

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE
W/S side of Cypress Ave. 36 ft. wide, 149
Ft. of c/l of Southern Avenue
12th Election District
7th Councilmanic District
(7608 Cypress Avenue)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* FOR
*
BALTIMORE COUNTY
* CASE NO. 06-127-SPHA

Paul and Nancy E. Freels
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owners of the subject property, Paul and Nancy E. Freels. The Petitioners are requesting special hearing and variance relief for property owned at 7608 Cypress Avenue in the eastern area of Baltimore County.

The special hearing request is filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a detached accessory structure larger than a principal structure.

The variance request is filed pursuant to Sections 400.1 and 400.2 from the B.C.Z.R., to permit a detached garage larger than the principal residence in the side yard, and 0 ft. rear setback and 1.5 ft. side setback, and 18 ft. high, in lieu of larger than principal structure in the rear yard, with 2.5 ft. side and rear setbacks, and 15 ft. high.

The property was posted with Notice of Hearing on October 10, 2005, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on October 11, 2005, to notify any interested persons of the scheduled hearing date.

ORDER RECEIVED FOR FILING
Date 11-4-05
By [Signature]

Applicable Law

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

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

“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.”

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) Comments are made part of the record of this case and contain the following highlights: ZAC comments were received by the Office of Planning dated October 4, 2005 and by the Department of Permits and Development Management dated September 23, 2005, copies of which are attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 11-4-05

By [Signature]

Interested Persons

Appearing at the hearing on behalf of the requested special hearing and variance relief were Brian Freels and Paul Freels. There were no Protestants or interested citizens in attendance at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject property is 11,770 sq. feet zoned DR 5.5. The property is improved by a single family home approximately 1,236 sq. feet and a garage 528 sq. feet in footprint area. The Petitioner has added a 27 x 50 (1350 sq. ft.) addition to the garage. The garage is now 1878 sq. ft. and exceeds the area of the home. Thus the need for the special hearing to allow an accessory structure to be larger than the principal dwelling.

Brian Freels testified that he built the garage addition unaware of the need for a permit or a need to meet County zoning regulations. He heard from colleagues that he only needed one foot of separation to meet County codes so he simply extended the rear wall line on the existing garage for the new addition. There is no structure in the neighbor's rear yard adjacent to the subject's rear wall. Again, needing only one-foot separation he built the side of the new garage 1.5 feet from the side property line. Assuming the special exception is granted, he needs rear yard setback variance to allow 0 feet and 1.5 feet on the side in lieu of the regulation of 2.5 feet. Finally he built the garage addition as an extension of the existing garage which is approximately the same height of 18 feet. Accessory buildings are allowed 15 feet in height.

He testified that all this was done to have a secure home for his and his father's collection of rare vintage vehicles including two 1955 Chevrolets, two 1966 Chevrolet Novas, two Kawasaki motorcycles, four 4 wheel ATV's, two trucks and a large selection of rare car parts

ORDER RECEIVED FOR FILING

Date 11-4-05

By [Signature]

including up to 10 engines. He related that he had these vehicles and parts stored in the existing garage and under a carport/shed previously and built the garage to improve the property's appearance while providing better security. See exhibit 2, photographs of the nearly completed garage addition. When asked about moving the whole vehicle and parts collection to a more suitable site, he indicated that he is insured by an insurance company that requires on site garage to qualify for collector's insurance. Finally he said that he could not do with a lesser size addition. He would have to reduce the addition to approximately one half the 50-foot length in order to have the accessory structure smaller than the house.

He also indicated that he spoke to his neighbors about the addition and presented signed letters of support from many neighbors including the two on either side of his home. In fact he opined that the neighbor at 7612 Cypress Avenue who is impacted most by the addition, owns seven cars which he also stores on that property. Finally he noted that his property incorporates four or more lots which gives him a larger lot than many in the neighborhood.

Findings of Fact and Conclusions of Law

As I mentioned at the hearing this is a most difficult case. The size of the addition combined with the existing garage is far out of proportion to the size of the property and home. It seems outrageous to store the number of vehicles and parts the Petitioner owns on this residential property. I agree the addition looks very well made and likely is appreciated by the neighbors as an improvement over a shed and carport. From the letters of support, his neighbors are not offended by his collection or the large garage. In fact the neighbor most affected by the addition to the Petitioner's garage apparently stores as many vehicles as does the Petitioner.

My greatest worry is that if the Petitioner sells the property, a new owner may be tempted to treat the accessory buildings as a second residence or operate a commercial business from the

property. I accept the Petitioner's assurance that this will not happen while he is owner. He and his father are collectors and the last thing they would want is to lose some of the collection even to buyers. Consequently I will grant the special hearing relief but only to the Petitioner and not to a subsequent owner. Said another way, while the variances may run with the land, the special hearing will not. If the Petitioner sells the property the garage addition shall be reduced from 27 x 50 feet to 27 x 26 feet. This will bring the size of the garage slightly below the size of the principal structure. In order to assure a new owner knows at settlement of this Order, I will require the Petitioner to record this Order in the County land records. Finally, I will require the Petitioners to comply with the comment of the Office of Planning to the effect that the garage is not to become a dwelling or be used commercially.

In regard to the variance requests, I find that the special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. I also find that 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 will result by granting these variances. Furthermore, I find that these variances can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. I have no doubt the neighbors think the new garage is an improvement and that many neighbors have similar interests in vehicles. This will not change the pattern of development of the neighborhood.

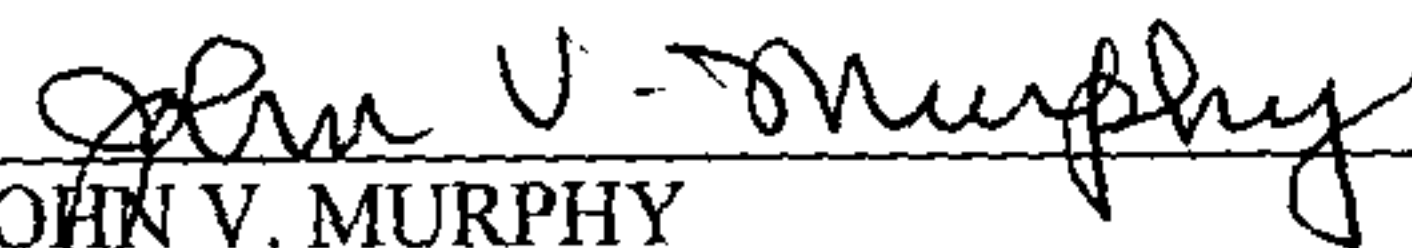
Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' special hearing request should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 4 day of November, 2005, that the Petitioners' request for variance from Sections 400.1 and 400.2 from the B.C.Z.R., to permit a detached garage larger than the principal residence in the side yard, and 0 ft. rear setback and 1.5 ft. side setback, and 18 ft. high, in lieu of larger than principal structure in the rear yard, with 2.5 ft. side and rear setbacks, and 15 ft. high. are hereby GRANTED; and

IT IS FURTHER ORDERED that the Petitioners' request for special hearing relief request filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a detached accessory structure larger than a principal structure, be and is hereby GRANTED with the following conditions:

1. The Petitioner shall comply with the ZAC comment received by the Office of Planning dated October 4, 2005 such that the garage shall not be used as a residence or for commercial purposes;
2. Special hearing relief is granted only to the Petitioner and not to a subsequent owner. Consequently, the special hearing relief will not run with the land. A new owner of the property shall reduce the size of the garage addition from 27 x 50 feet to 27 x 26 feet; and
3. The Petitioner shall cause this Order to be recorded in the land records prior to issuance of a building permit for the garage addition.

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:dlw

ORDER RECEIVED FOR FILING
Date 11-4-05
By Deputy Zoning

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

November 4, 2005

Paul Freels
Nancy Freels
7608 Cypress Avenue
Baltimore, Maryland 21224

Re: Petition for Special Hearing
Case No. 06-127-SPHA
Property: 7608 Cypress Avenue

Dear Mr. and Mrs. Freels:

Enclosed please find the decision rendered in the above-captioned case.

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, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:dlw
Enclosure

c: Brian Freels, 7608 Cypress Avenue, Baltimore, MD 21224
People's Counsel; Code Enforcement; Case File

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





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7608 Cypress Ave
which is presently zoned DR.S.S.

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

A Detached Accessory Structure Larger Than A Principal Structure

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By SPH Date 09-07-05

ORDER RECEIVED FOR FILING

Date 11-4-05

Case No. 06-127-A

02/15/98



Petition for ~~XXXXXXXXXX~~ Variance to the Zoning Commissioner of Baltimore County

for the property located at 7608 Cypress Ave
which is presently zoned DR.S.S.

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) 400-1-1-2

TO PERMIT A DETACHED GARAGE LARGER THAN THE PRINCIPAL RESIDENCE, IN THE SIDE YARD, 20 FT. REAR & 1.5 FT. SIDE SETBACKS, 18 FT. HIGH, IN LIEU OF SMALLER THAN THE HOUSE, IN THE REAR YARD, WITH 2.5 FT. SIDE & REAR SETBACKS, 15 FT. HIGH

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 10 day of August, 2005, 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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By SPH Date 08-30-05

Estimated Posting Date _____

CASE NO. OG-127-A

By SPH 10/25/01

ORDER RECEIVED FOR FILING

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 7608 Cypress Ave
Address
Baltimore MD 21224
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):

We are requesting a Variance for addition on a garage matching existing height.

