



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

November 12, 2024

Christopher J. Naylor – cnaylor@directmortgageloans.com
Lara F. Naylor
820 Belfast Road
Sparks, MD 21152

RE: Petition for Administrative Variance
Case No. 2024-0236-A
Property: 820 Belfast Road

Dear Mr. and Mrs. Naylor:

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,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is fluid and cursive.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

c: David Billingsley – dwb0209@yahoo.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(820 Belfast Road)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Christopher J. & Lara F. Naylor	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0236-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, Christopher J. and Lara F. Naylor (“Petitioners”) for the property located at 820 Belfast Road, Sparks (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §1A01.3.B.3, to permit a principal building front setback of 53 ft. from the centerline of any street in lieu of the required 75 ft. The Property is more fully depicted on the site plan which was marked and accepted into evidence. (Pet. Ex 1). Street view photographs of the Property were provided. (Pet. Exs. 2A-2H). Architectural renderings of the proposed addition were submitted. (Pet. Exs. 3A-3C), along with floor plans (Pet. Exs. 4A-4M).

A Zoning Advisory Committee (“ZAC”) comment, dated October 25, 2024, was submitted by the Department of Environmental Protection and Sustainability (“DEPS”), indicating the following:

“If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:

- a. Ground Water Management approval must be obtained prior to approval of the building permit. A consultation request for building permit approval for the proposed addition can be requested through our online request form found at

<https://www.baltimorecountymd.gov/departments/environment/ground-water-management>. Requirements for approval will include submission of a site plan that meets GWM site plan requirements, and an OSDS inspection report locating all septic system components. Conditions of approval may also include submission of perc test application and/or conducting additional percolation testing and potentially installing a new septic system or upgrading the existing septic system.”

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on October 15, 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 Baltimore County Code (“BCC”), §32-3-303.

The Property was previously adjudicated to be unique in Case No.: 2004-248-A. As a result, the Property’s physical characteristics have not changed, that factual finding is applicable to this Case under the doctrine of collateral estoppel. *Garrity v. Maryland State Bd. of Plumbing*, 447 Md. 359, 368 (2016). (See also *Colandrea v. Wilde Lake Community Ass’n, Inc.*, 361 Md. 391 (2000); *Washington Suburban Sanitary Commission v. TKU Associates*, 281 Md. 1, 18-19 (1977)).

In regard to practical difficulty, Petitioners are proposing an addition to connect the 2-story existing stone dwelling to the existing detached garage. The existing dwelling was designated a historic building listed on the Maryland Historic Trust Inventory (BA#416). In Case No.: 03-226-ASPH, the Deputy Zoning Commissioner administratively approved a waiver to raze part of that historic structure and replace that part and add an addition. 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 affidavit submitted provide sufficient facts that comply with the requirements of BCZR, §307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon

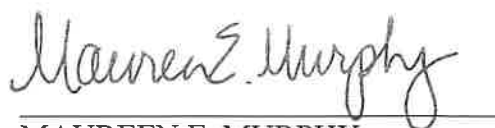
the Petitioners. Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested Variance will be granted.

THEREFORE, IT IS ORDERED, this 12th day of **November, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), §1A01.3.B.3, to permit a principal building front setback of 53 ft. from the centerline of any street in lieu of the required 75 ft., be, and it is 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 must comply with the DEPS ZAC comment, dated October 25, 2024; a copy of which is attached hereto and made a part hereof.
3. The Site Plan is attached hereto and incorporated herein.

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


MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw

AN

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: October 25, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0236-A
Address: 820 BELFAST ROAD
Legal Owner: Christopher & Lara Naylor

Zoning Advisory Committee Meeting of October 28, 2024.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:
 - a. Ground Water Management approval must be obtained prior to approval of the building permit. A consultation request for building permit approval for the proposed addition can be requested through our online request form found at <https://www.baltimorecountymd.gov/departments/environment/ground-water-management>. Requirements for approval will include submission of a site plan that meets GWM site plan requirements, and an OSDS inspection report locating all septic system components. Conditions of approval may also include submission of perc test application and/or conducting additional percolation testing and potentially installing a new septic system or upgrading the existing septic system.

Additional Comments:

Reviewer: Mia Lowery, L.E.H.S.



ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 820 BELFAST ROAD OWNER(S) NAME(S) CHRISTOPHER J. & LARA E. NAYLOR
 SUBDIVISION NAME R. NICHOLS PROPERTY LOT# 2 BLOCK# - SECTION# -
 PLAT BOOK # 56 FOLIO # 97 10 DIGIT TAX # 2000014373 DEED REF. # L. 37971 F. 132

MCALLISTER
 L. 47624 F. 776
 1900006030

MCCLEARY
 L. 14870 F. 75
 2200017048

KNAPP
 L. 10820 F. 643
 1900010361

TRUJILLO
 L. 13019 F. 514
 2000014372

520°14'00" W 159.80'

DRAINAGE & UTILITY EASEMENT

N 71°46'44" W

381.11

1.8659 AC. ±

EX BARN

PROPOSED 2 STORY ADDITION

2ND STORY COV'D STONE PATIO

517°07'15"E 72.85'

556°18'43"E 77.99'

USE IN COMMON INGRESS & EGRESS EASEMENT

R=1185.00'

237'

L=245.18'

EX DRIVE

EX GAR

EX WELLS

EX 2 STY DWLG.

"820"

EX PAVING

BELFAST

EX STONE WALL

557°31'00"E

242/25'

EX DRIVE

578°54'52"W 79.06'

705 TO & PRICEVILLE ROAD

ROAD

CENTRAL DRAFTING & DESIGN
 601 CHARWOOD COURT
 EDGEWOOD, MD 21040
 (410) 679-8719

SCALE: 1" = 40' AUGUST 1, 2024

ZONING MAP# 028A3
 SITE ZONED RC2
 ELECTION DISTRICT 8
 COUNCIL DISTRICT 2
 LOT AREA ACREAGE 1.8659A
 OR SQUARE FEET -
 HISTORIC? N
 IN CBCA? N
 IN FLOOD PLAIN? N
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC - PRIVATE X
 SEWER IS:
 PUBLIC - PRIVATE X
 PRIOR HEARING? Y
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
2003-0226-ASPH
2004-0248-A
(SEE SHEET 2)

SHEET 1 OF 2
 P&EX 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 820 BELFAST ROAD OWNER(S) NAME(S) CHRISTOPHER J & LARA F. NAYLOR
SUBDIVISION NAME R. NICHOLS PROPERTY LOT # 2 BLOCK # - SECTION # -
PLAT BOOK # 56 FOLIO # 97 10 DIGIT TAX # 2000014373 DEED REF. # L 37971 F. 132



ORDER 2004-0248-A

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 10 day of December, 2003, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached garage in the side yard in lieu of the rear yard, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit 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, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

John V. Murphy
JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER 2003-0726-ASPH

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6th day of December, 2002, that the request for Administrative Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278, to raze part of a historic building (Maryland Historical Trust #BA 416) and replace that part and add an addition, as approved by the Landmarks Preservation Commission and recommended by the Office of Planning in correspondence dated December 16, 2002, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit 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 an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

VICINITY MAP
SCALE = 1" = 1000'

CENTRAL DRAFTING & DESIGN
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

SHEET 2 OF 2

2004-0236-A Pet Ex 1



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 870 BELFAST ROAD Currently Zoned RC2
Deed Reference L 37971 / F 132 10 Digit Tax Account # 2 0 0 0 0 1 4 3 7 3
Owner(s) Printed Name(s) CHRISTOPHER J. AND LARA F. NAYLOR

(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. ADMINISTRATIVE VARIANCE from SECTION 1A01.3.B.3 (BCZR) TO PERMIT A PRINCIPAL BUILDING FRONT SETBACK OF 53 FEET FROM THE CENTER LINE OF ANY STREET IN LIEU OF THE REQUIRED 75 FEET

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 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):

CHRISTOPHER J. NAYLOR, LARA F. NAYLOR

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

870 BELFAST ROAD SPARKS MD.

Mailing Address

City

State

21132, (410) 218-8931

cnaylor@directmortgage/loans.com

Zip Code

Telephone #'s (Cell and Home)

Email Address

Attorney for Owner(s)/Petitioner(s):

Representative to be Contacted:

DAVID BILLINGSLEY

Name - Type or Print

Name - Type or Print

Signature

Signature

Mailing Address

City

State

601 CHARWOOD CT. EDGEWOOD, MD.

Mailing Address

City

State

Zip Code

Telephone #

Email Address

21040, (410) 679-8719 dwb0202@

Zip Code

Telephone #

Email Address

yahoo.com

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 2024-0236-A Filing Date 10/9/2024 Estimated Posting Date 10/20/2024 Reviewer CF

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: 820 BELFAST ROAD SPARKS MD. 21152
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)

SEE ATTACHED

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

C. Naylor
Signature of Owner (Affiant)

CHRISTOPHER J. NAYLOR
Name - Print or Type

Lara Naylor
Signature of Owner (Affiant)

LARA F. NAYLOR
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 29th day of July, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

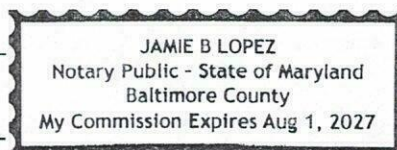
Print name(s) here: Christopher & Lara Naylor

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

August 1, 2027
My Commission Expires



2024-0236-A

**AFFIDAVIT IN SUPPORT OF ADMINISTRATIVE VARIANCE
820 BELFAST ROAD**

In 2004, we obtained a variance approval to construct a detached garage in the side yard of our existing dwelling (Case No. 2004-0248-A). The garage was constructed and we now wish to construct an addition to the existing dwelling which will connect to the garage. The garage will then become part of the principal dwelling which requires a 75 foot setback from the center line of the street. The existing garage is presently 53 feet from the center line of the street. No other portion of the existing dwelling or proposed addition will be closer to the street center line.

As shown on the submitted building plans, the house addition was designed to conform to the existing structures.

2024-0236-A

ZONING DESCRIPTION

820 BELFAST ROAD

Beginning for the same at a point on the north side of Belfast Road (variable width) distant westerly 705 feet from its intersection with the centerline of Priceville Road, thence being all of Lot 2 as shown on the plat entitled R. Nichols Property recorded among the Baltimore County Land Records in Plat Book 56 Folio 97.

Containing 1.8659 acres of land, more or less.

Being located in the 8TH Election District, 2ND Councilmanic District of Baltimore County, Maryland.

