IN RE: **PETITIONS FOR SPECIAL HEARING & VARIANCE** - W/S Mace Avenue, 15' S of the c/l Lindsey Court **(1118 Mace Avenue)** 15th Election District 7th Council District	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	OF BALTIMORE COUNTY
	*	**Case No. 07-002-SPHA**
Kevin Ficca, et ux Petitioners	*	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Kevin Ficca and his wife, Sandra L. Ficca. The Petitioners request a special hearing to approve a detached accessory structure (garage) with a footprint larger than the footprint of the principal structure (dwelling). In addition, variance relief is requested from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure height of 27 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing and testifying in support of the request were Kevin and Sandra Ficca, property owners. There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the subject property is a rectangular-shaped parcel located on the west side of Mace Avenue, across from its intersection with Lindsey Court in Essex. The property contains a gross area of 7,392.68 sq.ft. (0.17 acres), more or less, zoned D.R.5.5, and is improved with a 1½ story dwelling consisting of 792 sq.ft., and a small, detached 20' x 18' garage. Testimony indicated that Mr. Ficca enjoys restoring and collecting antique cars and currently owns a 1969 Chevrolet Camaro and a 1970 Plymouth Barracuda which are stored in the existing garage. Apparently, Mr. Ficca owns five other vehicles; however, lacks sufficient storage space within the existing garage. Thus, the Petitioners propose razing the existing building and constructing a new, two-story structure, 25.33' wide by 38' deep, at a height of 27'. It was indicated that the first floor ceiling height would need to be at 12' in order to

ORDER RECEIVED FOR FILING
Date 9-12-09
By

accommodate a four-post automobile lift. In that the new structure will be slightly larger in area than the existing dwelling, the requested special hearing relief is necessary. Moreover, because the height for accessory structures is limited to 15 feet, the requested variance is necessary.

In support of the request, the Petitioners testified that their neighbors have no objections to the proposal. In this regard, they noted that the immediately adjacent property on the north side is a gravel parking lot owned and used by Dr. and Mrs. John Loh to support Dr. Loh's medical practice next door. The immediate neighbor to the south, Jerry Allred, also has no objections to the proposal. To the rear of the subject property are athletic fields owned by the Baltimore County Board of Education. Finally, Mr. Ficca testified that the garage will be used solely for the storage and maintenance/restoration of his personal vehicles and not for commercial purposes.

After due consideration of the testimony and evidence presented, I am persuaded to grant the special hearing and variance relief. I find that strict compliance with the zoning regulations would be unnecessarily burdensome and that the relief requested will not cause any injury to the public health, safety or general welfare of the surrounding locale. As noted above, the proposed structure is intended to store the Petitioners' antique automobile collection and to allow restoration and/or maintenance of their personal vehicles. There were no adverse comments submitted by any County reviewing agency and the neighbors support the proposal. Thus, it appears that relief can be granted and that there will no detrimental impacts to adjacent properties or the surrounding locale. However, as a condition to the relief granted, the proposed structure shall be limited to the Petitioner's storage and restoration/maintenance of his personal vehicles and shall not be used for commercial purposes.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of September 2006 that the Petition for Special Hearing to approve an accessory structure with a footprint larger than the footprint of the principal dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

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Date 9-12-06
By

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations, to permit an accessory structure (garage) with a height of 27 feet in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) The proposed structure shall be limited to the storage of Petitioners' antique car collection and other personal items incidental to the primary use of the subject property for residential purposes. But for the maintenance/restoration of the Petitioners' personal vehicles, the building shall not be used for commercial purposes.

3) The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit and/or apartments. There shall be no sleeping quarters, living area, kitchen or bathroom facilities contained therein.

4) The existing garage must be removed from the property within 90 days of the issuance of a building permit for the new garage.

5) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this Decision must be made within 30 days of the date of this Order.

WJW:bjs

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 9-12-05
By

www.baltimorecountyonline.info

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

September 12, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. & Mrs. Kevin Ficca
1118 Mace Avenue
Baltimore, Maryland 21221

RE: **PETITIONS FOR SPECIAL HEARING & VARIANCE**
W/S Mace Avenue, 15' S of the c/l Lindsey Court
(1118 Mace Avenue)
15th Election District – 7th Council District
Kevin Ficca, et ux - Petitioners
Case No. 07-002-SPHA

Dear Mr. & Mrs. Ficca:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

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

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1118 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A PROPOSED DETACHED ACCESSORY STRUCTURE (GARAGE) WITH AN AREA (963 SQ. FT.) LARGER THAN THE 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):

Kevin Ficca
Name - Type or Print

Kevin Ficca
Signature

Sandra L. Ficca
Name - Type or Print

Sandra L. Ficca
Signature (w) 410 409-1539

1118 Mace Ave (H) 410 918 0079
Address Telephone No.

Baltimore MD 21221
City State Zip Code

Representative to be Contacted:

Kevin Ficca
Name (w) 410-409-1539

1118 Mace Ave (H) 410-918-0079
Address Telephone No.

Baltimore MD 21221
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By LTM Date 7/7/06

Case No. 07-002-SPHA

UNDER RECEIVED FOR FILING
Date 9-12-06
By

REV 9/15/98

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1118 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 A PROPOSED DETACHED ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 27' IN LIEU OF THE REQUIRED 15'.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Storing of Restored Vehicles. There are 7 cars and trucks in my family and I would like to store most of them in a secure area

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

Legal Owner(s):

Kevin Ficca
Name - Type or Print

Kevin Ficca
Signature

Sandra L. Ficca
Name - Type or Print

Sandra L. Ficca
Signature — 410-409-1539

1118 Mace Ave. — 410-918-0079
Address — Telephone No.

Balto. — MD — 21221
City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Representative to be Contacted:

Kevin Ficca
Name — 410-409-1539

1118 Mace Ave — 410-918-0079
Address — Telephone No.

Balto. — MD — 21221
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By GM **Date** 7/7/06

Case No. 07-002-SPHA

ORDER RECEIVED FOR FILING
Date 9-12-06
By

REV 9/15/98

ZONING DESCRIPTION

Zoning description for 1118 Mace Avenue, Essex MD 21221

Beginning at a point on the West side of Mace Avenue which is sixty feet of right-of-way width wide at the approximate distance of fifteen (15) feet South of the centerline of the nearest improved intersecting street Lindsey Court which is approximately fifty (50) feet of right-of-way width wide. Being Lot # 3 Block ____, Section ___ in the subdivision of Miller as recorded in the Baltimore County Plat Book # EHK Jr. # 37, Folio # 105 containing 7,392.68 square feet. Also known as 1118 Mace Avenue and located in the 15th Election District, 7th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 4368

DATE 7/7/06 ACCOUNT R001806 6150

AMOUNT $ 130.00

RECEIVED FROM: KEITH A

FOR: DETERMINATION SITE A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
7/10/2006	7/07/2006	14:32:09	2

REG 0002 MAIL JEVA JEE
>>RECEIPT # 448408 7/07/2006 DRW
Dept 5 NOD ZONING VERIFICATION
CR NO. 007849
Recpt Tot $130.00
$130.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #07-002-SPHA
1118 Mace Avenue
Northwest side of Mace Avenue, 15 feet southwest of centerline of Lindsey Court, extended
15th Election District - 7th Councilmanic District
Legal Owner(s): Kevin & Sandra L. Ficca

Variance: to permit a proposed detached accessory structure (garage) with a height of 27 feet in lieu of the required 15 feet and an area of 963 square feet (larger than the principal structure).

