

M E M O R A N D U M

DATE: August 11, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0135-A- Appeal Period Expired

The appeal period for the above-referenced case expired on August 7, 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.'

/dlm

cc: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE
(6712 North River Road)
15th Election District
6th Council District
Donna Echols
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2020-0135-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, Donna Echols (“Petitioner”). The Petitioner is requesting Variance relief pursuant to Baltimore County Zoning Regulations (“BZCR”) § 400.1 to permit an accessory use (detached garage structure) in the street side front yard of a waterfront property in lieu of the required rear yard and § 400.3 to permit an accessory use (detached garage structure) of 26 ft. height in lieu of the required 15 ft. maximum height. 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 July 1, 2020 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 June 20, 2020, and there being no request for a public hearing, a

ORDER RECEIVED FOR FILING

Date 7/8/20

By D. Mianor

decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the 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 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 to comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioner.

Although the Department of Planning did not make any recommendations related to the proposed accessory use (detached garage structure) height and usage, I will impose conditions that the accessory use (detached garage structure) shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and shall not be 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 8th day of **July, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from BZCR § 400.1 to permit an accessory use (detached garage structure) in the street side front yard of a waterfront property in lieu of the required rear yard and § 400.3 to permit an accessory use (detached garage structure) of 26 ft. height in lieu of the required 15 ft. maximum height, be and is hereby GRANTED.

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Date 7/8/20
By D. Mignon

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.
- Petitioner or subsequent owners shall not convert the accessory use (detached garage structure) into a dwelling unit or apartment. The proposed accessory use (detached garage structure) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed accessory use (detached garage structure) shall not be used for commercial purposes.
- Petitioner must comply with the DEPS ZAC comment, dated July 1, 2020; a copy of which is attached hereto and made a part hereof.

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

Paul M. Mayhew

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date _____

By



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 6712 N River Dr. Middle River, MD 21220 Currently zoned DR5.5
 Deed Reference 720541257 10 Digit Tax Account # 1508551240
 Owner(s) Printed Name(s) DONNA Echols

(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) 400.1 - To PERMIT AN ACCESSORY USE GARAGE DETACHED STRUCTURE IN THE STREET SIDE FRONT YARD OF A WATERFRONT PROPERTY IN LIEU OF THE REQUIRED REAR YARD; AND SECTION 400.3 TO PERMIT AN ACCESSORY USE GARAGE STRUCTURE OF 26 FT. HEIGHT IN LIEU OF THE REQUIRED 15 FT. MAXIMUM HEIGHT. 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):

DONNA Echols
 Name #1 – Type or Print Name #2 – Type or Print
Donna Echols
 Signature #1 Signature #2
6712 N River Dr Middle River MD 21220
 Mailing Address City State
21220 , 703-999-8468 , dechols0413@gmail.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:

Shawn Potechoy
 Name Type or Print
Shawn Potechoy
 Signature
35 Clearwater Ct Middle River MD 2
 Mailing Address City State
21220 , 410-335-1111 , Potechoy87@gmail.com
 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 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 2020-0135-A Filing Date 6/10/2020 Estimated Posting Date Reviewer RJ

Rev 5/5/2016

6/21/2020

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: 6712 N River Dr Middle River 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)

"Building Objective": Redevelop carport/shed structure into a garage with attic storage.
"County Approval" Requests: Area Variance, Permission to Building in Critical Water Area, Environmental Development Review.
I request permission to build in a critical water area as part of a redevelopment plan. I request for an area variance for article (400.3), as part of the redevelopment plan in order to build at a height of approximately 26 feet. The redevelopment is necessary for this property in order to obtain functional off street parking, base of access to main structure, and adequate storage area to service property. * Permanent land to increase by approximately 600 sq ft.

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

Donna Echols
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Donna Echols
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 7 day of MAY, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: DONNA ECHOLS

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
APRIL 23, 2022
My Commission Expires

Roz Johnson

From: Shawn Potochney <potochney87@gmail.com>
Sent: Wednesday, June 10, 2020 12:43 PM
To: Roz Johnson
Subject: Re: 6712 North River Drive Petition

CAUTION: This message from potochney87@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

I spoke with the Homeowner, she is in agreement with adding both 400.1 along with 400.3 to the petition. When can we expect to get a hearing date?

Shawn Potochney (Contactor/Designer)
Creative Equity Builders Inc
www.CreativeEquityBuilders.com
Office/Direct: 410-335-1111
Fax: 410-686-4211

On Wed, Jun 10, 2020, 12:32 PM Roz Johnson <rvjohnson@baltimorecountymd.gov> wrote:

Or, if you can speak for the owner as the representative, you can respond to this email that you are ok with the wording change as below. This will also go on the advertising form.

