

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Princess Anne Way, 1140' E of the c/l
Cripplegate Road
(13725 Princess Anne Way)
10th Election District
3rd Council District

Stephen Femiano and Valerie Anderson
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-092-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, Stephen Femiano and Valerie Anderson. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. In this case, the Petitioners applied for an administrative variance on or about September 16, 2001. On October 13, 2001, the property was duly posted and advertised giving public notice of the requested relief. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested can demand a public hearing provided they do so within 15 days of the sign posting. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner, upon review of the case file, can schedule the matter for a hearing. In this case, a letter of opposition was received from David Mattson, President of the Summer Hill Association, the subdivision in which the property is located. Thus, the matter was scheduled for a public hearing on October 29, 2001.

ORDER RECEIVED FOR FILING

Date

By

Appearing at the hearing in support of the request were Stephen Femiano and Valerie Anderson, property owners. Appearing as Protestants in the matter were numerous residents from the surrounding community, including the adjacent property owner, Ruth C. Roberts. Her son, Reid Roberts, and Mark Behm and David Marshall served as spokespersons for the group; however, the record will reflect that testimony was offered from a number of residents who appeared in opposition to the request.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel, located on the south side of Princess Anne Way, between Merrymans Mill Road and Paper Mill Road in Phoenix. The property contains a gross area of .960 acres, more or less, zoned R.C.4 and is located in the residential subdivision known as Summer Hill, a community of substantial homes on relatively large lots. Presently, the property is improved with a two-story single family dwelling, in which the Petitioners have resided for the past 4 years. Apparently, at one time, the house featured an attached garage; however, the garage was converted to provide more internal living space. Thus, there is no garage at the present time. However, during a site visit to the property following the hearing, I did observe a temporary structure in the front yard of the property, near an automobile covered with a tarpaulin.

The subject of the Petition relates to a two-car garage that the Petitioners propose to construct in the front yard. Section 400.1 of the B.C.Z.R. requires that accessory structures, such as garages, sheds, swimming pools, etc., be located in the rear yard of the property. Thus, a variance is necessary. Apparently, at one time, a parking pad existed on the front portion of the lot, which is sloped with the elevation of the property rising from Princess Anne Way to the location of the house. The parking pad was actually graded into this slope and supported by railroad ties. However, the parking pad fell into a state of disrepair and was replaced by the Petitioners. The Petitioners now propose to construct a garage in the area where the old parking pad existed. Mr. Femiano indicated that the garage will be 24' x 24' in dimension, with a height no greater than 15 feet, and will contain sufficient storage space for two automobiles and small household items.

Photographs of the site show that the Petitioners recently constructed a retaining wall along the front portion of the property to support the new concrete parking pad. The retaining wall will ultimately serve as the foundation for the garage under the Petitioners' proposal. I inspected the retaining wall during my site visit, not only from the Petitioners' property, but also from the neighboring lot and the public street. Mr. Femiano indicated that the location for the proposed garage was consistent with the location of the old parking pad. He also noted the existence of a large oak tree in the front/side yard of the property. He indicated that the garage cannot be located in the rear of the property unless the oak tree is removed. He believes that the tree is an attractive feature of the lot and adds to the aesthetics of the vicinity and that its destruction would be inappropriate.

The Protestants who appeared are generally opposed to the request. They believe that it is inconsistent with other lots in the community. There was evidence of one other lot in this subdivision that contains a detached garage in the front yard. I also viewed this lot during my site visit; however, it is to be noted that most garages in the vicinity are in the rear yards of the properties or attached to the dwellings.

Testimony was also received from Reid Roberts, who is the son of the immediately adjacent property owner, Ruth Roberts. Mr. Roberts particularly noted the grade of the property and expressed concern that the garage would visually intrude upon his mother's property. He also expressed fears that the proposed landscaping would not serve as an effective buffer for the building for many years until such time as the landscaping matured.

The grant of variance relief by the Zoning Commissioner is governed by Section 307 of the B.C.Z.R. The requirements of this Section have been interpreted by the appellate Courts of this state, most notably in Cromwell v. Ward, 102 Md. App. 691 (1995). The appellate Court in Cromwell noted that variances could not be granted for the mere convenience of the property owner. Moreover, a claimed hardship, if self-imposed, cannot be the basis on which variance relief can be granted. Rather, in order for a variance to be granted, the Petitioner must satisfy three requirements. First, it must be established that the property is unique and that this uniqueness

drives the need for variance relief. Second, it must be shown that the Petitioner would suffer a practical difficulty (as defined by law) if relief were denied. Finally, relief can be granted only if there will be no detrimental impact on adjacent properties.

The property is unique when one considers its irregular shape, slope, and the existence of the mature oak tree. Although these are features of many lots in this subdivision, this particular combination of factors is unique to this specific lot. However, I do not find that these unique factors drive the need for the variance. During my site visit, it was evident that the existing driveway could be extended into the rear yard of the property, without destroying the oak tree. The tree is actually located in the side yard of the property, and there appears to be enough room to accommodate a single lane driveway past that tree and into the rear yard. The site plan shows a full 16 feet from the proposed corner of the garage to the property line adjoining the Roberts' property. Moreover, there is room in that rear yard to construct a garage. Also, it appears that the rear yard is flatter than the front yard.

Having determined that the property's uniqueness does not drive the need for variance, the Petition must be denied and the other tests need not be considered. However, and in passing, I would note that the proposed location for the garage, if granted, would detrimentally impact the surrounding locale. Although the building would be in compliance with the height limitations established by the B.C.Z.R., the nature of the grade in front would give the appearance of a very tall and overwhelming structure when viewed from Princess Anne Way and the Roberts' property. This visual impact is, in my judgment, detrimental to that adjacent property, and the view from the public roadway. Thus, even if I determine that the unique factors associated with this property justify the need for variance relief, it would still not be granted due to this adverse impact.

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 denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of November, 2001, that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure

(detached garage) to be located in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

Any appeal of this decision must be filed within thirty (30) days of the date of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 11/6/11
By [Signature]



Baltimore County
Zoning Commissioner

November 6, 2001

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

Mr. Stephen Femiano
Ms. Valerie Anderson
13725 Princess Anne Way
Phoenix, Maryland 21131

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Princess Anne Way, 1140' E of the c/I Cripplegate Road
(13725 Princess Anne Way)
10th Election District - 3rd Council District
Stephen Femiano and Valerie Anderson - Petitioners
Case No. 02-092-A

Dear Mr. Femiano and Ms. Anderson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been denied, 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: Ms. Ruth Roberts, 13729 Princess Anne Way, Phoenix, Md. 21131
Mr. Reid Roberts, 17230 Evna Road, Parkton, Md. 21120
Mr. Mark Behm, 13809 Princess Anne Way, Phoenix, Md. 21131
Mr. Dave Marshall, 13901 Summer Hill Drive, Phoenix, Md. 21131
Ms. Jean Smith, 13711 Princess Anne Way, Phoenix, Md. 21131
Mr. Paul Davolos, 13806 Princess Anne Way, Phoenix, Md. 21131
Ms. Sally Barker, 13707 Princess Anne Way, Phoenix, Md. 21131
Mr. & Mrs. H. Calvin Huether, 13805 Summer Hill Drive, Phoenix, Md. 21131
Mr. John T. O'Hara, 13702 Cripplegate Road, Phoenix, Md. 21131
The Craig Residence, 6 Shanneybrook Court, Phoenix, Md. 21131
Mr. & Mrs. Fred Masterman, 7 Shanneybrook Court, Phoenix, Md. 21131
Mr. & Mrs. Frank Dickison, 9 Shanneybrook Court, Phoenix, Md. 21131
Ms. Anne M. Keys, 13802 Princess Anne Way, Phoenix, Md. 21131
Ms. Lee Pribble, 6 Dunscombe Court, Phoenix, Md. 21131
Ms. Evelyn Bradley, 13800 Princess Anne Way, Phoenix, Md. 21131
Mr. & Mrs. Timothy Mead, 4 Green Peak Court, Phoenix, Md. 21131
Mr. & Mrs. Kevin Sniffen, 13714 Summer Hill Drive, Phoenix, Md. 21131
People's Counsel; Case File

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





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 13725 Princess Anne Way Phoenix 21131
which is presently zoned RC4

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)

BCZR 400.1 To allow an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard.

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:

N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Need waived for present review

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

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.

Legal Owner(s):

Stephen Femiano

Name - Type or Print

Signature

Valerie Anderson

Name - Type or Print

Signature

13725 Princess Anne Way 410 628-1407

Address

Telephone No.

Phoenix MD 21131

City

State

Zip Code

Representative to be Contacted:

STEPHEN FEMIANO

VALERIE ANDERSON 410-628-1407

Name (HOMEOWNERS) - HOME TELEPHONE

410-887-3525

Address

WORK ~

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JRF Date 9-4-01

Estimated Posting Date 9-16-01

CASE NO. 02-092-A

OPED RECEIVED FOR FILING
Date 9/15/01
By [Signature]

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 13725 Princess Anne Way
Address
Phoeniz, MD 21131
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

- A. Uniqueness. Due to existing 250 year old tree, placing the proposed structure in the normal location (area) attached to the house, presents a hardship that cannot be circumvented. Points B.1.I,II,III are met.
- B. Unreasonable hardship. Due to existing driveway and parking pad, it is not practical to seek another entrance to the rest of the property, but is practical to keep the existing driveway and parking area to created a new structure. Points B.2.I,II,III are met.
- C. Use of existing residency density. Structure will be equal in asthetic value as is the existing house and to the surrounding properties.
- D. Will be met.
- E. Will be met.

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.

Stephen Femiano
Signature
Stephen Femiano
Name - Type or Print

Valerie Anderson
Signature
Valerie Anderson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of September, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Maryland

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

9/14/01
Date

Valerie C. Peterson
Notary Public
My Commission Expires 2/1/02

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 13725 Princess Anne Way
Address
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City State Zip Code

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- C. Use of existing residency density. Structure will be equal in asthetic value as is the existing house and to the surrounding properties.
- D. Will be met.
- E. Will be met.

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.

Stephen Femiano
Signature
Stephen Femiano
Name - Type or Print

Valerie Anderson
Signature
Valerie Anderson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4 day of September, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Maryland
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

9/4/01
Date

Valerie C. Peterson
Notary Public
My Commission Expires 2/1/04



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 13725 Princess Anne Way Phoenix 21131
which is presently zoned RC4

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)

BC2R 400.1 To allow an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard.

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:

N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Need waived for present review

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Stephen Femiano

Name - Type or Print

Signature

Valerie Anderson

Name - Type or Print

Signature

13725 Princess Anne Way

410 628-1407

Address

Telephone No.

Phoenix

MD

21131

City

State

Zip Code

Representative to be Contacted:

STEPHEN FEMIANO

VALERIE ANDERSON

410-628-1407

Name (HOMEOWNERS) - HOME TELEPHONE

410-887-3525

Address

WORK ~

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 _____ 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. 02-092-A

Reviewed By JRF

Date 9-4-01

Estimated Posting Date 9-16-01

R20 9/15/98

ZONING DESCRIPTION

Zoning description for 13725 Princess Anne Way Phoenix MD 21131

Beginning at a point on the North side of Princess Anne Way which is 32 feet wide at the distance of 1140 feet East of the centerline of the nearest improved intersecting street Cripplegate Road which is 32 feet wide.

Being lot #30 of block "E" section # four of the subdivision of Summer Hill as recorded in Baltimore County Plat Book # 31 folio # 92 containing .960 acres.

Also, known as 13725 Princess Anne Way and located in the 10th election district 3rd councilmanic district.

