

IN RE: PETITION FOR VARIANCE
W/S Chesaco Avenue, 180' N
of Oakdale Avenue
15th Election District
7th Councilmanic District
(1007 Chesaco Avenue)

Jeffrey G. & Sharon M. Cochran
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-067-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Variance for the property located at 1007 Chesaco Avenue in the Rosedale area of Baltimore County. The Petition was filed by Jeffrey G. Cochran and Sharon M. Cochran, his wife, property owners. Variance relief is requested from Sections 101, 400.3 and 431 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure which is larger than the principal building, with a height of 19 ft. in lieu of the required maximum 15 ft., and to allow a commercial vehicle of 18,000 lbs. gross vehicle weight in lieu of the maximum 10,000 lbs. to be parked on a residential lot. The subject property and requested relief are more particularly shown on the plat to accompany the petition for variance received as Petitioners' Exhibit No. 1.

Appearing at the requisite public hearing held for this case were Jeffrey G. Cochran and Sharon M. Cochran, Property Owners/Petitioners. Appearing in support of the request were Lawrence J. Button, Gary Garrett, William Cochran, Brenda Cochran, Don Sachs and Russ Mirabile. The Petitioners were represented by Francis X. Borgerding, Jr., Esquire. There were no protestants or other interested persons present.

Testimony and evidence presented was that the subject property is an irregularly shaped lot, approximately .327 acres in area, zoned DR 5.5 The property is located with frontage on Chesaco Avenue in the Rosedale Terrace subdivision of eastern Baltimore County. The property is

9/26/00
Sharon M. Cochran

improved with a two-story, single family dwelling in which the Petitioners reside. To the rear of the dwelling is an older garage which the Petitioner is renovating. Specifically, the Petitioner proposed to eventually raze the entire former garage and construct a replacement. The new garage will occupy the same footprint as the old garage, but will be significantly larger. In fact, the new garage will be 1,720 sq. ft. in area and will be larger than the house. Additionally, the garage will be taller than permitted, that is 19 ft. to the peak of the roof in lieu of the maximum permitted 15 ft.

Testimony and evidence offered that the Petitioner and his wife and family reside on the property and have lived there for several years. Mr. and Mrs. Cochran were described as model neighbors by the residents who appeared at the hearing and in letters that were submitted at the hearing in support of the variance from others in the community. Mr. Cochran testified that he is a truck driver by occupation and frequently brings his tractor home. He does not bring the trailer (which is hooked to haul storage) to the home. In addition to the tractor, Mr. Cochran owns an antique fire truck and other vehicles incidental to the maintenance of the property. He desires to construct the proposed garage in order to house these vehicles and provide additional storage. Based on the testimony and evidence offered, I am persuaded to grant the variance. In my judgment, the Petitioner produced testimony sufficient to comply with the requirements of Section 307 of the Baltimore County Zoning Regulations. In my judgment, the Petitioner has demonstrated that the property is unique and that a practical difficulty would be suffered if relief were not granted. Additionally, it is clear that relief can be granted in a manner so as to not adversely impact the surrounding locale.

In granting the variance, however, I will impose certain conditions. First, Mr. Cochran agreed that his vehicle would be stored in the garage when it was brought to the property. In fact, one of the purposes of building the garage to the height and size proposed is to accommodate that vehicle. Obviously, storage of the vehicle inside the building will reduce the visual impact. Additionally,

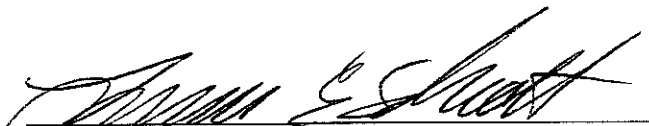
ORDER IS DELETED FOR FILING
DATE 9/26/00
BY J. J. Gannon

the Petitioner agreed that he would not bring any trailers to the property. This restriction is also entered to reduce the visual impact of the requested relief on the property.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED this 26th day of September, 2000, by this Zoning Commissioner, that the Petitioners' request for variance from Sections 101, 400.3 and 431 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure which is larger than the principal building, with a height of 19 ft. in lieu of the required maximum 15 ft., and to allow a commercial vehicle of 18,000 lbs. gross vehicle weight in lieu of the maximum 10,000 lbs. to be parked on a residential lot, 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 Petitioner shall store his 18,000 lb. truck inside the garage when located on his property.
- 3) The Petitioner shall not allow trailers to be stored or parked on his property.



 LAWRENCE E. SCHMIDT
 ZONING COMMISSIONER
 FOR BALTIMORE COUNTY

LES:raj

09/26/00
 9/26/00
 J. J. G. ...
 ...



