

IN RE: PETITION FOR ADMIN. VARIANCE
SE/S of Mace Avenue, 75 ft. S
centerline of Essex Avenue
15th Election District
7th Councilmanic District
(927 Mace Avenue)

Sandra J. & Russell O. Sasser, Sr.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-649-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 owners of the subject property, Sandra J. & Russell O. Sasser, Sr. The administrative variance is requested for property located at 927 Mace Avenue in the eastern area of Baltimore County. The administrative variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to have a height of 27.5 ft. in lieu of the maximum permitted 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 19, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated June 29, 2005, a copy of which is attached hereto and made a part hereof.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

RECEIVED FOR FILING
7/14/05
Ray

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

The Petitioners have 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 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 Petitioners.

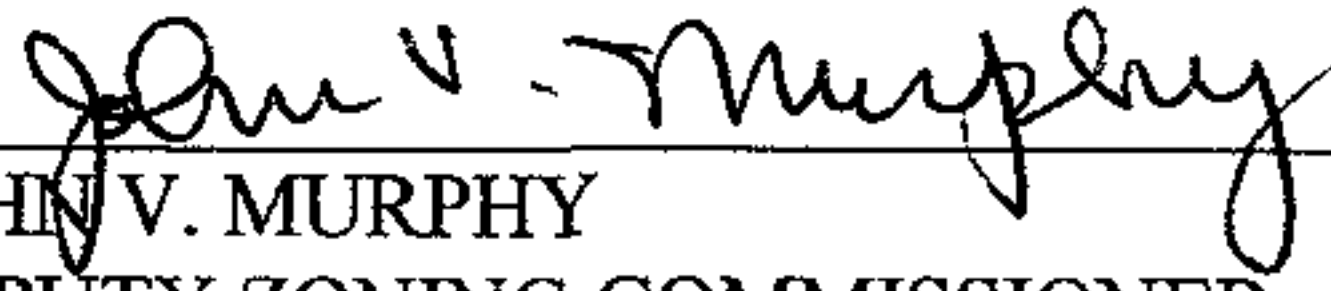
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, I find that the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, this 14 day of July, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to have a height of 27.5 ft. in lieu of the maximum permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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7/14/05
Ray

1. The Petitioners or subsequent owners shall not allow or cause the accessory structure to be converted into a dwelling unit and/or apartment. There shall be no sleeping quarters, living area, kitchen or bathroom facilities in the structure.
2. The Petitioners shall not use the accessory structure for commercial purposes;
3. The Petitioners shall submit elevations (all sides) of the proposed accessory structure to the Office of Planning for their review and approval prior to the issuance of any building permit.
4. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.

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

JVM:raj

RECEIVED FOR FILING
7/14/05
raj

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

July ¹⁴/₁₃, 2005

Mr. & Mrs. Russell O. Sasser, Sr.
927 Mace Avenue
Baltimore, Maryland 21221

Re: Petition for Administrative Variance
Case No. 05-649-A
Property: 927 Mace Avenue

Dear Mr. & Mrs. Sasser:

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

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 927 Mac Ave
which is presently zoned DRS.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) 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH
A HEIGHT OF 27.5-FEET IN LIEU OF THE PERMITTED 15-FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

At Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 7/18/05 day of July, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

Russell O. Sasser Sr.
Name - Type or Print

Russell O. Sasser Sr.
Signature

Sandra J. Sasser
Name - Type or Print

Sandra J. Sasser
Signature

927 Mac Ave W 410 859 9469
Address Telephone No.

Baltimore, MD 21221
City State Zip Code

Representative to be Contacted:

owners
Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 05-649-A

Reviewed By P.T. Date 6/8/05

Estimated Posting Date 6/19/05

RECEIVED FOR PLANNING

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

927 Mace Ave
Address
Baltimore MD 21221
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):

Please consider granting a variance for a height restriction. The proposed garage will enable us to park off the busy intersecting roads of Mace and Essex Avenue. There have been several fatal accidents and the proposed garage offers safer, weather protected, off street parking. Additionally, as we prepared for the future expense of higher priced vehicles, this garage is large enough for two SUV's, along with a second floor area to be utilized for hobbies and storage. Our home is over 50 years old and the closest and storage space is limited. We have two children that have accumulated many trophies and memories, along with our own collections that need a special place for retention. The additional storage space overtop the garage will allow us to store these family's treasures, household items not used often, musical equipment and holiday decorations, yet still allow space to work on our hobbies. We recently purchased woodworking tools for a hobby and then learned the finishing work should be done in separate rooms to alleviate dust particles on the finished projects. This area is not practicable to attach to the house partly because of the size of equipment and dust. Our daughter has an asthma condition and therefore making the hobby impossible within the existing housing structure. The architectural design of this garage was given careful consideration to be conforming to our house and neighborhood.

