

IN RE: PETITION FOR ADMIN. VARIANCE
Eastern intersection of Tredegar Avenue
and Timbercrest Drive
1st Election District
1st Councilmanic District
(1600 Tredegar Avenue)

Carol A. & John F. Jackson
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-670-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Carol A. and John F. Jackson. The administrative variance is requested for property located at in the 1600 Tredegar Avenue in the Catonsville area of Baltimore County. The administrative variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear and side yard setback of as close as 9 ft. in lieu of 40 ft. for a proposed garage addition. 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 23, 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 July 8, 2005, a copy of which is attached hereto and made a part hereof.

Applicable Law

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

COPIES RECEIVED FOR FILING
7/18/05
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 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 18th day of July, 2005, by this Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear and side yard setback of as close as 9 ft. in lieu of 40 ft. for a proposed garage addition, be and is hereby GRANTED,

subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the ZAC comments submitted by the Office of Planning dated July 8, 2005, a copy of which is attached hereto and made a part hereof.
3. 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.


WILLIAM J. WISEMAN, III
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

WJW,III:raj

ORDER RECEIVED FOR FILING
7/18/05
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 18, 2005

Mr. & Mrs. John F. Jackson
1600 Tredegar Avenue
Baltimore, Maryland 21228

Re: Petition for Administrative Variance
Case No. 05-670-A
Property: 1600 Tredegar Avenue

Dear Mr. & Mrs. Jackson:

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 black ink, appearing to read "William J. Wiseman, III", is written over a circular stamp that is partially obscured by the signature.

William J. Wiseman, III
Zoning Commissioner

WJW,III: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 1600 TREDEGAR AVE
which is presently zoned DR 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 BCZR TO PERMIT
A REAR AND SIDE YARD SETBACK OF AS CLOSE AS 9 FT. IN LIEU OF 40 FT.
FOR A PROPOSED GARAGE ADDITION.

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 _____

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.

Legal Owner(s):

X John F. Jackson
Name - Type or Print _____
Signature _____
X CAROL A. JACKSON
Name - Type or Print _____
Signature _____
X 1600 Tredegar ave X 410 747 0209
Address _____ Telephone No. _____
X Baltimore X MD X 21228
City _____ State _____ Zip Code _____

Representative to be Contacted:

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

Zoning Commissioner of Baltimore County

Reviewed By JL Date 6/16/05

Estimated Posting Date 6/26/05

CASE NO. 05 670 A

REV 10/25/01

SAVED RECEIVED FOR FILING
7/18/05

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

1600 Tredegar ave
Address
BALTIMORE MD 21228
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):

I propose to re-construct my existing car-port (existing since 1953) as an enclosed garage with a partial second floor. The current structure built in 1953, exceeds the current setback requirements from Tredegar ave. An administrative variance is required to improve the structure as described above, in spite of the actual setbacks not changing from those which have existed since 1953. The variance is requested to improve the aesthetics and value of the house, while raising it's functionality to a level consistent with surrounding homes. Specifically, to achieve an enclosed garage area for storage of multiple vehicles, motorcycles, and yard maintenance equipment to eliminate the eyesore that has otherwise existed. The improvement as proposed will also render additional bedroom space for our family of seven. ~~THE (REGULAR SHAPE OF THE LOT CREATES AN UNAVOIDABLE VARIANCE CONDITION~~

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.

Signature

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of June, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John F. Jackson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

Rhonda M. Williams

March 08, 2009

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

1600 Tredegar ave
Address
Baltimore MD 21228
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):

I propose to re-construct my existing car-port (existing since 1953) as an enclosed garage with a partial second floor. The current structure built in 1953, exceeds the current setback requirements from Tredegar ave. An administrative variance is required to improve the structure as described above, in spite of the actual setbacks not changing from those which have existed since 1953. The variance is requested to improve the aesthetics and value of the house, while raising it's functionality to a level consistent with surrounding homes. Specifically, to achieve an enclosed garage area for storage of multiple vehicles, motorcycles, and yard maintenance equipment to eliminate the eyesore that has otherwise existed. The improvement as proposed will also render additional bedroom space for our family of seven. The irregular shape of the LOT creates an unavoidable variance condition.

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.

Carol A. Jackson
Signature

Carol A. Jackson
Name - Type or Print

John F. Jackson
Signature

John F. Jackson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of June, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John F. Jackson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Rhonda M. Skilleen
Notary Public

My Commission Expires March 08, 2009



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1600 TREDEGAR AVE.
which is presently zoned DR 2.