Baltimore County
Zoning Commissioner

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

September 26, 2000

Francis X. Borgerding, Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

Re: Petition for Variance
Case No. 01-067-A
Property: 1007 Chesaco Avenue

Dear Mr. Borgerding:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been approved 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,

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

Copies to:

Mr. & Mrs. Jeffrey Cochran
1007 Chesaco Avenue
Baltimore, MD 21237

Mr. Lawrence J. Button
1998 Chesaco Avenue
Baltimore, MD 21237

Mr. Gary Garrett
1004 Chesaco Avenue
Baltimore, MD 21237

Mr. & Mrs. William Cochran
7923 Berk Lane
Baltimore, MD 21237

Mr. Don Sachs
7928 Berk Lane
Baltimore, MD 21237

Mr. Russ Mirabile
P. O. Box 7065
Baltimore, MD 21237



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1007 CHESACO AVENUE

which is presently zoned D.R. 5.5

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) SECTION 101 AND 400.3 B.C.Z.R

DEFINITION OF ACCESSORY STRUCTURE (garage) larger than the principal building (1720 sq. ft. ±) and with a height of 19 ft. in lieu of 15 ft. AS OPPOSED TO 260 sq. ft. ± AND WITH A HEIGHT OF 19 FT. IN LIEU OF 15 FT. And from Sect A31 BCZR To Allow a Commercial vehicle of 18,000 lbs Gross weight in lieu of 10,000 lbs To be parked on a Residential lot.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
- the necessity to park tractor inside garage

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 _____

Legal Owner(s):

JEFFREY C. COCHRAN
Name - Type or Print _____
Sharon M. Cochran
Signature _____
SHARON M. COCHRAN
Name - Type or Print _____
Sharon M Cochran
Signature _____
1007 CHESACO AVE - 391-2939
Address _____ Telephone No. _____
BALTO. MD. 21237
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR
UNAVAILABLE FOR HEARING _____
Reviewed By JL Date 8/11/00

OWNER RECEIVED FOR FILING
DATE 9/26/00
BY [Signature]
Case No. 01 067 A
8/11/98

067

Zoning Description for 1007 Chesaco Avenue

Beginning at a point on the West side of Chesaco Avenue which is 30 feet wide at the distance of 180 feet North of the centerline of the nearest improved intersecting street Oakdale Avenue which is 30 feet wide. Being Lot No. 74A, in the subdivision of Rosedale Terrace, Plat C as recorded in Baltimore County Plat Book WPC No. 3, Folio 90, containing 14280 square feet. Also know as 1007 Chesaco Avenue and located in the 15th Election District, 7th Councilmanic District.

01-067-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

44067) No. 083805

DATE 8/11/00 ACCOUNT Res 15150
AMOUNT \$ 50.00

RECEIVED FROM: COCHRAN

FOR: RES VAR

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

INVESTMENT MINUTAL TIME
8/11/2000 8/11/2000 09:56:02
RD WMPZ CASHIER DUC AND DEANER
Dist 5 529 ZIMING VERIFICATION
Receipt # 48711 DEAN
FOR NO. 083805 DEAN
Receipt for 50.00
50.00 50.00
BALTIMORE COUNTY, MARYLAND

01-067-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

**RE: CASE # 01-067-A
PETITIONER/DEVELOPER
(Jeffrey Cochran)
DATE OF Hearing
(9-25-00)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

1007 Chesaco Avenue Baltimore, Maryland 21237_____

THE SIGN(S) WERE POSTED ON _____ 9-8-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)

NOTICE OF ZONING VIOLATION

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

Case #01-087-A

1007 Chesaco Avenue

W/S Chesaco Avenue, 100 feet N. of Oakdale Avenue

16th Election District - 7th Counciling District

Legal Owner(s): Sharon & Jeffrey Obertan

Violator to permit an accessory structure (garage) larger than the principal building, no permit & height of 19 feet in lieu of the maximum permitted, 15 feet, and to allow a commercial vehicle of 18,000 pounds gross weight in lieu of 10,000 pounds to be parked on a residential lot.

Hearing: Monday, September 26, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Contact the Zoning Commissioner's Office at (410) 887-4398.

(2) For information concerning this file and/or hearing, contact the Zoning Review Office at (410) 887-8391. 0417318
9/01/01 September 7

CERTIFICATE OF PUBLICATION

TOWSON, MD, 9/7/, 2000

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 9/7/, 2000.

