

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
SE/S Chesapeake Avenue. 1000' NE *
of the c/l of Baylight Avenue * ZONING COMMISSIONER
(9007 Chesapeake Avenue) *
15th Election District * OF BALTIMORE COUNTY
7th Councilmanic District *
Case No. 97-564-A
Janice R. Lykes and
Angelina W. Lahey - Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Janice R. Lykes and her mother, Angelina W. Lahey. The Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 22 feet in lieu of the maximum permitted 15 feet for a proposed new garage. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

As noted above, this Petition was originally filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code. That Section permits the Zoning Commissioner to grant variance relief without the necessity of a public hearing under certain circumstances. When relief through the administrative variance process is requested, the property is posted with a sign advising the general public of the requested relief for a period of 15 days. During that time any individual owning or residing on property within 1,000 feet of the site in question can request a public hearing. In this case, Harry Wujek, the adjacent property owner, timely requested a public hearing and a hearing was scheduled for this matter and conducted on September 16, 1997.

ORDER RECEIVED FOR FILING

Date

By

Appearing at that hearing on behalf of the Petition was Janice R. Lykes, co-owner of the property. Appearing as a Protestant in the matter was Harry Wujek, the adjacent property owner. There were no other interested persons in attendance.

Testimony and evidence offered revealed that the subject property is a rectangular shaped lot, containing approximately 13,600 sq.ft. in area, zoned D.R. 5.5. The property is a waterfront lot located on Millers Island with frontage on the Chesapeake Bay. Ms. Lykes testified that she and her mother reside on the property, which apparently has been in the family for many years. The property is improved with a one and one-half story block and frame dwelling which has recently been rehabilitated and refurbished. The Petitioner submitted photographs of the property which show an attractive single family dwelling. In addition to the dwelling, the property also features a wooden pier which extends into the Chesapeake Bay, a patio and a porch, each attached to the dwelling, and an old garage. The garage is located immediately adjacent to a parking pad which abuts Chesapeake Avenue. Ms. Lykes testified that the garage is quite old and is in need of repair. A number of photographs depicting the current condition of the garage were submitted. Testimony indicated that the garage was approximately 10 feet tall and featured a flat roof. Photographs of the garage show that same can accommodate two vehicles. Having completed repairs to the house, the Petitioners have turned their attention to the garage and propose rehabilitating and expanding same.

Specifically, a portion of the existing roof has been removed. Ms. Lykes candidly testified that she had not yet decided whether the renovated garage should be 15 feet or 22 feet in height. She was unable to offer any specific testimony as to the proposed design of the garage.

She did state that she preferred a 22-foot height to allow for storage space on the second floor. In this regard, she testified about flooding problems in the area and the need for additional storage area above ground level.

Testifying in opposition to the request was Harry J. Wujek, the adjoining property owner. Mr. Wujek submitted a series of exhibits containing photographs of the subject site, some with overlays, depicting the height of the garage and its impact on his property if variance relief is approved. Mr. Wujek is opposed to the requested variance, believing that same is inappropriate for the site and will block air, sun and view from his property. He also fears a decrease in property values. Mr. Wujek also noted that the garage is located adjacent to his property line and that if same is constructed to a height of 22 feet, will tower above his property and diminish his enjoyment thereof.

The authority for the Zoning Commissioner to grant variances from the height, area and parking requirements of the Baltimore County Zoning Regulations (B.C.Z.R.) is contained in Section 307 thereof. Moreover, that Section has frequently been considered and interpreted by the Appellate Courts of this state. In Cromwell v. Ward, 102 Md. App. 691 (1995), the Court considered the variance statute in Baltimore County and the standard which must be applied by the Zoning authority in granting variances. The Court recited prior decisions which had been handed down over the years by Appellate Courts in considering variance relief.

The Court generally stated that variances should be granted sparingly. Moreover, it is clear that variance relief can be granted only if the property owner will suffer practical difficulty or unreasonable

NOT RECORDED FOR FILING
9/19/97
[Signature]

hardship if strict adherence to the zoning regulations is required. Zoning variances should not be granted for mere matters of convenience.

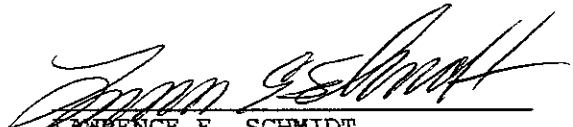
Although I appreciate the Petitioner's candor, her testimony that a 22-foot high garage was not absolutely necessary is dispositive on this case. Variance relief cannot be granted as a matter of convenience, but only as a matter of necessity. I am not convinced that the Petitioners will suffer practical difficulty if relief is denied. The renovated garage can be built to a height of 15 feet by right. This is 5 feet higher than its prior height. This additional 5 feet will provide the Petitioner with adequate storage space above. For all of these reasons, the Petition must and shall be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be denied.

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of September, 1997 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 22 feet in lieu of the maximum permitted 15 feet for a proposed new garage, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petitioner shall have thirty (30) days from the date of this Order to file an appeal of this decision.

