JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

July 24, 2024

Douglas and Maureen Long – maureen.r.long@gmail.com
6812 Columbia Road
Middle River, MD 21220

RE: MOTION FOR RECONSIDERATION
Case No. 2024-0111-A
Property: 6812 Columbia Road

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

Maureen E. Murphy

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

IN RE: **PETITION FOR ADMIN. VARIANCE**	*	BEFORE THE
(6812 Columbia Road)		
15th Election District	*	OFFICE OF ADMINISTRATIVE
5th Council District		
Douglas & Maureen Long	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	**CASE NO. 2024-0111-A**

* * * * * * * * *

ORDER ON MOTION FOR RECONSIDERATION

Now pending is a Motion for Reconsideration of the May 29, 2024 Opinion and Order issued in the above captioned case. Specifically, legal owner/Petitioners, Douglas and Maureen Long ("Petitioners") requested Variance relief from the Baltimore County Zoning Regulations ("BCZR"), §1B02.3.C.1 and §400.1, to permit a side yard addition (North River Drive side) with a proposed 8 ft side-street setback in lieu of the required 25 ft, and to permit an existing accessory garage to remain in the front yard in lieu of the required rear yard placement. The relief was granted subject to conditions.

By email dated July 12, 2024, Petitioners requested reconsidering of Condition #3 which reads as follows:

> 3. The existing detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home.

Petitioners concede that their Motion for Reconsideration was not timely filed because they did not know about the decision until June 10, 2024, and then "spent the next few weeks trying to get a copy of that decision." While Motions for Reconsideration must be filed within 30 days of the date of the Order to which no exceptions are permitted, and while it is unclear why there was a

delay in obtaining the Order if Petitioners had notice of its existence on June 10, 2024, in the interests of judicial economy, a decision will be made on the Motion filed.

As to the merits of their Motion, Petitioners state that there is a separate, existing electrical service to the detached garage which is in the front yard. When the Petition was filed, Petitioners failed to seek zoning relief sought for the *unapproved*, detached garage which was located in the front yard in violation on BCZR, §400.1. Consequently, as a courtesy to the Petitioners, the Office of Zoning Review ("OZR") added the necessary relief for the detached garage to the Petition. Petitioners contend in their Motion that there is "a lot" which they identified as "lot 6810 Columbia Rd" and that it "has its own utility for electric." Petitioners next contend that the electrical service for "lot 6810 Columbia Rd" is connected to the detached garage at issue here. Petitioners add that this electrical service hook up existed at the time they purchased "both parcels" in 2010.

Sorting through the Petitioners' statements in the Motion for Reconsideration, upon additional research available to the public, there is no Property address of 6810 Columbia Rd. Moreover, it is certainly unorthodox for a detached garage which serves as an accessory structure to the home at 6812, to have electrical service hookup to another address which can not be identified. The reason for the conditions set forth in the Order regarding the detached garage is to prohibit it from being used a dwelling and to prohibit it from being used for commercial or industrial purposes.

Moreover, Petitioners contend that they purchased two parcels. Upon researching Plat No. 2 of Harewood Park filed in Land Records of Baltimore County on July 12, 1944 (Plat Book CHK 13, page 144) for this Property, there is only one parcel (Parcel 258) which is labeled on the Plat as Lot 131. While there are two (2) tax identification numbers with SDAT, the County does not

have a record of two (2) separate properties. Indeed, the SDAT tax map places both tax identification numbers at the same property – 6812 Columbia Rd.

Having said all of that, I will remove Condition #3 but the other conditions will remain. Accordingly, for the reasons set forth herein the Motion for Reconsideration will be granted.

THEREFORE, IT IS ORDERED this **24th** day of **July, 2024**, by this Administrative Law Judge that the Motion for Reconsideration is hereby **GRANTED** and Condition #3 as set forth in the Opinion and Order shall be removed, but all other Conditions contained in the Opinion and Order shall remain the same.

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

Maureen E. Murphy

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlw

JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

May 29, 2024

Douglas and Maureen Long – maureen.r.long@gmail.com
6812 Columbia Road
Middle River, MD 21220

RE: Petition for Administrative Variance
Case No. 2024-0111-A
Property: 6812 Columbia Road

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

Maureen E. Murphy

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(6812 Columbia Road)		
15th Election District	*	OFFICE OF ADMINISTRATIVE
5th Council District		
Douglas & Maureen Long	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	**CASE NO. 2024-0111-A**

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owners of the property, Douglas and Maureen Long ("Petitioners") for the property located at 6812 Columbia Road, Middle River (the "Property"). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations ("BCZR"), §1B02.3.C.1 and §400.1, to permit a side yard addition (North River Drive side) with a proposed 8 ft. side-street setback in lieu of the required 25 ft., and to permit an existing accessory garage to remain in the front yard in lieu of the required rear yard placement. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2C). Architectural renderings were provided of the proposed addition. (Pet. Exs. 3A, 3B).

A Zoning Advisory Committee ("ZAC") comment was received from the Department of Environmental Protection and Sustainability ("DEPS"), dated May 22, 2024, offering comments regarding lot coverage requirements. Development Plans Review ("DPR")/Department of Public Works and Transportation ("DPWT") provided a ZAC comment but did not oppose the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on May 5, 2024 and there being no request for a public hearing, a decision shall be

rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavit as required by §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 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 §307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the detached garage, I will impose conditions that the existing detached garage shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and will not have separate electric or utility connections, or used for commercial purposes. Additionally, Petitioners must comply with any conditions imposed by the Department of Environmental Protection and Sustainability ("DEPS") prior to permitting.

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 **29th** day of **May**, **2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), §1B02.3.C.1 and §400.1, to permit a side yard addition (North River Drive side) with a proposed 8 ft. side-street setback in lieu of the required 25 ft., and to permit an existing accessory garage to remain in the front yard in lieu of the required rear yard placement, respectively, be, and they are each hereby, **GRANTED.**

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Petitioners and subsequent owners shall not convert the existing detached garage into a dwelling unit or apartment. The existing detached garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.