Hearing: Tuesday, September 5, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley 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) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/8/745 Aug. 22 106641

CERTIFICATE OF PUBLICATION

8/24/, 2006

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 8/22/, 2006.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 07-002-SPHA

Petitioner/Developer: KEVIN & SANDA L. FICCA

Date Of Hearing/Closing: 9/5/06

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property at 1118 MACE AVENUE

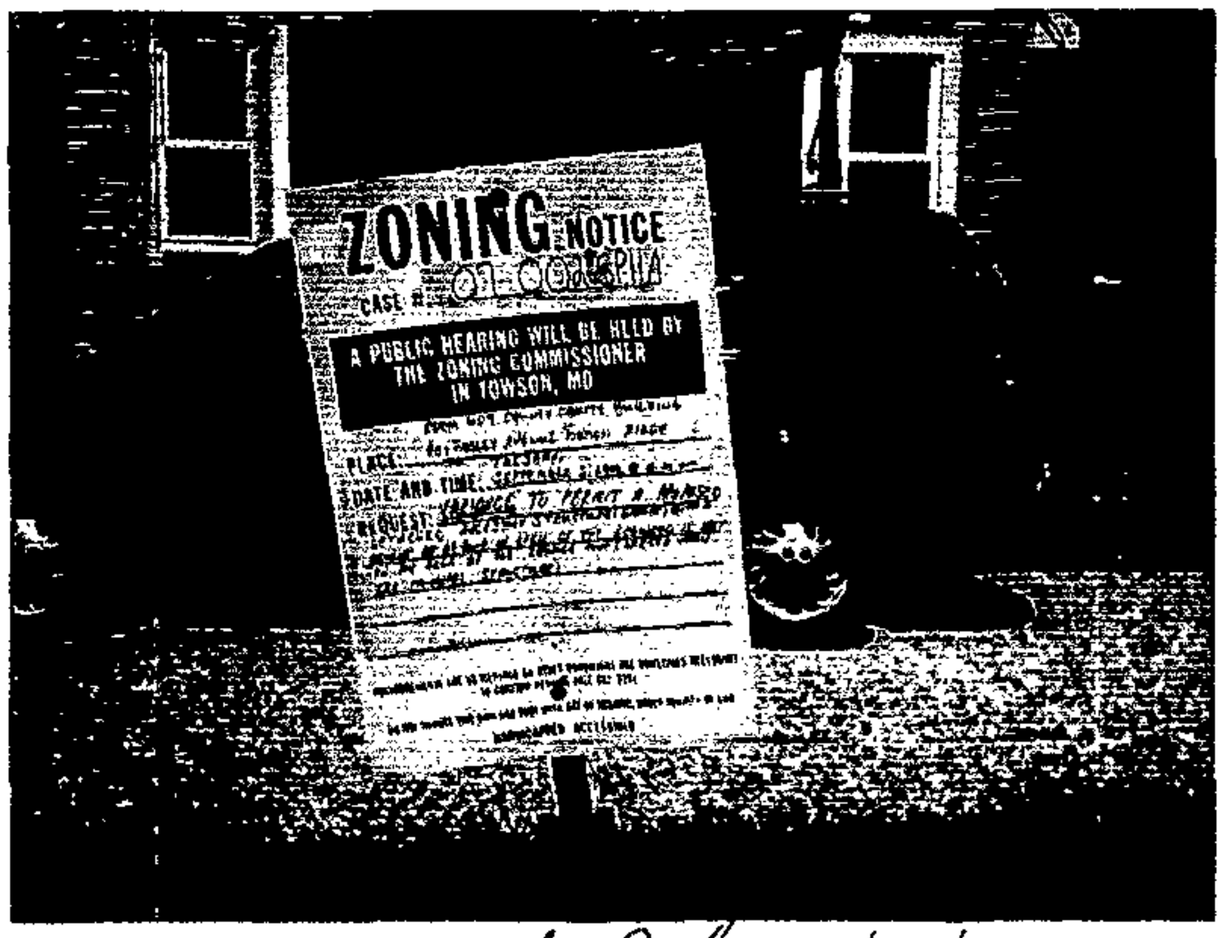
This sign(s) were posted on August 20, 2006.
(Month, Day, Year)

Sincerely,

Martin Ogle 8/20/06
(Signature of sign Poster and Date)

Martin Ogle
Sign Poster
16 Salix Court
Address
Balto. Md 21220
(443-629 3411)

im000780 (1152x864x24b jpeg)



8/20/06

RE: PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE
1118 Mace Avenue; NW/S Mace Avenue, 15' SW c/line Lindsey Court, extended	*	ZONING COMMISSIONER
15th Election & 7th Councilmanic Districts	*	FOR
Legal Owner(s): Kevin & Sandra Ficca Petitioner(s)	*	BALTIMORE COUNTY
	*	07-002-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 19th day of July, 2006, a copy of the foregoing Entry of Appearance was mailed Kevin Ficca, 1118 Mace Avenue, Baltimore, MD 21221, Petitioner(s).

RECEIVED
JUL 19 2006
Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 22, 2006 Issue - Jeffersonian

Please forward billing to:
Kevin Ficca
1118 Mace Avenue
Baltimore, MD 21221

410-918-0079

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: 07-002-SPHA
1118 Mace Avenue
Northwest side of Mace Avenue, 15 feet southwest of centerline of Lindsey Court, extended
15th Election District – 7th Councilmanic District
Legal Owners: Kevin & Sandra L. Ficca

Variance to permit a proposed detached accessory structure (garage) with a height of 27 feet in lieu of the required 15 feet and an area of 963 square feet (larger than the principal structure).

Hearing: Tuesday, September 5, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley 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

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

Baltimore County

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

July 20, 2006

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: 07-002-SPHA
1118 Mace Avenue
Northwest side of Mace Avenue, 15 feet southwest of centerline of Lindsey Court, extended
15th Election District – 7th Councilmanic District
Legal Owners: Kevin & Sandra L. Ficca

Variance to permit a proposed detached accessory structure (garage) with a height of 27 feet in lieu of the required 15 feet and an area of 963 square feet (larger than the principal structure).

Hearing: Tuesday, September 5, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Kevin Ficca, 1118 Mace Avenue, Baltimore 21221

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 21, 2006.**
(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.

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: BC 07-002-SPHA

Petitioner: Kevin Ficca

Address or Location: 1118 Mace Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kevin Ficca

Address: 1118 Mace Ave
Baltimore MD, 21221

Telephone Number: 410 - 918 - 0079

Revised 7/11/05 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

August 31, 2006

Kevin Ficca
Sandra Ficca
1118 Mace Avenue
Baltimore, MD 21221

Dear Mr. and Mrs. Ficca:

RE: Case Number: 07-002-SPHA, 1118 Mace Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 7, 2006.

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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

July 20,2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 24, 2006

Item Number(s): 001 ~~through~~ 011
002

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.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 26, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For July 24, 2006
Item Nos. 002, 003, 004, 005, 006, 007, 008, 009, 010, and 011

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-07252006.doc

BW
9-5-06

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 9, 2006

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

SUBJECT: **7-002 –Variance and Special Hearing**

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 27 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: Cecilia Murray

Section Chief: Lyn Lanham

AFK/LL: CM

RECEIVED
AUG 18 2006
ZONING COMMISSIONER

W:\DEVREV\ZAC\7-002.doc

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

SHA State Highway Administration *Driven to Excel*
Maryland Department of Transportation