092

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

5724

DATE 9-4-01 ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: FEMIANO & ANDERSON

13725 PRINCESS ANNE WAY ITEM # 012

FOR: 01 - VARIANCE TAKEN BY JJP

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
9/05/2001 9/04/2001 15:27:24

REL WS05 CASHIER MOBILE DRIVER 5
RECEIPT # 232550 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 005724

Recpt Tot 50.00

50.00 Cr .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

**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: #02-092-A
13725 Princess Anne Way
S/S of Princess Anne Way, 1140
NE centerline of Chappel Gate Rd.
10th Election District
3rd Councilmanic District
Legal Owner(s): Valerie
Anderson & Stephen Femiano
Administrative Variance: to
allow an accessory structure
(detached garage) to
be located in the front yard
in lieu of the required rear
yard.

Hearing: Monday, October
29, 2001 at 9:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave.
nue.

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.

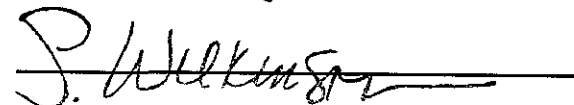
10/117 Oct. 11 C49926

CERTIFICATE OF PUBLICATION

10/11/, 2001

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 10/11/, 2001.

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



LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-092-A

Petitioner/Developer: _____

STEPHEN FEMIANC

VALETIE ANDERSON

Date of Hearing/Closing: 10/1/01

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 _____

13725 PRINCESS ANNE WAY

The sign(s) were posted on 9/15/01
(Month, Day, Year)

CASE # 02-092-A



Sincerely,

Richard E. Hoffman 9/15/01
(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)

13725 PRINCESS ANNE WAY

POSTED 9/15/01

Richard E. Hoffman 9/15/01

CERTIFICATE POSTING

RE: Case No.: 02-092-A

Petitioner/Developer: _____

VALERIE ANDERSON & STEPHEN FEMIANO

Date of Hearing/Closing: 10/19/01

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

Attention: Ms. Gwendolyn Stephens

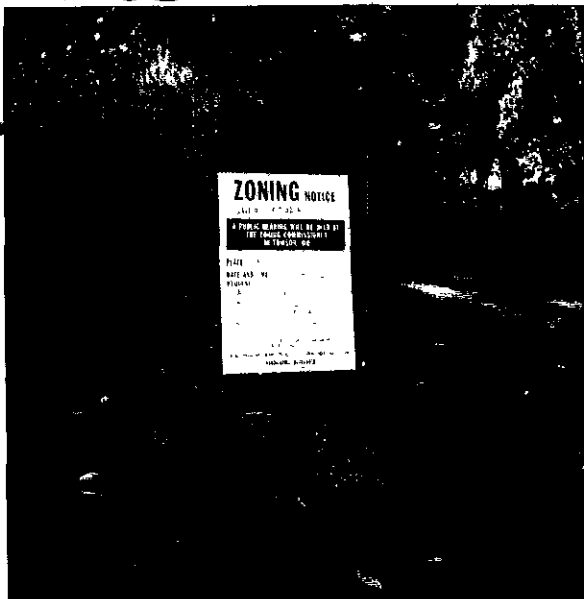
Ladies and Gentlemen:

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 _____

13725 PRINCESS ANNE WAY

The sign(s) were posted on 10/13/01
(Month, Day, Year)

CASE # 02-092-A



Sincerely,

Richard E. Hoffman 10/13/01
(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)

13725 PRINCESS ANNE WAY

POSTED 10/13/01

Richard E. Hoffman 10/13/01

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 11, 2001 Issue – Jeffersonian

Please forward billing to:
Stephen Femiano
Valerie Anderson
13725 Princess Anne Way
Phoenix MD 21131

410 628-1407

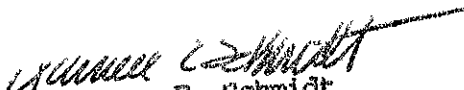
NOTICE OF ZONING HEARING

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: 02-092-A
13725 Princess Anne Way
S/S of Princess Anne Way, 1140' NE centerline of Chappel Gate Road
10th Election District – 3rd Councilmanic District
Legal Owners: Valerie Anderson & Stephen Femiano

Administrative Variance to allow an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard.

HEARING: Monday, October 29, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

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
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

October 3, 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: 02-092-A

13725 Princess Anne Way

S/S of Princess Anne Way, 1140' NE centerline of Chappel Gate Road

10th Election District – 3rd Councilmanic District

Legal Owners: Valerie Anderson & Stephen Femiano

Administrative Variance to allow an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard.

HEARING: Monday, October 29, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

C: Valerie Anderson and Stephen Femiano, 13725 Princess Anne Way,
Phoenix 21131
David Mattson, President, Summer Hill Association, 6 Crestmill Court,
Phoenix 21131

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 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.



**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: 092
Petitioner: STEPHEN FEMIANO / VALERIE ANDERSON
Address or Location: 13725 PRINCESS ANNE WAY, PHOENIX, MD
21131

PLEASE FORWARD ADVERTISING BILL TO:

Name: STEPHEN FEMIANO, VALERIE ANDERSON
Address: 13725 PRINCESS ANNE WAY
PHOENIX, MD 21131
Telephone Number: 410.628.1407

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 092 -A Address 13725 PRINCESS ANNE WAY
Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9-4-01 Posting Date: 9-16-01 Closing Date: 10-1-01

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 02- 092 -A Address 13725 PRINCESS ANNE WAY
Petitioner's Name Stephen Femiano & Valerie Anderson Telephone 410-628-1407
Posting Date: 9-16-01 Closing Date: 10-1-01
Wording for Sign: To Permit an accessory structure (detached garage)
to be located in the front yard in lieu of the required
rear yard.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 26, 2001

Valerie Anderson
Stephen Femiano
13725 Princess Anne Way
Phoenix MD 21131

Dear Ms. Anderson & Mr. Femiano:

RE: Case Number: 02-092-A, 13725 Princess Anne Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 4, 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.
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 25, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For October 1, 2001
Item Nos. 086, 087, 088, 089, 090, 092,
093, 094, 095, 096, 098, and 099

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

RWB:HJO:jrb

cc: File

- 2 -



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

September 27, 2001

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 SEPTEMBER 24, 2001

Item No.: See Below

Dear Ms. Stephens:

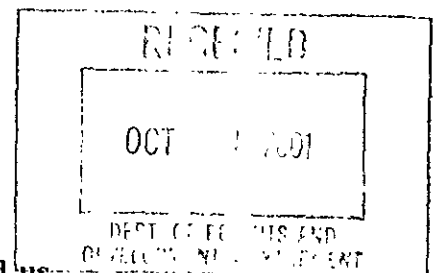
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097,
098, 099, AND 100

REVIEWER: LIEUTENANT JIM MEZICK, 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

HEARING
REQUESTED *AV*
Res 10/1
10/29

INTER-OFFICE CORRESPONDENCE

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

DATE: October 1, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-092, 02-099, & 02-100

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

ICT - 2

Section Chief:

Jeffrey W. Lee

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.1.01

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

RE: Baltimore County
Item No. 092

JRF

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,

lr 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



SEP 19

County Council of Baltimore County

Court House, Towson, Maryland 21204

410-887-3196

Fax 410-887-5791

S. G. Samuel Moxley
FIRST DISTRICT

Kevin Kamenetz
SECOND DISTRICT

T. Bryan McIntire
THIRD DISTRICT

Wayne M. Skinner
FOURTH DISTRICT

Vincent J. Gardina
FIFTH DISTRICT

Joseph Bartenfelder
SIXTH DISTRICT

John Olszewski, Sr.
SEVENTH DISTRICT

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL
SECRETARY

September 18, 2001

Mr. Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue - Room 405
Towson, Maryland 21204

Dear Mr. Schmidt:

Attached please find a copy of Resolution 111-01 concerning the public disclosure of Stephen Femiano and Valerie Anderson, employees of the Baltimore County Board of Education who have applied for a zoning variance to construct a garage at their residence at 13725 Princess Anne Way, Phoenix, Maryland 21131.

This Resolution was approved by the County Council at its September 17, 2001 meeting and is being forwarded to you for appropriate action.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas J. Peddicord, Jr.", is written over a horizontal line.

Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

TJP:dp
Enclosure

cc: Stephen Femiano & Valerie Anderson

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2001, Legislative Day No. 17

Resolution No. 111-01

Mr. T. Bryan McIntire, Councilman

By the County Council, September 17, 2001

A RESOLUTION concerning the public disclosure of Stephen Femiano and Valerie Anderson, employees of the Baltimore County Board of Education.

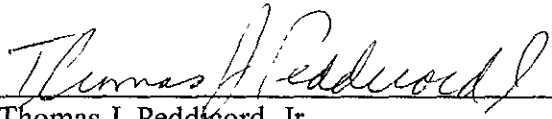
WHEREAS, Stephen Femiano and Valerie Anderson, employees of the Baltimore County Board of Education, have applied for a zoning variance to construct a garage at their residence at 13725 Princess Anne Way, Phoenix, Maryland 21131; and

WHEREAS, this Resolution is intended to provide full public disclosure under Section 26-3(e) of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the application for a zoning variance filed by Stephen Femiano and Valerie Anderson, does not contravene the public welfare and is hereby authorized.

READ AND PASSED this *17th* day of *September*, 2001.

BY ORDER



Thomas J. Peddicord, Jr.
Secretary

ITEM: Resolution 111-01



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 2, 2001

Valerie Anderson
Stephen Famiano
13715 Princess Anne Way
Phoenix MD 21131

Dear Mr. Famiano & Ms. Anderson:

RE: Demand for Public Hearing, Administrative Variance, Case Number 02-092-A

The purpose of this letter is to officially notify you that a Demand for Formal Hearing by David Mattson, President Summer Hill Association has resulted in a timely demand for a public hearing concerning the above proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor
Zoning Review

WCR: gdz

C: David Mattson, President, Summer Hill Association, 6 Crestmill Court,
Phoenix 21131



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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

Robert and Paulette Kirkpatrick
13724 Princess Anne Way
Phoenix, MD 21131

Mr. Zahner
Zoning Administration
Management Department
111 W. Chesapeake Ave.
Towson, MD 21204

October 25, 2001

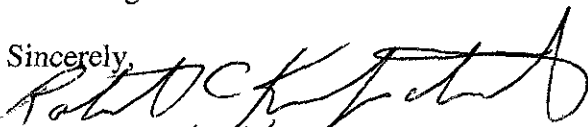
Dear Mr. Zahner,

Steve Femiano and Val Anderson, our neighbors directly across the street from us in Summer Hill, have asked for a zoning variance in order to build a garage. They have shared their plans with us as they have taken each step in the process.

They have a 200-year-old oak tree in the area of their plot appropriate for a garage. In order to save this valuable and historic tree, Val and Steve are asking to build somewhat in front of their home but well back from the street. My husband and I are comfortable with this option. They have already worked at landscaping the foundation to make the garage as unobtrusive as possible. The doorways will face the driveway rather than the street that will make the garage appear to be a forward extension of the house.

Steve and Val have made numerous improvements to their property, few of which are visible from the street because of the elevation of their home. These improvements have dramatically increased the value of their home. We are confident that Steve and Val will use discretion and taste in building their garage and will continue to enhance their home. We have no objections to the zoning variance.

Sincerely,



Paulette A. Kirkpatrick

Robert C. Kirkpatrick
Paulette A. Kirkpatrick

Zoning Administration Management Department
111 West Chesapeake Avenue
Towson, MD 21204
Mr. George Zahner
Ref: Case number 02-092-A
9/28/01

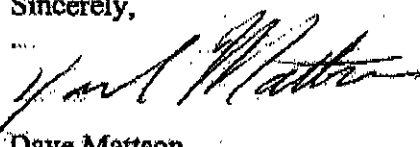
Dear Mr. Zahner,

I'm writing on behalf of the Summer Hill Association, which comprises over 300 homes. The existing homeowner had a small cement pad, large enough to park an automobile. They have expanded that pad far beyond the size of the existing pad and has begun construction of the foundation of the garage (before zoning approval). Since many of the neighbors are against the location of the garage, we are formally requesting that the administrative hearing move to a public hearing. I know you have spoken to Sally Barker on two separate occasions and have indicated our request has been filed but thought it would be helpful to send a fax for your files.