3. The existing detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home.

4. The existing detached garage shall not be used for commercial or industrial purposes.

5. The property is located within the Chesapeake Bay Critical Area ("CBCA") and is subject to Critical Area requirements. As such, the Petitioners must comply with those conditions imposed by the Department of Environmental Protection and Sustainability ("DEPS") in their ZAC comment, dated May 22, 2024; 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.

Maureen E. Murphy

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw

AV 5-20

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
MAY 22 2024
OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: May 22, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0111-A
Address: 6812 COLUMBIA RD
Legal Owner: Douglas & Maureen Long

Zoning Advisory Committee Meeting of May 7, 2024.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

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

   The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is seeking approval to permit a side yard addition with a side yard setback of 8 feet in lieu of the required 25 feet and to allow an existing garage to remain in the front yard in lieu of the required rear yard placement. The proposed development must meet LDA requirements and the 15% afforestation requirement. According to the zoning property description, the property is 9,715 square feet. Based on this square-footage, the maximum lot coverage for this property is 3.035 square feet or 31.25%. If the proposed development can comply with the lot coverage restrictions and the 15% afforestation requirement, the relief requested can result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

   This is a non-waterfront property. The property consists of a house, garage, and driveway with a lawn and scattered trees. Based on GIS, it appears there is no

forest, streams, or wetlands on the property. Meeting the lot coverage requirements and the 15% afforestation requirement will aid in the conservation of fish, plant, and wildlife habitat in the watershed.

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.

   If the proposed development can be designed to meet the lot coverage and afforestation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Gris Batchelder

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 6812 Columbia Rd, Middle River MD 21220 **Currently Zoned** DR5.5

Deed Reference 0034146 / 411 **10 Digit Tax Account #** 1 5 2 2 0 0 0 5 2 0

Owner(s) Printed Name(s) Maureen R. Long and Douglas R. Long

(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)

BCZR: 1B02.3.C.1 & 400.1 → To permit a side yard addition (North River Drive side) with a proposed 8 feet side-street setback in lieu of the required 25 feet, and to permit an existing accessory garage to remain in the front yard in lieu of the required rear yard placement.

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 zoning regulations of Baltimore County, to the zoning 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):

Maureen R. Long / Douglas R. Long
Name #1 – Type or Print / Name # 2 – Type or Print

Signature #1 / Signature # 2

6812 Columbia Rd. Middle River MD
Mailing Address City State

21220 / 412-951-6494 (cell) / maureen.r.long@gmail.com
Zip Code Telephone #'s (Cell and Home) 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 _____ 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 2024-0111-A **Filing Date** 4/23/24 **Estimated Posting Date** 5/5/24 **Reviewer** JS

Revised 8/2022

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:	6812 Columbia Road	Middle River	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)**

Our property is a corner lot, specifically a triangle lot fronting two streets. Most corner lot houses in our neighborhood sit on rectangle lots. The front of our house faces the point of the triangle at the intersection of Columbia Road and North River Drive. The sides of the house front Columbia Road and North River Drive respectively. The unique configuration of our house on the lot and the unusual shape of our lot prevents us from being able to put an addition on our house. We are requesting a variance from the corner lot permissible by right setback of 15-foot from the public street right-of-way to an 8-foot setback to allow for the building of an addition on the North River Drive side of our house.

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

Signature of Owner (Affiant)

Maureen R. Long

Name - Print or Type

Signature of Owner (Affiant)

Douglas R. Long

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 4 day of APRIL, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: MAUREEN R. LONG, DOUGLAS R. LONG

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

AS WITNESS my hand and Notaries Seal

Notary Public

2/7/2025

My Commission Expires

ANTHONY J SERAFINO NOTARY PUBLIC HARFORD CO., MD My Comm. Exps. Feb. 07, 2025

ZONING PROPERTY DESCRIPTION FOR 6812 Columbia Road, Middle River MD 21220

Beginning at a point on the west side of Columbia Road which is 15 feet wide at the distance of 252.208 feet west of the centerline of the nearest improved intersecting street North River Drive which is 15 feet wide.

Being Lot #131 in the subdivision of Harewood Park as recorded in Baltimore County Plat Book #0013, Folio #0144, containing 9,715 square feet. Located in the 15 Election District and 5 Council District.