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

Date: 7.21.01

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

RE: Baltimore County
Item No. 002 LTM

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,

S. F. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

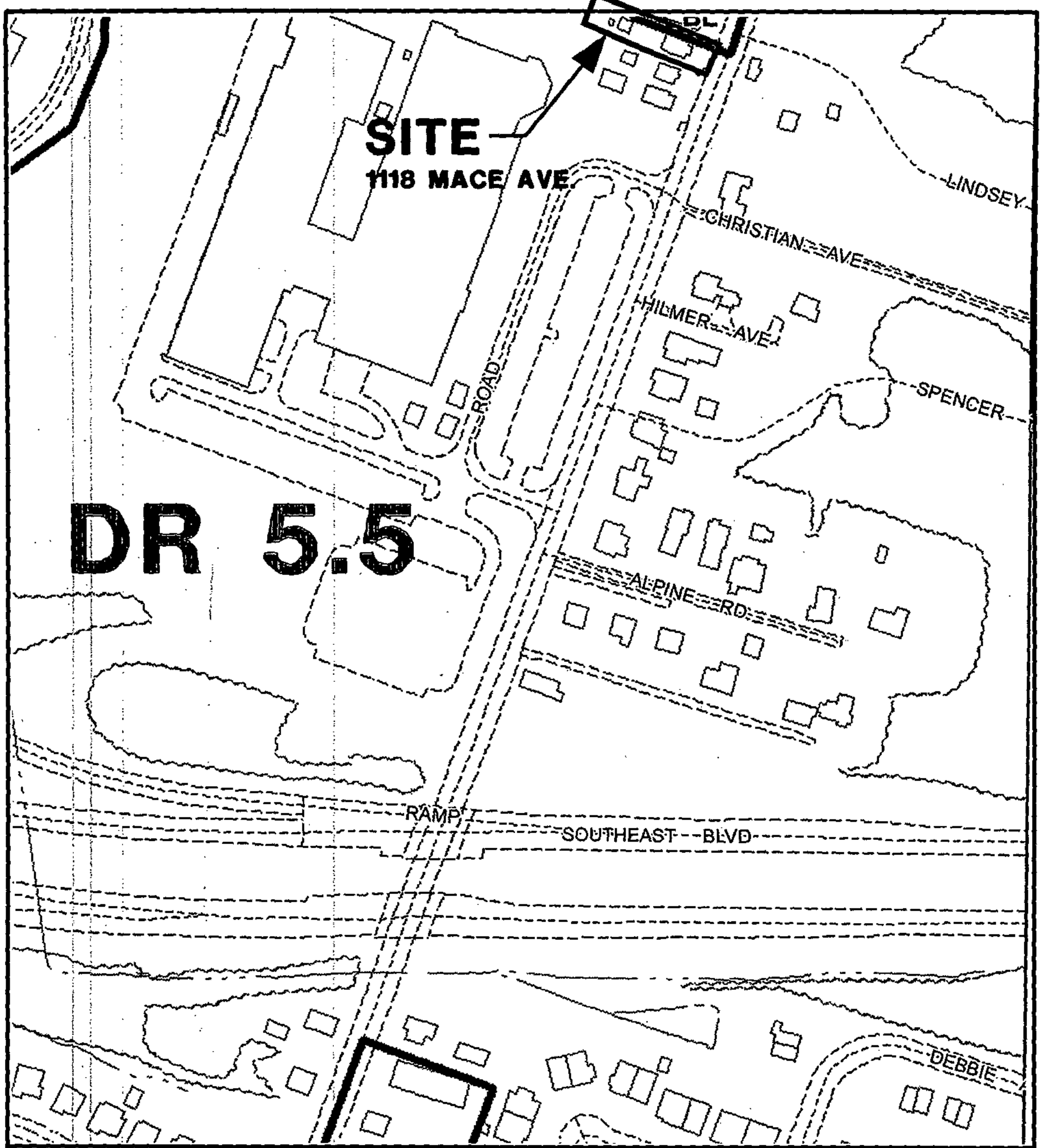
PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Sandra L. Ficca	1118 Mace Avenue	Baltimore MD 21221	SandyFicca@comcast.net
Kevin Ficca	1118 Mace Ave	Baltimore MD 21221	

Case No.: 07-002-SPHA

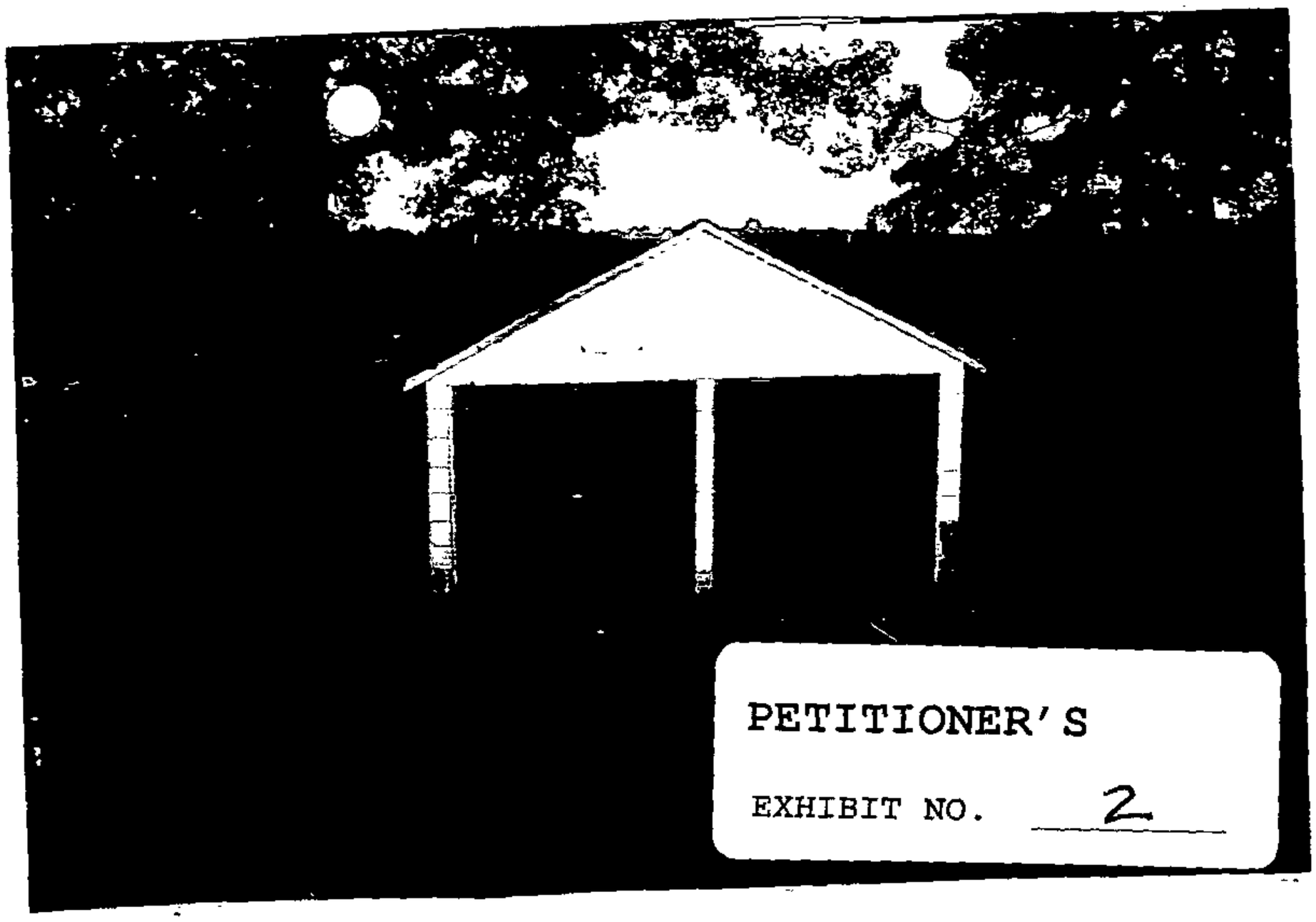
Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	SITE PLAN	
No. 2	PHotographs SUBJECT PROPERTY - NEIGHBORING YARDS	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



