

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Westchester Avenue, NW of c/l of
C/Hollow Road
1st Election District
1st Councilmanic District
(2606 Westchester Avenue)

Curt Cashour
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-061-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Curt Cashour. The variance request is for property located at 2606 Westchester Avenue. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear setback of 20 feet and side setback of 12 feet in lieu of 40 feet and 15 feet respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioner states that his house is small and is situated on a small and unusual shaped lot. The street in front of the home is narrow and has no available street parking. Petitioner wants to construct a garage to allow safe exit from cars. Due to the small size of the home the Petitioner wants to construct a second story above the proposed garage to allow them to have a master bedroom. The home currently has two small bedrooms with low 7 foot ceilings. The addition would allow them to have normal 8 foot ceilings. The Petitioner also wishes to construct an addition onto the rear of the home to provide additional living space for his family. The proposed two story addition measures 20 feet x 22 feet in size. The proposed rear addition measures 12 feet x 25 feet in size.

RECEIVED FOR FILE
9-19-06
RJ

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Applicable Law

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.”

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 25, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

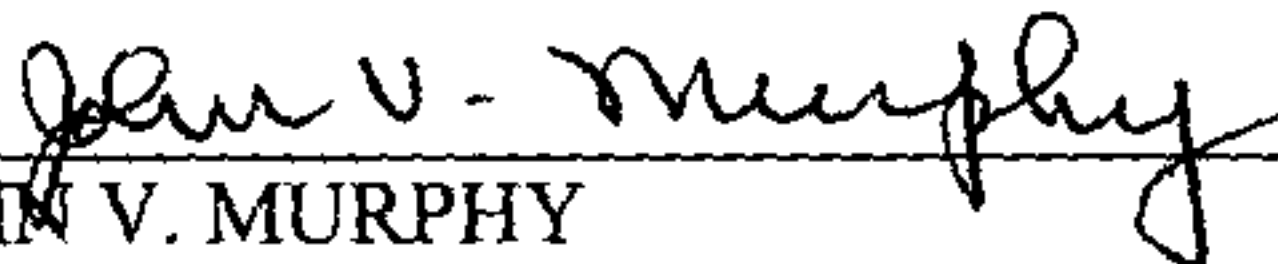
RECEIVED FOR PLANNING
9-19-06
[Signature]

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, the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 19th day of September, 2006, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear setback of 20 feet and side setback of 12 feet in lieu of 40 feet and 15 feet respectively be and is hereby GRANTED, subject to the following:

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.

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:pz

RECEIVED FOR FILING
9-19-06
PB



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2606-2604 Westchester 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) 1802.3C1 (CHART) to Permit

A REAR SETBACK OF 20 FT. & SIDE SETBACK OF 12 FT. IN LIEU OF
40 FT. & 15 FT.

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):

Curt Cashour

Name - Type or Print

Signature

Name - Type or Print

Signature

2606 Westchester Ave. 410-465-8115

Address

Telephone No.

Ellicott City MD 21043

City

State

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 07 day of October 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.

CASE NO.

07-061-A

REV 10/25/01

Reviewed By

8-15-06

Estimated Posting Date

8-27-06

Zoning Commissioner of Baltimore County

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 2606 Westchester Ave
Address
Ellicott City MD 21043
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):

1. I have a small home which is situated on a small, unusually shaped lot (.17 acres). The street in front of my home is narrow and has no available street parking. I would like to request a variance to permit a side setback of 10 feet in place of the 15 feet side setback required so that I can construct a garage to allow safe exit from cars.
2. Due to the small size of the home I would like to construct a second story above the proposed garage to allow us to have a master bedroom. The home currently has two small bedrooms with low ceilings (7'). The addition would allow us to have normal 8' ceiling height.
3. I am requesting a variance for the rear set back of the house of 26' in place of the required 40' for the construction of a rear addition to provide additional living space which my family needs.

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.

Curt Cashour
Signature
Curt Cashour
Name - Type or Print

Signature

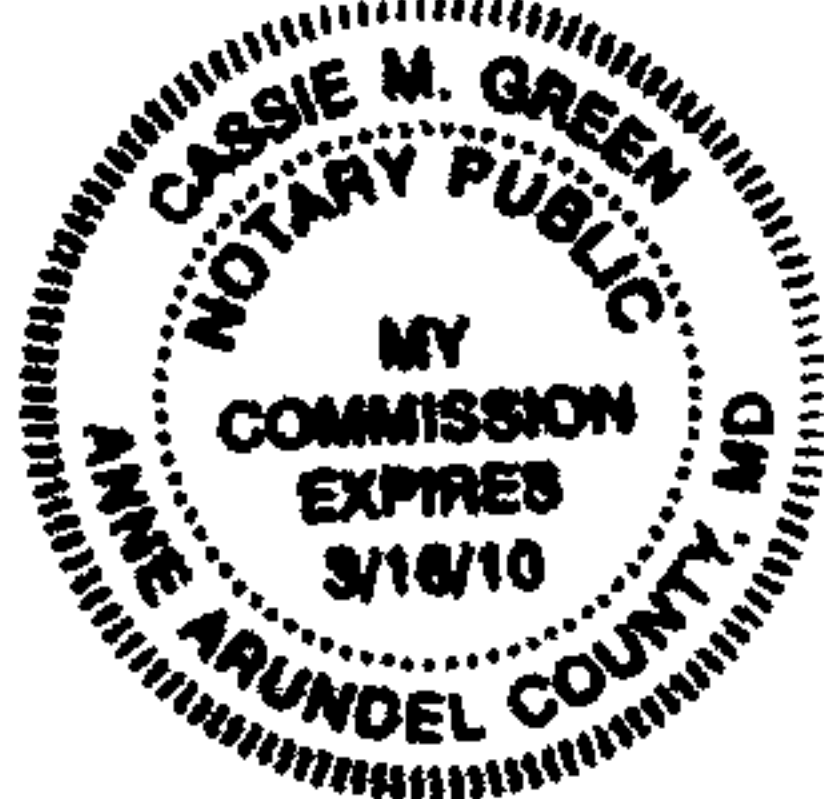
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of August, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Curt P. Cashour
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Cassie M. Green
Notary Public