LES:bjs


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

September 19, 1997

Ms. Janice R. Lykes
Ms. Angelina W. Lahey
9007 Chesapeake Avenue
Baltimore, Maryland 21219

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SE/S Chesapeake Avenue, 1000' NE of the c/l of Baylight Avenue
(9007 Chesapeake Avenue)
15th Election District - 7th Councilmanic District
Janice R. Lykes and Angelina W. Lahey - Petitioners
Case No. 97-564-A

Dear Ms. Lykes and Ms. Lahey:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been denied, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Harry Wujek
9005 Chesapeake Avenue, Baltimore, Md. 21219

People's Counsel; Case Files





Petition for Administrative Variance

97-564-A

to the Zoning Commissioner of Baltimore County

for the property located at 9007 Chesapeake Ave. 21219

which is presently zoned DR S:5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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

400.3 to permit a 22' hgt in lieu of the maximum 15' for an accessory structure (garage).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE OTHER SIDE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do 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 Petition

Legal Owner(s)

JANICE R. Lykes

(Type or Print Name)

JANICE R. Lykes

Signature

Angelina W. Lahey

(Type or Print Name)

Angelina W. Lahey

Signature

9007 Chesapeake Ave 410-4778804

Address

Phone No

Balto. MD 21219

City

State

Zipcode

Name, Address and phone number of representative to be contacted

JANICE LYKES

Name

SEE ABOVE

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: mjk DATE: 6/16/97

ESTIMATED POSTING DATE: 6/29/97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 564

ORDER RECEIVED FOR FILING

Date



Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 9007 Chesapeake Ave.
address
Balto. MD 21219
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Existing detached garage (2 car) has a flat tar roof in need of repairs.

Variance to remove existing roof, build a second story (for storage purposes only) and replace with a pitched roof. Due to no storm drains in the area, flooding is a problem. 2nd floor is to store tools, seasonal items, etc.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Janice R. Lykes
(signature)
Janice R. Lykes
(type or print name)



Angelina W. Lahey
(signature)
Angelina W. Lahey
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of MAY, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Janice R. Lykes + Angelina W. Lahey

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

17 MAY 1997
date

Joseph G. Lisolakis
NOTARY PUBLIC

My Commission Expires: 1 November 1998

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 9007 Chesapeake Ave.
address
Baltimore MD 21219
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Existing detached garage (2 car) has a flat tar
Roof in need of Repairs.

Variance is to remove existing roof, build a
second story (for storage purposes only) and
replace with a pitched roof. Due to no storm
drains in area, flooding is a problem, 2nd floor
is to store, tools, seasonal items, etc.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Janice R. Lykes
(signature)
Janice R. Lykes
(type or print name)



Angelina W. Lahey
(signature)
Angelina W. Lahey
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of MAY, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Janice R. Lykes + Angelina W. Lahey

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

17 MAY 1997
date

Joseph G. Lisolek Jr.
NOTARY PUBLIC

My Commission Expires: 1 NOVEMBER 1997



Petition for Administrative Variance

97-564-A
to the Zoning Commissioner of Baltimore County

for the property located at 9007 Chesapeake Avenue, 21219
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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

400.3 to permit a 22' hgt in lieu of the maximum
15' for an accessory structure (garage).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE OTHER SIDE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do 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 Petition.

Legal Owner(s):

JANICE R. Lykes

(Type or Print Name)

Janice R. Lykes

Signature

Angelina W. Lohey

(Type or Print Name)

Angelina W. Lohey

Signature

9007 Chesapeake Ave. 410-477-8814

Address

Phone No

Baltimore MD 21219

City

State

Zipcode

Name, Address and phone number of representative to be contacted

JANICE LYKES

Name

SEE ABOVE

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: MJC

DATE: 6/18/97

ESTIMATED POSTING DATE

APR/AUG 6/23/97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 564

564

97-564-A

ZONING DESCRIPTION;

Zoning description for 9007 Chesapeake Avenue, Baltimore, MD 21219.

Beginning for the first on the south side of a 20 foot road at the distance of 200.11 feet easterly from the northeast corner of Lot 15 heretofore conveyed to William Currant: thence along the south side of said road north 71 degrees 38 minutes east 60 feet 3 inches; thence south 20 degrees east 145 feet to the water of the Chesapeake Bay; thence on said waters southwesterly 60 feet more or less to intersect a line drawn south 20 degrees 12 minutes east from the beginning and thence reversing said line north 20 degrees 12 minutes west 145 feet to the place of beginning; known as the easternmost 60 feet of Lot 18 in Plat of Miller's Island land Company, recorded among the land Records of Baltimore County in Plat Book W.P.C. No. 7, Folio 26.

Beginning for the second on the south side of Chesapeake Avenue (20 feet wide) at the division line between lot 18 and lot 19 as shown on the Plat of Miller's Island land Company, which Plat is recorded among the Plat Records of Baltimore County in Plat Book Liber W.P.C. No. 7, folio 26, thence with said line South 20 degrees 12 minutes East 140.00 feet to a concrete bulkhead North 71 degrees 38 feet 35.05 feet thence leaving said bulkhead and running for a new line of division through said Lot 19 north 20 degrees 12 minutes west 140.00 feet to said south side of Chesapeake Avenue thence with said Avenue South 71 degrees 38 minutes west 35.05 feet to the place of beginning. Containing 0.113 acres of land more or less. Being the westernmost 35.05 feet of lot 19 as shown on the Plat of Miller's Island Land Company in Plat Book Liber W. P. C. No. 7, folio 26. The improvements on the above lots of ground being known as No. 9007 Chesapeake Avenue, located in the 15th election district, 7th Councilmanic District.