The reason larger addition is needed is for the purpose of storing my Antique cars.

I own the following two 1955 Chevys,
Two 1966 Nova SS, two 1977 Kawasaki
and am looking to purchase a 1932 Ford.

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.

Paul Freels
Signature
PAUL FREELS
Name - Type or Print

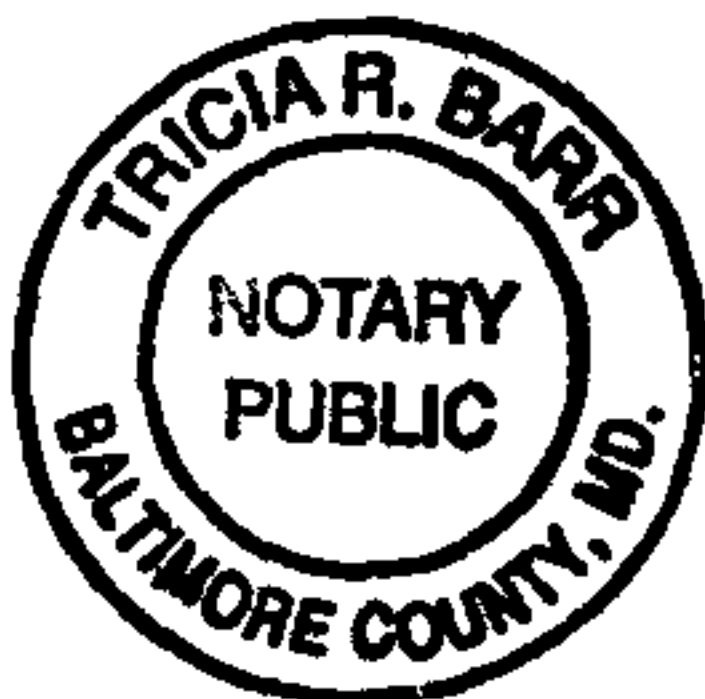
Nancy E Freels
Signature
Nancy E Freels
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of August, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Paul Freels and Nancy E. Freels
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Tricia R. Barr
Notary Public
My Commission Expires 11/1/2006

Affidavit in Support of ~~Administrative~~ Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7608 Cypress Ave
Address
Baltimore MD 21224
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):

We are requesting a Variance for addition on a garage matching existing height.

The reason larger addition is needed is for the purpose of storing my Antique cars.

I own the following two 1955 Chevy,
Two 1966 Nova SS, Two 1977 Kawasaki
and am looking to purchase a 1932 Ford.

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.

Paul Freels
Signature
PAUL FREELS
Name - Type or Print

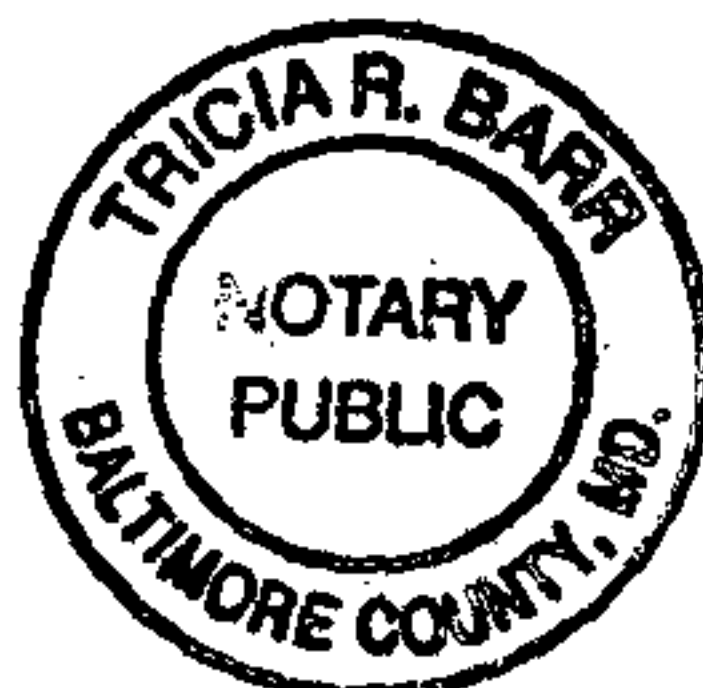
Nancy E Freels
Signature
Nancy E Freels
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of August, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Paul Freels and Nancy E. Freels
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Tricia R. Barr
Notary Public
My Commission Expires 11/1/2006

ZONING DESCRIPTION

7608 CYPRESS AVE

Beginning at a point on the west side of 7608 Cypress Ave which is 36 feet wide at the distance of 149 feet of the centerline of the nearest improved intersecting street Southern Ave which is 32 feet wide.

being Lot # 28-30, 409 & 410.

Block, Section,
in the subdivision of East View as
recorded in Baltimore County Plat Book #
W.P.C. No. 5, Folio # 81, containing
11,770.5 SQ FT.

Also known as 7608 Cypress Ave and
located in the 12 Election District,
7 Councilmanic District

SP 11
OG. RT. A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 449411

DATE 06/30/05 ACCOUNT RECEI. CC66-6150

AMOUNT \$ 65.00

RECEIVED FROM: BILLARD TRUCKS

FOR: Res. Approval 11A2

7608 CUMMINS TRUCK

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

8027

PAID RECEIPT

BUSINESS ACTUAL THE OF

8/31/2005 8/30/2005 15:03:04

REG. NO. 06/30/05 TRUCK REG.

DATE RECEIVED 8/30/2005 8/30/2005 06/30

AMOUNT \$ 528.00 VERIFICATION

IR NO. 449411

Receipt Tot 465.00

4.00 ON 490.00 CA

415.00-05

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: #06-127-SPHA

7608 Cypress Avenue

W/side of Cypress Avenue, 149 feet north of Southern Avenue

12th Election District - 7th Councilmanic District

Legal Owner(s): Paul & Nancy Freels

Special Hearing: to permit a detached garage larger than the principal residence. **Variance:** to permit garage in the side yard and 0 feet rear and 1.5 feet side setbacks and 18 feet high in lieu of the rear yard with 2.5 feet side and rear setbacks and 15 feet high.

Hearing: Wednesday, October 26, 2005 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

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/10/656 Oct. 11

70530

CERTIFICATE OF PUBLICATION

10/13/2005

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 10/11/2005.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 06-127-SPHA

Petitioner/Developer: PAUL &

NANCY FREELS

Date of Hearing/Closing: OCT 26, 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: _____

7608 CYPRESS AVE

The sign(s) were posted on 10-10-05
(Month, Day, Year)

Sincerely,

Robert Black 10-11-05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

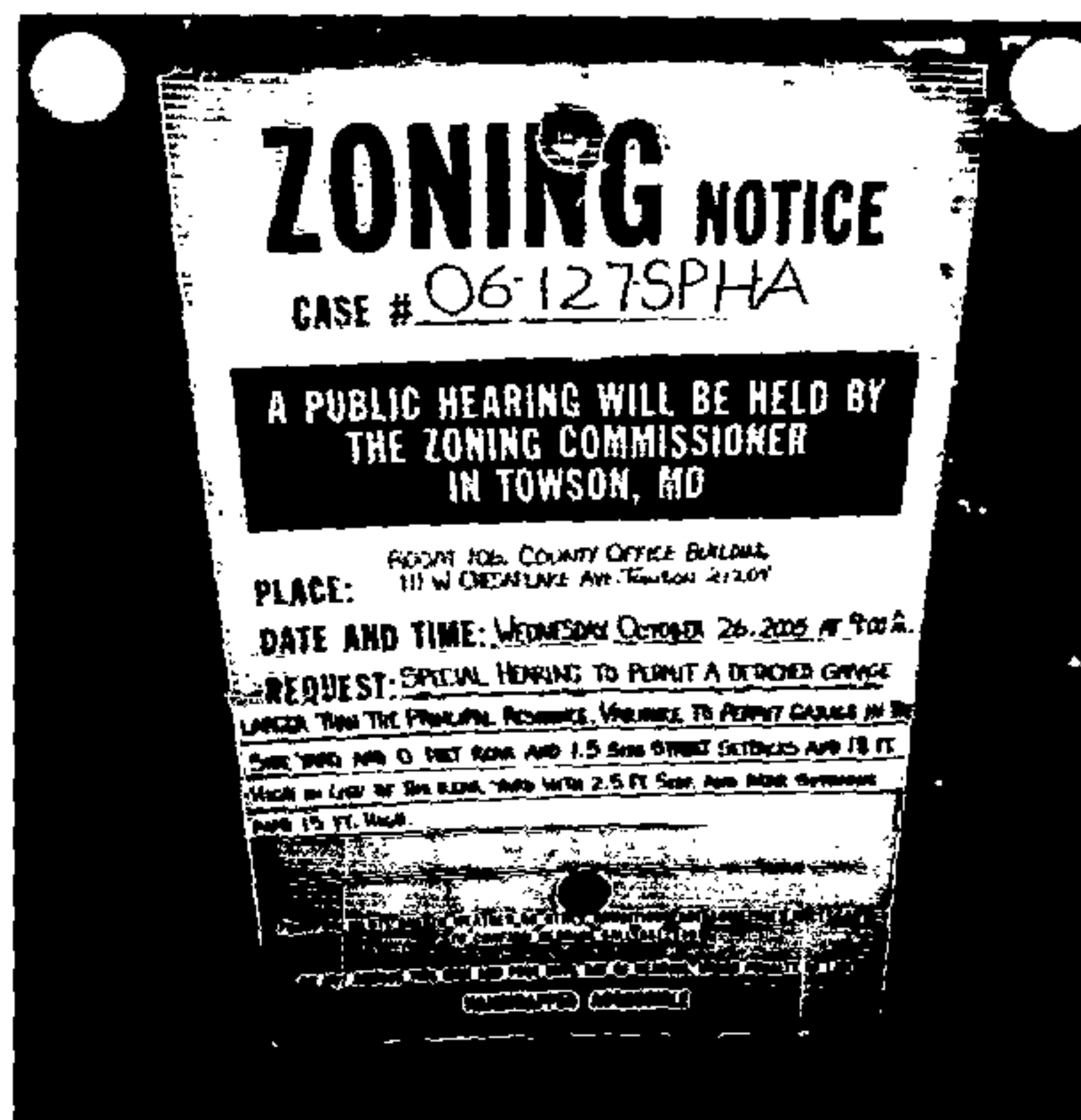
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