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.

Russell O. Sasser Sr.
Signature

Russell O. Sasser Sr.
Name - Type or Print

Sandra Sasser
Signature

Sandra Sasser
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Russell and Sandra Sasser
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

John T. Pickett, Sr.
Notary Public John T. Pickett Sr.
My Commission Expires MARCH 15, 2008

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

927 Mace Ave
Address
Baltimore MD 21221
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):

Please consider granting a variance for a height restriction. The proposed garage will enable us to park off the busy intersecting roads of Mace and Essex Avenue. There have been several fatal accidents and the proposed garage offers safer, weather protected, off street parking. Additionally, as we prepared for the future expense of higher priced vehicles, this garage is large enough for two SUV's, along with a second floor area to be utilized for hobbies and storage. Our home is over 50 years old and the closet and storage space is limited. We have two children that have accumulated many trophies and memories, along with our own collections that need a special place for retention. The additional storage space overtop the garage will allow us to store these family's treasures, household items not used often, musical equipment and holiday decorations, yet still allow space to work on our hobbies. We recently purchased woodworking tools for a hobby and then learned the finishing work should be done in separate rooms to alleviate dust particles on the finished projects. This area is not practicable to attach to the house partly because of the size of equipment and dust. Our daughter has an asthma condition and therefore making the hobby impossible within the existing housing structure. The architectural design of this garage was given careful consideration to be conforming to our house and neighborhood.

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.

Russell O. Sasser Sr.
Signature
Russell O. Sasser Sr.
Name - Type or Print

Sandra Sasser
Signature
Sandra Sasser
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of May, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Russell and Sandra Sasser
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

John T. Pickett Sr.
Notary Public John T. Pickett Sr.
My Commission Expires MARCH 15, 2008



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 927 Mace 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) 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH
A HEIGHT OF 27.5-FEET IN LIEU OF THE PERMITTED 15-FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Russell O. Sasser Sr.
Name - Type or Print

Russell O. Sasser Sr.
Signature

Name - Type or Print

Sandra L. Sasser
Signature

927 Mace Ave W 410 859-9469
Address Telephone No.

Balto. MD 21221
City State Zip Code

Representative to be Contacted:

Owners
Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 05-649-A

REV 10/25/01

Reviewed By D.T. Date 6/8/05

Estimated Posting Date 6/19/05

Zoning Description for 927 Mace Avenue

Beginning at a point on the southeast side of Mace Avenue which is 50 feet wide at the distance of 75 feet south of the centerline of the nearest improved intersecting road, Essex Avenue which is 50 feet wide, containing 7050 square feet. As recorded in Deed Liber 7067, Folio 256 with the following metes and bounds: North 25 degrees 27 minutes East 47.50 feet to a point 52.50 feet southwesterly from Essex Avenue thence running parallel with Essex Avenue, South 64 degrees 33 minutes East 150 feet thence running parallel with Mace Avenue, South 25 degrees 27 minutes West 47.50 feet and thence running parallel with Essex Avenue, North 64 degrees 33 minutes West 47.50 feet to the place of beginning. The improvements thereon being known as No. 927 Mace Avenue and located in the 15th Election District, 6th Council manic District of Baltimore County.

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **148031**

DATE

1/21/15

ACCOUNT

001006150

AMOUNT

\$ 65.00

RECEIVED FROM:

SANDRA CASHER

FOR:

ITEM # 149 OS-149-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

927 MADGE WE

BT

PAID RECEIPT

DATE

1/21/15

TIME

6/10/2015

6/10/2017 1410123

2

6/10/2015

6/10/2017 1410123

2

6/10/2015

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6/10/2015 6/10/2017 1410123

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-649-A

Petitioner/Developer: SASSER

Date of Hearing/Closing: 7-4-05

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:

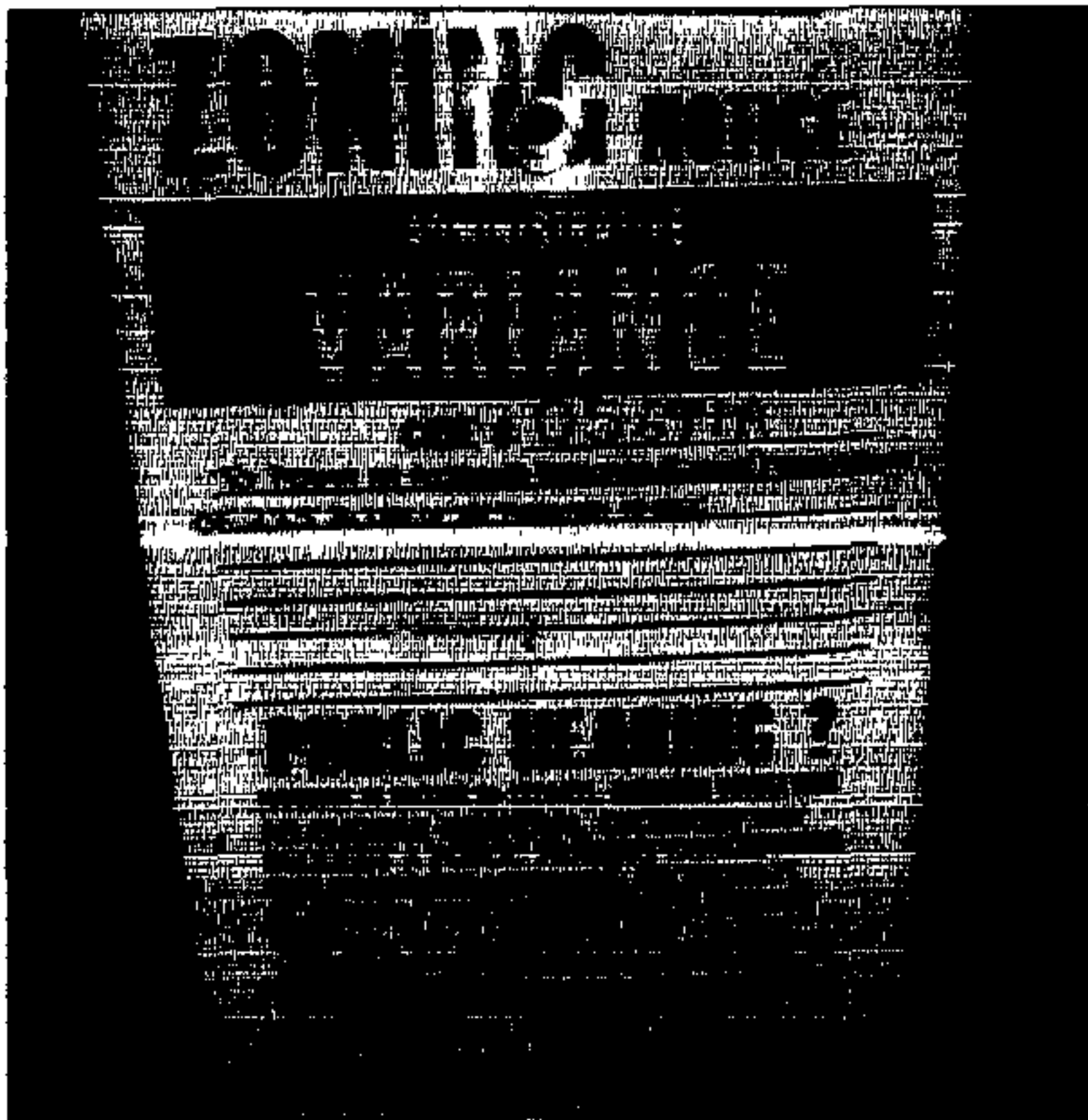
927 MACE AVE

The sign(s) were posted on

6-19-05

(Month, Day, Year)

Sincerely,



Robert Black
(Signature of Sign Poster)

6/21/05
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

927 MACE AVE

**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/neighbor 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: 05-1649-A

Petitioner: SASSER

Address or Location: 927 MACE AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. & MRS. RUSSELL O. SASSER SR.

Address: 927 MACE AVE.

BALTO. MD 21221

Telephone Number: 410-391-5988

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 649 -A

Address 927 MACE AVE.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/8/05

Posting Date: 6/19/05

Closing Date: 7/4/05

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 05- 649 -A

Address 927 MACE AVE.

Petitioner's Name SASSER

Telephone 410-391-5988

Posting Date: 6/19/05

Closing Date: 7/4/05

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) WITH
A HEIGHT OF 27.5' IN LIEU OF THE PERMITTED 15-FEET.

**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

July 5, 2005

Russell O. Sasser, Sr.
Sandra J. Sasser
927 Mace Avenue
Baltimore, Maryland 21221

Dear Mr. and Mrs. Sasser:

RE: Case Number: 05-649-A, 927 Mace Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 8, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 27, 2005

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

SUBJECT: 5-649 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 27.5 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.

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

Prepared by:

Curtis Murray

Section Chief:

Jeff Mayhew

AFK/LL: MAC

RECEIVED

JUN 22 2005

ZONING COMMISSION

MR

FILED RECEIVED FOR FILING
7/14/05
Ray

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

June 20, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No.