My Commission Expires 3/16/2010

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 2606 Westchester Ave
Address
Ellicott City MD 21043
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):

1. I have a small home which is situated on a small, unusually shaped lot (.17 acres). The street in front of my home is narrow and has no available street parking. I would like to request a variance to permit a side setback of 10 feet in place of the 15 feet side setback required so that I can construct a garage to allow safe exit from cars.
2. Due to the small size of the home I would like to construct a second story above the proposed garage to allow us to have a master bedroom. The home currently has two small bedrooms with low ceilings (7'). The addition would allow us to have normal 8' ceiling height.
3. I am requesting a variance for the rear set back of the house of 26' in place of the required 40' for the construction of a rear addition to provide additional living space which my family needs.

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.

Curt Cashour
Signature
Curt Cashour
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of August, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Curt P. Cashour
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Cassie M. Green
Notary Public
My Commission Expires 3/16/2010



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2606-2604 Westchester 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) 1302.3c1 (CHART.) to Permit

A REAR SETBACK OF 20 FT. & SIDE SETBACK OF 12 FT. (W/LOW OF 40 FT. & 15 FT.)

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):

Curt Cashour

Name - Type or Print

Signature

Name - Type or Print

Signature

2606 Westchester Ave, 410-465-8115

Address

Telephone No.

Ellicott City MD 21043

City

State

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.

CASE NO. 07-061-A

REV 10/25/01

Reviewed By

Estimated Posting Date



08-15-06

08-27-06

Zoning description for 2606 Westchester Ave., Ellicott City MD 21043

Beginning at a point on the northeast side of Westchester Ave. which is 20 feet wide at the distance of 270 feet northwest of the centerline of the nearest improved intersecting street, Hollow Road, which is 20 feet wide.

Containing 0.17 acres, also known as 2606 Westchester Ave and located in the 1st Election District, 1st Councilmanic District. As recorded in deed liber: 13253 folio: 725 by the following metes and bounds: beginning for the first point North 19° 00' 00" East 72' 00" then 2) North 56° 50' 00" West 50.5' 00" then 3) South 50° 45' 00" West 119' 00" then 4) South 75° 00' 00" East 112' 00" to the place of beginning.

07-061-A

CERTIFICATE OF POSTING

RE: Case No.: 07-061-A

Petitioner/Developer: CURT CASHOUR

Date of Hearing/Closing: SEPT. 11, 2006

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

Attention: **Christen Matthews**

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 _____

2606 WESTCHESTER AVE.

The sign(s) were posted on AUG. 25, 2006
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)