2024-0236-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024-0236-A Address 820 Belfast Rd

Contact Person: Christina Frank Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10-9-2024 Posting Date: 10-20-2024 Closing Date: 11-4-2024

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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: 2024-0236-A Address 820 Belfast Rd

Petitioner's Name: Christopher & Lara Naylor Telephone (Cell) 410-218-8931

Posting Date: 10-20-2024 Closing Date: 11-4-2024

Wording for Sign: To Permit a Principle Building Front setback of 53 FT From
The center line of any Street in Lieu of The Required 75 FT

CERTIFICATE OF POSTING

Date: OCTOBER 16, 2024

RE: Project Name: 820 BELFAST ROAD #1
Case Number /PAI Number: CASE NO 2024-0236-A
Petitioner/Developer: NAYLOR
Date of Hearing/Closing: NOVEMBER 4, 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 820 BELFAST ROAD

The sign(s) were posted on OCTOBER 15, 2024
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

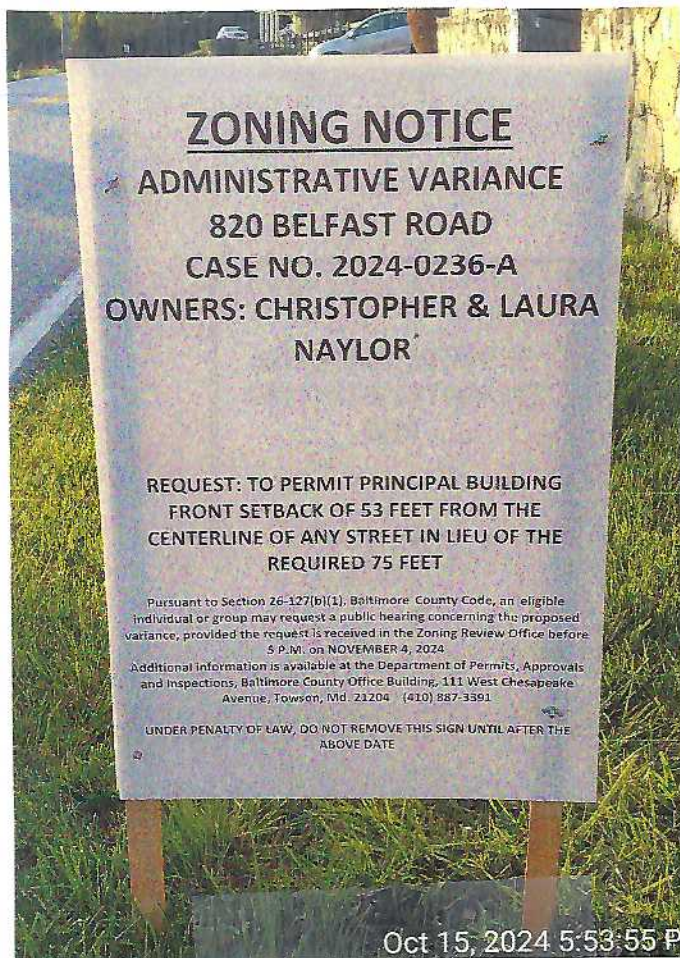
CERTIFICATE OF POSTING

Date: OCTOBER 16, 2024

RE: Project Name: 820 BELFAST ROAD #2
Case Number /PAI Number: CASE NO 2024-0236-A
Petitioner/Developer: NAYLOR
Date of Hearing/Closing: NOVEMBER 4, 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 820 BELFAST ROAD

The sign(s) were posted on OCTOBER 15, 2024
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(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: October 25, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0236-A
Address: 820 BELFAST ROAD
Legal Owner: Christopher & Lara Naylor

Zoning Advisory Committee Meeting of October 28, 2024.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:
 - a. Ground Water Management approval must be obtained prior to approval of the building permit. A consultation request for building permit approval for the proposed addition can be requested through our online request form found at <https://www.baltimorecountymd.gov/departments/environment/ground-water-management>. Requirements for approval will include submission of a site plan that meets GWM site plan requirements, and an OSDS inspection report locating all septic system components. Conditions of approval may also include submission of perc test application and/or conducting additional percolation testing and potentially installing a new septic system or upgrading the existing septic system.

Additional Comments:

Reviewer: Mia Lowery, L.E.H.S.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: October 31, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0236-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 comment LOS & No Greenways affected.

PROPOSED ADDITION

NAYLOR RESIDENCE

820 Belfast Road,
Sparks Glencoe, Maryland
21152

ARCHITECT
Jonathan Rivera AIA, NCARB
Howard County, Maryland

443.226.5745
jrvera@jonathanrivera.com

BUILDER
Name _____
address location _____
phone number _____
email _____

ISSUE DATE

7-11-24 PERMIT SET

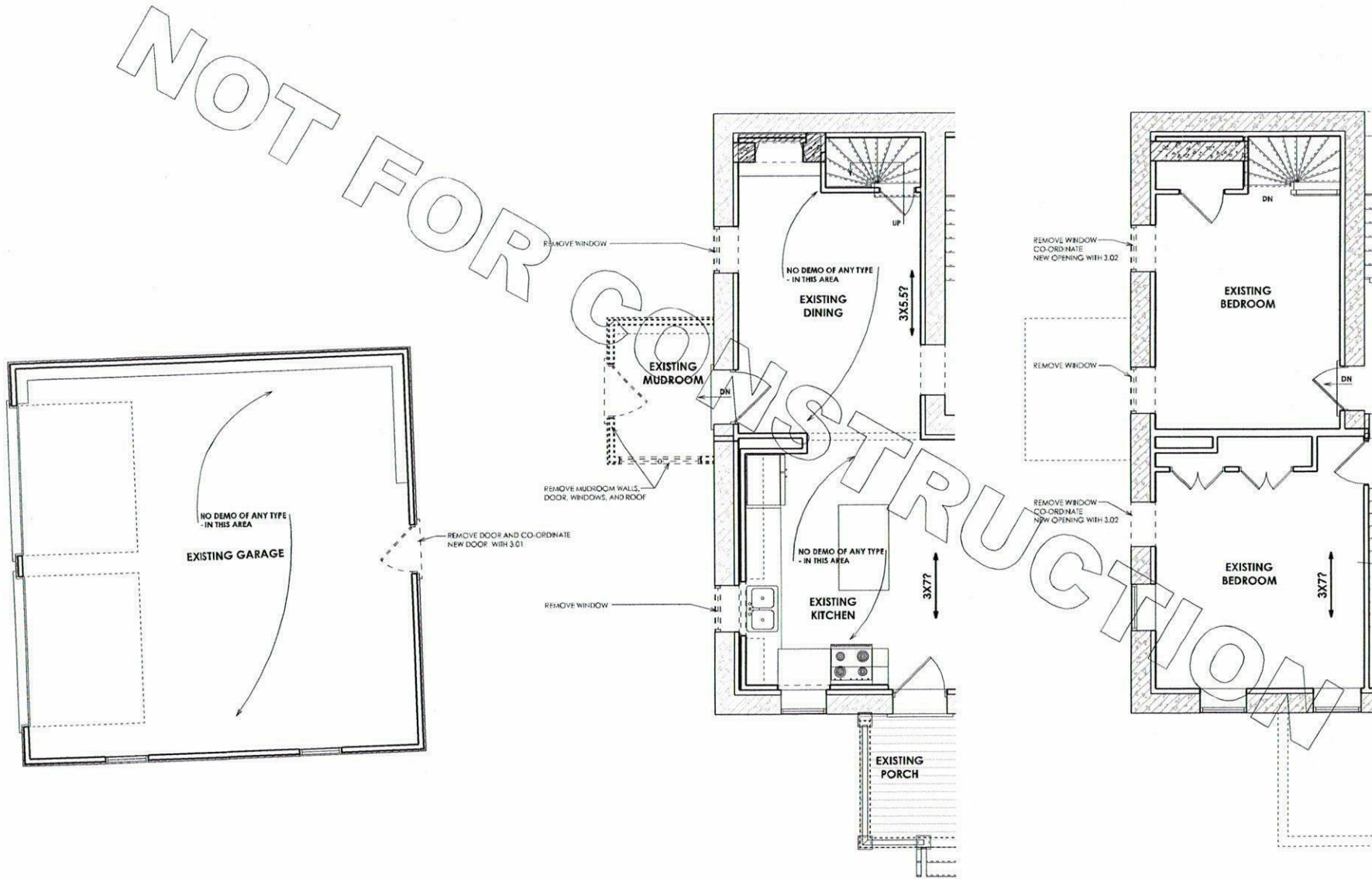
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▲
▲
▲
▲
▲
▲
▲

SCALE:

DEMO PLANS

0.51

PRINT DATE:
Saturday, July 13, 2024



EXISTING GARAGE

EXISTING FIRST FLOOR

EXISTING SECOND FLOOR

2024-0236-A

**PROPOSED
ADDITION**

**NAYLOR
RESIDENCE**
820 Belfast Road,
Sparks Glencoe, Maryland
21152

ARCHITECT
Jonathan Rivera AIA, NCARB
Howard County, Maryland
443.226.5745
jrivera@jonathanrivera.com

BUILDER
Name
address location
phone number
email

ISSUE DATE

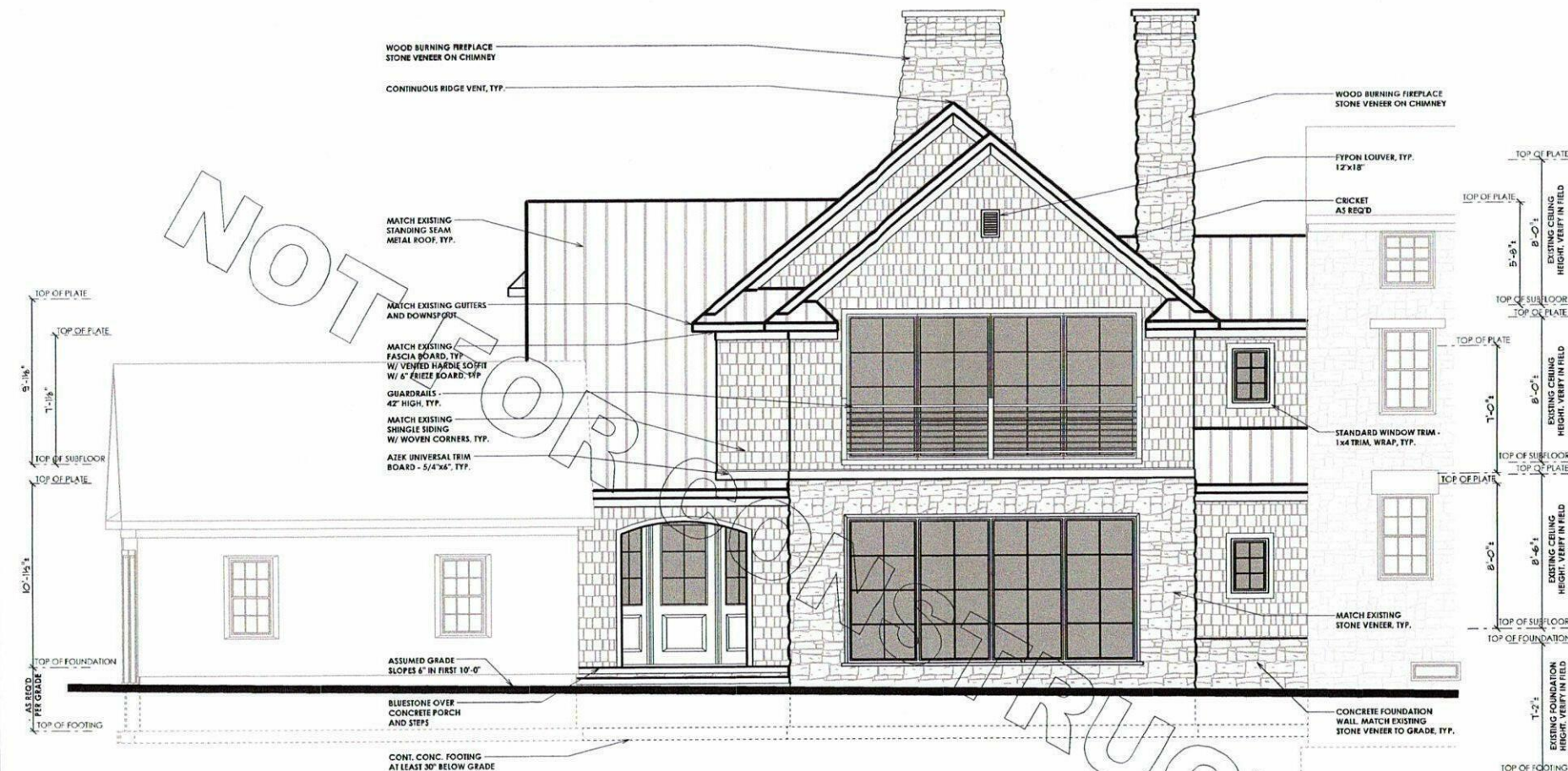
[illegible]

SCALE: 1/4" = 1'-0"

ELEVATIONS

1.01

PRINT DATE :
Saturday, July 13, 2024



FRONT ELEVATION

2024-0236-A

PROFESSIONAL CERTIFICATION
I certify that these documents
were prepared or approved
by me, and that I am a duly
licensed professional
architect under the laws of the
State of Maryland.
License Number #141478
Expiration Date: 6/30/2026

NOTED: THIS DOCUMENT IS AN INSTRUMENT OF
PROFESSIONAL SERVICE PREPARED BY JONATHAN
RIVERA ARCHITECT. ASSIGNMENT OF THIS
DOCUMENT TO ANY PARTY OTHER THAN JONATHAN
RIVERA ARCHITECT IS A VIOLATION OF LAW 19-101
WILL BE PROSECUTED TO THE FULL EXTENT.
Copyright © 2009
Jonathan Rivera Architect
All Rights Reserved

