

IN RE: PETITION FOR ADMIN. VARIANCE
SE/S Cedar Road, at NE/S
Upperlanding Road
(615 Cedar Road)
15th Election District
7th Councilmanic District

Tracy A. Lewis, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-355-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Tracy A. Lewis and Sandra D. Lewis. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached garage in the side yard with a setback of 1 foot in lieu of the required rear yard in that third of the lot farthest removed from any street and a minimum setback of 2 and 1/2 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked as Petitioner's Exhibit 1.

This property is located within the Chesapeake Bay Critical Areas not far from Back River. As such, the proposed improvements are subject to compliance with Critical Areas legislation and any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) to mitigate any impact same may have on the Bay and its tributaries.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

ORDER RECEIVED FOR FILING

Date

By

In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented have established that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner, and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must

OFFICE OF THE DEPUTY ZONING COMMISSIONER
BALTIMORE COUNTY
JAN 22 1988
SHEPHERD
BGP

take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

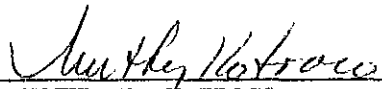
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22nd day of April, 1998 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached garage in the side yard with a setback of 1 foot in lieu of the required rear yard in that third of the lot farthest removed from any street and a minimum setback of 2 and 1/2 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) Compliance with the Zoning Plans Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) from their meeting of April 6, 1998, a copy of which is attached hereto and made a part hereof.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

DATE
4/29/98
BY
[Signature]

Due Date:

TO: Arnold Jablon
FROM: R. Bruce Seeley *RS/EP*
SUBJECT: Zoning Item #355

Lewis Property, 615 Cedar Road

Zoning Advisory Committee Meeting of April 6, 1998

----- 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 (Section 14-401 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).

ORDER RECEIVED FOR FILING

Date 4/22/98

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

April 22, 1998

Mr. & Mrs. Tracy A. Lewis
615 Cedar Road
Baltimore, Maryland 21221

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SE/S Cedar Road, at NE/S Upperlanding Road
(615 Cedar Road)
15th Election District - 7th Councilmanic District
Tracy A. Lewis, et ux - Petitioners
Case No. 98-355-A

Dear Mr. & Mrs. Lewis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted 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 Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel

File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 615 CEDAR ROAD

CBCA

which is presently zoned DR5.5

This Petition shall be filed with the Dept. of Permits & 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)

400.1 TO PERMIT A PROPOSED DETACHED GARAGE IN THE SIDE YARD WITH A 1 FT SET BACK IN LIEU OF THE PERMITTED REAR YARD IN THAT THIRD OF THE LOT FARTHEST REMOVED FROM ANY STREET WITH THE REQUIRED 2 1/2 FT SET BACK.

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

1. REAR OF DEWELLING IS NOT LARGE ENOUGH TO ACCOMMODATE GARAGE.
2. REMOVAL OF 15 TREES AND RELOCATION OF PRESENT DRIVEWAY IS EXPENSIVE AND IMPRACTICAL.
3. PROPOSED STRUCTURE IS NOT ON SIDE OF PROPERTY FACING OTHER DEWELLINGS.

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.

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

Contract Purchaser/Lessee

Legal Owner(s).

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner:

(Type or Print Name)

Address

Phone No

Signature

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No.

Name

City

State

Zipcode

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: 5087

DATE: 3-25-98

ESTIMATED POSTING DATE: 4-5-98



Printed with Soybean Ink
on Recycled Paper

ITEM #: 355

98-355-A

ORDER RECEIVED FOR FILING

Date 4/29/98

By [Signature]

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 615 CEDAR ROAD
address
BALTIMORE MD 21221
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)

IN REGARDS TO THE CONSTRUCTION OF 2 CAR GARAGE TO BE BUILT ON THE
PROPERTY AT 615 CEDAR RD WE ASK YOUR PERMISSION TO CONSTRUCT THIS
BUILDING ON THE SOUTH SIDE OF OUR DWELLING. DUE TO THE LIMITED SPACE
TO THE REAR OF THE HOUSE AND THE RELOCATION OF THE DRIVEWAY, 14 SMALL
TREES, AND ONE LARGE 40' PINE TREE, IT IS MORE PRACTICAL TO LOCATE
THE GARAGE IN THE AREA SHOWN. PLEASE TAKE THIS INTO CONSIDERATION
ON OUR BEHALF.