ZONING NOTICE

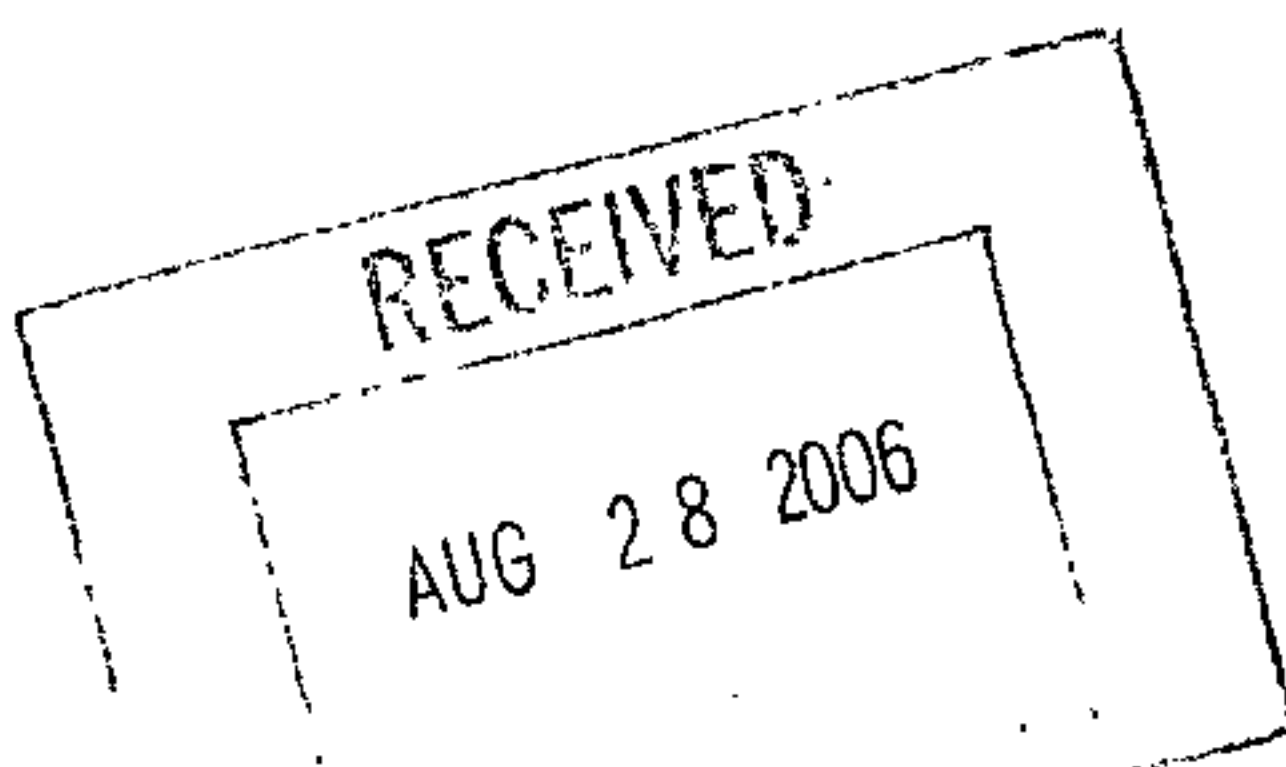
ADMINISTRATIVE VARIANCE

CASE # 07-061-A
TO PERMIT A REAR SETBACK OF
20 FEET AND SIDE SETBACK OF 12
FEET IN LIEU OF 40 FEET AND 15
FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(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
4:30 p.m. ON SEPTEMBER 11, 2006
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204 TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST DATE AFTER ABOVE DATE. VIOLATION PENALTY OF \$100. RETURN BOTH TO ZADM, RM. 104
MEETING IS HANDICAP ACCESSIBLE



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

07 061 9

No. 1778

DATE 8-15-06 ACCOUNT 001006-010
AMOUNT \$ 65.00

RECEIVED FROM: CASHIER

FOR: West Coast

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

5007

PAID RECEIPT

BUSINESS ACTION TIME DATE
8/15/06 8/15/06 15:53:13
JEB WILK MAIL JEWEL JEE
RECEIPT # 07784 08/15/2006 OPEN
5 100 ZINUS VERIFICATION
R NO. 00798

Receipt Tot 65.00
\$45.00 CK \$20.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

Mr. Curt Cashour
2606 Westchester Ave.,
Ellicott City, Maryland 21043

June 16, 2008

Dear Mr. Cashour:

RE: 2606 Westchester Ave, Spirit and Intent Case No. 07-061-A

Your June 6, 2008 letter addressed to Department of Zoning on the subject matter refers. In your letter, you requested that the side and rear setback be further reduced from 9 feet and 15 feet to 8 feet and 14 feet respectively. You also attached a signed letter from your neighbor at 2610 Westchester Avenue indicating their support and approval of such proposed setback changes. After careful review of your request included with this letter and your previous requests, the zoning records for this property, and my consultation with Mr. William Wiseman, the Zoning Commissioner, the following has been determined.

The revisions (**with 8 feet side setback and 14 feet rear setback for the proposed addition**) as indicated in your June 6, 2008 letter are considered to be **within the "spirit and intent" of the final decision and order found in zoning case 07-061-A** on the conditions as follows:

1. Your immediate neighbor Mr. & Mrs. Todd & Betsy Marks at 2610 Westchester Avenue have full understanding and support, and consented with your proposed aforesaid change of setbacks.
2. Any further changes not in compliance with the zoning order in case#07-061-A and this Spirit and Intent letter will result a public hearing.
3. A copy of this letter must be presented to the Building Permits Office and Office of Zoning Review at the time of building permit application.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Tsui".

Aaron Tsui

Planner II, Zoning Review

c.c.File- Zoning Case no.07-061-A
08-277

Curt Cashour
2606 Westchester Ave
Ellicott City MD 21043
(410) 465-8115

June 6, 2007

Todd and Betsy Marks
2610 Westchester Ave
Ellicott City MD 21043

Dear Todd & Betsy,

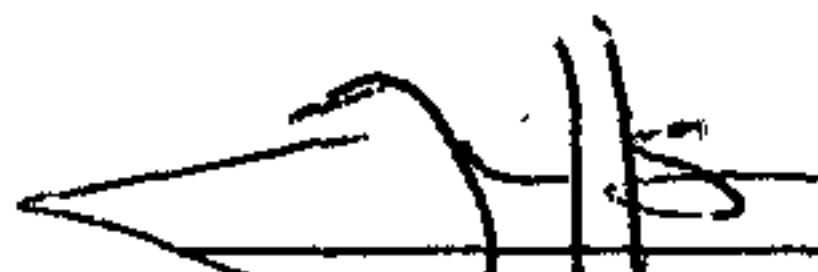
I have found it necessary to change the side setback from 9' to 8' and the rear setback from 15' to 14'. This is necessary so that I am able to park cars in front of the garage.

The county has asked that I obtain your approval for this change. Please sign below if you approve of this change.

