

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Mary Jo Way,
60 ft. E of Pleasant Hill Road
1st Election District
1st Councilmanic District
(605 Pleasant Hill Road)

Geraldine McKee-Mesard
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-539-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Geraldine McKee-Mesard. The variance request is for property located at 605 Pleasant Hill Road in the Ellicott City area of Baltimore County. The variance request is from Section V.B.6.b of the (1970 CMDP) Comprehensive Manual of Development Policies and Section 504 of the (1970 B.C.Z.R.) Baltimore County Zoning Regulations, to permit a window to property line setback of 4 ft. in lieu of the minimum required 15 ft. and to amend the Final Development Plan for Lot 20, Site 5 of "Oella". The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 29, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts

ORDER RECEIVED FOR FILING

Date

By

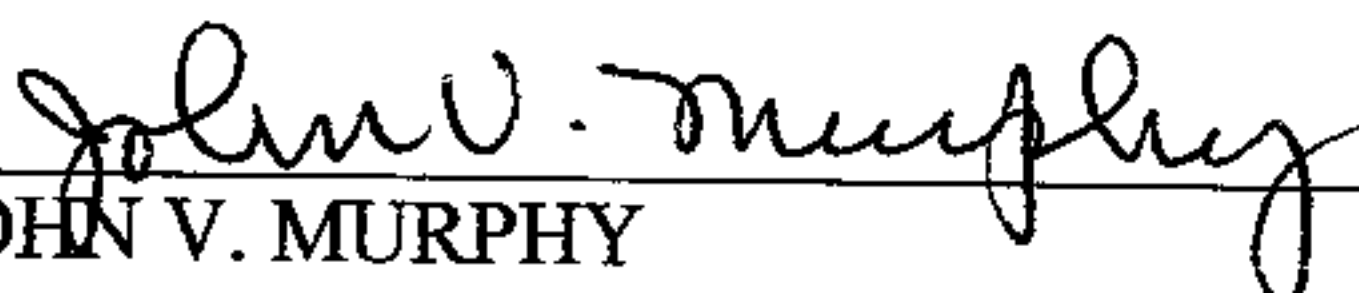
that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 2 day of ^{July}~~June~~, 2004, that a variance from Section V.B.6.b of the (1970 CMDP) Comprehensive Manual of Development Policies and Section 504 of the (1970 B.C.Z.R.) Baltimore County Zoning Regulations, to permit a window to property line setback of 4 ft. in lieu of the minimum required 15 ft. and to amend the Final Development Plan for Lot 20, Site 5 of "Oella", be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning said property to its original condition;

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

VM:raj

ORDER RECEIVED FOR FILING

Date

By

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

June 30, 2004

Ms. Geraldine McKee-Mesard
605 Pleasant Hill Road
Ellicott City, Maryland 21043

Re: Petition for Administrative Variance
Case No. 04-539-A
Property: 605 Pleasant Hill Road

Dear Mrs. McKee-Mesard:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Mr. Joseph R. Hauser
3637 Fels Lane
Ellicott City, MD 21043

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





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 605 Pleasant Hill Road.
which is presently zoned DR. 3.5

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)

(1970 C.M.D.P.) § 504 (1970 BCZR)
To Permit a window to property line set back of 4 feet in lieu of the minimum required 15 ft, & to amend the final Development Plan for lot 20, site 5 of Oella.

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:

NA.
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

None.
Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Geraldine McKee Mesard
Name - Type or Print

Signature

Name - Type or Print

Signature

605 Pleasant Hill Rd. 410 203 0725
Address Telephone No.

Ellicott City MD. 21043
City State Zip Code

Representative to be Contacted:

Joseph R. Hawser
Name

3637 Fels Lane 410-465-1393
Address Telephone No.

Ellicott City MD 21043
City State Zip Code

ORDER RECEIVED FOR PLUG
7/2/04
CASE NO. 04-539-A
RE 10/25/01

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, 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

Reviewed By JNP Date 5/21/04

Estimated Posting Date 5/30/04

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 605 Akassant Hill Rd.
Address
Ellicott City (Coles) Md. 21043
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):

See two attached letters

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.

Geraldine Mesard
Signature
Geraldine Mesard
Name - Type or Print

Joseph A. Hawser
Signature
Joseph A. Hawser
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of MAY, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Geraldine Mesard
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Linda Ann Jasper
Notary Public

My Commission Expires LINDA ANN JASPER
NOTARY PUBLIC STATE OF MARYLAND
My commission Expires 16 August 2006

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 605 Pleasant Hill Rd.
Address
Ellicott City (Coella) Md. 21043
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):

See two attached letters

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.

Geraldine Mesard
Signature
Geraldine Mesard
Name - Type or Print

Joseph A. Hawser
Signature
Joseph A. Hawser
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of MAY, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Geraldine Mesard
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

REV 10/25/01

My Commission Expires
Sworn to and subscribed before me
this 19 day of MAY, 2004
Witness my hand and official seal.

LINDA ANN JASPER
NOTARY PUBLIC STATE OF MARYLAND
My commission Expires 16 August 2006



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 605 Pleasant Hill Road.
which is presently zoned DR. 3.5

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) V.B. 6.b. (1970 C.M.D.P.) § 504(1970)
3C2R

To Permit a window to property line setback of 4 feet in lieu of the minimum required 15 ft, & to amend the final Development Plan for lot 20, site 5 of Oella.

