

IN RE: PETITION FOR VARIANCE
S/S Beech Avenue, 157' E of the c/l
Fullerton Avenue
(7419 Beech Avenue)
14th Election District
6th Council District

Felix Kwiatkowski, et ux and
Marie Kwiatkowski - Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-188-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Felix and Ellen Kwiatkowski, and their daughter, Marie Kwiatkowski. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit development of the subject property with a single family dwelling, with side yard setbacks of 8 feet each in lieu of the required 10 feet, a front yard setback of 20 feet in lieu of the required 25 feet, and to approve the subject property as an undersized lot and any other variances deemed necessary by the Zoning Commissioner. The subject property and relief requested are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Felix and Ellen Kwiatkowski, and their daughter, Marie Kwiatkowski, co-owners of the subject property. Also appearing in support of the request was Edward Weitzel, who resides across the street from the subject property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the southeast side of Beech Avenue, not far from that road's intersection with Fullerton Avenue in the older community of Cherry Heights in Fullerton. The property is also known as Lot 131 of Cherry Heights, is 40 feet wide by approximately 165 feet deep, and contains a gross area of 6,720 sq.ft., more or less, zoned D.R.5.5. Presently, the property is improved with

ORDER RECEIVED FOR FILING

Date 1/19/11

By [Signature]

a single family dwelling which was built in 1947. The Petitioners acquired the property in August 2000 with the intention of fixing up the house for Marie Kwiatkowski and her two children. However, after commencing rehab work on the dwelling, they discovered numerous building code violations and determined that the cost of rehabilitating the existing dwelling would be cost-prohibitive. Mr. Kwiatkowski testified that the house has suffered termite damage, the walls are not insulated, the foundation is cracked, and the plumbing and heating systems are deficient. Indeed, photographs submitted at the hearing show that the house is in poor condition. Thus, the Petitioners propose to raze the existing structure and replace same with a new dwelling. Testimony indicated that the Petitioners have submitted building elevation drawings of the proposed dwelling to the Office of Planning who approved same. The new structure will be located on the same footprint as the old building, and will be roughly the same size. The new house will be 24' x 50' in dimension, with an open 5' x 12' porch in front. There will be 8-foot side yard setbacks provided on both sides of the house and the house will be set back 20 feet from the front property line. These dimensions are entirely consistent with other houses in the area, and more particularly, the house on the adjacent property known as 7417 Beech Road. A letter of support was received from the owners of that property. The lot on the other side (Lot 132) is unimproved. In addition, Mr. Weitzel, who resides across the street from the subject property, appeared and expressed his support of the request. He believes that the new house will be an improvement to the neighborhood.

Based on the testimony and evidence presented, I am persuaded to grant the variance. In my view, the Petitioners have met the requirements under Section 307 of the B.C.Z.R. for variance relief to be granted. In addition, I concur with Mr. Weitzel's assessment that a new house will not only be an improvement to the subject property, but the neighborhood as a whole. Moreover, it is clear from the testimony that the proposed development is consistent with the neighborhood and that the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding locale.

ORDER RECEIVED FOR FILING

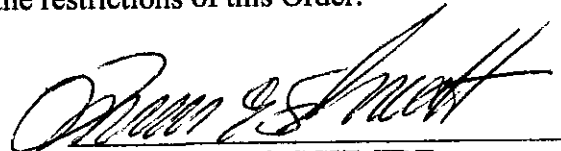
Date

By

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of January, 2001 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit development of the subject property with a single family dwelling, with side yard setbacks of 8 feet each in lieu of the required 10 feet, a front yard setback of 20 feet in lieu of the required 25 feet, and to approve the subject property as an undersized lot, and any other variances deemed necessary, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject 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) The proposed dwelling shall be constructed in accordance with the building elevation drawings reviewed and approved by the Office of Planning.
- 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 1/9/01
By [Signature]