THE JEFFERSONIAN,
S. Jeffersonian

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE
1007 Chesaco Avenue, W/S Chesaco Ave,
180' N of Oakdale Ave
15th Election District, 7th Councilmanic


Legal Owner: Jeffrey C. & Sharon M. Cochran
Petitioner(s)

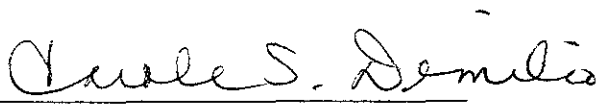
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-67-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

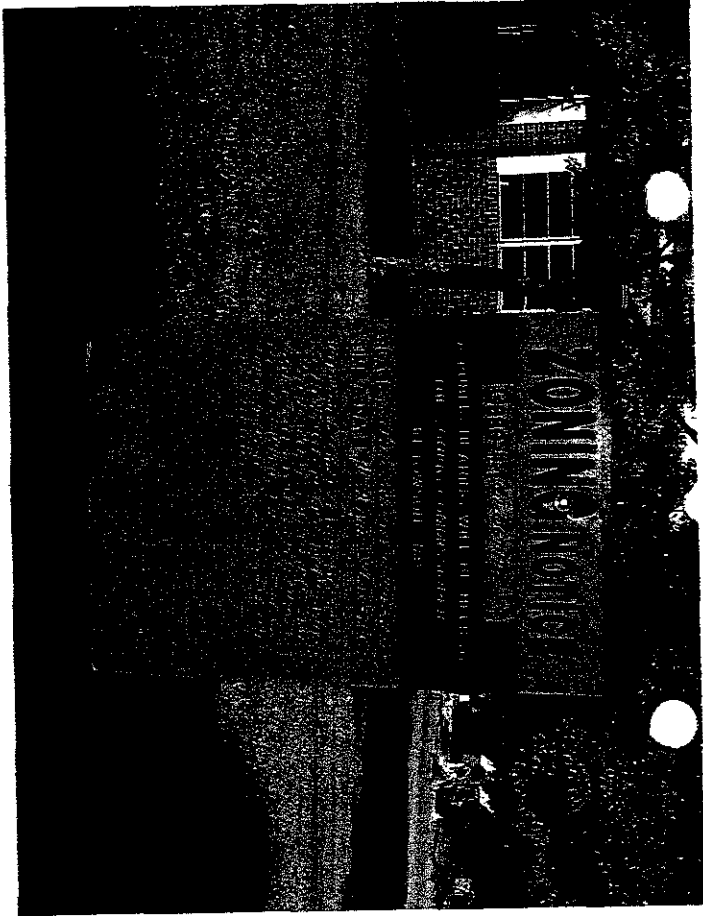

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of September, 2000 a copy of the foregoing Entry of Appearance was mailed to Jeffrey C. & Sharon M. Cochran, 1007 Chesaco Avenue, Baltimore, MD 21237, Petitioners.


PETER MAX ZIMMERMAN



1007 Chesaco Avenue



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 17, 2000

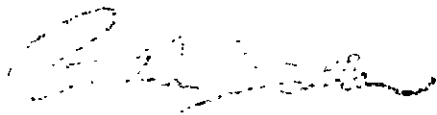
NOTICE OF ZONING HEARING

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: 01-067-A
1007 Chesaco Avenue
W/S Chesaco Avenue, 180 feet N of Oakdale Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Sharon & Jeffrey Cochran

Variance to permit an accessory structure (garage) larger than the principal building; to permit a height of 19 feet in lieu of the maximum permitted 15 feet; and to allow a commercial vehicle of 18,000 pounds gross weight in lieu of 10,00 pounds to be parked on a residential lot.

HEARING: Monday, September 25, 2000, at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.



GJZ

Arnold Jablon
Director

C: Jeffrey & Sharon Cochran, 1007 Chesaco Avenue, Baltimore 21237

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY .SEPTEMBER 8, 2000.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Friday, September 8, 2000 Issue – Jeffersonian

Please forward billing to:
Jeff Cochran
1007 Chesaco Avenue
Baltimore, MD 21237

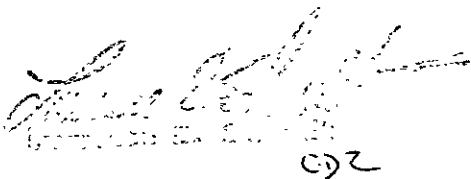
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HEARING: Monday, September 25, 2000, at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.



Handwritten signature of Lawrence E. Schmidt, Zoning Commissioner for Baltimore County. The signature is in cursive and includes the initials 'L.E.S.' and 'CDZ' below it.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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/neighbor 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: 01-067-A
Petitioner: JEFFREY G. COCHRAN SHARON COCHRAN
Address or Location: 1007 CHESAAC AVE BALTIMORE, MD 21237

PLEASE FORWARD ADVERTISING BILL TO:

Name: JEFF COCHRAN
Address: 1007 CHESAAC AVE.
BALTIMORE, MD. 21237
Telephone Number: 410 391 2939

Revised 2/20/98 - SCJ

01-067-A



Baltimore County
Department of Permits and
Development Management

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

September 22, 2000

Jeffrey & Sharon Cochran
1007 Chesaco Avenue
Baltimore, MD 21237

Dear Mr. & Mrs. Cochran:

RE: Case Number: 01-067-A, 1007 Chesaco Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 11, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.
GDZ

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: August 30, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For August 28, 2000
Item Nos. 058, 059, 060, 061, 062, 063,
064, 065, 066, 067, 068, 069,

and

Item No. 551 (Zoning Case 00-551-A)
318 Wye Road by TAG

and

Item No. 057 (2601 Old Court Road)