If necessary, the association would be happy to outline specific issues prior to the public hearing. The association would appreciate it if you would let us know the dates scheduled for this public hearing, either by a telephone call to me directly or by responding to our address.

We appreciate your help in this matter.

Sincerely,

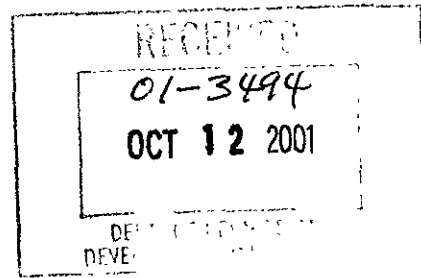

Dave Mattson
President Summer Hill Association

SHA
P.O. Box 325
Phoenix MD
21131
410-666-7925

October 11, 2001

Anne M. Keys
13802 Princess Anne Way
Phoenix, MD 21131
Ph: 410-666-0088

Mr. George Zahner
Zoning Administration and Development Management
Baltimore County, MD
111 W. Chesapeake Avenue
Baltimore, MD 21204



Re: Case # 02-092-A - Variance for Detached Garage at 13727 Princess Anne Way

Dear Mr. Zahner:

I have been a resident of Summer Hill for 33 years and live across the road, 2 houses east of the property seeking this variance. Like a number of Summer Hill residents, I am extremely upset that any owner of property in this community would so blatantly disregard the goodwill, tranquility and ambiance of the great majority of homeowners here, to say nothing of diminishing the property values of others throughout the area.

The present owners have lived here about 4 years and have done nothing to improve their crumbling driveway or enhance their property on the street side. They have parked their vehicles helter-skelter across their lawn and, about 2 years ago, erected a poor excuse for a tent on their existing parking pad as a garage of sorts. During the summer this tent was partially hidden by mature shrubs and a magnificent tree. Early this spring, that tree was removed. Without any warning (no permit appeared where it could be seen from the road) the owners began constructing a new "pad", much larger than the present one, placed downhill and closer to the road. This "pad" is actually the foundation for a garage.

I will digress with a little history here: the original house had a one-car garage, later converted into a room with sliding glass doors opening to the driveway, and an unnoticeable parking pad was constructed to the side and front of the original garage. That pad is still there, and apparently still in use as you can see from Photo #1. The railroad ties which bordered the pad have been removed and white stone poured in their place, but you can see that the original pad was built close to the existing terrain and with the former tree to the street-side, was virtually hidden from view of passersby. The other properties in Summer Hill do not have detached structures which are forward of the main building with one exception: 13606 Summer Hill Drive. This was approved by the Association because it is right next to the house and is hidden downhill from road view. Due to the terrain there was no other area to construct a garage on this property. The few properties without garages have inconspicuous parking pads which are just large enough to accommodate their cars.

This spring the owners had a very large, mature tree removed from their side lawn. Shortly after, and long before any notice of variance appeared, a very tall and large concrete block edifice began to rise (Photo # 2). The structure is at least 24 feet long and 7 feet tall on the side facing the neighbor's home at 13729 (Photo #3). This view will greet everyone driving on Princess Anne Way, and will surely lower property values in the immediate area, no doubt with a fallout effect throughout Summer Hill.

With the foundation reaching as high as this one does, a garage on top will obliterate the landscape and remove any sense of continuity or congruity in the community. This garage could have been added to the original garage, or be attached to the house at a right angle, even moved forward but still attached to the house in order to save what the owners deem to be a precious tree..

Photo #4 shows the proximity of foundation to the house at 13729 Princess Anne Way. No information has been forthcoming as to what materials this building will be made of, what shape it will take, or what type of roof it will have. Based on the tent and the lawn parking the community has witnessed, we are frightened by what the owner may have in store.

As you may surmise from my letter, the time put into taking photos and writing to you, my phone calls to your department, and after talking with many residents, among them people who live on streets other than Princess Anne Way, I am greatly concerned what a garage like this, as well as the new "pad", will do to property values.

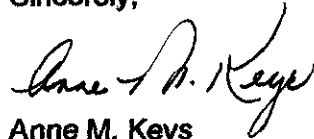
I urge you to consider the impact on the neighborhood, if permission is granted to erect the proposed garage, and I further plead with you to exact an arrangement for the owners to reduce the size of their "pad", or at least try to disguise it by planting appropriate trees and shrubs, and please do not allow another temporary structure to be erected, such as the tent which existed there previous to the start of construction this spring.

To recap the salient points in my letter:

- The owners could have extended the original garage, even moving it several feet forward, thereby ecologically saving greenspace and most likely saving the tree they don't wish to remove. In doing so they'd have saved a similar mature tree which was removed to construct a new pad - - on which the garage (if approved) will stand.
- The owner could have truly replaced the present parking pad, unnoticed from the road, thereby saving the mature tree they removed, and avoiding disharmony with nature and the community.
- The newly constructed "pad" is out of scale, placed much nearer the road, and protrudes high into the air, making an unsightly and discordant element visible by all who pass.
- A garage (about which the community has no knowledge concerning material or style) will cause a major distraction and disturbance to the ambience of the community, and adversely affect the appeal of not only the owners' property, but the property of other Summer Hill owners as well.

I urge your careful and prudent consideration of this proposed building.

Sincerely,



Anne M. Keys

enclosures

Ron/Maryn Brown
2420 STANWICK RD
PHOENIX, MD 21131

Oct 26, 2001
Re CASE # 02-092-A

Mr. Zakner,

I am a neighbor of the Femianos
and am writing in support of their permit
request to build a garage on the existing
pad.

They are trying to save a beautiful
200+ year old red Oak tree which is
the preferred location of the garage.
a garage would not change or obstruct
the views of their neighbors nor change
our property values.

It seems to many of us who have
seen the plans that it is appropriate to
have a place to house and protect their
~~cars~~ cars from the weather.

I hope you will approve their request
Ronald L. Brown

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

STEPHEN FEMIANO

13725 PRINCESS ANNE WAY

VALERIE ANDERSON

13725 PRINCESS ANNE WAY, PHOENIX, MD 21131



Case Number _____

PLEASE PRINT LEGIBLY**PROTESTANT'S SIGN-IN SHEET**

Name	Address	City, State	Zip Code
Mark Behm	13809 Princess Anne Way	Phoenix, MD	21131
Jean Smith	13711 Princess Anne Way	Phoenix	21131
Dave Marshall	13901 Summer Hill Dr.	"	
Paul Davolos	13806 Princess Anne Way	"	"
Shelly Barker	13707 Princess Anne Way	Phoenix "	21131
Ruth Huether	13805 Summer Hill Dr	"	21131
H. Alvin Huether	13805 Summer Hill Dr.	"	21131
JOHN T. O'HARA	13702 COLEBROOK RD	"	"
Wynne Craig	6 SHANNYBROOK CT	Phoenix	21131
Shel Masterson	7 Shannbrook Ct	Phoenix	21131
Frank Dickison	9 Shanny Brook	Phoenix	21131
Barbara Dickison	9 Shannbrook	Phoenix	21131
Patricia C. Masterson	7 Shannbrook	Phoenix	21131
Anne M. Keys ANNE M. KEYS	13802 Princess Anne Way	Phoenix	21131
Lyn Gribble	6 Duncombe Ct	Phoenix	21131
Kate C. Roberts	13729 Princess Anne Way	Phoenix	21131
EVELYN BRADLEY	13800 PRINCESS ANNE WAY	Phoenix	21131
CINDY MEAD	4 GREEN PEAK CT.	PHOENIX	21131
TIM MEAD	"	"	"

Revised 4/17/00

Case Number _____

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

October 23, 2001

Arnold Jablon
Director
Baltimore County Department of Permits
& Development Mgmt.
County Office Building
111 West Chesapeake Avenue
Towson, MD 21201

Re: Case Number 02-092-A, 13725 Princess Anne Way

Dear Mr. Jablon:

As president of the Summer Hill Association, I am writing to represent the 300 homes that are within our community.

Summer Hill had, at one time, strict bylaws regarding the construction/development of properties. All the homes in the development were built at or around the same time and were built to conform to the standards detailed in the development bylaws. Because Summer Hill is a development all the homes have the same building specifications.

We have received numerous calls expressing concern from homeowners in the community. As a community we are concerned about aesthetic looks of our community as well as the resale value of our homes should the zoning petition be granted.

Pursuant to the above, we are requesting that the zoning petition be denied.

Should you have any questions, please feel free to contact me at (410) 666-7925.

Sincerely,

Dave Mattson
Dave Mattson
President
Summer Hill Association

Ref No 1

SUMMER HILL

SECTION TWO

RESTRICTIONS

ARTICLE I.

The land included in said tract, except as hereinafter provided shall be used for private residence purposes only and no building of any kind whatsoever, shall be erected or maintained thereon except private dwelling houses, each dwelling being designed for occupation by not more than one family, and private garages for the sole use of the respective owners or occupants of the plots, upon which such garages are erected; there shall not be erected or maintained on said tract of land an apartment house, or any house designed, or altered, for occupation by more than one family. This prohibition shall include the renting of rooms for any purpose to other than members of family of occupant. Garages if built must be integral parts of dwellings. No lot as shown on the plat shall be subdivided so as to accomodate more than one dwelling.

ARTICLE II.

FREE SPACES

The front line of an interior lot shall be the line abutting the street. The front line of a corner lot shall be the shorter side of the lot abutting a street.

The front yard of every lot shall be 75 feet; the side yard of a corner lot abutting the side street shall be twenty-five feet wide, and all other side yards shall be twenty feet wide.

No part of any building shall project into the front or side yard of any lot, except as follows:

1. Open entrance porches may project into the front yard not more than eight feet.
2. Cornices may project into the front and/or side yard not more than three feet.

ARTICLE III.

APPROVAL OF PLANS, ETC.

No building, fence, wall or other structure shall be

Plat 2

commenced, erected, or maintained, nor shall any addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, floor plans, and location of such structure and the grading plan of the plot to be built upon shall have been submitted to and approved in writing by Developer, and a copy thereof, as finally approved, lodged permanently with Developer.

No roadway shall be constructed or maintained into a lot from a street until the plan and specification therefore shall have been submitted to, and approved in writing by Developer, and a copy thereof, as finally approved lodged permanently with Developer.

Developer shall have the right to refuse to approve any such plans or specifications or grading plan, which are not suitable or desirable, in its opinion, for esthetic or other reasons; and in so passing upon such plans, specifications and grading plan, it shall have the right to take into consideration the suitability of the proposed building or other structure and of the materials of which it is to be built to the site upon which it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the building or other structure on the roadway, as planned, on the outlook from the adjacent or neighboring property in Section Two, Summer Hill.

Plans so submitted shall have incorporated into them a complete grading plan showing existing grades and finished grades of the lot relative to the finished road elevations, the location of Septic Tank and Well dimensions from dwelling and property lines.

All four elevations of house or dwelling shall show exterior material to be used; where masonry such as brick or stone is called for, it shall start at finish grade and run the full height of the wall, however, where frame dwelling is to be constructed, foundation material shall be of stone, brick or block stucco.

- 3 -

All exterior roof covering and material shall be submitted to the Developer with the plans for the proposed dwelling to be erected.

All plans shall be accompanied by a complete color scheme of exterior woodwork and samples of exterior masonry walls to be submitted. And in the repair or replacement of any part of a dwelling or garage no change from original structure or design shall be permitted without the prior written approval of Developer. Developer may, when in its sole discretion it may deem such action necessary, submit for its approval or disapproval, any and all plans and specifications as herein provided to a competent architect of its own selection; and the expense incident to such examination and approval or disapproval, which shall not exceed forty dollars (\$40.00) for any one examination, shall be paid by the person or persons submitting such plans or specifications. It is recommended that preliminary plans or sketches be submitted before proceeding with final plans and specifications.

