

IN RE: PETITION FOR ADMIN. VARIANCE

N/S New Cut Road, 405'
W of Wesley Woods Road
11th Election District
5th Councilmanic District
(7500 New Cut Road)

Eugene E. Hicks, Jr. and
Rosalyn R. Davis-Hicks
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-286-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Eugene and Rosalyn Hicks. The variance request is for property located at 7500 New Cut Road in the Kingsville area of Baltimore County. The Petitioners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to have a height of 21 ft. 6 in. in lieu of the required 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

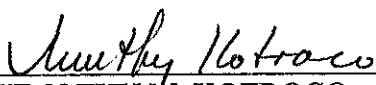
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

FILED
2/17/2000
By *R. J. Jenson*

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 17th day of February, 2000, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to have a height of 21 ft. 6 in. in lieu of the required 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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.
- 2) The Petitioners or subsequent owners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartment.
- 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:raj

ORDERED FOR FILING
DATE 2/17/2000
BY J. P. Johnson



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

February 18th, 2000

Mr. & Mrs. Eugene E. Hicks, Jr.
7500 New Cut Road
Kingsville, Maryland 21087

Re: Petition for Administrative Variance
Case No. 00-286-A
Property: 7500 New Cut Road

Dear Mr. & Mrs. Hicks:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7500 New Cut Road 21087
which is presently zoned TR-RCS

This Petition shall be filed with the Department of Permits and 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 (BCZR)

TO PERMIT AN ACCESSORY BUILDING (GARAGE)
TO HAVE A HEIGHT OF 21 FEET 6 INCHES
IN LIEU OF THE REQUIRED 15 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

State

Zip Code

Legal Owner(s):

Eugene E. Hicks Jr.

Name - Type or Print

Signature

ROSALYN R. DAVIS - HICKS

Name - Type or Print

Signature

7500 New Cut Road H 410 817 4501

Address

Telephone No.

Kingsville Md. 21087

City

State

Zip Code

Representative to be Contacted:

Eugene E. Hicks Jr.

Name

7500 New Cut Rd.

Address

W 410 485 6790 x105

H 410 817 4501

Telephone No.

Kingsville Md 21087

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 1 day of January that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-286-A

Reviewed By LTM Date 1/12/00

Estimated Posting Date 1/21/00

REV 9/15/98

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 7500 NEW CUT ROAD
Address
BALTO COUNTY MARYLAND 21087
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):

*Requesting height variance to 21' for detached garage with storage loft.
Due to the grade of the lot, which drops approx. 15 ft from street level
to the level of the walk out basement, aesthetically the height is desired
to achieve architectural continuity with the scale of the house.
A standard 15' high garage would be dwarfed by the homes' height,
at the rear elevation.
We are requesting this type of structure due to the fact that we have
a large family (6) and need the garage + storage loft for secured storage purposes.*

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

Eugene Edward Hicks Jr.
Signature
EUGENE EDWARD HICKS JR.
Name - Type or Print

Rosalyn R. Davis-Hicks
Signature
ROSALYN R. DAVIS-HICKS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of January, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Eugene E. Hicks

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 Notarial Seal

1-11-00
Date

Grace S. Swaine
Notary Public
My Commission Expires 1-1-03

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 7500 New Cut Road
Address
Kingsville Md. 21087
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):

Requesting height variance to 21' for detached garage, with storage loft.

Due to the grade of the lot, which drops approx 15 ft from street level to level of walk out basement, aesthetically the height is desired to achieve architectural continuity with the scale of the house.

A standard 15' high garage would be dwarfed by the homes' height, at the rear elevation

We are requesting this type of structure due to the fact that we have a large family (6) and need the garage & storage loft for "secured storage purposes."

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

Eugene E. Hicks Jr.
Signature
Eugene E. Hicks Jr.
Name - Type or Print

Rosalyn R. Davis-Hicks
Signature
Rosalyn R. Davis-Hicks
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of January, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Eugene E. Hicks
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 Notarial Seal

1-11-00
Date

Grace S. Swaine
Notary Public
My Commission Expires 1-1-03



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7500 New Cut Road 21087
which is presently zoned FER RC5

This Petition shall be filed with the Department of Permits and 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 (BCZR)

TO PERMIT AN ACCESSORY BUILDING (GARAGE)
TO HAVE A HEIGHT OF 21 FEET 6 INCHES IN
LIEU OF THE REQUIRED 15 FEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Eugene E. Hicks Jr.
Name - Type or Print

Eugene E. Hicks Jr.
Signature

ROSALYN R. DAVIS HICKS
Name - Type or Print

Rosalyn R. Davis-Hicks
Signature

7500 New Cut Road 410 817 4501
Address Telephone No.

Kingsville Md. 21087
City State Zip Code

Representative to be Contacted:

Eugene E. Hicks Jr.
Name W 410 485 6790 X105

7500 New Cut Rd H 410 817 4501
Address Telephone No.

Kingsville Md. 21087
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-286-A

Reviewed By LTM Date 1/12/00

Estimated Posting Date 1/21/00

REV 9/15/98

1-11-00

Zoning description for: 7500 New Cut Road

Beginning at a point on the NORTH side of New Cut Road which is ⁶⁰~~45~~ feet wide, and a distance of 405⁽⁺⁾ FT. west of the center of the nearest improved intersecting street, Wesley Woods Road, which is 45 feet wide.

Being lot #1 in the subdivision Wesley Woods as recorded in Baltimore County plat book # 58 folio # 75 containing 43,680 sq ft. Also known as 7500 New Cut Rd, located in the 11TH election district, 5TH Councilman district.

Eugene E. Hicks Jr.

BALTIMORE COUNTY, MARYLAND

DEPT. OF BUDGET & FINANCE**MISCELLANEOUS RECEIPT**

No. 077922

DATE 1/12/50 ACCOUNT ROO 6150

AMOUNT \$ 50.00

RECEIVED
FROM: EUGENE HICKS JR

FOR: CID VANCE

D. ACTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 00-286-A

Petitioner/Developer: _____

EUGENE HICKS, JR.