633, 639, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657,
658, 659, 660 and 661

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

The Fire Department has no comments at this time.

If you have any questions contact my office.

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

Cc:file



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

Driven to Excel
State Highway
Administration

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

Maryland Department of Transportation

Date: 6.20.05

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

RE: Baltimore County
Item No. 649 DT

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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 28, 2005

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 27, 2005
Item No. 633, 639, 643, 645, 647, 648,
649, 652, 653, 654, 656, 658, 660, 661

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-06282005.doc

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 22, 1994

Mr. and Mrs. Russell O. Sasser, Sr.
927 Mace Avenue
Baltimore, Maryland 21221

RE: Case No. 95-3-A, Item No. 5
Petition for Administrative Variance
Petitioner: Russell O. Sasser, Jr., et ux.

Dear Mr. and Mrs. Sasser:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on July 8, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

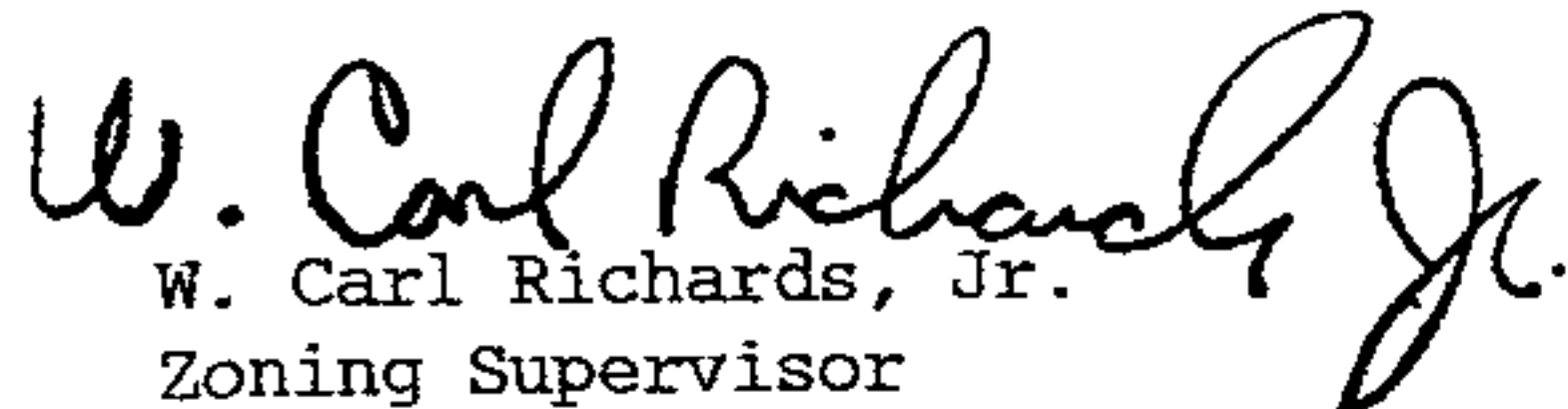


Zoning Plans Advisory Committee Comments
Mr. and Mrs. Russell O. Sasser, Jr.
Date: July 22, 1994
Page 2

2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR:cmm

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 14, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Russell and Sandra Sasser
927 Mace Avenue
Baltimore, Maryland 21221

Re: CASE NUMBER: 95-3-A (Item 5)
927 Mace Avenue
SE/S Mace Avenue, 3,259' of NE/S Beck Street
15th Election District - 5th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before July 17, 1994. The closing date (August 1, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large loop at the end.

Arnold Jablon
Director



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 25, 1994

Mr. & Mrs. Russell O. Sasser, Sr.
927 Mace Avenue
Baltimore, MD 21221

RE: Case No. 95-3-A, Item No. 5
Petition for Administrative Variance
Russell O. Sasser, Jr., et ux

Dear Mr. and Mrs. Sasser:

Enclosed are copies of comments received from Developers
Engineering Section on July 25, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at
887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Julie A. Winiarski".
Julie A. Winiarski
Office Assistant

Enclosure



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: July 25, 1994
 Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
 Developers Engineering Section