ARTICLE IV.

WATER AND SEWAGE FACILITIES

1. All wells shall be sunk to a depth of not less than 100 feet.
2. Drill holes from ground surface to the rock shall be 4 inches larger in diameter than that for the well casing. The annular space between the casing and the drill hole shall be filled with concrete grout from the ground surface to the rock.
3. The well casing shall penetrate not less than 10 feet into the rock and shall extend above ground surface not less than 1 foot.
4. The grout shall be mixed with as little water as practical, using not more than 5 gallons of water per sack of cement.
5. The grout shall be placed in the bottom of the annular space and be filled to the ground surface.
6. Tile fields or seepage pits shall be not less than 100 feet in all directions from each well.

ARTICLE V.

WELLS

All rules and regulations of the Maryland Department of Geology, Mines and Water Resources shall be complied with.

ARTICLE VI.

MODIFICATION OF RESTRICTIONS

The Developer hereby expressly reserves the right in its absolute discretion at any time to change or modify any of the restrictions, conditions, covenants, agreements, or provisions contained in Articles I, II, III, hereof, as to any part of said tract then owned by Developer.

ARTICLE VII.

EASEMENTS, ETC.

Developer reserves the right to trim or prune, at the expense of the owner maintaining the same, any hedge or other planting that, in Developer's opinion, by reason of its location on the lot or the height to which it is permitted to grow, is unreasonably detrimental to the adjoining property, or obscures the view in street traffic or is unattractive in appearance.

The right and easement are reserved to construct and maintain on the rear portion of any lot shown on said plat the anchors and guys, with their attachments, that may be reasonably necessary in the construction and maintenance of the pole lines erected in furnishing electric current, telephone and other public utility services to the occupants of said tract, provided that, if any anchor, guy or attachment shall interfere with any building that may hereafter properly be erected on said tract, the anchor, guy or attachment shall be relocated without expense to the owner of the lot, on which it is located. The right is reserved to prune or trim any tree or shrub on any lot that interferes with the construction, maintenance or efficiency of said electric current, telephone or other public utility service.

Said easements and rights of way in and over said strips

- 5 -

of land extending five feet, unless otherwise specified on Plat, on either or both sides of back line of any lot shall be for the following purposes:

1. For the erection, construction and maintenance of poles, wires, and conduits, and the necessary or proper attachments in connection therewith for the transmission of electricity and the telephone and other public utility services.
2. For the construction and maintenance of storm water drains, land drains, sewers, pipe lines for supplying gas, water and heat, and for any other public or quasi-public utility or function conducted, maintained, furnished, or performed by or in any method beneath the surface of the ground.

Developer or its representative shall have the right to enter upon said reserved strips of land for any of the purposes for which said easements and rights of way are reserved.

Developer reserves the right at the time of, or after, grading any street, or any part thereof, to enter upon any abutting lot and grade the portion of such lot adjacent to such street to a slope of 2 to 1, but Developer shall not be obligated to do such grading or to maintain the slope.

ARTICLE VIII.

STREETS

It is hereby expressly stated and provided that nothing herein contained shall constitute a dedication of any street shown on Plat, or hereafter laid out in said tract, the title to all of such streets being hereby expressly reserved to Developer; nor shall any deed from the Developer hereafter made, conveying any part of the land included in said tract, be held to convey the title to or to dedicate the bed of any street, except where expressly so conveyed or dedicated in the deed.

If any public authority shall condemn for public uses any street included in said tract and in the condemnation proceedings damages shall be awarded to Developer for the taking of such street, Developer agrees to apply the amount received by it as damages in each condemnation proceeding, or so much thereof as may be necessary for the purpose, to reimburse the owners of any land included in said tract, against whom in such

proceedings benefits may have been assessed in excess of the damages awarded them.

Developer hereby gives and grants to each owner, hereafter acquiring title to any of the land included in said tract, the right to such use of the streets shown on Plat as may be necessary for reasonable and convenient ingress and egress to and from the land belonging to such owner; but, subject to such use by said owners, Developer expressly reserves to itself the title to both the surface and beds of all said streets, and the right to use and occupy the same or to allow others to do so in any manner that does not materially interfere with said use of ingress or egress, and they further expressly reserve the exclusive right to grade, change the grade of, regrade, change the location of, close or partly close any street shown on Plat, or Plats, but no change of location or closing shall be made that will prevent reasonable convenient ingress and egress to and from, or take any portion of, any lot sold or conveyed by Developer prior to such change of location or closing.

Developer reserves, however, the right to dedicate to public use and the right to convey to any public authority or to any corporation having power to acquire the same, all their right, title and interest in and to any street shown on Plat or hereafter laid out in said tract, subject to the rights of property owners as hereinbefore granted.

ARTICLE IX.

CORRECTION OF VIOLATIONS

Violations of any restriction or condition or breach of any covenant or agreement herein contained shall give the Developer, in addition to all other remedies, the right to enter upon the land, upon or as to which such violation or breach exists, and summarily to abate and remove, at the expense of the owner thereof, any erection, thing or condition that may be or exist thereon contrary to the intent and meaning of the provisions hereof; and

- 7 -

Developer shall not thereby be deemed guilty of any manner of trespass for such entry, abatement or removal.

ARTICLE X.

ENFORCEMENT

The provisions herein contained shall run with and bind the land and shall inure to the benefit of and be enforceable by Developer or the owner of any land included in said tract, their respective legal representatives, heirs, successors and assigns, and failure by Developer or any land owner to enforce any restriction, condition, covenant or agreement herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequently thereto.

ARTICLE XI.

DURATION, ETC.

All of the restrictions, conditions, covenants, charges, easements and agreements contained herein shall be in perpetuity, provided, however, that in the year 1988 and in each twenty-fifth year thereafter (that is, in the year 2013, in the year 2038, etc.) any or all of the provisions contained herein may be cancelled, annulled or abrogated, in whole or in part, by the recording in the proper public Land Records of appropriate instruments, in writing, executed by the then owner (not including mortgagees) of a majority in the area of the land included in said tract, exclusive of streets, parks, playgrounds and other land then devoted to public use or the general use of the occupants of said tract, which instruments shall specifically set out the provisions of this deed and agreement that are thereby cancelled, annulled, or abrogated.

Any or all of the powers and duties (including discretionary powers and duties), obligations, rights, titles, easements and estates reserved or given to Developer in this deed may be assigned to any one or more corporations or associations that will agree to assume the assigned rights, powers, duties, and

obligations and carry out and perform the same. Any such assignment or transfer shall be made by appropriate instrument in writing, in which the assignee or transferee shall join for the purpose of evidencing its consent to the acceptance of such rights and powers; and such assignee or transferee shall thereupon have the same rights as are herein given to and assumed by Developer, Developer thereupon being released therefrom.

for record MAR 15 1963

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to

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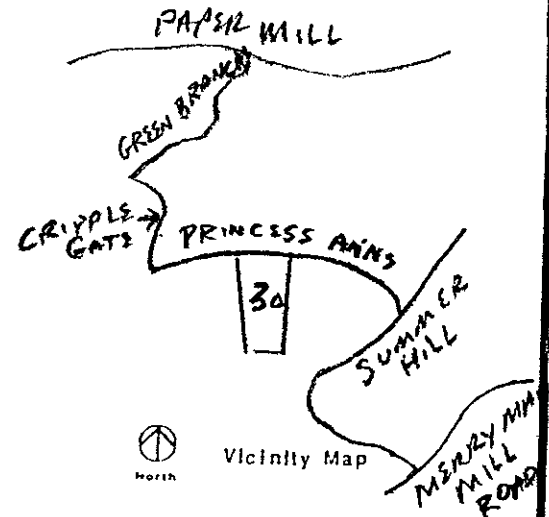
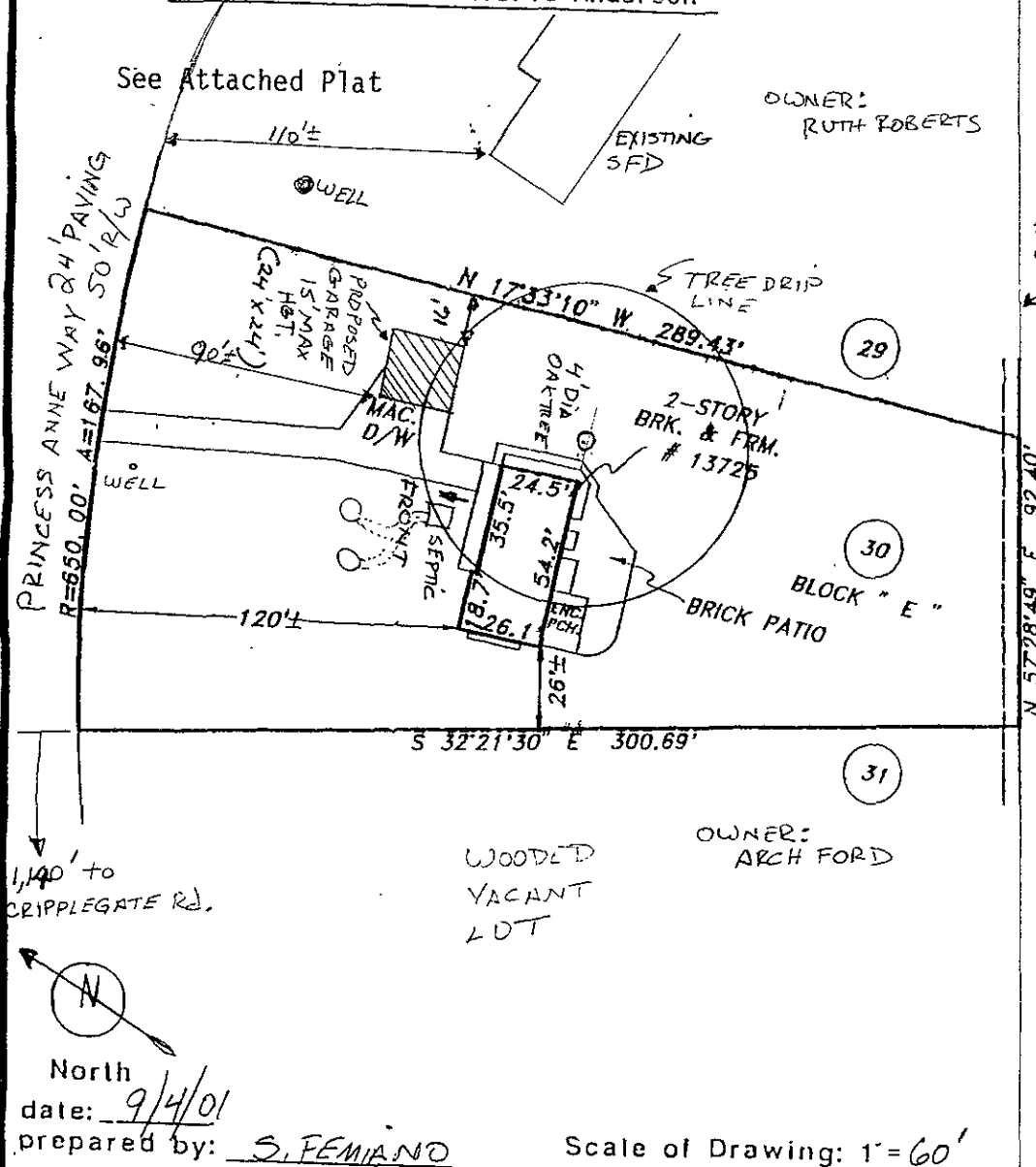
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 13725 Princess Anne Way

