

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE - NW/S Cedarcrest Ave.
45' NE of the c/I McComas Road * ZONING COMMISSIONER
(3002 Cedarcrest Avenue)
15th Election District * OF BALTIMORE COUNTY
7th Council District * Case No. 05-468-SPHA
Michael W. Seckens, 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, Michael W. Seckens and his wife, Tammy J. Seckens. As filed, the Petitioners request a special hearing to approve a garage with a larger footprint than the principal building, and variance relief to permit an accessory structure height of 20 feet in lieu of the maximum allowed 15 feet. Relief is requested pursuant to Sections 101, 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.). 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 Michael and Tammy Seckens, property owners. There were no Protestants or other interested persons present.

It is to be noted that although the Petitioners filed both a Petition for Special Hearing and a Petition for Variance, the Notice of Hearing and Posting sign only reflected variance relief was being sought. However, as written, the notice and posting sign indicated that variance relief was being requested to permit a detached accessory structure to be larger than the footprint of the (existing) house and with a height of 20 feet in lieu of the maximum allowed 15 feet. Since the variance request details the specific nature of the relief sought and no one appeared in opposition to the request, the hearing proceeded on the merits of the proposal. It is also to be noted that the case file contains letters of support from the immediate neighbors who would be most impacted.

ORDER RECEIVED FOR FILING

Date

By

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel, 45' wide by 133' deep, located on the northwest side of Cedarcrest Avenue, not far from McComas Road in Edgemere. The property contains 6,292.55 sq.ft. (0.14 acres), more or less, zoned D.R.5.5, and is improved with a 1½-story single family dwelling and a detached carport. The Petitioners have owned and resided on the property since 1992. Testimony indicated that the existing house, which is 27' x 27' in dimension, is small and lacks sufficient storage space. Thus, the Petitioners propose razing the carport and constructing a two-story garage, 30' x 30' in dimension, in the rear yard. The first floor would be used to provide safe and secure storage for the family's vehicles, which include two cars, a boat and three motorcycles, and the second floor would be used to provide much needed storage space for personal items, as well as lawn furniture, garden tools and equipment. Due to the fact that the proposed garage will have a larger footprint than the dwelling and will have a height greater than that allowed by the regulations, variance relief is necessary.

In support of the request, photographs were submitted which show that similar garages exist in the area and that the Petitioners' property is attractive and well maintained. The Petitioners also submitted signed statements from the immediately adjacent property owners, marked as Exhibits 2A through 2D, indicating they have no objections to the proposal. It was also indicated that the proposed garage was similar in height and size as that located at 2921 Ritchie Avenue (see Petitioner's Exhibit 3A), which is the next street in the community.

After due consideration of the testimony and evidence presented, I am persuaded that the Petitioners have met the requirements of Section 307 of the B.C.Z.R. for relief to be granted and that strict compliance with the regulations would result in a practical difficulty and unreasonable hardship for the Petitioners. As noted above, the neighbors support the proposal and there were no adverse Zoning Advisory Committee (ZAC) comments with any County reviewing agencies. However, the Office of Planning has requested that building elevation drawings of the proposed structure be submitted for their review and approval prior to the issuance of any permits.

ORDER RECOMMENDED FOR FILING
Date 5/12/15
By [Signature]

Pursuant to the advertisement, posting of the property and public hearing on this Petition 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 12th day of May 2005 that the Petitions for Special Hearing and Variance seeking relief, pursuant to Sections 101, 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (30' x 30' garage) to be larger than the footprint of the existing dwelling and with a height of 20 feet in lieu of the maximum allowed 15 feet, 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 garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.
- 3) Prior to the issuance of any permits, the Petitioners shall submit building elevation drawings of the proposed garage to the Office of Planning for review and approval to insure compatibility with the existing house and surrounding locale.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 5/12/05
By [Signature]
WJW:bjs

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
William J. Wiseman III, Zoning Commissioner

May 12, 2005

Mr. & Mrs. Michael W. Seckens
3002 Cedarcrest Avenue
Edgemere, Maryland 21219

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
NW/S Cedarcrest Avenue 45' NE of the c/l McComas Road
(3002 Cedarcrest Avenue)
15th Election District – 7th Council District
Michael W. Seckens, et ux - Petitioners
Case No. 05-468-SPHA

Dear Mr. & Mrs. Seckens:

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 "William J. Wiseman, III", is written over the typed name.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Office of Planning; People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 3002 CEDARCREST AVE
which is presently zoned DR.S.T.

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

LARGER FOOTPRINT THAN THE A GARAGE WITH A
PRINCIPAL BUILDING

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):

Michael W. Seckens

Name - Type or Print

Michael W. Seckens

Signature

Tammy J. Seckens

Name - Type or Print

Tammy J. Seckens

Signature

3002 Cedarcrest Ave

Address

Edgemore

City

MD

State

21219

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By STJ Date 03-18-05

OS

ORDER RECEIVED FOR FILING
Date 5/12/05
By [Signature]
Case No. OS-468-A
EV 9/15/98



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3002 Cedar Crest 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 Variance from Section(s)

Not Complete

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):

Michael W. Seckens
Name - Type or Print _____
Michael W Seckens
Signature _____
Tammy J Seckens
Name - Type or Print _____
Tammy J Seckens
Signature _____
3002 Cedar Crest Ave
Address _____ Telephone No. 410-477-0297
Edgemere MD 21219
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By S.D. Date 03-18-05

Case No. 05-468.A

Reason for Request for Variance

- (1) Existing house has only a small storage area which is not adequate for our household. Additional storage is very much needed.
- (2) It would be safer and more efficient to build a detached garage with a second floor which can be used for excess storage and the lower half to be used for storage of our vehicles (which would keep them out of the weather and also protect against vandalism) and also for storage of lawn furniture and garden equipment and tools.
- (3) There is a garage of the same type in our neighborhood which is only four houses down in the same alleyway.

Zoning Description For 3002 CEDARCREST AVE

BEGINNING at a point on the Northwest side of Cedarcrest which is forty-five and seventeen one-hundredths feet measured along the northwest side of Cedarcrest Ave from the corner formed by the Intersection of the northwest side of Cedarcrest Ave with the Northeast side of McComas Road and running thence binding on the northwest side of Cedarcrest Ave as now located fifty feet wide north thirty-four degrees thirty-seven minutes east four-five and seventeen one hundredths feet to the division line between lots H and I section B second revised Plat of Cedarcrest thence leaving Cedarcrest Ave and binding on said division line north fifty-five degrees twenty-three minutes west one hundred thirty-two and fifty one hundredths feet to the Southeast side of an Alley fifteen feet wide

Being Lot I and J section 2 in the Subdivision of Cedarcrest as recorded in Baltimore County Plat Book 12 folio 31 containing 0.14 acres also known as 3002 Cedarcrest Ave and located in the 15th Election District 7th Councilmanic District

OS. 468-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

05468A
No. 443600

DATE 03-16-05 ACCOUNT RC01-006-6150

AMOUNT \$ 15.00

RECEIVED FROM: Michael S. Tamm, Secy

FOR: Res. Jm

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DPM
3/21/2005 3/18/2005 11:51:15 2
ED W004 WALKIN DML DPM
CHECKPT # 305727 3/18/2005 DELI
Rpt 5 520 ZONING VERIFICATION
R NO. 443600

Rcpt Tot 415.00
4.00 CR 420.00 CA
45.00 00

Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

05468A
No. 443607

DATE 04-10-05 ACCOUNT RC01-006-6150

AMOUNT \$ 450.00

RECEIVED FROM: Res. Jm Michael S. Tamm, Secy

FOR: 3007 CEDAR CREST AVE
Res. Jm

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DPM
3/21/2005 3/18/2005 11:47:40 2
ED W004 WALKIN DML DPM
CHECKPT # 305723 3/18/2005 DELI
Rpt 5 520 ZONING VERIFICATION
R NO. 443607

Rcpt Tot 450.00
4.00 CR 450.00 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: #05-468-A
3002 Cedarcrest Avenue
N/west side of Cedarcrest
Avenue, 45 feet n/east of
McComas Road
6th Election District
7th Councilmanic District
Legal Owner(s): Michael W. &
Tammy J. Seckens

Variance: to permit a detached accessory structure to be larger than the footprint of the house and 20 feet high in lieu of 15 feet high.