Administrative Variance Petition Application—6712 North River Road

Section 400.1—to permit an accessory use garage structure in the street side, front yard of a waterfront property in lieu of the required rear yard;

And

Section 400.3—to permit an accessory use garage structure that will be 26 ft in height in lieu of the required maximum 15 ft. height.

From: Shawn Potochney [mailto:potochney87@gmail.com]
Sent: Tuesday, June 09, 2020 1:39 AM
To: Roz Johnson <rvjohnson@baltimorecountymd.gov>
Subject: Re: 6712 North River Drive

Zoning Property Description For 6712 N. River Dr.

Beginning at a point on the north side of N.River Drive which is 15ft wide at a distance of 406ft west of the centerline of the nearest improved intersecting street (Loyola Rd) which is 15 ft wide.

Being Lot # (72-74), Block(not listed), Section# (not listed) in the subdivision of Harewood Park as recorded in Baltimore County Plat Book (0007/0131), ' containing 15,000 sqaure feet or 0.3443 acres of lot. Located in the 15th election district and 6th council district.

2020-0135-A

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2020-0135-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/20/2020

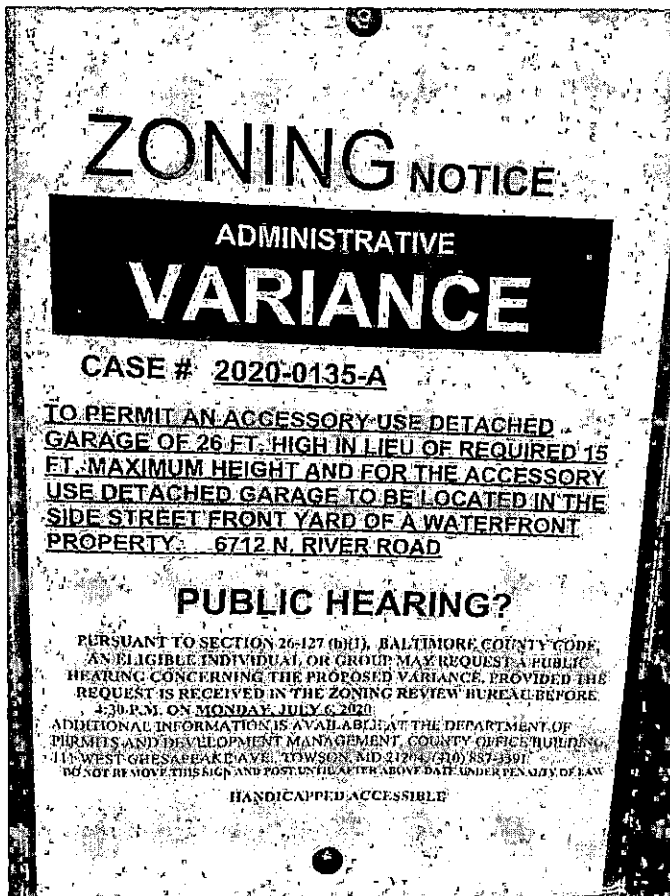
Case Number: 2020-0135-A

Petitioner / Developer: SHAWN POTOCHNEY ~ DONNA ECHOLS

Date of Closing: JULY 6, 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:
6712 N. RIVER ROAD

The sign(s) were posted on: JUNE 20, 2020



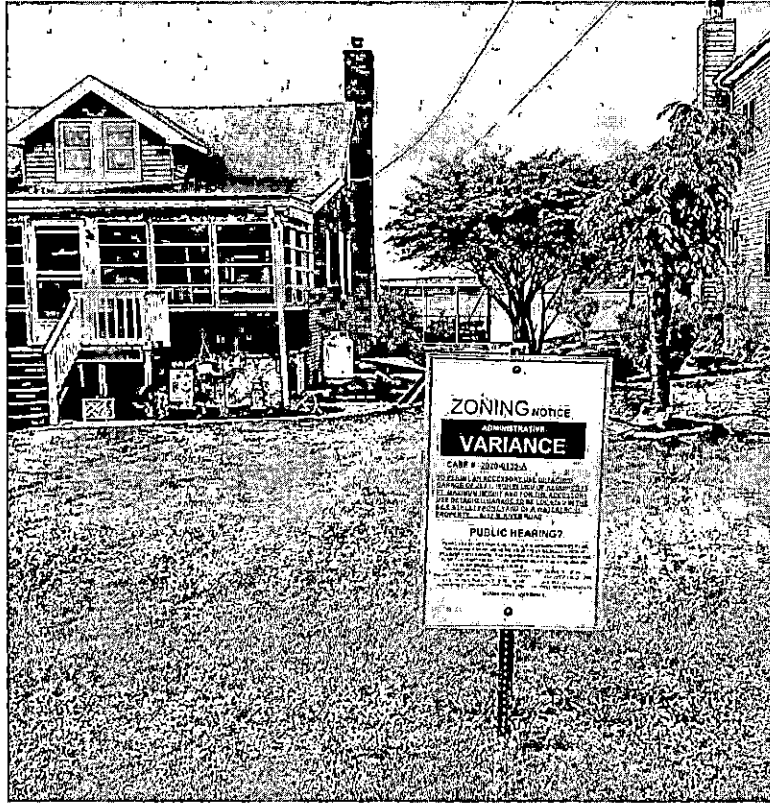
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