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.

Tracy A Lewis
(signature)
TRACY A LEWIS
(type or print name)



Sandra D Lewis
(signature)
SANDRA D LEWIS
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

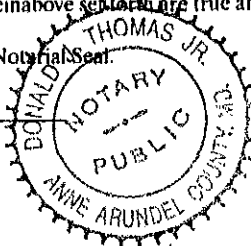
I HEREBY CERTIFY, this 20th day of March, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Maryland

the Affiant(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 Notary Seal.

3/20/98
date



Donald Thomas Jr
NOTARY PUBLIC

My Commission Expires:

2/1/99

100-200-200

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.

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TREES, AND ONE LARGE 40' PINE TREE, IT IS MORE PRACTICAL TO LOCATE
THE GARAGE IN THE AREA SHOWN. PLEASE TAKE THIS IN TO CONSIDERATION
ON OUR BEHALF.

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Tracy A Lewis
(signature)
TRACY A LEWIS
(type or print name)



Sandra D Lewis
(signature)
SANDRA D LEWIS
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

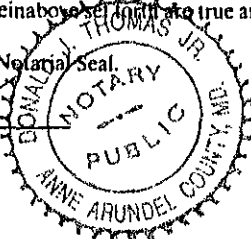
I HEREBY CERTIFY, this 20th day of March, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Maryland

the Affiant(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 Notary Seal.

3/20/98
date



Donald J Thomas Jr
NOTARY PUBLIC

My Commission Expires:

2/1/99



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 615 CEDAR Road
which is presently zoned DR5.5

CBCA

This Petition shall be filed with the Dept. of Permits & 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)

400.1 TO PERMIT A PROPOSED DETACHED GARAGE IN THE SIDE YARD WITH A 1 FT SET BACK IN LIEU OF THE PERMITTED REAR YARD IN THAT THIRD OF THE LOT FARTHEST REMOVED FROM ANY STREET WITH THE REQUIRED 2 1/2 FT SET BACK.

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

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2. REMOVAL OF 15 TREES AND RELOCATION OF PRESENT DRIVEWAY IS EXPENSIVE AND IMPRACTICAL.
3. PROPOSED STRUCTURE IS NOT ON SIDE OF PROPERTY FACING OTHER DWELLINGS.

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):

TRACY A LEWIS

(Type or Print Name)

Tracy A Lewis

Signature

SANDRA D LEWIS

(Type or Print Name)

Sandra D Lewis

Signature

615 CEDAR Road 410-579-4418 WORK #
410-686-7270 HOME #

Address

Phone No.

BALTO MD 21221

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

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: SM

DATE: 3-25-98

ESTIMATED POSTING DATE: 4-5-98

Printed with Soybean Ink on Recycled Paper

ITEM #: 355

98-355-A

MAISTE & WATTS, INC.

SURVEYORS and ENGINEERS

2923 Chenoak Avenue
Baltimore, Maryland 21234
(410) 882-0321
Fax (410) 661-8752

ZONING DESCRIPTION FOR 615 CEDAR ROAD
15-th Election District, Baltimore County, Maryland

BEGINNING at the point of intersection of the Northeast side of Upper Landing Road, 50 feet wide, and the Southeast side of Cedar Road, 50 feet wide, thence leaving said point of beginning and running along the Southeast side of Cedar Road

1. North 30 degrees 00 minutes 00 seconds East 100.00 feet, thence leaving Cedar Road and running for the two following courses:

2. South 60 degrees 00 minutes 00 seconds East 100.00 feet and
3. South 30 degrees 00 minutes 00 seconds West 100.00 feet to the Northeast side of Upper Landing Road, thence running along the Northeast side thereof
4. North 60 degrees 00 minutes 00 seconds West 100.00 feet to the point of beginning.