RE: Zoning Advisory Committee Meeting
 for July 25, 1994
 Item No. 5

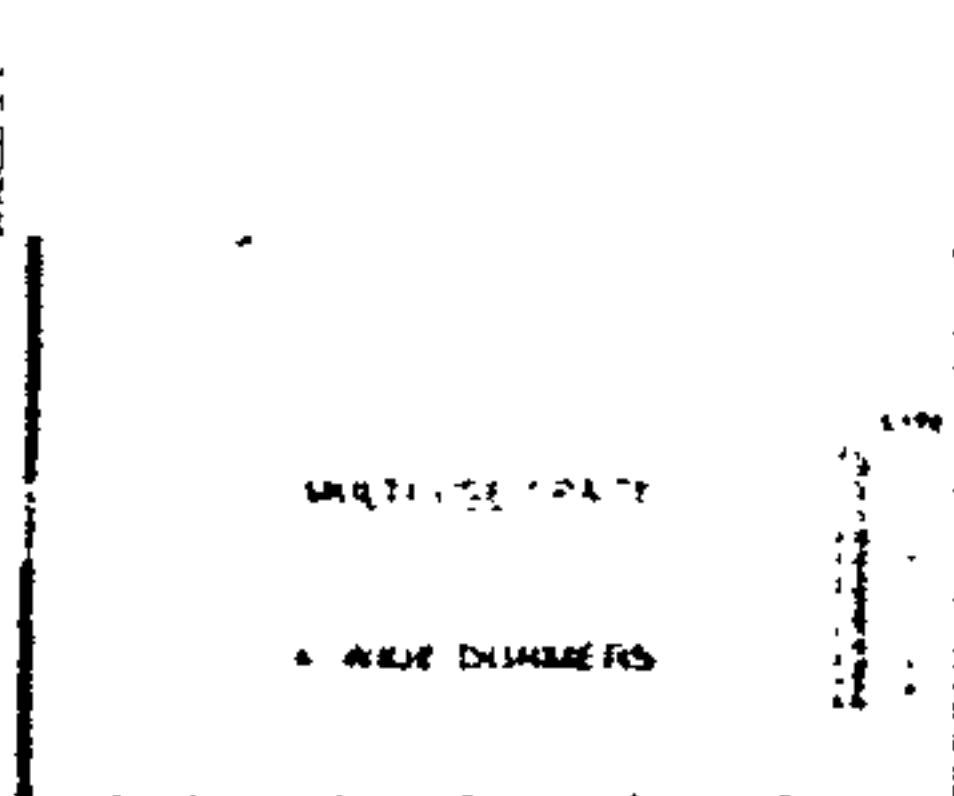
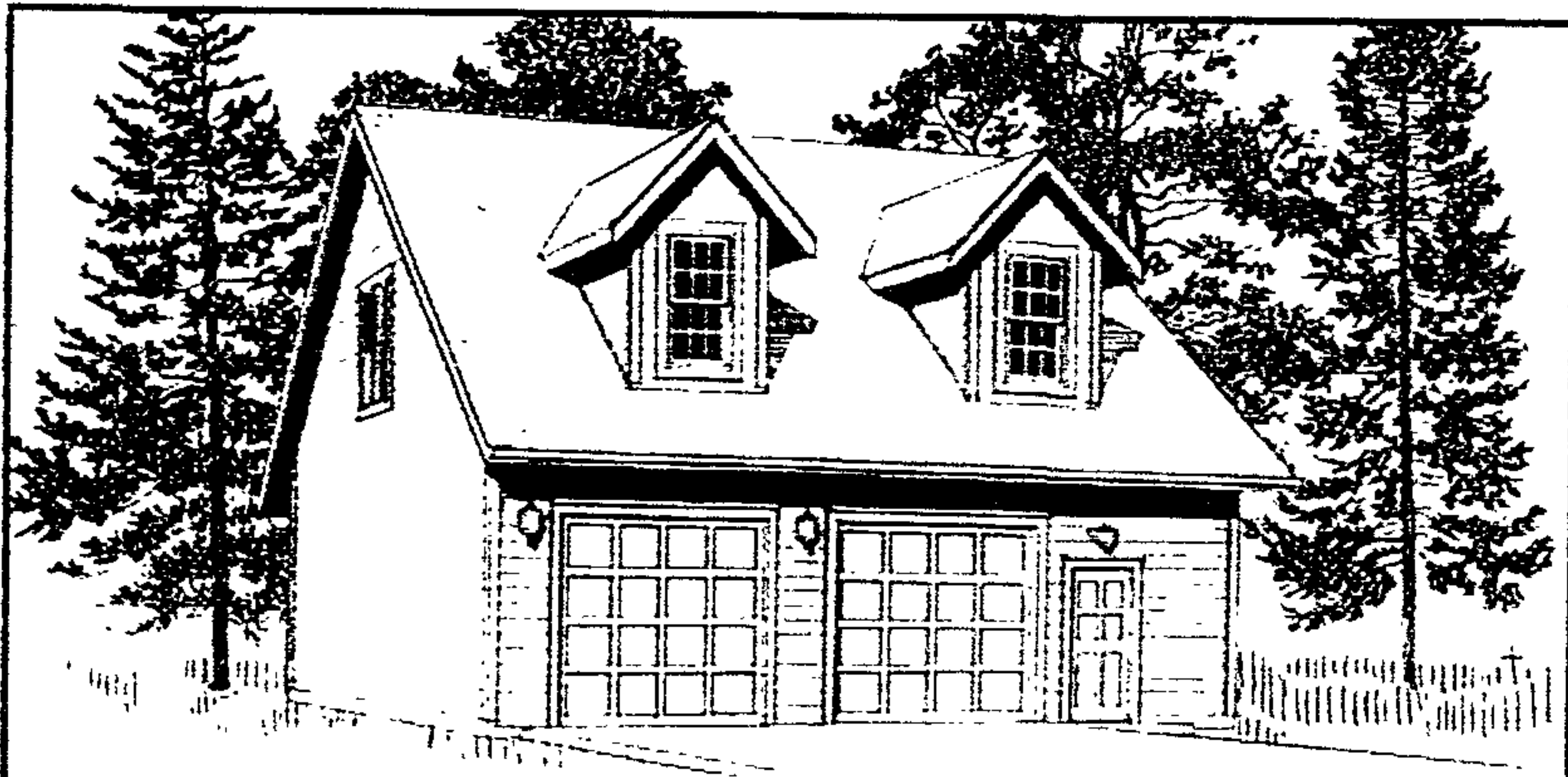
The Developers Engineering Section has reviewed the subject zoning item. An existing 10-foot drainage and utility easement containing a sodded ditch runs parallel to the south property line of the subject site. Care should be exercised to insure the ditch is not obstructed.