7608 CYPRESS AVE



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

September 22, 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: 06-127-SPHA

7608 Cypress Avenue

W/side of Cypress Avenue, 149 feet north of Southern Avenue

12th Election District – 7th Councilmanic District

Legal Owners: Paul & Nancy Freels

Special Hearing to permit a detached garage larger than the principal residence. Variance to permit garage in the side yard and 0 feet rear and 1.5 feet side setbacks and 18 feet high in lieu of the rear yard with 2.5 feet side and rear setbacks and 15 feet high.

Hearing: Wednesday, October 26, 2005 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Freels, 7608 Cypress Avenue, Baltimore 21224
Brian Freels, 7608 Cypress Avenue, Baltimore 21224

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 11, 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.**



TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 11, 2005 Issue - Jeffersonian

Please forward billing to:
Brian Freels
7608 Cypress Avenue
Baltimore, MD 21224

410-284-4571

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: 06-127-SPHA

7608 Cypress Avenue
W/side of Cypress Avenue, 149 feet north of Southern Avenue
12th Election District – 7th Councilmanic District
Legal Owners: Paul & Nancy Freels

Special Hearing to permit a detached garage larger than the principal residence. Variance to permit garage in the side yard and 0 feet rear and 1.5 feet side setbacks and 18 feet high in lieu of the rear yard with 2.5 feet side and rear setbacks and 15 feet high.

Hearing: Wednesday, October 26, 2005 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204



WILLIAM J WISEMAN III
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
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood 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: 06 127-A ^{SPU}
Petitioner: Nancy, Paul, Freels
Address or Location: 7608 Cypress Ave Baltimore MD 21224

PLEASE FORWARD ADVERTISING BILL TO:

Name: Brian Freels
Address: 7608 Cypress Ave
Baltimore MD 21224
Telephone Number: 410-284-4571 - cell - 410 925-2372

Revised 2/20/98 - SCJ

06-127-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

October 24, 2005

Paul Freels
Nancy E. Freels
7608 Cypress Avenue
Baltimore, Maryland 21224

Dear Mr. and Mrs. Freels:

RE: Case Number: 06-127-SPHA, 7608 Cypress Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 7, 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 4, 2005

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

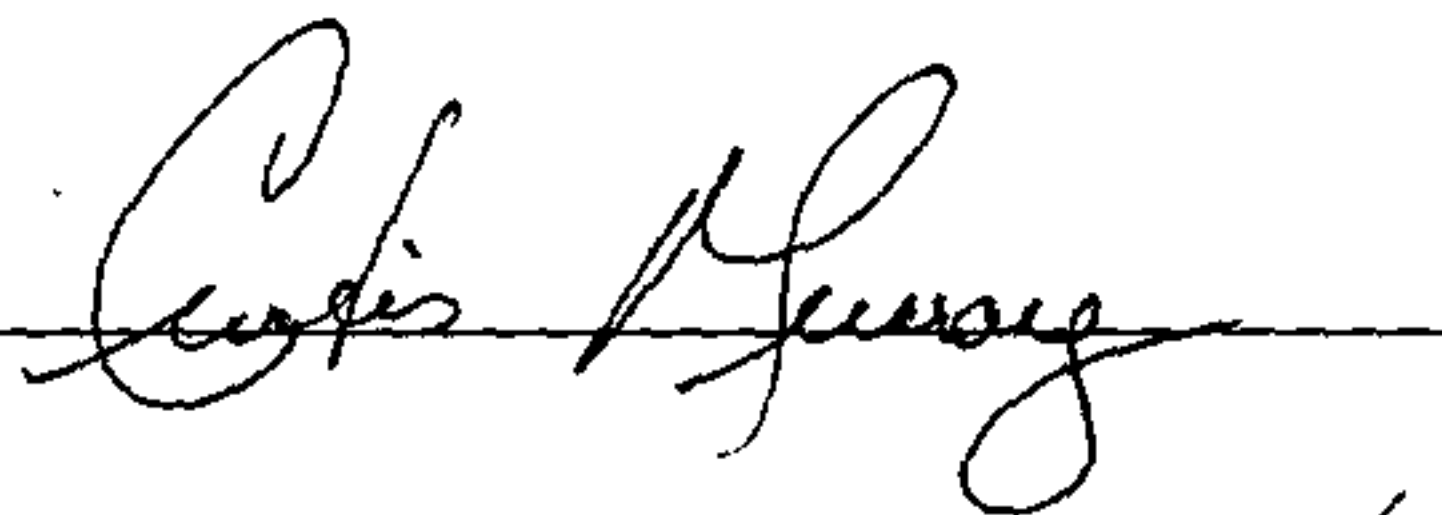
SUBJECT: 6-127- Special Hearing

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) larger than the principle structure with a height of 18 feet in lieu of the maximum permitted 15 feet, and located in the side yard provided the following conditions are met:

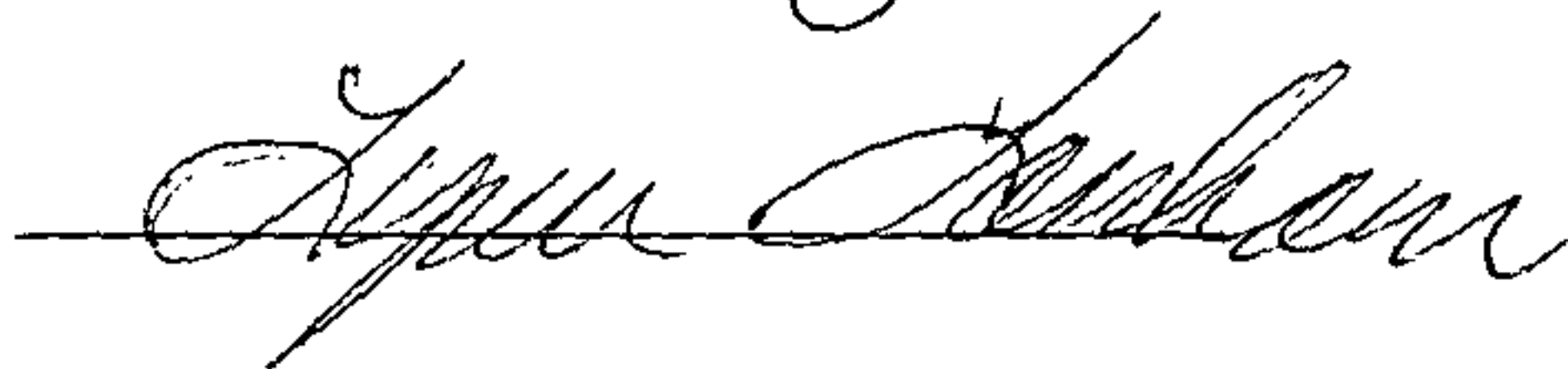
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:



Section Chief:



AFK/LL: CM

UNDER RECEIVED FOR FILING

Date 11-4-05

By [Signature]

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 23, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For October 3, 2005
Item No. 127

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

The minimum right-of-way for all public roads in Baltimore County is 40-feet. Show the right-of-way for Cypress Avenue centered on existing 36-foot right-of-way. Setback shall be adjusted accordingly.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 127-09232005.doc

WHICH RECEIVED FOR FILING

Date 11-4-05

By [Signature]

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

September 22, 2005

ATTENTION: Zoning review planners

Distribution Meetings of: **September 26, 2005**

Item No. **127, 138-141, 143-144, 146-154**

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.

