

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE – SE/S Oakdale Avenue,
685' NE of the c/l Rosedale Avenue * ZONING COMMISSIONER
(7925 Oakdale Avenue)
15th Election District * OF BALTIMORE COUNTY
7th Council District *
Case No. 04-074-SPHA
Gino Greco, et ux
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Gino Greco, and his wife, Regina Greco. The Petitioners request a special hearing to approve an accessory structure (garage) with a footprint larger than the existing principle dwelling. In addition, variance relief is requested from Sections 1B02.3.C.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 8 feet in lieu of the required 10 feet for a proposed addition, and to allow an accessory structure height of 19 feet in lieu of the maximum allowed 15 feet for the proposed detached garage. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Gino and Regina Greco, property owners, and Robert N. Edzwicki. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a narrow, yet deep lot located on the southeast side of Oakdale Avenue, between Rosedale Avenue and Chesaco Avenue in Rosedale. The property is 50' wide by 376.5' deep, and contains a gross area of 0.43 acres, more or less, zoned D.R.5.5. Presently, the property is improved with a 32' x 24' single family dwelling and a 12' x 16' shed. The Petitioners propose a substantial addition to the house,

ORDER RECEIVED FOR FILING

Date

By

10/27/03

[Signature]

essentially doubling its size. The proposed addition will be 32' x 24' in dimension and provide a family room and additional living space. In addition, a 32' x 10' deck will extend beyond the rear of the proposed addition. As more particularly shown on the site plan, the existing dwelling presently provides 8-foot setbacks on both sides to the property line. In that the proposed addition and deck will provide the same setbacks, variance relief is requested to legitimize the location of the existing dwelling and allow the proposed addition. Also proposed is a detached garage, which will be 32' x 32' in dimension and feature a pitched roof with a height of 19'. Testimony indicated that the proposed height is necessary to accommodate a boat and its trailer, which are currently stored in the rear yard, and to provide sufficient storage space for other household items to protect them from inclement weather. The existing shed will be removed when the garage is completed. As an accessory structure, the garage need be a minimum 2'6" from the side property line. As shown on the site plan, the proposed garage will meet this requirement on both sides.

As noted above, there were no Protestants present and there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency. Moreover, a letter in support of the request was received from the adjacent neighbors at 7927 Oakdale Avenue who would be most affected by the proposed addition and deck. Their letter indicates that they have no objections to the proposal.

Based upon the testimony and evidence presented, I am persuaded to grant the relief requested. Particularly persuasive was a series of photographs which show that the rear yard of the property is fenced and landscaped. It appears that the proposed improvements will be screened from adjacent properties. I am persuaded that the Petitioners have met the requirements of Section 307 of the B.C.Z.R. for relief to be granted.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of October, 2003 that the Petition for Special Hearing to approve an accessory

ORDER RECEIVED FOR FILING
Date 10/21/03
By [Signature]

structure (garage) with a footprint larger than the existing principal dwelling, in accordance with Petitioner's Exhibit 1; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 1B02.3.C.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 19 feet in lieu of the maximum allowed 15 feet for the proposed detached garage, and a side yard setback of 8 feet in lieu of the required 10 feet for a proposed dwelling addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the proposed garage to be converted to a second dwelling unit and/or apartments. There shall be no kitchen or bathroom facilities located therein. Moreover, the garage shall not be used for business or commercial uses.
- 3) The existing shed shall be removed within thirty (30) days of completion of the proposed garage.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 10/24/03
[Signature]



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7925 OAKDALE AVE
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

(PROPOSED DETACHED GARAGE) TO BE LARGER THAN THE PRINCIPAL BUILDING
AN ACCESSORY BUILDING
AS LIMITED BY THE DEFINITION OF ACCESSORY BUILDING, SECTION
101 BCZR.

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

I, or we, agree to pay expenses of above Special Hearing, 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):

GINO GRECO

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address

City

SAME AS ABOVE

Telephone No.

