

IN RE: PETITION FOR ADMIN. VARIANCE

SE/S Wesley Chapel Road,
opposite Blue Mount Road
10th Election District
6th Councilmanic District
(17401 Wesley Chapel Road)

Alexandra K. F. Secor
Petitioner

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-450-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 owner of the subject property, Alexandra Secor. The Petitioner is requesting a variance for property she owns at 17401 Wesley Chapel Road. The subject property is zoned RC 2. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory building to be located in a side yard with an 18 ft. height in lieu of the rear yard with a minimum of 15 ft. height.

Appearing at the hearing on behalf of the variance request were Alex Secor, owner of the property and her attorney, James Constable. Also appearing on behalf of the Petitioner were John Westerlund, the building contractor and Chelsea and J. B. Secor, relatives of the Petitioner. Appearing in opposition to the Petitioner's request was Patricia Visser, adjacent property owner.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 2.162 acres, more or less, zoned RC 2. The subject property is improved with an existing single-family residential dwelling wherein the Secors reside. There also exists a small storage shed located to the side of the dwelling, which is the same location proposed for this 3-car garage. At this time, the Secors are interested in tearing down and disposing of the old storage shed. Testimony revealed that they are in need of additional storage space and a garage

ORDER RECEIVED FOR FILING
Date 7/9/01
By R. Jensen

within which to park their automobiles. Therefore, they have proposed to construct in their side yard a 3-car garage and storage building with the dimensions of 24 ft. x 35 ft. As stated on the petition, the garage will be 18 ft. in height. The Petitioner has chosen to locate the garage in the side yard, as shown on Petitioner's Exhibit No. 1, which is adjacent to the common property line owned by the Protestant, Ms. Patricia Visser. The testimony presented by the Petitioner demonstrated that the location chosen for the garage is the only feasible area to build the structure, given the location of the septic reserve area and other mature trees and gardens on the property. The location of the garage as shown will have the least impact on the remainder of the property.

As stated previously, Ms. Patricia Visser, adjacent property owner, appeared in opposition to the Petitioner's request. Ms. Visser opposes the size and location of the garage, given its close proximity to her house and property and lack of year round screening for the structure. Ms. Visser indicated that if built as proposed, the view from her property would consist of a white 35 ft. wide wall with a black shingled roof. She has asked that the Petitioner redesign her proposal to separate the storage component of the garage, thereby constructing a storage shed in the rear yard, leaving the garage only for the storage of automobiles. She also asked that perhaps the garage itself could be reoriented so that less of the wall façade faces her property.

After considering the testimony and evidence both for and against the Petitioner's request, I find that the variance to allow this garage to be located in the side yard in lieu of the rear yard and for the garage to have a height of 18 ft. in lieu of the required 15 ft. should in fact be granted. The side yard is the only feasible location for this particular garage, given the limitations as described at the hearing. In addition, the height of the garage is appropriate in that

UNDER REVIEW FOR FILING
Date 7/9/01
By P. J. Janssen

the pitch of the roof line will match the existing home. Furthermore, the Office of Planning indicated their support of the Petitioner's request, so long as the garage built on the property conforms with the elevation drawings given to them on May 22, 2001.

While I believe it is appropriate to allow a garage to exist in the side yard in the location shown on the site plan, I further find that the garage proposed to be constructed by the Petitioner is too large and should be reduced in size, given the opposition testimony of Ms. Visser. The façade of the wall facing the Visser house is proposed to be 35 ft. in length. Reducing the structure to a 2-car garage would help to mitigate the adverse impact of this structure on Ms. Visser's property. Therefore, while I shall approve the location and height of the garage, I shall further order that the dimensions of the building itself be reduced to 24 ft. x 24 ft. in lieu of the 24 ft. x 35 ft. proposed. Furthermore, while I believe it is appropriate to construct the new garage out of similar building materials to the home and that the clapboard siding should be white in color, the rear wall of the garage structure should be more of an earth tone color, to help screen its appearance from the Visser property. As is noted on the plan, this garage building will be situated only 2 ½ ft. from Ms. Visser's property line. Therefore, the Petitioner shall be required to chose a different color for the rear wall only of this garage, which color shall be a more subtle tone to reduce the impact of the wall on the protestant's property. The front and both sides of the garage in question shall be permitted to be white in color to match the existing home. The rear wall of the garage itself will only be visible by Ms. Visser and not by the Petitioner or her guests.