Hearing: Thursday, April 28, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM WISEMAN
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/4/662 Ap 12 46405

CERTIFICATE OF PUBLICATION

4/13/2005

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 4/12/2005.

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

J. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: Q5-468-A

Petitioner/Developer: MICHAEL W

TAMMY J. SECKENS

Date of Hearing/Closing: APRIL 28, 2005

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

ATTN: Kristen Matthews {(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:

3002 CEDARCREST AVE.

The sign(s) were posted on

4/13/05

(Month, Day, Year)

Sincerely,

Robert J. Black
(Signature of Sign Poster)

4/15/05
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

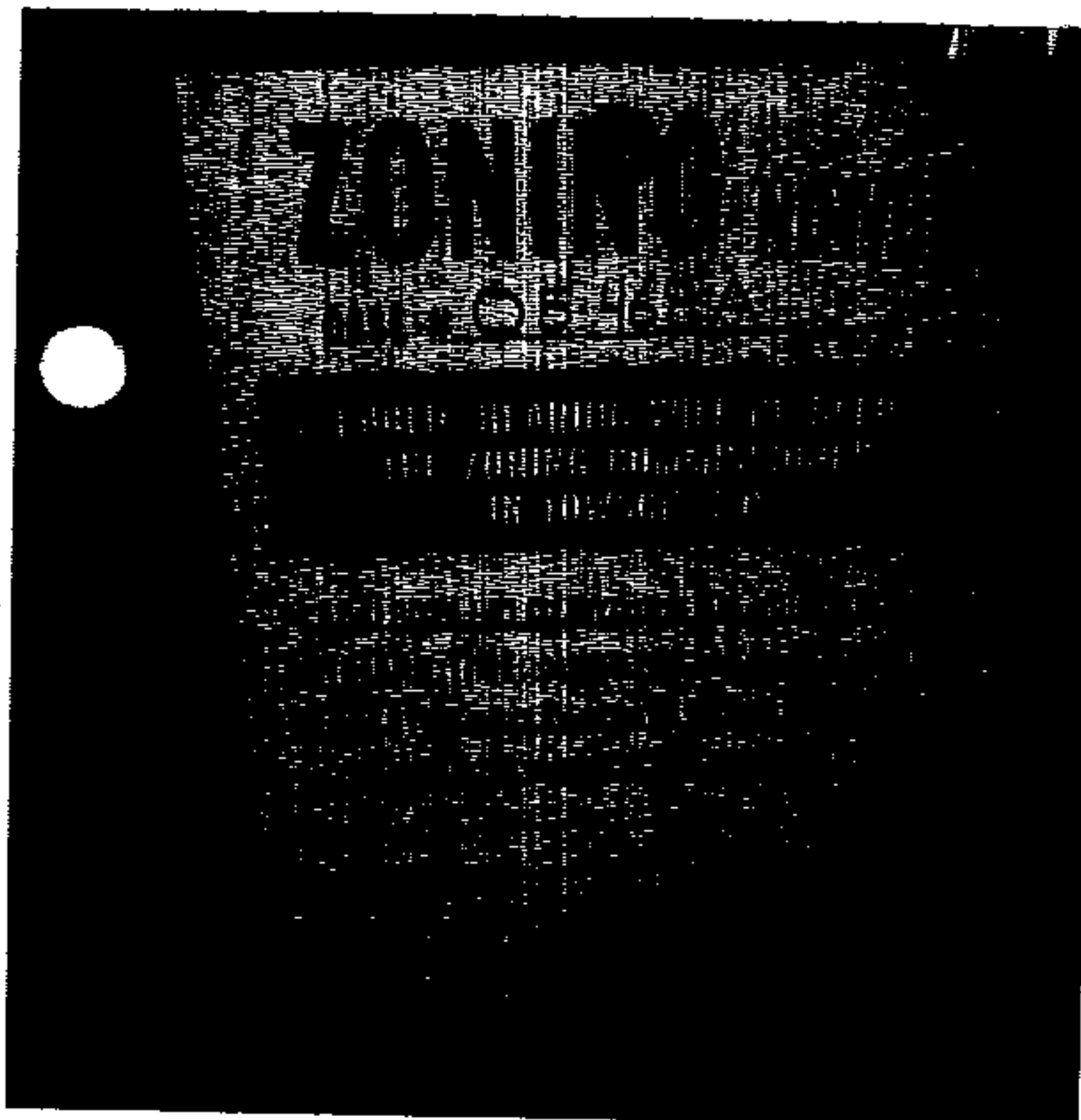
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



RE: PETITION FOR VARIANCE * BEFORE THE
3002 Cedarcrest Avenue; NW/side Cedarcrest *
Avenue 45' NE McComas Road * ZONING COMMISSIONER
15th Election & 7th Councilmanic Districts
Legal Owner(s): Michael & Tammy Seckens* FOR
Petitioner(s) * BALTIMORE COUNTY
* 05-468-A

* * * * *

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 and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 31st day of March, 2005, a copy of the foregoing Entry of Appearance was mailed to, Michael & Tammy Seckens, 3002 Cedarcrest Avenue, Edgemere, MD 21219, Petitioner(s).

RECEIVED

MAR 31 2005
Per *CB*

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 12, 2005 Issue - Jeffersonian

Please forward billing to:

Michael & Tammy Seckens
3002 Cedarcrest Avenue
Edgemere, MD 21219

410-477-0297

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: 05-468-A

3002 Cedarcrest Avenue

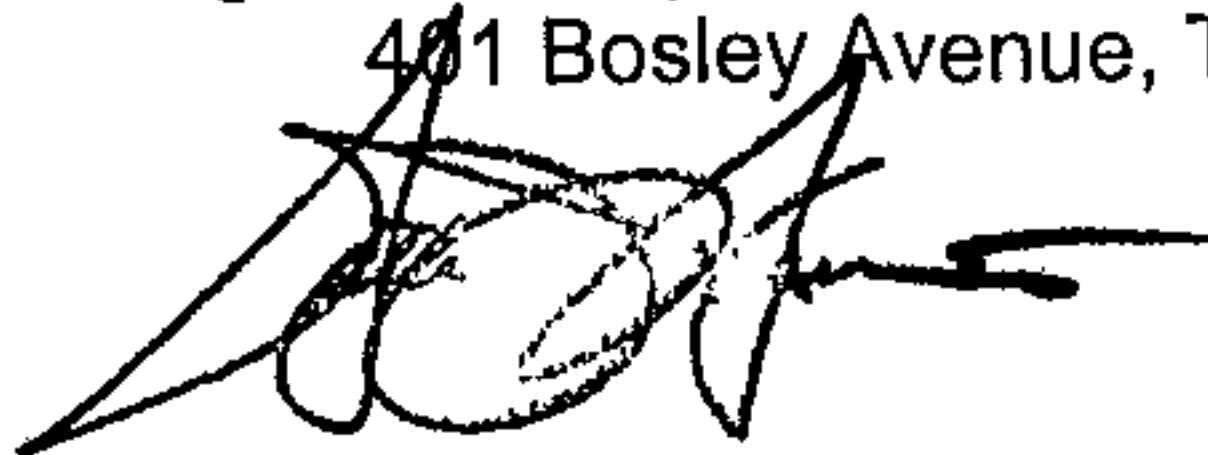
N/west side of Cedarcrest Avenue, 45 feet n/east of McComas Road

6th Election District – 7th Councilmanic District

Legal Owners: Michael W. & Tammy J. Seckens

Variance to permit a detached accessory structure to be larger than the footprint of the house and 20 feet high in lieu of 15 feet high.

Hearing: Thursday, April 28, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM WISEMAN
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.

**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*

March 23, 2005

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: 05-468-A

3002 Cedarcrest Avenue

N/west side of Cedarcrest Avenue, 45 feet n/east of McComas Road

6th Election District – 7th Councilmanic District

Legal Owners: Michael W. & Tammy J. Seckens

Variance to permit a detached accessory structure to be larger than the footprint of the house and 20 feet high in lieu of 15 feet high.

Hearing: Thursday, April 28, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Michael & Tammy Seckens, 3002 Cedarcrest Avenue, Edgemere 21219

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 13, 2005.**
- (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.

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

**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: OS. 468-A
Petitioner: MICHAEL & TAMMY SECKEWS
Address or Location: 3002 CEDARCREST AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL & TAMMY SECKEWS
Address: 3002 CEDARCREST AVE
EDGEMERE MD. 21219
Telephone Number: 410-477-0297

Revised 2/20/98 - SCJ

OS-468-A

**Department of Permits and
Development Management**

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



Baltimore County

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

April 18, 2005

Michael W. Seckens
Tammy J. Seckens
3002 Cedarcrest Avenue
Edgemere, Maryland 21219

Dear Mr. and Mrs. Seckens:

RE: Case Number: 05-468-A, 3002 Cedarcrest Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 18, 2005.

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 the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

March 29, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No. 458, 459, 460, 464, 465, 466, 467, 468, 469, 470, 471, 472,

Pursuant to your request, the above referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

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

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director DATE: April 8, 2005
Department of Permits & Development
Management

FROM: Dennis Kennedy, ^{DAK} Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 28, 2005
Item No. 468

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The minimum of 20-foot right-of-way for alleys shall be shown. Set backs shall be modified accordingly.

DAK:CEN:clw
Cc: file
ZAC-ITEM NO 468-04192005.doc

Granted
5/12/05
w/kests.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr
DEPRM

DATE: May 18, 2005

SUBJECT: Zoning Item # 05-468
Address 3002 Cedarcroft Ave.

Zoning Advisory Committee Meeting of April 11, 2005

 X The Department of Environmental Protection and Resource Management
has no comments on the above-referenced zoning item.

 The Department of Environmental Protection and Resource Management offers
the following comments on the above-referenced zoning item:

 Development of the property must comply with the Regulations for the
Protection of Water Quality, Streams, Wetlands and Floodplains (Sections
14-331 through 14-350 of the Baltimore County Code).

 Development of this property must comply with the Forest
Conservation Regulations (Section 14-401 through 14-422 of the
Baltimore County Code).

 Development of this property must comply with the Chesapeake Bay
Critical Area Regulations (Sections 26-436 through 26-461, and other
Sections, of the Baltimore County Code).

Additional Comments:

Please note that this property is NOT within the Chesapeake Bay Critical Area and
therefore there is no comment to be issued from this Department.

Reviewer: Mike Kulis

Date: May 18, 2005

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

APR - 6 2005

ZONING COMMISSIONER

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

DATE: April 1, 2005

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

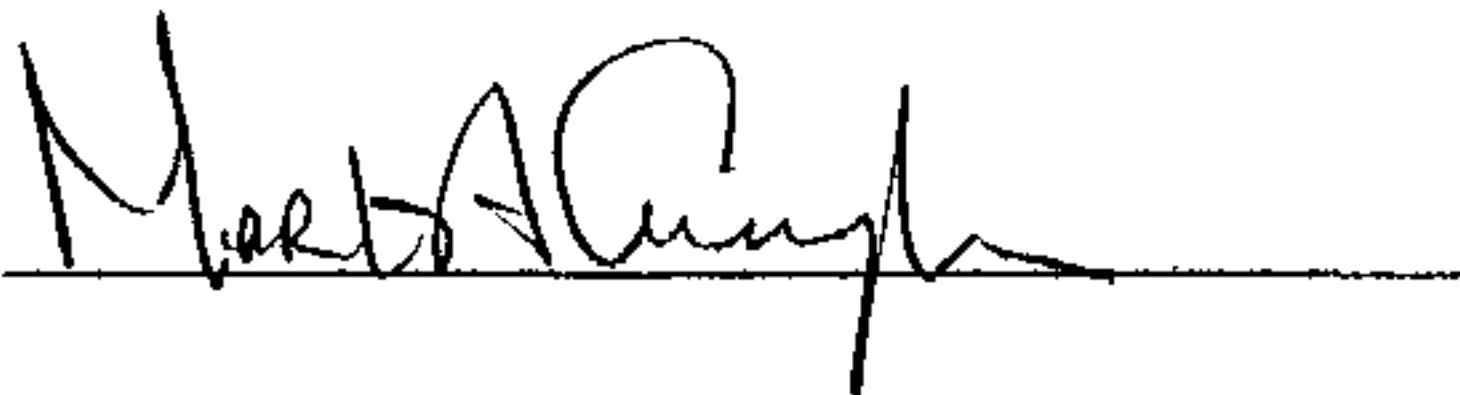
SUBJECT: 5-468

The Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 20 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