PROPOSED ADDITION

**NAYLOR
RESIDENCE**
820 Belfast Road,
Sparks Glencoe, Maryland
21152

ARCHITECT
Jonathan Rivera AIA, NCARB
Howard County, Maryland

443.226.5745
jriviera@jonathanrivera.com

BUILDER
Name _____
address location _____
phone number _____
email _____

ISSUE DATE

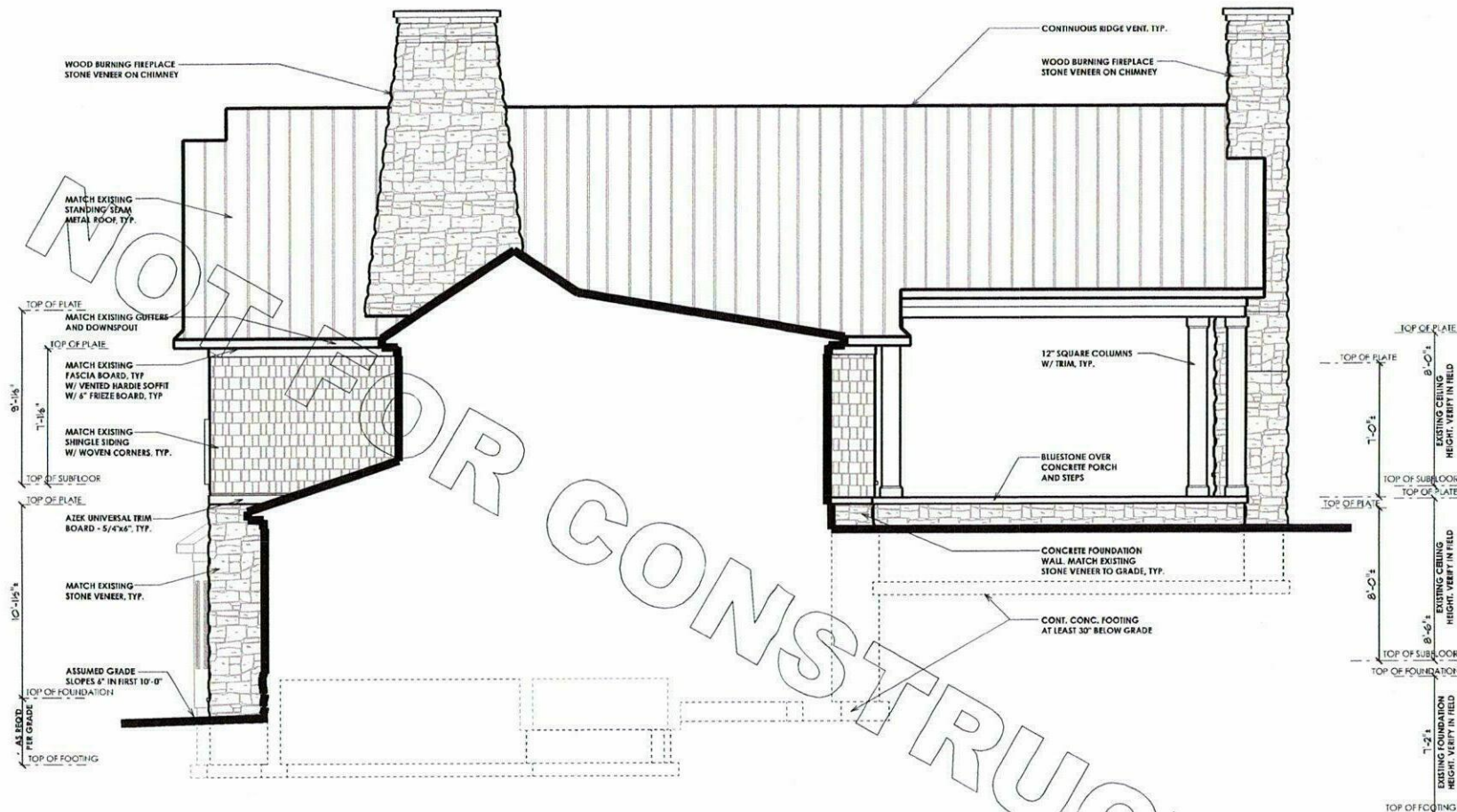
1	7-11-24	PERMIT SET
2		
3		
4		
5		
6		
7		

SCALE: 1/4" = 1'-0"

ELEVATIONS

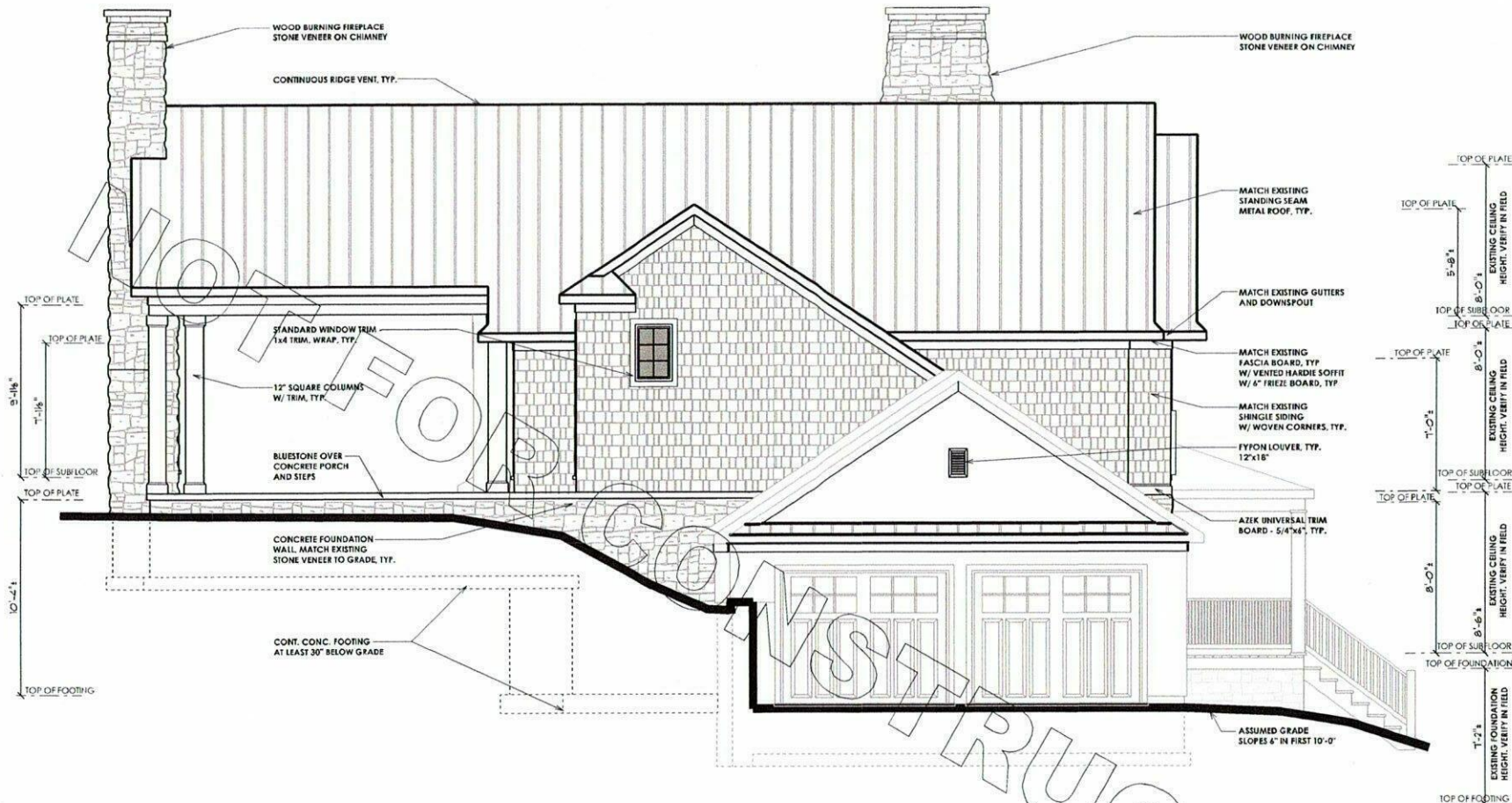
1.02

PRINT DATE:
Saturday, July 13, 2024



RIGHT ELEVATION

2024-0236-A



LEFT ELEVATION

PROFESSIONAL CERTIFICATION
 I certify that these documents
 were prepared or approved
 by me, and that I am a duly
 licensed professional
 architect under the laws of the
 State of Maryland.
 License Number: #144578
 Expiration Date: 6/30/2024

NOTES:
 THIS DOCUMENT IS THE PROPERTY OF
 JONATHAN RIVERA ARCHITECT. IT IS TO BE USED
 ONLY FOR THE PROJECT AND SITE SPECIFICALLY
 IDENTIFIED HEREON. ANY REUSE OR
 MODIFICATION OF ANY PART OF THIS DOCUMENT
 WITHOUT THE WRITTEN CONSENT OF
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 WILL BE PROSECUTED TO THE FULLEST EXTENT.
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 Jonathan Rivera Architect
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PROPOSED ADDITION

**NAYLOR
 RESIDENCE**
 820 Belfast Road,
 Sparks Glencoe, Maryland
 21152

ARCHITECT
 Jonathan Rivera AIA, NCARB
 Howard County, Maryland
 443.226.5745
 jrivera@jonathanrivera.com

BUILDER
 Name _____
 Address location _____
 phone number _____
 email _____

ISSUE DATE	
1	7-11-24 PERMIT SET
2	
3	
4	
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6	
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8	

SCALE: 1/4" = 1'-0"
ELEVATIONS
1.03
 PRINT DATE:
 Saturday, July 13, 2024

2024-0236-A

PROFESSIONAL CERTIFICATION
I certify that these documents
were prepared or approved
by me, and that I am a duly
licensed professional
architect under the laws of the
State of Maryland,
License Number #14478
Expiration Date: 6/30/2026

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Name _____
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ISSUE DATE