Being the same lots of ground which by Deed dated 5/14/90 and recorded among the land Records of Baltimore County in Liber S.M. No. 8517, folio 490, was granted and conveyed by Angelina W, Lahey unto Angelina W. Lahey, the grantor herein.

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #97-564-A
9007 Chesapeake Avenue
SE/8 Chesapeake Avenue,
1000 NE of Baylight
18th Election District
7th Councilmanic

Legal Owner(s):
Janice R. Lykes and Angelina W. Bailey

Variance: to permit a 22 foot height in lieu of the maximum 15 feet for an accessory structure (garage)

Hearing: Thursday, August 26, 1997 at 1:00 p.m., Room 407 Court Building, 40

TO: THOMAS WEBBER HICKS
ADDRESS UNKNOWN

PUBLICATION OF
SHOW CAUSE ORDER

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/31, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/31, 1997.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

041060

DATE

7/14/97

ACCOUNT

R001-6150

AMOUNT \$

40.00

RECEIVED
FROM:

Harry W. NEK, JR

FOR:

Request Hearing 97-564-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

7/16/1997 7/16/1997 11:20:09

REG MS06 CASHIER KNOM LXM BRAMEF

MISCELLANEOUS CASH RECEIPT

Receipt # 006459

CR NO. 041060

40.00 CHECK: FW
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

041060

DATE

7/14/97

ACCOUNT

R001-6150

AMOUNT \$

40.00

RECEIVED
FROM:

Harry W. NEK, JR

FOR:

Request Hearing 97-564-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

7/16/1997 7/16/1997 11:20:09

REG MS06 CASHIER KNOM KXM DRAWER 6

MISCELLANEOUS CASH RECEIPT

Receipt # 006459

CR NO. 041060

40.00 CHECK: FW
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

038108

DATE 6/16/97 ACCOUNT 31-615

By: m7L
Item: 97-(564)A AMOUNT \$ 50.00
564

RECEIVED FROM: Lykes, Janice — 9007 Chesapeake Ave

FOR: 010 - Res Vac. (Admin) — \$ 50.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
6/16/1997 6/16/1997 11:30:04
REG 0901 BASHIEP OLIVIA L. DEANER
MISCELLANEOUS CASH RECEIPT
Receipt # 013526
OR NO. 038108
\$50.00 CHECK # 787
Baltimore County - 6611201

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 97-564-A

Petitioner/Developer: _____

JANICE LYKESDate of Hearing/Closing: 9-16-97RESCHEDULED

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

9007 CHESAPEAKE AVE. BALTIMORE, MD. 21219

The sign(s) were posted on 8-27-97
(Month, Day, Year)

Sincerely,

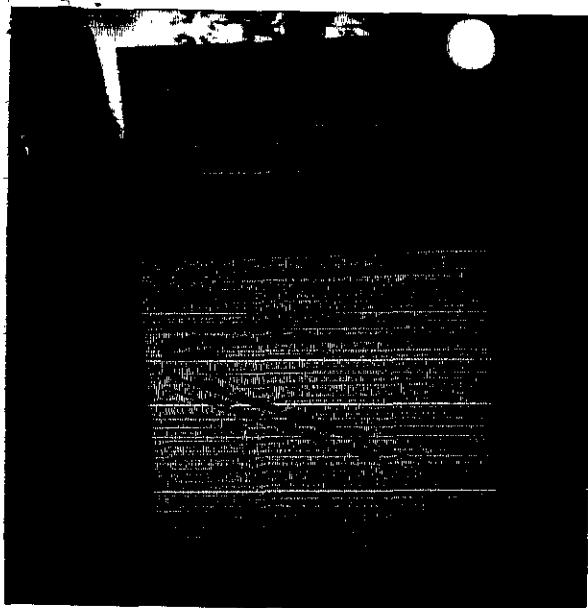
Thomas P. Dagle 8/27/97
(Signature of Sign Poster and Date)

Thomas P. Dagle SC
(Printed Name)

325 Nicholson Rd
(Address)

BALTIMORE, MD 21221
(City, State, Zip Code)

(410) 687-8405
(Telephone Number)



97-564-A

CERTIFICATE OF POSTING

RE: Case # 97-564-A

**Petitioner/Developer:
(Janice Lykes)**

**Date of Hearing/Closing:
(July 14, 1997)**

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____
9007 Chesapeake Ave. Baltimore, Maryland 21219 _____**

**The sign(s) were posted on _____ Jun. 27, 1997 _____
(Month, Day, Year)**

Sincerely,


(Signature of Sign Poster & Date)

**Thomas P. Ogle, Sr.
(Printed Name)**

**325 Nicholson Road
(Address)**

Baltimore, Maryland 21221

**(410)-687-8405
(Telephone Number)**



97-564A

CERTIFICATE OF POSTING

RE: Case # 97-564-A

Petitioner/Developer:
(Janice Lykes)

Date of Hearing/Closing:
(August 28, 1997)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

9007 Chesapeake Ave. Baltimore, Maryland 21219 _____

The sign(s) were posted on _____ August 13, 1997 _____
(Month, Day, Year)