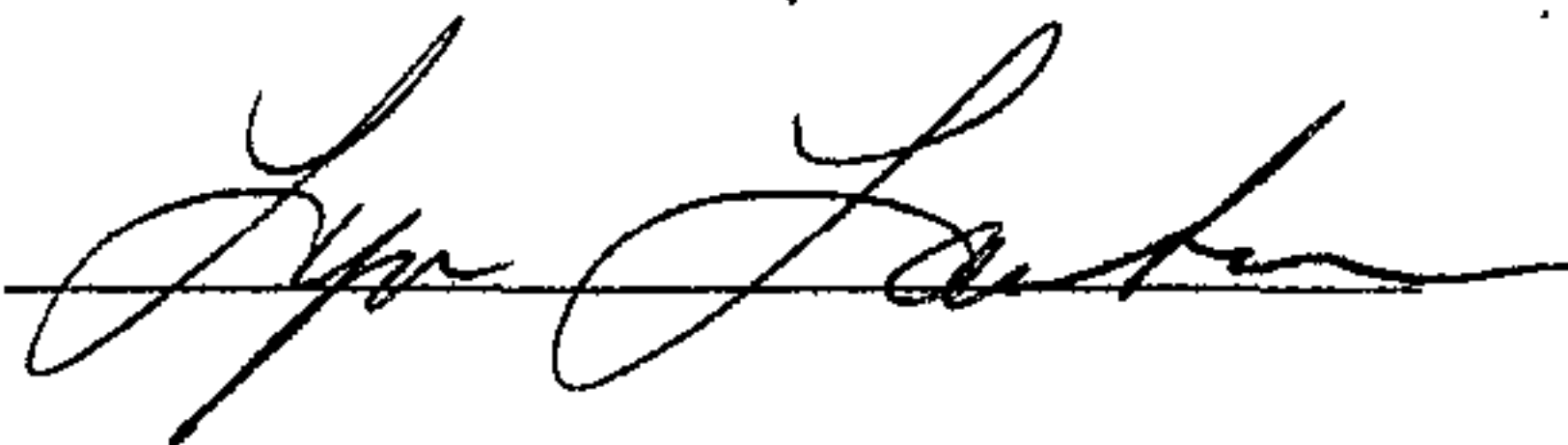
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.
3. Submit elevations (all sides) of the proposed accessory structure to his office for review and approval prior to the issuance of any building permit.

For further information concerning the matters stated herein, please contact Amy Mantay at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL: MAC

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



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

Maryland Department of Transportation

Date: 3.25.05

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

RE: Baltimore County
Item No. 468 JRA

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,

Steven D. Foster, Chief
Engineering Access Permits Division

Case No.:

05-468 A

ONLY ATTENDEES
Mr. + Mrs. SECKENS

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN 1-A Existing 1-B PROPOSAL	
No. 2	LETTERS FROM 2A, B, C & D SURROUNDING NEIGHBORS	
No. 3	PHOTOS OF SIMILAR GARAGE & PHOTOS - 3A - Represents what his garage WILL look like	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