Date of Hearing/Closing: 2/7/00

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 _____

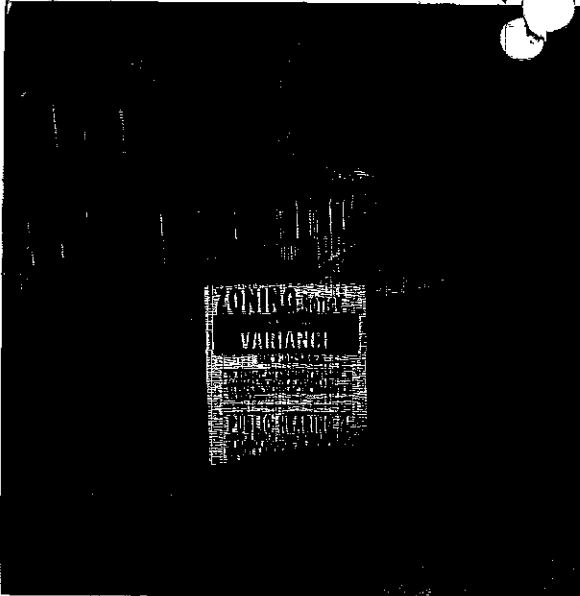
7500 NEW CUT RD.

The sign(s) were posted on _____

1/20/00

(Month, Day, Year)

CASE # 00-286-A



Sincerely,

Richard E. Hoffman 1/20/00
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

7500 NEW CUT ROAD
POSTED 1/20/00
Richard E. Hoffman 1/20/00

RECEIVED FEB 02 2000

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 286 -A Address 7500 NEW CUT ROAD
Contact Person: LLOYD MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 1/12/00 Posting Date: 1/21/00 Closing Date: 2/7/00

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 (on the reverse side of this form) 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 an 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 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.
- 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.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 00- 286 -A Address 7500 NEW CUT ROAD
Petitioner's Name EUGENE HICKS JR Telephone 410 817 4501
Posting Date: 1/21/00 Closing Date: 2/7/00
Wording for Sign: To Permit AN ACCESSORY BUILDING (GARAGE)
TO HAVE A HEIGHT OF 21 FEET 6 INCHES
IN LIEU OF THE REQUIRED 15 FEET.

I HAVE RECEIVED POSTING INFO

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 00 - 286 - A

Petitioner: Eugene Edward Hicks Jr.

Address or Location: 7500 New Cut Road, Kingsville Md. 21087

PLEASE FORWARD ADVERTISING BILL TO:

Name: Eugene E. Hicks Jr.

Address: 7500 New Cut Road
Kingsville, Maryland 21087

Telephone Number: 410 817 4501

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

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

February 4, 2000 pdmlandacq@co.ba.md.us

Mr. Eugene E. Hicks
7500 New Cut Road
Kingsville MD 21087

Dear Mr. Hicks:

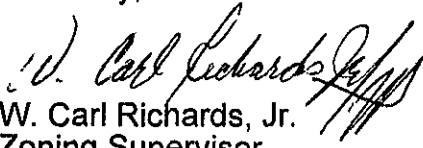
RE: Case Number 00-286-A , 7500 New Cut Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 21, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



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

INTEROFFICE CORRESPONDENCE

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

DATE: February 3, 2000

RECEIVED FEB 0 8 2000

FROM: *RWB* Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for January 31, 2000
 Item Nos. 286, 288, 290, 291, 293,
 294, and 295

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

RWB:HJO:jrb

cc: File

Copy 2/7



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 28, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED FEB 04 2000

ATTENTION: Gwen Stephens

RE: Property Owner: EUGENE & ROSALYN DAVIS-HICKS - 286

Location: DISTRIBUTION MEETING OF JANUARY 24, 2000

Item No.: 286

Dear Ms. Stephens:

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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

February 15, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: EUGENE E. HICKS, JR. AND ROSALYN R.
DAVIS-HICKS

Location: DISTRIBUTION MEETING OF JANUARY 24, 2000

Item No.: 286

Dear Ms. Stephens:

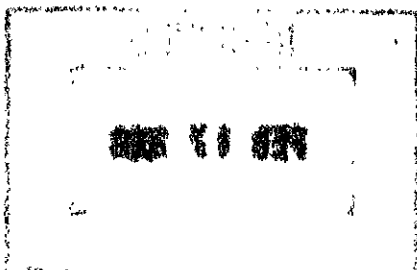
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

286

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



RECEIVED

FEB 17 2000

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

AY
2/7
FEB - 2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 31, 2000

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

SUBJECT:

INFORMATION:

Item Number: 286

Petitioner: Eugene Hicks

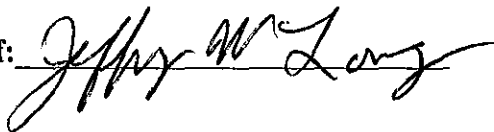
Zoning: RC-5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the applicant's request; however, elevation drawings of the proposed accessory structure should be submitted to the Office of Planning for review and approval prior to the issuance of a building permit.

Section Chief:



AFK/JL

§§- Jeff Long reviewed the elevation drawings that were in the file and approved them.

2/14/2000
R. Jameson



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 1.24.00

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

RE: Baltimore County
Item No. 286 LTM

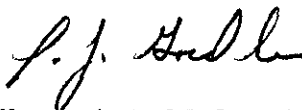
RECEIVED JAN 27 2000

Dear Ms Stephens:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

00-286-A

Loy & Alice Heare
7434 New Cut Rd.
Kingsville, Md. 21087

Dept. of Permits & Development
Building Permits
111 Chesapeake Ave., Towson 21204 MD

Dear Sirs:

We the undersigned have no
objections to the construction of a
garage 24' x 20' x 21' high on their property,
Mr. & Mrs. Gene Hicks, 7500 New Cut Rd.