Yours Truly


Curt Cashour

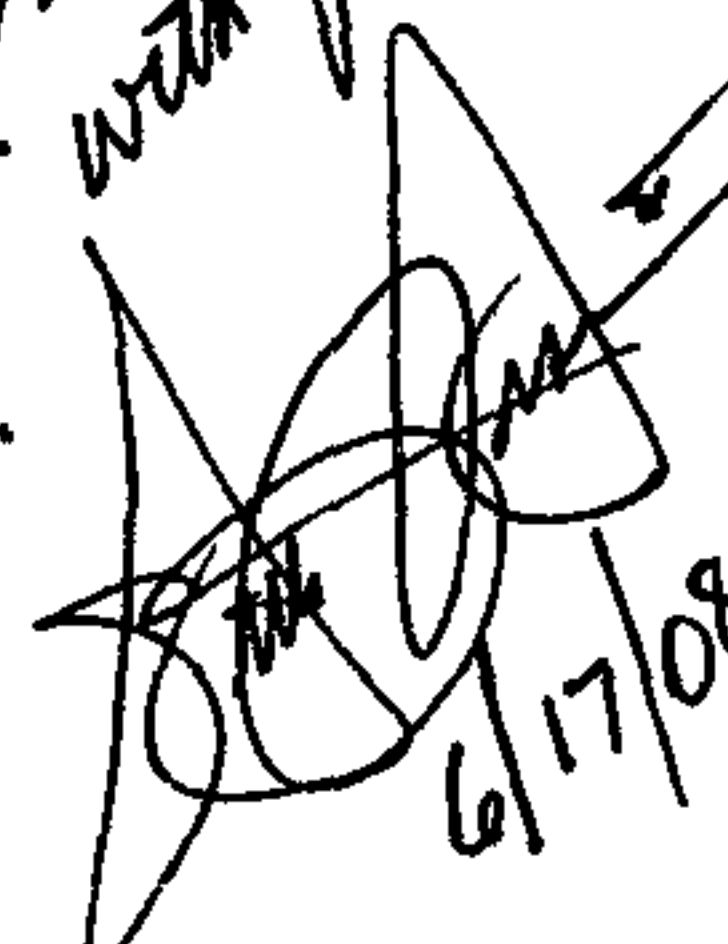
We agree to the change in setback as described above:


Todd Marks

6/6/2008
Date

Betsy
Betsy Marks

6/6/2008
Date

In view of neighbors
support OK to proceed with
Spent Intent with prior
Zoning Order.

6/17/08



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

March 7, 2008

Curt Cashour
2606 Westchester Ave.,
Ellicott City, Maryland 21043

Dear Mr. Cashour:

RE: 2606 Westchester Ave, Spirit and Intent Case No. 07-061-A

Your February 14 and 29, 2008 letters addressed to Department of Zoning has been referred to me for reply. After careful review of the materials included with the letters, the zoning records for this property, and my consultation with Mr. William Wiseman, the Zoning Commissioner, the following has been determined.

The revisions (with 9 feet side setback and 15 feet rear setback for the proposed addition) as shown on the revised zoning plan received with your February 14, 2008 letter are considered to be within the "spirit and intent" of the final decision and order found in zoning case 07-061-A. A copy of this letter must be presented to the Building Permits Office and Office of Zoning Review at the time of building permit application.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions please do not hesitate to contact the Office of Zoning Review at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Tsui", with a long horizontal flourish extending to the right.

Aaron Tsui
Planner II, Zoning Review

c.c.File- Zoning Case no.07-061-A
08-070

Curt Cashour
2606 Westchester Ave.
Ellicott City MD 21043
(410) 465-8115

To: Planning
S+I
2/14/08
Curt J.A.
ET

Baltimore County
Department of Zoning
111 W. Chesapeake Ave.
Towson MD 21204

Case# 07-061-A

Dear Sir or Madam:

In 2006 I applied for a variance of 12' (in lieu of 15') for the left side setback of my home located at 2606 Westchester Avenue. The 12' setback was approved in September of 2006. However to due necessary revisions in the building plans (for the addition of a garage and additional bedrooms) I need to request a variance of 9' for the left side setback in lieu of the 12'. Drawings/ plot plans are attached.

Your consideration in this matter is greatly appreciated.