☐ VARIANCE ☐ SPECIAL HEARING

CONCLUSION



SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT

COUNCILMANIC DISTRICT

1"=200' SCALE MAP # SE-6-H

DR 57
ZONING

LOT SIZE 0.14 (293 77

ACREAGE SQUARE FEET

SEWER PUBLIC PRIVATE

☒ WATER

☐ YES ☐ NO

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY **ITEM #** **DATE**

500
1
KSC 4000

FA

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☐ SPECIAL HEARING

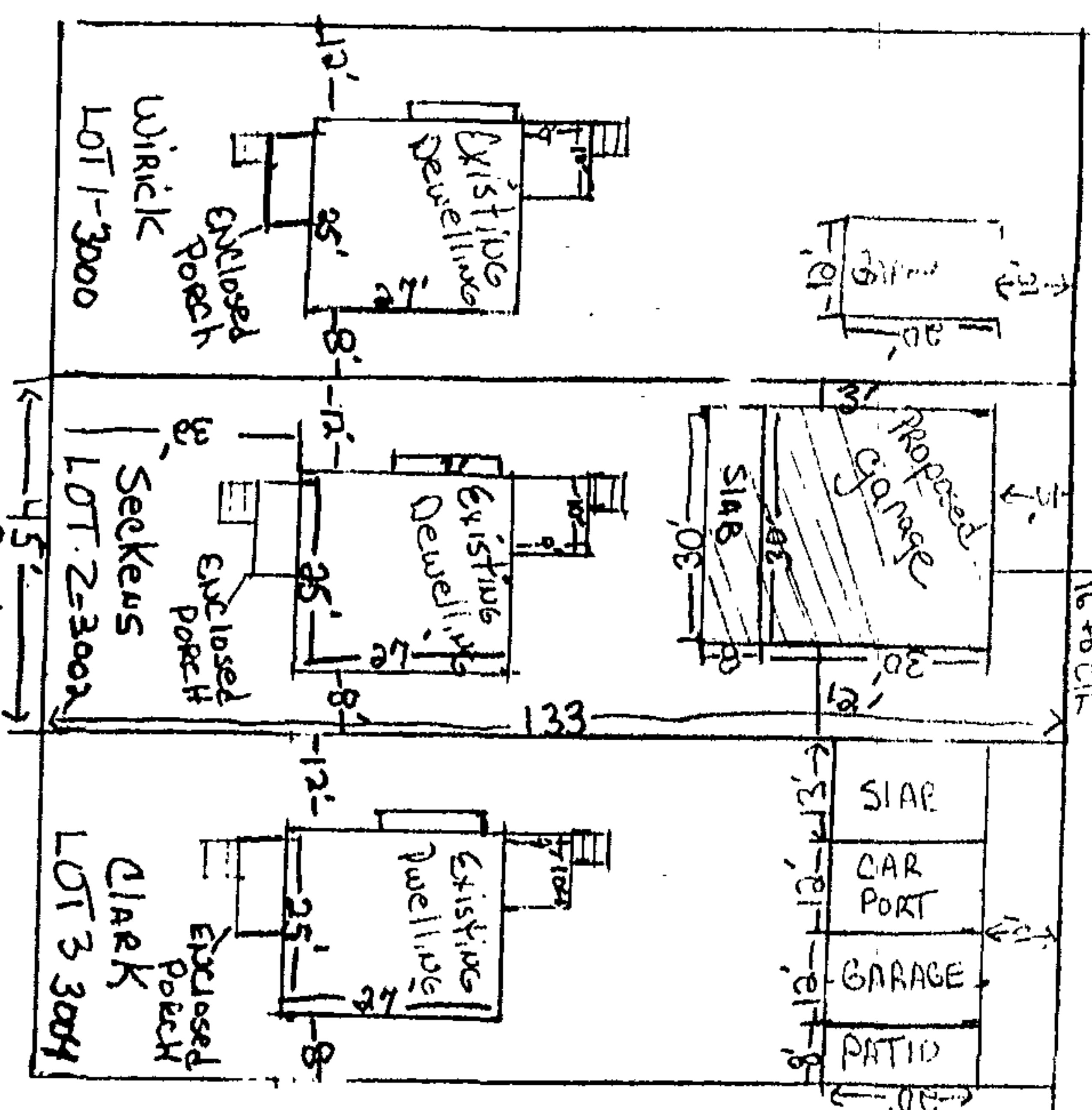
PROPERTY ADDRESS 3002 Cedarcrest Ave

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

SUBDIVISION NAME Cedarcrest

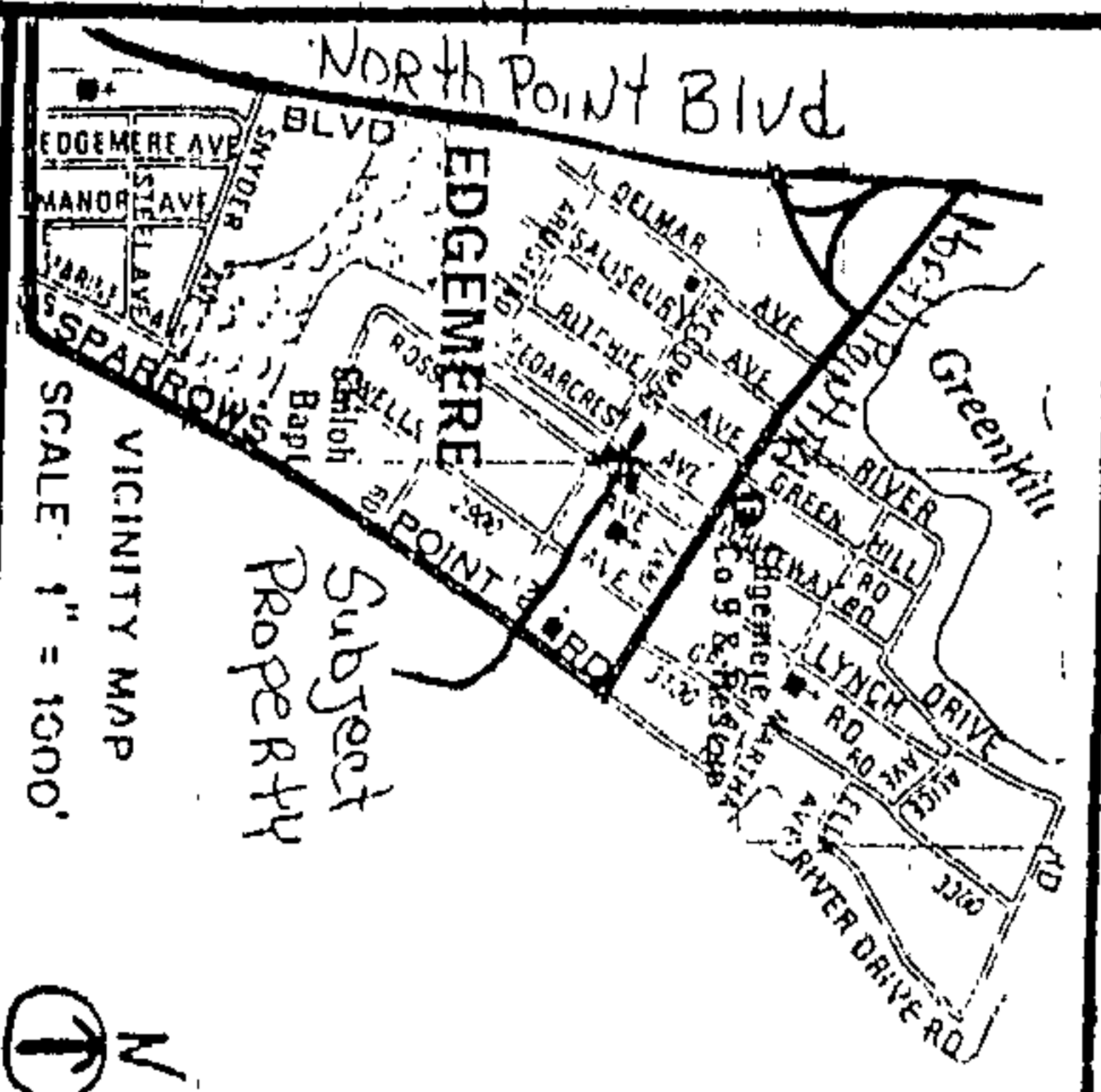
PLAT BOOK # 12 FOLIO # 31 LOT # I+J SECTION # ---

OWNER Michael & Tammy Seckens



15' ALLEY (Back of Prop)
16' to CLK

Proposed



LOCATION INFORMATION

ELECTION DISTRICT

COUNCILMANIC DISTRICT

1"=200' SCALE MAP # S.E. 6-14

ZONING DR. 5.5

LOT SIZE 0.14 6292.55 ACRES 6292.55 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒

CHESAPEAKE BAY CRITICAL AREA ☐

100 YEAR FLOOD PLAIN ☐

HISTORIC PROPERTY/ BUILDING ☐

PRIOR ZONING HEARINGS ☐

ZONING OFFICE USE ONLY

REVIEWED BY SGA ITEM # 05468.7

NORTH



PREPARED BY

SCALE OF DRAWING: 1" = 30'

08 FEB 2005
(Date)

A proposed garage is to be built on 3002 Cedarcrest Avenue property of Michael and Tammy Seckens. The garage will measure 30 feet long by 30 feet wide and 20 feet high.

I/We Robert & Tammy Clark 3002 Cedarcrest Ave
(Name and Address)

are neighbors of the above property and we live beside
(Beside/Behind)

3002 Cedarcrest and we have no problem with that proposed garage being built.

Robert J. Clark
(Signature)

Tammy Clark
(Signature)

Part 102
2A

OS-4687

2-12-05
(Date)

A proposed garage is to be built on 3002 Cedarcrest Avenue property of Michael and Tammy Seckens. The garage will measure 30 feet long by 30 feet wide and 20 feet high.

I/We Mike E. Gasker 3001 Ritchie St 21219
(Name and Address)

are neighbors of the above property and we live BEHIND
(Beside/Behind)

3002 Cedarcrest and we have no problem with that proposed garage being built.

Mike E. Gasker
(Signature)

Concetta T. Gasker
(Signature)

OS-462-A
Pet. 2B

2-17-05
(Date)

A proposed garage is to be built on 3002 Cedarcrest Avenue property of Michael and Tammy Seckens. The garage will measure 30 feet long by 30 feet wide and 20 feet high.

I/We Anna Minarske 3003 Ritchie Ave
(Name and Address)

are neighbors of the above property and we live Behind
(Beside/Behind)

3002 Cedarcrest and we have no problem with that proposed garage being built.

Anna Minarske
(Signature)

(Signature)

OS-468-A

Pet
25

Feb 12, 2005
(Date)

A proposed garage is to be built on 3002 Cedarcrest Avenue property of Michael and Tammy Seckens. The garage will measure 30 feet long by 30 feet wide and 20 feet high.

I/We Austen Wirick 3000 Cedarcrest
(Name and Address)

are neighbors of the above property and we live Beside
(Beside/Behind)