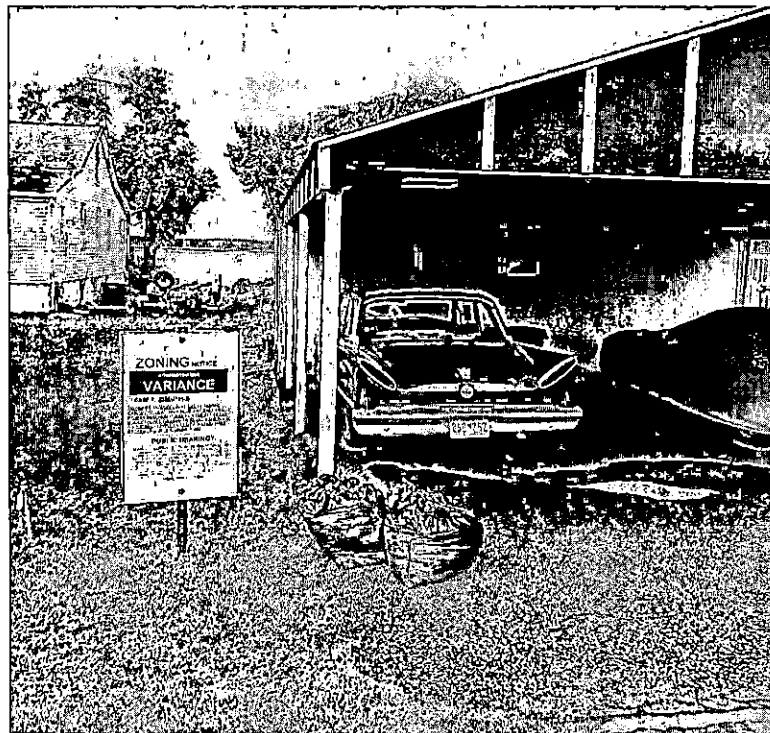
523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign @ 6712 N. River Road ~ 6/20/2020



Background Photo 2nd Sign @ 6712 N. River Road ~ 6/20/2020
CASE # 2020-0135-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0135 -A Address 6712 N. River Road

Contact Person: Roz Johnson Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/10/2020 Posting Date: 6/21/2020 Closing Date: 7/6/2020

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 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 2020- 0135 -A Address 6712 N. RIVER ROAD

Petitioner's Name DONNA ECHOLS Telephone 703-999-8468

Posting Date: 6/21/2020 Closing Date: 7/6/2020

Wording for Sign: To Permit AN ACCESSORY ^{DETACHED} USE GARAGE OF 26 FT HIGH
IN LIEU OF REQUIRED 15 FT. MAXIMUM HEIGHT AND FOR THE
ACCESSORY ^{DETACHED} USE GARAGE TO BE LOCATED IN THE STREET SIDE
FRONT YARD OF A WATERFRONT PROPERTY.

Revised 2/20/2020

**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/neighbor 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: 2020-0135-A

Property Address: 6712 NORTH RIVER DRIVE

Property Description: RESIDENCE ON NORTH SIDE OF
NORTH RIVER DRIVE

Legal Owners (Petitioners): DONNA ECHOLS

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: DONNA ECHOLS

Company/Firm (if applicable): _____

Address: 6712 NORTH RIVER ROAD
BALTIMORE, MD 21220

Telephone Number: 703-999-8468

Revised 7/9/2015

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

No. 157375

Date: 6/10/2020

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

Total: \$75.00

Rec

From: Creative Equity Builders

For:

Donna Echols - Petition for Variance

6712 N. River Road

CASE NO. 2020-0135-A

RF

CASHIER'S
VALIDATION

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CREATIVE EQUITY BUILDERS

35 CLEARWATER CT
MIDDLE RIVER, MD 21220-2316

1663

65-320/550 7372

Date: 5/12/20

PAY to the
order of

Baltimore County

\$ 75.00

Seventy Five

Dollars

Photo
Safe
Deposit
Box on back



Wells Fargo Bank, N.A.
Maryland
wellsfargo.com

FOR

Zoning Petition for 6712 N. River dr

[Signature]

⑈0000001663⑈ ⑆055003201⑆ 8713819871⑈



JOHN A. OLSZEWSKI, JR.
County Executive

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

July 6, 2020

Shawn Potechaey,
35 Clearwater Court
Middle River MD 21220

RE: Case Number: 2020-0135-A, 6712 N 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 June 10, 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 "Very truly yours," text.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