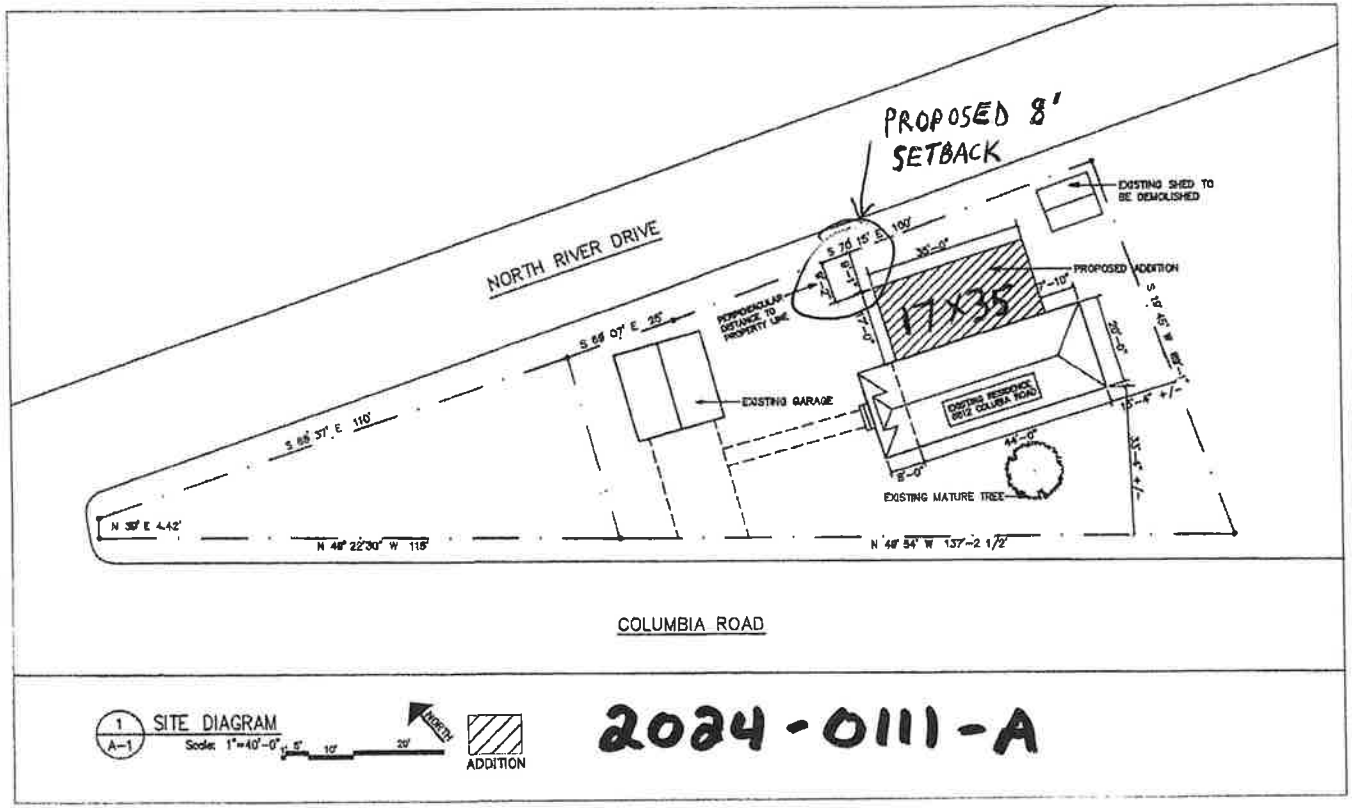
2024-0111-A

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)

Address 6812 Columbia Road Owners(s) Name(s) Maureen R. Long & Douglas R. Long

Subdivision Name Harewood Park Lot # 131 Block # _____ Section # _____

Plat Book # 0013 Folio # 0144 10 Digit Tax # 1522000520 Deed Reference# 34146/00411

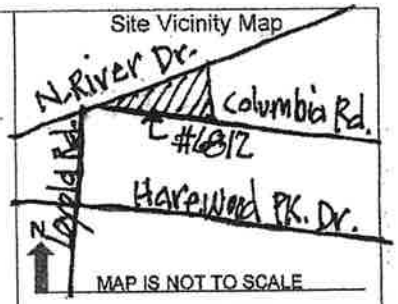


2024-0111-A

N

Plan Drawn By Robert Moll-Architect-Inc, Date 4/1/24 Scale: 1 inch = 40 Feet

Site Vicinity Map



Zoning Map # 0083

Zoning DR 5.5

Election District 15

Council District 5

Lot Area Acreage 0.223

Lot Square Footage 9715

Historic (Yes or No) No

CBCA (Yes or No) Yes

Flood Plain (Yes or No) No

Utilities – Mark with (X)

Water is:

Public X Private _____

Sewer is:

Public X Private _____

Prior Hearing (Yes or No) No

If (Yes) list Case Number(s) and order result(s) below:

_____

_____

_____

_____

Violation Case Number(s)

_____

_____

ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

Property is to be posted and advertised as prescribed by the zoning regulations.
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Owner(s)/Petitioner(s):

Maureen R. Long / Douglas R. Long
Name #1 – Type or Print / Name # 2 – Type or Print

Signature #1 / Signature # 2

6812 Columbia Rd. Middle River MD
Mailing Address City State

21220 / 412-951-6494 (cell) / maureen.r.long@gmail.com
Zip Code Telephone #'s (Cell and Home) 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 _____ 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 2024-0111-A **Filing Date** 4/23/24 **Estimated Posting Date** 5/5/24 **Reviewer** JS

Revised 8/2022

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:	6812 Columbia Road	Middle River	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)**

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Signature of Owner (Affiant)

Maureen R. Long

Name - Print or Type

Signature of Owner (Affiant)

Douglas R. Long

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 4 day of APRIL, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: MAUREEN R. LONG, DOUGLAS R. LONG