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:

NA.
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

None.
Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Geraldine McKee Mesard
Name - Type or Print

Signature

Name - Type or Print

Signature

605 Pleasant Hill Rd. 410 203 0725
Address Telephone No.

Ellicott City Md. 21043
City State Zip Code

Representative to be Contacted:

Joseph R. Hawser
Name

3637 Fels Lane 410-465-1393
Address Telephone No.

Ellicott City Md. 21043
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 04 day of May, 2004 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. 04-539-A

REV 10/25/01

Reviewed By JNP Date 5/24/04

Estimated Posting Date 5/30/04

Reasoning for "undue hardship" for a use variance:

1. Reasonable use of property is plain and simple. The house does not accommodate two people reasonably with it's current square footage, single bath, no closet area Set up.
2. The difficulties of living in such a small space in Modern times, is apparent in the fact that all four originally identical houses have dealt with or are in process of dealing with the space and functional deficiency of the structures. See attached letter.
3. The hardship is not caused in any of these cases by the current owners, but rather by the historical fact, that these houses were built at the lowest cost possible to house a very specific "Blue collar/factory" worker, small or no families, and who had just begun to incorporate "indoor plumbing" in this area. In other words, Oella is unique in that the vast majority of houses were built in a vernacular manner, and the houses actually indentured the workers to the Mill.

Practical difficulty:

1. Strict compliance limits the houses to one (or one couple) comfortably living in the structure, and puts great restraint on any guest or social situations occurring at the structure.
2. The relief, as shown in the attached letters, shows that the owner went to great Length to first, assure the local architectural review was fully satisfied with the location of the addition, and that design was specific in enhancing the original structure and not blocking sitelines of any existing neighboring properties. We do not believe, that any other consideration of location, Size, or style would be more beneficial to the neighbors or the homeowner.

04-539-A

Zoning description:

5-19-04

Zoning Description for 605 Pleasant Hill rd. Oella MD.

Beginning at a point on the ~~South~~ side of "Mary Jo Way" which is 40 feet wide at the distance of 60 feet ~~east~~ of the centerline of the nearest improved intersecting street, "Pleasant Hill rd." which is 16 feet wide. Being lot # 20, site #5 in the subdivision of Oella as recorded in Baltimore county plat book # 64, folio # 38, containing 6499 square feet, also known as 605 Pleasant Hill rd., and located in the 1st election district, and 1st councilmanic district.

04-539-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 10002

DATE

5/21/04

ACCOUNT

12-001-006-6150

AMOUNT

\$ 115.00

RECEIVED
FROM:

Joseph H. Hargrave/Corporation

FOR:

1 Year - 600 Pleasant Hill Road

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

04 539-A (Merged)

PAID RECEIPT

BUSINESS

ACTUAL

TIME

10:40:23

5/21/2004

5/21/2004 10:40:23

120-001-006-6150

RECEIPT # 200405 5/21/2004

120-001-006-6150

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CASHIER'S VALIDATION

Certificate Of Posting

RE: Case NO.: 04-539-A

Petitioner/Developer: CELADINE MESARD

Date of Hearing/Closing: 6/14/04

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

Attention:

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
at 605 PLEASANT HILL RD.

This sign(s) were posted on 5/29/04
(Month, Day, Year)

Sincerely,

Martin Ogle 5/29/04

(Signature of Sign Poster and Date)

Martin Ogle

(Printed Name)