Baltimore County
Zoning Commissioner

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

January 9, 2001

Mr. & Mrs. Felix Kwiatkowski
Ms. Marie Kwiatkowski
716 Clover Avenue
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
S/S Beech Avenue, 157' E of the c/l Fullerton Avenue
(7419 Beech Avenue)
14th Election District – 6th Council District
Felix Kwiatkowski, et ux, and Marie Kwiatkowski - Petitioners
Case No. 01-188-A

Dear Mr. & Mrs. Kwiatkowski & Ms. Kwiatkowski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Edward G. Weitzel
7424 Beech Avenue, Baltimore, Md. 21206
Office of Planning; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7419 Beech Avenue

which is presently zoned DR 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) 1B02.3.C.1 To permit a single

family dwelling with 8' side setbacks in lieu of the required 10' and a front yard setback of 20' in lieu of the required 25', and to approve an undersized lot and any other variances deemed necessary.

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

Existing house is in poor condition. Started rehab work and found extensive termite damage and numerous building code violations making rehabilitation very costly. Would like to widen present house from existing 22.5' to 24' X 52' to conform to standard building unit sizes. (Present foot print is approx. 22.5' X 60')

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):

Ellen & Felix Kwiatkowski

Name - Type or Print

Signature

Marie Kwiatkowski

Name - Type or Print

Signature

7419 Beech Avenue

(410) 574-5210

Address

Telephone No.

Baltimore

Maryland

21208-1218

City

State

Zip Code

Representative to be Contacted:

Felix Kwiatkowski

Name

716 Clover Avenue

(410) 574-5210

Address

Telephone No.

Baltimore,

Maryland

21221

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By TAG

Date 11-3-00

ORDER RECEIVED FOR FILING

Date

By

Case No. 01-188-A

221 9/15/98

Zoning Description

ZONING DESCRIPTION FOR 7419 Beech Avenue

Beginning at a point on the South side of Beech Avenue which is 50 feet wide at the distance of 157 feet East of the centerline of the nearest improved intersecting street Fullerton Avenue which is 30 feet wide. *Being Lot #131 Block ____, Section # ____ in the subdivision of Cherry Heights as recorded in Baltimore County Plat Book #3, Folio #71, containing 6,720 feet. Also known as 7419 Beech Avenue and located in the 14th Election District, 6th Councilmanic District.

01-188-A

01-188-A

BALTIMORE COUNTY, MAF AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

8674

DATE 11-3-00 ACCOUNT K001 6150

AMOUNT \$ 50.00

RECEIVED FROM: Felix Kujatowski

FOR: Evening News + Undersized Lt
7419 Enoch Ave 01-178A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT AMOUNT TIME
11/06/2000 11:00:20 AM 14746127
FED NEWS CASHIER NOTE HAS DRAWER
DASH 5 520 ZONE VERIFICATION
Receipt # 100190 OF 14
CR NO. 086747

Cash Tot 50.00
JOP D 50.00 OK
Baltimore County, Maryland

01-188-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

**RE: CASE # 01-188-A
PETITIONER/DEVELOPER
(Marie Kwiatkowski)
DATE OF Hearing
(1-3-01)**

**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**

7419 Beech Avenue Baltimore , Maryland 21206_____

THE SIGN(S) WERE POSTED ON _____ 12-14-00 _____
(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 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: #01-188-A

7419 Beech Avenue

S/S Beech Avenue, 157' E of centerline Fullerton Avenue

14th Election District - 6th Councilmanic District

Legal Owner(s): Ellen & Felix & Marie Kwiatkowski

Variance: to permit a single family dwelling with 8-foot side yard setbacks in lieu of the required 10 feet; to permit a front yard setback of 20 feet in lieu of the required 25 feet; and to approve an undersized lot and any other variances deemed necessary.

Hearing: Wednesday, January 3, 2001 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) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

12/077 Dec. 14

C439252

CERTIFICATE OF PUBLICATION

TOWSON, MD, 12/14/, 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 12/14/, 2000.