Thanks,

Loy B. Heare
Alice M. Heare

Next-door neighbors

1/20/00
WCR
ag

00-158
~~3110~~

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 7500 New Cut Road 21087

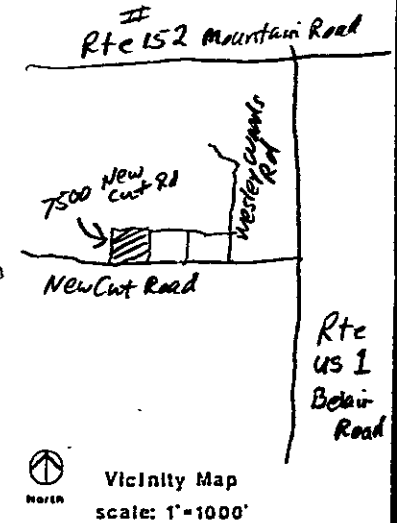
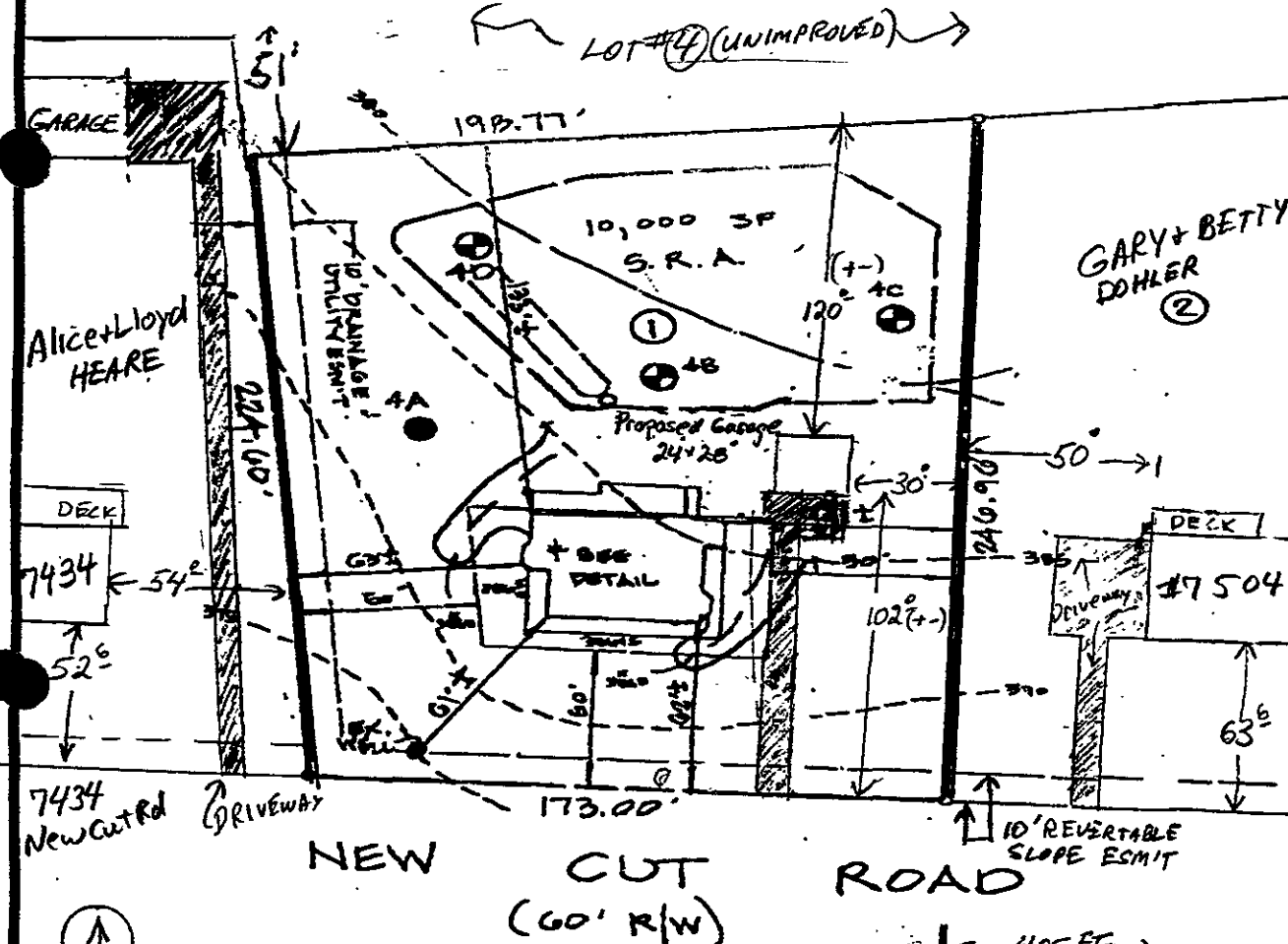
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Wesley Woods

plat book # 58 , folio # 75 , lot # 1 , section # 1

OWNER: Eugene Edward Hicks Jr.