Curt Cashour
Owner

Curt Cashour 2/14/07

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

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

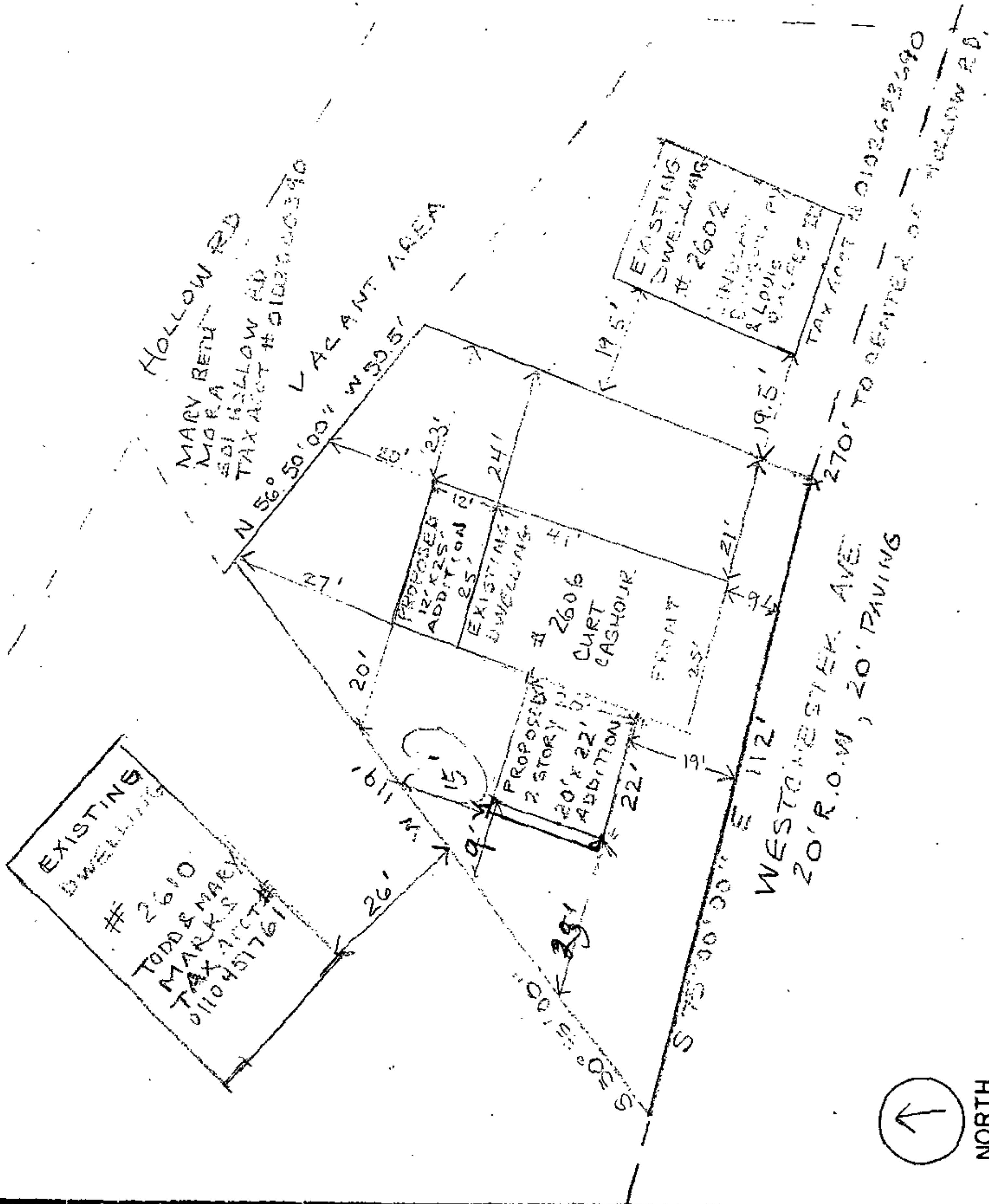
PROPERTY ADDRESS 2606 WESTCHESTER AVE

SUBDIVISION NAME _____

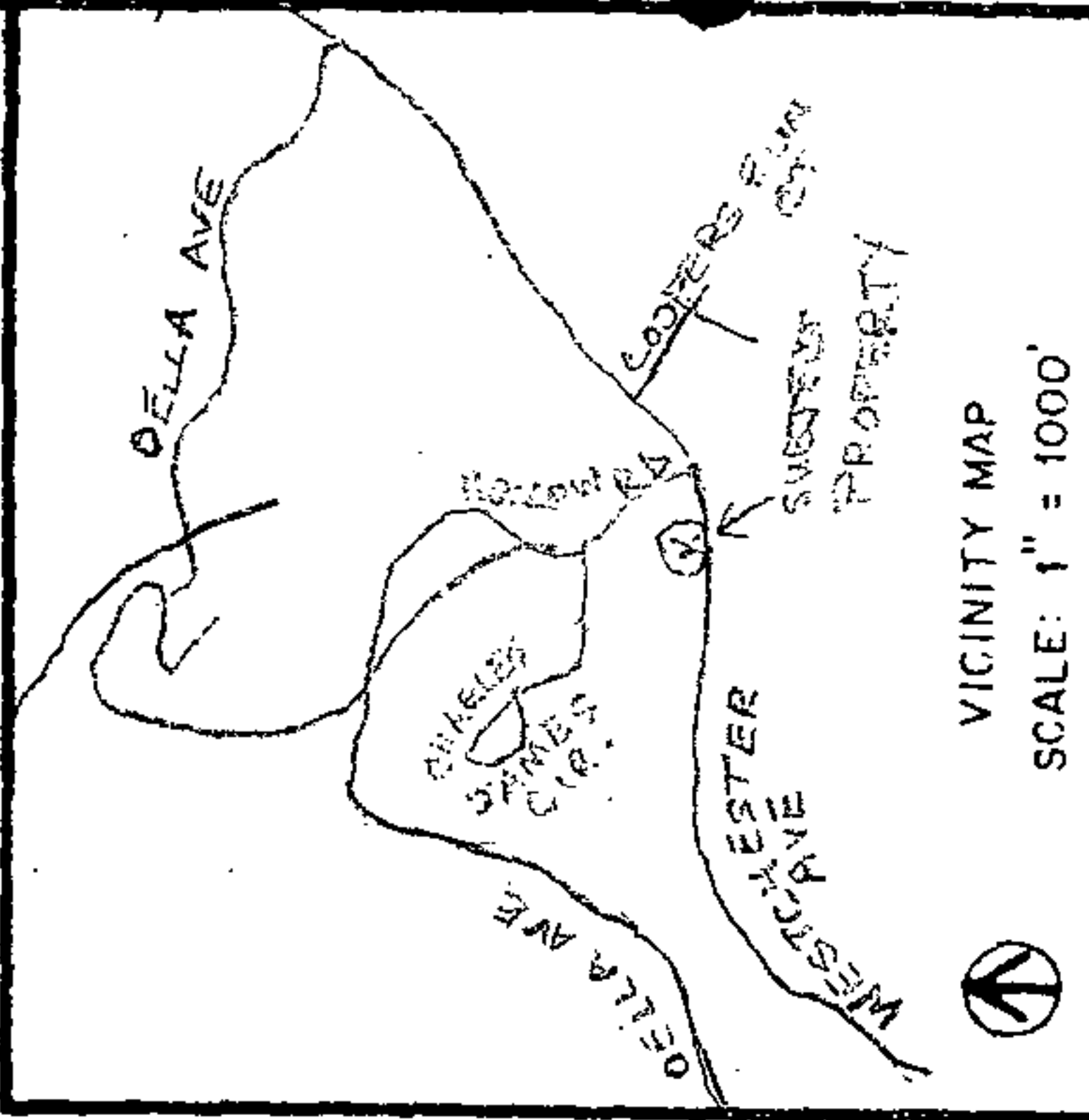
PLAT BOOK # _____ LOT # _____ SECTION # _____