5016 Castlestone Drive

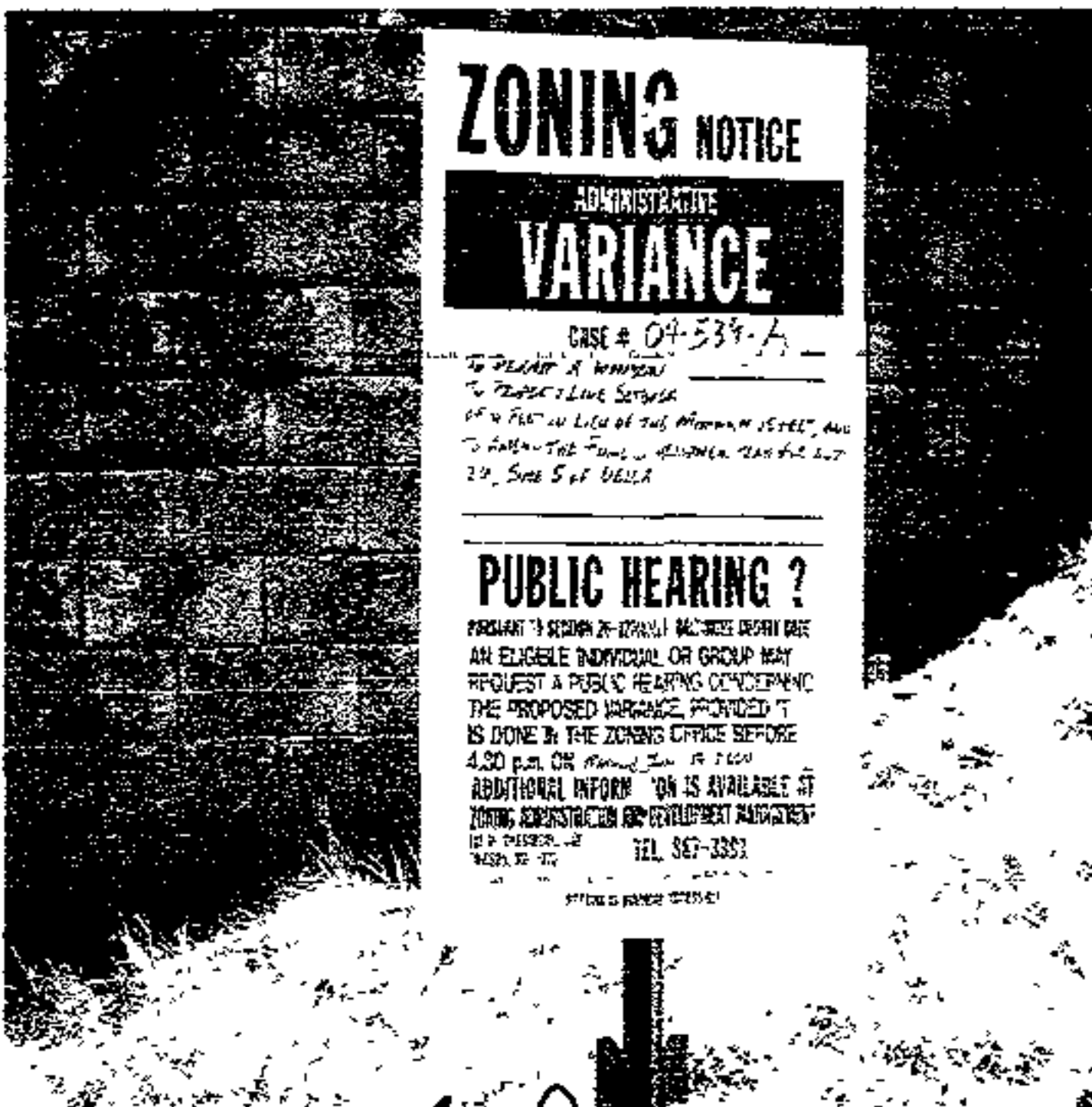
(Address)

Balto, MD 21237

(City, State, Zip Code)

(410)-933-9470

(Phone Number)



Martin Ogle 5/29/04

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 539 -A

Address 605 Pleasant Hill Road

Contact Person: Jeffrey Ferlow
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/21/04

Posting Date: 5/30/04

Closing Date: 6/14/04

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 04- 539 -A

Address 605 Pleasant Hill Road

Petitioner's Name Geraldine McKee Mesard

Telephone 410-203-0725

Posting Date: 5/30/04

Closing Date: 6/14/04

Wording for Sign: To Permit a window to property line setback of 4 feet in lieu of the minimum required 15 feet, and to amend the Final Development Plan for Lot 20, Site 5 of Oella.

**Department of Permits and
Development Management**

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



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

June 14, 2004

Geraldine McKee Mesard
605 Pleasant Hill Road
Ellicott City, Maryland 21043

Dear Ms. McKee-Mesard:

RE: Case Number:04-539-A, 605 Pleasant Hill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 21, 2004.

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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Joseph R. Hauser 3637 Fels Lane Ellicott City 21073

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



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

May 27, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: June 1, 2004

Item No.: 526, 530-532, 534-537, 539

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.

6. 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



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



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

Date: 6.2.04

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

RE: Baltimore County
Item No. 539 JHP

Dear Ms. Matthews:

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

JUN 16 2004

ZONING COMMISSIONER

TO: Tim Kotroco

FROM: John D. Oltman, Jr JDO

DATE: June 16, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of JUNE 1, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-526
04-530
04-531
04-532
04-534
04-535
04-538
04-539

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 11, 2004

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

SUBJECT: Zoning Advisory Petition(s): **Case 4-539 – Administrative Variance**

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

Division Chief:

Lynne L. Lashaw

MAC/LL

RECEIVED

JUN 14 2004

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 1, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For June 8, 2004
Item Nos. 526, 531, 532, 533, 534,
536, 537, 538, and 539

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

RWB:CEN:jrb

cc: File

Geraldine McKee Mesard
605 Pleasant Hill Road
Ellicott City, MD 21043
Home # 410-203-0725
Work # 301-840-4600

May 5, 2004

To Whom It May Concern:

I am applying for a variance in order to add a small two story addition to my home in Oella. My house currently has less than 1000 square feet of living space. My daughter lives with me when she is home from the University of Virginia. It has one small bathroom and one small closet, both upstairs. My addition would add a bathroom and large closet and make my home much more livable for my family and for future families who may some day live in this home.

The Historic Oella Association Architectural Committee approved the addition. I love my home and community.

Thank you for your consideration in this matter.

Sincerely,


Geraldine McKee Mesard

County of Baltimore
State of Maryland

Sworn to and subscribed before me this 6th
day of MAY, 20 04

Witness my hand and official seal.

 Notary Public
My Commission Expires 3-1-2007


LINDA ANN JASPER
NOTARY PUBLIC STATE OF MARYLAND
My commission Expires 16 August 2006

Sworn to and subscribed before me
this 19 day of MAY, 20 04
Witness my hand and official seal.