00-286-A



LOCATION INFORMATION

Election District: 11

Councilmanic District: 5

1"=200' scale map #: N.E. 16-J

Zoning: 1-R

Lot size: 1.0029 acreage 43,680 square feet

SEWER: ☐ public ☒ private

WATER: ☐ public ☒ private

Chesapeake Bay Critical Area: ☐ YES ☒ NO

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: CTM ITEM #: 286 CASE #: 00-286 A

North

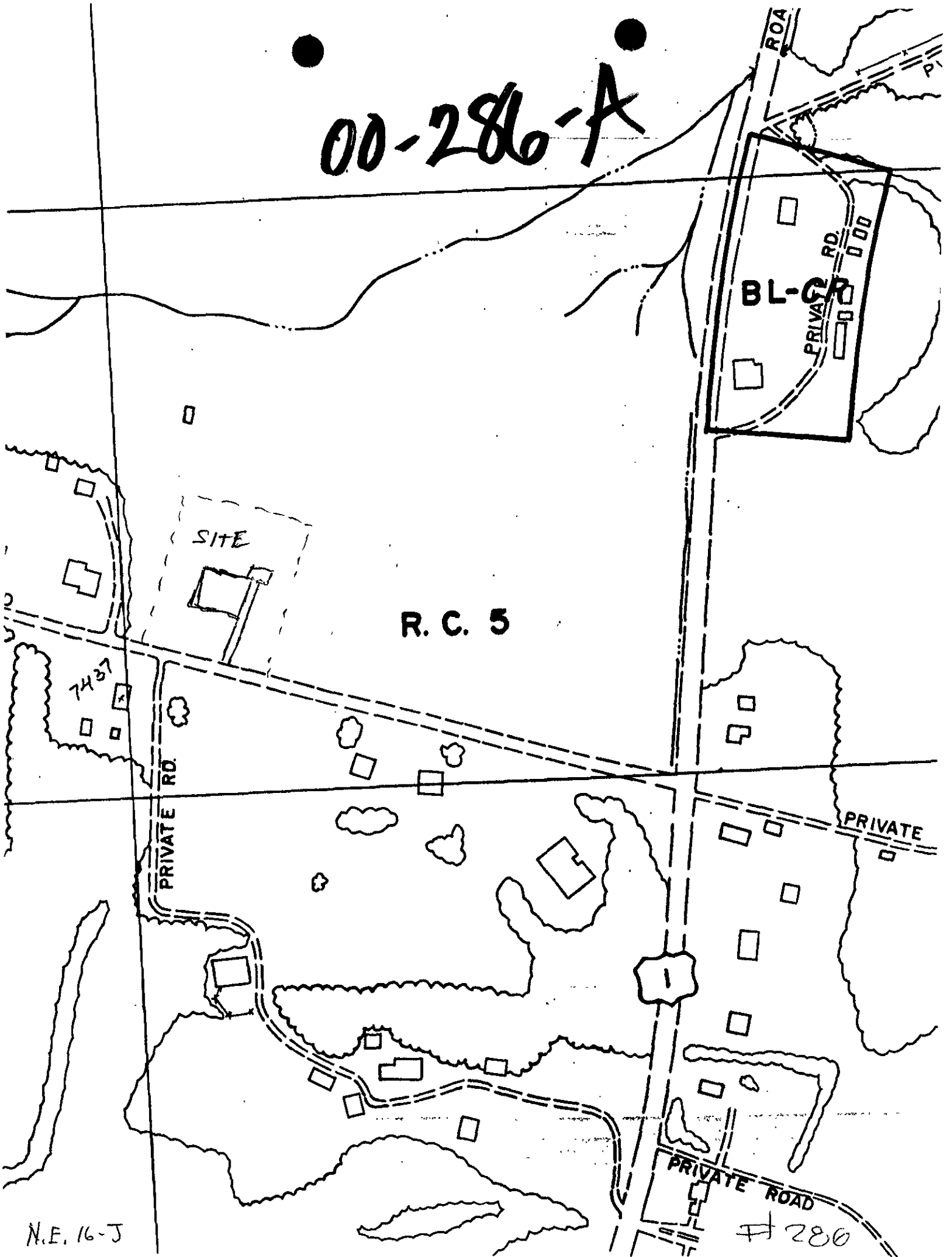
date: 1-10-00

prepared by: Eugene E Hicks Jr.

Scale of Drawing: 1"=50'