J. Wilkinson
THE JEFFERSONIAN,
LEGAL ADVERTISING

RE: PETITION FOR VARIANCE
7419 Beech Avenue, S/S Beech Ave,
157' E of c/I Fullerton Ave
14th Election District, 6th Councilmanic

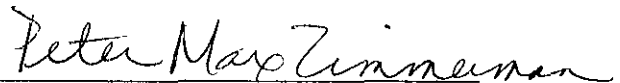
Legal Owner: Felix, Ellen, and Marie
Kwiatkowski
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-188-A

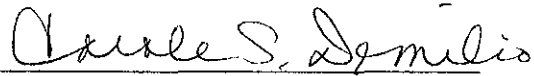
* * * * *

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



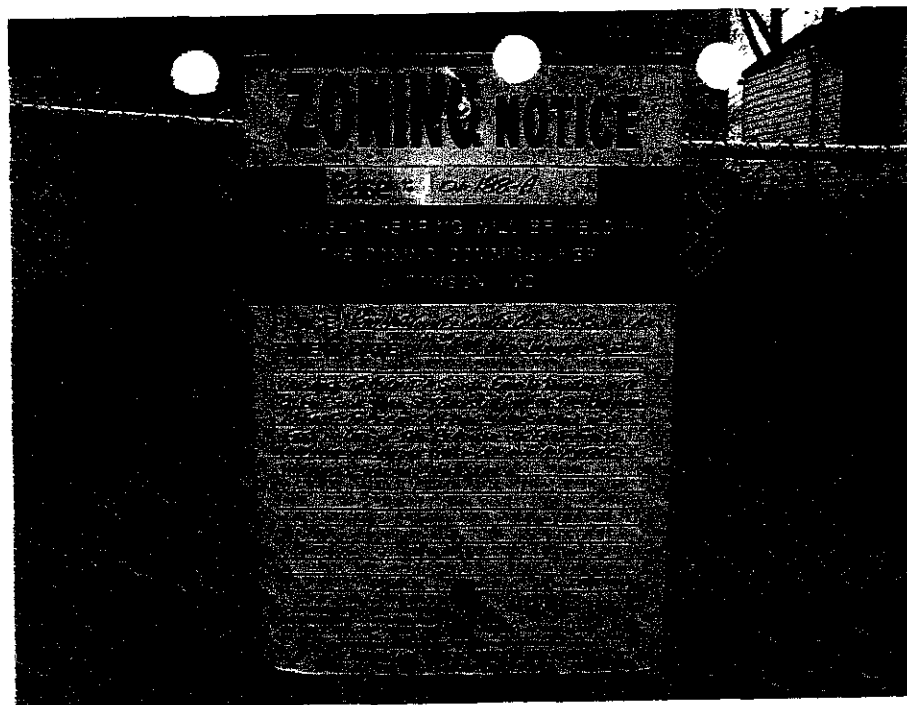
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of November, 2000 a copy of the foregoing Entry of Appearance was mailed to Felix, Ellen, and Marie Kwiatkowski, 7419 Beech Avenue, Baltimore, MD 21208, and to Felix Kwiatkowski, 716 Clover Avenue, Baltimore, MD 21221, Petitioners.



PETER MAX ZIMMERMAN



7419 Beech Ave.



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

November 24, 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: 01-188-A
7419 Beech Avenue
S/S Beech Avenue, 157' E of centerline Fullerton Avenue
14th Election District – 6th Councilmanic District
Legal Owners: Ellen & Felix & Marie Kwiatkowski

Variance to permit a single family dwelling with 8-foot side yard setbacks in lieu of the required 10 feet; to permit a front yard setback of 20 feet in lieu of the required 25 feet; and to approve an undersized lot and any other variances deemed necessary.