Sincerely,

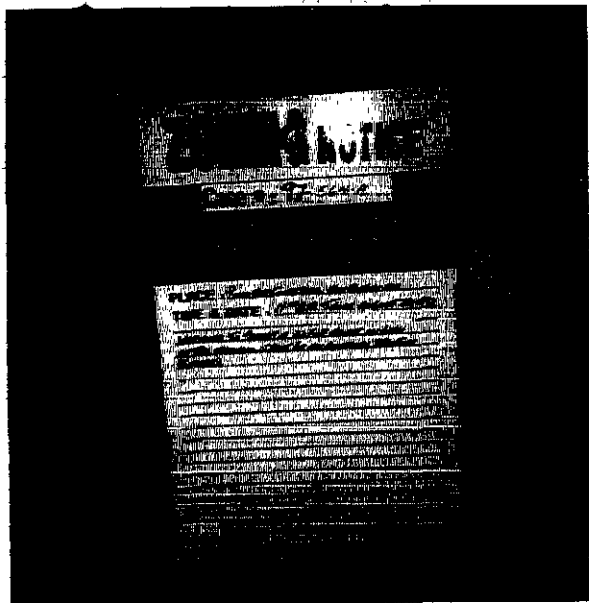

(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.
(Printed Name)

325 Nicholson Road
(Address)

Baltimore, Maryland 21221

(410)-687-8105
(Telephone Number)



97-564-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 21, 1997

NOTICE OF REASSIGNMENT

CASE NUMBER: 97-564-A
9007 Chesapeake Avenue
SE/S Chesapeake Avenue, 1000' NE of c/l Baylight
15th Election District - 7th Councilmanic
Legal Owner(s): Janice R. Lykes and Angelina W. Lahey

Variance to permit a 22 foot height in lieu of the maximum 15 feet for
an accessory structure (garage).

HEARING: TUESDAY, SEPTEMBER 16, 1997 at 10:00 a.m., Room 407 Courts
Building, 401 Bosley Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

ARNOLD JABLON
DIRECTOR

cc: Janice Lykes and Angelina Lahey
Harry Wujek, Jr.

PLEASE NOTE THAT THE ZONING SIGN ON THE PROPERTY MUST BE ALTERED TO
GIVE NOTICE OF THE ABOVE HEARING ON OR BEFORE AND CERTIFICATION OF
SAME FILED WITH THIS OFFICE. PLEASE CONTACT THE SIGN VENDOR USED FOR
THE ORIGINAL POSTING.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 18, 1997

Harry Wujek, Jr.
9005 Chesapeake Avenue
Baltimore, MD 21219

Re: CASE NUMBER: 97-564-A
PETITIONER(S): Janice Lykes
LOCATION: 9007 Chesapeake Avenue

Dear Mr. Wujek:

The above matter, previously assigned to be hearing on August 28, 1997 has been postponed at your request. Notice of the new hearing date will be forwarded shortly.

Please be advised that as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. One of the currently approved vendors/posters must be contacted to do so. In this case, Mr. Thomas Ogle was engaged to post sign. It your responsibility to contact Mr. Ogle at (410) 687-8405 and request that he 1) note the postponement on the sign and 2) note the new hearing date on the sign.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is written in a cursive, flowing style.

Arnold Jablon
Director

cc: Janice Lykes

AJ:ggs





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 18, 1997

Janice R. Lykes
Angelina W. Lahey
9007 Chesapeake Avenue
Baltimore, MD 21219

Re: CASE NUMBER: 97-564-A

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case. Formal notification of the hearing date will be forwarded to you shortly.

As informed at the time of filing your petition, it now becomes necessary to run notice of the hearing in a newspaper of general circulation. This office will place the newspaper advertising on your behalf. Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

A copy of the Notice of Hearing will be forwarded to you shortly. Upon receipt of same, you must contact one of the sign posting vendors, in order to have a new sign posted.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

ARNOLD JABLON, DIRECTOR



REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number: 97-564A
Petitioner(s): HARRY WUNEK, JR.
Location: VILLERS ISLAND, MD. 21219

I/WE, HARRY WUNEK, JR.
Name(s) (TYPE OR PRINT)

☒ Legal Owners () Residents, of

9005 CRESOPEAKE AVE.
Address

VILLER ISLAND, MD. 21219 410-477-1719
City/State/Zip Code Phone

which is located approximately NEXT DOOR feet from the
property which is the subject of the above petition, do hereby formally
request that a public hearing be set in this matter.

[Signature] 7-14-97
Signature Date

Signature Date

(over)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 1, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-564-A

9007 Chesapeake Avenue

SE/S Chesapeake Avenue, 1000' NE of c/l Baylight

15th Election District - 7th Councilmanic

Legal Owner(s): Janice R. Lykes and Angelina W. Lahey

Post by Date: 06/29/97

Closing Date: 07/14/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's 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.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Janice Lykes and Angelina Lahey



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 6/29/97

Format for Sign Printing, Black Letters on a White Background:

Item 564

ZONING NOTICE**ADMINISTRATIVE
VARIANCE****Case No.:** 97-564-AVariance to permit a 22' hgt in lieu of
the maximum 15' for an accessory structure (garage)**PUBLIC HEARING ?**

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

* 7/14/97

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations 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 which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 564

Petitioner: Janice R. Lykes

Location: 9007 Chesapeake Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Janice R. Lykes

ADDRESS: 9007 Chesapeake Avenue

Balto. MD 21219

PHONE NUMBER: (410) 477-8814

AJ:ggs

(Revised 09/24/96)

TO: PUTTICK PUBLISHING COMPANY
July 31, 1997 Issue - Jeffersonian

Please forward billing to:

Janice R. Lykes
9007 Chesapeake Avenue
Baltimore, MD 21219
410-477-8814

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-564-A
9007 Chesapeake Avenue
SE/S Chesapeake Avenue, 1000' NE of c/l Baylight
15th Election District - 7th Councilmanic
Legal Owner(s): Janice R. Lykes and Angelina W. Lahey

Variance to permit a 22 foot height in lieu of the maximum 15 feet for an accessory structure (garage).