June 15, 2020

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. 2020-0135-A

Administrative Variance
Donna Echols
6712 N. 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,



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

WW/RAZ

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: July 1, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0135-A
Address 6712 North River Drive
(Echols Property)

Zoning Advisory Committee Meeting of June 22, 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 property, comprising approximately 15,000 square feet (sf), as stated on the plan with the petition, is located within a Limited Development Area (LDA) and Modified Buffer Area (MBA) of the Chesapeake Bay Critical Area. The petitioner seeks to permit an accessory use detached garage structure on the street side, front yard of a waterfront property, in lieu of the required rear yard, AND to permit an accessory use detached garage structure that will be 26 feet in height in lieu of the required maximum 15 feet in height. In order to minimize impacts on water quality, the applicant must comply with the LDA lot coverage limits, which, for a property this size, is a maximum of 31 1/4% (4,688 sf), with mitigation for lot coverage between 25% (3,750 sf) and 31 1/4%. According to the plan submitted for this review, existing lot coverage is unclear. The detached garage structure is shown as 24'X44' (1,056 sf). The MBA requirements further restrict lot coverage and structures within the Critical Area Buffer, which on this property is measured 100 feet landward of mean high water. According to the plan, there appears to be no buffer impacts, however, this requires field verification. Compliance with the LDA and MBA regulations is required, 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 proposal for the property will be reviewed for compliance with the LDA and MBA requirements, which will improve buffer functions, and conserve fish, wildlife and plant habitat in Bird River.

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 items requested by the petitioner 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: July 1, 2020

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Address 6712 North River Drive
(Echols Property)

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Reviewer: Thomas Panzarella
Environmental Impact Review

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: HOMEOWNERS TAX CREDIT									
Account Identifier:		District - 15 Account Number - 1508551240							
Owner Information									
Owner Name:		ECHOLS DONNA				Use:		RESIDENTIAL	
						Principal Residence:		YES	
Mailing Address:		6712 NORTH RIVER DR BALTIMORE MD 21220-				Deed Reference:		/42054/ 00257	
Location & Structure Information									
Premises Address:		6712 NORTH RIVER DR BALTIMORE 21220- Waterfront				Legal Description:		LT 72,73,74 6712 NORTH RIVER DR HAREWOOD PARK	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0083	0006	0258	15010005.04	0000			72	2018	Plat Ref: 0007/ 0131
Town: None									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1923		1,266 SF				15,000 SF		34	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
1	YES	STANDARD UNIT	BRICK/	3	1 full	1 Carport			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2018		07/01/2019		07/01/2020	
Land:		172,700		172,700					
Improvements		69,200		87,000					
Total:		241,900		259,700		253,767		259,700	
Preferential Land:		0						0	
Transfer Information									
Seller: BIUK JOHN E				Date: 10/29/2019		Price: \$350,000			
Type: ARMS LENGTH IMPROVED				Deed1: /42054/ 00257		Deed2:			
Seller: BIUK JOHN E				Date: 11/16/2000		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /14814/ 00489		Deed2:			
Seller: HINTON WILLIAM R				Date: 12/04/1975		Price: \$53,000			
Type: ARMS LENGTH IMPROVED				Deed1: /05590/ 00396		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2019		07/01/2020			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Special Tax Recapture: HOMEOWNERS TAX CREDIT									
Homestead Application Information									
Homestead Application Status: Approved 04/24/2020									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application					Date:				

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2020-0135-A

§ 400.1. - Location; lot coverage.

Accessory buildings in residence zones, other than farm buildings (Section 404) shall be located only in the rear yard and shall occupy not more than 40 percent thereof. On corner lots they shall be located only in the third of the lot farthest removed from any street and shall occupy not more than 50 percent of such third. In no case shall they be located less than 2½ feet from any side or rear lot lines, except that two private garages may be built with a common party wall straddling a side interior property line if all other requirements are met. The limitations imposed by this section shall not apply to a structure which is attached to the principal building by a covered passageway or which has one wall or part of one wall in common with it. Such structure shall be considered part of the principal building and shall be subject to the yard requirements for such a building.

§ 400.3. - Height.

The height of accessory buildings, except as noted in Section 300, shall not exceed 15 feet.