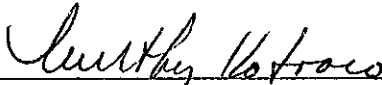
ORIGINAL RECEIVED FOR FILING
Date 7/9/01
By J. P. Gamson

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of July 2001, that a variance to allow a detached garage to be located in the side yard with an 18 ft. height in lieu of the required rear yard with a maximum of 15 ft. height, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the garage structure shall be reduced in size to be 24 ft. x 24 ft. in lieu of that originally requested. The garage shall be permitted to have a height of 18 ft.

IT IS FURTHER ORDERED, that the Petitioner shall be required to chose a different color for the rear wall of the garage itself, which color shall be reviewed and approved by the Office of Planning, so as to have a lesser visual impact on the Visser property than the white color originally chosen. The remaining front and sides of the garage structure shall be permitted to be white to match the Petitioner's home.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER PROCURED FOR FILING
Date 7/9/01
By R. J. Jernigan



Baltimore County
Zoning Commissioner

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

July 9, 2001

James Constable, Esquire
16th Floor
100 N. Charles Street
Baltimore, Maryland 21201

Re: Petition for Administrative Variance
Case No. 01-450-A
Property: 17401 Wesley Chapel Road)

Dear Mr. Constable:

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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Copies to:

Ms. Alexandra Secor
17401 Wesley Chapel Road
Monkton, MD 21111

Mr. John Westerlund
15132 Wheeler Lane
Sparks, MD 21152

Ms. Patricia Visser
17403 Wesley Chapel Road
Monkton, MD 21111



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 17401 WESLEY CHAPEL RD.
which is presently zoned RC-2

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) 400.1 AND 400.3 B.C.Z.R.

TO PERMIT A DETACHED ACCESSORY BUILDING TO BE LOCATED IN A SIDE YARD WITH A 18 FT. HEIGHT IN LIEU OF REAR YARD WITH A ~~MAX~~ MAXIMUM 15 FT. HEIGHT RESPECTIVELY.

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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 7/19/01 day of July 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.

Legal Owner(s):

Alexandra K.F. Secor

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

John Westerlund

Name

Address

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 01450 A

REV 9/15/98

Reviewed By JL Date 4/24/01

Estimated Posting Date 5/06/01

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

Address 17401 WESLEY CHAPEL Rd
City MONKTON State MD Zip Code 21111

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):

SEE ATTACHED

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.

Signature

Alexandra K.F. Secor
Signature

Name - Type or Print

ALEXANDRA K.F. SECOR
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of December, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Alexandra K.F. Secor
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

Date

12/8/00

Notary Public

Ruth Ann Zellman

My Commission Expires

7/1/03

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

Address 17401 WESLEY CHAPEL RD
City MONKTON State MD Zip Code 21111

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):

SEE ATTACHED

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.

Signature

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of December, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Alexandra K.F. Secor
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

Date

Notary Public

My Commission Expires



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 17401 Wesley Chapel Rd
which is presently zoned RC-2

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) 400.1 AND 400.3 B.C.Z.R. TO PERMIT A DETACHED ACCESSORY BUILDING TO BE LOCATED IN A SIDE YARD WITH A 18 FT. HEIGHT IN LIEU OF REARYARD WITH A MAXIMUM 15 FT. HEIGHT RESPECTIVELY

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):

Alexandra K. F. Secor
Name - Type or Print _____

Alexandra K. F. Secor
Signature _____

Name - Type or Print _____

Signature _____

17401 Wesley Chapel Rd 343-1915
Address _____ Telephone No. _____

Monkton MD 21111
City _____ State _____ Zip Code _____

Representative to be Contacted:

John Westerlund
Name _____

P.O. Box 861 410-382-1057
Address _____ Telephone No. _____

Sparks MD 21152
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. 01 450 A

REV 9/15/98

Reviewed By JL Date 4/24/01

Estimated Posting Date 5/06/01

A50

**Administrative Variance for 17401 Wesley Chapel Rd.
Monkton MD 21111**

Reasons for Request:

A variance is requested to erect a new structure 35' long x 24' deep x 18' high that will be 2.5' from the property line, to be used as a two car garage and as storage of lawn and garden tools. This structure will conform to the style and finish of the existing house. Siding will be clapboard or cedar shingles. Roofing will be asphalt dimensioned shingles. The building will be attractive as well as functional.