OWNER Curt Cashour

DEED REFERENCE: LIBER 13253 FOLIO 725



PREPARED BY Curt Cashour 8-14-06 SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 100 B2

ZONING DR 2

LOT SIZE .17 ACREAGE 7272 SQUARE FEET

	SEWER	WATER	PUBLIC	PRIVATE
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 # _____

Curt Cashour
2606 Westchester Ave
Ellicott City MD 21043

February 29, 2008

Todd and Betsy Marks
2610 Westchester Ave
Ellicott City MD 21043

Dear Todd and Betsy:

I am writing to ask your approval for a variance on the left side setback of my property for construction of an addition/garage. I am currently approved for a 12' side setback, but due to changes in construction plans I now require a 9' setback.

In order to make the request to zoning, I need to obtain your approval of the 9' setback. If you agree, please sign and date this letter where indicated below.

Your consideration in this matter is very much appreciated.

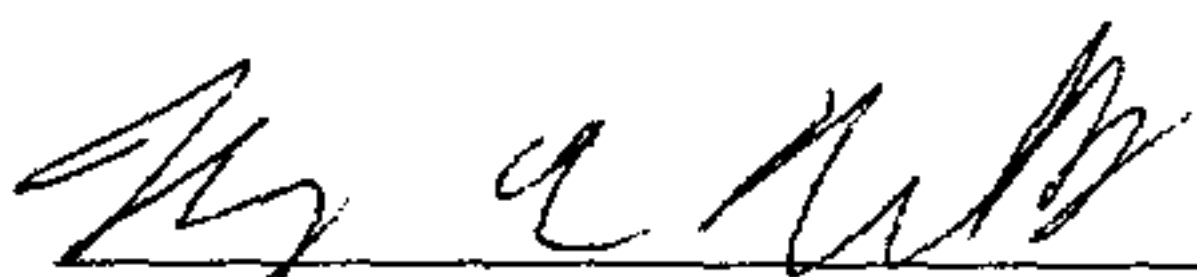
Curt Cashour

Approval:

We agree to the variance for the setback of 9' in lieu of 12'.


Signature
TODD MARKS
Print Name

3/3/08
Date


Signature
Mary E Marks (Betsy)
Print Name

3/3/08
Date

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 061 -A Address 2606 Westchester Ave
Contact Person: John R Alexander Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 08-15-06 Posting Date: 08-27-06 Closing Date: 09-11-06

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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 07- 061 -A Address 2606 Westchester Ave
Petitioner's Name CURT CASHOW Telephone 410-465-0115
Posting Date: 08-27-06 Closing Date: 09-11-06
Wording for Sign: To Permit A REAR SETBACK OF 20 FT. & SIDE SETBACK
OF 12 FT. IN LIEU OF 40 FT & 15 FT

WCR - Revised 6/25/04

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: 07-061-A

Petitioner: Curt Cashour

Address or Location: 2606 Westchester Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: Curt Cashour

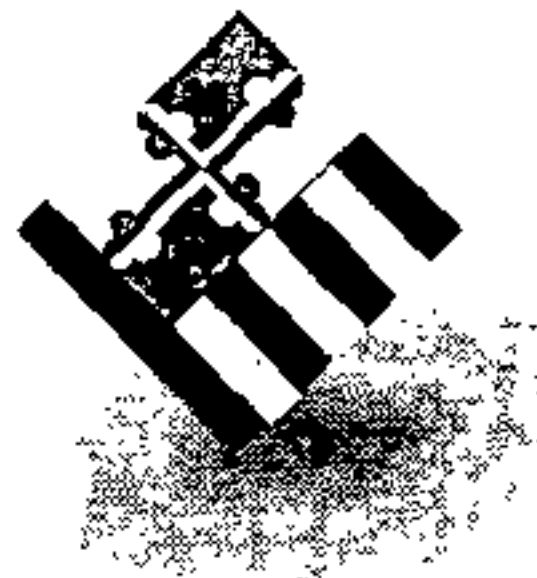
Address: 2606 Westchester Ave

Ellicott City Md 21043

Telephone Number: 410 465-8115

Revised 7/11/05 - SCJ

07-061-A



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

Mr. Curt Cashour
2606 Westchester Ave.,
Ellicott City, Maryland 21043

June 16, 2008

Dear Mr. Cashour:

RE: 2606 Westchester Ave, Spirit and Intent Case No. 07-061-A

Your June 6, 2008 letter addressed to Department of Zoning on the subject matter refers. In your letter, you requested that the side and rear setback be further reduced from 9 feet and 15 feet to 8 feet and 14 feet respectively. You also attached a signed letter from your neighbor at 2610 Westchester Avenue indicating their support and approval of such proposed setback changes. After careful review of your request included with this letter and your previous requests, the zoning records for this property, and my consultation with Mr. William Wiseman, the Zoning Commissioner, the following has been determined.