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

August 22, 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: SEE BELOW

Location: DISTRIBUTION MEETING OF AUGUST 21, 2000

Item No.: See Below

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:

058, 059, 060, 061, 064, 065, 066, 067, 068, 069,

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

cc: File

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *AC/RBS*
DATE: September 11, 2000
SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of August 21, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
057	2601 Old Court Road
058	4 Jacob Lee Court
059	Priceville Road/Hunt Farms Court
061	Tartan Hill Road
063	3737 Courtleigh Drive
064	7820 Ellenham Avenue
065	4 Silver Maple Court
066	5533 Emory Road
067	1007 Chesaco Avenue
068	6715 Ransome Drive

ho
9/25

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 24, 2000

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

AUG 24

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-067

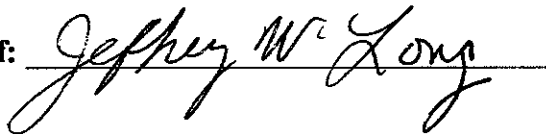
The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

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

Date: *8-21-00*

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

RE: Baltimore County
Item No. *067 JLL*

Dear Ms. Jackson:

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,

A handwritten signature in cursive script, appearing to read 'K. A. McDonald Jr.'.

10 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

KATHRYN L REEDER
7924 Oakdale Ave.
Rosedale, MD 21237
410-918-9409

September 24, 2000

Jeff Cochran
1007 Chesaco Ave.
Rosedale, MD 21237

Ref: Case #01-067-A

To Whom It May Concern:

I live one-half a block from the rear of the above-mentioned neighbor. I think of Chesaco Community as a nice neighborhood. The homes in this development are of older styles and variety but family oriented houses.

The garage height variance is not a problem because the building itself is about 3 feet on a downgrade from the main road. Therefore it doesn't seem too high for the surroundings. The outside appearance is like a residential garage that you would park a camper trailer or other recreational vehicle.

Having a commercial vehicle over 10,000lbs being stored in the garage will not detract from the neighborhood. The vehicle will be inside therefore only seen coming and going. Trucks supply almost everything in our daily lives and are important to our economy. I have observed other commercial vehicles driving up and down Chesaco Ave. and there have been no problems.

I don't understand the size variance because there is no out of proportion with the size and width of the property.

Therefore I am sending my support for the completion of the project.

Sincerely,



Kathryn L Reeder

September 23, 2000
1015 Chesaco Avenue
Baltimore, MD 21237

Circuit Court of Baltimore County
Room 407
County Courts Building
401 Bosley Avenue
Towson, MD 21204

Re: Case #01-067-A
Jeffrey Cochran
1007 Chesaco Avenue
Baltimore, MD 21237

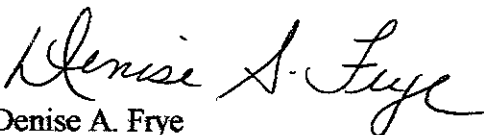
To Whom It May Concern:

I am writing in reference to the above case number. I would like to say that I have no problem at all with Mr. Cochran constructing a building larger than the principal building. Also, I feel there is no reason why he can not park an 18,000 pound commercial vehicle in this new building that will be 19 feet high.

Please allow Mr. Cochran to continue with his building process.

Thank you for your consideration in this matter.

Sincerely,


Denise A. Frye

September 23, 2000
1015 Chesaco Avenue
Baltimore, MD 21237

Circuit Court of Baltimore County
Room 407
County Courts Building
401 Bosley Avenue
Towson, MD 21204

Re: Case #01-067-A
Jeffrey Cochran
1007 Chesaco Avenue
Baltimore, MD 21237

To Whom It May Concern:

I am writing in reference to the above case number. I have lived at the above address, 1015 Chesaco Avenue all of my life, and I would like to say that I have no problem at all with Mr. Cochran constructing a building larger than the principal building. I know that he will be parking his commercial vehicle there and that also is not a problem to me. Mr. Cochran has been an extremely nice and attentive neighbor and has always asked the other neighbors close to him if anything bothered us before he did anything.

Please allow Mr. Cochran to continue with his building process.

Thank you for your consideration in this matter.

Sincerely,


Patricia J. Frye

September 24, 2000
1013 Chesaco Avenue
Baltimore, MD 21237

Circuit Court of Baltimore County
Room 407
County Courts Building
401 Bosley Avenue
Towson, MD 21204

Re: Case #01-067-A
Jeffrey Cochran
1007 Chesaco Avenue
Baltimore, MD 21237

To Whom It May Concern:

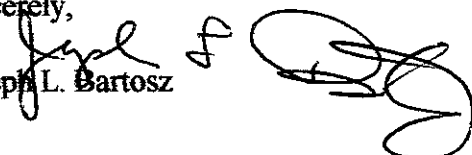
I am writing in reference to the above case number. I have lived at the above address since March 1992 and consider Mr. Cochran a very good neighbor and friend. He told me about the garage before he started and asked if I would be opposed to a project of that size. I told him I would not. I know this garage is for his truck and I don't have a problem with that either.