RWB:sw

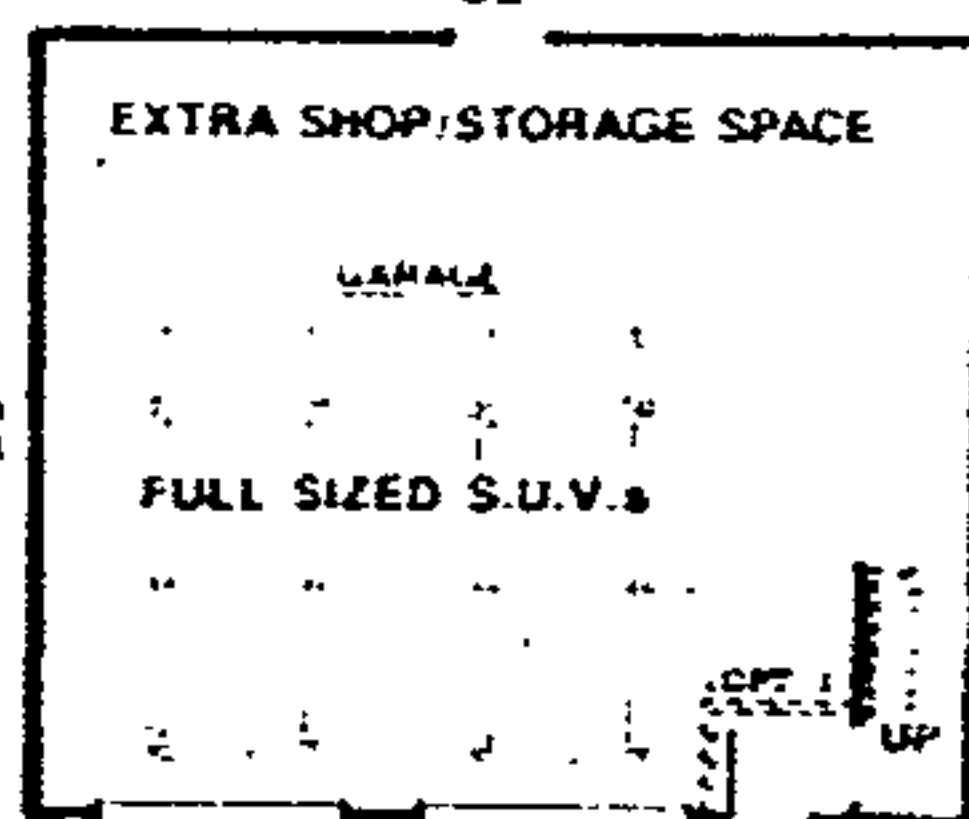
Baltimore County - My Neighborhood



05-649-A

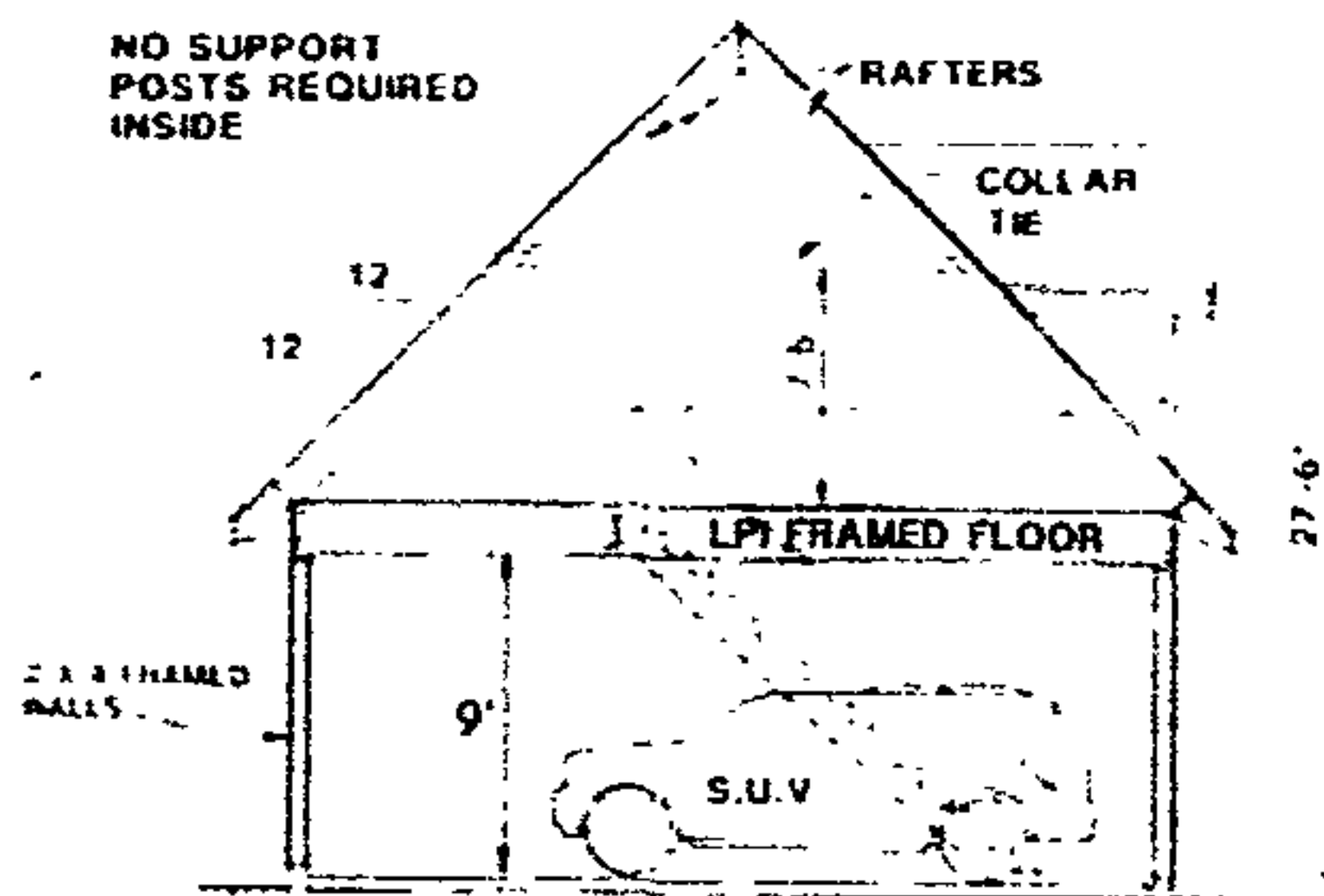


SECOND FLOOR PLAN



9' W X 8' H GARAGE DOORS 3 DOOR

FIRST FLOOR PLAN

NO SUPPORT
POSTS REQUIRED
INSIDE

CROSS-SECTION

This is the new, enlarged version of our popular #1216-1 plan. With extra depth, 9' wall height and oversized garage doors, you can comfortably park S.U.V. and other large vehicles, with lots of extra space for storage and workshop.

Traditional styling blends with many new and older homes.