The revisions (**with 8 feet side setback and 14 feet rear setback for the proposed addition**) as indicated in your June 6, 2008 letter are considered to be **within the "spirit and intent" of the final decision and order found in zoning case 07-061-A** on the conditions as follows:

1. Your immediate neighbor Mr. & Mrs. Todd & Betsy Marks at 2610 Westchester Avenue have full understanding and support, and consented with your proposed aforesaid change of setbacks.
2. Any further changes not in compliance with the zoning order in case#07-061-A and this Spirit and Intent letter will result a public hearing.
3. A copy of this letter must be presented to the Building Permits Office and Office of Zoning Review at the time of building permit application.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Tsui".

Aaron Tsui
Planner II, Zoning Review

c.c.File- Zoning Case no.07-061-A
08-277

Curt Cashour
2606 Westchester Ave
Ellicott City MD 21043
(410) 465-8115

June 6, 2007

Todd and Betsy Marks
2610 Westchester Ave
Ellicott City MD 21043

Dear Todd & Betsy,

I have found it necessary to change the side setback from 9' to 8' and the rear setback from 15' to 14'. This is necessary so that I am able to park cars in front of the garage.

The county has asked that I obtain your approval for this change. Please sign below if you approve of this change.

Yours Truly


Curt Cashour

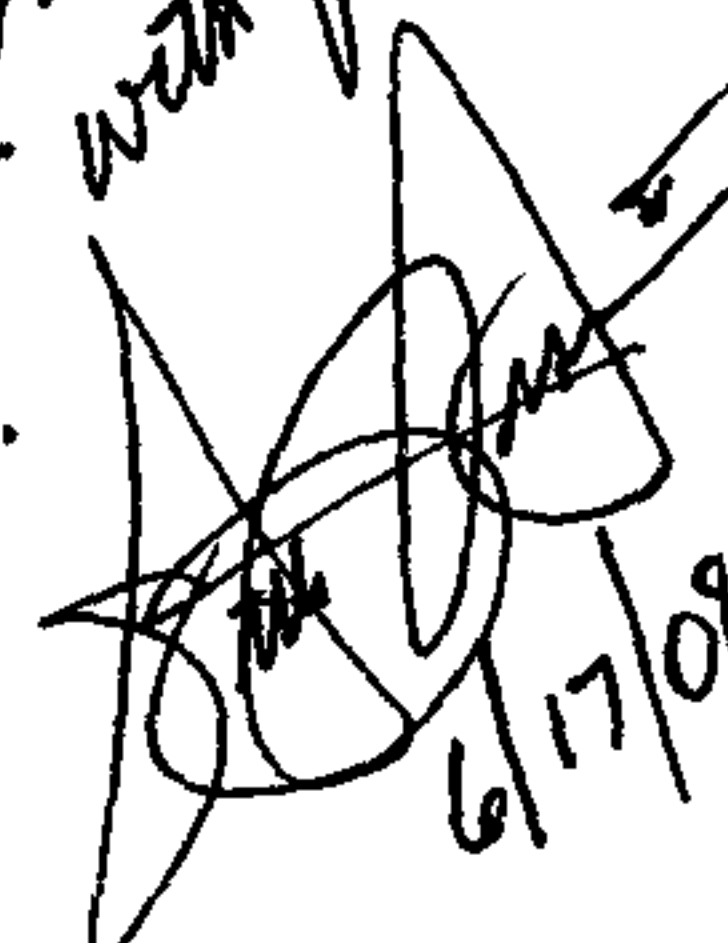
We agree to the change in setback as described above:


Todd Marks

6/6/2008
Date

Betsy
Betsy Marks

6/6/2008
Date

In view of neighbors
support OK to proceed with
Spent Intent with prior
Zoning Order.

6/17/08



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
September 12, 2006 *Department of Permits and
Development Management*

Curt Cashour
2606 Westchester Avenue
Ellicott City, MD 21043

Dear Mr. Cashour:

RE: Case Number: 07-061-A, 2606 – 2604 Westchester Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 15, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

September 19, 2006

CURT CASHOUR
2606 WESTCHESTER AVENUE
ELLCOTT CITY MD 21043

Re: Petition for Administrative Variance
Case No. 07-061-A
Property: 2606 Westchester Avenue

Dear Mr. Cashour:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

RECEIVED FOR FILING
9-19-06
JVM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 14, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-061- Administrative Variance**