HEARING: Wednesday, January 3, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

C: Ellen & Felix & Marie Kwiatkowski, 7419 Beech Avenue, Baltimore 21208
Felix Kwiatkowski 716 Clover Avenue, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, DECEMBER 15, 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
Thursday, December 14, 2000 Issue – Jeffersonian

Please forward billing to:

Felix Kwiatkowski
716 Clover Avenue
Baltimore, MD 21221

410 574-5210

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: 01-188-A

7419 Beech Avenue

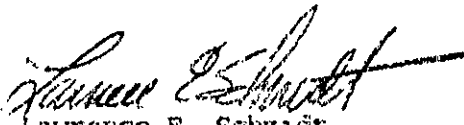
S/S Beech Avenue, 157' E of centerline Fullerton Avenue

14th Election District – 6th Councilmanic District

Legal Owners: Ellen & Felix & Marie Kwiatkowski

Variance to permit a single family dwelling with 8-foot side yard setbacks in lieu of the required 10 feet; to permit a front yard setback of 20 feet in lieu of the required 25 feet; and to approve an undersized lot and any other variances deemed necessary.

HEARING: Wednesday, January 3, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt
GDZ

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.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 29, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For November 27, 2000
Item Nos. 178 (5113 Old Court Road), 180,
181, 182, 183, 184, 185, 186, 187, 188, 189,
191, 192, 193, 194, 195, 196, 198, 199, 201,
and 202

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

November 27, 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 November 20, 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:

179, 180, 182, 183, 184, 185, 186, 187, 188, 189, 190, 192, 193,
194, 195, 196, 197, 198, 200, 201, 202, and 203

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

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RS/RBS*
DATE: December 1, 2000
SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of November 20, 2000

DEPRM has no comments for the following zoning petitions (page 1 of 2):

Item #	Address
178	5113 Old Court Road
181	4 St. Thomas Lane
182	1912 Wilson Lane
184	1214 Blue Mount Road
185	10911 Reisterstown Road
186	7 Henderson Hill Court
187	11504 Hannibal Road
188	7419 Beech Avenue
189	3300 Willoughby Road
191	6823 Old Pimlico Road
192	3900 Beckleysville Road
194	2315 Benson Mill Road
195	Security Blvd. & Rolling Road
196	1250 Sulphur Spring Road

11/3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 27, 2000

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

27

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-188.

The Office of Planning has reviewed the above referenced case(s) 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:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

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

Date: 11.27.00

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

RE: Baltimore County
Item No. 188 (TAG)

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,

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

My telephone number is _____

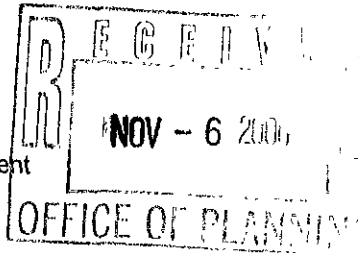
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

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

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 01-188A



Residential Processing Fee Paid
(\$50.00)

Accepted by TAG
Date 11-3-00

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

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Print Name of Applicant FELIX P. KWIATKOWSKI Address 716 CLOVER AVE. 31221 Telephone Number 410-686-9463

Lot Address 7419 Beech Ave Election District 14 Councilmanic District 6 Square Feet 6720

Lot Location: N SW side/corner of Beech Ave. 157 feet from N SW corner of FULLERTON AVE.
(street) (street)

Land Owner: FELIX KWIATKOWSKI Tax Account Number 1403001927

Address: 716 CLOVER AVE. Telephone Number (410) 686-9463

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☐
3. Site Plan	☒	☐
Property (3 copies)	☒	☐
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly)	☒	☐
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>DR. 5.5</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations

Signed by: Jeffrey Long
for the Director, Office of Planning and Community Conservation

Date 11/13/2000

11-10-2000

November 08, 2000

Planning and Zoning Commission
Baltimore County Maryland
Towson Maryland

Dear Mr. Commissioner,

This letter is to inform you of our approval for a new house to be built on the lot next to us at 7419 Beech Avenue. We understand the lot is an undersize lot and a request for variance is in process at the Zoning Commission.