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

Lieutenant J.D. Mezick
Fire Marshal's Office
410-887-4880
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: 7.21.05

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

RE: Baltimore County
Item No. 127 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

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: October 4, 2005

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 127
Legal Owner/Petitioner: Freels, Paul & Nancy
Contract Purchaser: N/A
Property Address: 7608 Cypress Ave
Location Description: W/side of Cypress, 149' N of Southern Ave

VIOLATION INFORMATION: Case No. 05-2890
Defendants: Freels, Paul & Nancy

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
------	---------

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- | | | |
|--------------------------|-----|---|
| ☐ | 1. | Complaint letter/memo/email/fax (if applicable) |
| X | 2. | Complaint Intake Form/Code Enforcement Officer's report and notes |
| X | 3. | State Tax Assessment printout |
| ☐ | 4. | State Tax Parcel Map (if applicable) |
| ☐ | 5. | MVA Registration printout (if applicable) |
| ☐ | 6. | Deed (if applicable) |
| ☐ | 7. | Lease-Residential or Commercial (if applicable) |
| X | 8. | Photographs including dates taken |
| X | 9. | Correction Notice/Code Violation Notice |
| X | 10. | Citation and Proof of Service (if applicable) |
| ☐ | 11. | Certified Mail Receipt (if applicable) |
| ☐ | 12. | Final Order of the Code Official/Hearing Officer (if applicable) |
| ☐ | 13. | Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable) |
| ☐ | 14. | Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable). |

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/cp
C: Code Enforcement Officer

CODE ENFORCEMENT REPORT

DATE: 5.5.05 INTAKE BY: Leppard, D CASE #: 05-2890 INSPEC: Profili

COMPLAINT LOCATION: 7610 7612 Cypress Ave
7608 ZIP CODE: 21224 DIST: 12

COMPLAINANT
NAME: Monique PHONE #: (H) (W)

ADDRESS: _____ ZIP CODE: _____

PROBLEM: Building / adding to LARGE garage / To close to property lines NO PERMIT

IS THIS A RENTAL UNIT? YES _____ NO _____

IF YES, IS THIS SECTION 8? YES NO

OWNER/TENANT
INFORMATION: Larry Shikowski

TAX ACCOUNT #: 1212021250 ZONING: _____

INSPECTION: 5/6/05 Observed addition being built on existing detached garage at rear/side of location. No answer at front door. Posted stop work on garage addition window. Sent copy in mail per 5/17 c/j

REINSPECTION:

REINSPECTION:

REINSPECTION:

DATE: 05/06/2005

STANDARD ASSESSMENT INQUIRY (1)

TIME: 14:32:56

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
12 23 015800	12	3-0	04-00	H	NO		05/02/05
FREELS PAUL				DESC-1.. IMPSLT 28,29,30			
FREELS NANCY E				DESC-2.. EAST VIEW			
7608 CYPRESS AVE				PREMISE. 07608 CYPRESS AVE			
				00000-0000			

BALTIMORE

MD 21224-3212 FORMER OWNER: DOEBEREINER HENRY C, JR

FCV			PHASED IN		
PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND: 24,000	24,000		FCV	ASSESS	ASSESS
IMPV: 79,280	85,970	TOTAL..	109,970	109,970	107,740
TOTL: 103,280	109,970	PREF...	0	0	0
PREF: 0	0	CURT...	109,970	109,970	107,740
CURT: 103,280	109,970	EXEMPT.		0	0
DATE: 10/99	09/02				

TAXABLE BASIS		FM DATE
ASSESS: 109,970		08/21/03
ASSESS: 107,740		
ASSESS: 0		

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

RA1001C

DATE: 05/06/2005

STANDARD ASSESSMENT INQUIRY (2)

TIME: 14:33:06

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
12 23 015800	12	3-0	04-00	H	NO		05/02/05
LOT...	28	BOOK...	0005	MAP....	0096	LOT WIDTH.....	60.00
BLOCK..		FOLIO...	0081	GRID....	0016	LOT DEPTH.....	100.00
SECTION..				PARCEL..	0205	LAND AREA..	6000.000 S
PLAT..						YEAR BUILT.....	50

TRANSFER DATA	
NUMBER.....	003335
DATE.....	12/16/92
PURCHASE PRICE.....	0
GROUND RENT.....	0
DEED REF LIBER.....	09511
DEED REF FOLIO.....	0591
CONVEYED IND.....	9
TOT-PART TRAN IND.....	T
GRANTOR ACCT NO..	00-00-000000

EXEMPT DATA	
STATUS.....	
CLASS CODE.....	000
STATE EXEMPT CODE.....	000
COUNTY EXEMPT CODE.....	000
CURR STATE EX ASMT....	0
PRIOR STATE EX ASMT...	0
CURR COUNTY EX ASMT...	0
PRIOR COUNTY EX ASMT..	0

STRUCTURE		
AREAS CODE	YEAR	NO
		01260

STRUCTURE	
CODE	SQ. FEET
	936

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

Citation/Case
Date of Photo



HEREBY CERTIFY that I took the TWO ^{on 9/12/05} photographs set out above, and that these photographs
(number of photos)
fairly and accurately depict the condition of the property that is the subject of the above-referenced
citation/case number on the date set out above.

Claudia J. Profile
Enforcement Officer



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Dist
12

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 0002-2890	Property No. 10000000000000000000	Zoning: A
--------------------------------	--------------------------------------	--------------

Name(s):
Address:

Violation:
Location: 7608 Cypress Ave
DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Baltimore County Council Bill 78-01
International Residential Code 2000

Building addition to garage at rear/side
without permit(s)

Obtain all necessary permits

Subject to \$1000 investigation fee

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: 5/17/05	Date Issued: 5/06/05
--------------------------	-------------------------

FAILURE TO COMPLY WITH THE DEADLINE-STATED IS A MISDEMEANOR-- A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name:

INSPECTOR: STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than: 5/17/05	Date Issued: 5/06/05
----------------------------	-------------------------

INSPECTOR: Claude J. Profili
Claude J. Profili
AGENCY

UPDATE/MESSAGE FORM

Date: 5/17/05

Time: _____ a.m. p.m.

Inspector: Claude Profit

Case No.: 05 2890

Address: 7608 Cypress Ave

Comments: Owner making attempts to obtain permit.

Recheck on 5/24/05 JP

B

ENTERED INTO AS400 _____

UPDATE/MESSAGE FORM

Date: 5/24/05

Time: _____ a.m. p.m.

Inspector: POH

Case No.: 05 2890

Address: 2602 Cypress Ave

Comments: no permit application found per 6/3 JLP

ENTERED INTO AS400

MS

UPDATE/MESSAGE FORM

Date: 6/6/05

Time: _____ a.m. p.m.

Inspector: C. Profili

Case No.: 05 2890

Address: 7608 Cypress Ave

Comments: Spoke to occupant at site. Variance must
be obtained. pu 7/20/05 gf

ENTERED INTO AS400

UPDATE/MESSAGE FORM

Date: 7/20/05

Time: _____ a.m. p.m.

Inspector: PO H/L

Case No.: 05 2890

Address: 2608 Cypress Ave

Comments: No apparent change. No contact from owner
Nothing found in schedule of zoning petitions. Citation
issued PO 9/13/05

ENTERED INTO AS400 Wd



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION

SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

Citation/Case No. 05-2890	Property No. 12 23 015800	Zoning:
-------------------------------------	-------------------------------------	---------

Name(s): Paul Freels Nancy Freels

Address: 7608 Cypress Ave

Violation Location: 7608 Cypress Ave Balt MD 21224
--

Violation Dates: 05/06/05 and continuing through 07/20/05

BALTIMORE COUNTY FORMALLY CHARGES THAT THE ABOVE NAMED PERSON(S) DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS:

Baltimore County Council Bill # 01-05

International Residential Code 2003 105

Built addition to detached garage at rear/side of location without permit(s)

Pursuant to Section 1-8, Baltimore County Code, a civil penalty has been assessed, as a result of the violation cited herein, in the amount indicated:

\$ **15,000**

A quasi-judicial hearing has been pre-scheduled in Room 116, 111 West Chesapeake Avenue, Towson, Maryland, for:

Date: **09/13/05**

Time: **9:00 AM**

Citation must be served by:

Date: **08/04/05**

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true and correct to the best of my knowledge, information, and belief.

Print Name: **Claude J. Profit**

Date: **07/20/05** Inspector's Signature: **Claude J. Profit**

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name:	Citation/Case No. 05-2890
-------------	-------------------------------------

Address:

Date: Defendant's Signature

AGENCY

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

County Office Building, Room 119
111 West Chesapeake Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, Plaintiff, vs. Paul Freels and Nancy Freels, Defendant

Case # 05-2890 Violation Address 7608 Cypress Ave Zip 21224

Hearing Date 09/13/05 Issued Date 07/20/05 Expiration Date 09/10/05

Author of Citation Claude Profit

REQUEST FOR SERVICE

Please serve the attached process on the person shown.

ORDER FOR SERVICE

You are hereby commanded to serve the attached process and to make your return promptly on this Order if served, and if you are unable to serve, you are to make your return on this Order and return the original process no later than the last day following the termination of the validity of the process.

PROOF OF SERVICE

I hereby CERTIFY that:

☐ A Citation and all other papers filed with it were served by restricted delivery mail, return card attached.