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

Subdivision name: Summer Hill
 plat book # 31, folio # 92, lot # 30, section # 4

OWNER: Stephen Femiano Valerie Anderson



LOCATION INFORMATION

Election District: 10th

Councilmanic District: 3rd

1"=200 scale map #: NE 19A

Zoning: RC4
 Lot size: .960 acreage 38,403 square feet

public private
 SEWER: ☐ ☒
 WATER: ☐ ☒

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

JRF 092

NE 19A NE 19B

ZONING

R. C. 4

N-609,000

SUMMER
HILL

19B

19A

N-75,000

N-75,000

PRINCESS

ANNE

SITE

WAY

1,140' to 900'
CRIPPLE GATE RD

R. C. 4

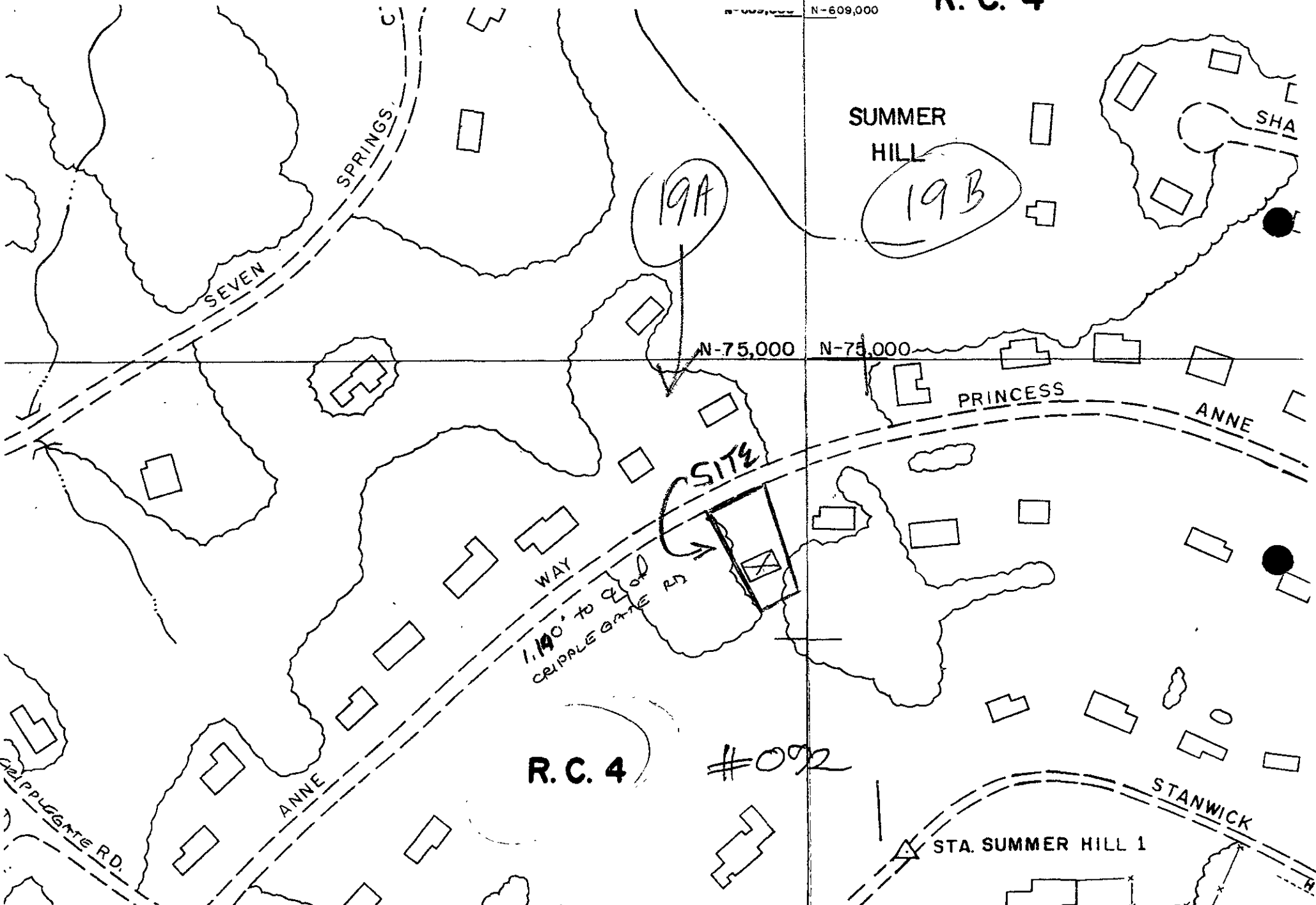
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ANNE

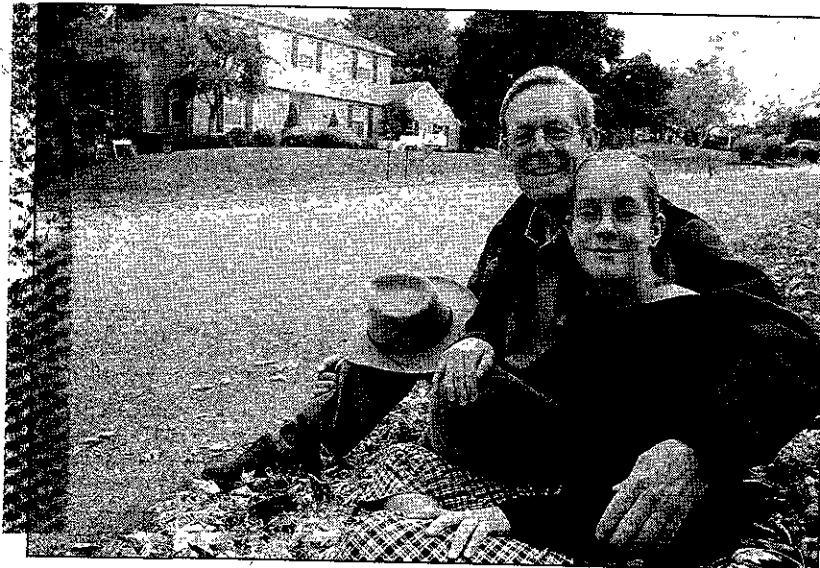
STANWICK

STA. SUMMER HILL 1

CRIPPLE GATE RD.



REAL ESTATE



Contented: Education was a primary consideration for Randy Javins, shown with his daughter, Lauren, 11.

GENE SWEENEY JR.: SUN STAFF

Jacksonville

ZIP code: 21131

Commute to downtown Baltimore: 30 minutes

Public schools: Carroll Manor Elementary, Jacksonville Elementary, Cockeysville Middle, Dulaney High

Shopping: Hunt Valley Centre, Manor Shopping Center, Paper Mill Village Shopping Center, Towson Town Center

Homes on market: 44

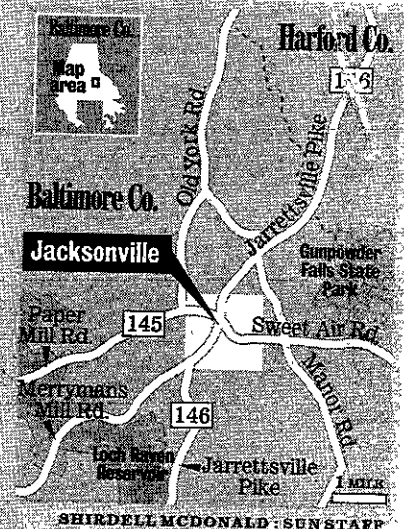
Average listing price: \$439,395*

Average sale price: \$425,317*

Average days on market: 86*

Sale price as percentage of listing price: 96.8%

*Based on 102 sales in the past



SHIRDELL McDONALD: SUN STAFF

12 months, compiled by Metropolitan Regional Information Systems Inc.

Jacksonville — rural with upper-class homes

[Neighbor, from Page 1L]

people bought their land as an investment or as a retirement, and as they have gotten older they've sold it off," Albright said. "But I don't think there will be much more development because of the commitment of the people. They don't want it, and there are not a lot of open spaces left."

But even with the commitment to preserve Jacksonville, many things have changed, he said.

"Everyone here is still very thoughtful about caring for one another. But it's a different area than it was years ago. When I was growing up it was a working-class community, and it has since become much more of an upper-class area. We are actually one of the few remaining people in the area that still farms."

On the edge of northeastern Baltimore County near the Harford County line, the community is known for its rolling acres, beautiful homes and country charm.

The homes are a good combination of styles including ranchers, bungalows, Cape Cods and Colonials, located along the rural roads on large lots. There are also several developments, some new and some dating back 30 years, that offer mostly split-levels and Colonials on 1-, 2- and 3-acre lots.

"The housing in Jacksonville is really very varied," said Dave Marshall, an agent with the Hunt Valley office of O'Connor, Piper and

1888 and was referred to then as the Jacksonville post office. It stayed in operation for 17 years. When it closed, the mail was sent to neighboring Phoenix, about 10 miles west of Jacksonville. In the 1970s, the Phoenix post office was moved back to Jacksonville. But because it kept the Phoenix name, the two areas seemed to merge.

"Jacksonville usually refers to the [business] area," said Betsy Lehmann, president of the Greater Jacksonville Community Association.

Although there are no defined boundaries, the association uses about a three-mile radius around the Four Corners intersection as the main Jacksonville area.

To preserve what Jacksonville residents love about the area, the community association decided to develop a community plan. The plan was adopted by the Baltimore County Council last year and will be used by the county's Office of Planning to assist in development issues. The plan attempts to preserve the area as a small rural center by controlling commercial growth.

"I didn't want to see Jacksonville become anymore commercialized than it has to be," said Lehmann, a resident for 31 years. "I didn't want to see a proliferation of more housing. I wanted to try to preserve some of the rural existence, which is what I love about Jacksonville, and try to keep it from becoming just another bed-

room community full of fields and houses and strip businesses."

This commitment to preserve the area is one of the factors that have attracted young families to the area. Jim and Susanne Kaufman moved to Jacksonville last year after becoming familiar with the area while visiting friends.

"We tell people we really feel like we are on the edge of development," Jim Kauffman said. "We are far enough out that we have deer

standing out in our yard at night, but close enough that we can be downtown in 25 minutes."

He also likes the idea of his 4-year-old son, Bennett, growing up in a rural area.

"I thought back to my childhood and how much I liked running through the fields and building tree cabins in the woods and playing in the creeks and streams. And I want that same thing for our son," Kauffman said.

Many homes can be found in the mid-\$200,000 range. However, for a Colonial-style home in a new

The attraction is simple, Marshall said.

If residents don't want to travel for everyday needs, most can be met right in Jacksonville. There are two shopping centers, Paper Mill Village Shopping Center and Manor Shopping Center, that sit on opposite corners of the Four Corners intersection. There are several businesses, including a grocery store, seafood store, bagel shop and card store.

"The best way to describe it is you are only six miles from the Beltway, but you really feel like you are way out in the country," Randy Javins said. "It's an ideal spot."

"The schools offer a great education. Jacksonville Elementary School is wonderful. It's almost like going to a private school," Randy Javins said. "And the recreational activities are very strong. The parents are all oriented to making sure the programs run well. There are a lot of extracurricular activities, and it makes the area have a nice sense of community."

The Jacksonville name can be confusing; it's sometimes used interchangeably with Phoenix. Usually, people think of the center of town, where Paper Mill and Sweet Air roads intersect with Jarrettsville Pike, as downtown Jacksonville or Four Corners.

The post office was first established at the intersection of Sweet Air Road and Jarrettsville Pike in

In search of a more town-like suburbia

Development offers urban design amid protest in Howard

By JAMIE SMITH HOPKINS
SUN STAFF

A fresh vision of suburbia is headed for the Baltimore region.

Small lots. Narrow streets. Condominiums near townhouses, near houses, each looking a little different from the one next door. Garages tucked discreetly out of view facing alleys. Stores, offices, parks and a field filled with schools just a stroll away.

No cul-de-sacs. Not one.

If it sounds more like a city than the suburbs, that's because its planners are taking their cue not from post-World War II living but from older places such as Roland Park and Annapolis.

Smart Growth advocates say this is the way suburban developments should look in the future. But to suburban traditionalists, it's an urban mess on a turkey farm.