Containing 10,000 square feet or 0.230 acres of land, more or less.

Being parts of Lots 54 & 55, Section A, Back River Highlands, Plat Book W.P.C. No.4 Folio 64.



98-355-A
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BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- 355 -A Address 615 CEDAR RD.

Contact Person: JOHN R. ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Name

Filing Date: 3-25-98 Posting Date: 4-5-98 Closing Date: 4-20-98

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and he/she is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He 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 of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), 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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 98- 355 -A Address 615 CEDAR RD.

Posting Date: _____ Closing Date: _____

Wording for Sign: To Permit A DETACHED GARAGE ON SIDE STREET SIX
YARD OF A CORNER LOT IN LIEU OF HALF OF ROAD YARD AWAY
FROM SIDE STREET.

355

WCR - 12/11/97

APPROVED SIGN POSTERS

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Baltimore, MD 21784

Telephone: (410) 781-4000
Toll Free: (800) 368-2295
Fax: (410) 781-4673

Richard Hoffman
904 Dellwood Avenue
Fallston, MD 21047

Telephone: (410) 879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: (410) 242-4263
Mobile: (410) 382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

Telephone: (410) 687-8405
Mobile: (410) 262-8163
Fax: (410) 687-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: (410) 666-5366
Cell: (410) 905-8571
Fax: (410) 628-2574
(410) 882-2469

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST BE ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR - Revised 12/10/97



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/neighbors 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.: 355

Petitioner: SANDRA LEWIS

Location: 615 CEDAR Rd BALTO MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SANDRA LEWIS

ADDRESS: 615 CEDAR Rd

BALTO MD 21221

PHONE NUMBER: 410-686-7270

AJ:ggs

(Revised 09/24/96)

355

98-355-A

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____

North
date: _____
prepared by: _____

Scale of Drawing: 1" = _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#:

Zoning: _____

Lot size: _____

acreage _____ square feet _____

SEWER: ☐ public ☐ private

WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

CERTIFICATE OF POSTING

RE: Case No. 98-355-A
Petitioner/Developer:
(Sanda Lewis)
Date of Hearing/Closing:
(Apr. 20, 1998)

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 Gentleman:

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 _____
615 Cedar Road Baltimore, Maryland 21221 _____

The sign(s) were posted on _____ Apr. 3, 1998 _____
(Month, Day, Year)

Sincerely,

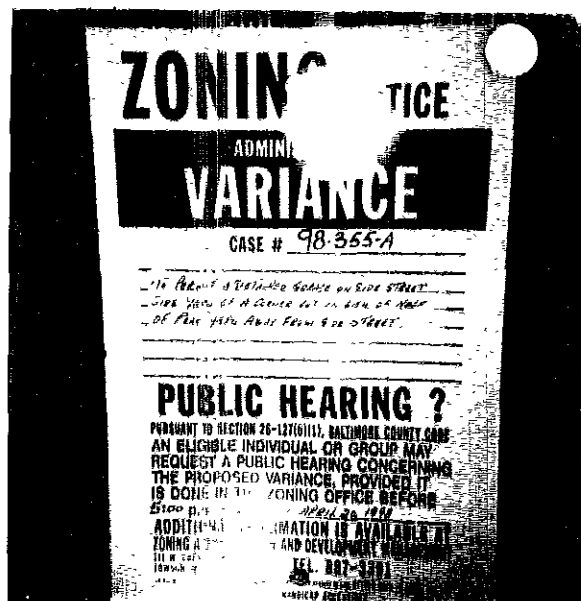
Thomas P. Ogle, Sr.
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)



98-355-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 355 1838

DATE 3-25-95 ACCOUNT REC'D - GISC.