Reasons for new structure and it's proposed location:

1. The maintenance of the property requires tools, lawn mowers etc. that need to be kept in an accessory building on the property.
2. The existing shed is too small and has deteriorated to the point that it is structurally dangerous.
3. Because of the number of trees, the automobiles are constantly assaulted by leaves, sap and bird droppings. Parking cars in the garage will solve this dilemma.
4. Building will act as a privacy and noise screen from the neighbors house. This would benefit both parties.
5. The proposed structure must be attached to the East side of the existing driveway parking area. There is a drain field located on the South side of the parking area that precludes locating the building behind the rear line of the house.

The proposed garage would be poorly suited for the other side of the house for the following reasons:

1. A new driveway would have to be put in from the road at great expense. In addition to the cost of the road, many trees would have to be cut down and the forest foliage and soil would be disturbed.
2. One would have to walk more than 100' from the parking area to get to the side entrance door at the kitchen. This would be hazardous in snow and ice and inconvenient on rainy days.

Because of these environmental, safety, cost and aesthetic reasons; we feel the proposed location is the most sensible plan.

X 50

ZONING DESCRIPTION FOR: 17401 Wesley Chapel Rd. Monkton MD 21111

Beginning at a point on the South side of Wesley Chapel Road which is 60' wide at the distance

of 20' East of the centerline of the nearest improved street Bluemount Road which is 50' wide

THEN SOUTHERLY 385 FT., WESTERLY 298 FT., NORTHERLY 345 FT.,
THEN BINDING ALONG THE SOUTHERN RIGHT OF WAY OF
WESLEY CHAPEL ROAD IN A EASTERLY DIRECTION 230 FT.
BACK TO THE POINT OF BEGINNING BEING 2.162 AC. IN THE
10TH ELECTION DISTRICT, 6TH COUNCIL DISTRICT.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

JL 450

No. 92957

DATE 4/24/01 ACCOUNT 001 006 6150

AMOUNT \$ 50.00

RECEIVED FROM: JOHN WESTERLUND JR.

FOR: RES. VAR FILING.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
4/25/2001 4/24/2001 14:37:57
R/S 4501 CASHIER JRIC JHR DRAWER 1
RECEIPT # 042539 OFLN
Dept 5 528 ZINING VERIFICATION
CR NO. 042557

Receipt Tot 50.00
50.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION



FORMAL DEMAND FOR HEARING

CASE NUMBER: 01-450A
Address: 17401 Wesley Chapel Rd, Monkton
Petitioner(s): A. SECOR

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We PATRICIA VISSER
Name - Type or Print

☒ Legal Owner OR ☒ Resident of
17403 Wesley Chapel Rd

Address
MONKTON MD 21111
City State Zip Code

410-357-9849
Telephone Number

which is located approximately 5 feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.

Patricia Visser 5/21/2001
Signature Date

CERTIFICATE OF POSTING

RE: Case No.: 01-450-A

Petitioner/Developer: _____

ALEXANDRA SECOR

Date of Hearing/Closing: 5/21/01

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

Attention: Ms. Gwendolyn Stephens

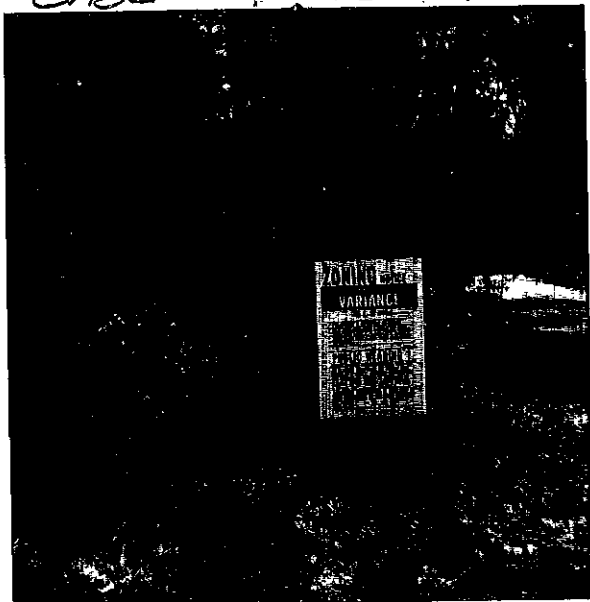
Ladies and Gentlemen:

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 _____

17401 WESLEY CHAPEL RD

The sign(s) were posted on 5/5/01
(Month, Day, Year)

CASE # 01-450-A



17401 WESLEY CHAPEL RD.

POSTED 5/5/01

Richard E. Hoffman 5/5/01

904 DELLWOOD DR. 5/5/01

Sincerely,

Richard E. Hoffman 5/5/01
(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)

**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: #01-450-A
17401 Wesley Chapel Road
SE/S Wesley Chapel Road,
opposite Blue Mount Road
10th Election District
6th Councilmanic District
Legal Owner(s): Alexandra
K. F. Secor

Administrative Variance: to permit a detached accessory building to be located in a side yard with a 18 feet height in lieu of rear yard with a maximum 15 feet height respectively.