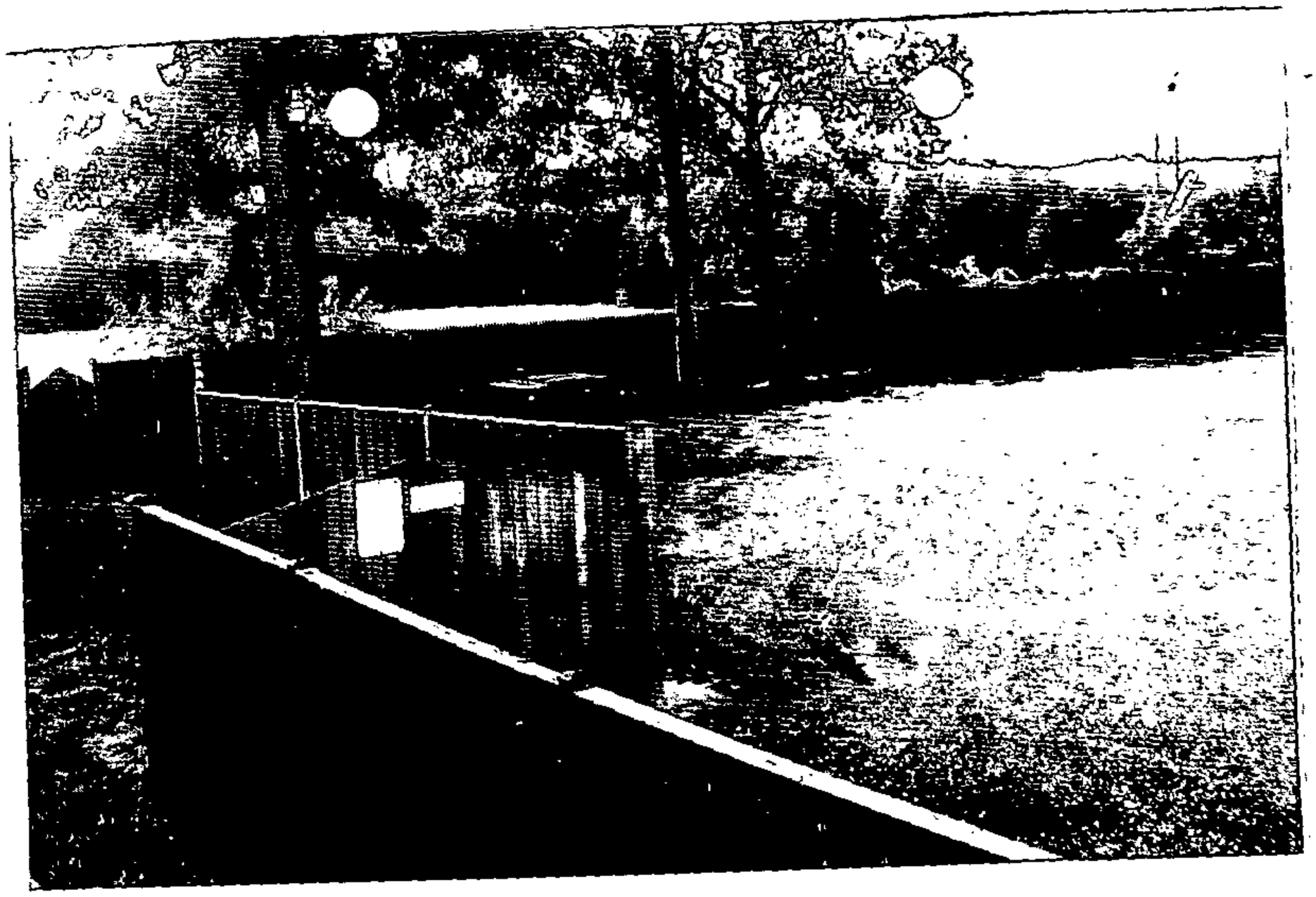
	SCALE	LOCATION	SHEET
	1" = 200'		
	DATE OF PHOTOGRAPHY 1995/96	ESSEX	090A3