3002 Cedarcrest and we have no problem with that proposed garage being built.

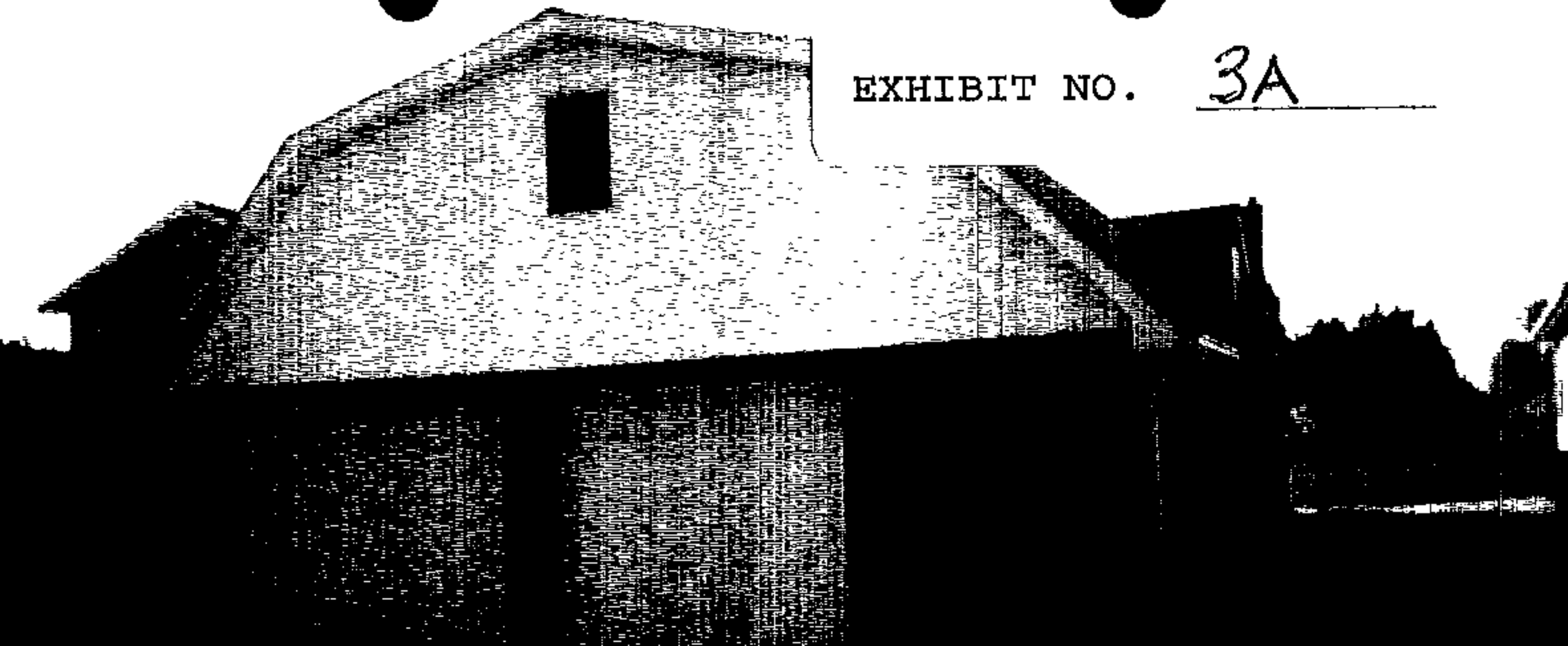
A. Wirick
(Signature)

(Signature)