Sincerely,

Signature Charles Ridd
Printed Name CHARLES RIDD

Signature [Signature]
Printed Name Michael Lopez

Owners and Tenants
7417 Beech Avenue
Baltimore MD 21206

Signature Eunice A. Ridd
Printed Name EUNICE A. RIDD

Signature _____
Printed Name _____

Owners and Tenants
7417 Beech Avenue
Baltimore MD 21206

cc: Marie Kwiatkowski
2110 Hamilton Avenue
Baltimore MD 21214

Edward G. Weitzel & Nomiki B. Weitzel
7424 Beech Avenue
Baltimore, Maryland 21206

December 31, 2000

Re: Requested Variances for 7419 Beech Avenue.

To Whom It May Concern:

We would like it known that we are whole heartedly in favor of the requested variances. We own and live at 7242 Beech Avenue, the property directly across the street from the property seeking variances, 7419 Beech Avenue. We understand that the current owners are seeking a side setback variance from 10' to 8', a front setback variance from 25' to 20', and a variance from the minimum lot.

In our opinion the requested variances can only benefit ourselves and the neighborhood. The house that currently exists already encroaches on the side setback rules. It encroaches on the front setback but is in line with the house next door. The adjacent lot to the north of the house is an undersized, 40' wide, vacant lot. Considering the neighborhoods past vehement opposition to allowing improvements on undeveloped undersized lots like this in the past, it is quite unlikely this vacant neighboring lot will be improved in the future. Therefore, any further encroachment toward this lot line would have no detrimental affect on neighborhood safety, aesthetics, etc at all. Allowing side setback variances would allow a wider house with a more normal appearance. The history of neighborhood opposition to development of undersized lots involved precisely this point. A single building permit was issued in the past for a house on an undersized lot an event that sparked the previous neighborhood opposition. Using the required 10' side setbacks, the house that was built was so narrow it actually came from townhouse plans. During the controversy over the house Delegate Bromwell actually derisively referred to it as "the townhouse without the town."

Finally, the current house on the property is so dilapidated, anything that can be done to encourage a new structure can only help the neighborhood.

- To summarize: we believe the requested variances do not worsen the state that already exists.
- On one side line it will have absolutely no affect at all.
- Allowing a wider house on the property would be in keeping with strongly felt community sentiments as have been publicly expressed in the past.
- Any encouragement for replacement or improvement of the current structure on the property, would greatly benefit the community.

Thank you for considering our opinion.