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)

A rear ^{AND SIDE} yard setback of as close as 9 ft. in lieu of 40 ft.
for a proposed Garage addition.

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):

x John F. Jackson

Name - Type or Print

x 
Signature

x CAROL A. JACKSON

Name - Type or Print

x 
Signature

x 1600 Tredegar Ave

Address

x 410-747-0209

Telephone No.

x Baltimore

City

x MD

State

x 21228

Zip Code

Representative to be Contacted:

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. 05 670 A

REV 10/25/01

Reviewed By NL

Date 6/16/05

Estimated Posting Date 6/26/05

zoning Description

1600 TREDEGAR AVE.

BEGINNING AT A POINT AT THE INTERSECTION OF ^{THE NORTH SIDE OF} TREDEGAR AVE,
A 60 FT RIGHT-OF-WAY WITH THE SOUTH SIDE OF TIMBERCREST DRIVE
A 40 FT. RIGHT-OF-WAY. BEING, LOT # 121 IN THE SUBDIVISION OF
OAK FOREST PARK AS RECORDED IN PLAT BOOK 8 FOLIO 11,
CONTAINING 14,933 SQ FT. AND BEING IN THE 1ST E.D, BTCD

I AM RESPONSIBLE
FOR THE INFORMATION
AS DRAWN & WRITTEN
BY BALTO. Co. FOR THIS
PETITION

 6-16-05

670

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No. 448317

610

DATE 6/16/05

ACCOUNT

001006 6150

AMOUNT \$

65.00

RECEIVED FROM:

JACKSON

FOR:

Res (Admin) Varnance

1600 Technology Ave.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED FROM

THE

OFFICE OF BUDGET & FINANCE

DATE 6/16/05

ACCOUNT

001006

6150

AMOUNT \$

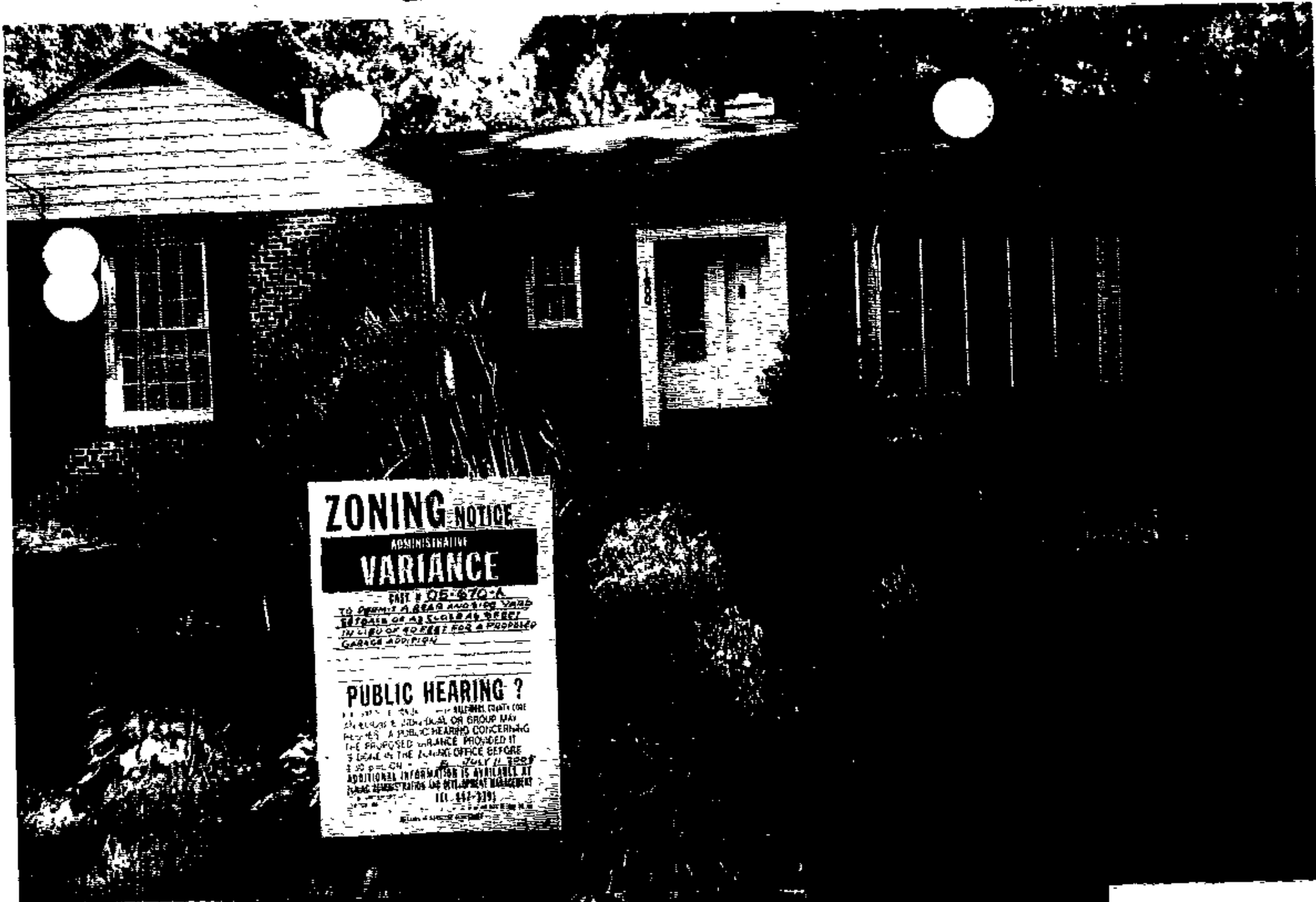
65.00

PAID TO

THE

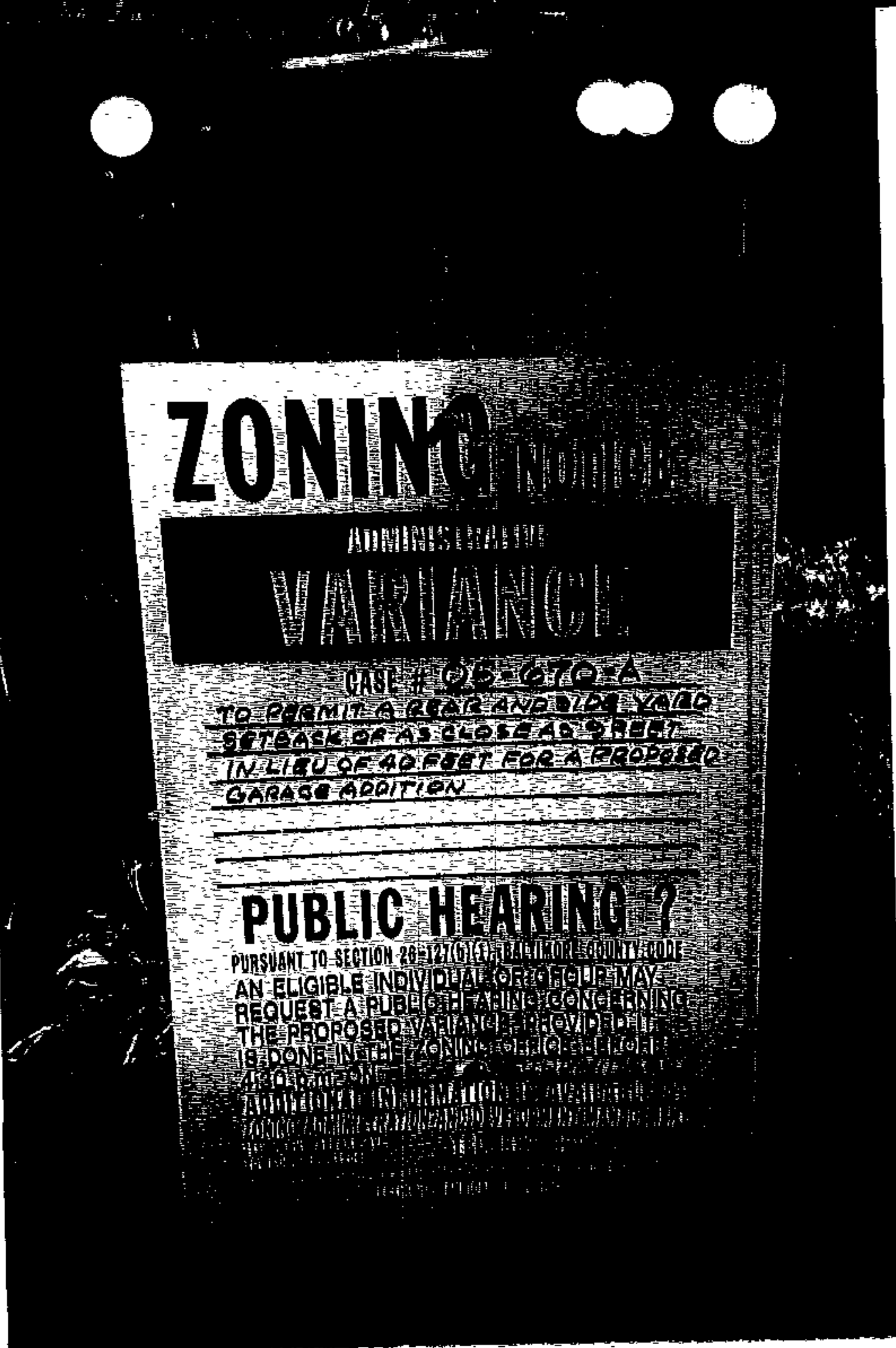
OFFICE OF BUDGET & FINANCE

CASHIER'S VALIDATION



ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE # 05-070-A
TO PERMIT A REAR AND SIDE YARD
SETBACK OF AS CLOSE AS 5 FEET
IN LIEU OF 40 FEET FOR A PROPOSED
GARAGE ADDITION

PUBLIC HEARING ?
PURSUANT TO SECTION 20-127(G)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
3:00 P.M. ON JULY 11, 2005
ADDITIONAL INFORMATION IS AVAILABLE AT
PLANNING AND DEVELOPMENT DEPARTMENT
(410) 386-3391



ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 05-070-A
TO PERMIT A REAR AND SIDE YARD
SETBACK OF AS CLOSE AS 5 FEET
IN LIEU OF 40 FEET FOR A PROPOSED
GARAGE ADDITION

PUBLIC HEARING ?

PURSUANT TO SECTION 20-127(G)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
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THE PROPOSED VARIANCE PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
3:00 P.M. ON JULY 11, 2005
ADDITIONAL INFORMATION IS AVAILABLE AT
PLANNING AND DEVELOPMENT DEPARTMENT
(410) 386-3391

CERTIFICATE OF POSTING

RE: Case No.: 05-620-A

Petitioner/Developer: JOHN & CAROL JACKSON

Date of Hearing/ Closing: JULY 11, 2005

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

Attention: Becky Hart

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 # 1600 TREDEGAR AVE.

The sign(s) were posted on

JUNE 23, 2005

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BAUTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

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:

*

05 670 A

Petitioner:

John F. Jackson

Address or Location:

1600 Tredegar ave

PLEASE FORWARD ADVERTISING BILL TO:

Name:

John F. Jackson

Address:

1600 Tredegar ave

Baltimore, Md. 21228

Telephone Number:

410 - 747 - 0209

APP ON POST LIST

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

*