2020-0135-A





Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
5/18/2020

Permit Processing Residential Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 1508551240

Plat Ref: 007:131

Election District: 15

Owner Name(s): ECHOLS DONNA

PDM #: 15-0116

Address: 6712 NORTH RIVER DR
BALTIMORE, MD 21220

Zoning District(s): DR 5.5

Premise Address: 6712 NORTH RIVER DR

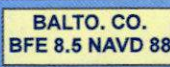
Elevation Range: 2ft - 14ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Homes	Internal Alts.	Add / Ext. Alts.	Access. Struct.	Open Decks	Piers/Pilings	Grading/SW	Tanks	Ret Walls/Bulk	Razing	Elec. & Plumb	High Rise Apts.	Agency Acknowledgment Initial & Date
Contact Agency	Potential Overlay Issues													
	Growth Tier 1: Served by public sewer and inside URDL													
EPS-Dev. Coord. County Office Building Room 319 Phone: 410-887-3733	Chesapeake Bay Critical Area	X		X	X	X	X	X	X	X				
	100 Year Flood Zone	X		X	X	X		X	X	X				
PAI-Sed. Control Insp. County Office Building Room G-21 Phone: 410-887-3226	Chesapeake Bay Critical Area	X						X		X				
	100 Year Flood Zone	X						X		X				
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	100 Year Flood Zone	X	X	X	X	X		X	X			X		OK To File
	InFill Lot Review	X												OK To File
	Verify Water Service Size.	X												
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: 2004-0233-A	X		X	X	X	X							
	FDP Approval Review Required: THIS DEVELOPMENT REQUIRES FINAL DEVELOPMENT PLAN (FDP) SUBMITTAL & APPROVAL PRIOR TO RECORDATION OF THE SUBDIVISION OR SURVEY PLAT AND PRIOR TO ANY ZONING OFFICE REVIEW & APPROVAL OF BUILDING PERMIT APPLICATIONS RELATED TO NEW HOMES OR NEW (Multifamily, Mixed Use, Senior Housing, etc.) BUILDINGS	X												
Building Plans Review County Office Building Room 120 Phone: 410-887-3987	100 Year Flood Zone	X	X	X	X	X			X	X				

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.
Form171R

2020-0135-A

2020-0135-A



1 in = 50 ft

No Special Training Required (see attached)

Roz Johnson

From: Robin Hurley
Sent: Tuesday, May 19, 2020 11:33 AM
To: Roz Johnson
Subject: RE: 100 Year Flood Zone--6712 North River Road
Attachments: 6712 North River Rd.pdf

Roz,

I've attached a GIS map for you. As long as the garage stays out of the "blue" area it's not in the floodplain. A special hearing is not necessary. Even if the garage is in the floodplain, because it is tidal floodplain, as long as it is elevated 2-ft above the base flood elevation we would allow it.

Robin

From: Roz Johnson
Sent: Tuesday, May 19, 2020 10:42 AM
To: Robin Hurley <rhurley@baltimorecountymd.gov>; John Bryan <JBryan@baltimorecountymd.gov>
Subject: 100 Year Flood Zone--6712 North River Road

Hi Robin, John,

I hope you are well.

I have an petition application for a variance to build a garage at 6712 North River Road.

Jeff said to check with you to confirm if they should they also file a Special Hearing for a waiver to build in a flood zone?

Thanks,

Roz Johnson
Planner, Office of Zoning

8000-0135-A



- North River Dr



- N. River Dr





2020-0135-A



2020-0135-A

TOPO MAP FOR 6712 NORTH RIVER ROAD

Baltimore County, MD
Department of PAI
GIS Services

Coordinate System:
 Maryland State Plane: NAD83/91 Horizontal Datum
 Elevations in Feet: NAVD88 Vertical Datum

Date of Data Capture: March 2008
 Scale of Data Capture: 1" = 100'

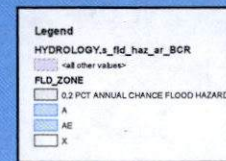
Date of Aerial Photography: March 2008

The utility (sanitary sewer and/or storm drain) location information shown is not guaranteed correct and should only be used as a reference. Locations of appurtenances should be verified using construction drawings, which are available in room 206 of the Baltimore County Office Bldg. or through actual field investigations.

For internal use only.
 The cadastral information on this plot was compiled from existing deed information. This information is not to be considered authoritative. This survey information was not field checked and certified by a licensed land surveyor.

The floodplain information shown on this map is based on the best information made available to Baltimore County. This information does not imply that property will or will not be free from flooding or damage. A property not in a flood zone may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map. This floodplain information and map do not create liability on the part of the County, or any officer or employee thereof, for any damage that results from reliance on the information shown thereon.

Note:
 Floodplain elevation data from
 FEMA Flood Insurance Rate Map
 24001000315G is based on
 NAVD 88



BALTO. CO.
BFE 8.5 NAVD 88



Prepared By:
 Robin Hurley, EA III
 PAI, Dev. Plans Review
 May 12, 2020

1 in = 50 ft

2020-0135-A

No Special Hearing Required (see attached)