Sincerely,

Edward G. Weitzel Nomiki B. Weitzel

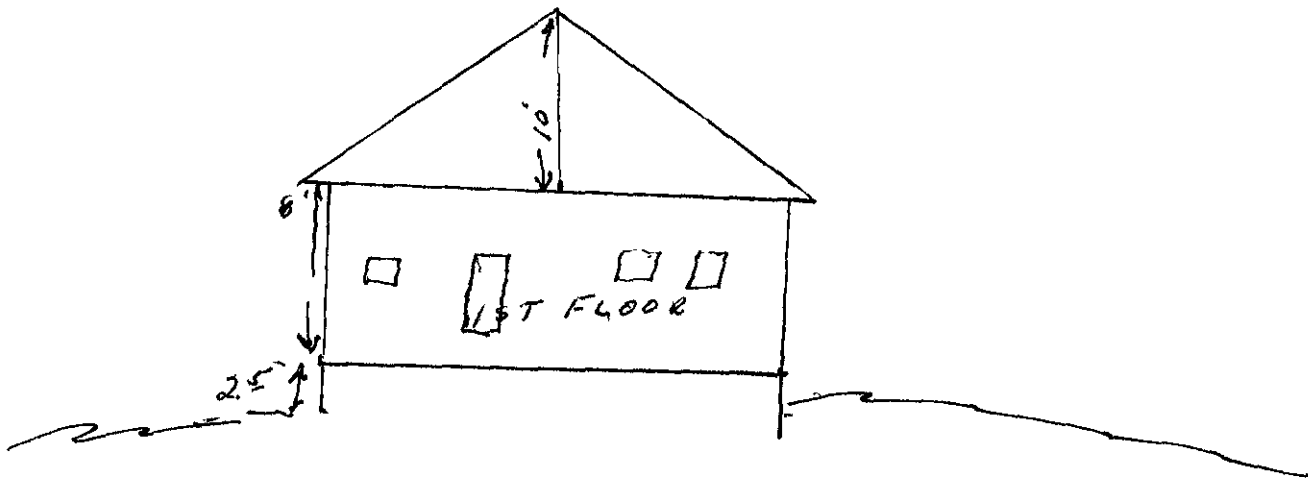
Edward G. Weitzel and Nomiki B. Weitzel

Ad No 3

● 7419 BEECH AVE ●

PROPOSED HOME

RANCH STYLE



01-188-A

01-188A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

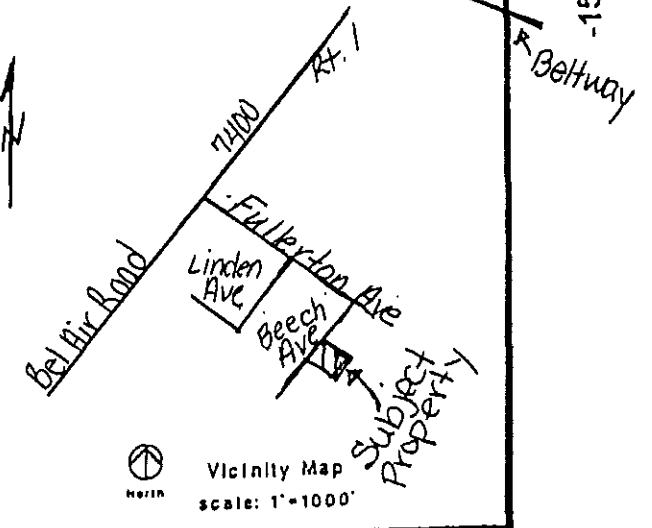
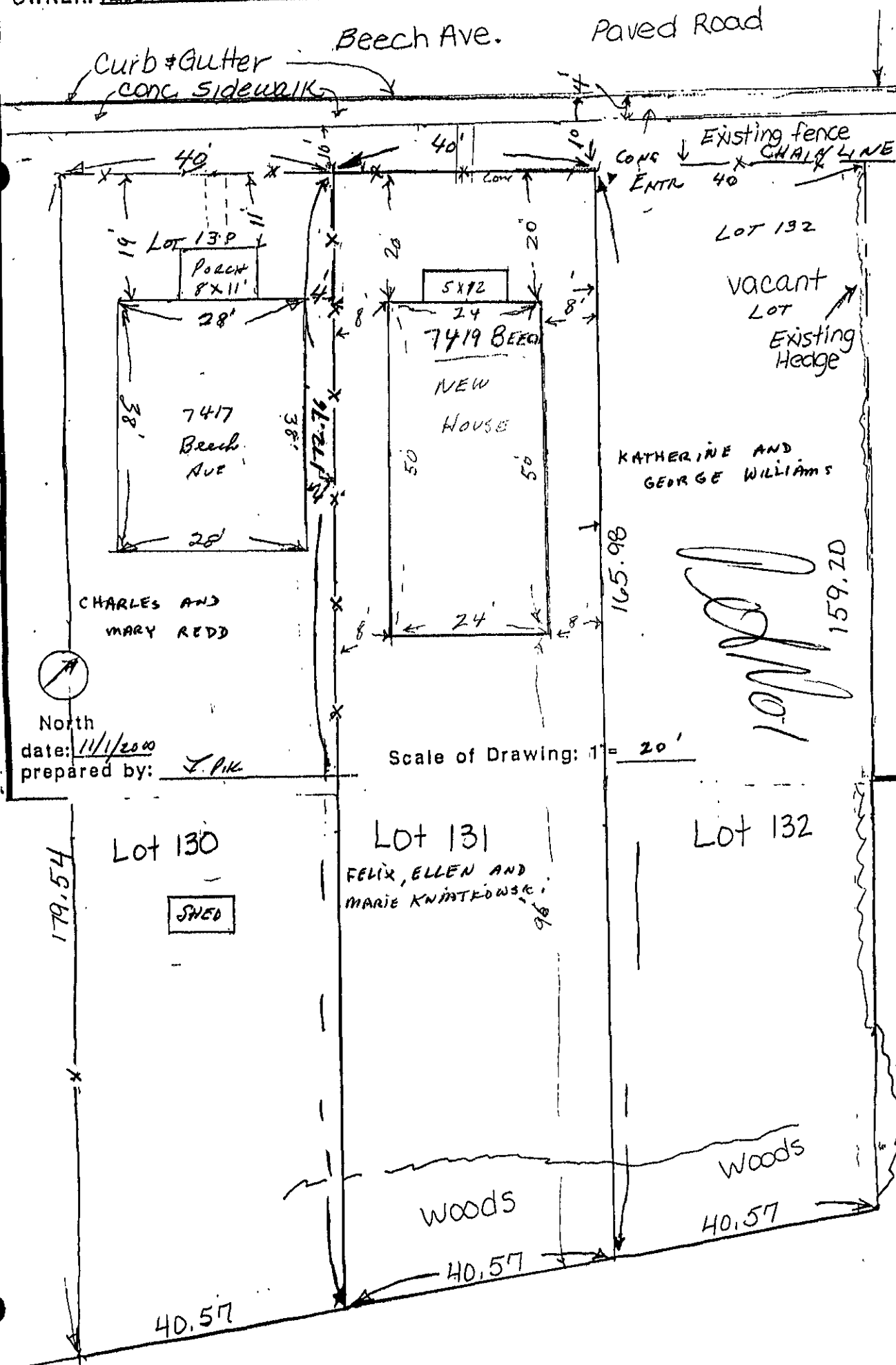
PROPERTY ADDRESS: 7419 Beech Avenue