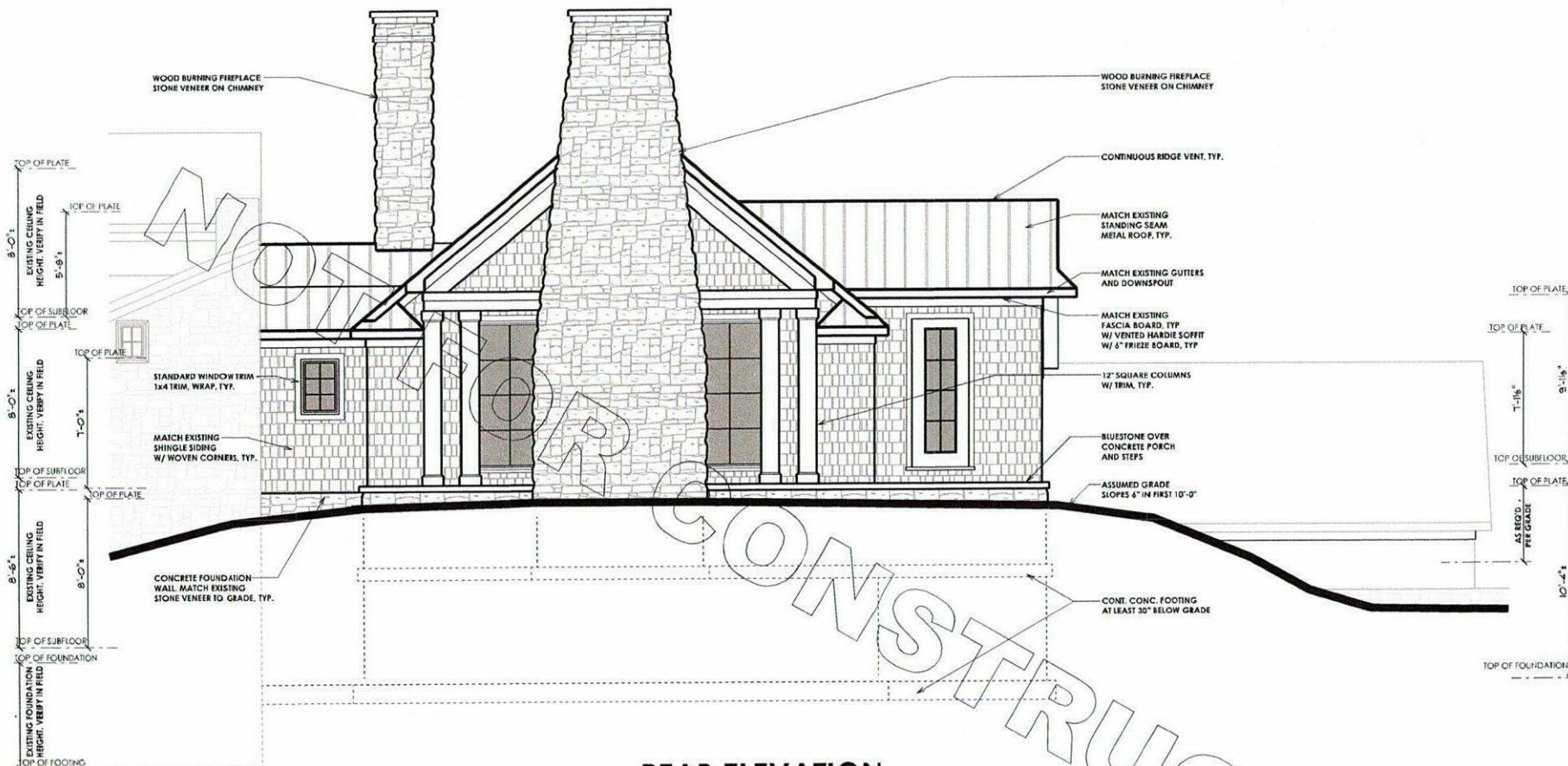
7-11-24 PERMIT SET

SCALE: 1/4" = 1'-0"

ELEVATIONS

1.04

PRINT DATE:
Saturday, July 13, 2024



REAR ELEVATION

2024.0236-A

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 Name _____
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ISSUE DATE

1	7-11-24	PERMIT SET
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SCALE: 1/4" = 1'-0"

FOUNDATION

2.01

PRINT DATE:
 Saturday, July 13, 2024

FOUNDATION NOTES

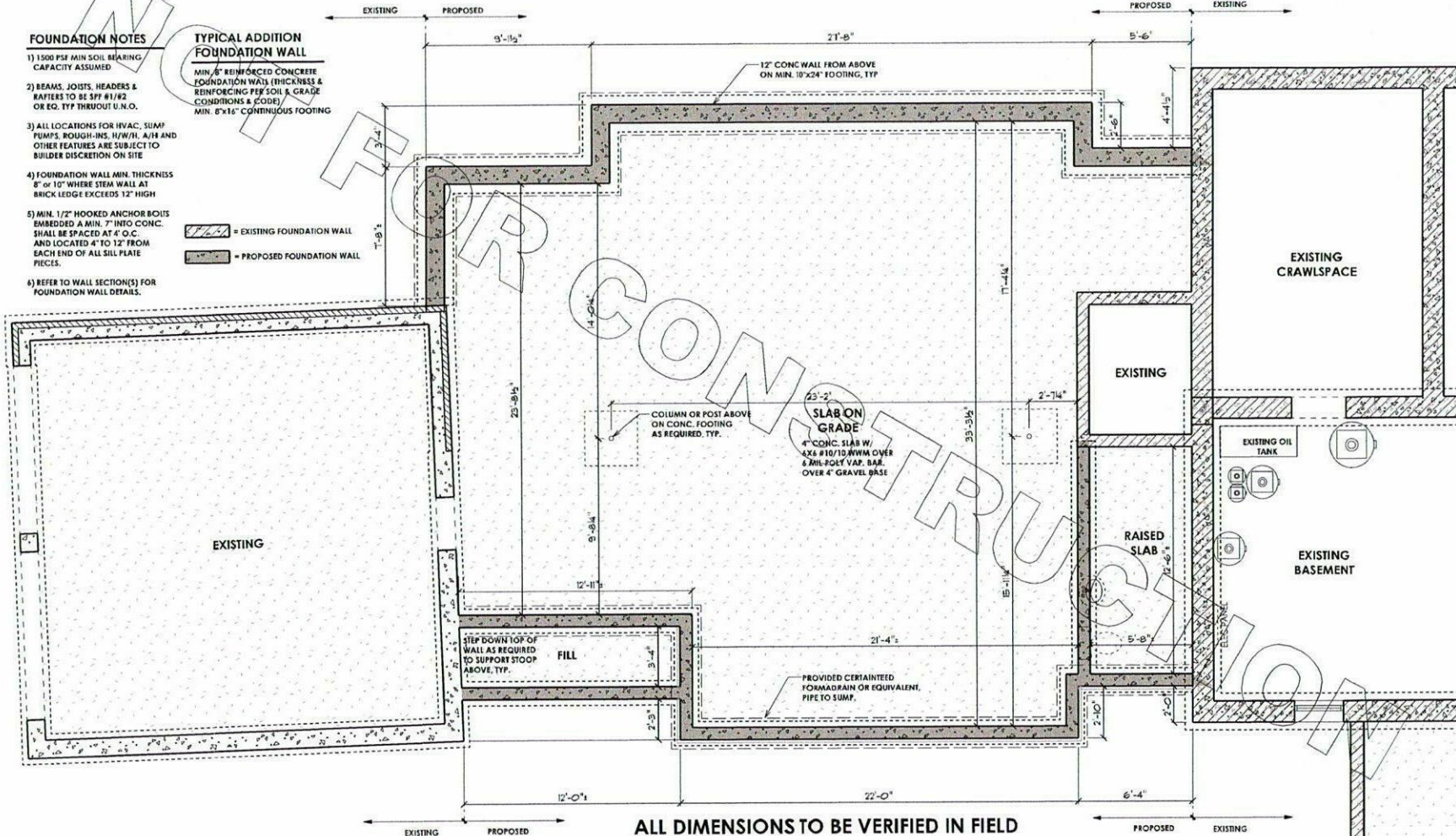
- 1) 1500 PSF MIN SOIL BEARING CAPACITY ASSUMED
- 2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPT #1/#2 OR EQ. TYP. THROUGHOUT U.N.O.
- 3) ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, W/WH, A/JR AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
- 4) FOUNDATION WALL MIN. THICKNESS 8" or 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 12" HIGH
- 5) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" TO 12" FROM EACH END OF ALL SILL PLATE PIECES.
- 6) REFER TO WALL SECTION(S) FOR FOUNDATION WALL DETAILS.

TYPICAL ADDITION FOUNDATION WALL

MIN. 8" REINFORCED CONCRETE FOUNDATION WALLS (THICKNESS & REINFORCING PER SOIL & GRADE CONDITIONS & CODE) MIN. 8"x16" CONTINUOUS FOOTING

 = EXISTING FOUNDATION WALL
 = PROPOSED FOUNDATION WALL

FOUNDATION WALLS (THICKNESS & REINFORCING PER SOIL & GRADE CONDITIONS & CODE)
 MIN. 10"x24" CONTINUOUS FOOTING



2024-0236-A

**NAYLOR
RESIDENCE**

820 Belfast Road,
Sparks Glencoe, Maryland
21152

ARCHITECT
Jonathan Rivera AIA, NCARB
Howard County, Maryland

443.226.5745
[rivero@jonathanrivero.com]

BUILDER
Name
address location
phone number
email

ISSUE DATE

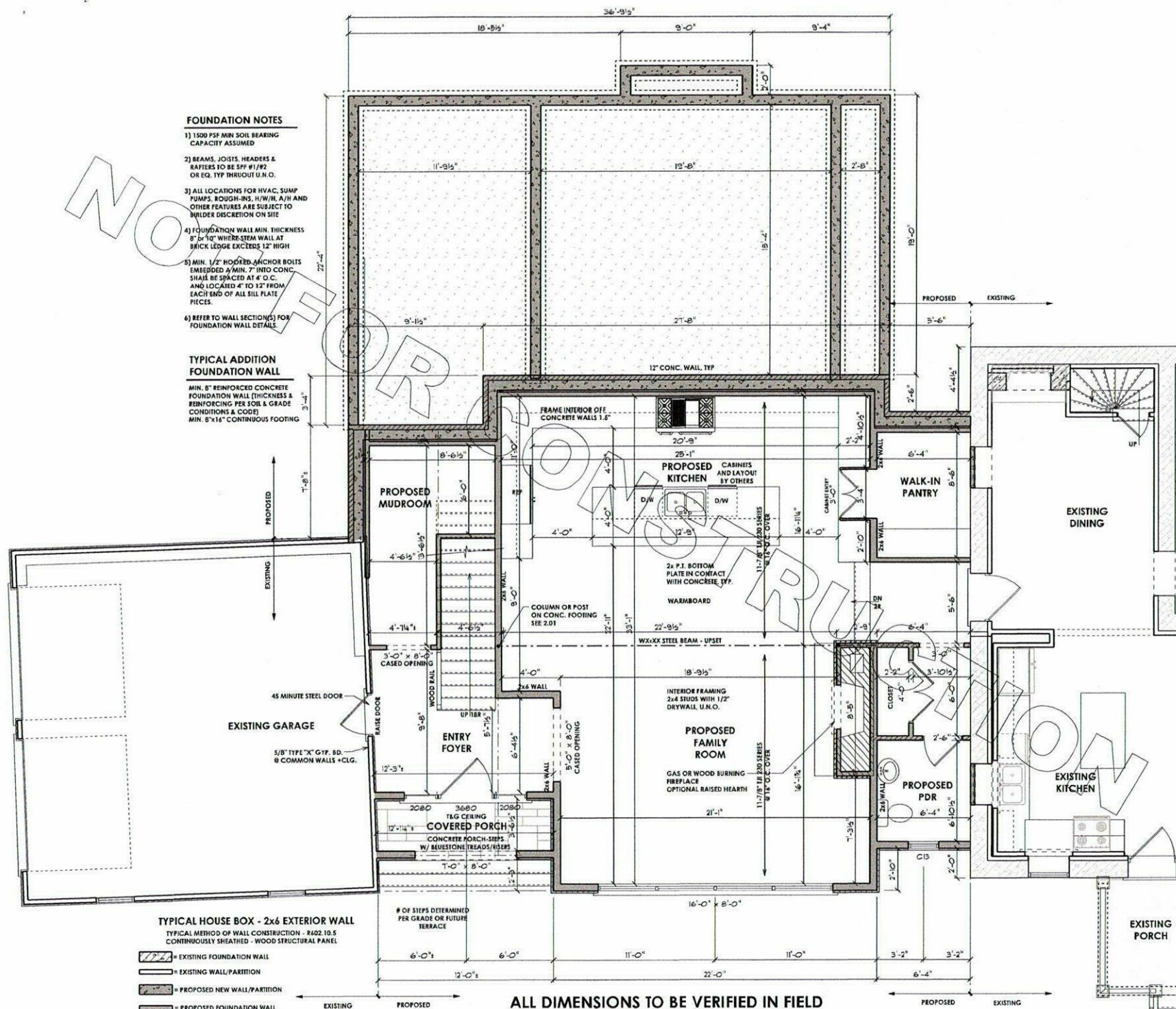
1 7-11-24 PERMIT SET

SCALE: 1/4" = 1'-0"

1ST FLOOR

3.01

PRINT DATE :
Saturday, July 13, 2024



ALL DIMENSIONS TO BE VERIFIED IN FIELD

2024-0236-A

**PROPOSED
ADDITION**

**NAYLOR
RESIDENCE**

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Sparks Glencoe, Maryland
21152