State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

PER DON RASCOE SCHEDULE
UNAVAILABLE FOR HEARING AFTER 230 PM

Reviewed By JL Date 8/15/03

ORDER RECEIVED FOR FILING

Date 8/15/03

By

Case No. 04 074 SPHA



Petition for Variance

to the **Zoning Commissioner of Baltimore County**
for the property located at 1925 OAKDALE AVE
which is presently zoned DP 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3C1 AND 400.3 BCZR, TO PERMIT A SIDE SETBACK OF 8 FT. IN LIEU OF 10 FT. FOR A DWELLING ADDITION AND TO ALLOW A 19 FT. HEIGHT IN LIEU OF A 15 FT. HEIGHT FOR A PROPOSED ~~ATTACHED~~ DETACHED GARAGE

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

SEE ATTACHED

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):

Gino Greco
Name - Type or Print _____
Signature Gino Greco _____
Regina Greco
Name - Type or Print _____
Signature Regina Greco _____
1925 OAKDALE AVE 410.391.0765
Address _____ Telephone No. _____
BALTO. MD 21237
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name SAME AS ABOVE _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR
PER DON RASCOE SCHEDULE
UNAVAILABLE FOR HEARING AFTER 230 PM
Reviewed By VL Date 8/15/03

ORDER RECEIVED FOR FILING
Date 10/21/03
By [Signature]
REV 9/15/98

Case No. 04 074 SPHA

VARIANCE ATTACHMENT

The proposed construction of the detached garage near the rear of the property is to accommodate two cars and a 22-foot boat with trailer. The hardship, thereof, is that all three vehicles will remain subject to damage by any inclement weather. Likewise, a height variance is being requested so as to provide for storage area that the principal residence presently lacks.

A size variance is being requested for the proposed addition because my wife and I want to start a family. The 25% allotment for an addition without a hearing would only allow for a 32 x 6 construction, which is unrealistic for a master bedroom and nursery.

074

Zoning Description for 7925 Oakdale Avenue

Beginning at a point on the Southeast side of Oakdale Avenue which is 30 feet wide at the distance of ⁶⁸⁵~~300~~ feet Northeast of the centerline of the nearest improved intersecting street Rosedale Avenue which is 30 feet wide. Being Lot # 76B and Section # Plan C in the subdivision of Rosedale Terraces as recorded in Baltimore County Plat Book # 3, Folio # 90, containing .43 acres. Also known as 7925 Oakdale Avenue and located in the 15 Election District, 7 Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **23808**

DATE 8/15/03 ACCOUNT 001 006 6150
AMOUNT \$ 130.00

RECEIVED
FROM:

GRECO

FOR:

RES VAR & SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

DATE RECEIPT
PAID RECEIPT
BUSINESS ACTUAL TIME DRD
8/15/2003 8/15/2003 09:38:07 2
REG #502 MAIL JENA JEE
RECEIPT # 289542 8/15/2003 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 023808
Receipt Tot \$130.00
130.00 OK .00 OK
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 #04-074-SPHA

7925 Oakdale Avenue

East side of Oakdale Ave., 685 feet +/- northeast of Rosedale Ave.

15th Election District - 7th Councilmanic District

Legal Owner(s): Gino and Regina Greco

Special Hearing: to permit an accessory building to be larger than the principal dwelling. **Variance:** to permit a side setback of 8 feet in lieu of 10 feet for a dwelling addition and to allow a 19-foot height in lieu of a 15-foot height for a proposed detached garage.

Hearing: Wednesday, October 1, 2003 at 3:00 p.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/9/727 Sept. 16

C626863

CERTIFICATE OF PUBLICATION

9/18/2003

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 9/16/2003.

- ☒ 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. 04-074-SPHA

Petitioner/Developer: GINO AND REGINA GRECO

Date of Hearing/Closing: 10/1/03

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

ATTN: Becky Hart {(410) 887-3394}

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: _____

7925 OAKDALE AVENUE

The sign(s) were posted on 9/13/03
(Month, Day, Year)

Sincerely,

[Signature] 9/13/03
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE
CASE # 04-074-SPHA

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

PLACE: ROOM 101, COUNTY COURTS BLDG, 101 BOEY AVE
DATE AND TIME: WEDNESDAY, OCTOBER 1, 2003 AT 3:00 P.M.
REQUEST: SPECIAL HEARING TO PERMIT AN ACCESSORY BUILDING
TO BE LARGER THAN THE PRINCIPAL DWELLING. VARIANCE TO PERMIT
A SIDE SETBACK OF 8 FEET IN LIEU OF 10 FEET FOR A DWELLING
ADDITION AND TO ALLOW A FIRST HEIGHT IN LIEU OF A 15 FOOT
HEIGHT FOR A PROPOSED DETACHED GARAGE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CERTAIN MEETINGS. CALL 410-387-1234
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING. VIOLATION OF LAW
PUNISHABLE BY FINE OR IMPRISONMENT.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
7925 Oakdale Avenue; SE/side Oakdale *
Avenue, 685' +/- NE Rosedale Avenue * ZONING COMMISSIONER
15th Election & 7th Councilmanic Districts *
Legal Owner(s): Gino & Regina Greco * FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 04-074-SPHA