Case Number 05- 670 -A Address 1600 TREDEGAR AVE
Contact Person: John Lewis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/16/05 Posting Date: 6/26/05 Closing Date: 7/11/05

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- 670 -A Address 1600 TREDEGAR AVE
Petitioner's Name JACKSON Telephone 410 747 0209
Posting Date: 6/26/05 Closing Date: 7/11/05
Sording for Sign: To Permit A REAR AND SIDE YARD SETBACK OF AS CLOSE AS 9 FT.
IN LIEU OF 40 FT. FOR A PROPOSED GARAGE ADDITION.

**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 11, 2005

John F. Jackson
Carol A. Jackson
1600 Tredegar Avenue
Baltimore, Maryland 21228

Dear Mr. and Mrs. Jackson :

RE: Case Number: 05-670-A, 1600 Tredegar Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 16, 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. Holman, Chief

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

June 28, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: June 20, 2005

Item No.: 621, 662-666, 668-678

Pursuant to your request, the 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.

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

Lt J.D.Mezick
Fire Marshal's Office
410-887-5178
MS-1102F

cc: File

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

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



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

Maryland Department of Transportation

Date: 6.27.05

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

RE: Baltimore County
Item No. 670 JLL

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

INTER-OFFICE CORRESPONDENCE

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

DATE: July 8, 2005

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

JUL 07 2005

SUBJECT: 1600 Tredegar Avenue

INFORMATION:

Item Number: 5-670

Petitioner: John F. Jackson

Zoning: DR 2

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit a rear yard and side yard setback of 9 feet in lieu of the minimum required 40 feet for a proposed garage addition. The proposed garage shall be architecturally consistent with the existing dwelling.