☒ A Citation and all other papers filed with it were served by personal delivery to Paul Freels
Individual or agent served

7608 Cypress Ave Zip 21224 on 07/21/05 11:00 (a.m.)
At this address Date Time

Description of Person Served: Race White Sex: (M) F Height: 5 ft. 11 in. Wt. 250 lbs.
Age: _____ yrs. Other: _____

Telephone verification of citation acknowledgment from _____ on 7/21/05

I was unable to serve:

1 st Attempt	<u>7/21/05</u>	<u>11:00</u> a.m./p.m.	because _____	Initials _____
2 nd Attempt	<u>7/21/05</u>	<u>11:00</u> a.m./p.m.	because _____	Initials _____
3 rd Attempt	<u>7/21/05</u>	<u>11:00</u> a.m./p.m.	because _____	Initials _____

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief, and do further affirm that I am a competent person over 18 years of age and not a party to the case.

111 W. Chesapeake Ave. Towson, MD 21204
Server's Address

410-887-3351
Telephone

Claude J Profit
Server's Name (Print)

07/21/05
Date

Claude J Profit
Server's Signature

UPDATE / MESSAGE FORM

Date: 9/13/05

Inspector: Profili

Case #: 05 2890

Address: 7608 Cypress Ave

Comments: No one at attendance at hearing. No
order to be made at this time. Pending variance
hearing (06-127) pu 10/19/05 gpt

Entered into AS400

gpt

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE
7608 Cypress Avenue; W/side Cypress
Avenue, 149' N of Southern Avenue
12th Election & 7th Councilmanic Districts
Legal Owner(s): Paul & Nancy Freels
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 06-127-SPHA

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

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 20th day of September, 2005, a copy of the foregoing Entry of Appearance was mailed to Brian Freels, 7608 Cypress Avenue, Baltimore, MD 21224, Petitioner(s).

RECEIVED

SEP 23 2005

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER _____
DATE _____

E-MAIL

[illegible]