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

AS WITNESS my hand and Notaries Seal

Notary Public

2/7/2025

My Commission Expires

ANTHONY J SERAFINO NOTARY PUBLIC HARFORD CO., MD My Comm. Exps. Feb. 07, 2025

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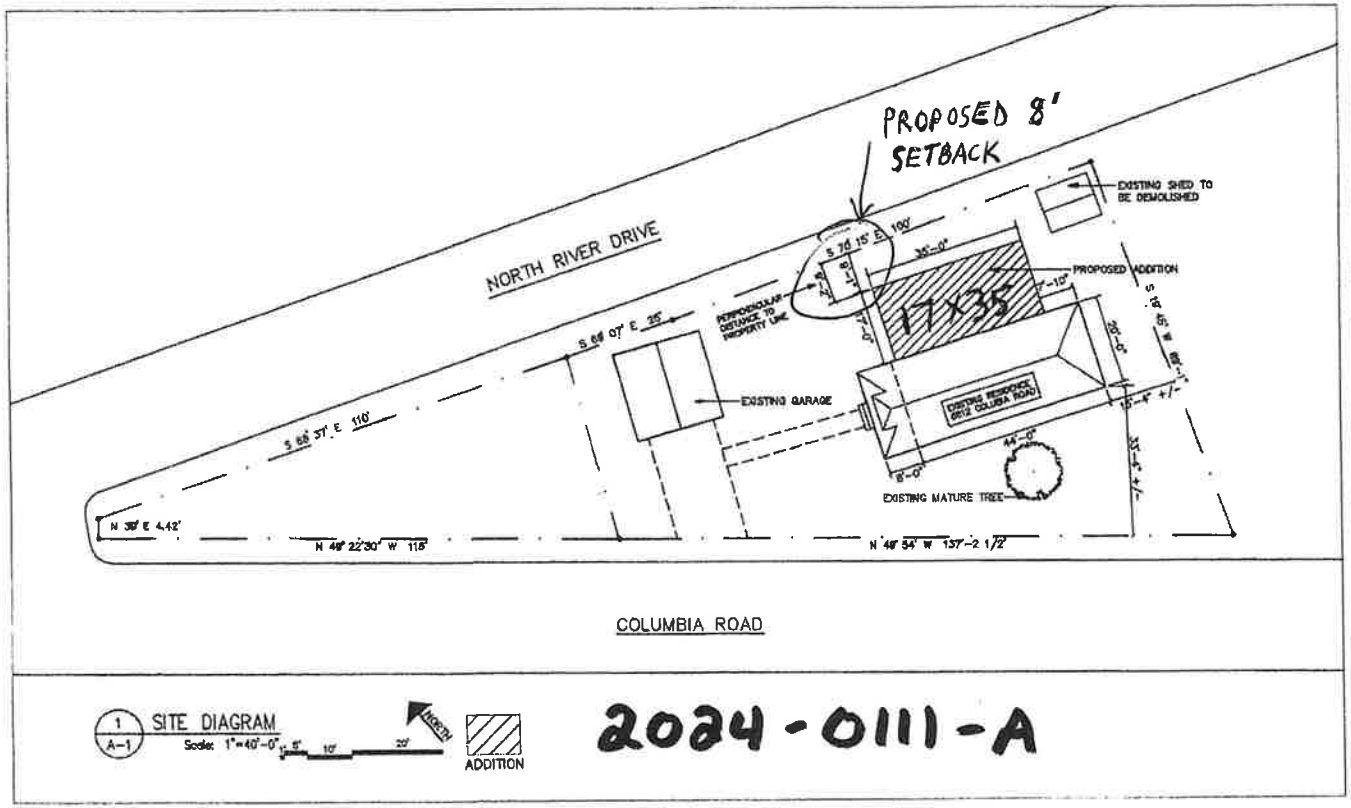
2024-0111-A

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)

Address 6812 Columbia Road Owners(s) Name(s) Maureen R. Long & Douglas R. Long

Subdivision Name Harewood Park Lot # 131 Block # _____ Section # _____

Plat Book # 0013 Folio # 0144 10 Digit Tax # 1522000520 Deed Reference# 34146/00411

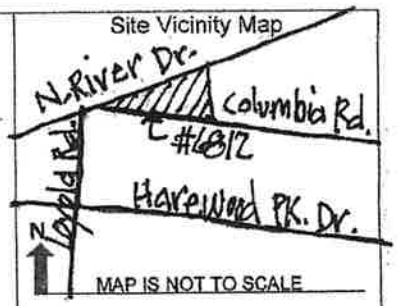


2024-0111-A

N

Plan Drawn By Robert Moll-Architect-Inc Date 4/1/24 Scale: 1 inch = 40 Feet

Site Vicinity Map



Zoning Map # 0083

Zoning DR 5.5

Election District 15

Council District 5

Lot Area Acreage 0.223

Lot Square Footage 9715

Historic (Yes or No) No

CBCA (Yes or No) Yes

Flood Plain (Yes or No) No

Utilities – Mark with (X)

Water is:

Public X Private _____

Sewer is:

Public X Private _____

Prior Hearing (Yes or No) No

If (Yes) list Case Number(s) and order result(s) below:

Violation Case Number(s)

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

No. 229547

Date: 4/23/24

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: Long

For: 2024-0111-A

6812 COLUMBIA ROAD

JSS 24-0368

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

CASHIER'S VALIDATION

DOUGLAS RAY LONG
MAUREEN R LONG
6812 COLUMBIA RD
MIDDLE RIVER, MD 21220

471
65-7783/2550
12

4/6/2024
Date

CHECK ARMOR

Pay to the order of BALTIMORE COUNTY $ 75.00

SEVENTY FIVE AND NO/100 Dollars

Photo Safe Deposit®

wonder

NASA FEDERAL CREDIT UNION
www.nasafcu.com

For ADMIN VALANCE-ZONING

⑆255077833⑆ 1160000339094,911 0471

Harland Clarke

SPACE ODYSSEY

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 -** 1522000520

Owner Information

Owner Name:	LONG MAUREEN R LONG DOUGLAS R	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	6812 COLUMBIA RD BALTIMORE MD 21220-1012	**Deed Reference:**	/34146/ 00411

Location & Structure Information

Premises Address:	6812 COLUMBIA RD BALTIMORE 21220-1012	**Legal Description:**	PT LT 131 6812 COLUMBIA RD HAREWOOD PARK

Map	Grid	Parcel	Neighborhood	Subdivision	Section	Block	Lot	Assessment Year	Plat No:	
0083	0006	0258	15010005.04	0000			131	2024	Plat Ref:	0013/ 0144

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1930	916 SF		8,515 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	NO	STANDARD UNIT	SIDING/3		1 full	1 Detached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2024	As of 07/01/2023	As of 07/01/2024
Land:	85,500	87,700		
Improvements	130,300	169,300		
Total:	215,800	257,000	215,800	229,533
Preferential Land:	0	0		

Transfer Information

Seller: ROTTSCHAEFER M L	**Date:** 08/28/2013	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /34146/ 00411	**Deed2:**
Seller: BAUER GREGORY P	**Date:** 05/13/2010	**Price:** $222,500
Type: ARMS LENGTH MULTIPLE	**Deed1:** /29466/ 00280	**Deed2:**
Seller: SMITH MICHAEL P,SR	**Date:** 04/14/2005	**Price:** $180,000
Type: ARMS LENGTH MULTIPLE	**Deed1:** /21716/ 00280	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 07/27/2010

Homeowners' Tax Credit Application Information

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

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0111 -A Address 6812 COLUMBIA ROAD

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/23/24 Posting Date: 5/5/24 Closing Date: 5/20/24

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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2024 - 0111 -A Address 6812 COLUMBIA ROAD

Petitioner's Name: MAUREEN + DOUGLAS LONG Telephone (Cell) 412-951-6494

Posting Date: 5/5/24 Closing Date: 5/20/24

Wording for Sign: To Permit

To permit a side yard addition (North River Drive side) with a proposed 8 feet side-street setback in lieu of the required 25 feet, and to permit an existing accessory garage to remain in the front yard in lieu of the required rear yard placement.