PET. EX. #1

00-286-A





View on right showing location of garage

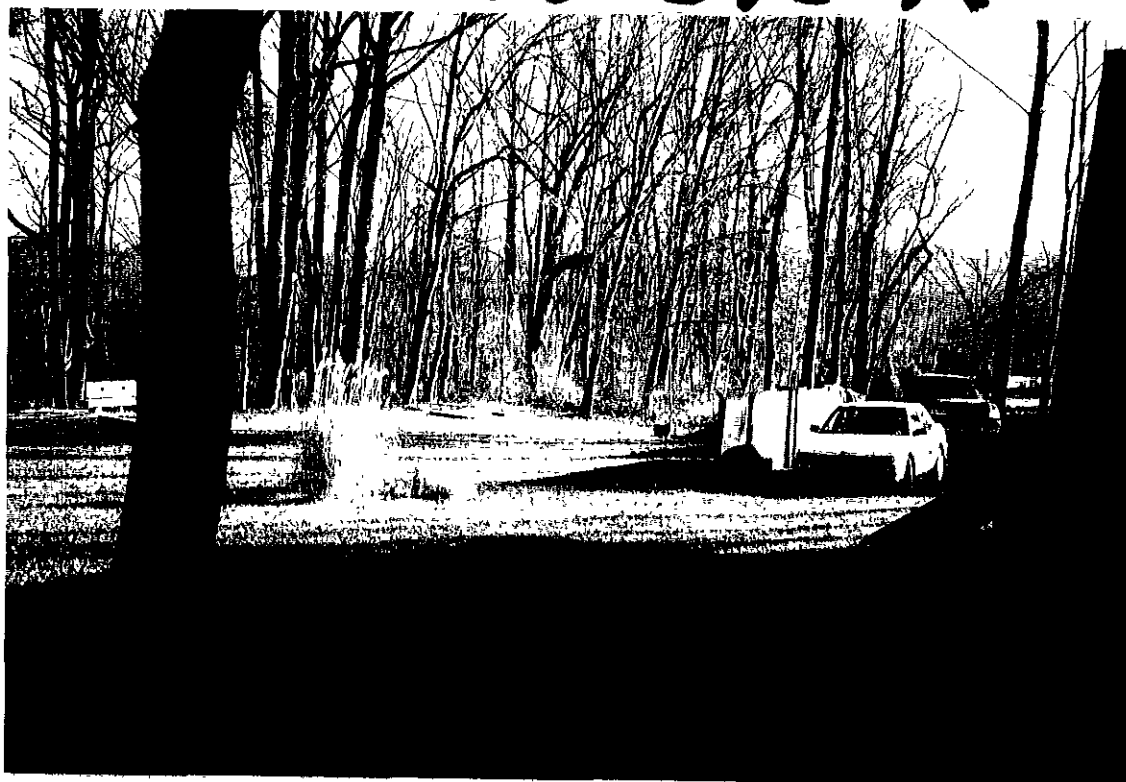
00-286-A



Location of Garage from side porch view #286



Rear view of house & garage location
00-286-A



Looking east at garage location

#286



FRONT VIEW OF HOUSE
GARAGE TO BE ON RIGHT

00-286-A



Rear View showing elevation of house #286