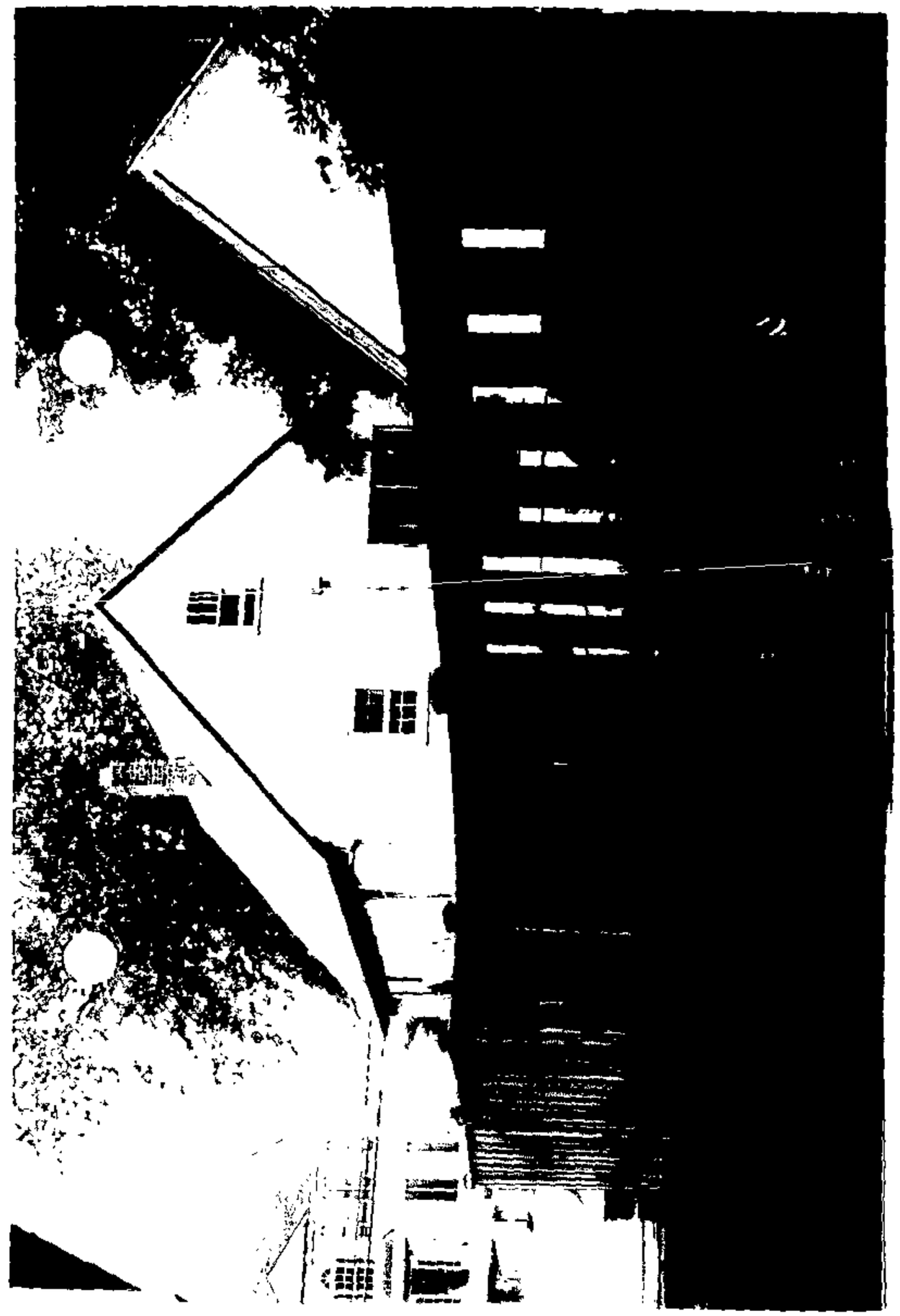
002

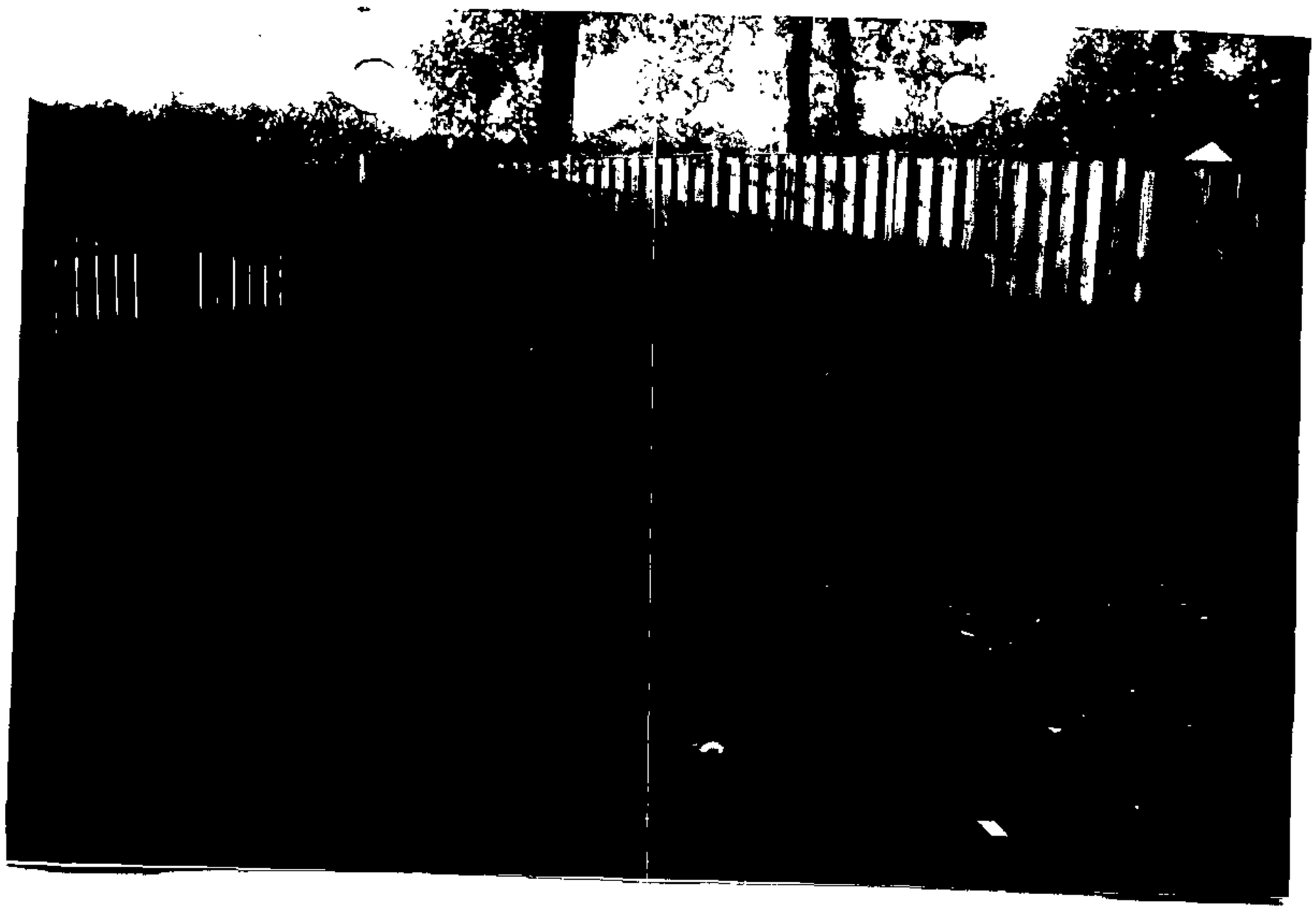


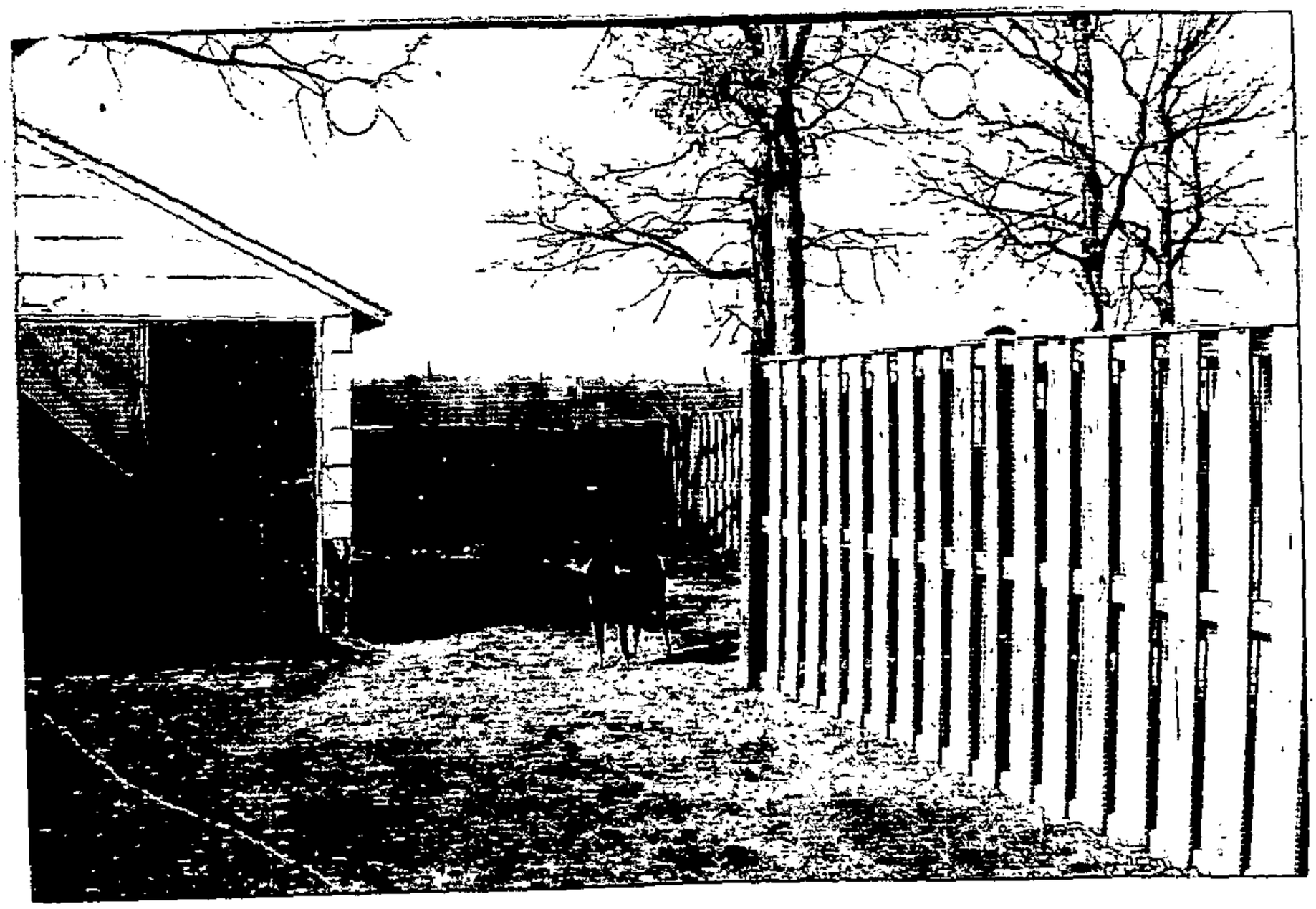
PETITIONER'S

EXHIBIT NO. 2





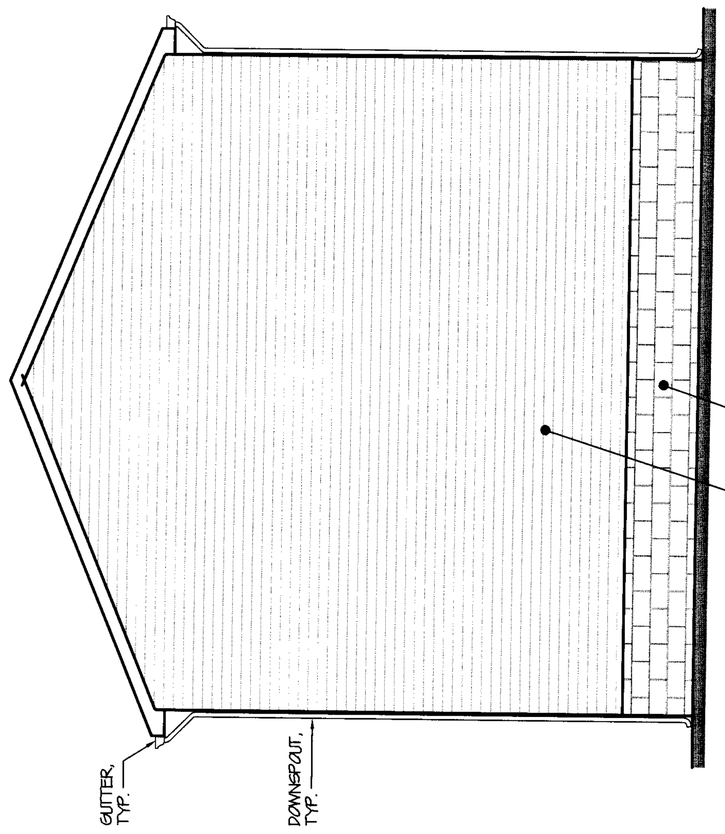




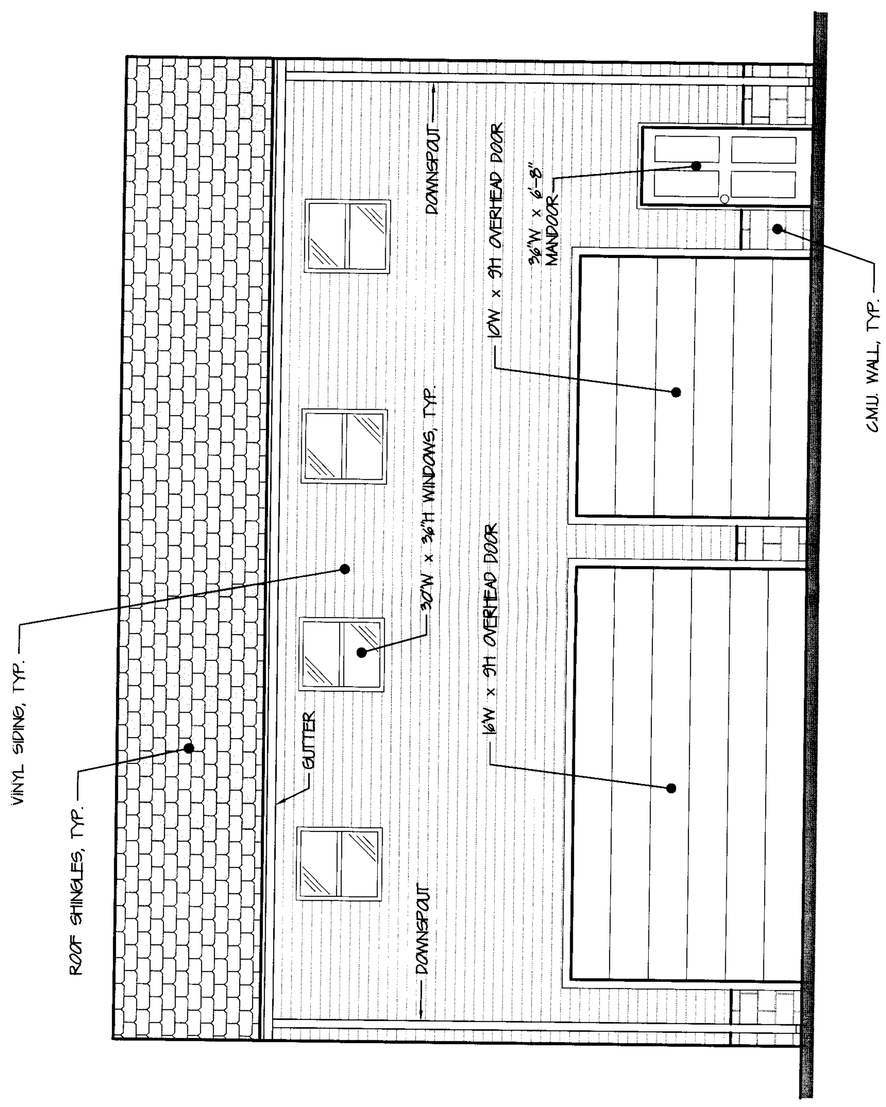