Hearing: Thursday, June 28, 2001 at 10:00 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.

JT/G/689 June12 C474470

CERTIFICATE OF PUBLICATION

_____, 2001
6/14

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/12, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-450-A

Petitioner/Developer: _____

ALEXANDRA K F SEZOR

Date of Hearing/Closing: 6/28/01

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 _____

17401 WESLEY CHAPEL RD.

The sign(s) were posted on 6/13/01
(Month, Day, Year)

Sincerely,

Richard E. Hoffman 6/13/01
(Signature of Sign Poster and Date)

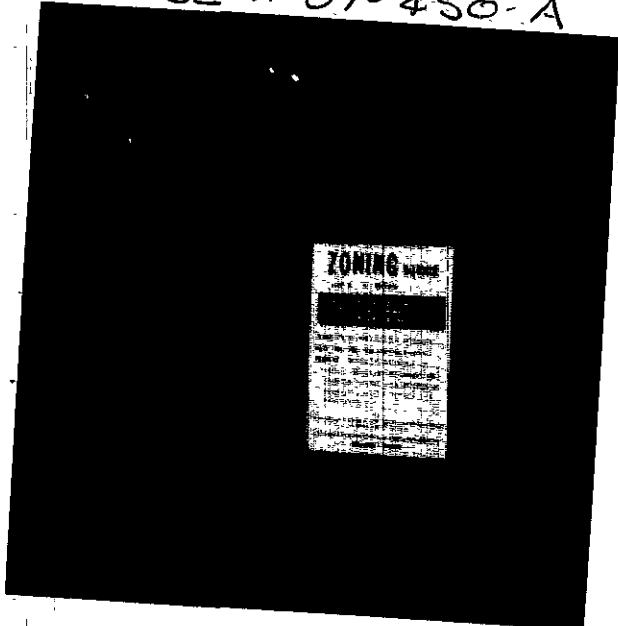
RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

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

(410) 879-3122
(Telephone Number)

CASE # 01-450-A



17401 WESLEY CHAPEL RD
POSTED 6/13/01
Richard E. Hoffman 6/13/01

**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: 01-450-A
Petitioner: ALEXANDRA SECOR
Address or Location: 17401 WESLEY CHAPEL RD MONKTON
MD 21111

PLEASE FORWARD ADVERTISING BILL TO:

Name: ALEXANDRA SECOR
Address: 17401 WESLEY CHAPEL RD
MONKTON MD 21111
Telephone Number: 410-343-1915

11/14/00

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

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

OWNER: _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____
acreage square feet

SEWER: ☐ public ☐ private

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

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



North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 450 -A

Address 17401 WESLEY CHAPEL RD.

Contact Person: J. LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/24/01

Posting Date: 5/06/01

Closing Date: 5/21/01

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (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.
2. **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.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 450 -A

Address 17401 WESLEY CHAPEL RD.

Petitioner's Name ALEXANDRA SECOR

Telephone 410 343 1915

Posting Date: 5/06/01

Closing Date: 5/21/01

Wording for Sign: TO PERMIT A DETACHED ACCESSORY BUILDING (PROPOSED GARAGE)
IN SIDE YARD AND WITH A 18 FT. HEIGHT IN LIEU OF REAR YARD WITH A
MAXIMUM 15 FT. HEIGHT RESPECTIVELY



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

May 22, 2001

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: 01-450-A
17401 Wesley Chapel Road
SE/S Wesley Chapel Road, opposite Blue Mount Road
10th Election District – 6th Councilmanic District
Legal Owner: Alexandra K F Secor

Administrative Variance to permit a detached accessory building to be located in a side yard with a 18 feet height in lieu of rear yard with a maximum 15 feet height respectively.