Revised 1/2022

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

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: 2024-0111-A

Property Address: 6812 COLUMBIA ROAD

Legal Owners (Petitioners): MAUREEN + DOUGLAS LONG

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): MAUREEN LONG

Address: 6812 COLUMBIA ROAD

MIDDLE RIVER, MD 21220

Telephone Number: 412-951-6494

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a $250.00 rescheduling fee may be required after two failed advertisings and/or postings.

1996-0473-A
Lot # 55
1502007621
Lot # 53
1502007620
Lot # 51
1504750352
Lot # 50
1504750351
6808
Lot # 47
19511840
Lot # 43
1502955160
Lot # 39
1506001160
1513750470
6820
1986-0348-A
Lot # 36
Lot # 34
1519390110
Lot # 32
1505880580
Lot # 30
1518351490
Lot # 26
1800003201
2004-024
6802
1946-0659-X
Pt. Bk./Folio # 079156
1502470461
2500008297
6805
1900008652
Lot # 1
083C1
Pt. Bk. 0000013, Folio 0144
1522000520
Lot # 131
NORTH RIVER DR
NE 8-L
5 CD
6809
Pt. Bk./Folio # 049117A
1900008653
Lot # 2
2000014569
15 ED
6814
Lot # 130
1523502991
DR 5.5
6822
2100014210
Pt. Bk./Folio # 013144
6829
1513752370
Lot # 126
1513134591
Lot # 620
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Lot # 618
2500000086
Lot # 615
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Lot # 658
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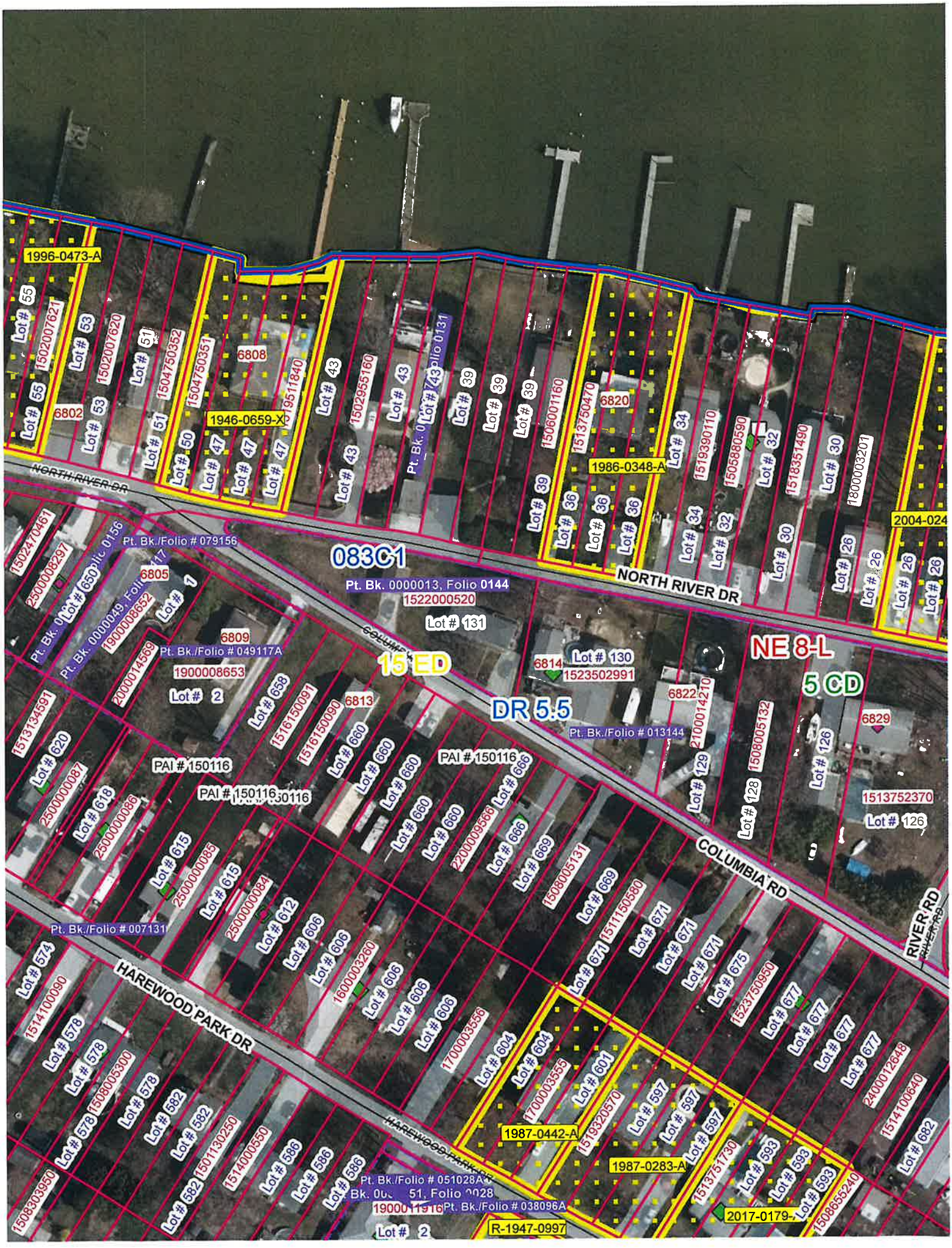
1516150090
6813
Lot # 660
PAI # 150116
Lot # 666
2200009566
Lot # 669
1508005131
Lot # 671
1511150580
Lot # 675
1523750950