Either way, it's coming soon on the 507-acre Maple Lawn Farms tract in southern Howard County, which is about to become a home designed for 3,000 residents and as many as 4,000 retail and office workers. Construction is set to begin next year.

"This is the wave of the future," said Stewart J. Greenebaum, whose Baltimore firm is developing the community. "This is an improvement on Columbia."

Maryland has about a half-dozen communities built in this [See Suburbia, 3B]

Great page Maryland section Baltimore Sun, Sunday 10/28/01

Leaders rally the troops to lure \$51 million shoot

Hagerstown officials hope film will boost profile, economy

By JEFF BARKER
SUN STAFF

HAGERSTOWN — Inside a once-abandoned warehouse, a movie director is exploring, "Quiet please on the set!" and actors in Civil War period garb are taking their places in the elegantly recreated piano room of a Southern home, circa 1862.

It's the opening of a scene from *Gods and Generals*, which will recount the story of the war's early years and

star Oscar winner Robert Duvall as the soon-to-be Confederate commander Robert E. Lee.

But another story is unfolding here, too: that of a Western Maryland community that took a calculated financial risk to land the \$51 million, Ted Turner-funded epic based on a book of the same name.

Local officials are hoping that the movie — filmed in a former Lowe's warehouse and at sites nearby — will enable the city to cash in on the area's storied Civil War past and elevate its profile.

Washington County, which outfoxed Gettysburg, Pa., and other potential locations by lending [See Film, 4B]



DOUG KAPUSTIN/SUN STAFF

On the set: Director Ron Maxwell (bottom right) directs the cast and crew of "Gods and Generals" during a scene at a makeshift hospital during the battle of Fredericksburg in 1862.

The Sun 10/28/01

Great page Maryland section

To: Mr. George Zahner

RE: Photos related to Case #02-092-A --

Variance for Detached Garage at 13727 Princess Anne Way

PHOTO #1

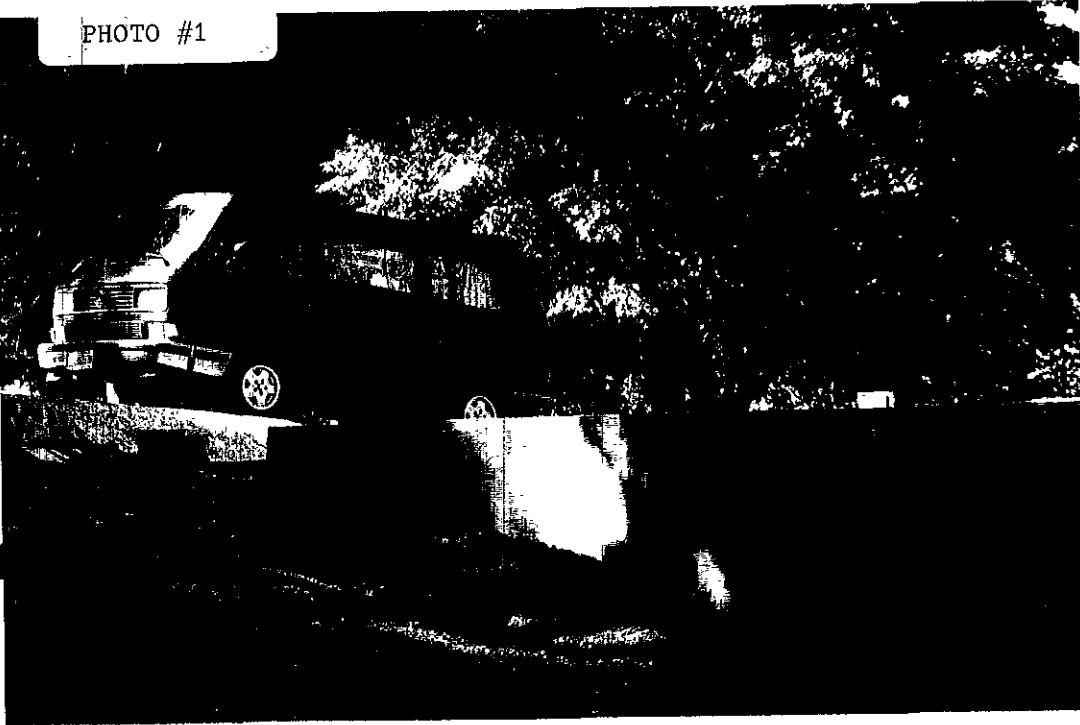
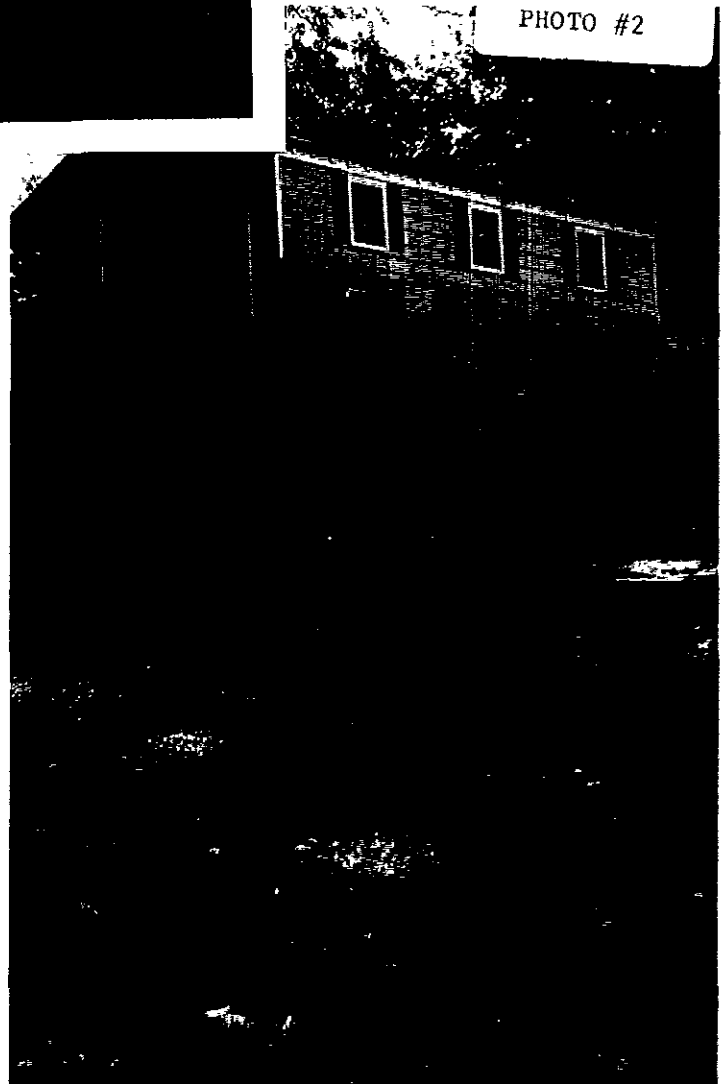
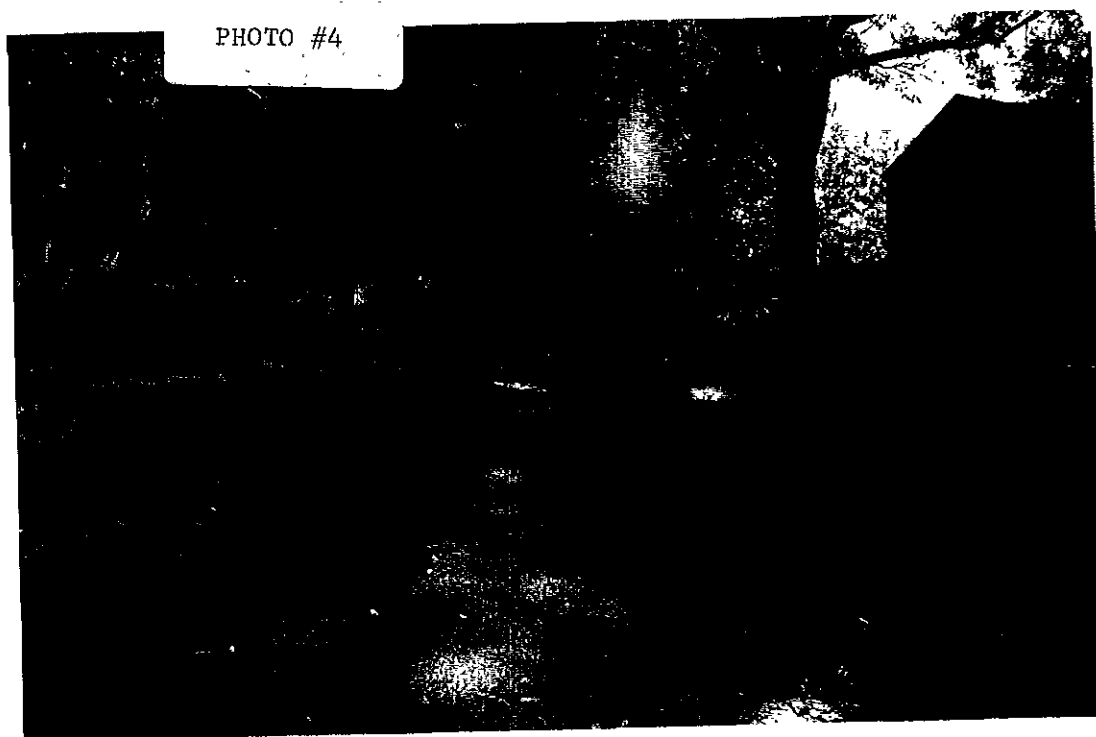