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Howard County, Maryland

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lrivera@jonathanrivera.com

BUILDER
Name
address location

phone number
email

ISSUE DATE

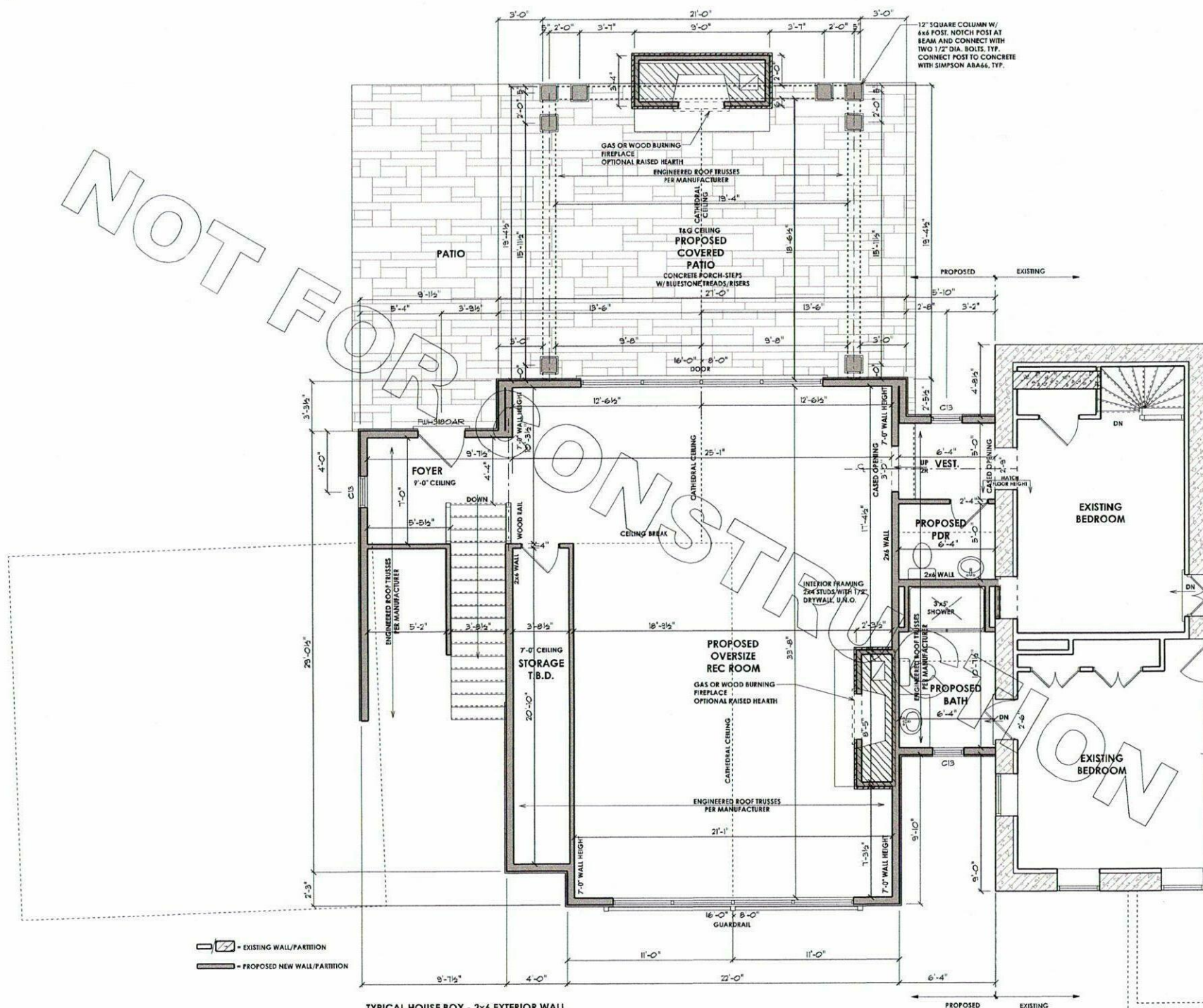
3 3-11-24 PERMIT SET

SCALE: 1/4" = 1'-0"

SECOND FLOOR

13.02

PRINT DATE :
Saturday, July 13, 2024



TYPICAL HOUSE BOX - 2x6 EXTERIOR WALL

TYPICAL METHOD OF WALL CONSTRUCTION - R602.10.5
CONTINUOUSLY SHEATHED - WOOD STRUCTURAL PANEL

ALL DIMENSIONS TO BE VERIFIED IN FIELD

2024-0236-A

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jriviera@jonathanrivera.com

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phone number
email

ISSUE DATE

7-11-24 PERMIT SET

SCALE: 1/4" = 1'-0"

ROOF PLAN

4.01
PRINT DATE:
Saturday, July 13, 2024

2024-0236-A

SECTION NOTES

- 1) 1500 PSF MIN SOIL BEARING CAPACITY ASSUMED
- 2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPF #1/#2 OR EQ. TYP. THROUGHOUT U.N.O.
- 3) BASEMENT WINDOW LOCATIONS TO BE DETERMINED AS PRECON.
- 4) ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE
- 5) FOUNDATION WALL MIN. THICKNESS 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 16" HIGH
- 6) VERIFY SIZE AND LOCATION OF WINDOWS PER GRADE & BUILDER
- 7) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" & 12" FROM EACH END OF ALL SILL PLATE PIECES.

TOP OF PLATE

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SECTION A-A

PROPOSED ADDITION

NAYLOR RESIDENCE

820 Belknap Road,
Sparks Glencoe, Maryland
21152

ARCHITECT

Jonathan Rivera AIA, NCARB
Howard County, Maryland

443.226.5745

jrivera@jonathanrivera.com

BUILDER

Name

address location

phone number

email

ISSUE DATE

7-11-24 PERMIT SET

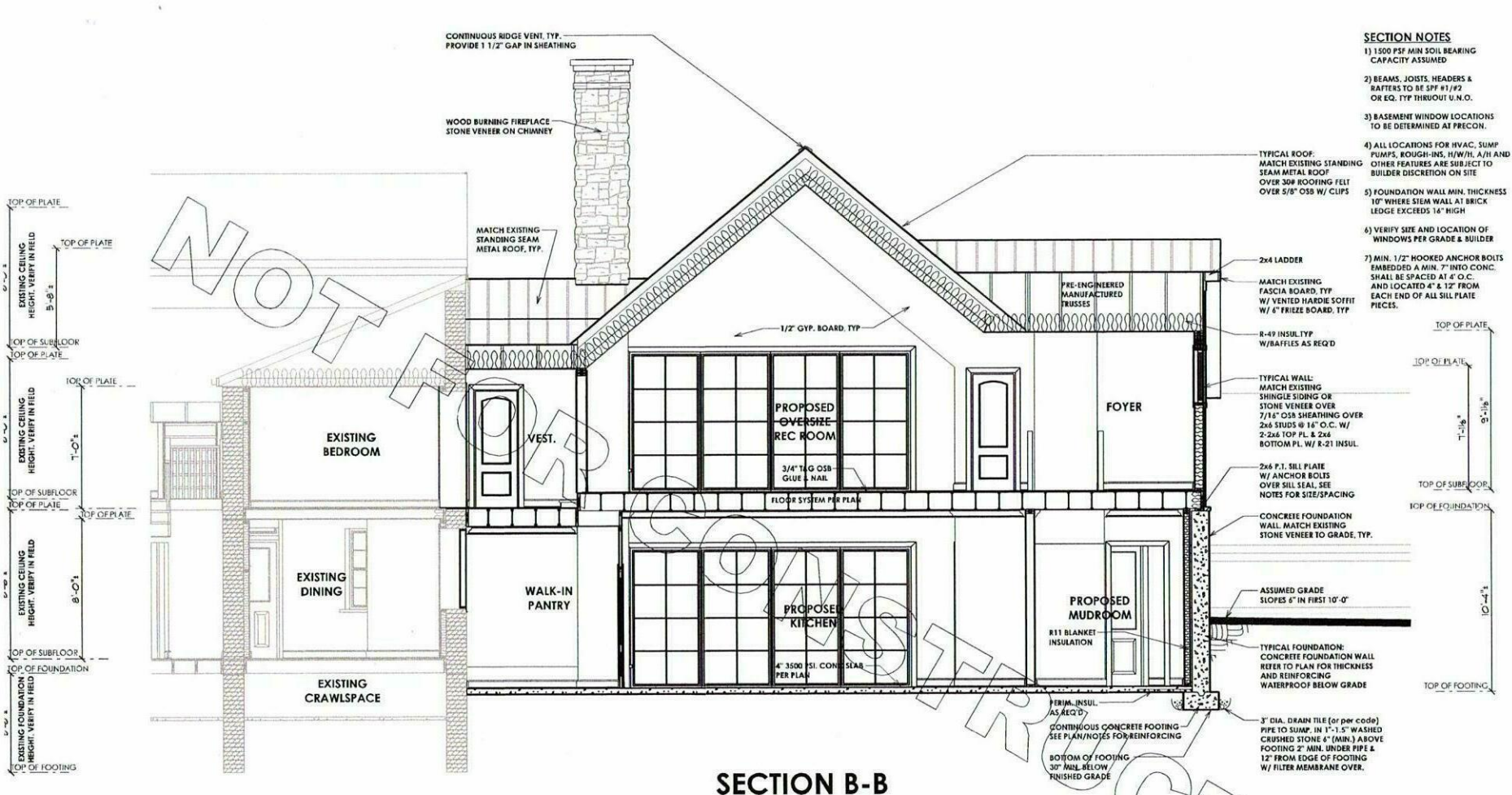
SCALE: 1/4" = 1'-0"

SECTIONS

5.01

PRINT DATE:
Saturday, July 13, 2024

2024-0236-A



SECTION B-B

SECTION NOTES

1) 1500 PSF MIN SOIL BEARING CAPACITY ASSUMED

2) BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPF #1/#2 OR EQ. TYP THRUOUT U.N.O.

3) BASEMENT WINDOW LOCATIONS TO BE DETERMINED AT PRECON.

4) ALL LOCATIONS FOR HVAC, SUMP PUMPS, ROUGH-INS, H/W/H, A/H AND OTHER FEATURES ARE SUBJECT TO BUILDER DISCRETION ON SITE

5) FOUNDATION WALL MIN. THICKNESS 10" WHERE STEM WALL AT BRICK LEDGE EXCEEDS 14" HIGH

6) VERIFY SIZE AND LOCATION OF WINDOWS PER GRADE & BUILDER

7) MIN. 1/2" HOOKED ANCHOR BOLTS EMBEDDED A MIN. 7" INTO CONC. SHALL BE SPACED AT 4' O.C. AND LOCATED 4" & 12" FROM EACH END OF ALL SILL PLATE PIECES.

TYPICAL ROOF: MATCH EXISTING STANDING SEAM METAL ROOF OVER 30# ROOFING FELT OVER 5/8" OSB W/ CLIPS

2x4 LADDER

MATCH EXISTING FASCIA BOARD, TYP W/ VENTED HARDIE SOFFIT W/ 6" FRIEZE BOARD, TYP

R-49 INSUL TYP

W/ RAFFLES AS REQ'D

TYPICAL WALL: MATCH EXISTING SHINGLE SIDING OR STONE VENEER OVER 7/16" OSB SHEATHING OVER 2x4 STUDS @ 16" O.C. W/ 2-2x6 TOP PL. & 2x4 BOTTOM PL. W/ R-21 INSUL.

2x6 P.I. SILL PLATE W/ ANCHOR BOLTS OVER SILL SEAL. SEE NOTES FOR SIZE/SPACING

CONCRETE FOUNDATION WALL MATCH EXISTING STONE VENEER TO GRADE, TYP.

ASSUMED GRADE SLOPES 6" IN FIRST 10'-0"

TYPICAL FOUNDATION: CONCRETE FOUNDATION WALL REFER TO PLAN FOR THICKNESS AND REINFORCING WATERPROOF BELOW GRADE

3" DIA. DRAIN TILE (or per code) PIPE TO SUMP. IN 1'-1.5" WASHED CRUSHED STONE 6" (MIN.) ABOVE FOOTING 2" MIN. UNDER PIPE & 12" FROM EDGE OF FOOTING W/ FILTER MEMBRANE OVER.