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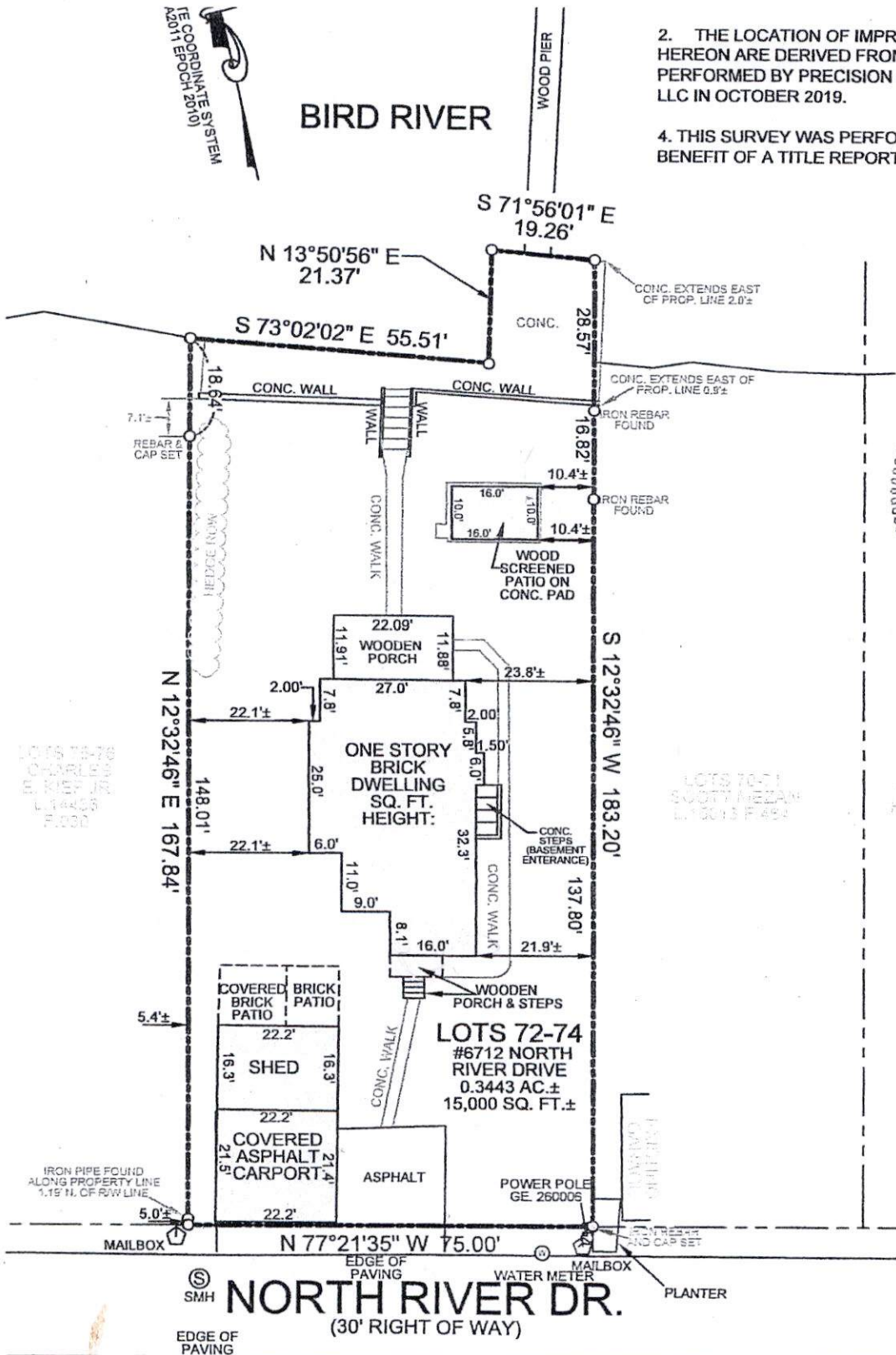
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Roz Johnson
Planner, Office of Zoning



2. THE LOCATION OF IMPROVEMENTS SHOWN HEREON ARE DERIVED FROM FIELD RUN SURVEY PERFORMED BY PRECISION SURVEY AND MAPPING, LLC IN OCTOBER 2019.