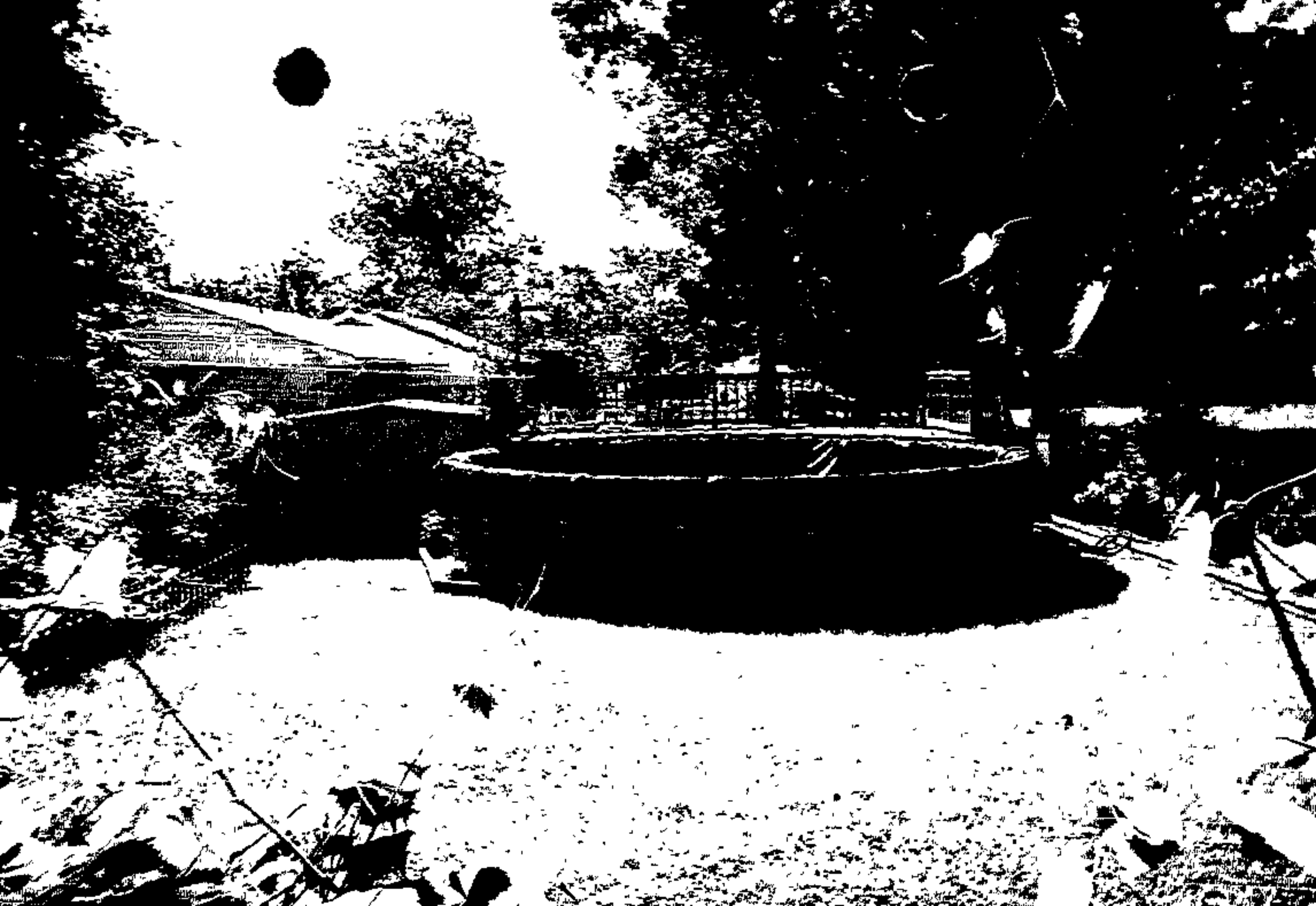


WIDTH: 32'	PLAN No. 1476-2
DEPTH: 28'	
RIDGE HEIGHT: 27'-6"	
859 sf + 580 sf FLOOR AREA: 1476 sf	

© Behm Design











[illegible]

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Full front view of
Mace Ave.



Distance view of 927 Race Ave
between P/L of 403 Essex Ave
(Adelung prop.)

05-649-A



Mace Ave ↑ from front
of 927. You can see
the hazardous intersection @
Mace Ave + Essex Ave.

05-649-A



View between 927 Mace (R)
& 929 Mace Ave. (L)

05-649-A



View between 929 Mace &
927^(L) Mace. Shows
existing driveway.

05-649-A



Side of
View from 927 Mace Ave
looking at adjacent property
911 Mace Ave

05-649-A



[illegible]

05-649-A



Behind pool is 403 Essex Ave. (right side of photo)

Pool to be removed and replaced with garage.

05-649-A



Existing
Pool to be removed (12 x 24')

11/11

11/11

11/11

11/11

11/11

11/11

11/11

11/11

11/11

11/11

05-649-A



Side view looking at 911 Mace
from backyard at 927 Mace.

05-649-A



back of 927 Mac.

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05-649-A