PERIM. INSUL. AS REQ'D

CONTINUOUS CONCRETE FOOTING SEE PLAN/NOTES FOR REINFORCING

BOTTOM OF FOOTING 30" MIN. BELOW FINISHED GRADE

PROFESSIONAL CERTIFICATION
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PROPOSED ADDITION

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 Sparks Glencoe, Maryland
 21152

ARCHITECT
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 Howard County, Maryland

443.226.5745
 jrivera@jonathanrivera.com

BUILDER
 Name
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 phone number
 email

ISSUE DATE

1	7-11-24	PERMIT SET
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SCALE: 1/4" = 1'-0"

SECTIONS

5.02
 PRINT DATE:
 Saturday, July 13, 2024

2024.0236-A

7) MIN. 1/2" HOOKED ANCHOR BOLTS
EMBEDDED A MIN. 7" INTO CONC.
SHALL BE SPACED AT 4' O.C.
AND LOCATED 4" & 12" FROM
EACH END OF ALL SILL PLATE
PIECES.

EXISTING GARAGE

BOTTOM OF FOOTING
30" MIN. BELOW
FINISHED GRADE

**EXISTING
BASEMENT**

PRINT DATE :
Saturday, July 13, 2024

2024-0236-A

SECTION NOTES

1. 1500 PSF MIN. SOIL BEARING CAPACITY ASSUMED
2. BEAMS, JOISTS, HEADERS & RAFTERS TO BE SPS #1, #2 OR EQ. TYP. THRUOUT U.N.O.
3. BASEMENT WINDOW LOCATIONS TO BE DETERMINED AT PERMIT PROFESSIONAL CERTIFICATION
4. ALL EXISTING FOUNDATION WALLS TO REMAIN UNLESS OTHERWISE NOTED. FOUNDATION WALLS TO BE REINFORCED WITH 4" DIA. BARS @ 48" O.C. MIN. 12" MIN. UNDER PIPE & 12" FROM EDGE OF FOOTING W/ FILTER MEMBRANE OVER.
5. FOUNDATION WALLS TO BE REINFORCED WITH 4" DIA. BARS @ 48" O.C. MIN. 12" MIN. UNDER PIPE & 12" FROM EDGE OF FOOTING W/ FILTER MEMBRANE OVER.
6. VERIFY SIZE AND LOCATION OF FOUNDATION WALLS & BUILDING FOOTING. IF ANY PART OF THE FOUNDATION WALLS OR BUILDING FOOTING IS FOUND TO BE INCONGRUENT WITH THE EXISTING FOUNDATION WALLS, THEY SHALL BE SPACED AT 48" O.C. AND LOCATED WITHIN EACH END OF ALL SILL PLATE PIECES.

PROPOSED ADDITION

NAYLOR RESIDENCE

820 Ballast Road,
Sparks Glencoe, Maryland
21152

ARCHITECT
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Howard County, Maryland

443.226.5745
jrivera@jonathanrivera.com

BUILDER

Name

address location

phone number

email

ISSUE DATE

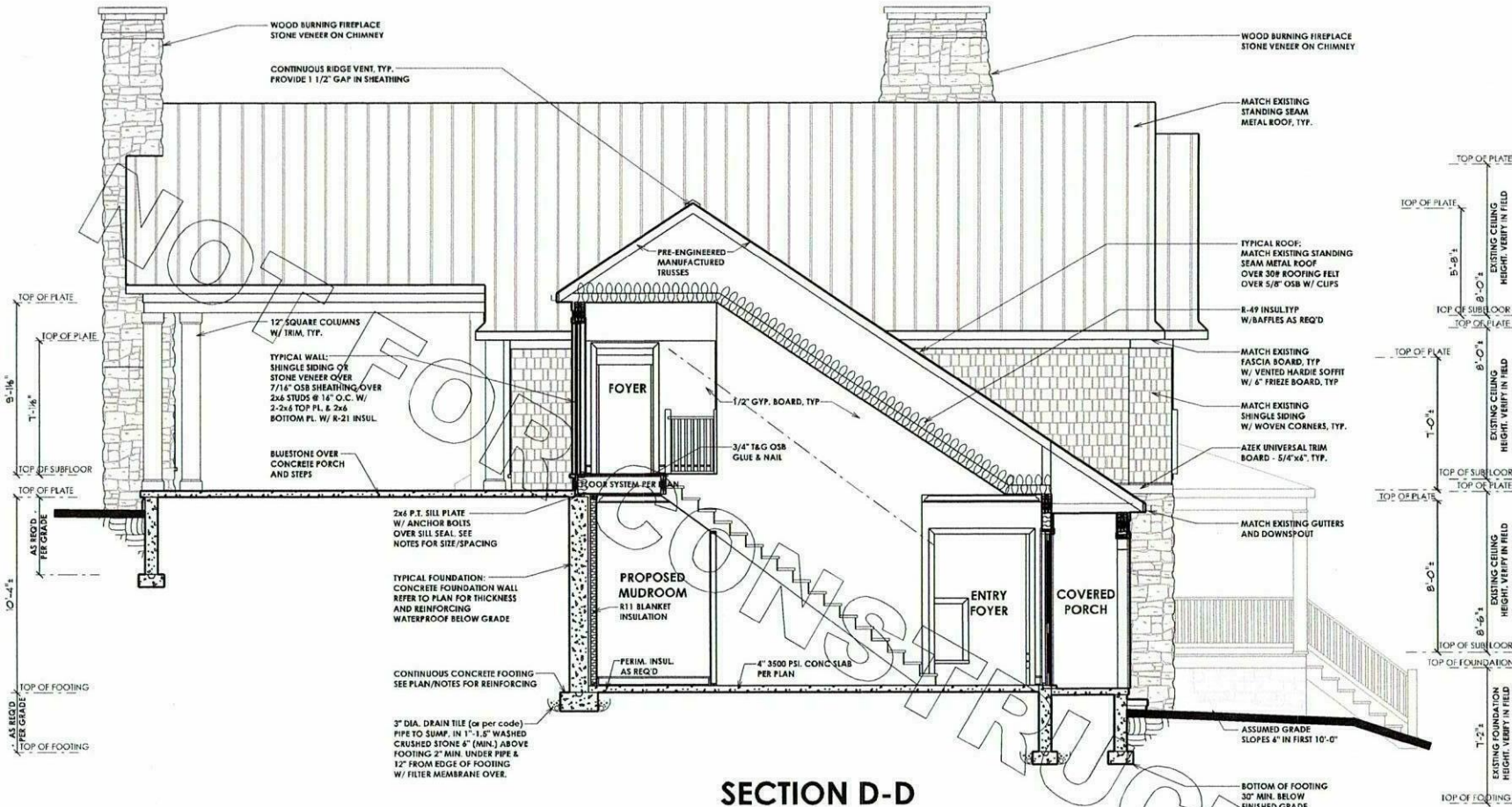
1	7-11-24	PERMIT SET
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SCALE: 1/4" = 1'-0"

SECTIONS

5.04

PRINT DATE:
Saturday, July 13, 2024



SECTION D-D

2024-0236-A

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 2000014373

Owner Information

Owner Name: NAYLOR CHRISTOPHER J
NAYLOR LARA F

Mailing Address: 820 BELFAST RD
SPARKS MD 21152-

Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: /37971/ 00132

Location & Structure Information

Premises Address: 820 BELFAST RD
SPARKS 21152-

Legal Description: 1.8659 AC
820 BELFAST RD
R NICHOLS PROPERTY

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0028 0019 0138 8040089.04 0000 2 2023 Plat Ref: 0056/ 0097

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

1800 2,700 SF 1.8600 AC 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements

2 1/2 YES STANDARD UNITSTONE/7 2 full/ 1 half 1 Detached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2024	07/01/2025
Land:	190,000	190,000		
Improvements	442,700	540,400		
Total:	632,700	730,400	697,833	730,400
Preferential Land:	0	0		

Transfer Information

Seller: RYNGALA TODD MICHAEL	Date: 09/09/2016	Price: \$655,000
Type: ARMS LENGTH IMPROVED	Deed1: /37971/ 00132	Deed2:
Seller: MERRILL GREGORY	Date: 08/19/2013	Price: \$635,000
Type: ARMS LENGTH IMPROVED	Deed1: /34095/ 00462	Deed2:
Seller: NICHOLS RICHARD H	Date: 07/25/2002	Price: \$280,000
Type: ARMS LENGTH IMPROVED	Deed1: /16646/ 00490	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
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 08/08/2017

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0236-A

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

No. 234295

Date: 10-9-2024

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		0150				75.00

Total: 75.00

Rec From: 820 Belfast Rd

For: 2024-0230-A

RLZ

DISTRIBUTION

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

CASHIER'S
VALIDATION

CF 24-09180

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER. HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED.

10758

CENTRAL DRAFTING & DESIGN

601 CHARWOOD COURT
EDGEWOOD, MD 21040-2714
(410) 679-8719

PNC BANK, N.A.

15-3/540



10/7/24

PAY TO THE ORDER OF BALTO. CO, MD

SEVENTY FIVE \$

\$ 75.00

00/100 DOLLARS

MEMO 820 BELFAST RD



David Billingsley
AUTHORIZED SIGNATURE

⑈010758⑈ ⑆054000030⑆ 5501309789⑈

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 820 BELFAST ROAD OWNER(S) NAME(S) CHRISTOPHER J. & LARA E. NAYLOR

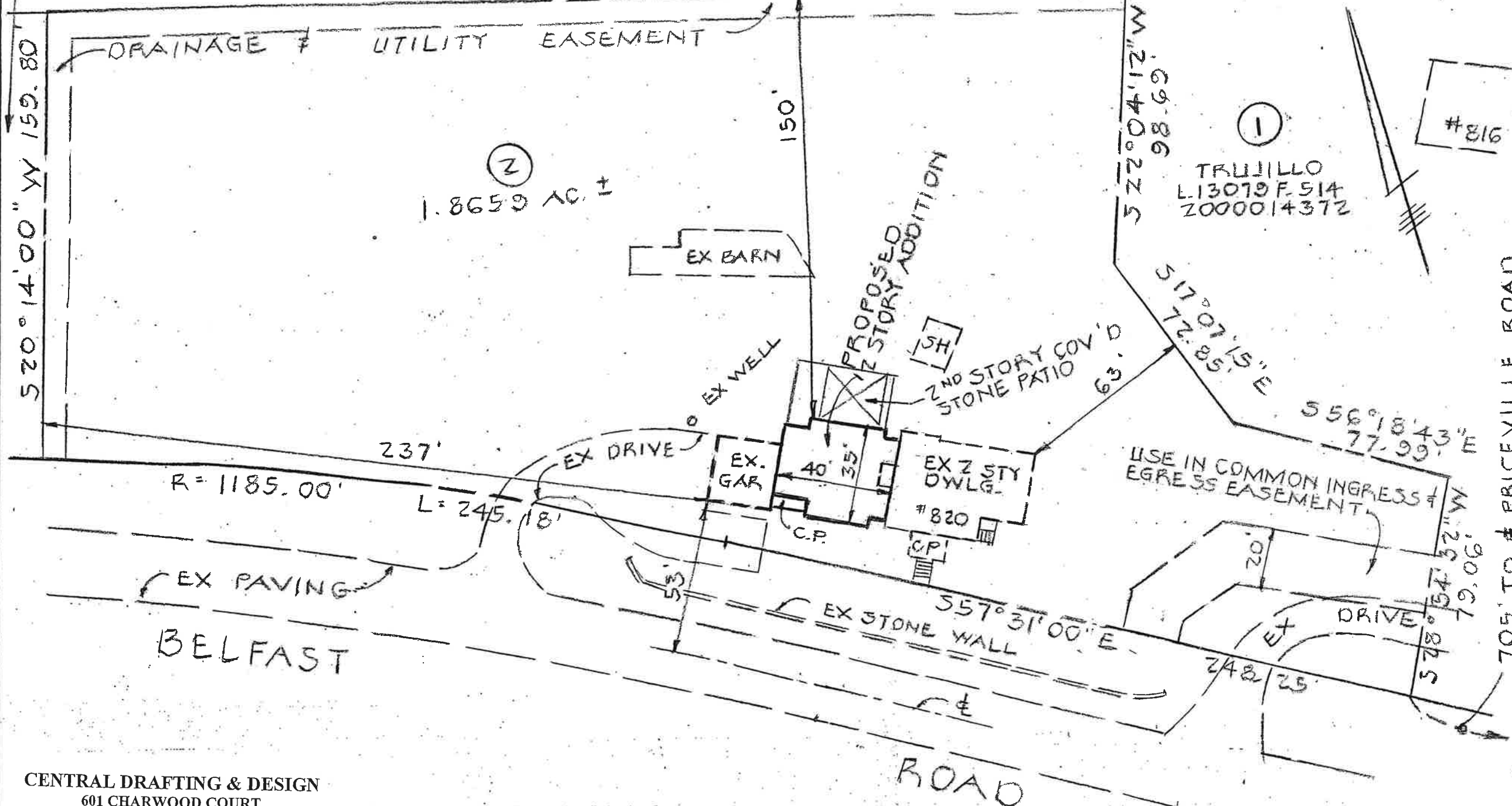
SUBDIVISION NAME R. NICHOLS PROPERTY LOT # 2 BLOCK # - SECTION # -
PLAT BOOK # 56 FOLIO # 97 10 DIGIT TAX # 2000014373 DEED REF. # L. 37971 F. 132