HEARING: Thursday, June 28, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon G.D.Z.
Director

C: Alexandra K F Secor, 17401 Wesley Chapel Rd, Monkton 21111
John Westerlund, P O Box 861, Sparks 21152
Patricia Visser, 17403 Wesley Chapel Rd, Monkton 21111

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 13, 2001.**
(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
Tuesday, June 12, 2001 Issue – Jeffersonian

Please forward billing to:

Alexandra Secor
17401 Wesley Chapel Road
Monkton MD 21111

410 343-1915

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: 01-450-A

17401 Wesley Chapel Road

SE/S Wesley Chapel Road, opposite Blue Mount Road

10th Election District – 6th Councilmanic District

Legal Owner: Alexandra K F Secor

Administrative Variance to permit a detached accessory building to be located in a side yard with a 18 feet height in lieu of rear yard with a maximum 15 feet height respectively.

HEARING: Thursday, June 28, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D Z
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
Department of Permits and
Development Management

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

June 22, 2001

Alexandra K F Secor
17401 Wesley Chapel Road
Monkton MD 21111

Dear Ms. Secor:

RE: Case Number: 01-450-A, 17401 Wesley Chapel Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 24, 2001.

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.

W. Carl Richards, Jr. 602
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: John Westerlund, P O Box 861, Sparks 21152
People's Counsel



H
W

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 23, 2001

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

SUBJECT: 17401 Wesley Chapel Road

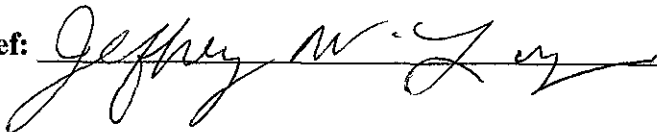
INFORMATION:

Item Number: 01-450
Petitioner: Alexandra K.F. Secor
Property Size: 2.162 acres
Zoning: RC2
Requested Action:
Hearing Date:

MAY 25

The Office of Planning does not oppose the applicant's request provided that the new construction is in accordance with the architectural drawings submitted to this office on May 22, 2001. It is also recommended that some foundation planting be provided along the rear of the proposed house.

Section Chief:



AFK:JL

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JAMES W. CONSTABLE

16 TH Floor 100 N CHARLES

ST. BALTIMORE, MD, 21201

JOHN WESTERLUND

15132 WHEELER LN

SPARKS MD 21152

Alexandra → Chelsea → J.B. Aaron

12401 Wesley Chapel Rd, Manassas
21111



Case Number _____

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

E 6,000
N 112,000

E 915,000

E 7,500

R.C. 4

A 50

N 645,000

N 111,000

BLUE MOUNT RD.

CHAPEL

P.O.B.

WESLEY WOODS

17401
WESLEY CHAPEL RD
MONTGOMERY MD 21111

R.C. 4

R.C. 2

11/14/00

PROP. LINE

PRIVATE

(SHEET NE.28-A)