1118 MACE AVENUE
ESSEX, MARYLAND 21221
JULY 2006

GARAGE ELEVATIONS

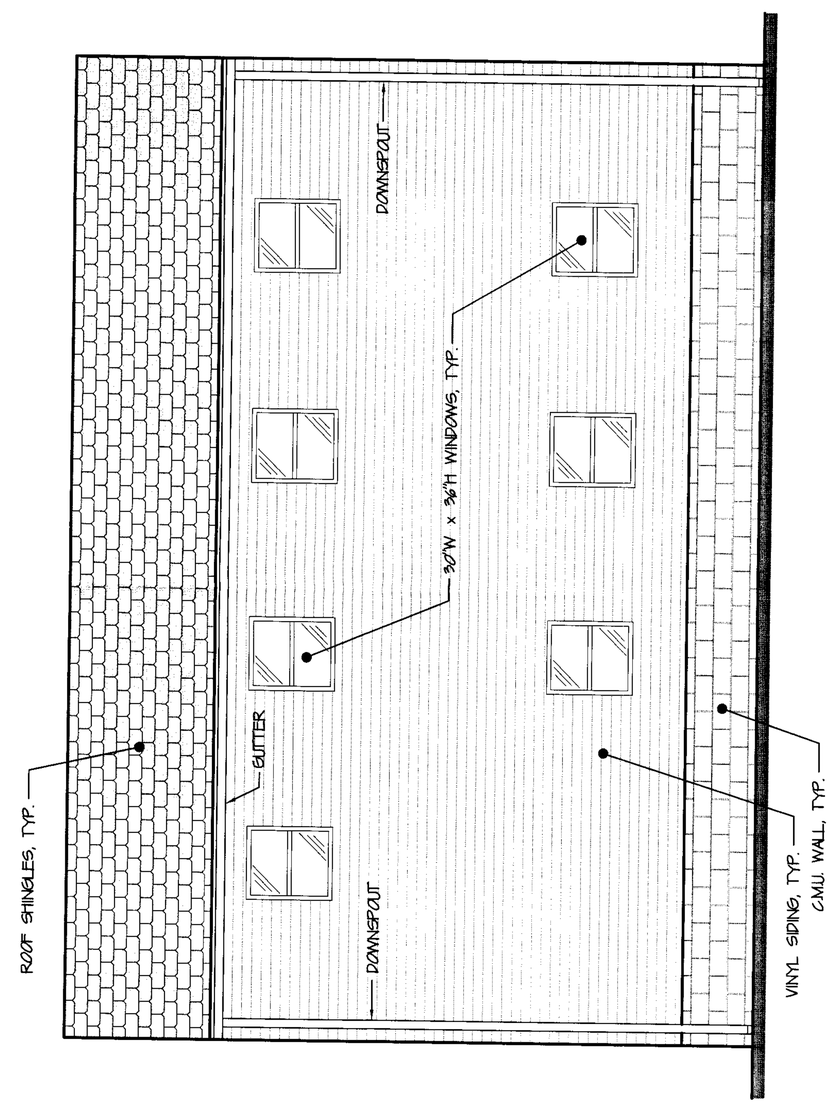
2
2 OF 2
SHEET NUMBER



RIGHT/LEFT ELEVATION (SAME)
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