* * * * *

ENTRY OF APPEARANCE

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



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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

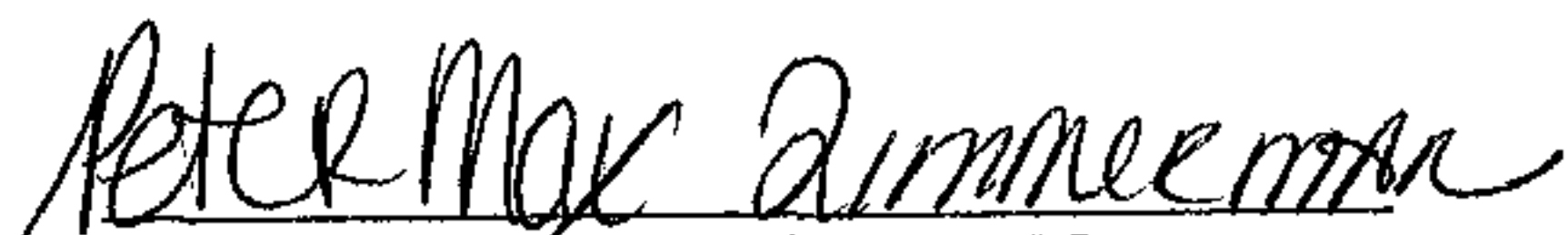
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of August, 2003, a copy of the foregoing Entry of Appearance was mailed to Gino & Regina Greco, 7925 Oakdale Avenue, Baltimore, MD 21237, Petitioner(s).

RECEIVED

AUG 29 2003

Per.....



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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: 04 074 SPHA
Petitioner: GRECO
Address or Location: 7925 OAKDALE AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: GINO GRECO
Address: 7925 OAKDALE AVE
BALTIMORE MD 21231
Telephone Number: 410.391.0765

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 16, 2003 Issue - Jeffersonian

Please forward billing to:

Gino Greco
7625 Oakdale Avenue
Baltimore, MD 21237

410-391-0765

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: 04-074-SPHA

7925 Oakdale Avenue

S/east side of Oakdale Avenue, 685 feet +/- northeast of Rosedale Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Gino and Regina Greco

Special Hearing to permit an accessory building to be larger than the principal dwelling.
Variance to permit a side setback of 8 feet in lieu of 10 feet for a dwelling addition and to allow a 19-foot height in lieu of a 15-foot height for a proposed detached garage.

Hearings: Wednesday, October 1, 2003, at 3:00 p.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

August 27, 2003

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: 04-074-SPHA

7925 Oakdale Avenue

S/east side of Oakdale Avenue, 685 feet +/- northeast of Rosedale Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Gino and Regina Greco

Special Hearing to permit an accessory building to be larger than the principal dwelling.
Variance to permit a side setback of 8 feet in lieu of 10 feet for a dwelling addition and to allow a 19-foot height in lieu of a 15-foot height for a proposed detached garage.

Hearings: Wednesday, October 1, 2003, at 3:00 p.m., in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Gino and Regina Greco, 7925 Oakdale Avenue, Baltimore 21237

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 16, 2003.**
- (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.





Baltimore County
Department of Permits and
Development Management

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

September 26, 2003

Gino Greco
Regina Greco
7825 Oakdale Avenue
Baltimore, MD 21237

Dear Mr. and Mrs. Greco:

RE: Case Number: 04-074-SPHA, 7925 Oakdale Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 15, 2003.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info



Printed with Soybean Ink
on Recycled Paper



**Baltimore County
Fire Department**

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

~~County Office Building, Room 111~~
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

August 26, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: August 26, 2003

Item No.: 069-087²⁴

Dear Ms. Hart:

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.

7. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 25, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For September 2, 2003
Item Nos. 069, 070, 071, 072, 073, 074,
075, 077, 080, 081, 082, 085, and 086

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RBS / TGT*

DATE: October 1, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of August 25, 2003

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

04-069-072, 073, 074, 082

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8.26.03

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

RE: Baltimore County
Item No. 074 JLL

Dear Ms. Hart:

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,

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

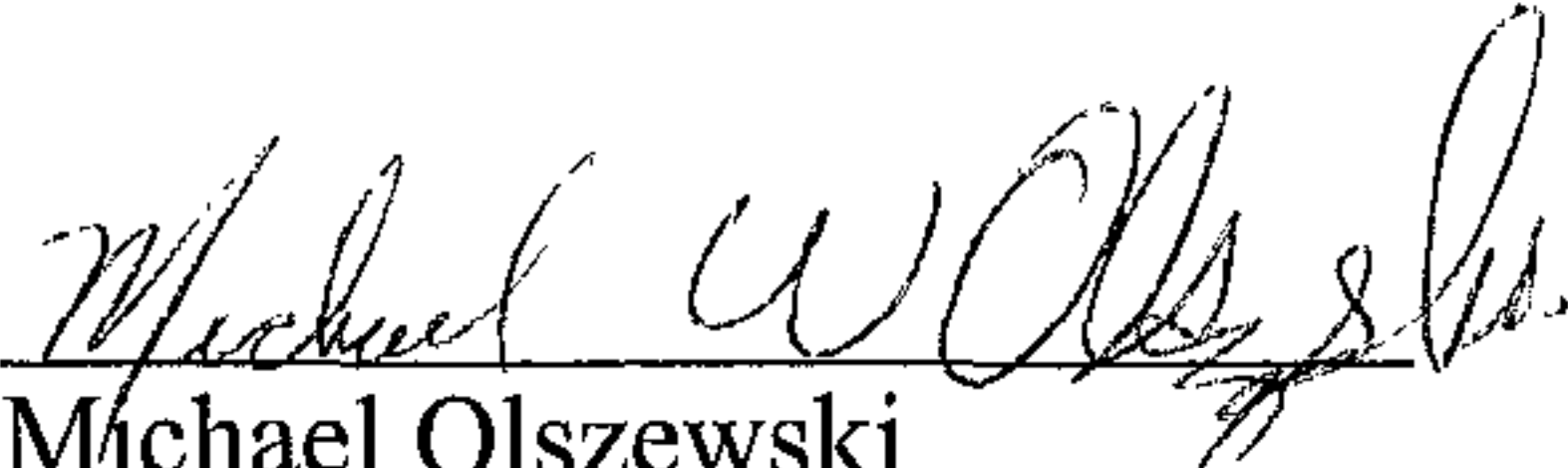
My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.201.7165 Statewide Toll Free

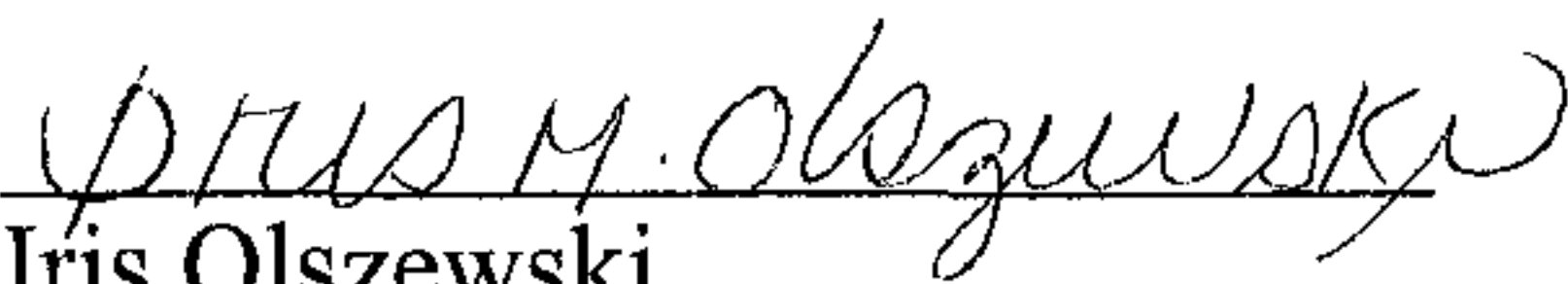
Street Address: 707 North Calvert Street Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

July 25, 2003

TO WHOM IT MAY CONCERN:

We have been advised that our neighbors at 7925 Oakdale Avenue are intending to construct a garage. Please be advised, that we have absolutely no problem or concerns regarding this construction.