06-127-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL

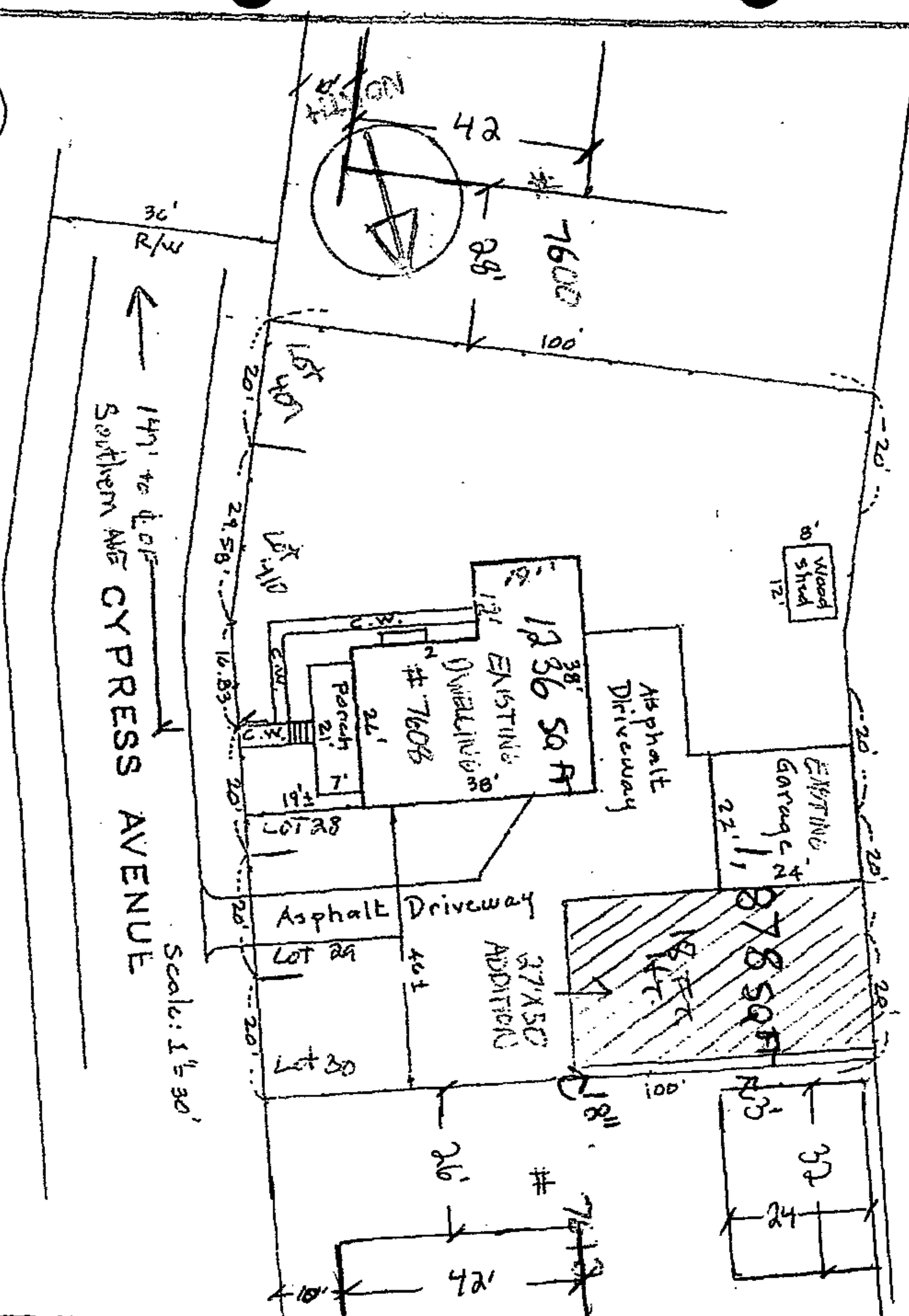
PROPERTY ADDRESS 7608 Cypress Ave

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

SUBDIVISION NAME East View

W.P.C. # 5 FOLIO # 81 LOT # 28-30, 40A-410

OWNER Paul Frels

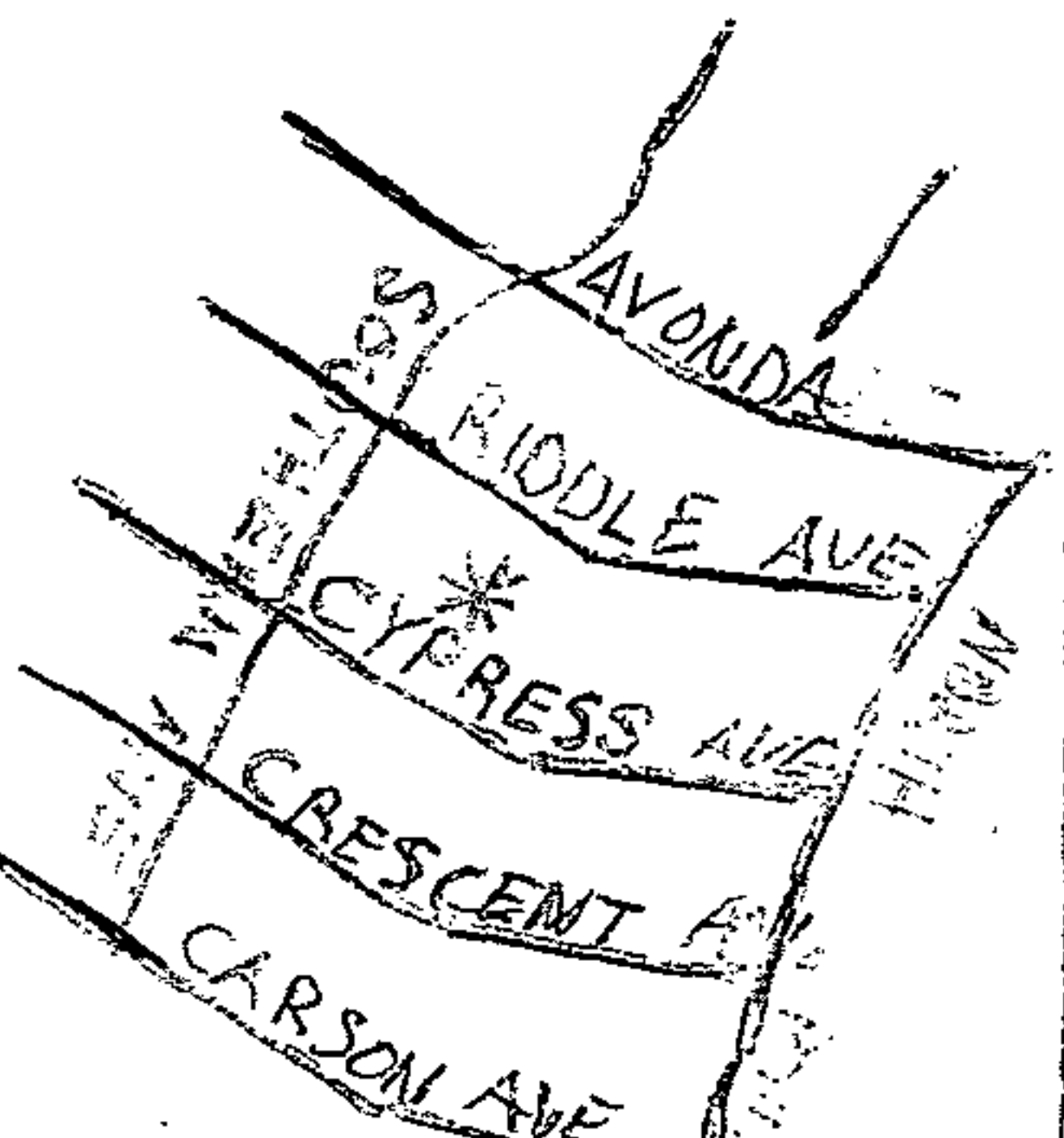


PREPARED BY

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 12

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 096B3

ZONING DR-5, S

LOT SIZE 11770

ACREAGE 0.268 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

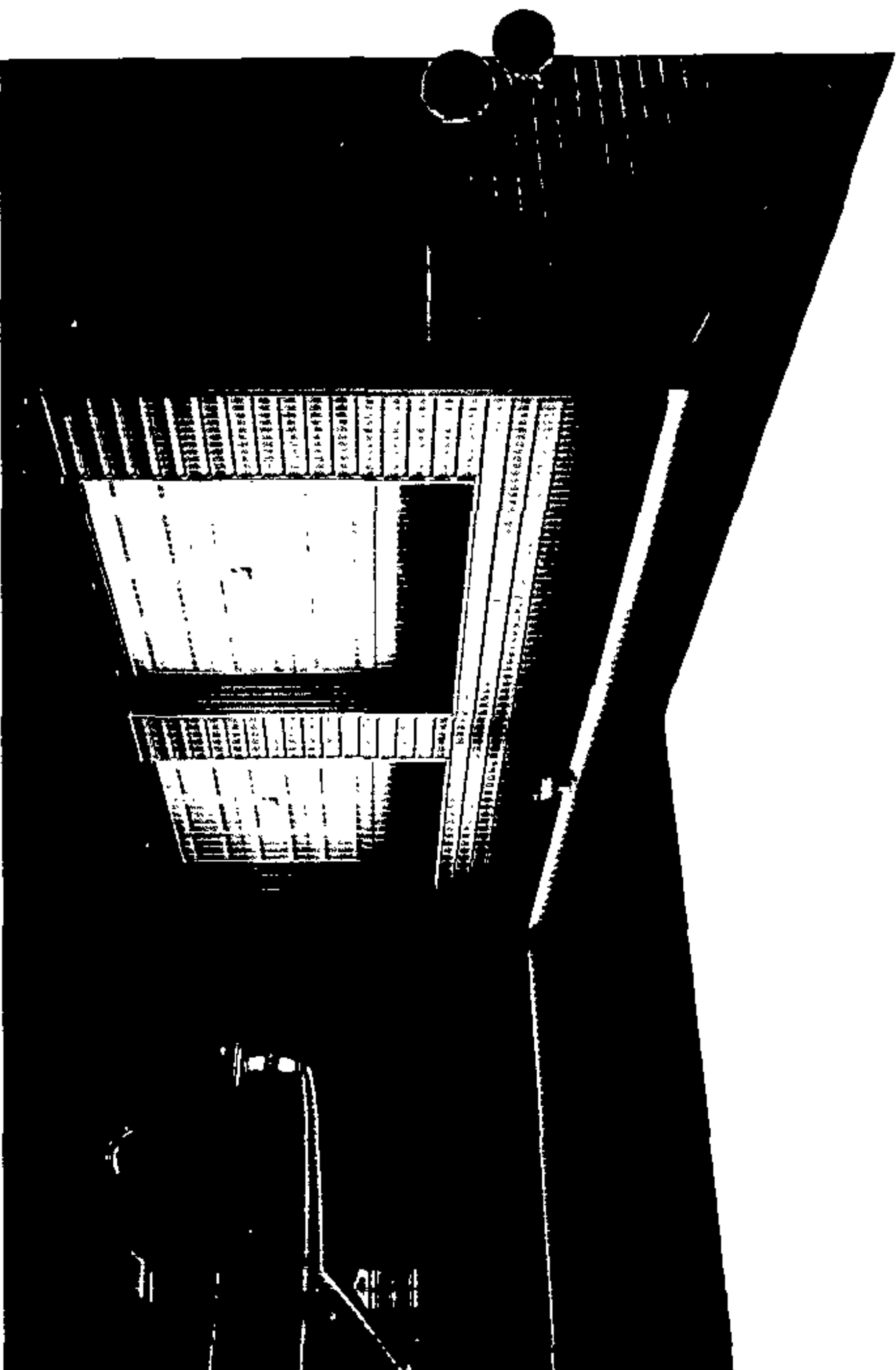
100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

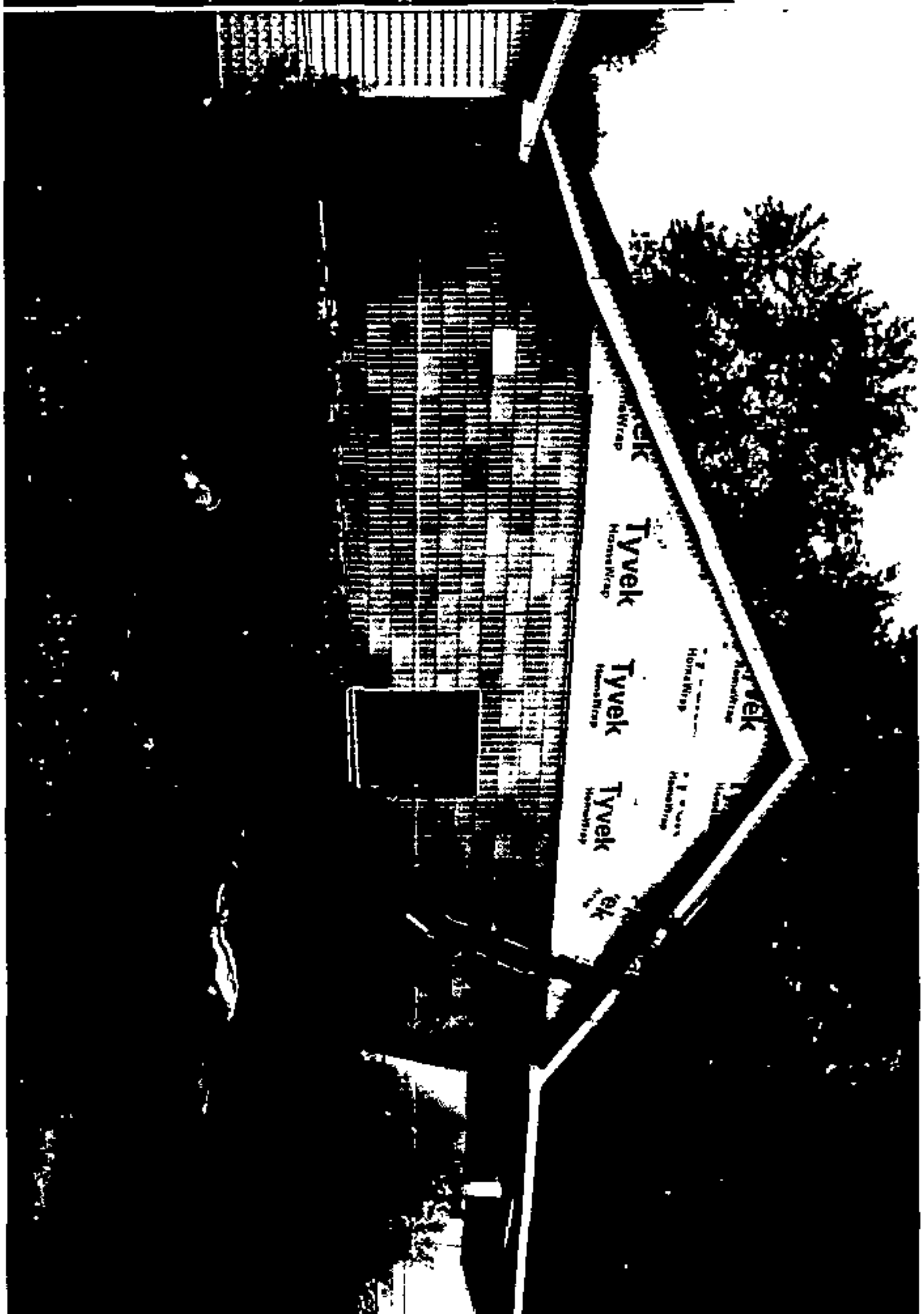
PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY 8907 ITEM # 06-127-A