PLAT TO ACCOMPANY PETITION FOR ZONING ☑ VARIANCE ☐ SPECIAL HEARING

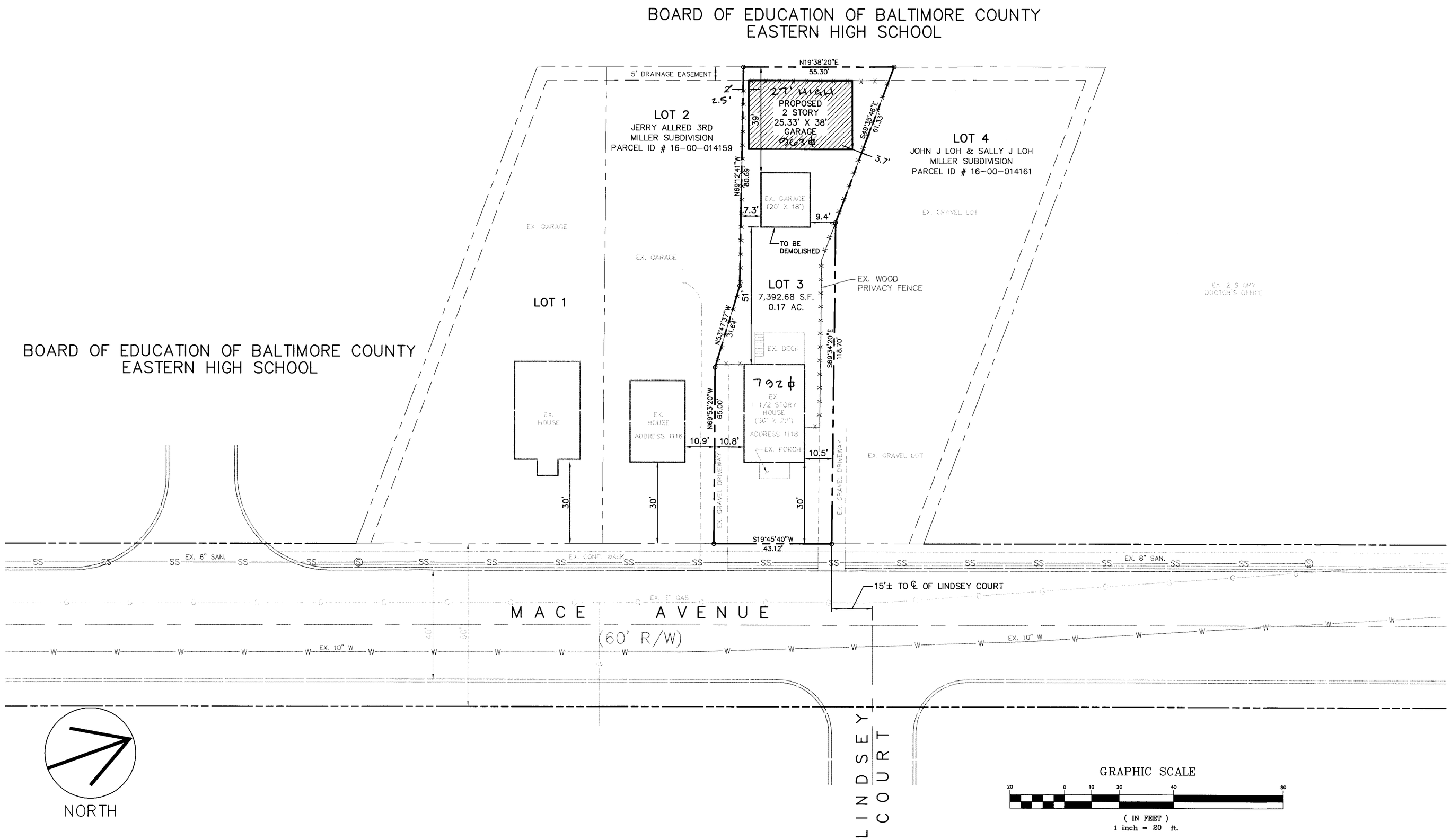
PROPERTY ADDRESS 1118 MACE AVENUE

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

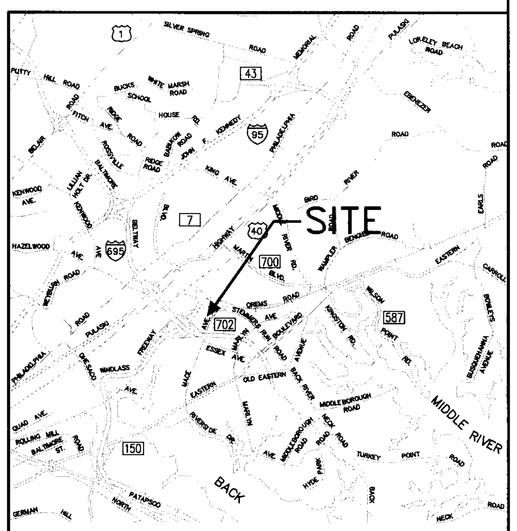
SUBDIVISION NAME MILLER

PLAT BOOK # EHK JR. # 37 FOLIO # 105 LOT # 3 SECTION # ____

OWNER KEVIN A. FICCA AND SANDRA L. PURCELL DATE 7/7/06



BOARD OF EDUCATION OF BALTIMORE COUNTY
EASTERN HIGH SCHOOL



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT	15
COUNCILMANIC DISTRICT	7
1"=200' SCALE MAP #	090A3
ZONING	DR 5.5
LOT SIZE	0.17 ACREAGE / 7,392.68 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☑	☐
WATER	☑	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☑
100 YEAR FLOOD PLAIN	☐	☑
HISTORIC PROPERTY/ BUILDING	☐	☑

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
LTM	002	

PREPARED BY ECF

SCALE OF DRAWING 1" = 20'