Michael Olszewski
7927 Oakdale Avenue


Iris Olszewski
7927 Oakdale Avenue

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

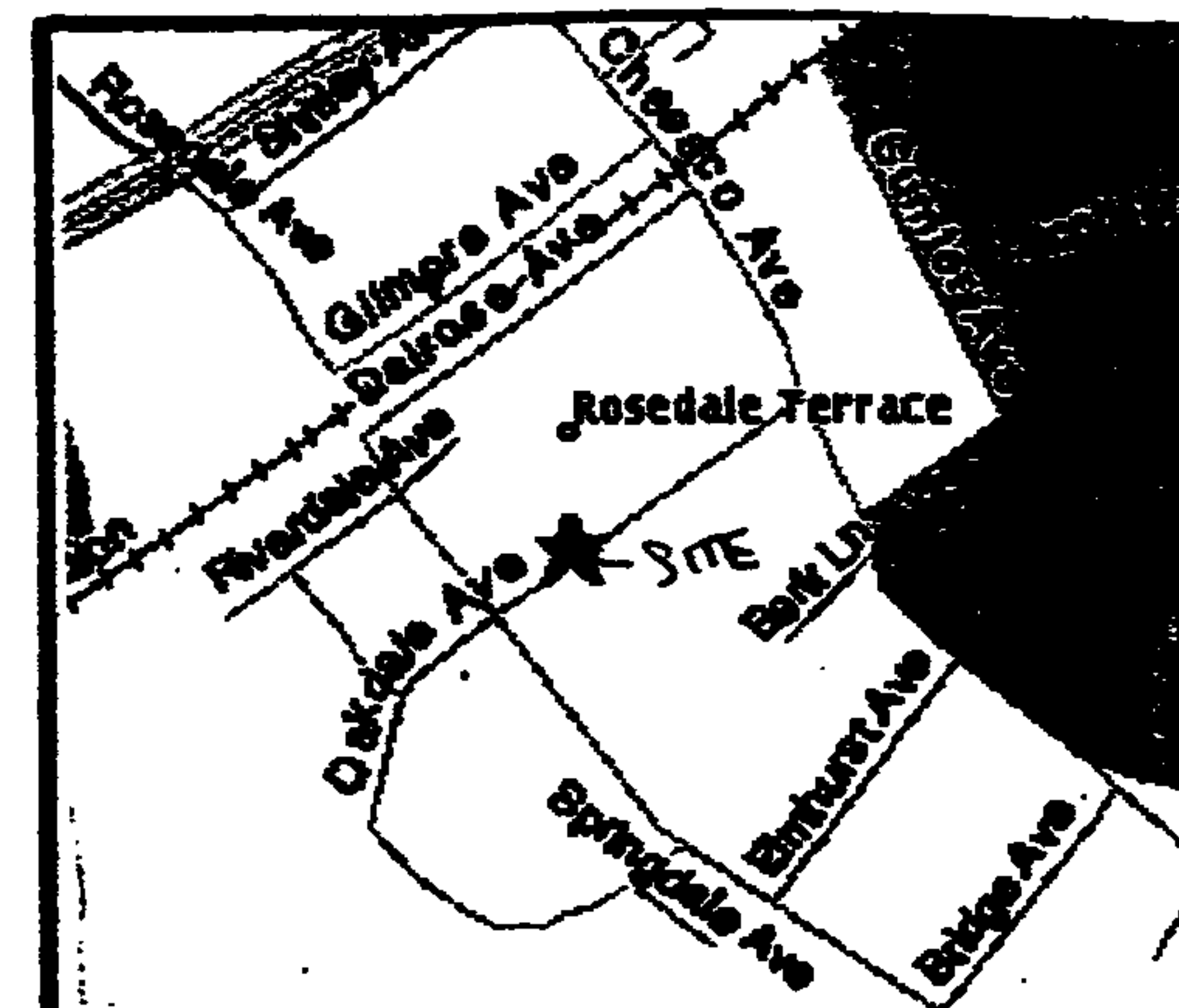