5-2-03

Zoning Commissioner Baltimore County
Zoning Review
111 West Chesapeake Ave.
Towson.

Dear Commissioner,

In support of the zoning variance for 605 Pleasant Hill Rd. in Oella Md.
I would like to offer a few comments.

First, we designed the addition with the greatest regard for the historical integrity of the area, and worked closely with the Architectural review board of Oella in coming up with the final design. This "side sited" addition was the best solution because the rear add-ons already in place add a very awkward living space, and destroy the architectural style of these classic "Sears" homes.

Secondly, we looked at the setbacks on all the sears houses in the area and found and found that all of them are currently non-conforming to today's zoning regulations. Of the four that sit on this hilltop, two have had additions and the other is considering and addition off the side also. This is because the houses are so small they cannot accommodate more than one person (They are less than 900 sq. feet).

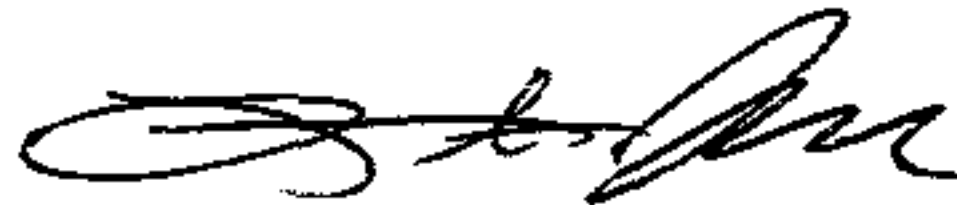
Lastly, this house with the new addition would conform more to current regulations Than all of the other houses. The house next door has combined side setbacks of 12ft.

The house across the street is only 11ft. from the road , while the new addition will maintain a 12' setback from the road. The third house is also 12' from the road, and has an addition off the front of the house (18 X 12), and a deck off the side 15 X 12.5.

This shows that all the houses here have dealt with, or are planning to address the inability to live in such a small area with more than one person. Ms. Mesard, has gone to great length to solve this problem with sensitivity to architectural aesthetics, and to include the Oella architectural review in the initial stages of design. We think the addition will be a wonderful example of that sensitivity.

Thank you for your consideration.

Joseph Hauser
Representative for Ms. Mesard.



LINDA ANN JASPER
NOTARY PUBLIC STATE OF MARYLAND
My commission Expires 16 August 2006

Sworn to and subscribed before me
this 19 day of MAY, 2004
Witness my hand and official seal.

Oella Homeowners Association
Architectural Review Committee
803 Oella Avenue
Ellicott City, MD 21043
(410) 465 1700

March 31, 2004

Mr. Joseph Hauser
Joseph Hauser Carpentry
3637 Fells Lane
Ellicott City, Maryland 21043

RE: 605 Pleasant Hill Road

Dear Mr. Hauser:

Your latest set of drawings, a copy of which is attached to this letter, has been reviewed and approved by the Architectural Review Committee of the Oella Homeowners Association. Of course the Baltimore County zoning office will advise as to whether you meet the appropriate set back requirements. Our committee wanted information on how you plan to treat the concrete block area adjacent to the existing rear porch. You have since informed me that, contrary to our interpretation of the drawing, there will be only six inches of the foundation wall exposed. The concrete block will be taken from an old structure and match the house.

We hope that the project meets your client's needs. We wish you a successful undertaking.