PHOTO #2



RE: Photos related to Case #02-092-A --

Variance for Detached Garage at 13727 Princess Anne Way



• — • — • — • — • —

Maryann Brown
2420 Stanwick Rd
Phoenix MD 21131

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Mr. Femiano

#02-092-A



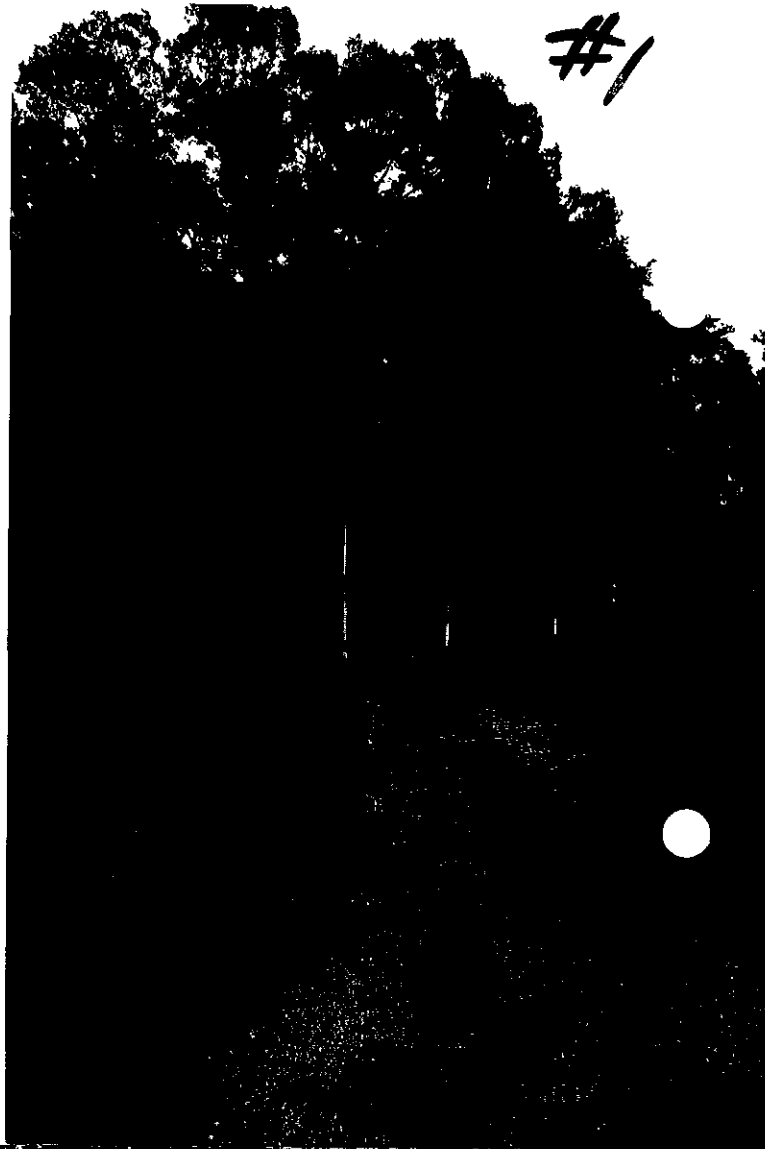




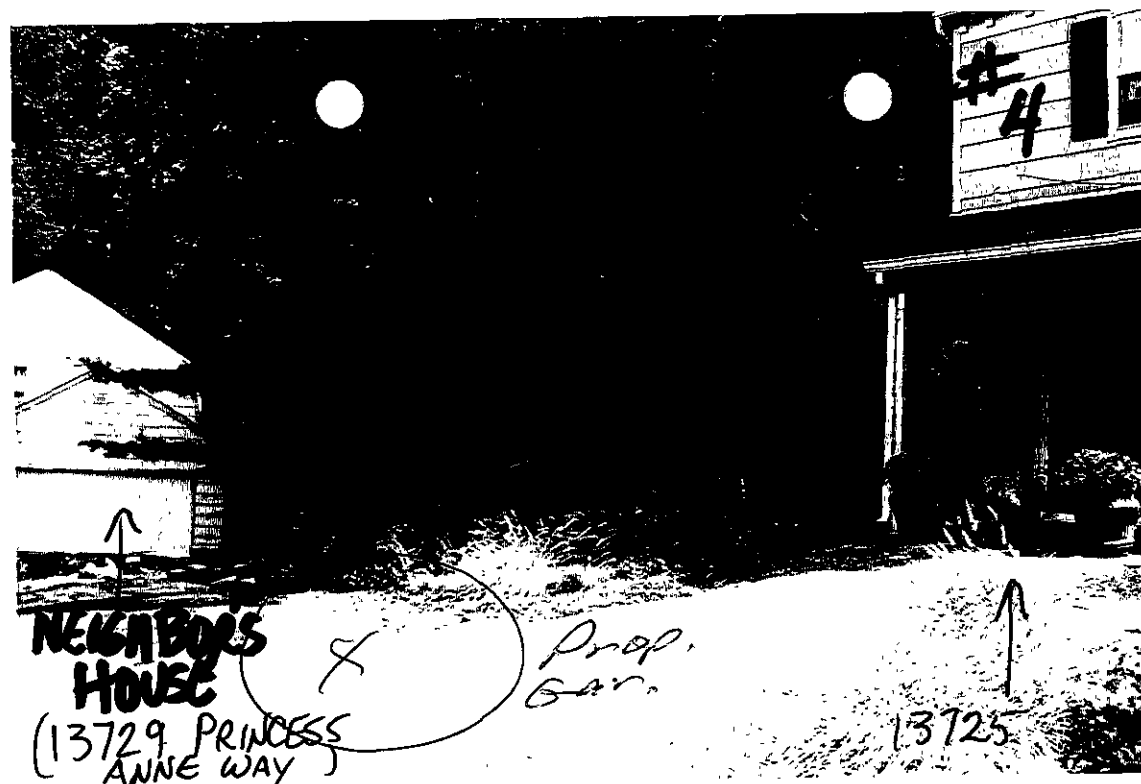






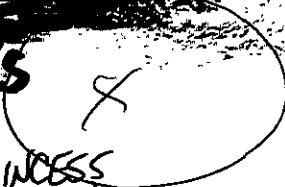






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**NEIGHBORS
HOUSE**

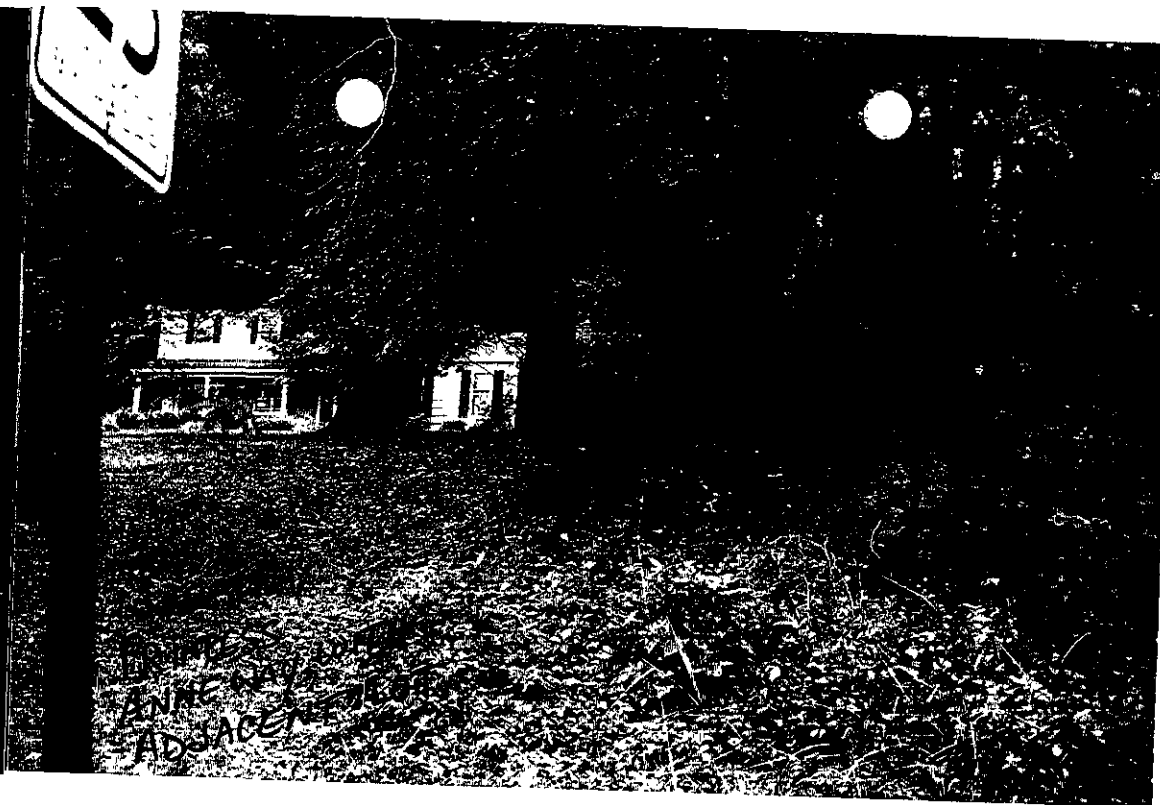
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ANNE WAY)



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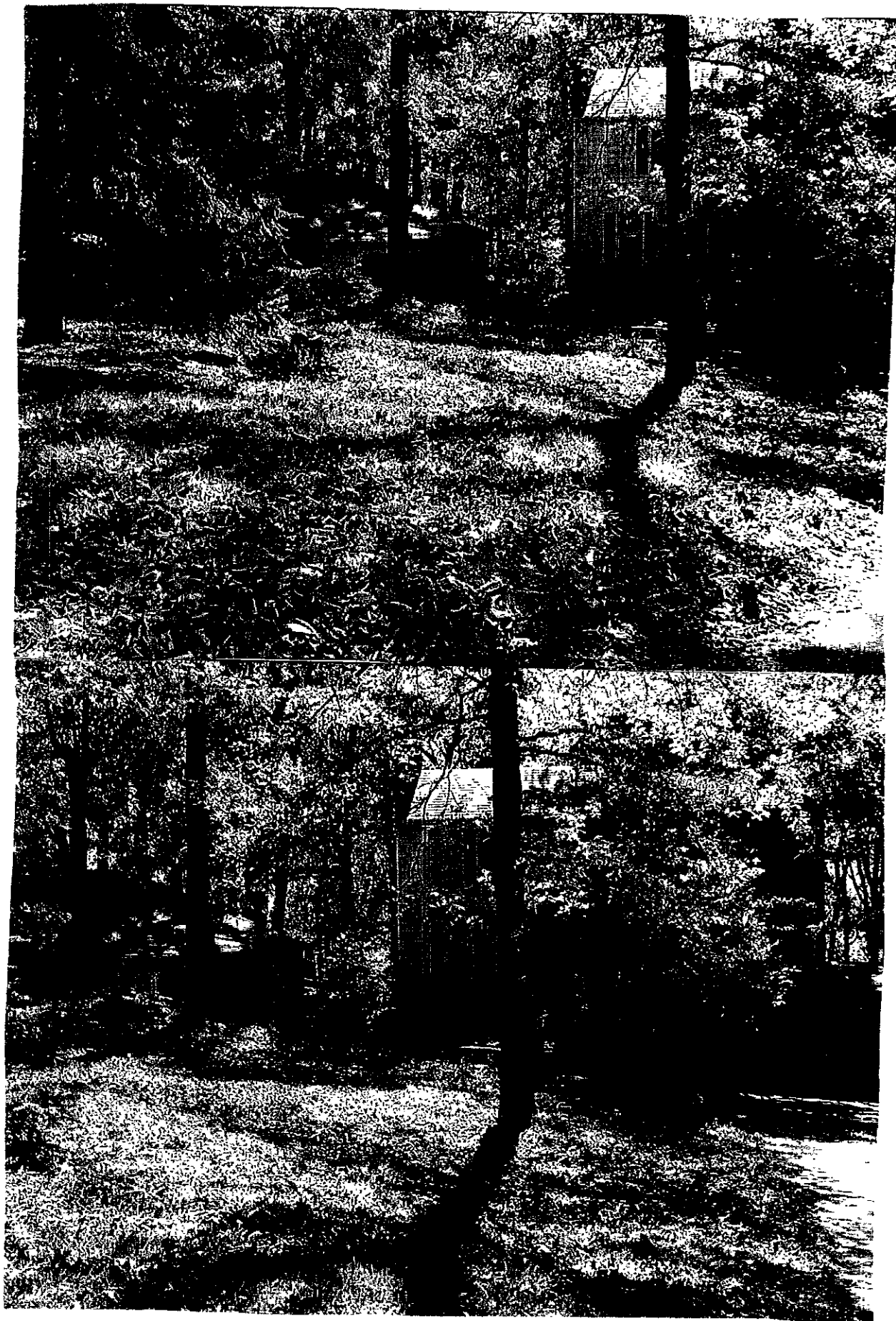