HEARING: THURSDAY, AUGUST 28, 1997 at 11:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 24, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-564-A
9007 Chesapeake Avenue
SE/S Chesapeake Avenue, 1000' NE of c/l Baylight
15th Election District - 7th Councilmanic
Legal Owner(s): Janice R. Lykes and Angelina W. Lahey

Variance to permit a 22 foot height in lieu of the maximum 15 feet for an accessory structure (garage).

HEARING: THURSDAY, AUGUST 28, 1997 at 11:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Janice Lykes and Angelina Lahey
Harry Wujek, Jr.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 13, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 24, 1997

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SE/S Chesapeake Avenue, 1000' NE of c/l Baylight
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Variance to permit a 22 foot height in lieu of the maximum 15 feet for an accessory structure (garage).

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A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Janice Lykes and Angelina Lahey

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE/SIGN POSTED ON THE PROPERTY BY AUGUST 13, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

July 2, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 30, 1997

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

564, 565, 566, 567, 568, 569, 570, 571, 573, 574, 575, 578,

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881. MS-1102F

cc: File



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

July 1, 1997

Approved Action: Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
DATE: 0701-1195

RE: Property Owner: SEE BELOW

Location: DISSEMINATION MEETING OF June 10, 1997

Item No.: SEE BELOW

Zoning Agency:

Get Ready:

Further to your request, the referenced property has been reviewed by this Bureau and the comments below are applicable and required to be attached or incorporated into the final plans for the project.

a. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

564, 565, 566, 567, 568, 569, 570, 571, 572, 574, 575, 576.

REV 5-80: LEO ROBERT P. SAUERWALD

Fire Marshal's Office, PHONE 607-4500, MS-1100

File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: July 8, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: 9007 Chesapeake Avenue

INFORMATION

Item Number: 564

Petitioner: Lykes Property

Zoning: DR 5.5

Requested Action: Administrative Variance

Summary of Recommendations:

Staff does not oppose the subject request provided that the garage is used for storage purposes only.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

AFK/JL

Attach original petition

Date 7/14/97

To: Arnold L. Jablon

From: Bruce Seeley *BS/JS*

Subject: Zoning #564

Lykes/Lahey 9007 Chesapeake Avenue

Zoning Advisory Committee Meeting of: 6/30/97

 The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

 The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

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

 Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

 Development of this property must comply with the Forest Conservation Regulations (Sections 401 through 14-422 of the Baltimore County Code).

 X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 7.1.87
Item No. 564 MJK

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

564

NONCONVERSION AGREEMENT
FOR CERTAIN STRUCTURES IN THE FLOODPLAIN

Application has been made for a Permit ____, Conditioned Permit ____, or Variance ____ to build a ____

2nd story on 2 car detached garage

which does not conform to the elevation requirements of the Floodplain Management Ordinance of County/____ of BALTIMORE

Permit # _____

Property Owner Janice R Lykes - Angelina W Lahay

Address 9007 Chesapeake Avenue, BALTO MD 31219

Deed dated 8/17/95, Recorded in liber 7, folio 14, tax map _____, block _____, parcel _____.

Flood Protection Elevation at the site is _____ feet (NGVD)
Map Panel Number _____, effective date _____.

In consideration for the granting of a Permit, Conditioned Permit, or Variance for the above structure which does not conform to the requirements of the Floodplain Management Ordinance of Balto. Co. Council Bill #173-93, the Property Owner agrees to the following:

1. That the enclosed area, if permitted, shall be used solely for parking of vehicles, limited storage, or access to the building and will never be used for human habitation without first becoming fully compliant with the Floodplain Management Ordinance in effect at the time of conversion.
2. That all interior walls, ceilings, and floors below the Flood Protection Elevation shall be unfinished or constructed of flood resistant materials.
3. That mechanical, electrical, or plumbing devices shall not be installed below the Flood Protection Elevation.
4. The walls of the enclosed areas below the Flood Protection Elevation shall be equipped with at least two vents which permit the automatic entry and exit of flood water with total openings of at least one square inch for every square foot of enclosed area below flood level. The vents shall be on at least two different walls, and the bottoms of the vents shall be no more than one foot above grade.
5. That the requested structure may increase the risk to life and property, and may be subject to increased premium rates for flood insurance available from the National Flood Insurance Program.

6. That the conditions above must be recorded on the deed to the property or on a Declaration of Land Restriction, and shall run with and bind on the land to the heirs, assigns, or successors of the property owner.

7. That any variation in construction beyond what is permitted shall constitute a violation and be abatable as such.

8. That this Nonconversion Agreement becomes part of Permit # _____.

Peter B. Stetson
Witness

5/16/97
Date
James L. Lyles / Cynthia W. Lyles
Signature of Property Owner

At a minimum, the following has been recorded on the deed to the above property or on a Declaration of Land Restriction: "This structure has been allowed without conforming to the Floodplain Management Ordinance of BALTO. Co Council Bill #173-93. No conversion to habitable space is to occur unless the enclosed area below the Flood Protection Elevation becomes fully compliant with the Ordinance in effect at the time of conversion. At this site, the Flood Protection Elevation is _____ feet above mean sea level, National Geodetic Vertical Datum."

