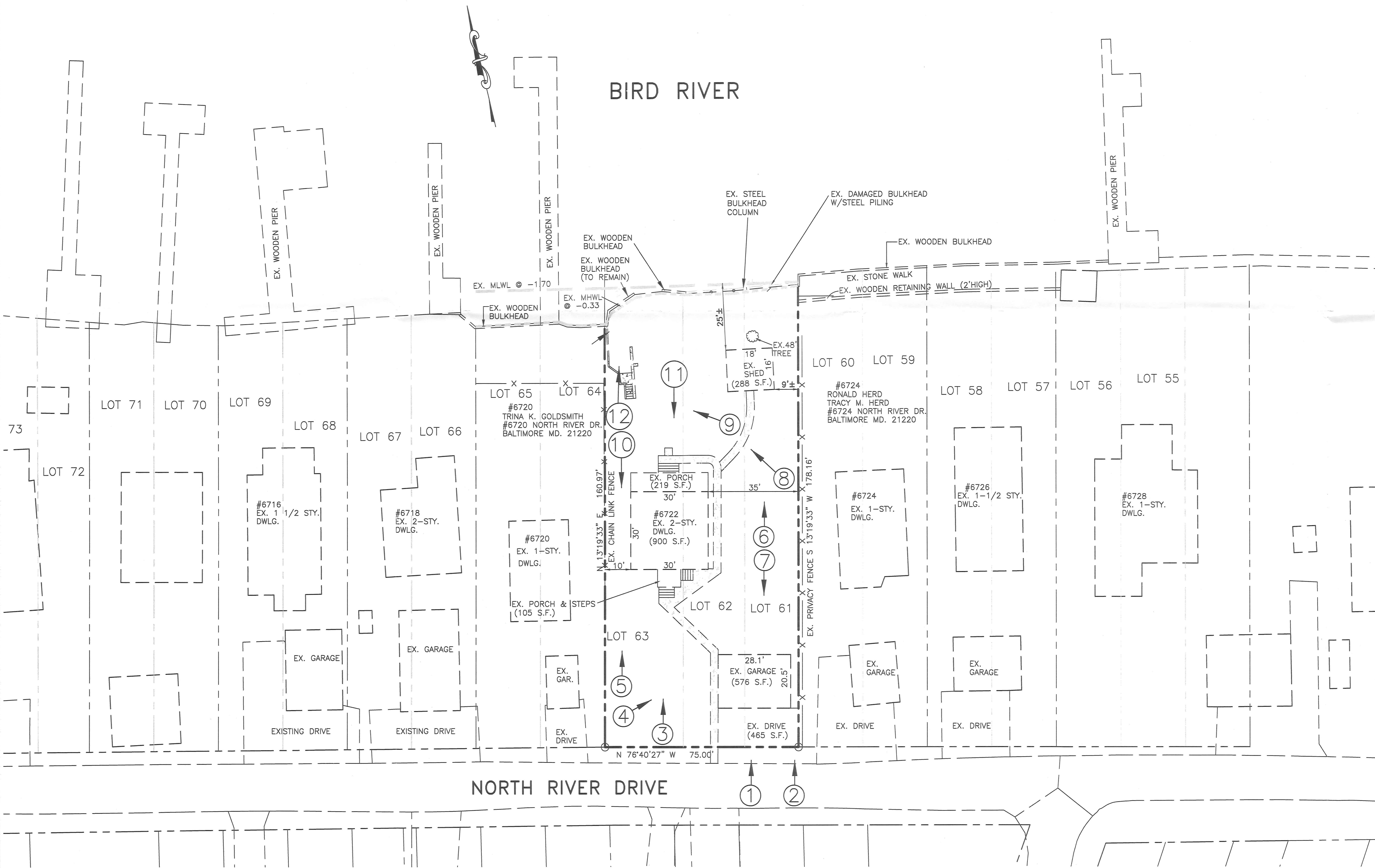
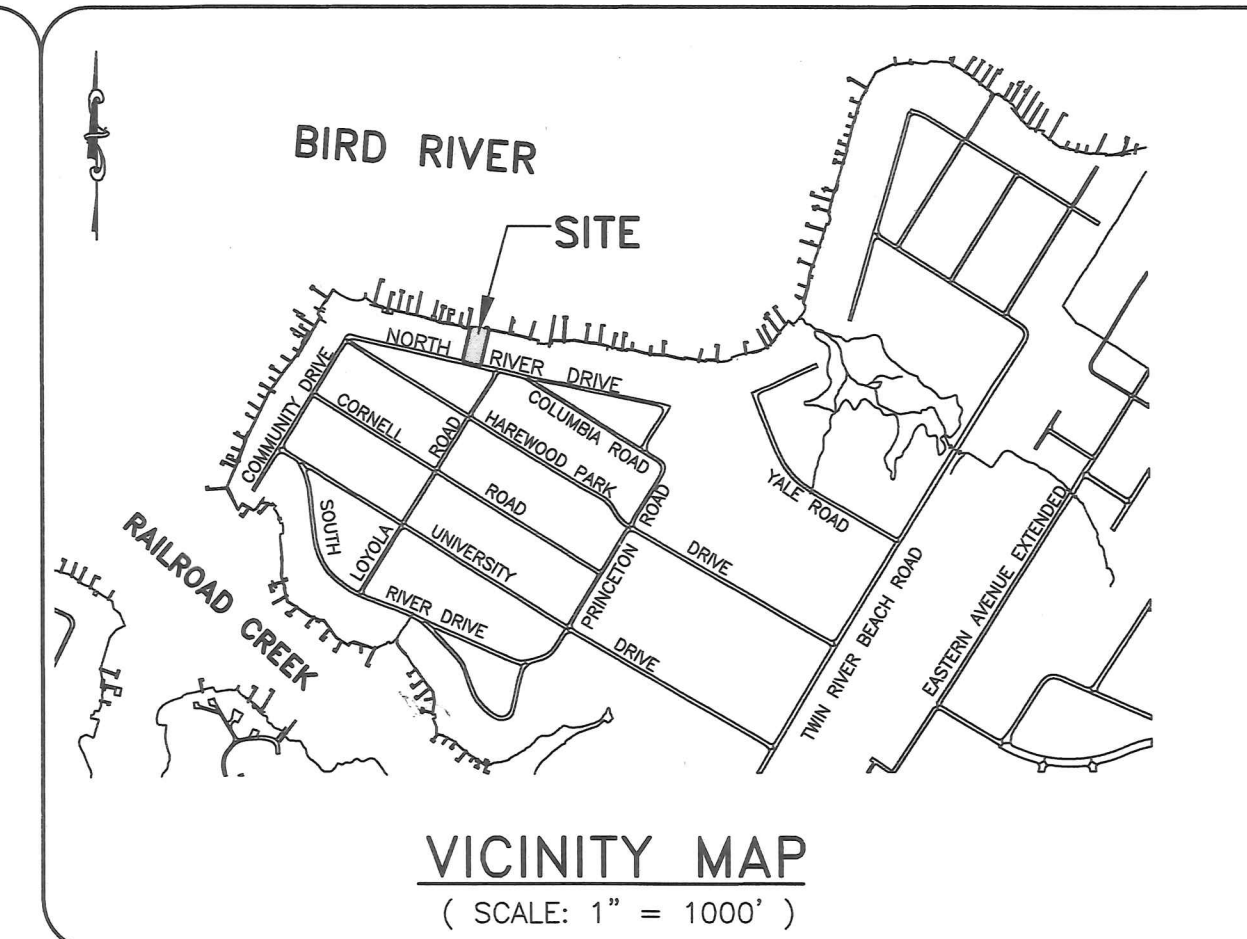
SHEET 1 OF 1

SCALE:
1" = 20'
JOB ORDER NO:
21816
DATE:
02/04/20
CHECKED:
W.N.B.
DRAWN:
N.W.B.

NO.	REVISIONS	DATE



Per. Exp. 1
2020-00354



THE COORDINATE SYSTEM USED FOR THIS SITE IS BASED ON NAD 83(1991) AND NAD 83(2007) AND THE ELEVATIONS USED ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

Bafitis & Associates
1249 Engleberth Rd. Baltimore, MD 21221

William N. Bafitis, P.E.
Civil Engineers/Land Planners
SURVEYORS
(410) 391-2336
bafitisassoc@comcast.net

DISTURBED AREA: NONE

PHOTOGRAPH PLAN
FOR
EXISTING GARAGE @
#6722 NORTH RIVER DRIVE
15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

1
SHEET 1 OF 1

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 11641 Expiration Date: 09/09/2021

NO.	REVISIONS	DATE

2020-0035-A