FORK ROAD

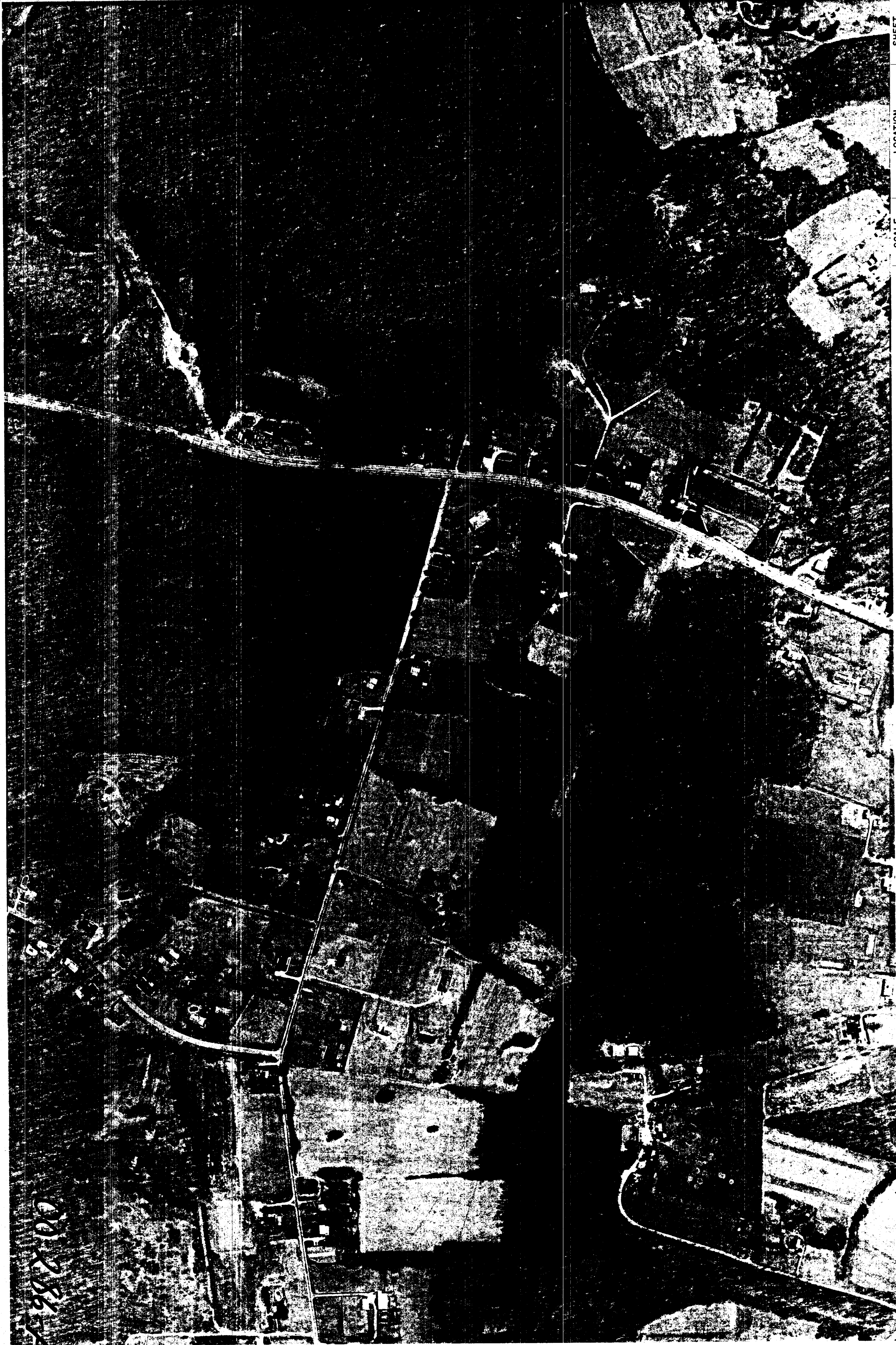
OTHER GARAGES IN IMMEDIATE AREA

00-286-A



#280

NEW CUT ROAD

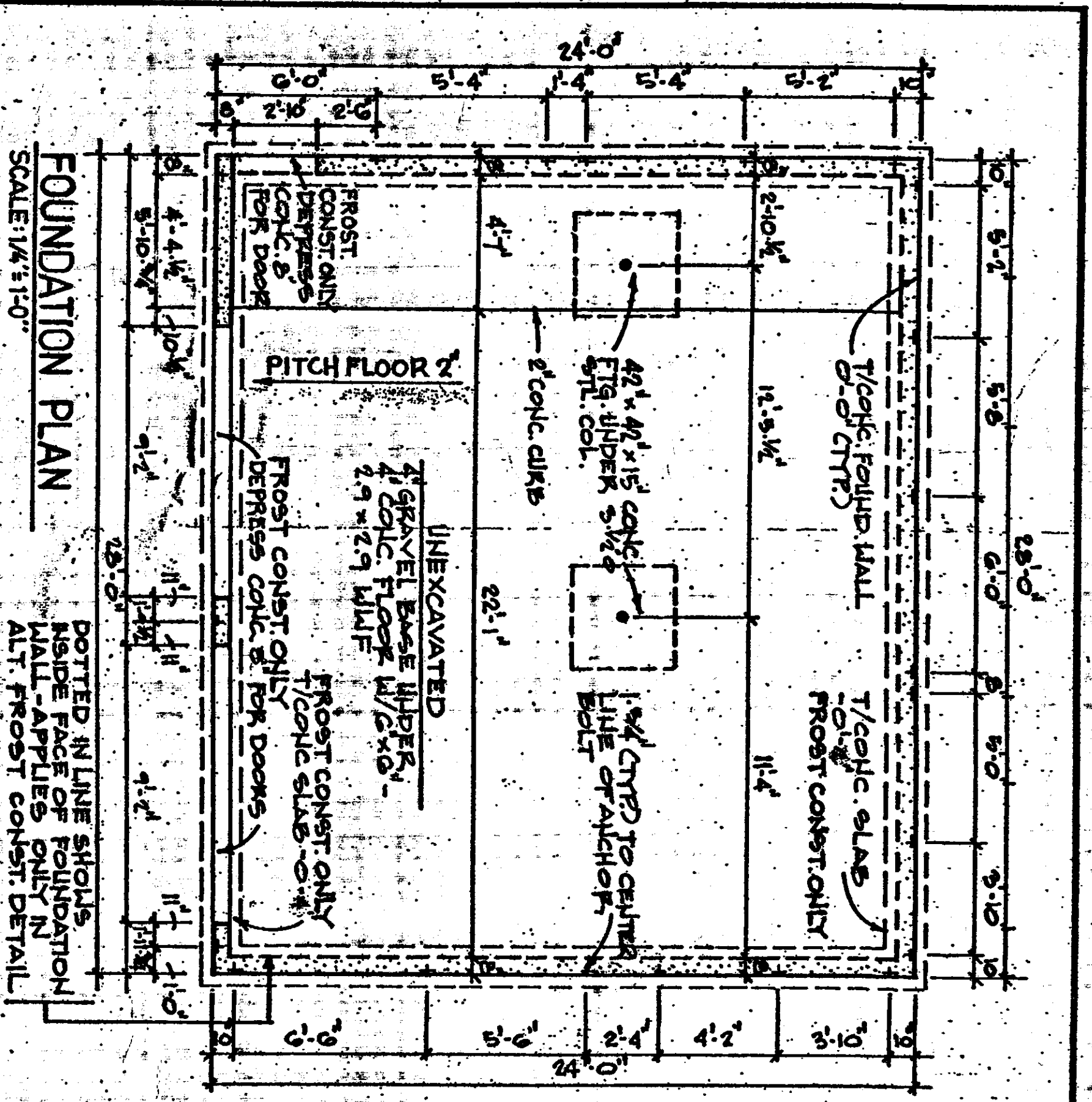


00286-4

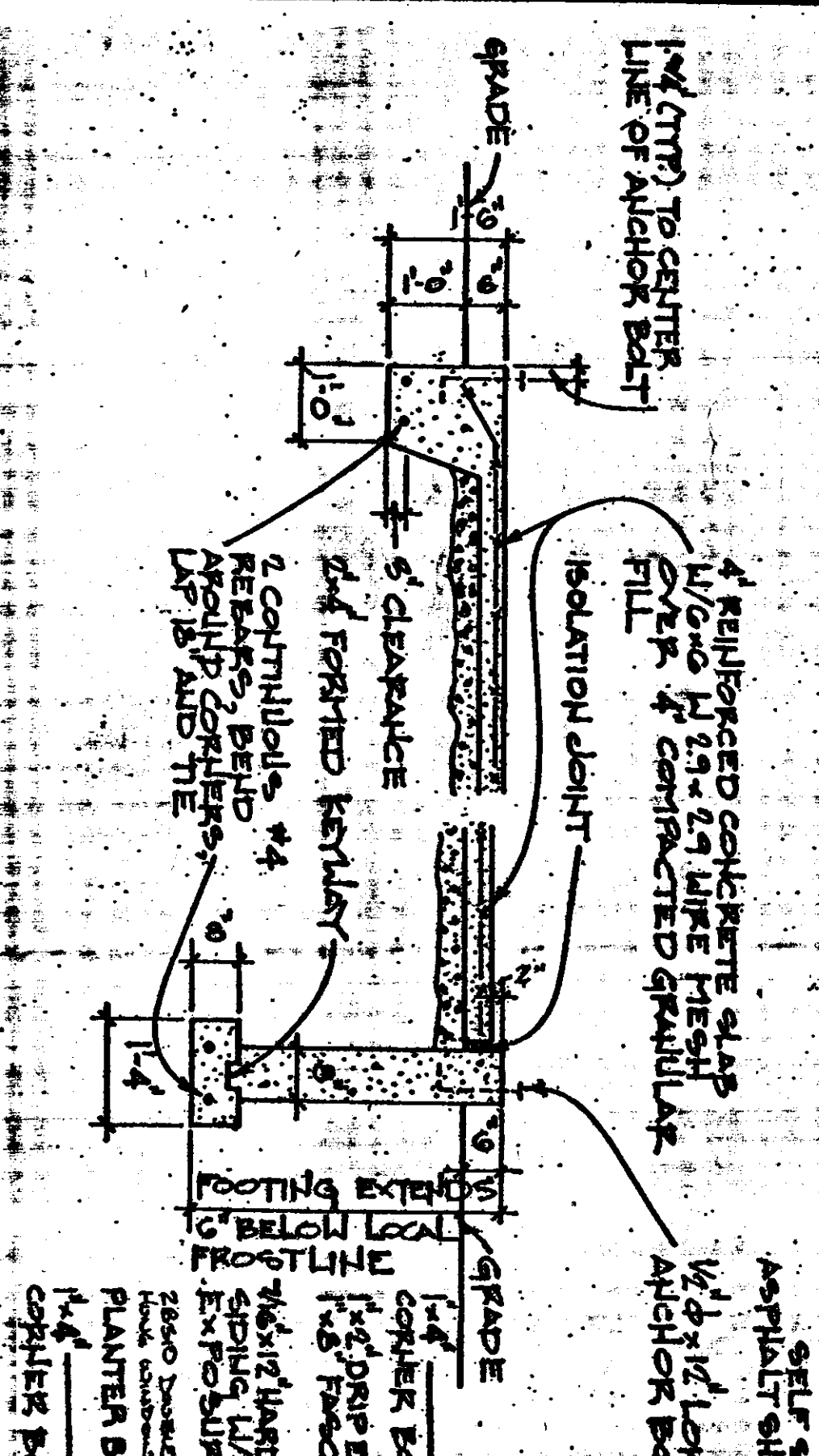
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±	LOCATION SOUTH OF RECKORD	SHEET N.E. 16-J
DATE OF PHOTOGRAPHY JANUARY 1986		