Date

Signature, Recorder of Deeds

Based on satisfaction of the above conditions and proper recordation in the land records of BALTIMORE COUNTY, a permit may be issued for an enclosed structure which is not fully compliant with the Floodplain Management Ordinance of BALTO. Co. Council Bill #173-93.

Date

Signature, Permitting Official

Note:

This Agreement must be used whenever an enclosed structure is requested to be built or substantially improved within the 100-year floodplain below the Flood Protection Elevation. This Agreement must be signed whenever Conditioned Permits or Variances are to be issued, for example, garages and accessory structures which exceed the 300 square foot exemption and foundation enclosures which exceed 5 feet in height.

564

DECLARATION OF LAND RESTRICTION
FOR CERTAIN STRUCTURES IN THE FLOODPLAIN

This DECLARATION made this 7 day of May, 19 97,
by Janice R. Lukes & Angeline W. Lohay ("Owner")
having an address at: 9007 Chesapeake Avenue
Balto MD 21215

WITNESSED:

WHEREAS, the Owner is the record owner of all that real property
located at 9007 Chesapeake Ave.

in the 15th Election District of Baltimore County, designated in the
Tax Records as map _____, parcel _____, plat _____, block
_____, lot # 18, and being that same 19____, and recorded
among the Land Records of Baltimore County, Maryland at liber 7,
folio 24.

WHEREAS, the Owner has applied for a permit, conditioned permit,
or variance to place a structure on that property that either (1) does
not conform, or (2) may be made noncompliant by later conversion, to
the strict elevation requirements of Article XI, Section 517.0 of the
Floodplain Management Ordinance of Baltimore County ("Ordinance"), and
under Permit Number _____ ("Permit").

WHEREAS, the Owner agrees to record this DECLARATION and certifies
and declares that the following covenants, conditions, and restrictions
are placed on the affected property as a condition of granting the
Permit, and affects rights and obligations of the Owner and shall be
binding on the Owner, his heirs, personal representatives, successors,
and assigns.

UPON THE TERMS AND SUBJECT TO THE CONDITIONS, as follows:

1. The structure of part thereof to which these conditions apply is:

2. This structure has been allowed without strict conformance with the
elevation requirement of the Ordinance. Conversion to habitable space
shall not occur unless the enclosed area below the Flood Protection
Elevation is brought into full compliance with this Ordinance. At this
site, the Flood Protection Elevation is _____ feet above mean sea
level, National Geodetic Vertical Datum.

3. Enclosed areas below the Flood Protection Elevation shall be used
solely for parking of vehicles, limited storage, or access to the
building. All interior walls, ceilings, and floors below the Flood
Protection Elevation shall be unfinished or constructed of flood
resistant materials. Mechanical, electrical, or plumbing devices shall
not be installed below the Flood Protection Elevation.

-over-

4. The walls of the enclosed areas below the Flood Protection Elevation shall be equipped with at least two (2) vents which permit the automatic entry and exit of flood waters with total openings of at least one square inch for every square foot of enclosed area below flood level. The vents shall be on at least two different walls, and the bottoms of the vents shall be no more than one foot above grade.

5. Any alterations or changes from these conditions constitute a violation of the Permit and may render the structure uninsurable or increase the cost for flood insurance. The jurisdiction issuing the Permit and enforcing the Ordinance may take any appropriate legal action to correct any violation.

6. Other conditions: _____

OWNER:

In witness whereof the undersigned set their hands and seals this 17 day of MAY, 1997.

WITNESS:

Robert R. Sutter
Robert R. Sutter

Janice R. Lykes (Seal)
Owner
Angelina W. Lahey (Seal)
Owner

NOTARY:

STATE OF MARYLAND, COUNTY of BALTIMORE, TO WIT:

I hereby certify that on this 17th day of MAY, 1997, before me the subscriber, a Notary Public of the State aforesaid, personally appeared ANGELINA W. LAHEY and JANICE R. LYKES known to me, or satisfactorily proven to be the person (s) whose name is subscribed to the foregoing instrument, who acknowledged that he has executed it for the purposes therein set forth, and that it is his act and deed.

In witness whereof, I have set my hand and Notarial Seal, the day and year first written above.

Joseph G. Lisolake

My Commission expires on 1 NOVEMBER 1998.

Revised 9/96

564

Adjacent Properties:

1900009313
9005 Chesapeake Avenue
Baltimore, MD 21219
Liber 6542, Folio 527
Harry Wujek Jr.