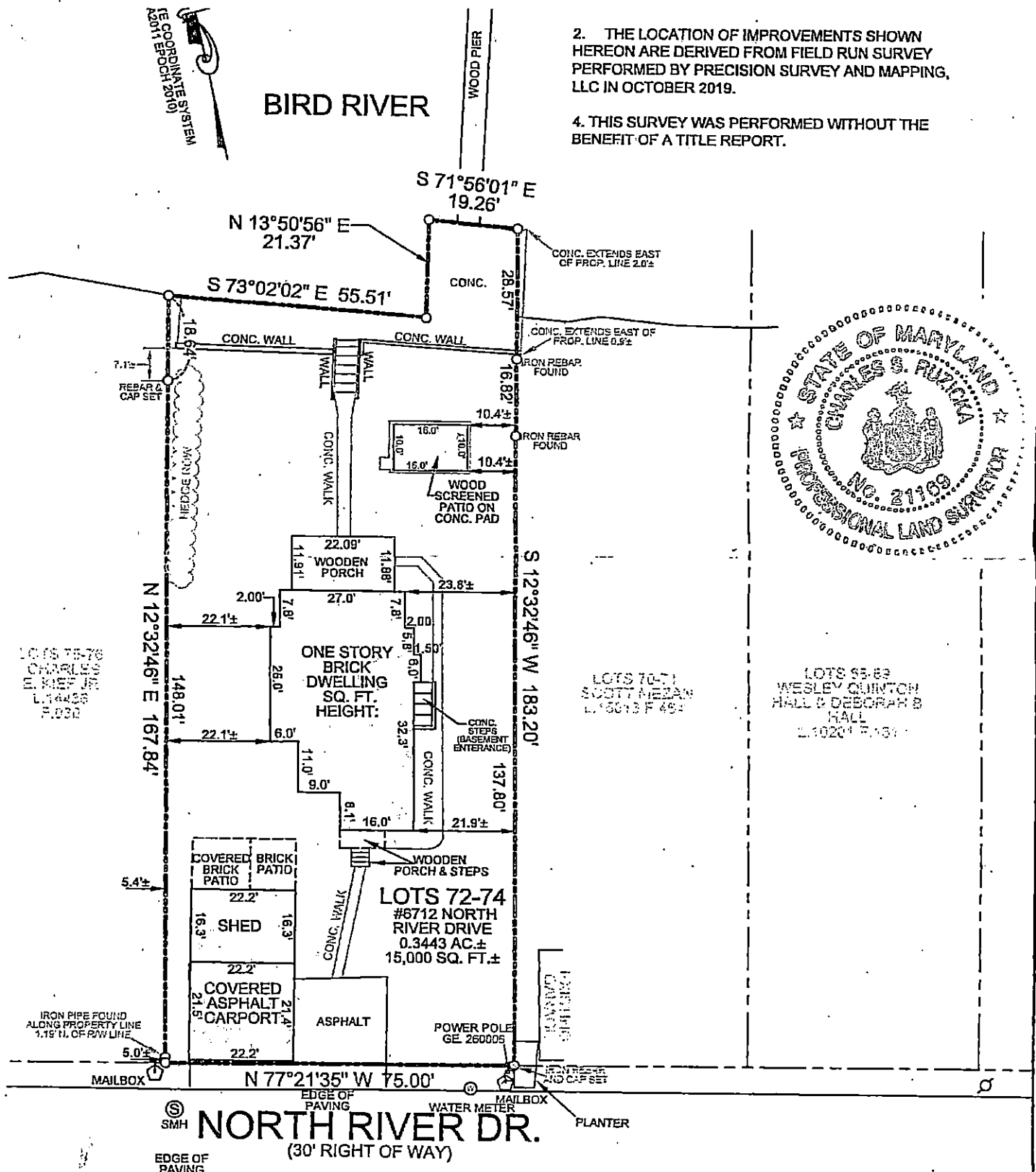
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.



SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THE SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT IT REPRESENTS A FIELD SURVEY FOR THE PROPERTY SHOWN HEREON PERFORMED UNDER MY DIRECT SUPERVISION.

[Signature]