N 110,000

NE 28 B ARIAL PHOTO

DAVID

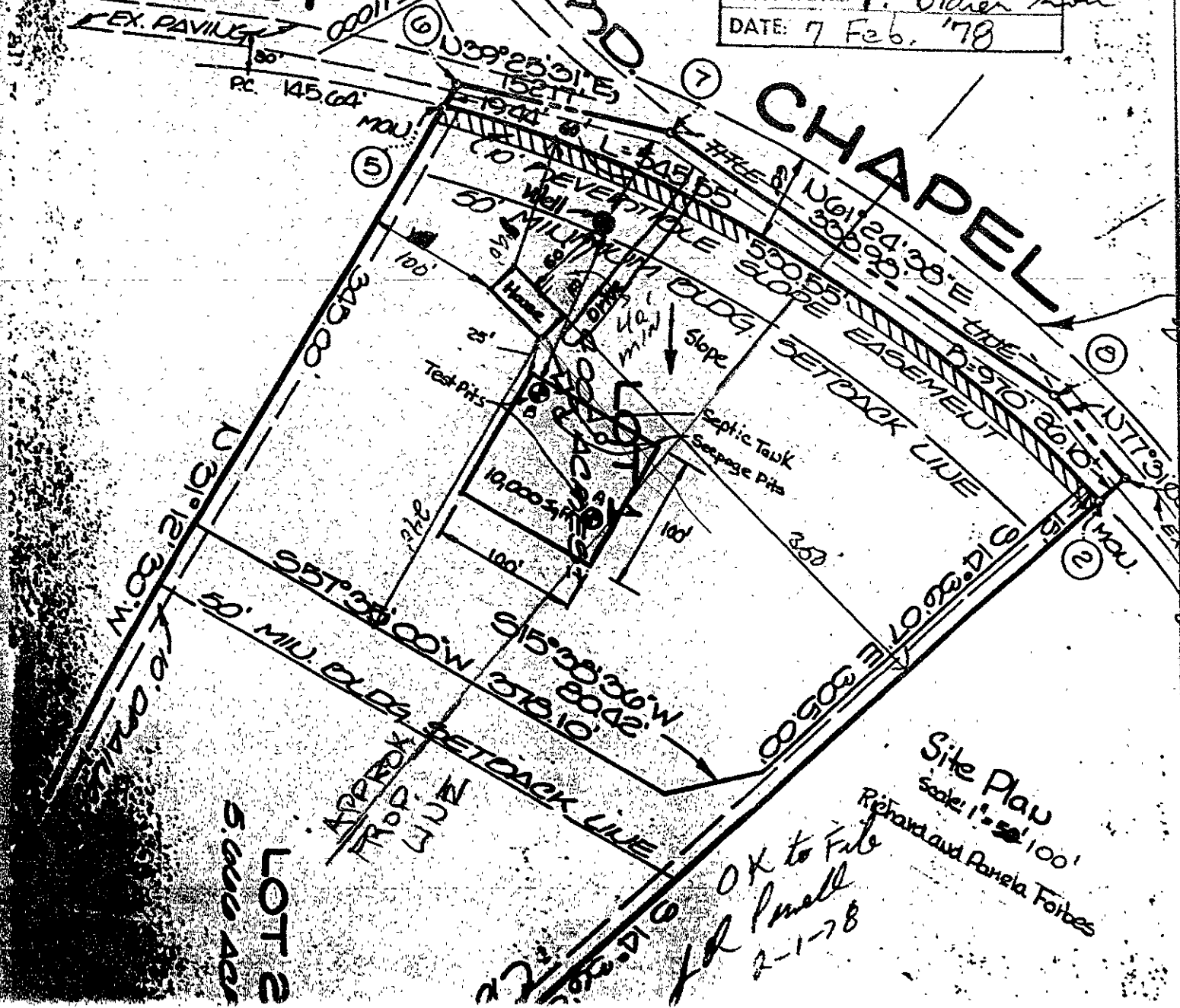
- ① AZIAL PHOTO 206
- ② JOHN MCGRAIN 406
- ③ RM 123 MIDOL SUB. PLATTON —
- ④ 18, DIV. (AND RAC)

FINAL APPROVED PLAN
 BALTO. CO. PLANNING DEPT.
 SIGNATURE: *P. Dicker*
 DATE: 7 Feb. '78

WESLEY

MOULT RD.

CHAPEL



LOT 2

Site Plan
 Scale: 1" = 50' 100'
 Richard and Pamela Forbes

OK to File
 for Small
 2-1-78

Mr. Richard Forbes
108 Rob Hill Drive
Bristowtown, Maryland 21136

Dear Mr. Forbes:

Reference is made to your Building Application 01016 for a dwelling to be located at 7401 Wesley Chapel Road, lot 1 Wesley Woods, Election District 10.

Based on the soil evaluation study, approval is granted for a private sewage disposal system consisting of the following:

1500 gal. septic tank, distribution box and two 8 ft. by 12 ft. seepage pits (minimum 10 ft. below inlet) as per plot plan. Top of septic tank shall not be deeper than 18 inches below grade.

The Division of Sanitary Engineering must be contacted if any alteration or relocation is made in the following:

- (a) The above recommended sewage disposal system
- (b) The plot plan submitted showing the dwelling, sewage disposal system, and water well.

Under Section 16.2, Baltimore County Plumbing Code, a plumbing permit is required for the installation.

Soil evaluation results will be valid for a period of three years from date of evaluation. At the expiration of this period of time, the results will become void without notice to that effect having been given by the approving authority.

Where water wells are involved, the well must comply with all requirements of the Baltimore County Department of Health.

Very truly yours,

William M. Greenwalt, R.S., Chief
Division of Sanitary Engineering
BUREAU OF ENVIRONMENTAL SERVICES

WMG:THE:pb

SEC 13A 377

OK for
occupancy inspection
and well find
10.5.78
DAN & A. Kelly



BELLEFIELD DESIGN INC.