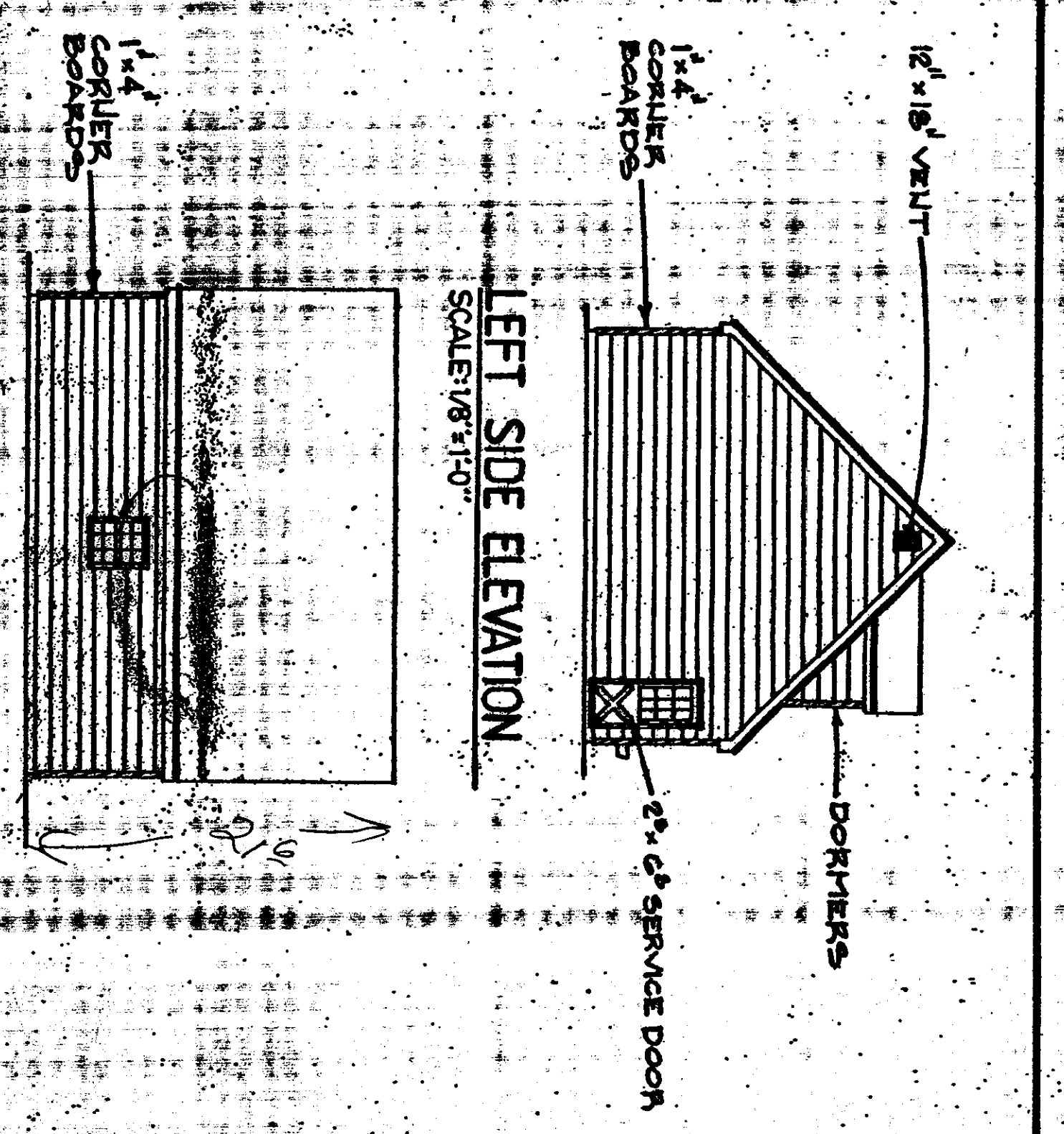
#286



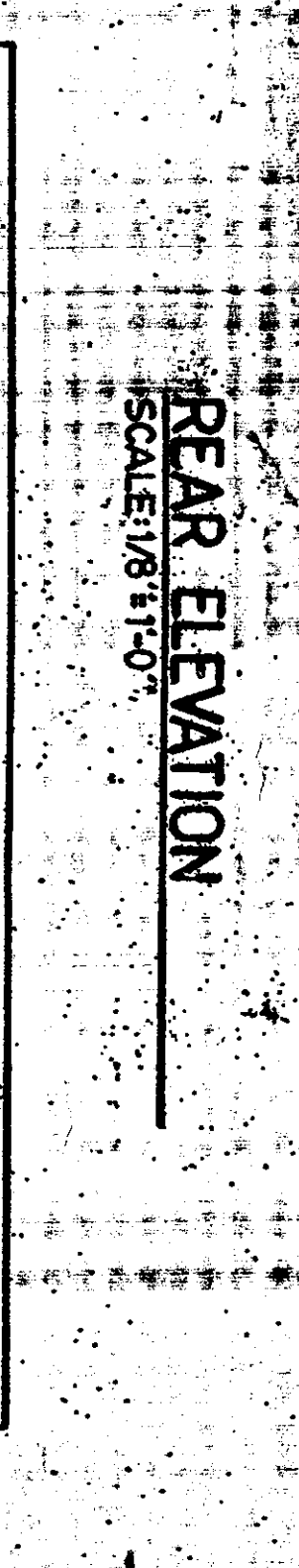
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