Please allow Mr. Cochran to continue with his project..

Thank you for your consideration in this matter.

Sincerely,

Joseph L. Bartosz

A handwritten signature in black ink, appearing to read "Joseph L. Bartosz", written over the typed name.

Charles & Henrietta Horner
1004 Chesaco Avenue
Baltimore, Md. 21237
410-686-3824

September 24, 2000

Re: Case No. 01-067-A

To Whom It May Concern:

Our neighbor, Jeff Cochran of 1007 Chesaco Ave., has always been an outstanding example of what a "good neighbor" should be. He has helped others in their times of need without even being asked to do so.

We see no problem with the size and height of the garage he is building in order to properly house his vehicles and we are sure he will see to it that it meets all the safety standards.

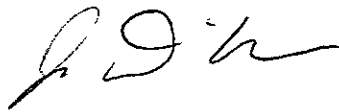
Yours truly,
Charles Horner
Henrietta Horner

To Whom it May Concern:

9/21/00

This is a petition for the acceptance of a variance in case#01-067-A. I am a resident Of Chesaco Park, and live directly on Chesaco Avenue. The garage on 1007 Chesaco Avenue is in no way a hindrance to the community. There is no safety issue that I can see and the height looks appropriate in comparison to the size and height of the house. if you have any concerns or questions, please feel free to contact me.

Thank you,

A handwritten signature in black ink, appearing to be 'P. J. W.', written in a cursive style.

410-391-9343

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

LAWRENCE J. BUTTION

1008 CHESACO AVE. 21237

GARY GARROTT

1003 CHESACO AVE 21237

William J Cochran

7923 BERK LANE 21237

Brenda J Cochran

7923 BERK LANE 21237

DON SAETS

7928 BERK LA. 21237

Russ Mirabile

POBOX 7065 21237

JEFF COCHRAN

1007 CHESACO AVE 21237



BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: August 22, 2000

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 01-067-A
Legal Owner/Petitioner: Jeffrey G. & Sharon M. Cochran
Contract Purchaser: n/a
Property Address: 1007 Chesaco Ave.
Location Description: Rosedale Terrace

VIOLATION INFORMATION: Case No. 00-5668
Defendants: Fred Stivilers

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
Fred Stivilers	1005 Chesaco Ave.

SENT N.O.H.
8-23-00
CDZ

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

1. Complaint letter/memo/email/fax (if applicable)
- X 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- X 3. State Tax Assessment printout
4. State Tax Parcel Map (if applicable)
5. MVA Registration printout (if applicable)
6. Deed (if applicable)
7. Lease-Residential or Commercial (if applicable)
8. Photographs including dates taken
- X 9. Correction Notice/Code Violation Notice
10. Citation and Proof of Service (if applicable)
11. Certified Mail Receipt (if applicable)
12. Final Order of the Code Official/Hearing Officer (if applicable)
13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/jk
C: Code Enforcement Officer

CODE ENFORCEMENT REPORT

DATE: 7/24/00 INTAKE BY: mark CASE #: 00-5663 INSPEC: 15

COMPLAINT LOCATION: 1007 CHESAIRE Ave

ZIP CODE: 21236 DIST:

COMPLAINANT NAME: Fred Sanders PHONE #: (H) 410- Not Given (W)

ADDRESS: 1005 Chesaco Ave ZIP CODE: 21236

PROBLEM: GARAGE BUILT WITHOUT PERMIT

IS THIS A RENTAL UNIT? YES ___ NO ___ IF YES, IS THIS SECTION 8? YES ___ NO ___ OWNER/TENANT INFORMATION:

TAX ACCOUNT #: ZONING:

INSPECTION: 7/25/00 Site Insp. - Add. being built on to Existing Det. garage. VN# 122256 given to Mrs. Cochran. Re-check 8/1/00 8/1/00 Home owner needs to apply for

INSPECTION: zoning Variance Ext. to 9/1/00 per J.T. request (zoning Insp.)

INSPECTION:

INSPECTION:



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Code Enforcement: 410-887-3351 Extension _____ Plumbing Inspection: 410-887-3620
Building Inspection: 410-887-3953 *Any 3 calls* Electrical Inspection: 410-887-3960

8-8-30 AM or 3-4 PM

BALTIMORE COUNTY UNIFORM CODE VIOLATION NOTICE

VIOLATION(S) OF TITLE 3, 7, 18, 24, OR 26 OF THE
BALTIMORE COUNTY CODE, ZONING, OR OTHER
CODES, REGULATIONS, AND POLICIES AS
INDICATED BELOW:

Violation Notice No. 122756
Case No.:

Election District 15 Permit No. _____

Name (s) _____

Address _____

Location of Violation (if different than address) 1007 Chesaco Ave.