11/06/19
MD. LICENSED PROFESSIONAL LAND SURVEYOR NO. 21169
EXPIRES JUNE 26, 2021



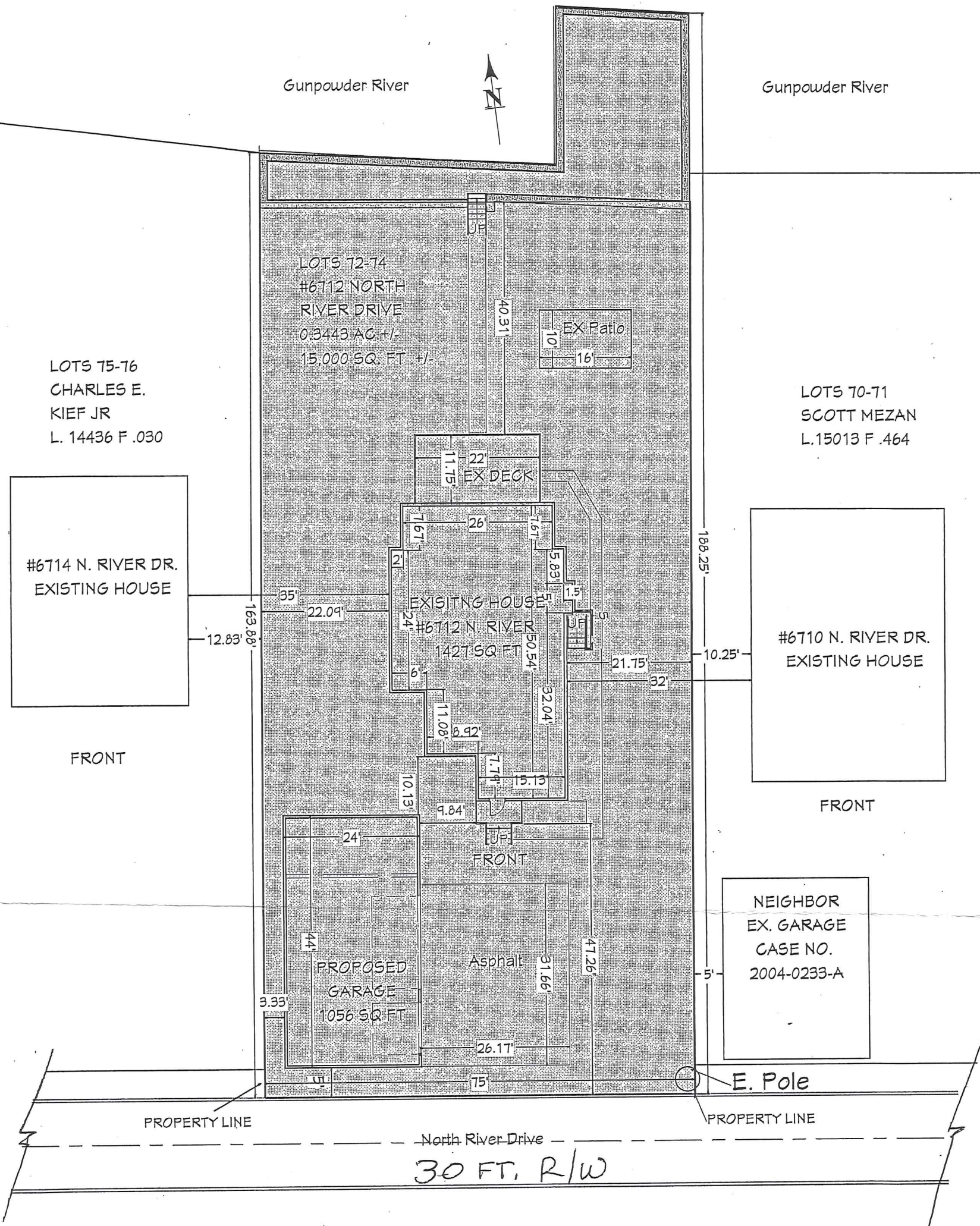
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THE SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND THAT IT REPRESENTS A FIELD SURVEY FOR THE PROPERTY SHOWN HEREON PERFORMED UNDER MY DIRECT SUPERVISION.

Donna Echols

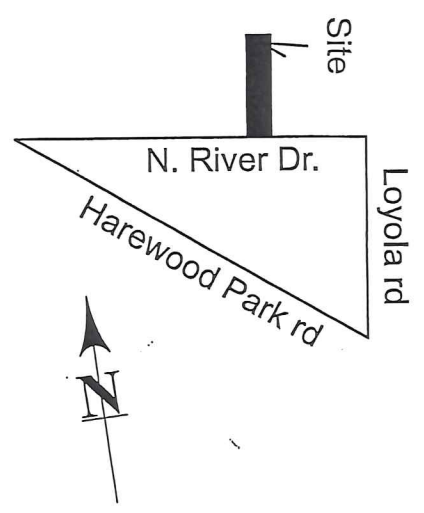
11/06/19

MD. LICENSED PROFESSIONAL LAND SURVEYOR NO. 21169
EXPIRES JUNE 26, 2021



CASE No.
2020-0135-A

OWNER NAME: DONNA ECHOLS
ADDRESS: 6712 N. RIVER DR.
LEGAL DESCRIPTION: LT 12,13,14
PRINCIPAL RESIDENCE: YES
ZONING MAP# 083-C1
GRID: 0006
PARCEL: 0258
TAX# 1508551240
PLAT REF: 0007/0131
SITE ZONED: DR 5.5
ELECTION DISTRICT: 15
COUNCIL DISTRICT: 6
LOT AREA ACREAGE: 0.3443 +/-
IN SQUARE FEET 15,000 +/-
HISTORIC? NO
IN CBCAP? YES
IN FLOOD PLAIN? YES
UTILITIES? YES
WATER IS: PUBLIC
SEWER IS: PUBLIC
PRIOR HEARING: NO



DRAWINGS PROVIDED BY: CREATIVE EQUITY BUILDERS 35 CLEARWATER CT MIDDLE RIVER MD 21220		PROJECT DESCRIPTION: Donna Echols Garage 6712 N. River rd. Middle River MD 21220		SHEET TITLE: SITE PLAN		<table><tr><th>NO.</th><th>DESCRIPTION</th><th>BY</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>				NO.	DESCRIPTION	BY	DATE																
NO.	DESCRIPTION	BY	DATE																										
DATE: 6/9/2020	SCALE: 1"=20ft	SHEET: A-1																											