Memo from

JANICE LYKES

564

To _____ Date _____

1900009302
9011 Chesapeake Avenue
Baltimore, MD 21219
Liber 7651, Folio 752
James Stolba

Approximate
Existing Garage

1900009677
9008 Chesapeake Avenue
Baltimore, MD 21219
Liber 7597, Folio 113
David T. Cumberland

21' W

22'6" L

9'7" H

1900009673
9004 Chesapeake Avenue
Baltimore, MD 21219
Liber 9099, Folio 473
Virginia Bossalina

my deed ref #
11265/38

① 60 x 145'
② 140 x 35'



ALEX. BROWN

AMERICA'S OLDEST INVESTMENT BANKING FIRM
ESTABLISHED 1800

(410) 453-5847

375 W. Padonia Road

Timonium, MD 21093

8/13/67
TO GS
OK
8

97-4142

7, 1967

2522

1000000

1000000

1000000

1000000

1000000

1000000

9004
Bossalina

9008
Cumberland

CHESAPEAKE AVENUE

9001
Asplen

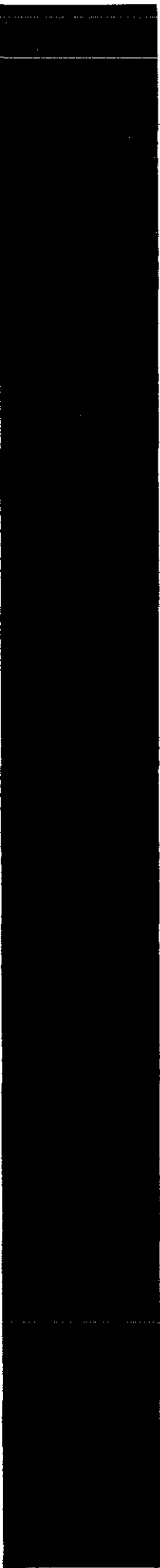
9003
Jernigan

9005
Wulsk

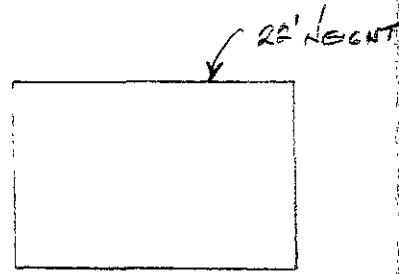
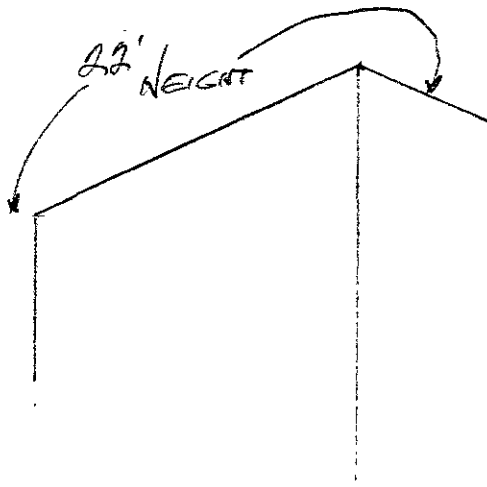


9011
Stolba

9015
Vitello



Residents approving improvements
Site of Improvements



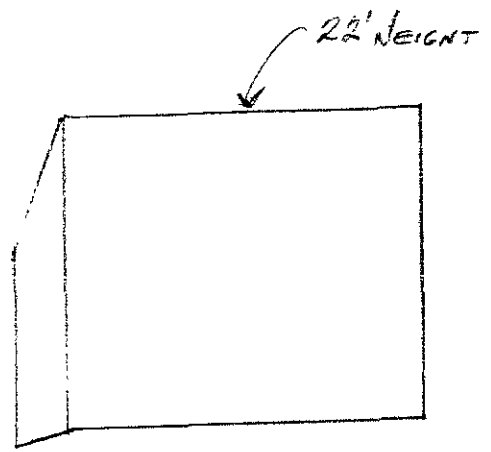


9-12-97



9-12-97

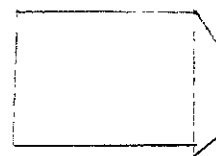
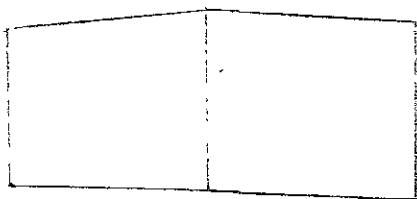
- THE PHOTO ABOVE LEFT SHOWS THE TWO POLES ERECTED TO SHOW THE HEIGHT OF THE GARAGE IF ERECTED AND WITH SOME IMAGINATION REFLECTS ON THE TOTAL SIZE OF THE PLANNED STRUCTURE.
- THE PHOTO ABOVE RIGHT BY VIRTUE OF THE POLES ERECTED AND ATTACHED TO MY SHED SHOW THE VIEW THAT ONE WILL HAVE IF THE PLANNED GARAGE WERE BUILT.
- THE VIEW SHOWN IN THE ABOVE LEFT PHOTO WAS TAKEN ON MY BACK DECK STANDING IN THE DOORWAY TO MY HOME. THE CORNER OF THE LADIES/MENS ROOM SHOWN BOTTOM RIGHT OF THE PHOTO IS APPROX. 18' FROM MY HOME.