Vehicle License No : _____ Vehicle ID: _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS.

County Code: *Fines for construction*
 §§ 7-36 w/o Permits
 §§ _____
 §§ _____

Zoning Regulations:
 §§ _____
 §§ _____

Building Code (BOCA)
 §§ _____
 §§ _____

Livability Code (18-66).
 §§ _____
 §§ _____

Investment Property Act (7-66):
 §§ _____

Electrical Code (NEC)
 §§ _____

Plumbing Code (NSPC):
 §§ _____

Dwelling (CABO):
 §§ 11.1 Permit required

Other: §§ _____

COMMENTS OR OTHER VIOLATIONS:

Permit required for addition to existing detached garage. PLEASE secure permit.

Subject to \$1,000.00 plus \$200.00/Day if not brought into compliance.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE _____ FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON THE REVERSE SIDE OF THIS VIOLATION NOTICE.

DATE ISSUED: _____ INSPECTOR: _____

STOP WORK NOTICE

PURSUANT TO INSPECTION AND IDENTIFICATION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT.

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN: 8/1/00
 DATE ISSUED: 7/25/00 INSPECTOR: S. M. Kemp

IMPORTANT INFORMATION ON FINES AND PENALTIES PRINTED ON REVERSE SIDE. PLEASE READ CAREFULLY.

DATE: 08/22/2000
TIME: 14:53:52

STANDARD ASSESSMENT INQUIRY (1)

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE
15 11 000271 15 3-1 04-00 H NO 04/25/00
CUCHRAN JEFFREY G
CUCHRAN SHARON M
1007 CHESACO AVE

DESC-1.. IMP5
DESC-2.. ROSEDALE TERRACE
PREMISE. 61007 CHESACO AVE
00000-0000

BALTIMORE MD 21237-2738 FORMER OWNER: KANELY CHARLES A, JR

FCV		PHASED IN			
	PRIOR	PROPOSED	CURR	CURR	PRIOR
LAND:	31,320	31,320	FCV	ASSESS	ASSESS
IMPV:	70,170	72,970	TOTAL..	40,960	40,590
TOTL:	101,490	104,290	PREF..	0	0
PREF:	0	0	CURT..	40,960	40,590
CURT:	101,490	104,290	EXEMPT.	0	0
DATE:	10/96	07/99			

TAXABLE BASIS		FM DATE
00/01 ASSESS:	40,960	11/21/99
99/00 ASSESS:	40,590	06/04/99
98/99 ASSESS:	40,150	06/05/98

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 08/22/2000
TIME: 14:54:10

STANDARD ASSESSMENT INQUIRY (2)

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE
15 11 000271 15 3-1 04-00 H NO 04/25/00

LOT.... 74A BOOK.... 0003 MAP..... 0096 LOT WIDTH..... 32.59
BLOCK.. FOLIO... 0090 GRID.... 0005 LOT DEPTH..... .00
SECTION.. PARCEL.. 0190 LAND AREA.. 14280.000 S
PLAT.. YEAR BUILT..... 38

-----TRANSFER DATA-----
NUMBER..... 075182
DATE..... 07/06/92
PURCHASE PRICE..... 0
GROUND RENT..... 0
DEED REF LIBER..... 09266
DEED REF FOLIO..... 0491
CONVEYED IND..... 9
TOT-PART TRAN IND..... T
GRANTOR ACCT NO.. 15-11-000271

-----EXEMPT DATA-----
STATUS.....
CLASS CODE..... 000
STATE EXEMPT CODE..... 000
COUNTY EXEMPT CODE..... 000
CURR STATE EX ASMT.... 0
PRIOR STATE EX ASMT... 0
CURR COUNTY EX ASMT... 0
PRIOR COUNTY EX ASMT.. 0

CRITICAL NEW CONST CARD
AREAS CODE YEAR NO CODE SQ. FEET
01040 1680

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 08/22/2000
TIME: 14:54:17

STANDARD ASSESSMENT INQUIRY (3)

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE
15 11 000271 15 3-1 04-00 H NO 04/25/00

-----STATE-----
REC CREATE DATE.. 10/23/92
GEO CODE N/A LAND-USE
82 NO R

DELETE CODE.....
DATE DELETED.....
LAST FM DATE..... 11/21/99
LAST FM TYPE..... C
PREV FM DATE.....
PREV FM TYPE.....