Sincerely yours,

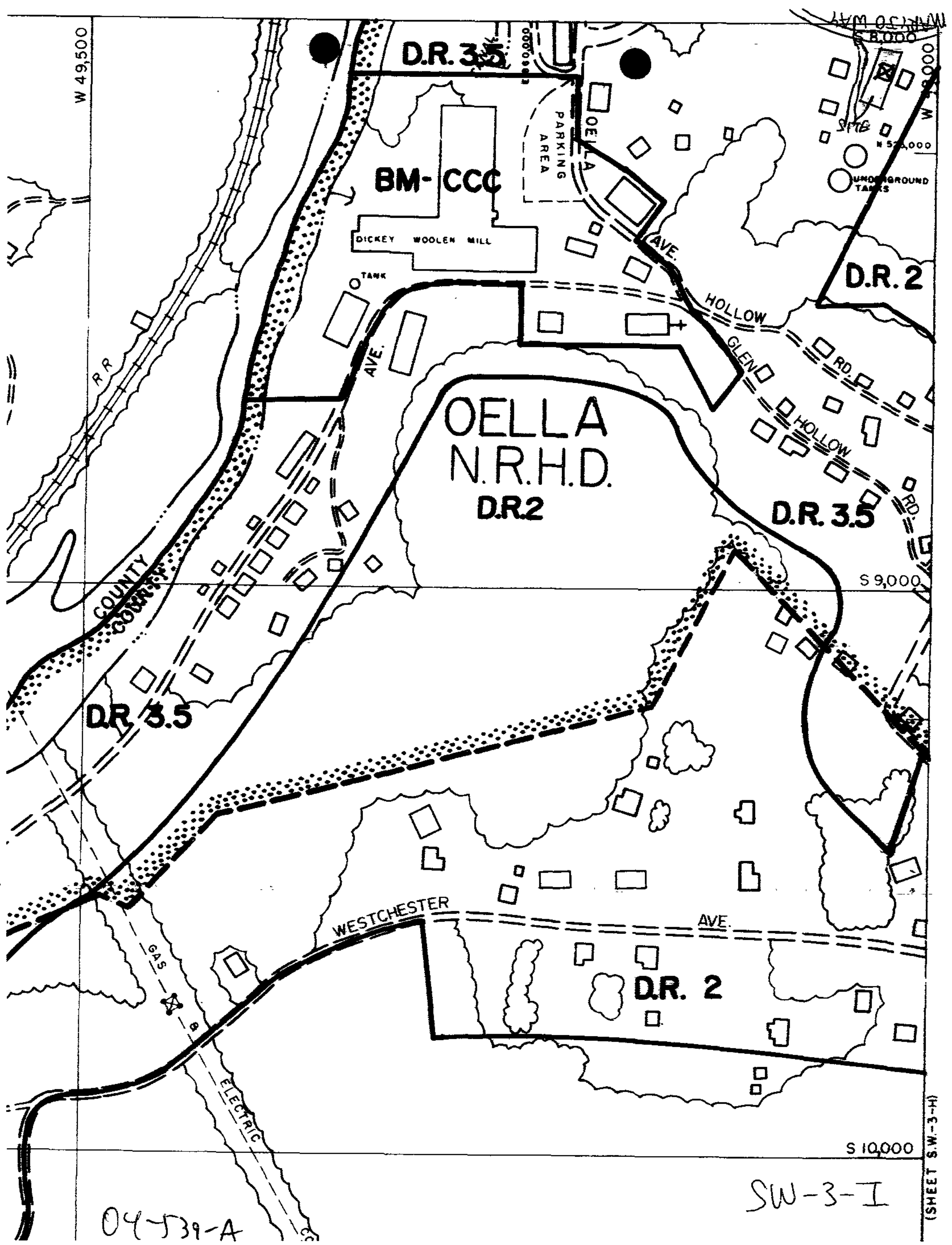


Charles L. Wagandt

CLW/bw

Cc: Pamela Donegan
Douglas Hough
Alexandra Clark, President HOA
Geraldine Mesard





W 49,500

D.R. 3.5

BM-CCC

DICKEY WOOLEN MILL

PARKING AREA

OELLA AVE.

AVE.

HOLLOW GLEND

D.R. 2

OELLA
N.R.H.D.
D.R.2

D.R. 3.5

COUNTY

D.R. 3.5

WESTCHESTER

AVE.

D.R. 2

GAS

ELECTRIC

S 9,000

S 10,000

04-539-A

SW-3-I

(SHEET S.W.-3-I)