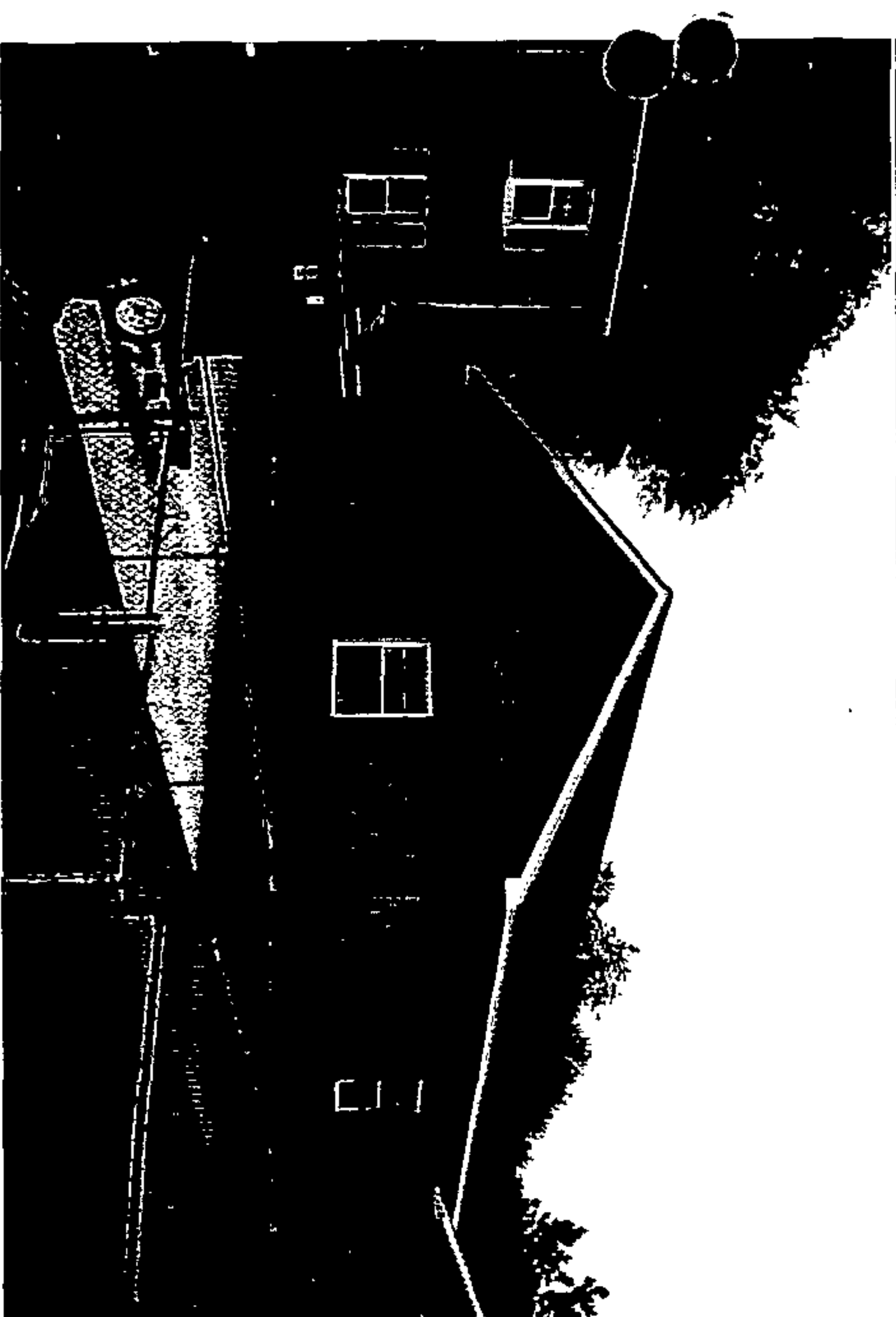
Front Left side



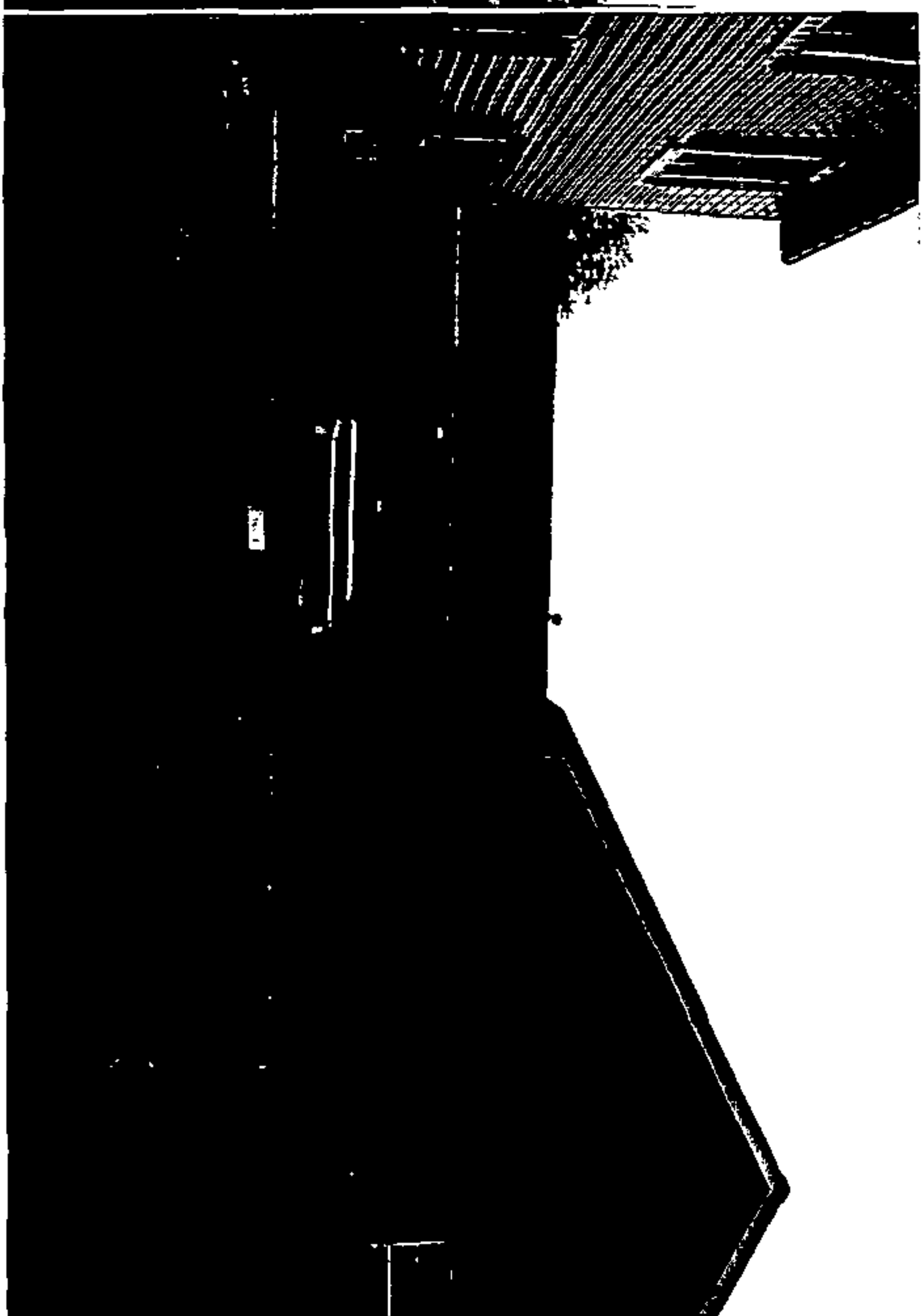
Rear side



Front Right Side From Cypress Ave



Front Side From Cypress Ave



Name: Robin Poling

Address: 7603 Riddle Ave
Baltimore, MD 21224

To Whom It May Concern:

I am a neighbor of Brian Freels at the address noted above and I have no objections to the completion of his garage expansion.

Sincerely,

Robin Poling 7/6/05
Signature Date

*Behind garage
- rear yard set back*

Pet #3

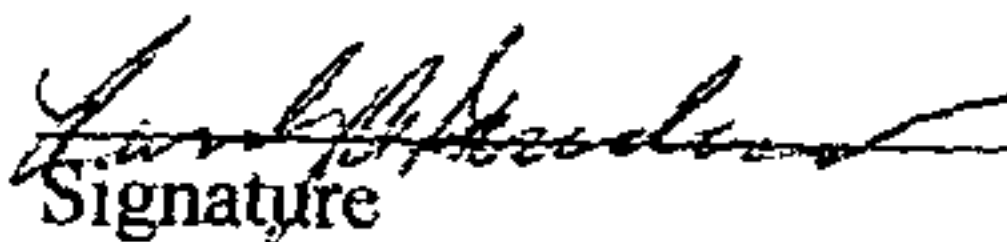
OG-127-A

Name: Randy E. Loes Fouders
Address: 7624 Carson Ave
Bethesda Md 21224

To Whom It May Concern:

I am a neighbor of Brian Freels at the address noted above and I have no objections to the completion of his garage expansion.

Sincerely,

 7-6-05
Signature Date

OG-127-A

Name: ROBERT Kirby

Address: 7614 CYPRESS AVE
BALTIMORE MD 21224

To Whom It May Concern:

I am a neighbor of Brian Freels at the address noted above and I have no objections to the completion of his garage expansion.

Sincerely,



Signature

6-7-05

Date

OG-127-A

Name: Joseph F. Heine Jr
Address: 7603 Cypress Ave
Balto Md 21222

To Whom It May Concern:

I am a neighbor of Brian Freels at the address noted above and I have no objections to the completion of his garage expansion.

