21-1616
JS

PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
to the Office of Administrative Law of Baltimore County for the property located at:

Address 873 Ivy Hill Road **which is presently zoned** RC-4
Deed References: 43646/25 10 Digit Tax Account # 2200022149
Property Owner(s) Printed Name(s) IVY HILL, LLC

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1.___ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve construction of a garage adjacent to the existing house in the riverine floodplain located on this property.

2.___ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3.__X__ **a Variance** from Section(s) 400.1 to allow an accessory garage structure in the front yard and Section 400.3 to allow an accessory structure to be 17' tall in lieu of the permitted 15'

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)**

TO BE PRESENTED AT THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

George S. Nyquist, Jr. /
Name- Type or Print
Signature
873 Ivy Hill Road Cockeysville MD
Mailing Address City State
21030 / 410-218-9955 / nikipro7@aol.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Ivy Hill, LLC /
Name #1 - Type or Print Name #2 - Type or Print
/
Signature #1 Signature # 2
200 W Pennsylvania Avenue, Suite 400 Towson MD
Mailing Address City State
21204 / 410-218-9955 / nikipro7@aol.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print
Signature
Mailing Address City State
/ /
Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
Date 12-9-21
By JS

Representative to be contacted:

Richardson Engineering, LLC
Name - Type or Print
Signature
7 Deneison Street Timonium MD
Mailing Address City State
21093 / 410-560-1502 / Rick@RichardsonEngineering.net
Zip Code Telephone # Email Address

CASE NUMBER 2021-0264-A **Filing Date** 9/13/21 **Do Not Schedule Dates:** _____ **Reviewer** JS

REV. 10/4/11

Richardson ENGINEERING

CIVIL | COMMERCIAL
RESIDENTIAL
INDUSTRIAL

RICHARDSON ENGINEERING, LLC.
7 DENEISON ST. | TIMONIUM, MD 21093
410-560-1502 | RICHARDSONENGINEERING.NET

ZONING DESCRIPTION FOR
873 IVY HILL ROAD
8TH ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the South of Ivy Hill Road approximately 1000 feet south of the intersection with Jerome Jay Drive and south on a private panhandle drive approximately 569' to a point of beginning, thence (1) South 10 degrees 37 minutes 42 seconds East 380.29 feet, (2) South 44 degrees 46 minutes 01 seconds East 382.51 feet, (3) South 10 degrees 37 minutes 42 seconds East 380.29 feet, (4) South 53 degrees 57 minutes 08 seconds West 1750.48 feet, (5) North 72 degrees 31 minutes 31 seconds West 221.27 feet, (6) North 31 degrees 26 minutes 03 seconds East 1813.36 feet, (7) North 79 degrees 52 minutes 48 seconds East 485.71 feet; to the point of beginning;

Containing a net area of 1,112,056 square feet, or 25.53 Acres of land, more or less.

2021-0264-A

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

No. 206058

Date: 9/13/21

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: ~~[illegible]~~ GEORGE NYQUIST

For: 2021-0264-A

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

CASHIER'S VALIDATION

GEORGE S NYQUIST JR
6 RIDERWOOD STATION
TOWSON, MD 21204

1449
60-1809/433
2770

9/7/21
Date

Pay to the Order of Baltimore County $ 75.00

Seventy five Dollars

Photo Safe Deposit® Details on back

PRIVATE BANKING GROUP

First National Bank

For

MP

[redacted]