Lot # 677
2400012648
1514100640
Lot # 682
COLUMBIA RD
RIVER RD
Pt. Bk./Folio # 007131
HAREWOOD PARK DR
Lot # 574
1514100090
Lot # 578
1508005300
Lot # 582
1501130250
1514000550
Lot # 586
1508303950
1600003260
1700003556
Lot # 604
1700003555
Lot # 601
1519320570
Lot # 597
1987-0442-A
1987-0283-A
1513751730
Lot # 593
2017-0179-
1508655240
Pt. Bk./Folio # 051028A
Pt. Bk./Folio # 038096A
R-1947-0997
Lot # 2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1502955160
Lot # 43
Pt. Bk. 0 Folio 0131
Lot # 43
Lot # 39
Lot # 39
Lot # 39
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1513750470
6820
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Lot # 53
Lot # 51
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Lot # 36
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Lot # 34
Lot # 32
Lot # 30
Lot # 26
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Pt. Bk./Folio # 079156
083C1
Pt. Bk. 0000013, Folio 0144
1522000520
Lot # 131
NORTH RIVER DR
2500008297
Pt. Bk. 0 Lot # 650 Folio 0156
6805
Lot # 1
Pt. Bk. 0000049, Folio 0147
1900008652
6809
Pt. Bk./Folio # 049117A
1900008653
Lot # 2
2000014569
15 ED
6814
Lot # 130
1523502991
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COLUMBIA RD
RIVER RD
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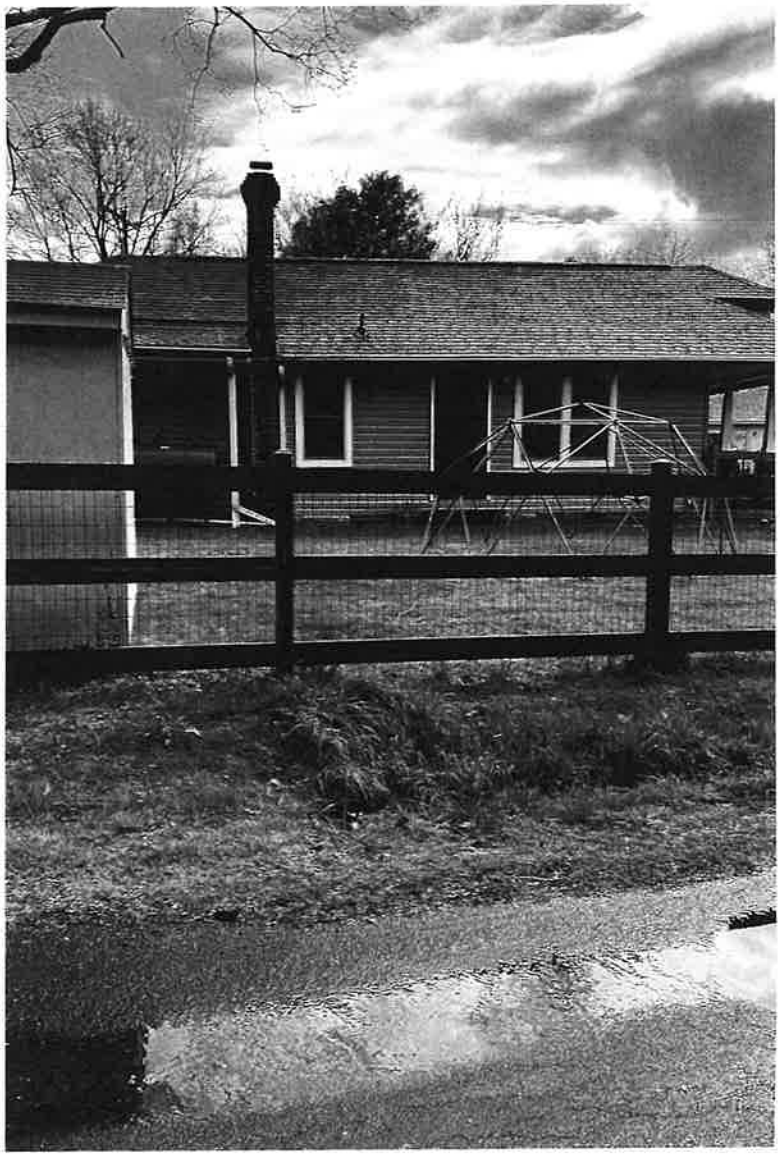
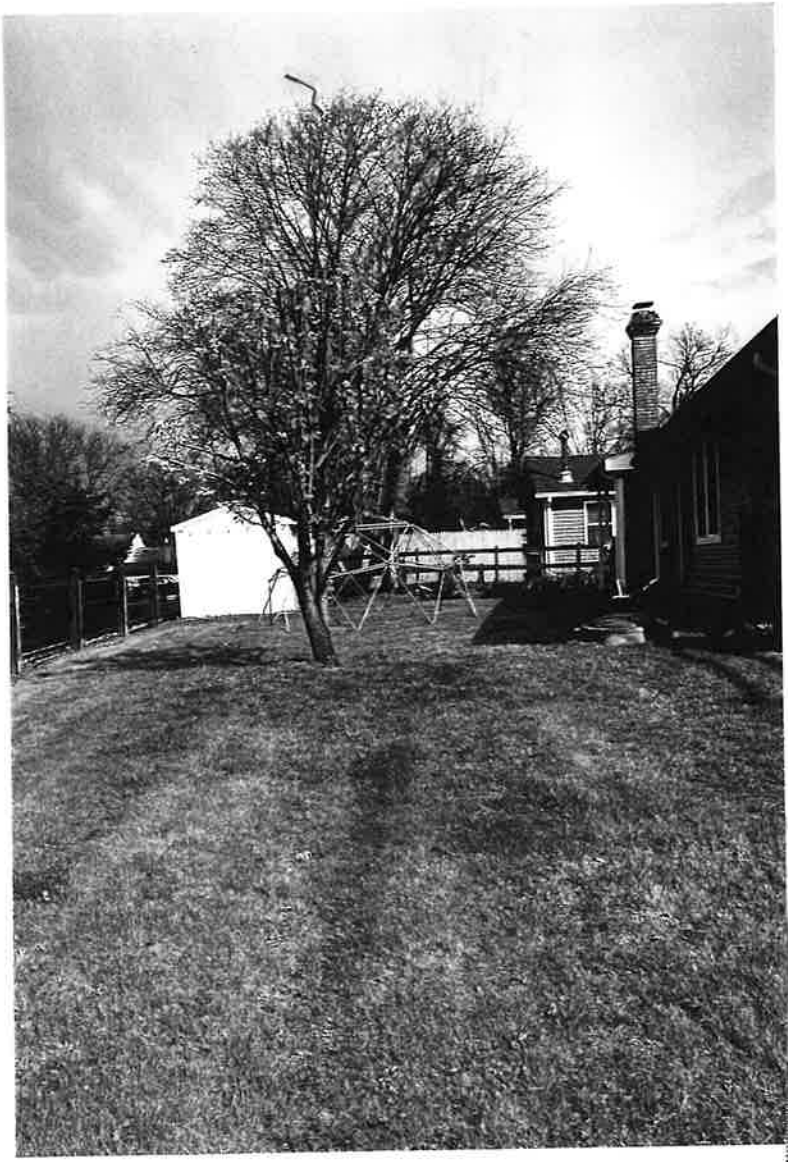
Lot # 586
1508303950
1987-0442-A
1987-0283-A
Pt. Bk./Folio # 051028A
Bk. 00 51, Folio 0028
1900011916
Pt. Bk./Folio # 038096A
2017-0179-
Lot # 2
R-1947-0997