For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Prepared by: Curtis Murray

Division Chief: Lynn Fisher

AFK/LL: CM

W:\DEVREV\ZAC\5-670.doc

RECEIVED

PLANNING COMMISSIONER

ORDER RECEIVED FOR FILING
7/18/05
5018116
Raf

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 5, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For June 30, 2005
Item Nos. 664, 666, 667, 668, 669, 670,
671, 673, 674, 676, 677, and 678

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-07052005.doc

Location Information

Election District:

Councilman District:

1" = 200' Scale Map #

Zoning: DR-2

Sewer: Public

Water: Public

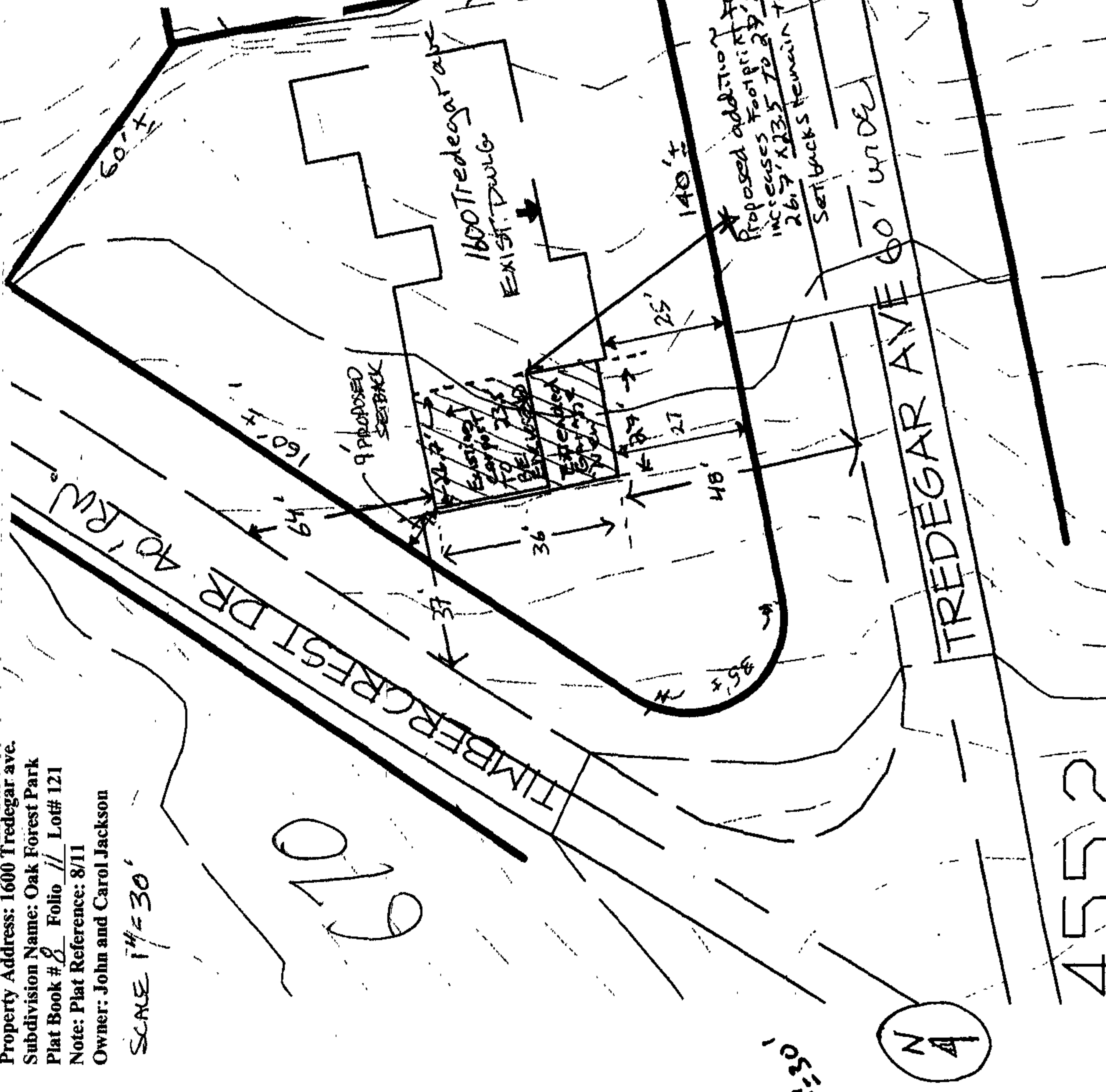
Chesapeake Bay Critic

100 Year Flood Plan

Historic Property/Build

Prior Zoning Hearing

Zoning Official Use Only

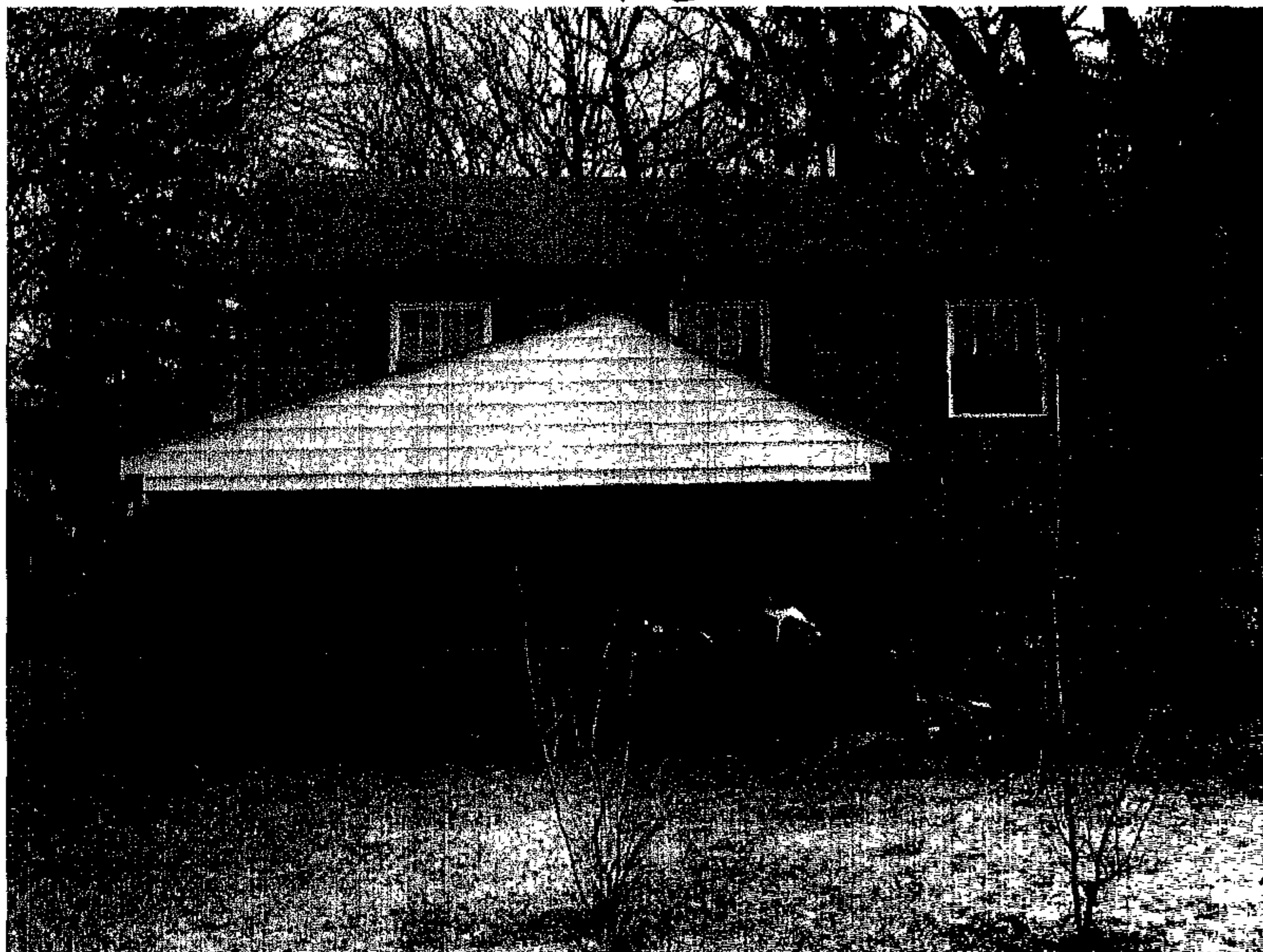
Reviewed By JL Item #

REAR VIEW



670

SIDE VIEW



670

FRONT VIEW



670

FRONT VIEW



TRADSBAR AVE.

670

MAP #
100 C3

DR 2 ZONE