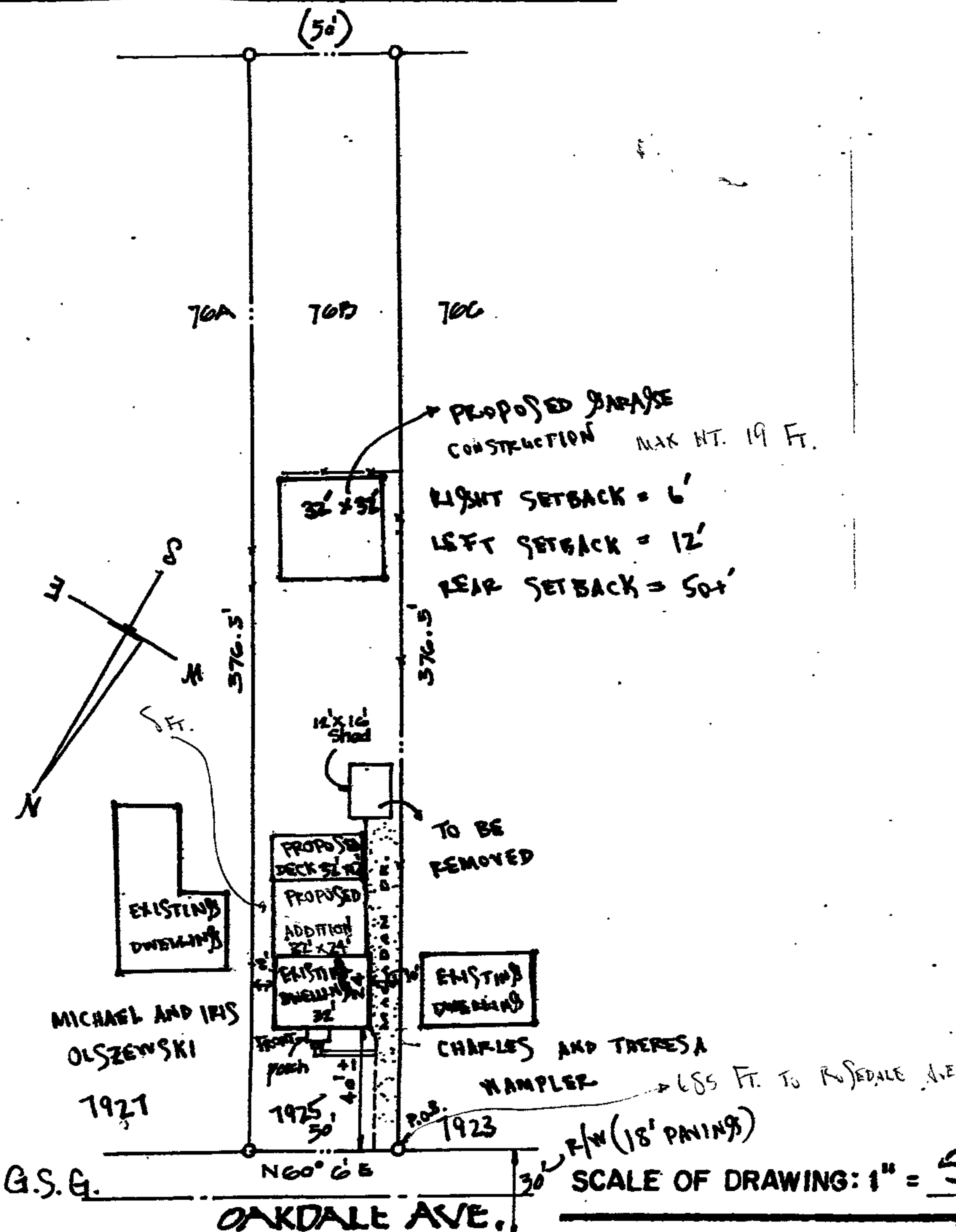
PROPERTY ADDRESS 1925 OAKDALE AVE.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME ROSEDALE TERRACE