OS-468-A
Pet
2D

PETITIONER'S

EXHIBIT NO. 3A



2921



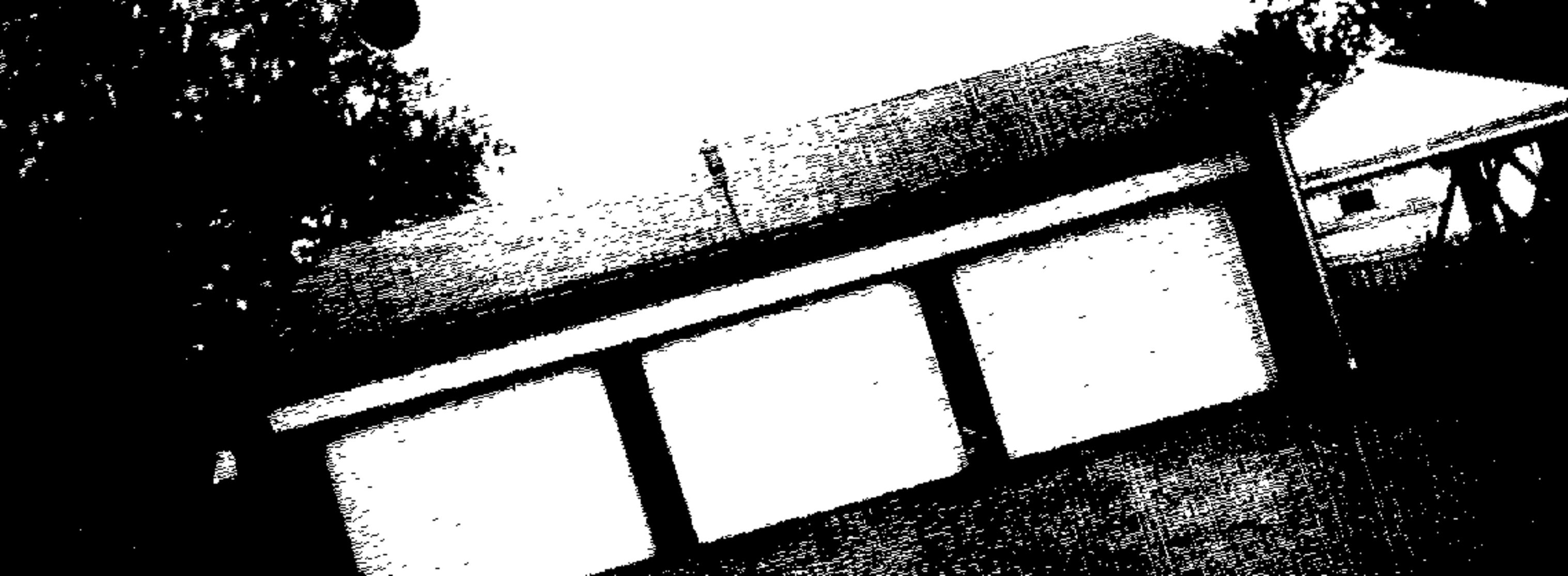
Ritchie Ave





2400 ● Delmar Ave ●

BB



2902 Wells Ave

3C



2804 Delmar Aug

3D



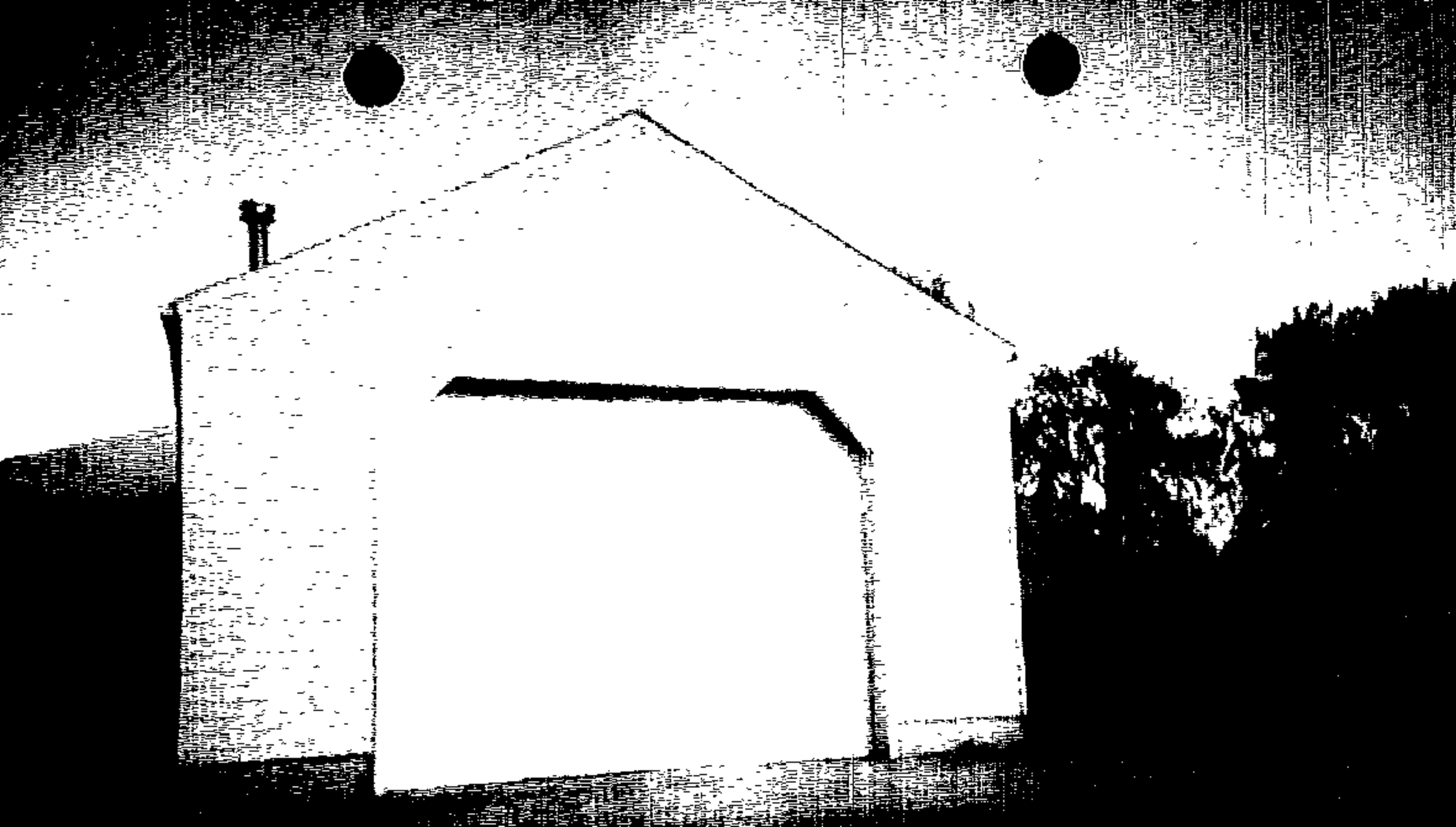
2607 n. Snyder Ave

3E



5019 Ritchie Ave

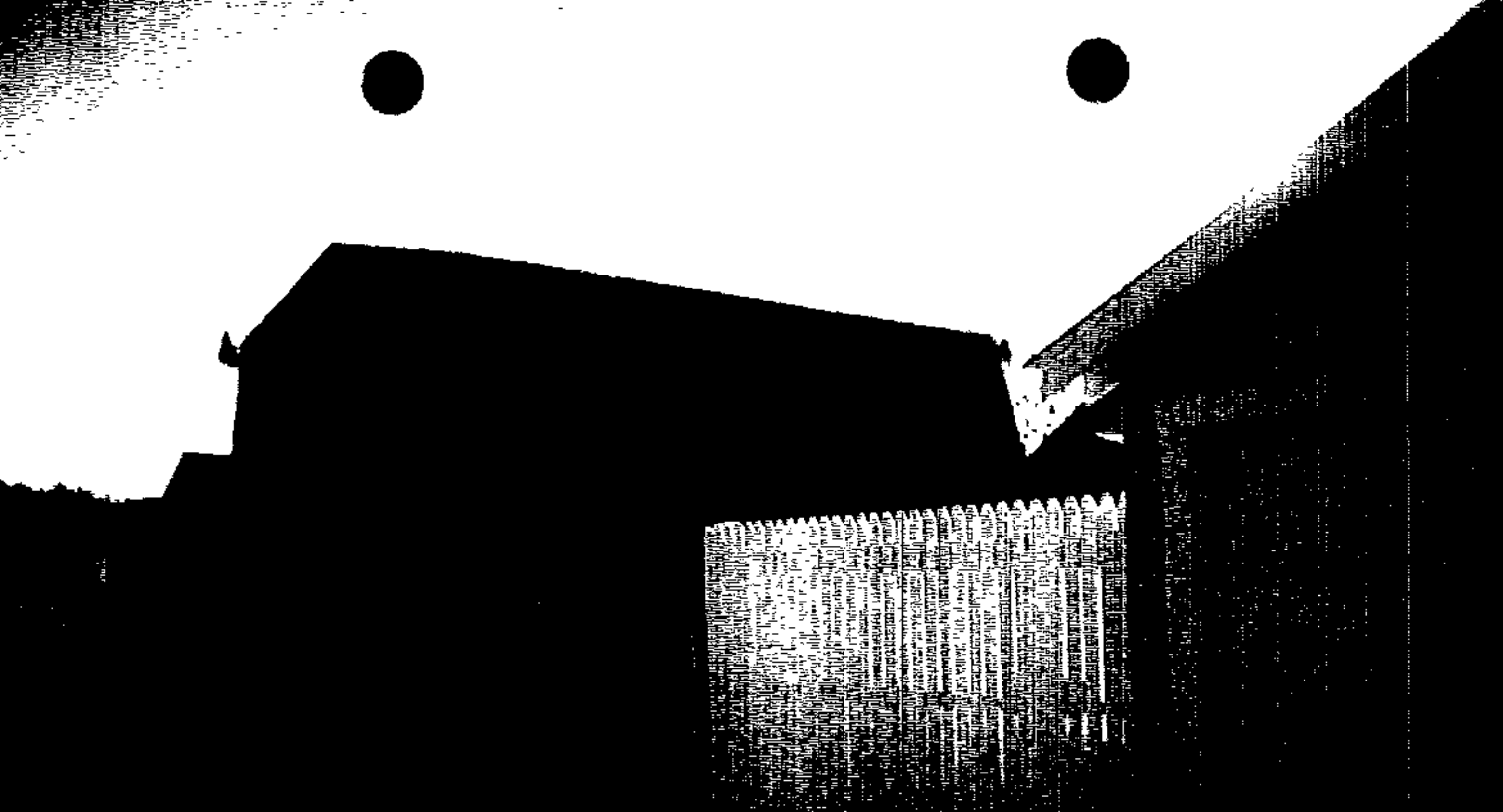
3F



7100 ELLA
\$

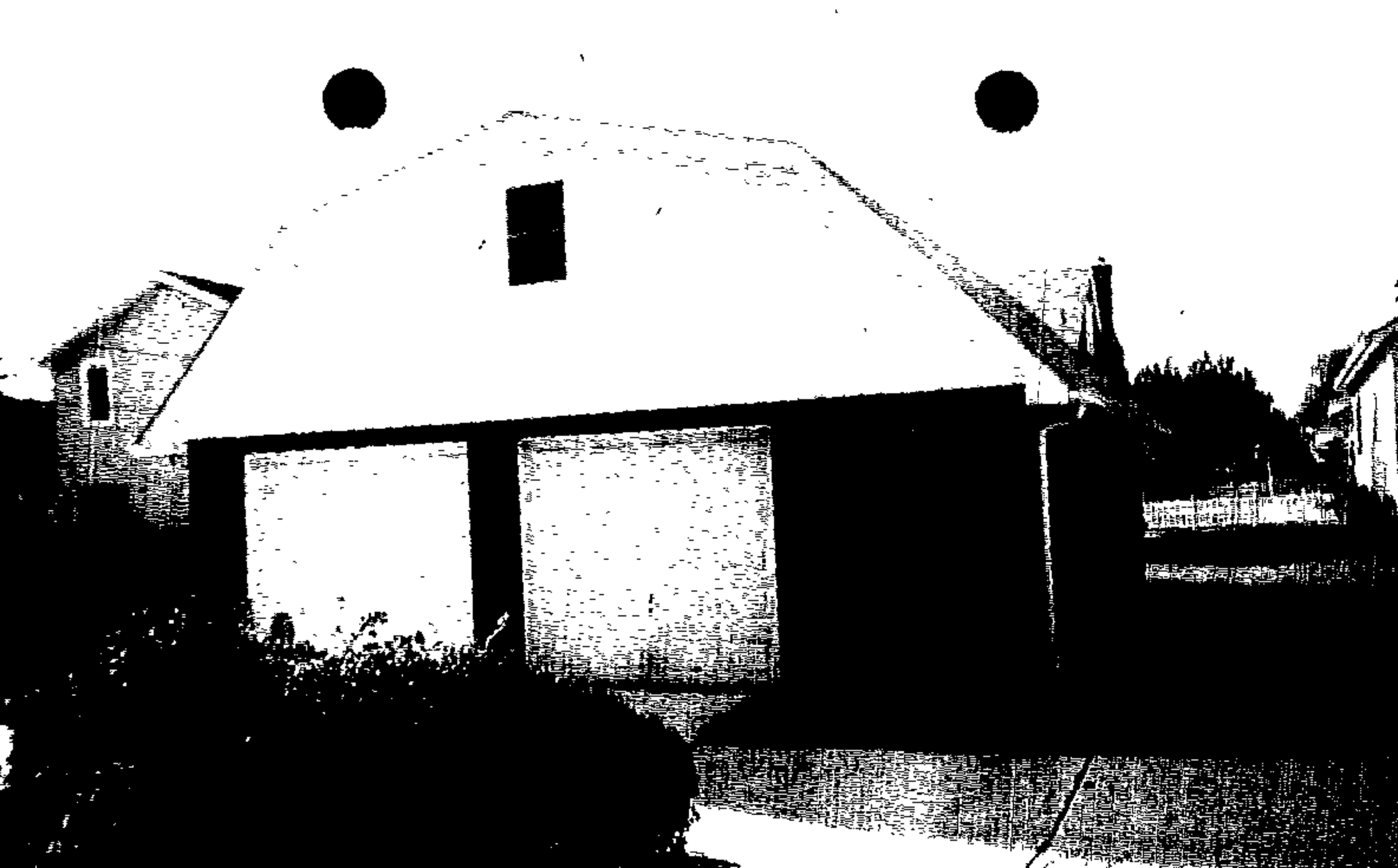
GRACE

36



2917 Peachie Ave.

3H



~~12103000~~ Garage 2921
Neighbors Ritchie Ave