Lot #16 Porch 11' from Road

Neighbors
House



04-534-A

Lot #20 shows Proposed Edge 13' from Road



04-539-A

Front side

Lot #17 shows front loaded
addit.
Deck



04-539-A

04-539-A



04-539-A





side view of lot 20 Proposed site

04-539-A



Drige Between Lot 20 & 16



04-539-A

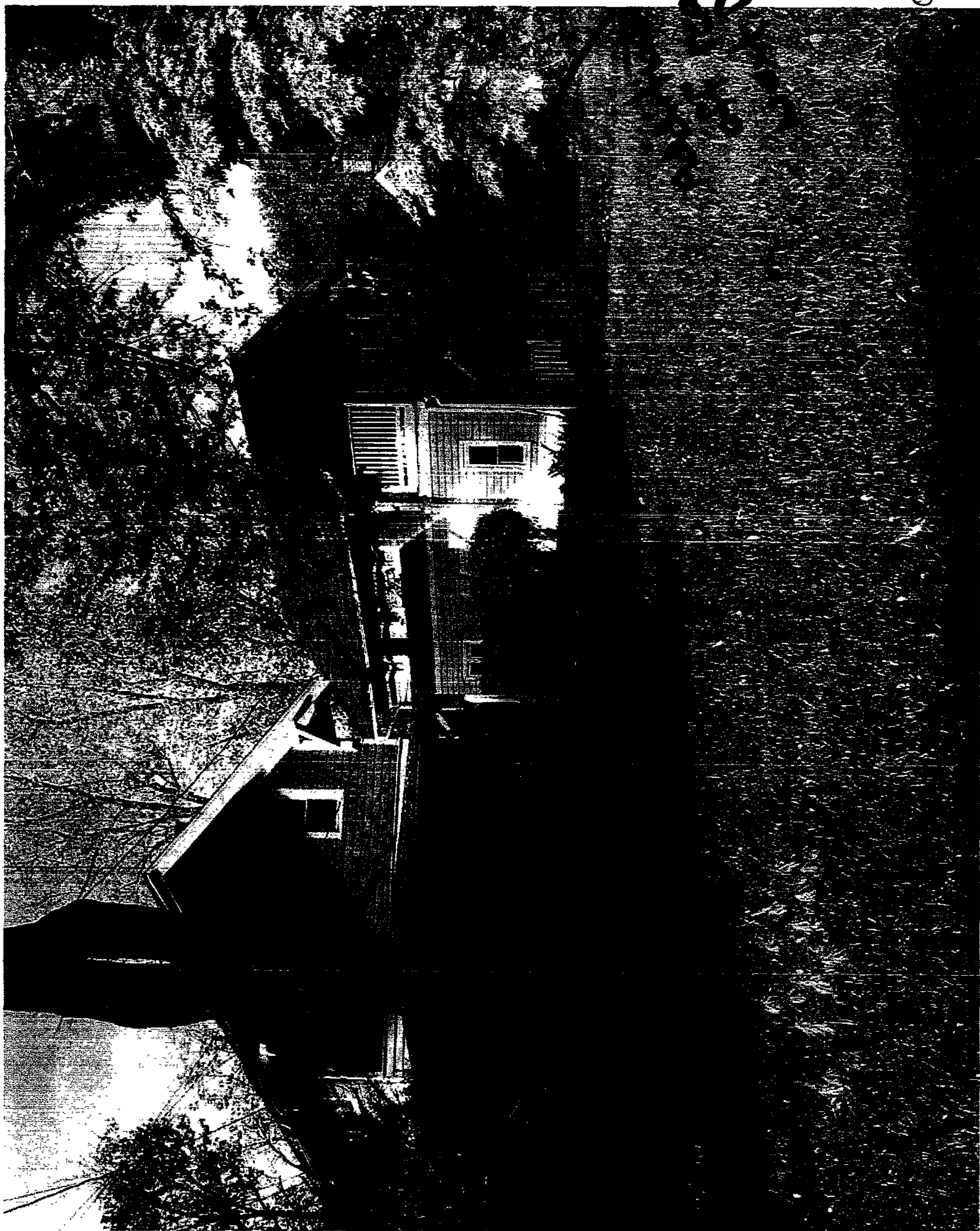
Rear Addition on lot
21

04-539-A



04-539-A

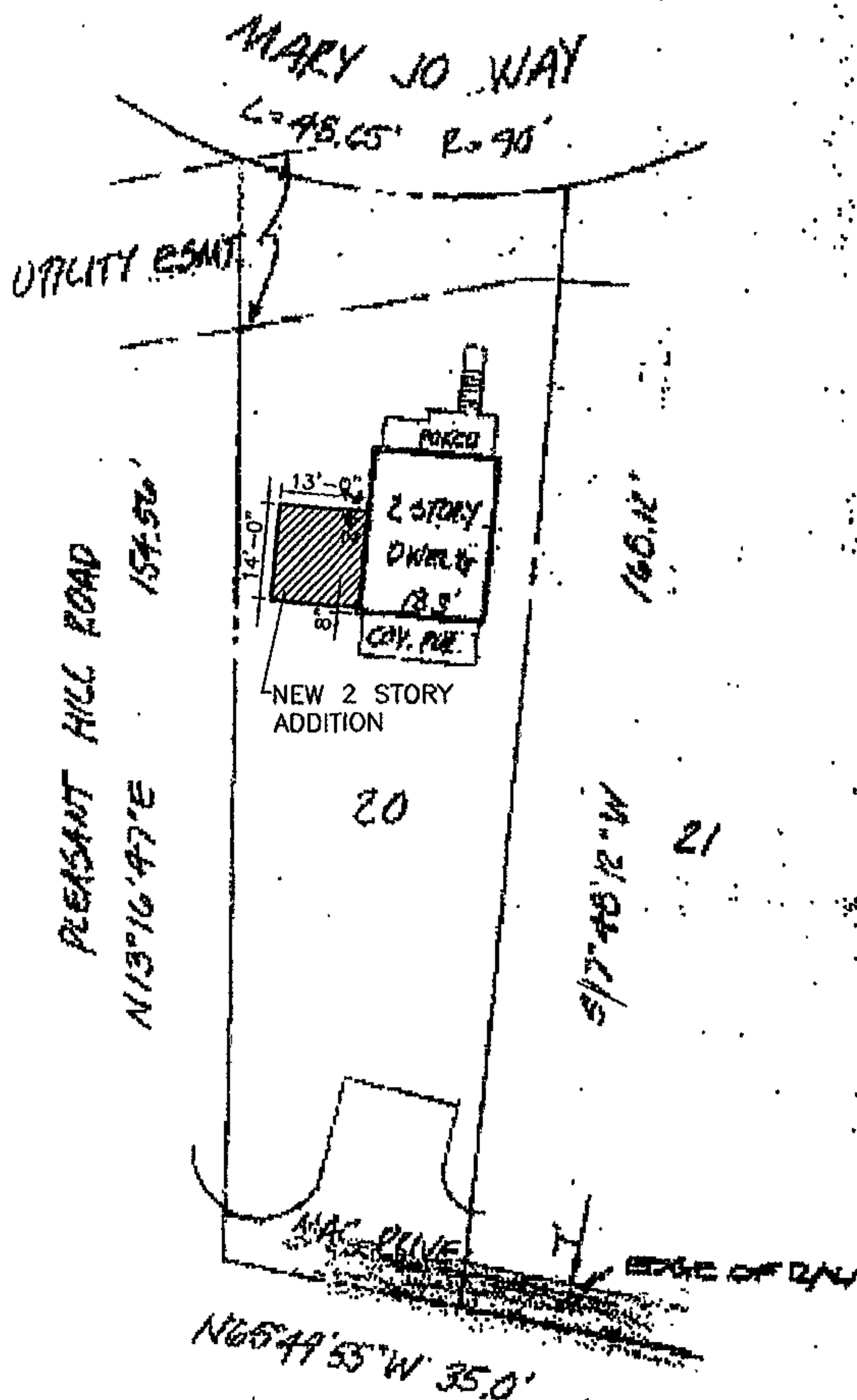
539



LANDTECH ASSOCIATES, INC.