PLAT BOOK # 3 FOLIO # 90 LOT # 76B SECTION # PLAN C

OWNER SINO AND REGINA BRECO



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # NE 2 F &

ZONING DR 5.5 NE 2E

LOT SIZE 0.43 18800
ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ ☐

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY/BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING LBHE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

JL 1074

PREPARED BY G.S.G.

OAKDALE AVE.

SCALE OF DRAWING: 1" = 50'

Handwritten signature/initials

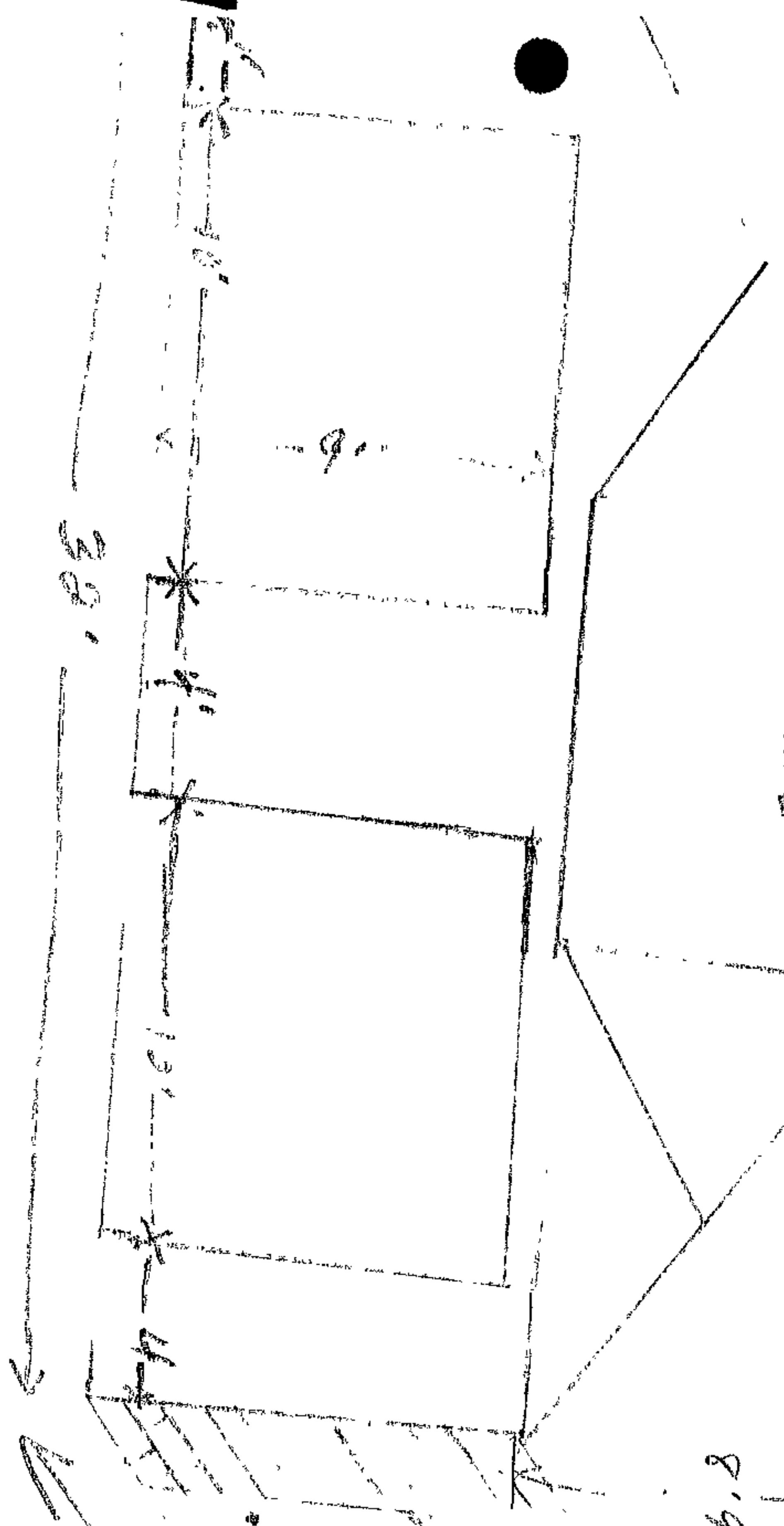
SCALE

1" = 5 FT

SHINGLED ROOF

STORAGE

8'9"



38'

18'3"