Sincerely,

Joseph F. Heine 7-5-05
Signature Date

OG-127-A

Address: 7602 RIDGEL AVE

Address: 1602 RIDGEL AVE

I am a neighbor of Brian Freels at the address noted above and I have no objections to the completion of his garage expansion.

Joseph E Lenth 7/16/05

Signature Date

Signature

Date _____

06-127-A

Name: DARYL & RUTH JORDAN
Address: 7605 Riodel Ave.
21224

To Whom It May Concern:

I am a neighbor of Brian Freels at the address noted above and I have no objections to the completion of his garage expansion.

Sincerely,

Ruth Jordan, Daryl Jordan
Signature Date
7/6/05

06-127-A

Name: DAVID Lee JACOBS JR.
Address: 7600 CYPRESS AVE.
BALTO., MD. 21224

To Whom It May Concern:

I am a neighbor of Brian Freels at the address noted above and I have no objections to the completion of his garage expansion.

Sincerely,

David Lee Jacobs Jr. 7-5-05
Signature Date

06-127-A

Address: _____

Sincerely,

Ellwood C. Payne 07/05/05
Signature Date
7611 Cypress ave,

OG-127-A

Name: Larry Swinski
Address: 7612 Cypress Ave.

To Whom It May Concern:

I am a neighbor of Brian Freels at the address noted above and I have no objections to the completion of his garage expansion.

Sincerely,

Larry Swinski 7/5/05
Signature Date

OG-127-A

Name: Mr & Mrs Lewis
Address: 7609 Cypress Ave.
Balto., Md. 21224

To Whom It May Concern:

I am a neighbor of Brian Freels at the address noted above and I have no objections to the completion of his garage expansion.

Sincerely,

Anton Lewis 7/6/05
Signature Date

06-127-A

Name: GUY AMATO

Address: 7607 CYPRESS AVE
BALTO MD 21227

To Whom It May Concern:

I am a neighbor of Brian Freels at the address noted above and I have no objections to the completion of his garage expansion.

Sincerely,

Guy E Amato 7-5-05
Signature Date

06-127-A

Name: GARY POWELL

Address: 7601 RIDDLE AVE

BALT MD 21224

To Whom It May Concern:

I am a neighbor of Brian Freels at the address noted above and I have no objections to the completion of his garage expansion.

Sincerely,

Gary Powell 8-17-01
Signature Date

OG-127-A

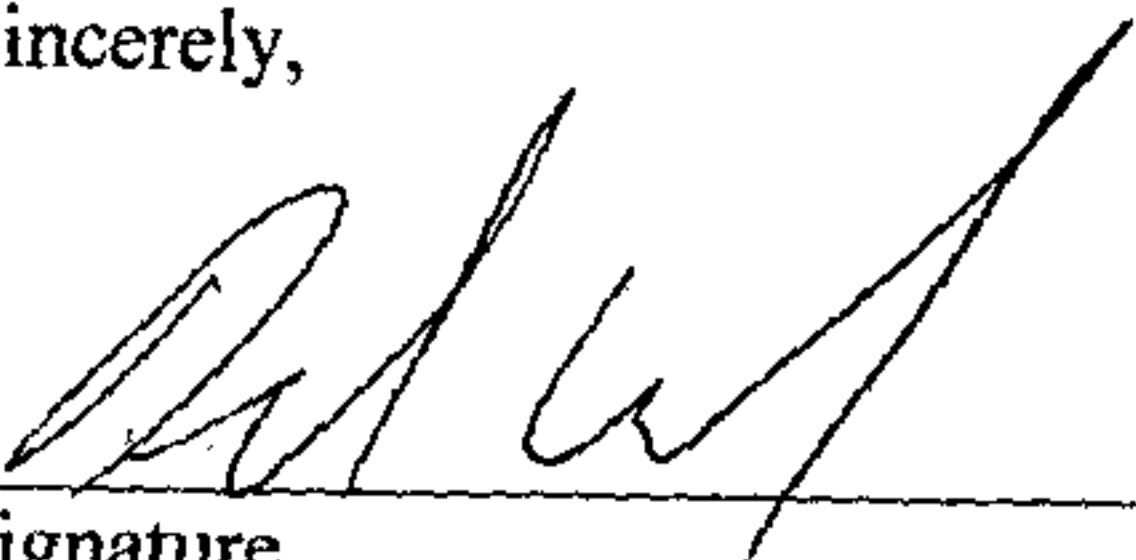
Name: Richard Willard

Address: 7601 cypress Ave
Baltimore MD 21224

To Whom It May Concern:

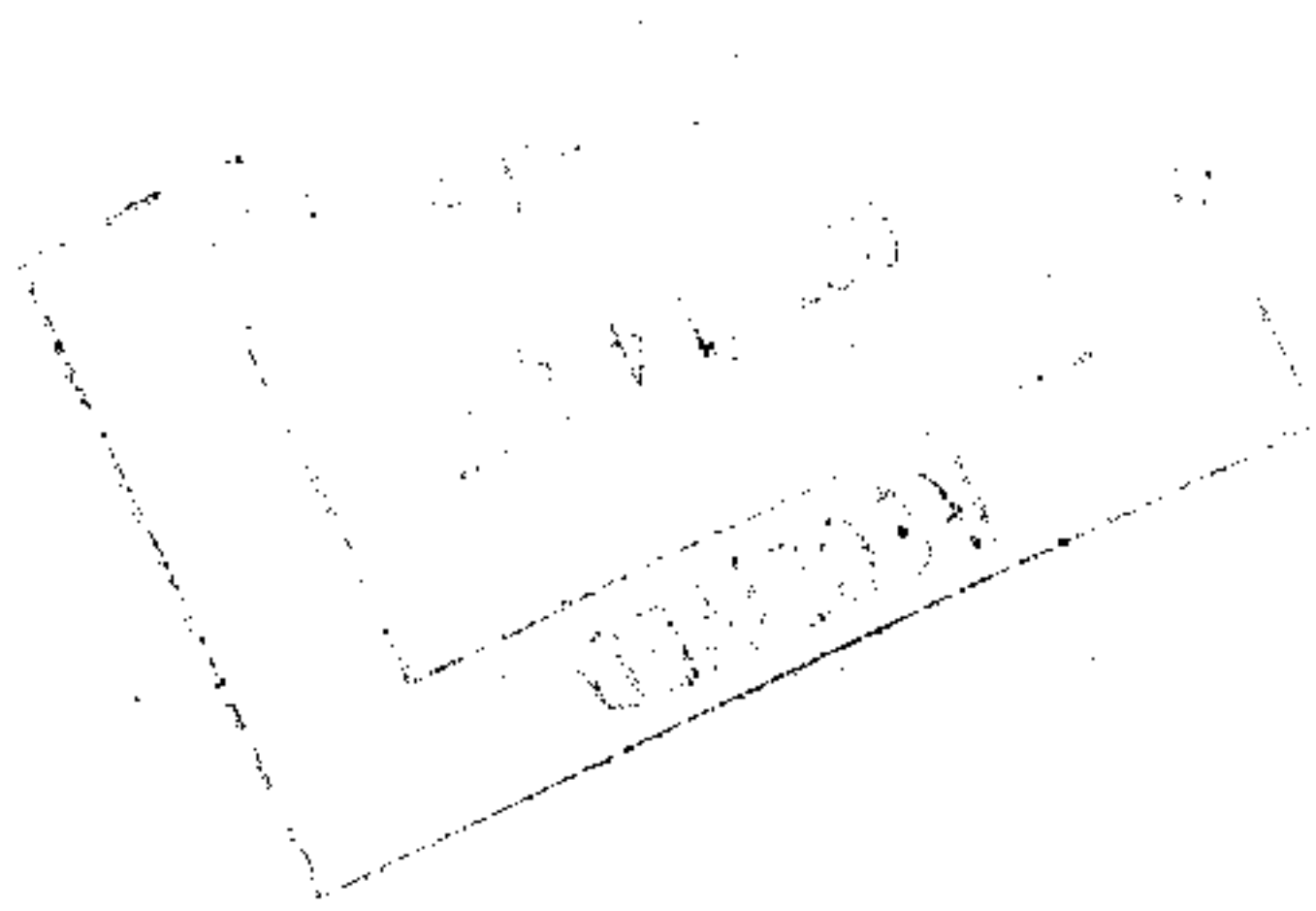
I am a neighbor of Brian Freels at the address noted above and I have no objections to the completion of his garage expansion.

Sincerely,


Signature _____ Date 8-12-05

06-127-A

2004-2005



2004-2005

01/2004

2004-2005

2004-2005

2004-2005

2004-2005

2004-2005

2004-2005

2004-2005

2004-2005

2004-2005

2004-2005

2004-2005

2004-2005

2004-2005

Name: Lawrence Paluskievicz
Address: 7613 Cypress Ave
Balto Md 21224

To Whom It May Concern:

I am a neighbor of Brian Freels at the address noted above and I have no objections to the completion of his garage expansion.

Sincerely,

LC Paluskievicz 7-6-05
Signature Date

06-127-A