AMOUNT \$ 50

RECEIVED FROM: TRAVIS SANDRA LEWIS
010 - RES VAL.
FOR: 101 AM 730

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

SDA

PAID RECEIPT
AMOUNT \$ 50.00
DATE 3/25/1995
TIME 15:00:00
RECEIPT # 143674
CASHIER LEWIS SANDRA
MISCELLANEOUS CASH RECEIPT

50.00 CHECK
BALTIMORE COUNTY, MARYLAND

98-355-A

CASHIER'S VALIDATION



Baltimore County
Department of Permits and
Development Management

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

April 16, 1998

Tracy and Sandra Lewis
615 Cedar Road
Baltimore, MD 21221

RE: Item No.: 355
Case No.: 98-355-A
Petitioner: Tracy and Sandra Lewis
Location: 615 Cedar Road

Dear Mr. & Mrs. Lewis:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 25, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)



Due Date:

TO: Arnold Jablon

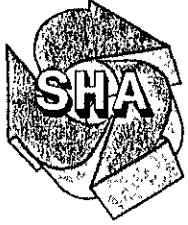
FROM: R. Bruce Seeley *RS/JP*

SUBJECT: Zoning Item #355

Lewis Property, 615 Cedar Road

Zoning Advisory Committee Meeting of April 6, 1998

- 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 (Section 14-401 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 4-3-98
Item No. 355 JRA

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

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: April 16, 1998

FROM: *RWB* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for April 13, 1998
 Item Nos. 348, 350, 352, 353, 355,
 356, 357, 358, 359, and 360

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

To whom it may concern;

I am aware of the garage that Mr & Mrs Tracy A. Lewis Sr. want to build at 615 Cedar Road, Baltimore, Maryland.

They have informed me of the size of the garage , and that the location will be on the right hand side of the house the same side as Upperlanding Road.

I do not foresee any problems with this.

NAME: Stearns Kessler

ADDRESS: 616 CEDAR ROAD BALTIMORE MD 21201

DATE: 3-23-98

355
98-355-A

To whom it may concern;

I am aware of the garage that Mr & Mrs Tracy A. Lewis Sr. want to build at 615 Cedar Road, Baltimore, Maryland.

They have informed me of the size of the garage , and that the location will be on the right hand side of the house the same side as Upperlanding Road.

I do not foresee any problems with this.

NAME: Michael Skulaker

ADDRESS: 615 CEDAR RD

DATE: 3-23-98

355
98-355-A

To whom it may concern;

I am aware of the garage that Mr & Mrs Tracy A. Lewis Sr. want to build at 615 Cedar Road, Baltimore, Maryland.

They have informed me of the size of the garage , and that the location will be on the right hand side of the house the same side as Upperlanding Road.

I do not foresee any problems with this.

NAME: Ray Smith

ADDRESS: 615 RIVERSIDE RD.

DATE: 3-23-98

355
98-355-A

To whom it may concern;

I am aware of the garage that Mr & Mrs Tracy A. Lewis Sr. want to build at 615 Cedar Road, Baltimore, Maryland.

They have informed me of the size of the garage , and that the location will be on the right hand side of the house the same side as Upperlanding Road.

I do not foresee any problems with this.

NAME:

Richard T. Hedgeman

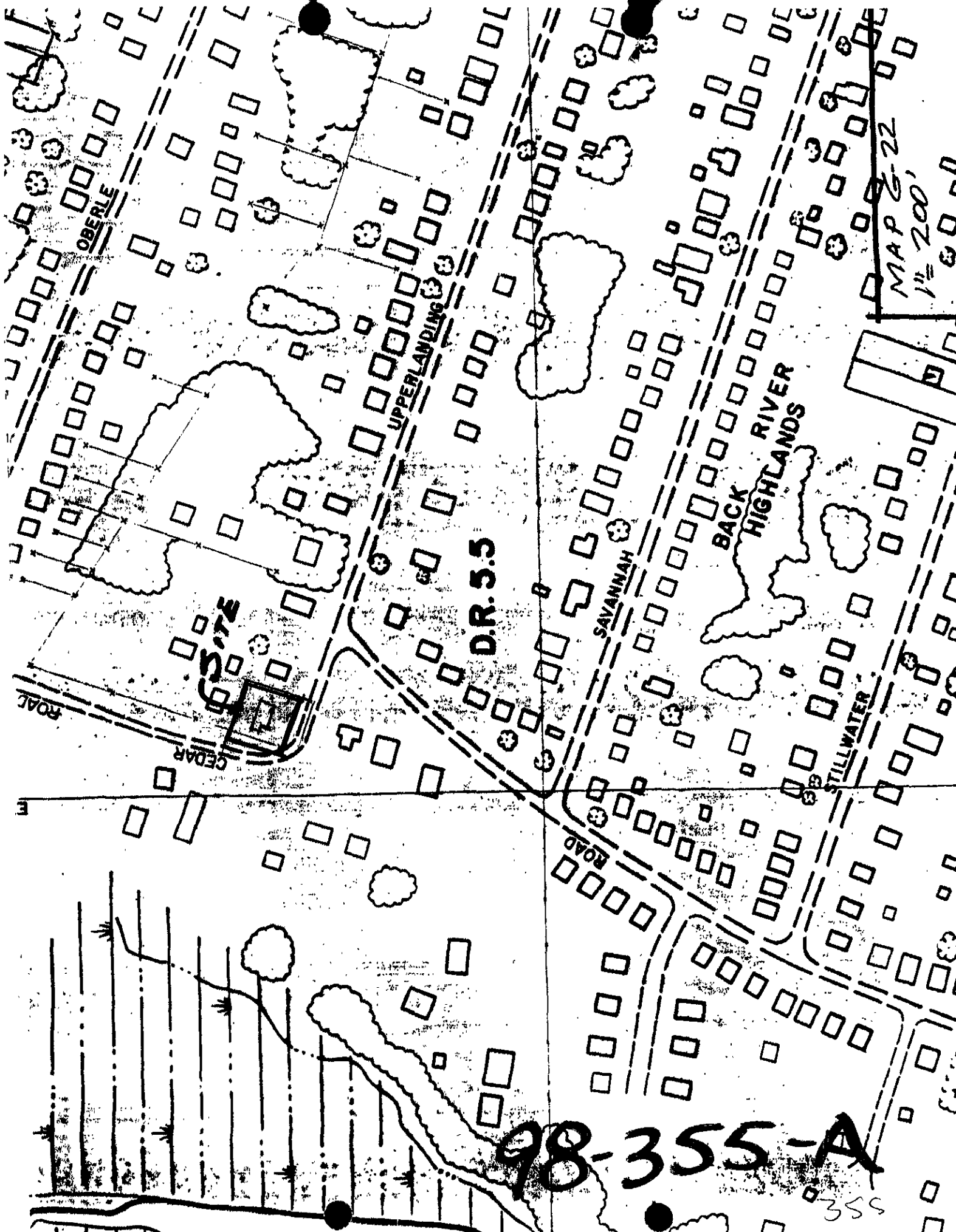
ADDRESS:

610 Riverside Rd.

DATE:

3/24/98

98-355-A



OBERLE

UPPERLANDING

D.R. 55

SAVANNAH

BACK RIVER
HIGHLANDS

STILLWATER

G SITE

CEDAR

ROAD

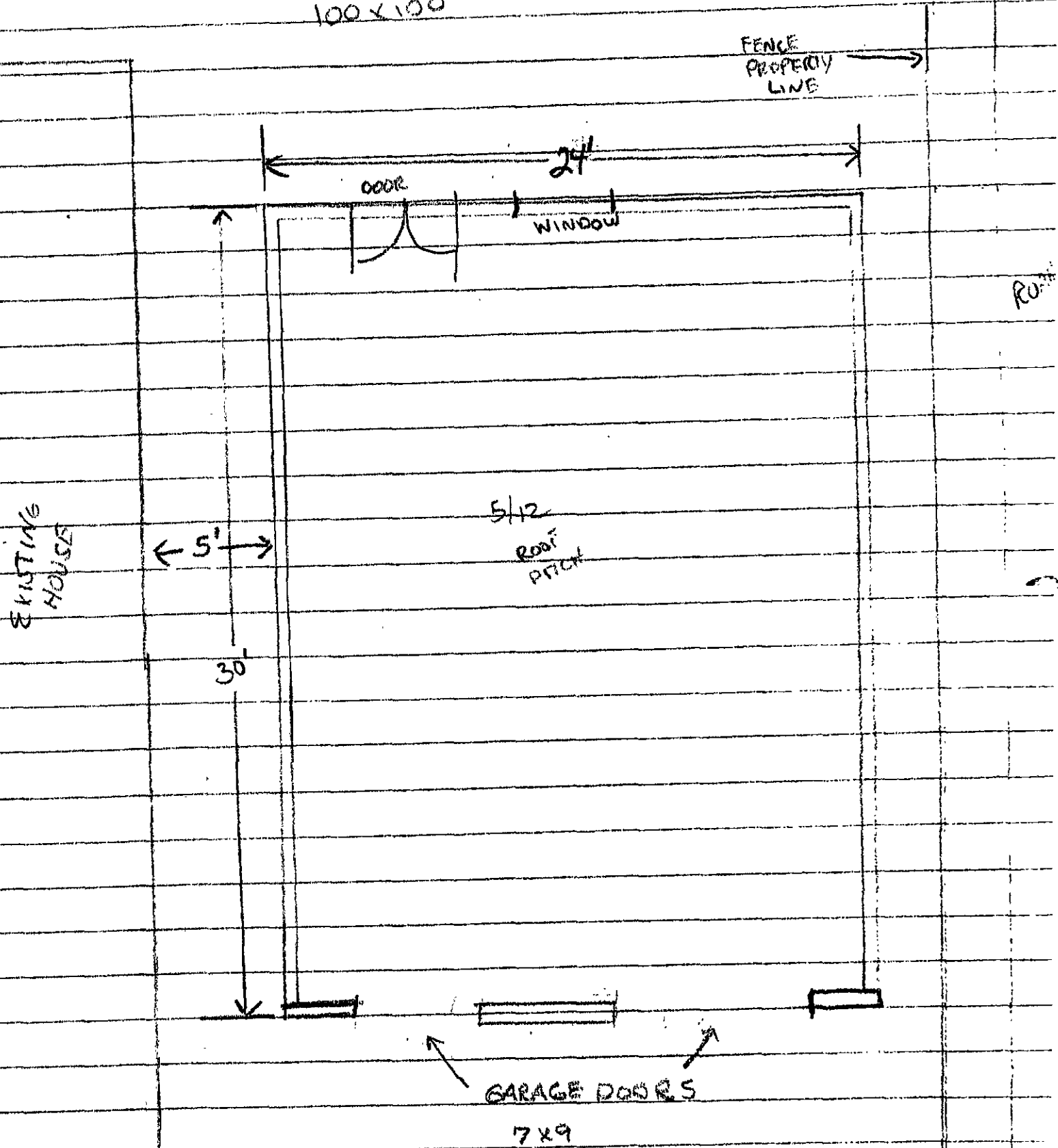
ROAD

MAP 2-22
1" = 200'

98-355-A

355

PROPOSED GARAGE
100 x 100



98-355-A

355



CEDAR RD Angled shot

355



Opposite side of road



FROM CEDAR RD Front of house
Looking at site

355



Roadside view
Opposite side of road
Looking at house

98-355-A



CORNER shot of Cedar Rd. & Upper Landing
Rd

355

98-355-A

SSC #



98355-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION	SHEET
1" = 200' ±			
DATE OF PHOTOGRAPHY JANUARY 1986		ESSEX	N E 2-6