SECOR GARAGE

7/10/00

SCALE: 3/16" = 1'

ELEVATIONS

231

BUILDING ELEVATIONS

450

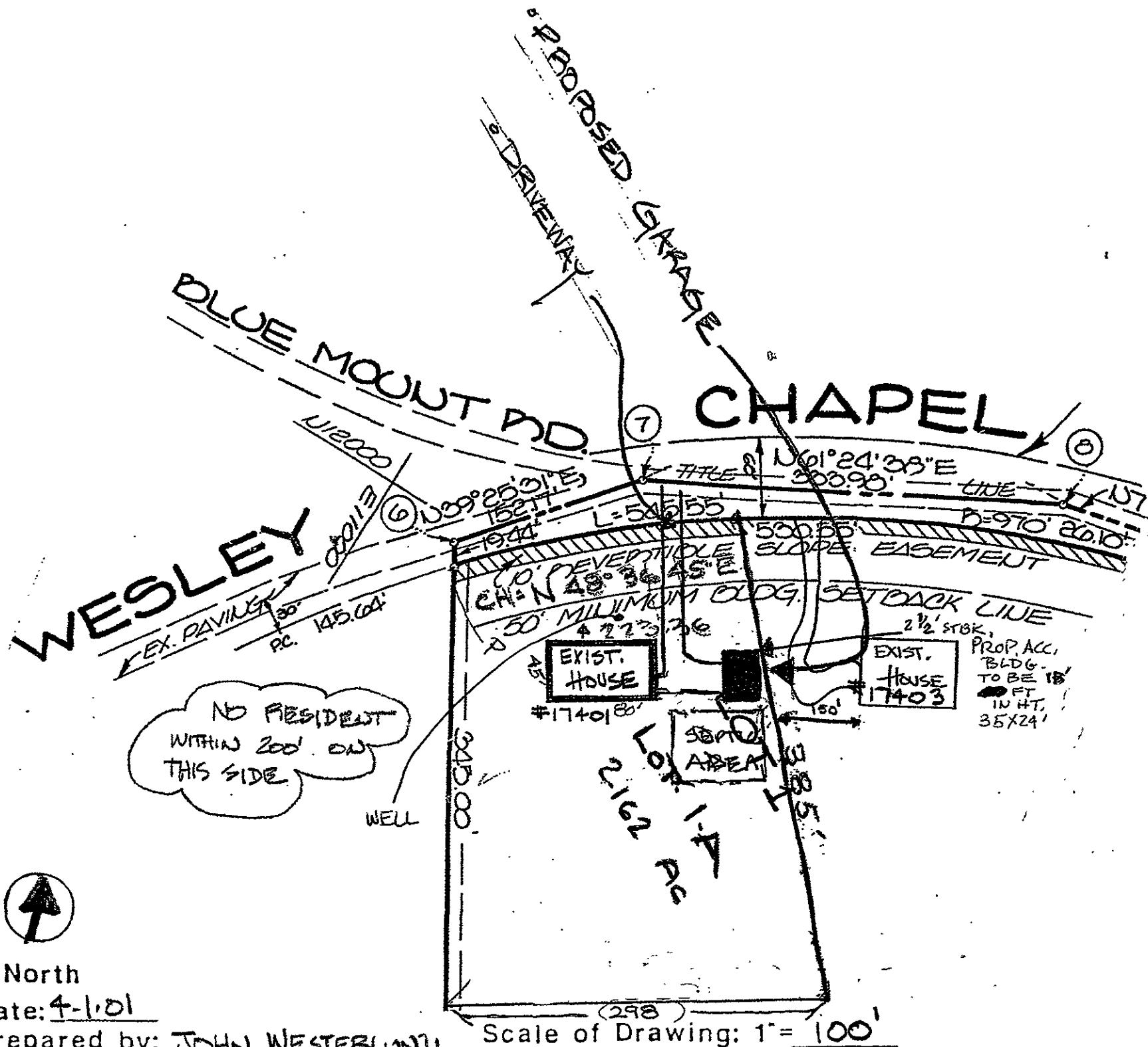
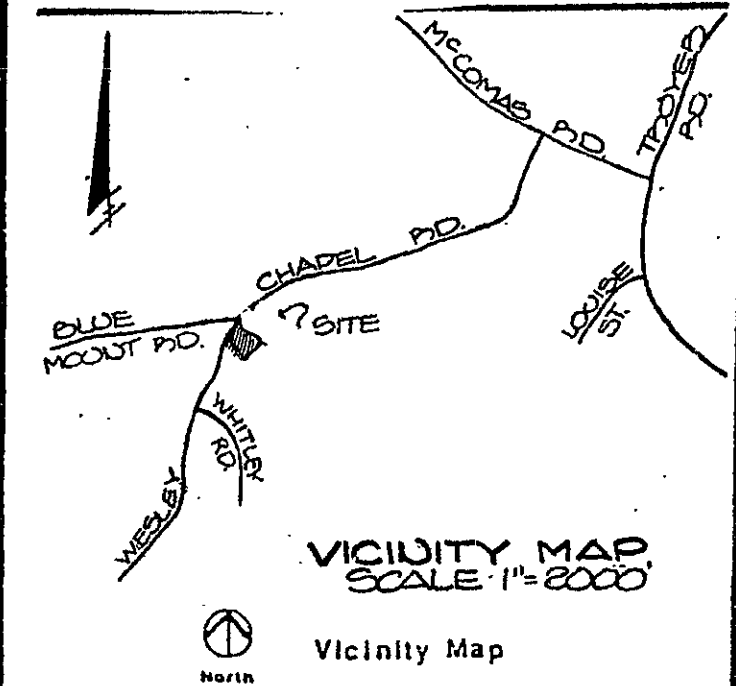
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 17401 WESLEY CHAPEL RD. MONKTON Z1111 see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: WESLEY WOODS