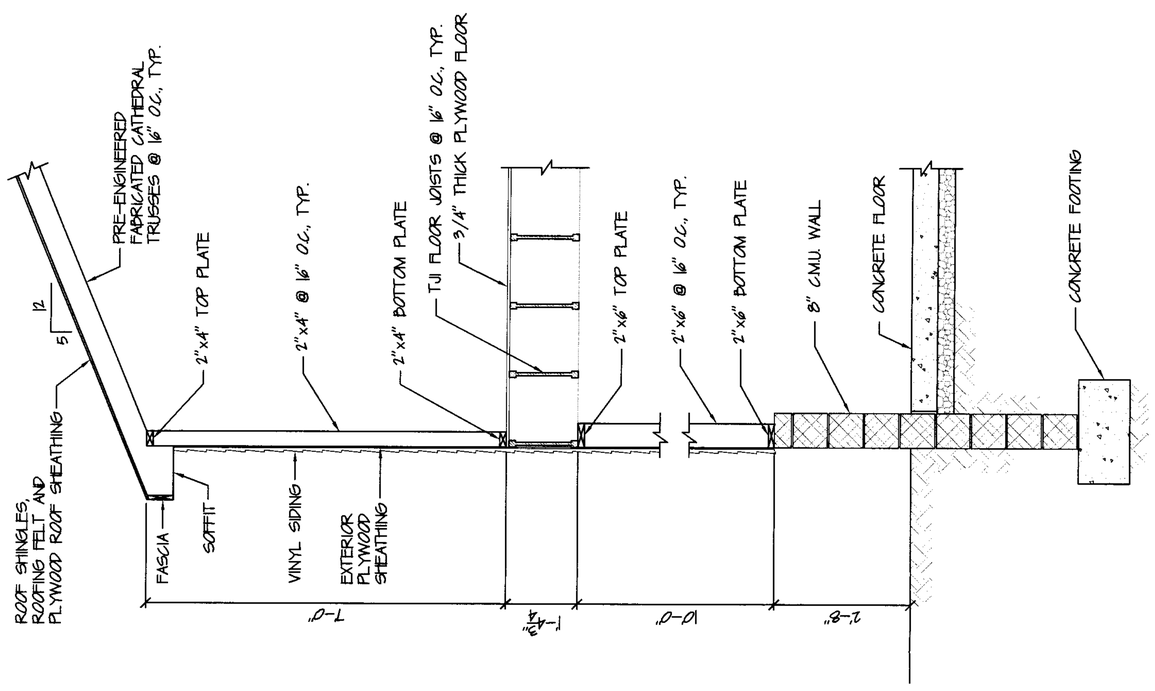
PETITIONER'S EXHIBIT NO. 1

1118 MACE AVENUE
ESSEX, MARYLAND 21221
JULY 2006

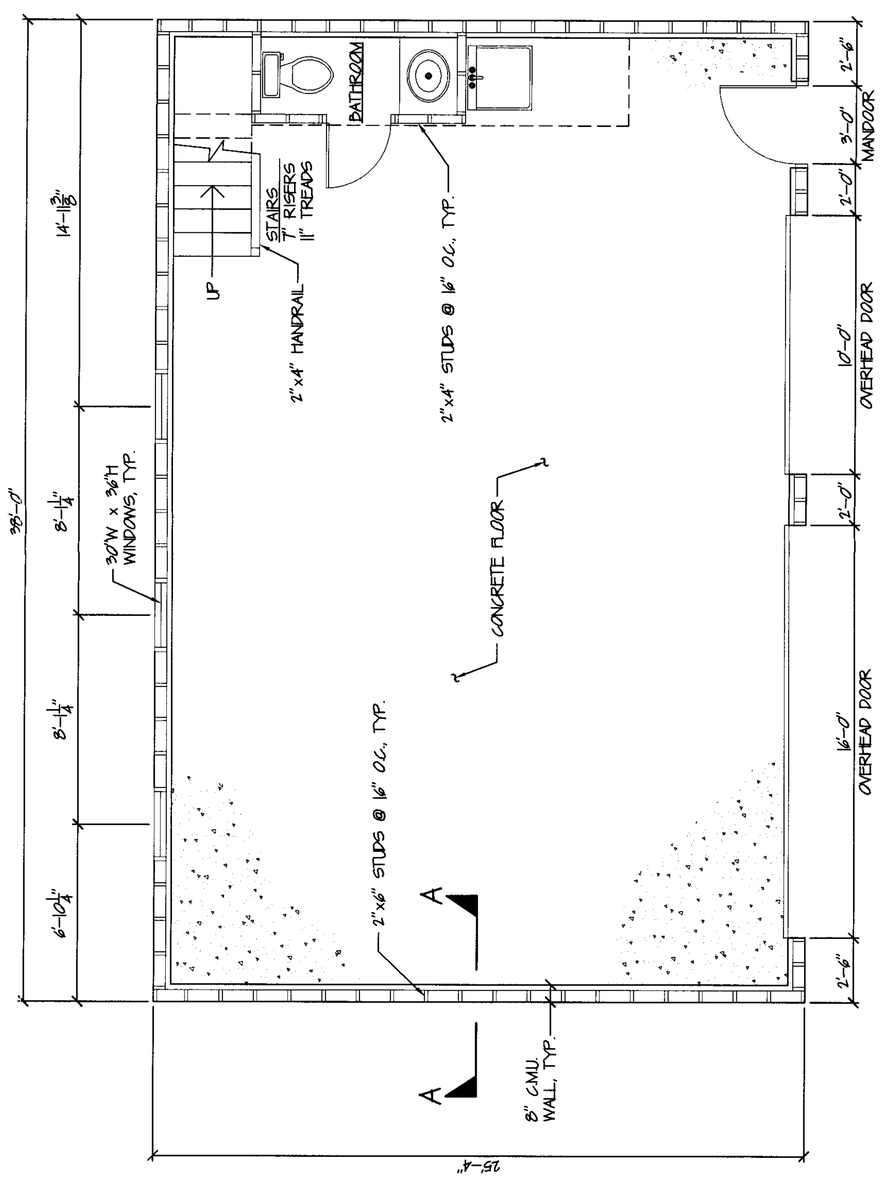
GARAGE FLOOR PLAN AND SECTION

1 OF 2
SHEET NUMBER

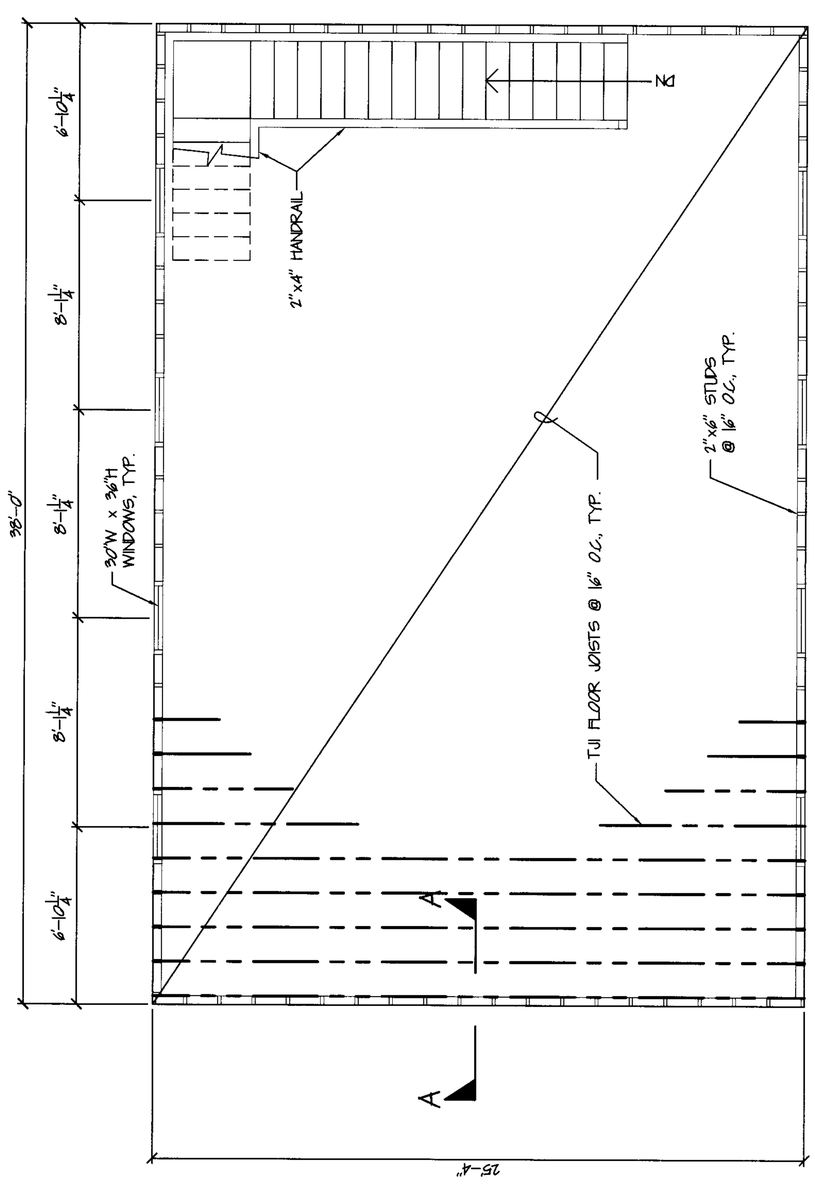
GRAPHIC SCALE
1/4 0 1/8 1/4 1/2



TYPICAL SECTION A-A
SCALE: 1/2" = 1'-0"



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"