MCALLISTER
L. 47624 F. 776
1900006030

MCCLEARY
L. 14870 F. 75
2200017048

KNAPP
L. 10820 F. 643
1600010361

TRUJILLO
L. 13019 F. 514
2000014372



ZONING MAP# 028A3
SITE ZONED RC2
ELECTION DISTRICT 8
COUNCIL DISTRICT 2
LOT AREA ACREAGE 1.8659 AC
OR SQUARE FEET -
HISTORIC? N
IN CBCA? N
IN FLOOD PLAIN? N
UTILITIES? MARK WITH X
WATER IS: PUBLIC - PRIVATE X
SEWER IS: PUBLIC - PRIVATE X
PRIOR HEARING? Y
IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW
2003-0226-ASPH
2004-0248-A
(SEE SHEET 2)

CENTRAL DRAFTING & DESIGN
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

SCALE: 1" = 40' AUGUST 1, 2024

SHEET 1 OF 2

2024-0236-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 820 BELFAST ROAD OWNER(S) NAME(S) CHRISTOPHER J & LARA F. NAYLOR
SUBDIVISION NAME R. NICHOLS PROPERTY LOT # 2 BLOCK # - SECTION # -
PLAT BOOK # 56 FOLIO # 97 10 DIGIT TAX # 2000014373 DEED REF. # L 37971 F. 132



ORDER 2004-0248-A

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 10 day of December, 2003, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached garage in the side yard in lieu of the rear yard, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit 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, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

John V. Murphy
JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER 2003-0726-ASPH

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of December, 2002, that the request for Administrative Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278, to raze part of a historic building (Maryland Historical Trust #BA 416) and replace that part and add an addition, as approved by the Landmarks Preservation Commission and recommended by the Office of Planning in correspondence dated December 16, 2002, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit 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 an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

VICINITY MAP
SCALE = 1" = 1000'