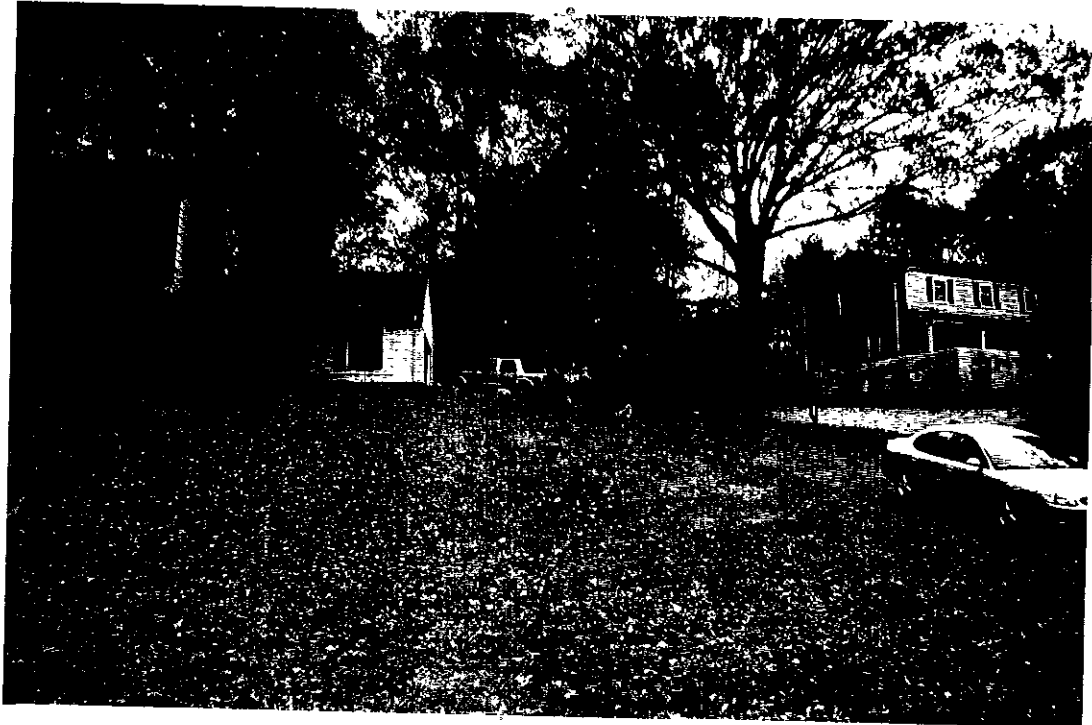




Photographs

#02-092-A



























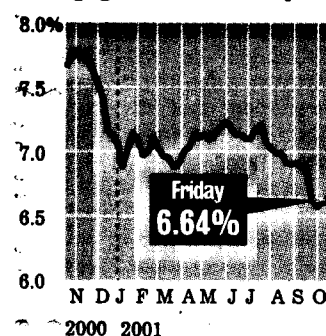
REAL ESTATE

SUNDAY, OCTOBER 28, 2001

Basement odor in living room prompts ventilation worries. *Page 5L*Couple find a perfect fit — and more work than they bargained for — in Roland Park. *Page 6L*

30-year mortgage rate

Freddie Mac Primary Mortgage Market Survey

SOURCE: Bloomberg News
SUN STAFF

REAL ESTATE WATCH

Remodeling gauge continues decline into third quarter

Home remodeling spending continued to decline in the third quarter of this year, but Harvard University's Joint Center for Housing Studies said that it's still too early to determine the impact of the events of Sept. 11 on the remodeling market.

The Joint Center releases its Remodeling Activity Indicator each quarter, which tracks the pace of homeowner remodeling activity.

In the third quarter, remodeling spending slipped 0.3 percent when compared with the third quarter last year, to \$103.6 billion on an annual basis. In the second quarter, spending stood at an annualized \$104 billion.

Kermit Baker, director of the Remodeling Future Program at the center, said that the significant downturn in economic outlook and consumer confidence will probably offset positives, such as falling interest rates.

The indicator is a cumulative 12-month figure released quarterly and based on manufacturers' shipments of floor and wall tile products, retail sales at building supply stores, sales of existing single-family homes and the prime loan rate.

Letting more people take tax deduction on mortgages

WITH SIGNS of recession growing daily, new tax proposals are emerging here that could touch millions of American homeowners.

Last week, the most influential trade group representing home-mortgage lenders, the Mortgage Bankers Association of America, unveiled a housing-oriented economic stimulus plan that includes broadened deductibility for interest payments on home loans.

The association called for an amendment to the federal tax code that would allow all homeowners with mortgages — not just those who itemize — to write off their annual home mortgage interest.

Under the current tax code, homeowners who opt for the standard deduction on their income-tax filings are not permitted to write off mortgage interest as a separate item. The mortgage bankers say that prohibition is inequitable and hurts the national economy because it takes money out of the pockets of millions of Americans. Deductions by those who

Neighborhood profile

Rural feel lingers as new folks arrive

Upper-class trend doesn't cramp Jacksonville's style

By NANCY JONES-BONBREEST
SPECIAL TO THE SUN

At 7 years old, Thomas Albright started selling fruits and vegetables in front of his father's house in Jacksonville.

Thirty years later, not much has changed for Albright. He can still be seen selling produce in front of his father's house, which sits across from the Jacksonville Volunteer Fire Company. In fact, Albright says, the family produce stand might be Jacksonville's oldest business.

"We've been here for 30 years, in basically the same location," Albright said.

Albright, who has two young sons, wanted to make sure the family farm would be around if they decided to stay in the farming business. So he placed about 140 acres of farmland into an agricultural preservation program.

"We want our land to be there for the next generation. Our land will be preserved," Albright said.

Although many farmers in the Jacksonville community have sold their land, making way for new homes on large individual lots, the rural feel of the area is omnipresent. And not only are longtime residents hoping to preserve the country feel, but so are many of its newcomers.

"It's sad to see all of the development happening, but a lot of [See Neighbor, 7L]



Taking notes: Touring the Rodgers Forge area are Pat Keller (left), director of Baltimore County's Office of Planning, and Jackie MacMillan, who heads the office's Quality Community Survey. Seven town hall meetings will discuss the survey.

What's an ideal home? Let the people choose

Survey: To help guide suburban development, Baltimore County planners asked a group of residents to rate slide images of house styles.

By ROBERT NUGART
SUN REAL ESTATE EDITOR

It was a simple exercise. Either you liked it, or you didn't.

There was the slide image of a simple cottage home. An American flag hanging from the awning over the wooden front porch. A home of stone and shingle, mellowed by age and surrounded by trees and shrubs. A warm fuzzy feeling — home, sweet home.

Give that one a thumbs up.

Now the slide of the modern-day "McMansion." A dominating, protruding front-entry three-car garage. A home situated on a cul-de-sac that overpowers the streetscape.

Couldn't they do better than this? Thumbs down.

And so it went last month when about 120 Baltimore County residents took part in a visual study and survey sponsored by the county's Office of Planning and the Maryland Transit Administration to begin a process of how planners and designers will guide suburban development and redevelopment.

Tomorrow night at Milford Mill Academy, officials from the Office of Planning will hold the first of seven town hall meetings — one

in each council district — to discuss the findings of the survey and gather additional opinions on how neighborhoods should look and work.

The survey, conducted by Anton Nelessen, a professor of urban planning at Rutgers University who operates his own planning firm in Princeton, N.J., asked participants to rate slides from plus 10 to minus 10. The slides showed various types of buildings, streets, lots and open spaces.

A written survey also asked residents about their neighborhoods and the quality of community design within Baltimore County.

"Why we are having the follow-up meetings is to try to engage people in discussion. It is a learn-

ing process for everybody," said Jackie MacMillan, who is in charge of the Quality Community Survey for the planning office.

"We want to start talking about quality communities and what kinds of factors are in quality communities. ... We did the Quality Community Survey to try and get people to look and respond to images ... what do you like about it and what don't you like. Hopefully, we as design professionals have some expertise and can help point out things to people."

Last July, the County Council adopted a set of performance standards for nonrural areas submitted by the Office of Planning. The survey and the town hall meetings are intended to refine those guidelines — addressing such design [See Planning, 2L]

How they scored

Urban planner Anton Nelessen asked Baltimore County residents to rate images on a scale of plus 10 to minus 10. Here are some results:

Garage placement



-4: Large garage is the dominant architectural feature and projects beyond the front facade of the house.



+3: The garage is recessed from the facade and contains gables that soften the look of the house. An open porch presents an inviting appearance from the street.

Streetscape scaling



-3: Numerous gabled peaks and windows present an intimidating appearance. Garage projects off garage dominates the house.



+2: Simple, more proportional facade presents a more human-scale appearance. The garage is recessed, allowing the warm facade to dominate the streetscape.

Use of greenery

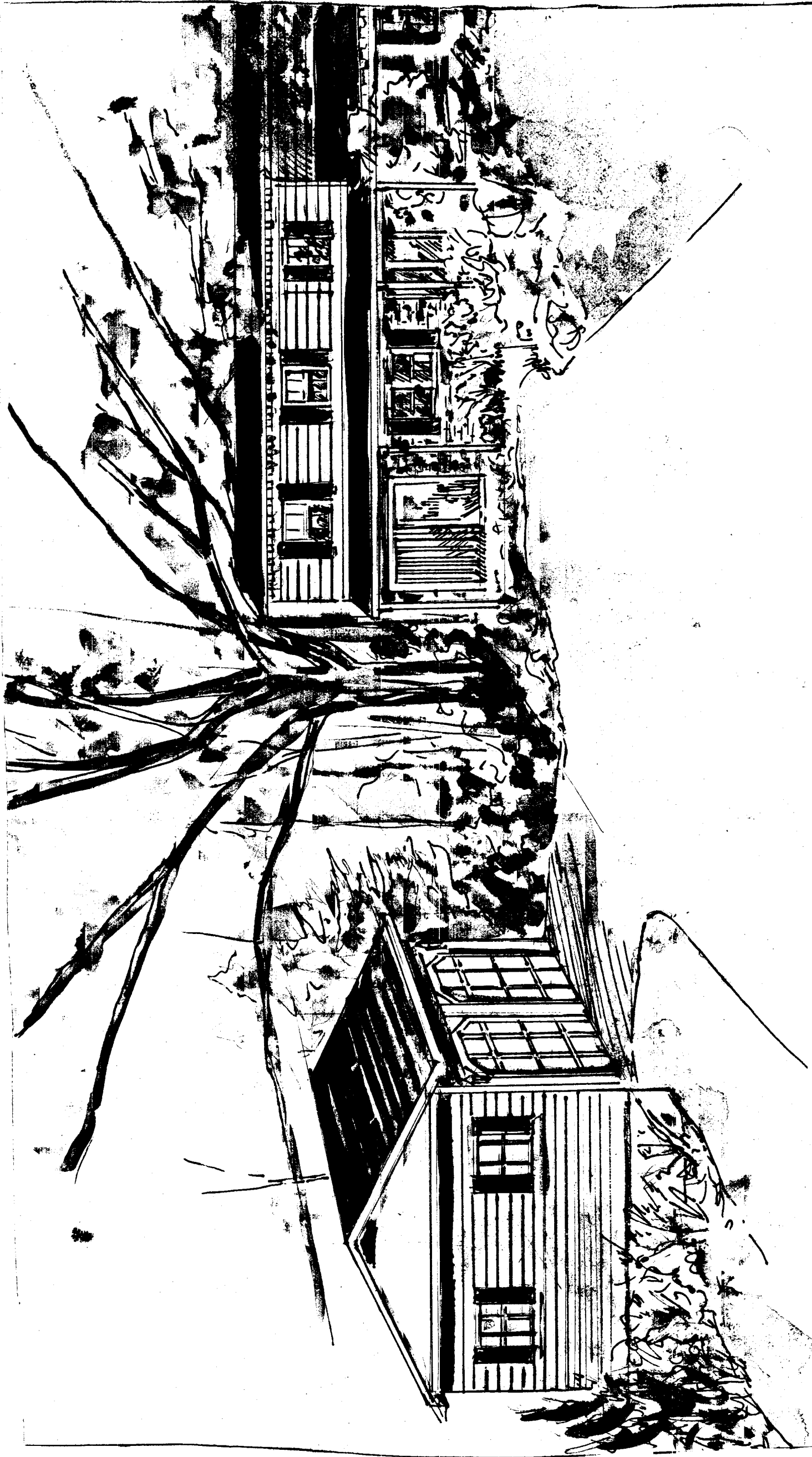


-4: The lack of vegetation creates a stark look; parking is perpendicular in front of houses, and street lighting is not at human scale.



+2: Trees have been added to line the street and parking removed from the front of the houses to the rear.

SOURCE: Baltimore County Office of Planning



PROPOSED GARAGE FOR ~ 13725 PRINCESS ANNE WAY



#092

19775
PO BOX 55
MAY 1986

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

LOCATION		SHEET
SOUTH OF PHOENIX		N E
DATE OF PHOTOGRAPHY		19-A
JANUARY 1986		

SCALE
1" = 200' ±