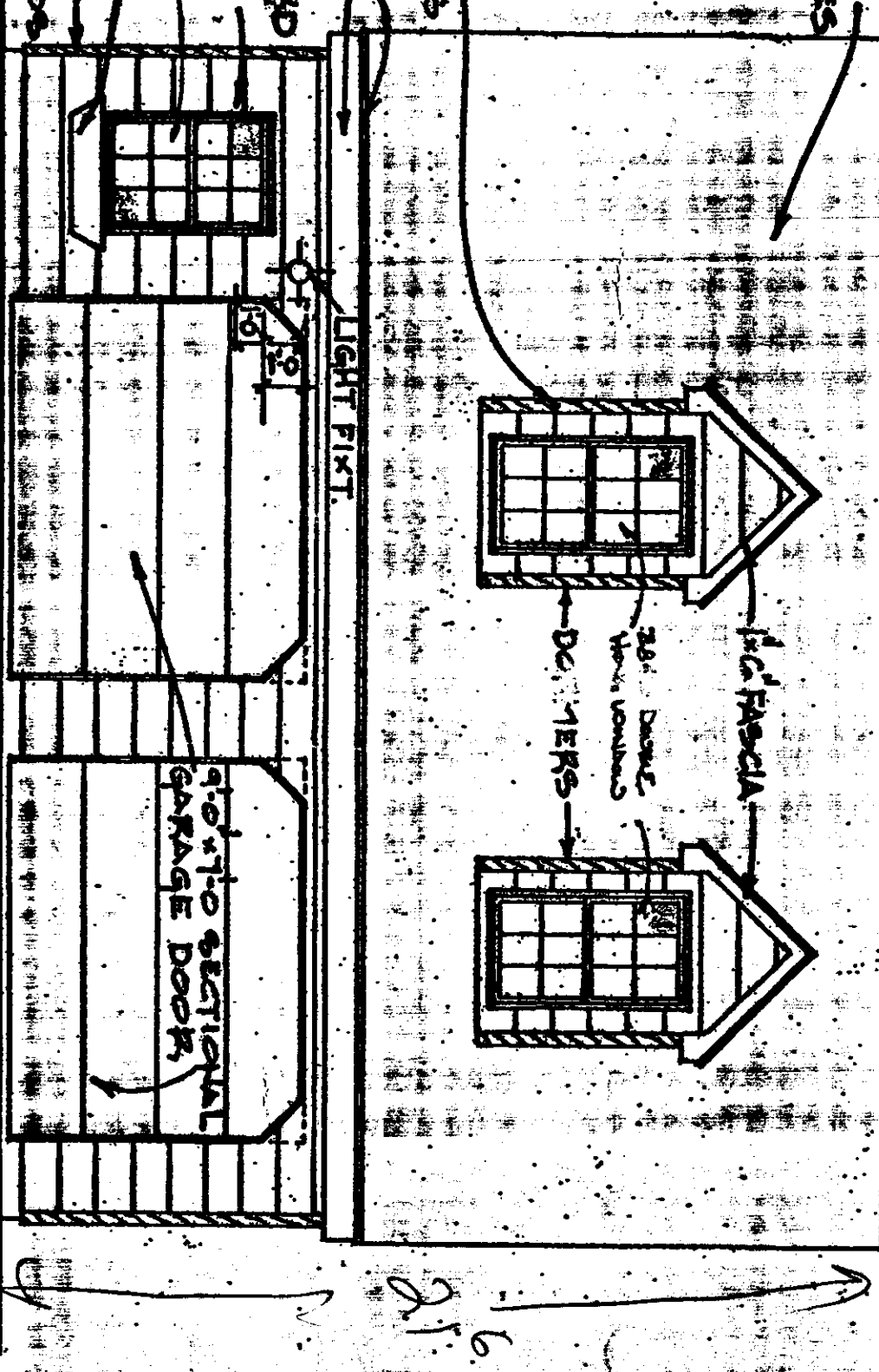
NO FROST CONSTRUCTION
SCALE: 1/2" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

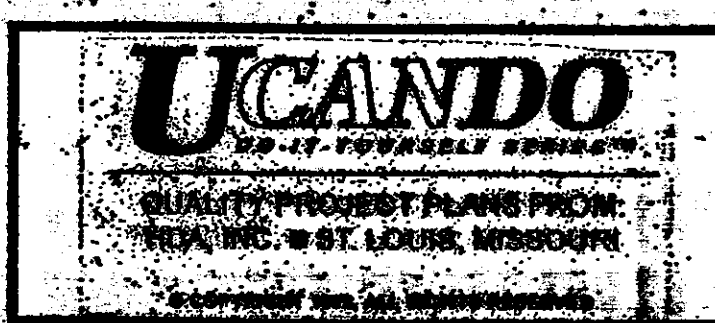


REAR ELEVATION
SCALE: 1/8" = 1'-0"



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

FOUNDATION PLAN, ELEVATIONS & DETAILS



PROJ. PLAN # 14002
DATE: 1/4/02
DRAWN: 3
SHEET NO. 3 OF 7

00-286-A