9-12-97

- THIS RENOVATED HOME IS A FOUR BEDROOM UNIT ON THE SECOND FLOOR WITH A FULL ATTIC (STICK BUILT) APPROX. 10'-12' HIGH AND A PULL DOWN STAIRCASE FOR ACCESS. THE HOME IS APPROX. 40.67' WIDE AND 44.67' DEEP WHICH EQUATES TO APPROX. 1817 S.F. AN ATTIC OF 1800 S.F. IS CERTAINLY ADEQUATE FOR ANY STORAGE NEEDS OF THREE PEOPLE.
- ALL OF THE HOMES ON THE WATERSIDE OF CHESAPEAKE AVENUE FACE THE WATER AS IS TRADITIONAL, IF NOT LEGALLY REQUIRED IN BALTIMORE COUNTY. THERE ARE NO GARAGES, SHEDS OR OUTBUILDINGS BUILT IN THE FRONT YARDS OF ANY OF THESE HOMES. THE OWNERS OF 9007 HAVE CHOSEN TO MAKE THE FRONT OF THEIR HOME THE BACK AND VICE-VERSA AS SHOWN BY COMPARING PHOTOGRAPHS ON PAGE ONE, TWO & LEFT PHOTOGRAPH ABOVE. IS IT TRADITIONAL/LAWFUL TO HAVE A GARAGE IN YOUR FRONT YARD?



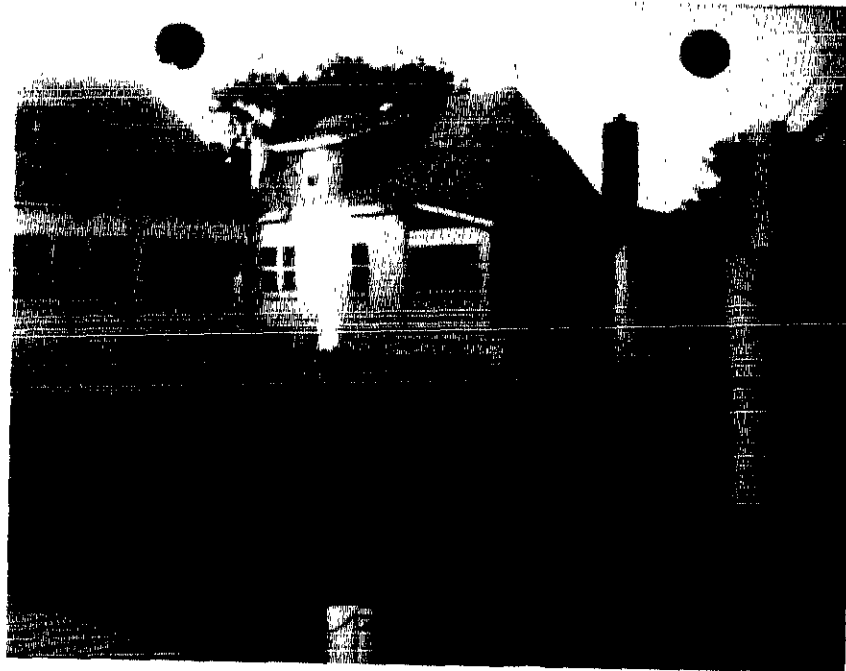


9-12-97



9-12-97

- DISMANTLING/ALTERATION OF THE GARAGE HAS BEGUN.
- THE TEMPORARY POLES SHOWN IN THE ABOVE PHOTOGRAPHS ARE 22' IN HEIGHT AS INDICATED BY THE HORIZONTAL BARS AT THE TOP OF EACH POLE. I TEMPORARILY ERECTED THESE POLES TO GIVE A VISUAL VIEW OF THE IMPACT OF THIS 22' HIGH STRUCTURE.
- WILL BLOCK MY AIR, SUN AND VIEW.
- WILL NEGATIVELY CONTRIBUTE TO THE VALUE OF MY HOME AND PROPERTY.
- THE PROPOSED STRUCTURE WILL BE NEARLY AS HIGH AS MY HOUSE. MY HOUSE IS APPROX. 23' HIGH AT THE PEAK AS MEASURED BY PLACING A POLE (SHOWN IN PHOTO) AGAINST MY HOUSE
- THE EXISTING GARAGE IS 20.5' WIDE AND 27.25' DEEP (APPROX. 450 S.F.) WITH A LADIES/MENS ROOM ADJACENT/CONNECTING ON THE SOUTHWEST CORNER 6.5'DEEP AND 7.0' WIDE (APPROX. 45 S.F.). EXPANSION OF THIS GARAGE TO 22' IN HEIGHT WILL PROVIDE AN ADDITIONAL 950 S.F. OF FLOOR SPACE FOR A TOTAL OF 1400 S.F. OF FLOOR SPACE STORAGE IN THIS GARAGE. IN MY VIEW THIS COULD CONSTITUTE A SECOND HOME ON THIS PROPERTY FOR WHICH I AM CONFIDENT IT IS NOT ZONED.
- THE HOME DIRECTLY ACROSS THE STREET FROM ME (9004) WILL HAVE ITS VIEW OF THE BAY OBSTRUCTED, AS SHOWN IN THE ABOVE PHOTOGRAPH, AND PRESUMABLY REDUCE THE VALUE OF THEIR HOME.



FRONT OF
9009 CEDARPEAKS
PRIOR TO
RENOVATION
← FRONT OF
HOUSE



9-12-97

9-12-97

↖ AFTER RENOVATION ↗

- THE HEIGHT OF THE EXISTING HOME WAS INCREASED BY 10 - 12 FEET WHICH BLOCKS AIR & SUN FROM MY PROPERTY.
- THE PROPERTY IS MADE UP OF TWO LOTS:
 - APPROX. 60' WIDE X 145' DEEP
 - APPROX. 35' WIDE X 140' DEEP

label photos

neighbors houses
on plot

lot size

SQ FTS.

140

copies of
flood