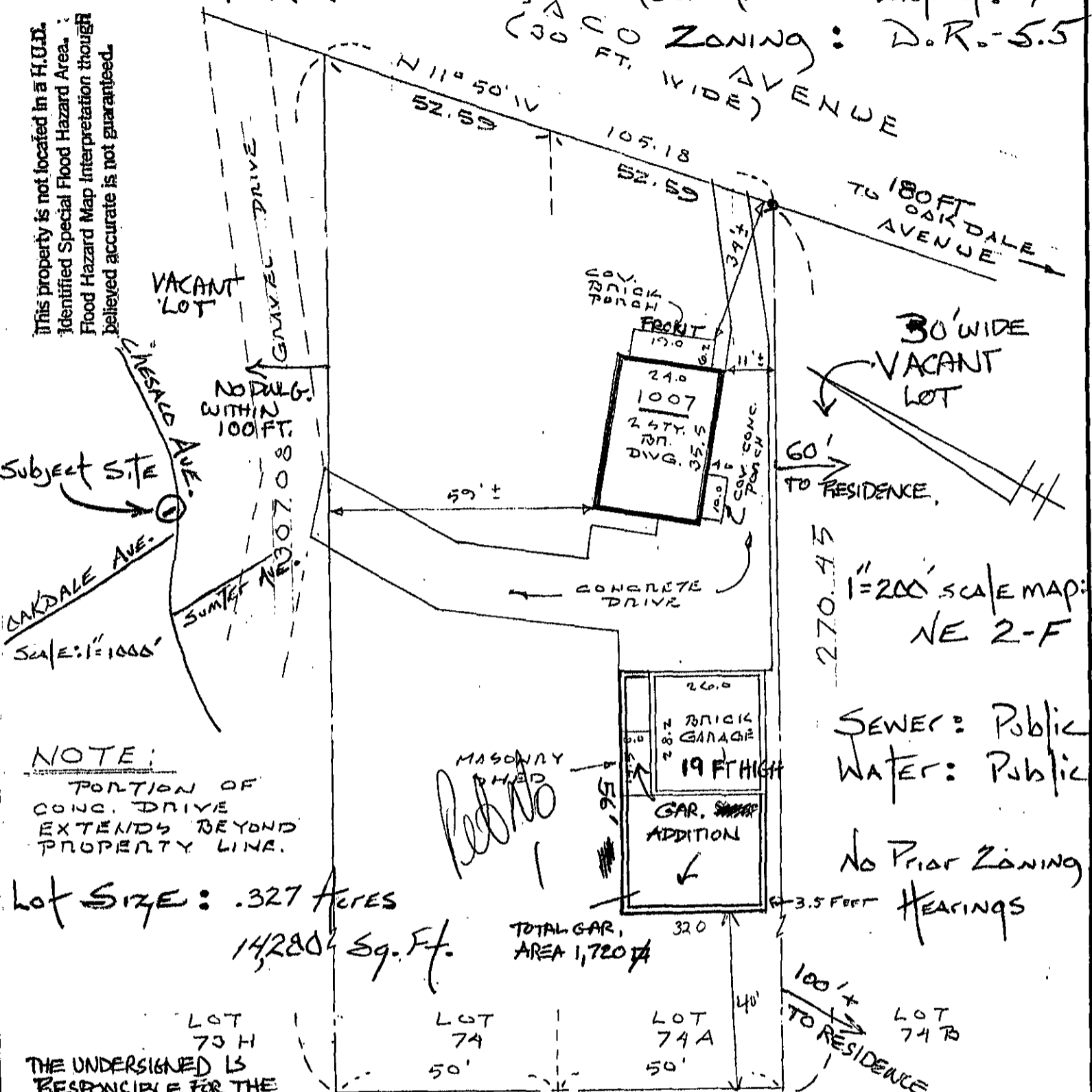
-----COUNTY-----
LAST LOAD DATE.. 04/25/00
PRIOR LOAD DATE.. 04/05/00

STATE TAXABLE ASSESS
00/01 ASSESS: 40,960

ZONING VARIANCE SITE PLAN

ELECTION District: 15th
 (COUNCILMANIC District: 7th)
 (30 CO ZONING: D.R.-5.5)
 105.18 FT. WIDE AVENUE

This property is not located in a H.U.D. Identified Special Flood Hazard Area. Flood Hazard Map Interpretation though believed accurate is not guaranteed.



Scale: 1" = 1000'
 Subject Site
 Chesaco Ave.
 Oakdale Ave.
 Summer Ave.
 No Dwg. within 100 FT.
 1007.08
 1007.08

30' WIDE VACANT LOT
 TO RESIDENCE
 60'
 TO RESIDENCE
 1" = 200' SCALE MAP: NE 2-F

NOTE:
 PORTION OF CONC. DRIVE EXTENDS BEYOND PROPERTY LINE.

Lot Size: .327 Acres
 14,280 Sq. Ft.

TOTAL GAR. AREA 1,720

SEWER: Public
 WATER: Public
 No Prior Zoning Hearings

THE UNDERSIGNED IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN AS DRAWN BY BALTO, CO.