Same type to build on

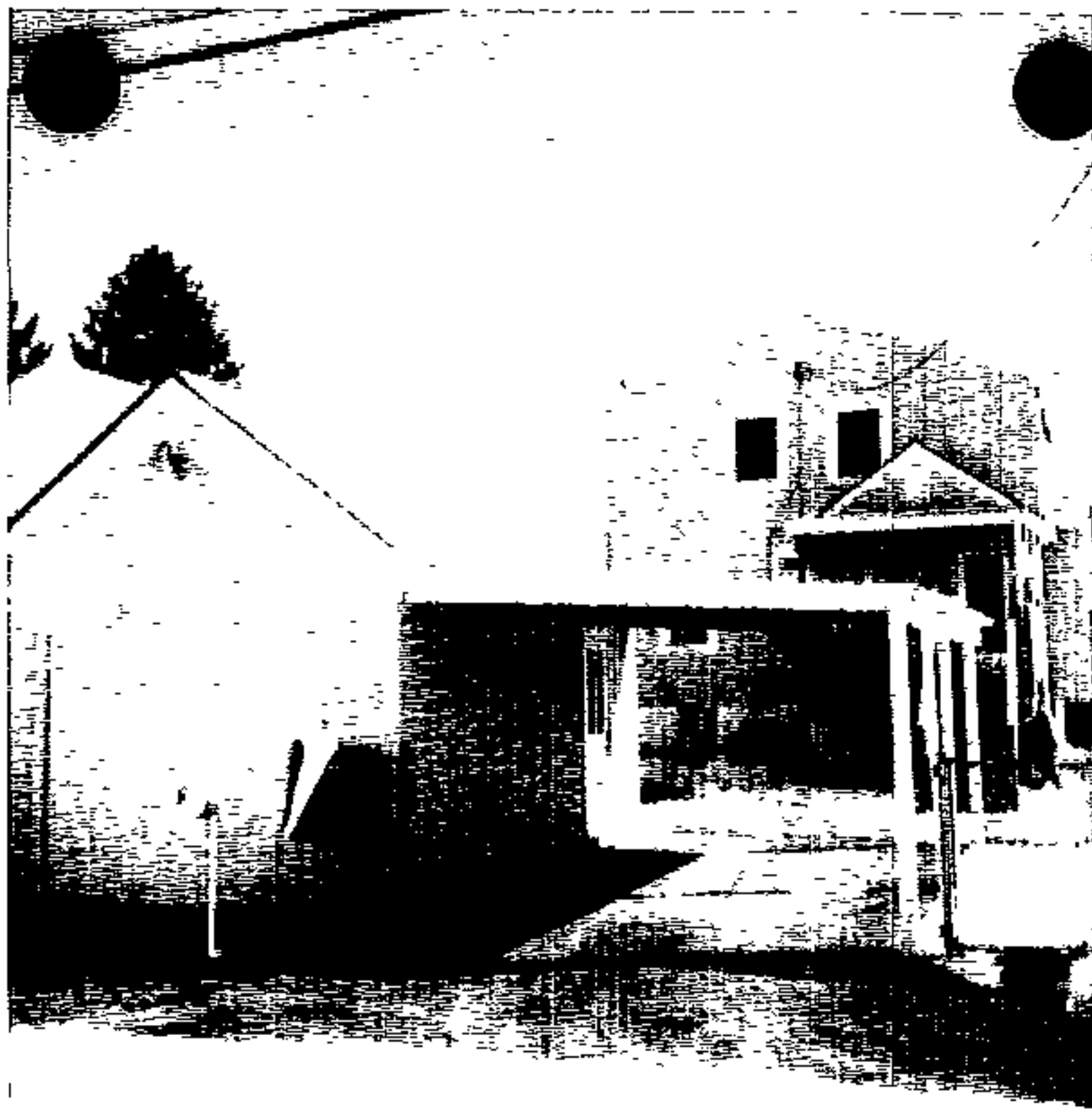
3002 Cedarcrest



OS-468-17

REAR 300A CEDARCREST

090779637 Seakens POLAROID® 3.



OS-468-17

REAR 3004 CEDARREST

090449637CLARK

POLAROID 937



OS-468.9

FRONT 3000 CEDARCREST

0506-9537 WIRICK POLARIS 1995



OS 1168-7

REAR 3000 CEDARCREST

09061963 WIRICK

POLARIC®31



OS-468-A

FRONT 3002 CEDAR CREST

090449637 Seckens POLAR JIG #3.



CS-468.17

FRONT 3002 CEDARCREST

090449637 CLARK POLAROID 93.