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

OWNER: JB + ALEXANDRA SELOR



LOCATION INFORMATION

Election District: 10

Councilmanic District: 6

1"=200' scale map#: NE 28 B

Zoning: RC-2

Lot size: 2.162 94,176.72
acres square feet

SEWER: ☐ public ☒ private

WATER: ☐ public ☒ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: SITE IS NOT IN A 100 YEAR FLOOD PLAIN
NONE

Zoning Office USE ONLY!

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

VL

ASO

Det. 94 #1

Prot Ex #1

C- Conifer - native

DRIVEWAY

WOODED AREA

RECEIVED

POTS

POTS

PROPOSED
GARAGE

FRONT

Shed

SECTOR
BACK
YARD

DRIVEWAY

Visser
Proposal

BDI INC

231 528.01

approximately
length of garage

Prot Ex 2A



red shed

view from Vicer driveway

Prot Ex 2B



Secor driveway

Prot Ex 2C

~ length of garage



regulation left
after construction

view from Visser drive way

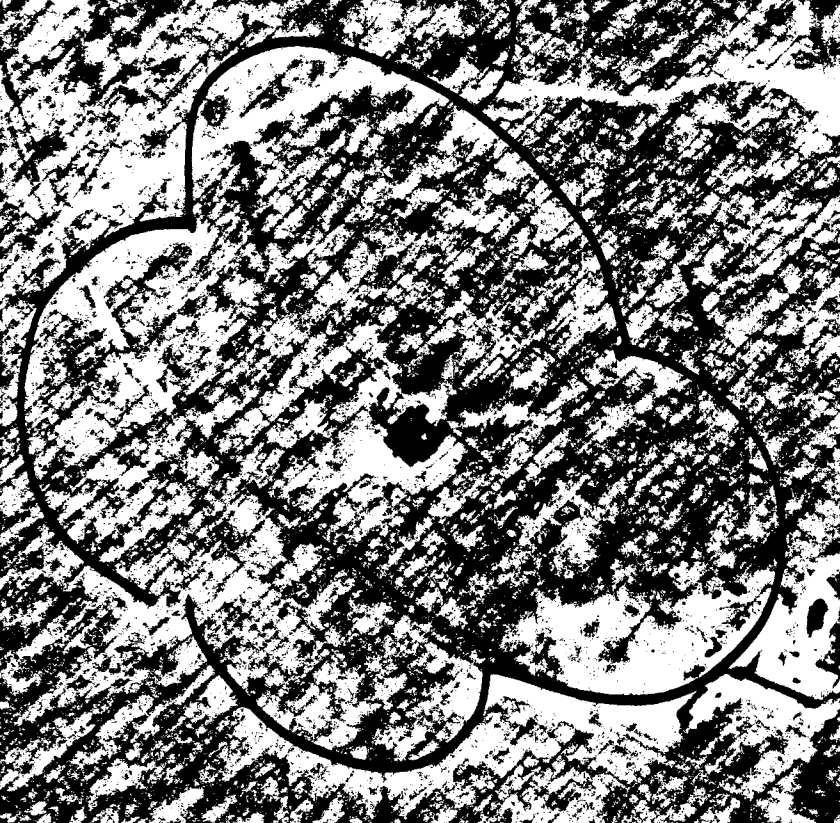








15-082



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING

Ref #4

SCALE
1" = 200'

LOCATION

SOUTH OF

TROYER

SHEET

N.E.

28-B

DATE
OF