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

Subdivision name: Cherry Heights

plat book # 3, folio # 71, lot # 131, section #

OWNER: Marie, Ellen & Felix Kwiatkowski



LOCATION INFORMATION

Election District: 14th
 Councilmanic District: 6th
 1"=200' scale map: NE 6E
 Zoning: DR 5.5
 Lot size: 6720 square feet

SEWER: ☒ PUBLIC ☐ PRIVATE
 WATER: ☒ PUBLIC ☐ PRIVATE
 Chesapeake Bay Critical Area: ☐ ☒
 Prior Zoning Hearings: NO

Zoning Office USE ONLY!

reviewed by: TAG ITEM #: 188 CASE#: 01-188A

01-188-A

ME 6 E Map No.

BR-AS BR

OVERLEA

ATHLETIC

FIELD

BL-AS

RO

BL

CHERRY
HEIGHTS

HAGEL
AVE.

AVE.

AVE.

FULLERTON

CHERRY
AVE.

AVE.

2nd

FIRST
ST.

HOMECREST

D.R. 5.5

01-188A

01-188-A

FULLERTON



Oct 28, 2000
7426 BEECH AVE.



4401 FULLERTON
NEH BOW AVE



Oct 2000



Front



7417 PECUN N.W.
CITY 245.

A-881-10

Rear





Oct 28, 2000
7426 BEECH AVE.



4401 FULLERTON
NEH BUL AVE

4-881-10



Oct 2000



7419

7417

photograph

Case # 01-188-A