This reproduction subject to 1% reduction in scale.
 8-11-00

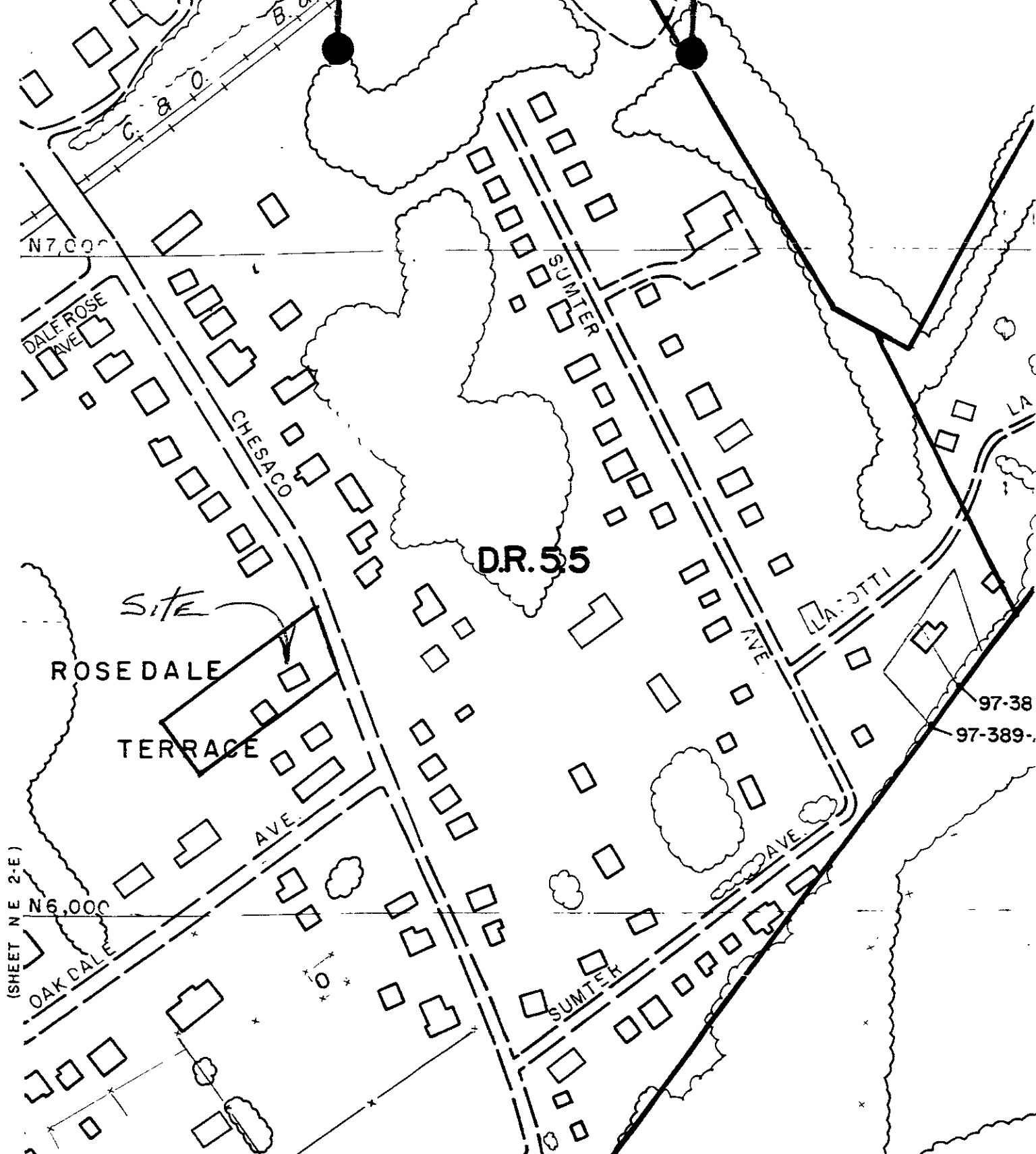
I hereby certify that I have made a survey of this lot for the purpose of locating the improvements thereon and that they are located as shown.

Not in Chesapeake Bay
 Critical Area
 NOT IN 100 YEAR FLOOD PLAIN
 LOT No. 74 & 74A, PLAN "C", ROSEDALE TERRACES, PLAT BOOK W.P.C. No. 3, FOLIO 90

Tax Acct. No: 15-11-00271 REG. NO. 8675
 JEFFREY G. & SHARON M. COCHRAN

	1007 CHESACO AVENUE, BALTIMORE COUNTY, MARYLAND	SCALE 1" = 30'
	[Signature/Stamp]	DATE 8/11/00
	[Signature/Stamp]	JOB NO. 632 92 D

#067



(SHEET NE 2-E)

SCALE
1" = 200' ±

DATE OF PHOTOGRAPHY
DR. 5
JANUARY
1986

LOCATION

01-067-A
CHESACO PARK
#067

SHEET

N. E.
2-F



Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Photographs
#01-067-A

Census 2000 