1401 MAIN HIGHWAY, SUITE 710, ELLEN HUNTER, MD, 21041
 (410) 764-1121 FAX (410) 553-4001

NOTE: NOT TO BE USED FOR THE ISSUANCE OF PERMITS.



PROPERTY LINE SURVEY RECOMMENDED TO
 DETERMINE THE EXACT LOCATION OF
 IMPROVEMENTS AND/OR ENCROACHMENTS.

NOTE: THIS PROPERTY LIES
 IN FLOOD ZONE C, AN AREA
 OF MINIMAL FLOODING, AS
 DELINEATED ON THE MAPS
 OF THE NATIONAL FLOOD
 INSURANCE PROGRAM

Notes:

- 1) This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 3) This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
- 4) No title report furnished.

Certification: This is to certify that the improvements indicated
 herein are located as shown.

LIBER _____ FOLIO _____
 LOT 20 BLOCK _____ SECT. _____ PLAT _____
 PLAT ENTITLED PLEASANT HILL
 RECORDED IN BALTO. CO. MD.
 PLAT BOOK 604 FOLIO 38

GRADEN A. ROGERS - Prop. L.S. MD. 112 No. 217

605 PLEASANT HILL ROAD

SCALE 1" = 30' CASE NO. 21000652
 DATE 2-14-01 JOB NO. TW 01-41

04-539-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

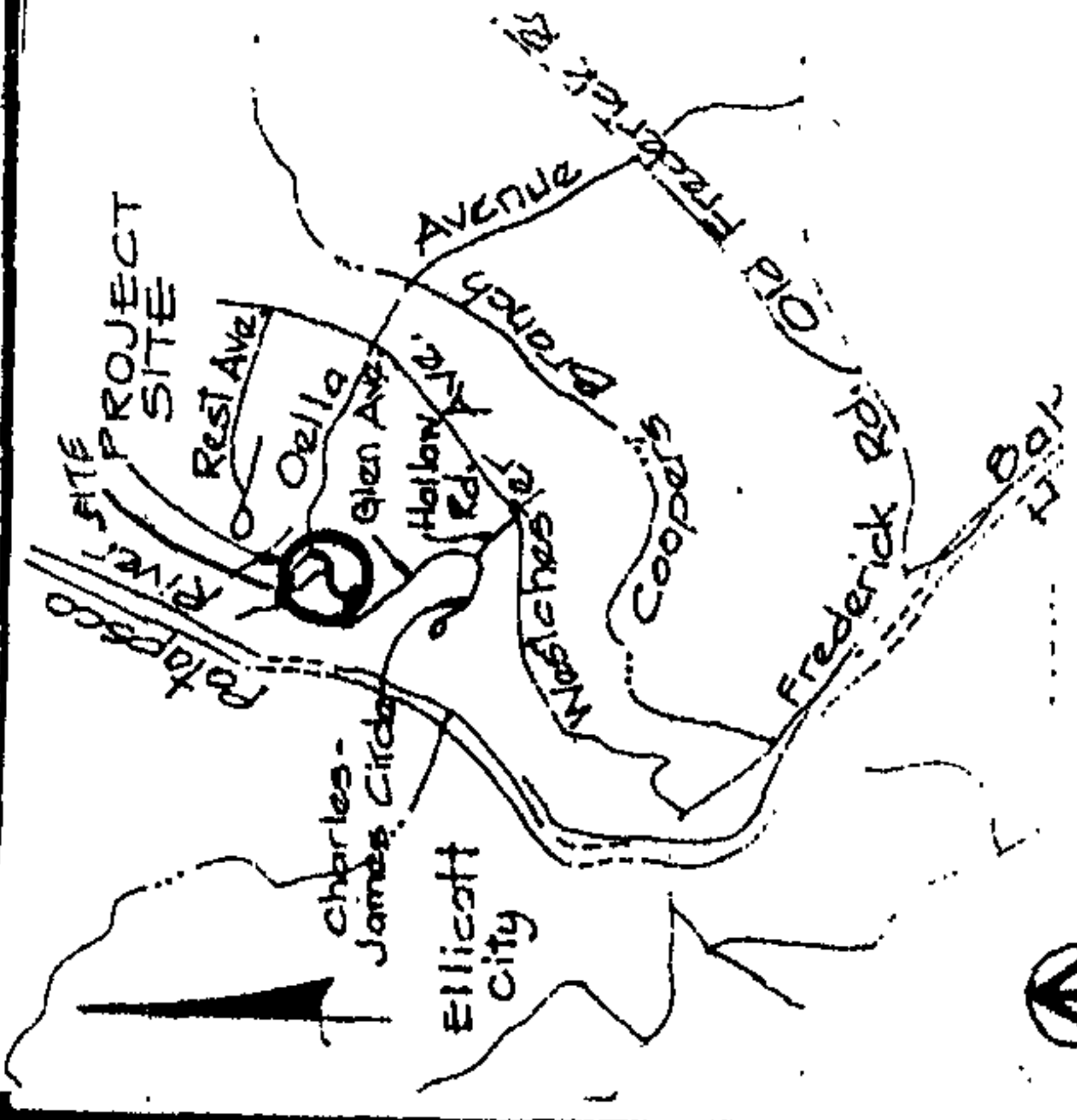
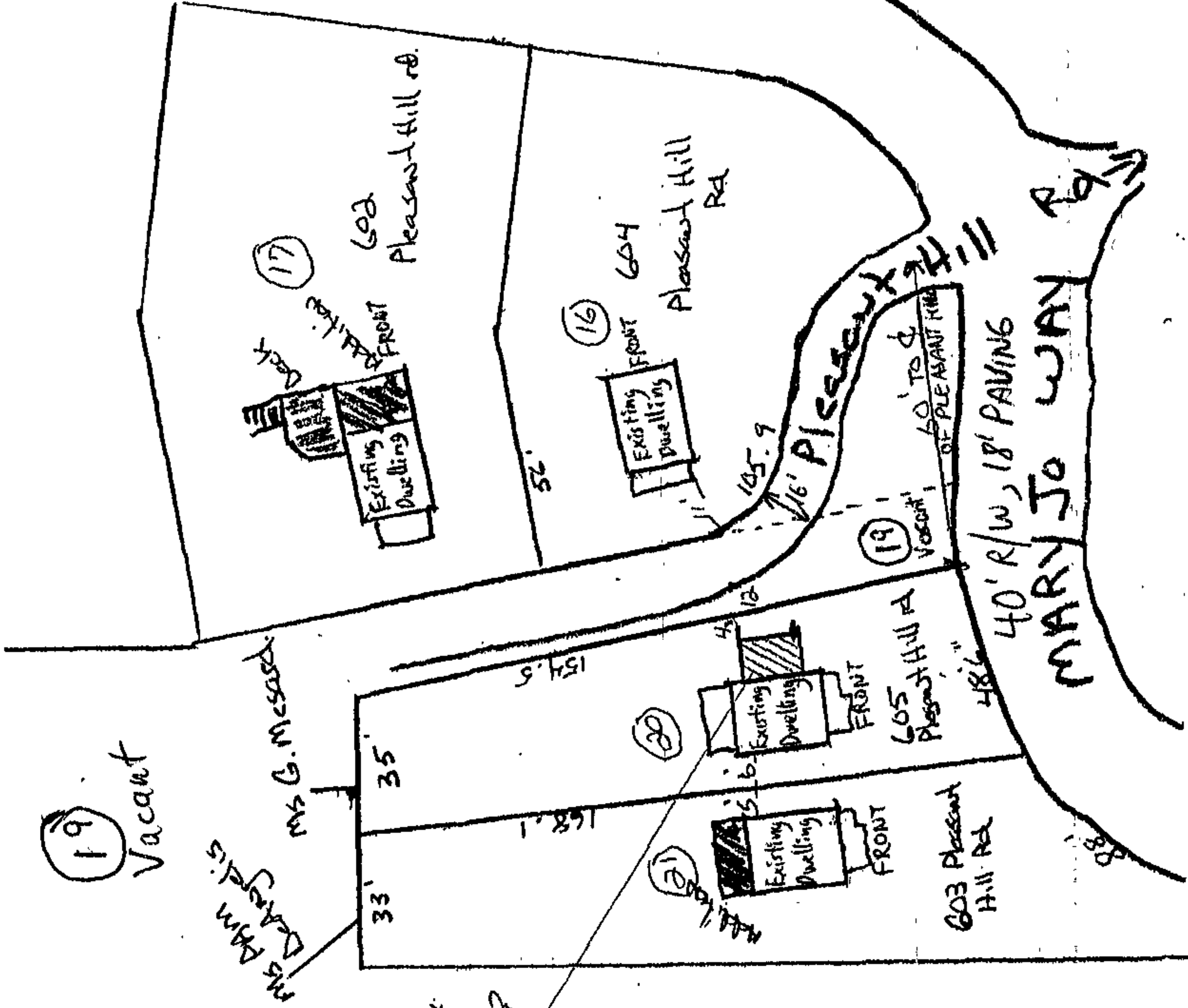
PROPERTY ADDRESS 605 PLEASANT HILL RD

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

SUBDIVISION NAME DELLA

PLAT BOOK # 64 FOLIO # 38 LOT # 20 ~~SECTION~~ # 5

OWNER Mrs. Geraldine Mesard



SCALE: 1" = 2000'

LOCATION INFORMATION

ELECTION DISTRICT # 1

COUNCILMANIC DISTRICT # 1

1" = 200' SCALE MAP # SW-3-I

ZONING D.R. 3.5

LOT SIZE .17 ACRES 6499 SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐

WATER ☒ PUBLIC ☒ PRIVATE ☐

YES: ☐ NO: ☒

CHESAPEAKE BAY CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY / BUILDING

PRIOR ZONING HEARING Yes

ZONING OFFICE USE ONLY
REVIEWED BY JUP ITEM # 539 CASE # 104-539-7

PREPARED BY Itasser

SCALE OF DRAWING: 1" = 50'