Front 18'9" TOTAL HEIGHT

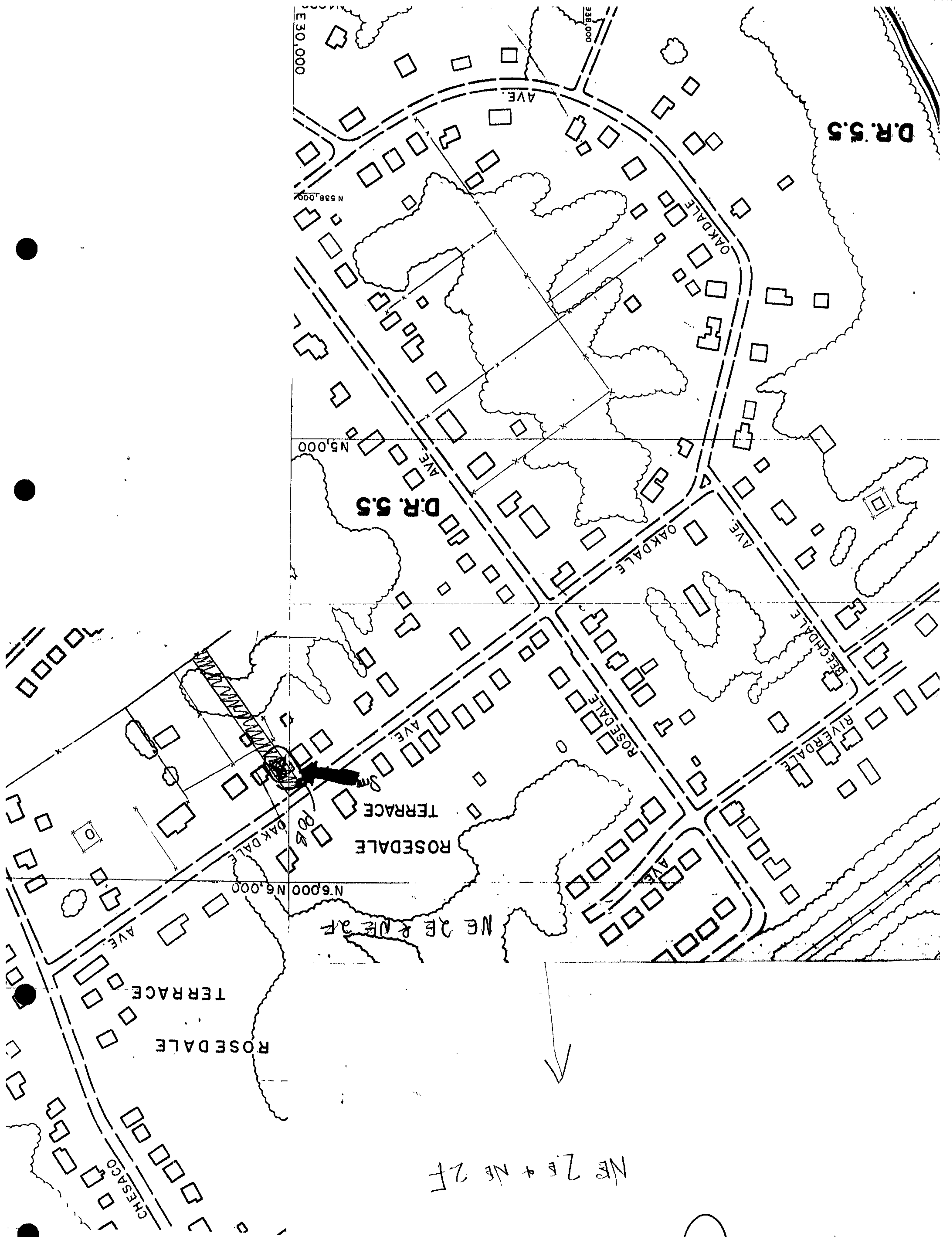
32' DEEP
14" thick
8' thick

PTMS

CASE NAME 04-74-SPH
CASE NUMBER _____
DATE _____

CASE NAME 04-74-SPH
CASE NUMBER _____
DATE _____

[illegible]



074



100-2000

APPROXIMATELY 45° ANGLE VIEW OF 7927
FROM WHERE GARAGE WILL BE.

Lot 2A

0°/360° = VIEW OF PRIMARY
RESIDENCE 7925, FROM
PROPOSED GARAGE.



~~2025~~

APPROXIMATELY 90° ANGLE VIEW OF
1927 FROM PROPOSED GARAGE.

2B

0°/360° = VIEW OF PRIMARY
RESIDENCE 1925 FROM
PROPOSED GARAGE.



~~CONFIDENTIAL~~
VIEW FROM PRIMARY RESIDENCE BACK TO
WHERE GARAGE WILL SIT. REAR OF GARAGE
WILL BE WHERE FENCE CURRENTLY SITS.

2c



APPROXIMATELY 315' VIEW OF 1923

FROM PROPOSED GARAGE.

20



APPROXIMATELY 270° ANGLE VIEW OF
1923 FROM PROPOSED GARAGE.

2E



21/5/2024

VIEW OF PRIMARY RESIDENCE FROM

WHERE PROPOSED GARAGE WILL BE.

OFF LEFT IS SHED WHICH WILL BE
REMOVED.

2F



MD 4848 A11 78

22' BOAT AND TRAILER GARAGE WILL
ACCOMMODATE.

26

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

October 21, 2003

Mr. & Mrs. Gino Greco
7925 Oakdale Avenue
Baltimore, Maryland 21237

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
SE/S Oakdale Avenue, 685' NE of the c/l Rosedale Avenue
(7925 Oakdale Avenue)
15th Election District – 7th Council District
Gino Greco, et ux - Petitioners
Case No. 04-074-SPHA

Dear Mr. & Mrs. Greco:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case File

Visit the County's Website at www.baltimorecountyonline.info