CENTRAL DRAFTING & DESIGN
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

SHEET 2 OF 2

2024-0236-A

Pt. Bk. 0000038, Folio 0139
2200017048
Pt. Bk./Folio # MP92252
PAI # 080620

PAI # 080620
PAI # 080620
PAI # 080620

PAI # 080211
PAI # 080211
Pt. Bk./Folio # 038139

1600010361

0812057330

904

3 CD

028A3 RC 2

8 ED

NW-23-C

Lot # 2

2003-0226-SPH
2004-0248-A

2000014373

Pt. Bk. 0000056, Folio 0097

Pt. Bk./Folio # 056097A

PAI # 080480

PAI # 080480

Lot # 1

2000014372

816

820

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

PAI # 080480

PAI # 080480

2400013348

2020-0029-A

BELFAST RD
BELFAST RD

0810025520

2400009182

2024-0236-A



FRONT VIEW OF EXISTING DWELLING

PHOTOS

2024-0236-A



LEFT SIDE VIEW OF EXISTING GARAGE

2024-0236-A



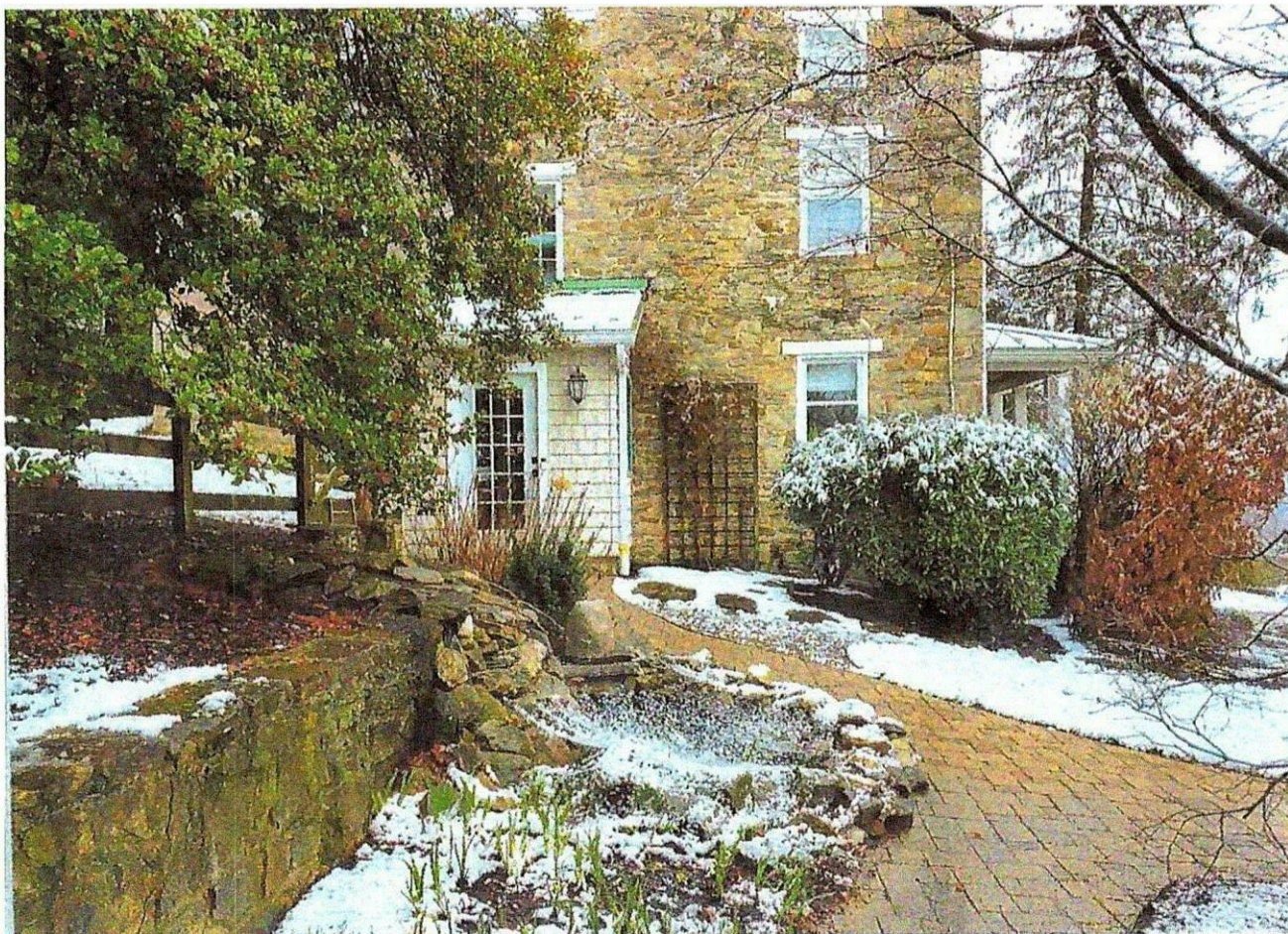
ROADSIDE VIEW OF EXISTING GARAGE

2024-0836-A



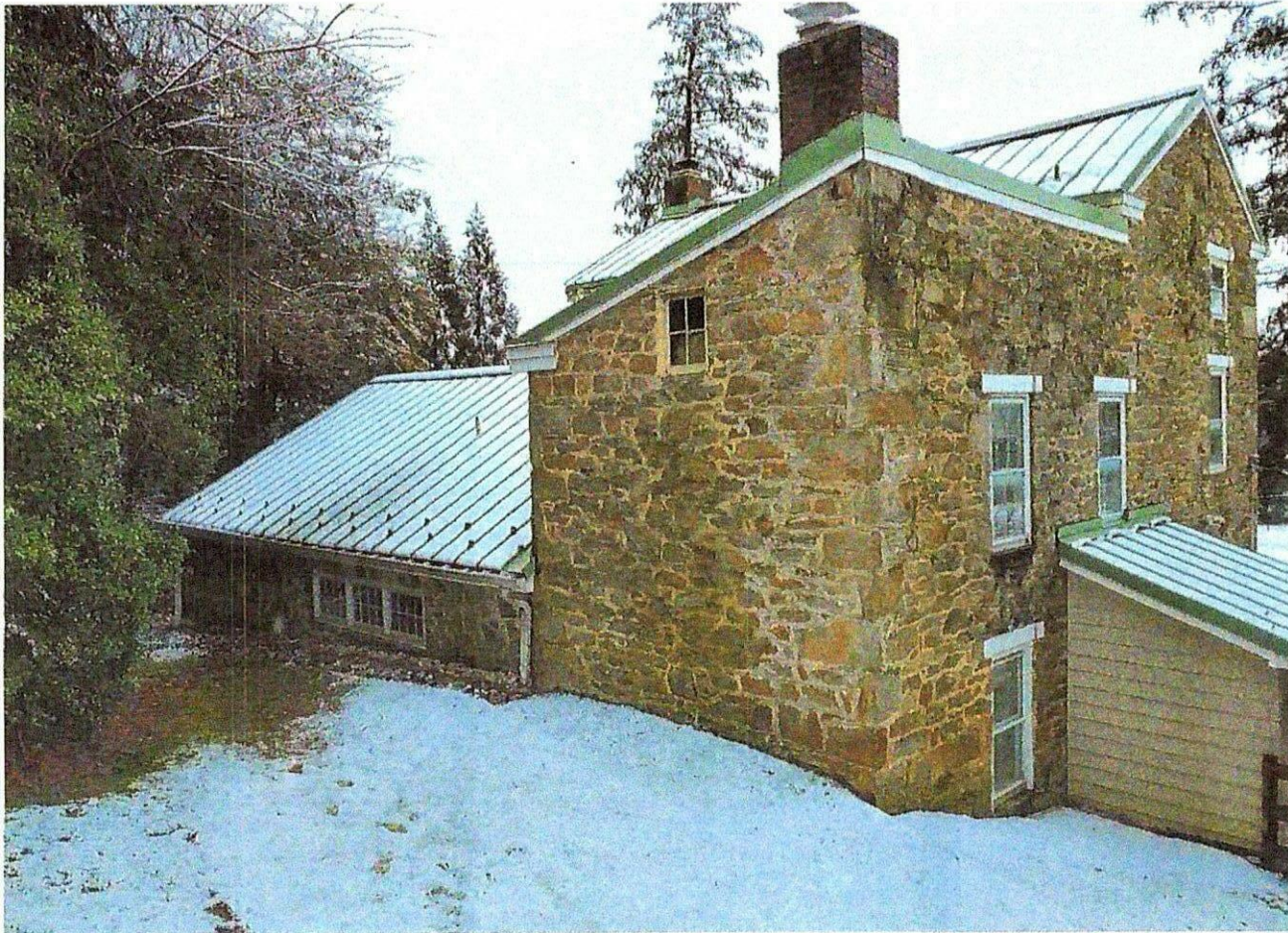
RIGHT SIDE VIEW OF EXISTING DWELLING #1

2024.0236-A



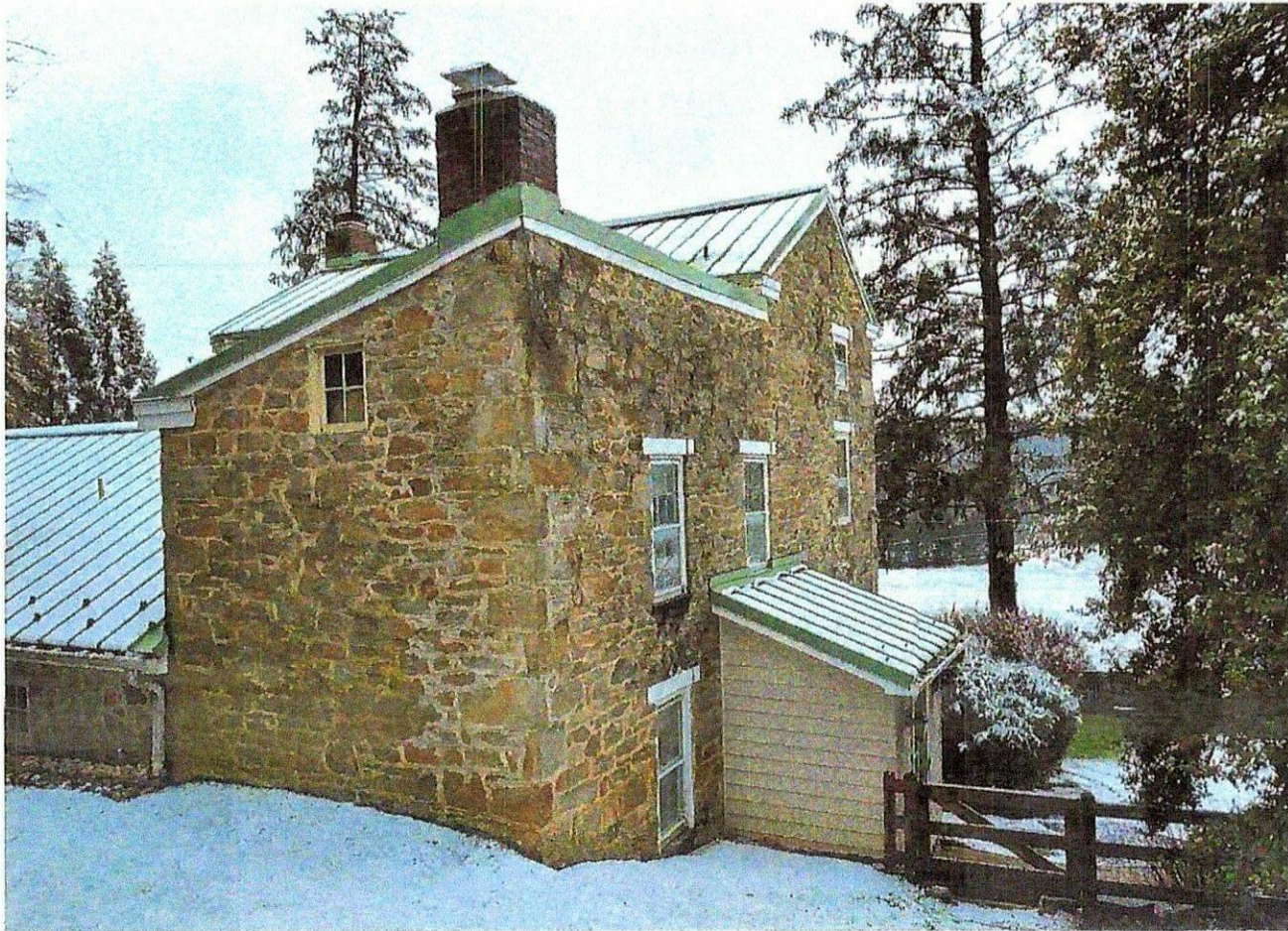
RIGHT SIDE VIEW OF EXISTING DWELLING #2

2024-02-30-A



REAR VIEW OF EXISTING DWELLING #1

2024-0236-A



REAR VIEW OF EXISTING DWELLING #2

2024-0236-A



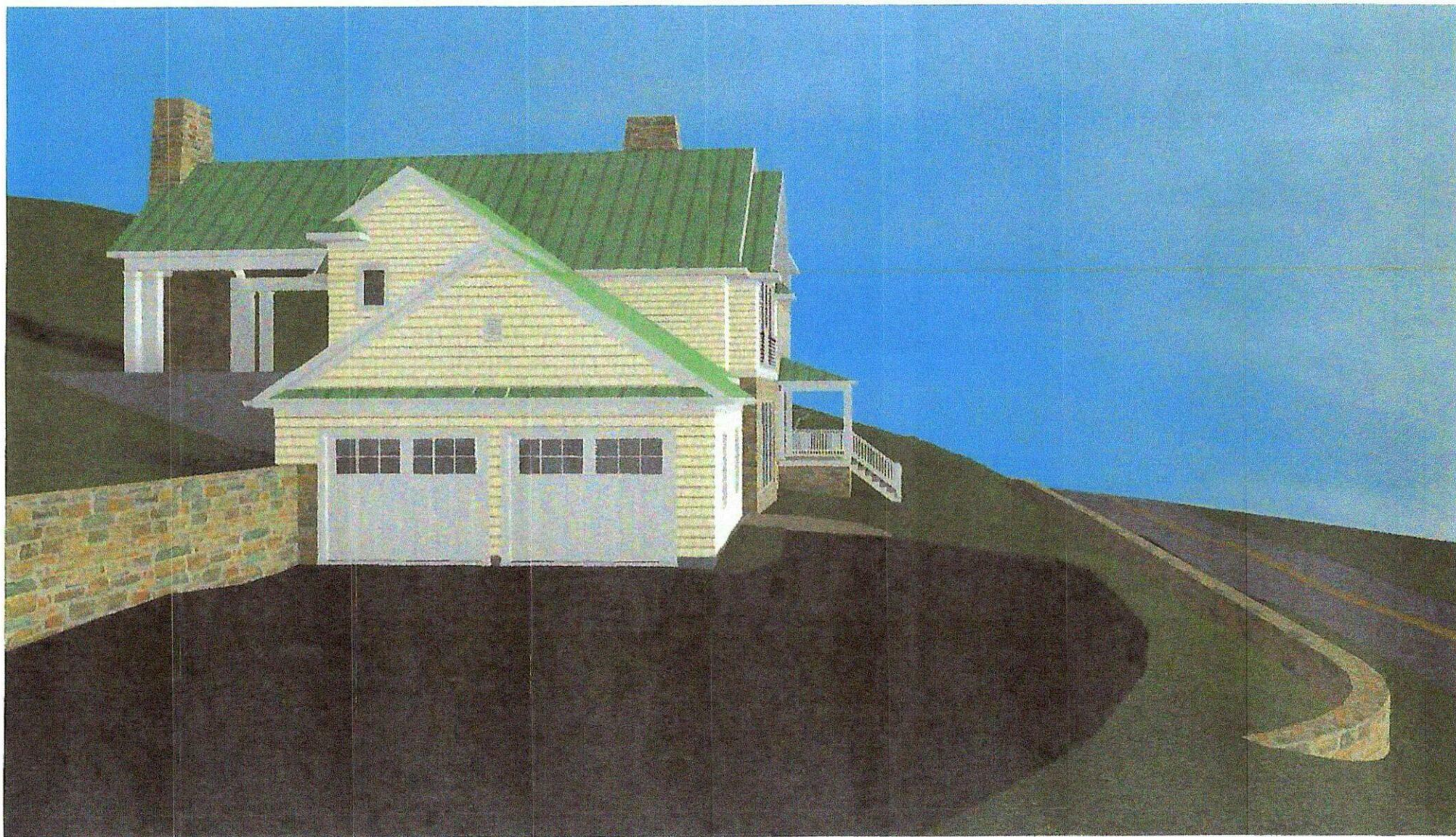
REAR VIEW OF EXISTING DWELLING #3

2024-0236-A



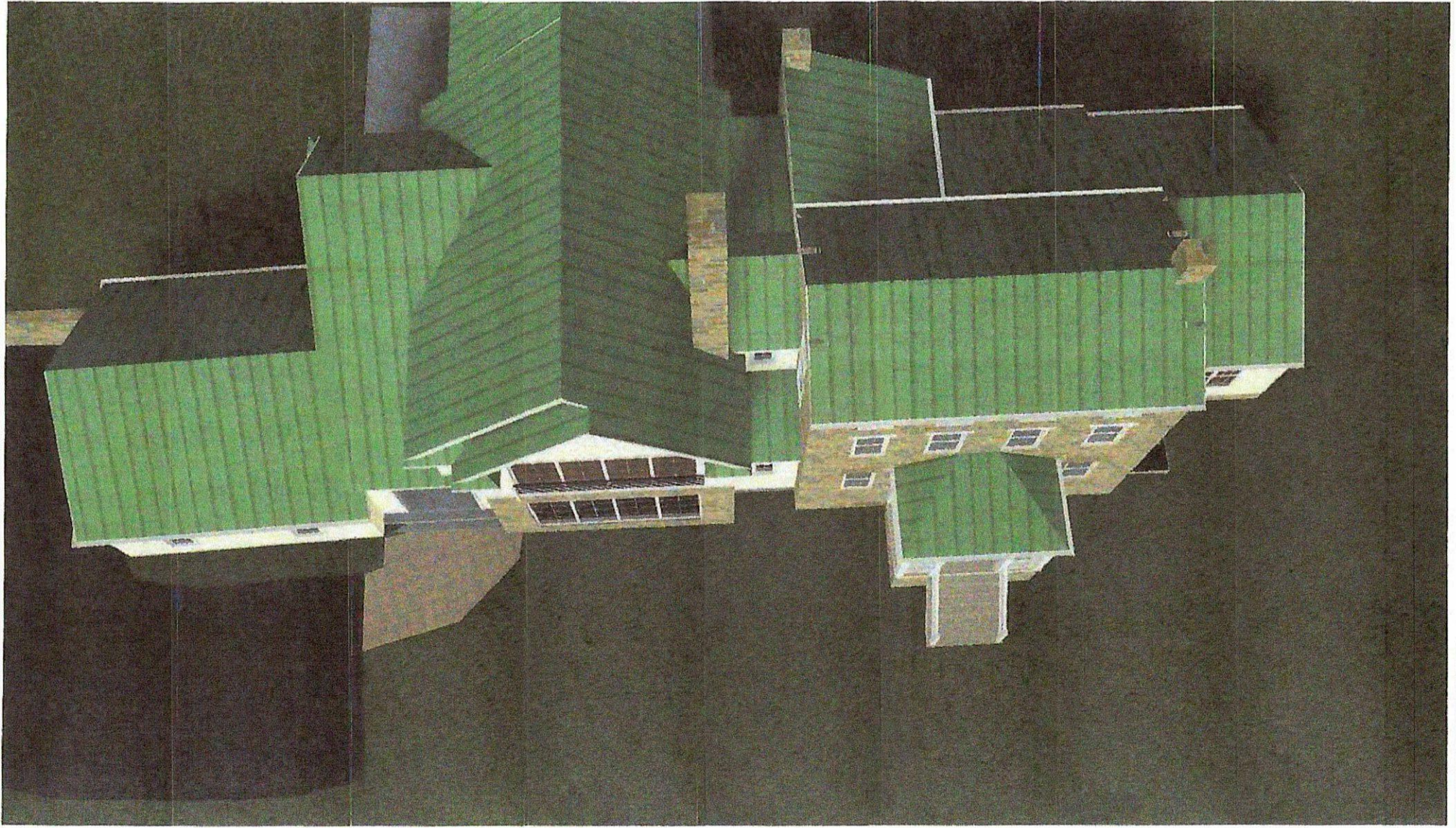
FRONT RENDERING

2024-0236-A



LEFT SIDE RENDERING

2024-0236-A



ROOF RENDERING

2024-0236-A