6812 Columbia Road
Write a description for your map.
Legend
6812 Columbia Rd
2024-011-4
Google Earth
© 2024 Google
4.76 ft
N



← FACING SOUTH

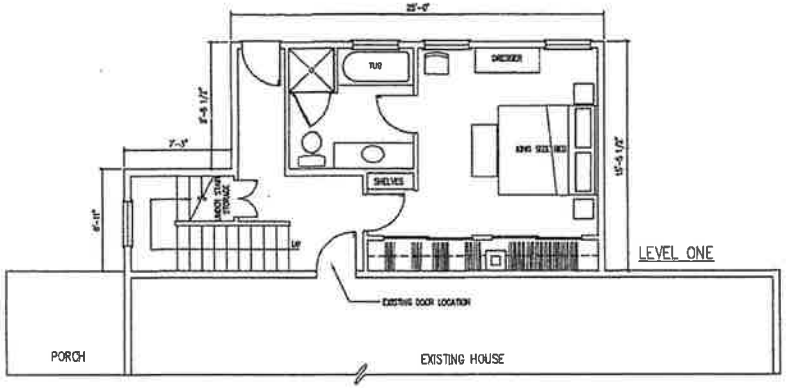
2024-0111-A



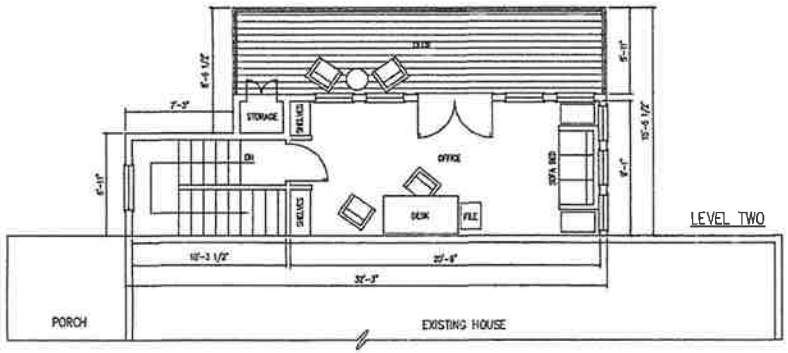
← FACING EAST

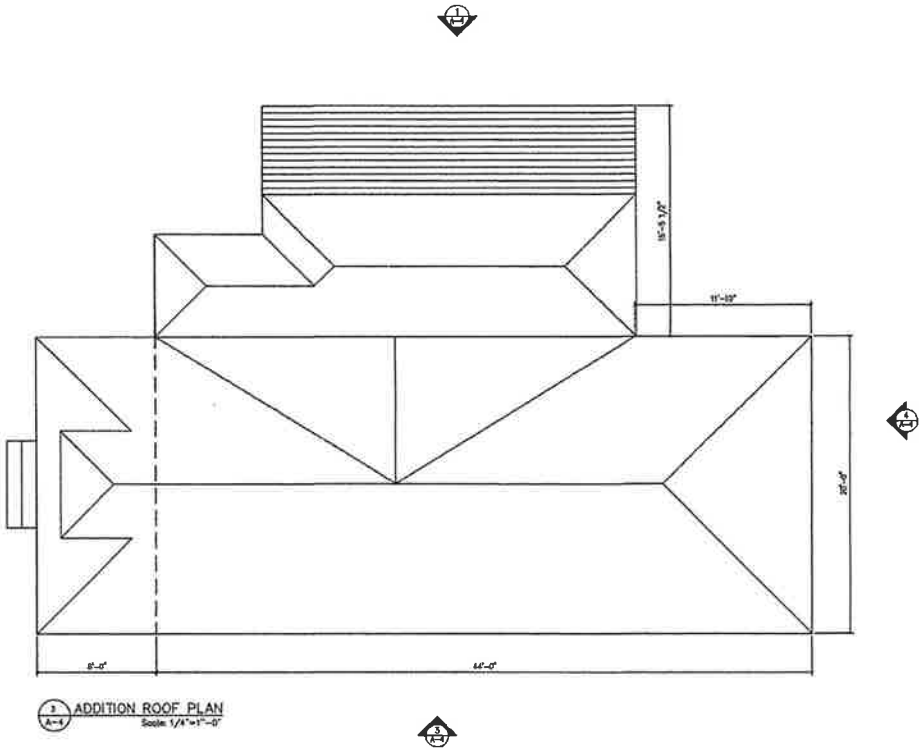
FACING WEST →

2024-0111-A



2 STORY ADDITION PLANS





DRAFT ADDITION PLAN
6892 COLUMBIA RD

2024-0111-A

1 A-4 ADDITION ELEVATION
Scale: 1/4"=1'-0"

2 A-4 ADDITION ELEVATION
Scale: 1/4"=1'-0"

DRAFT ADDITION PLAN
6812 COLUMBIA RD

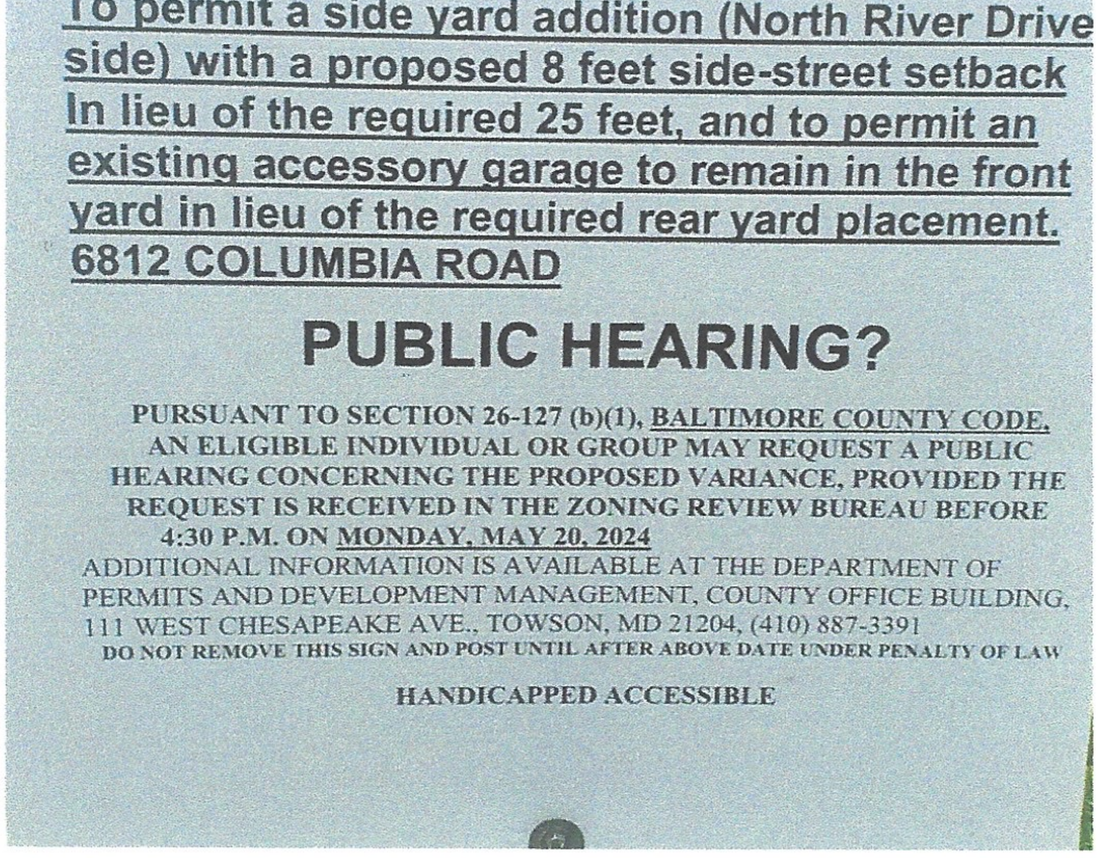
2024-0111-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS
DATE: 5/5/2024
Case Number: 2024-0111-A
Petitioner / Developer: MAUREEN & DOUGLAS LONG
Date of Closing: MAY 20, 2024

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:
6812 COLUMBIA ROAD

The sign(s) were posted on: MAY 5, 2024



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)

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: May 22, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0111-A
Address: 6812 COLUMBIA RD
Legal Owner: Douglas & Maureen Long

Zoning Advisory Committee Meeting of May 7, 2024.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

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

   The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is seeking approval to permit a side yard addition with a side yard setback of 8 feet in lieu of the required 25 feet and to allow an existing garage to remain in the front yard in lieu of the required rear yard placement. The proposed development must meet LDA requirements and the 15% afforestation requirement. According to the zoning property description, the property is 9,715 square feet. Based on this square-footage, the maximum lot coverage for this property is 3.035 square feet or 31.25%. If the proposed development can comply with the lot coverage restrictions and the 15% afforestation requirement, the relief requested can result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

   This is a non-waterfront property. The property consists of a house, garage, and driveway with a lawn and scattered trees. Based on GIS, it appears there is no

forest, streams, or wetlands on the property. Meeting the lot coverage requirements and the 15% afforestation requirement will aid in the conservation of fish, plant, and wildlife habitat in the watershed.

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.

   If the proposed development can be designed to meet the lot coverage and afforestation requirements, the relief requested will be consistent with established land-use policies.

   Reviewer: Gris Batchelder

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: May 2, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0111-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment.

DPW-T: No exception taken.

Landscaping: No comment.

Recreations & Parks: No Greenways affected.