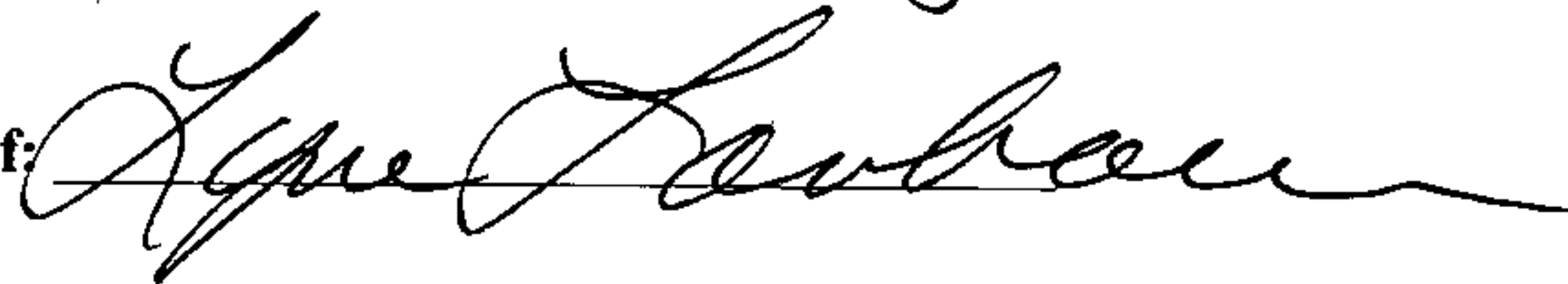
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

RECEIVED

SEP 18 2006

ZONING COMMISSIONER



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

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

Maryland Department of Transportation

Date: 8.20.06

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

RE: Baltimore County
Item No. 061 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

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

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

August 22, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: August 21, 2006

Item No.: 057, 058, 059, 060, 061, 062, 063, 064, 065 and 066.

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.

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 23, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For August 28, 2006
Item Nos. 07-036, 057, 058, 059, 060, 061, 062,
063, 064, 065, and 066

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-08232006.doc

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

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

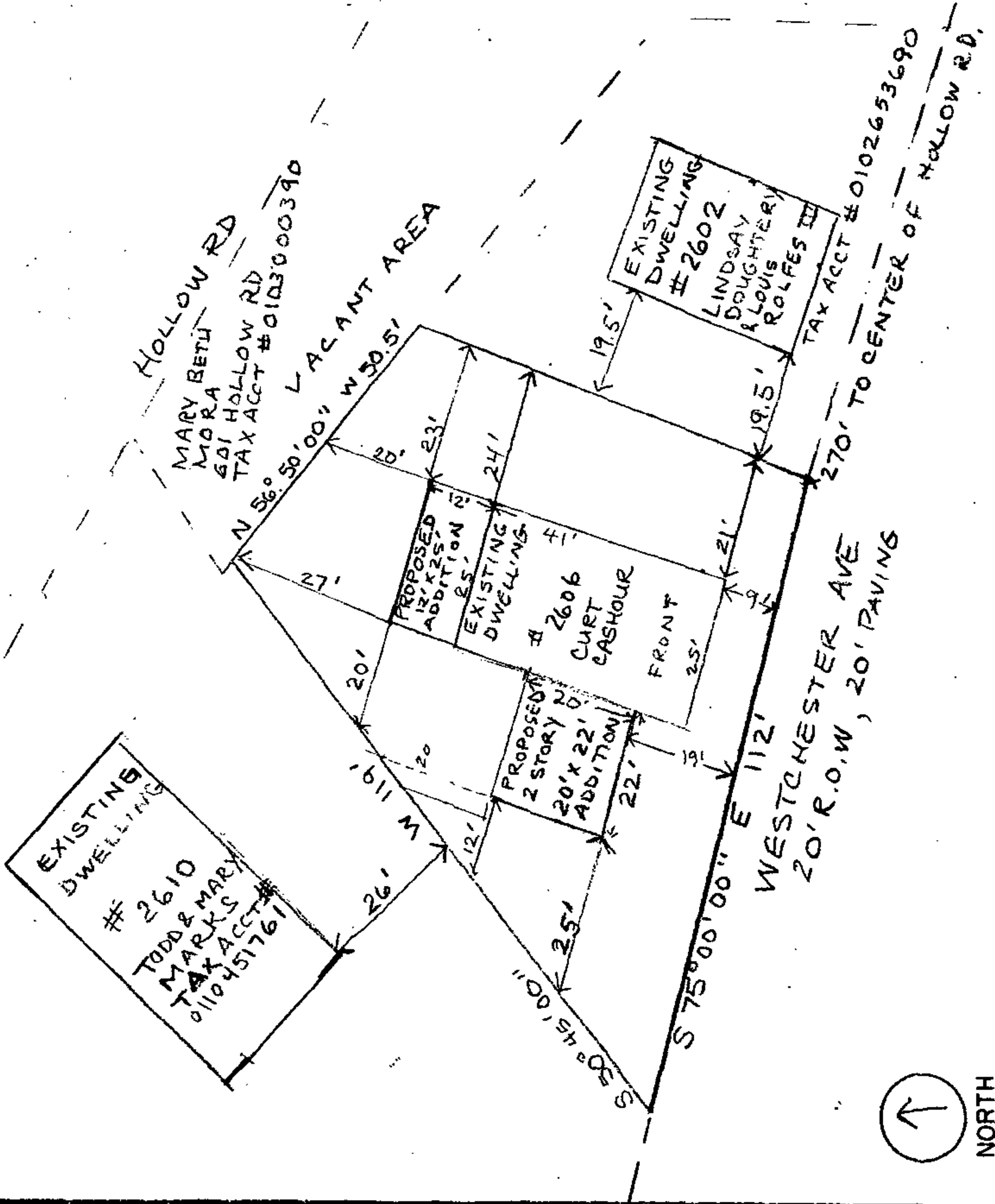
PROPERTY ADDRESS 2606 WESTCHESTER AVE

SUBDIVISION NAME _____

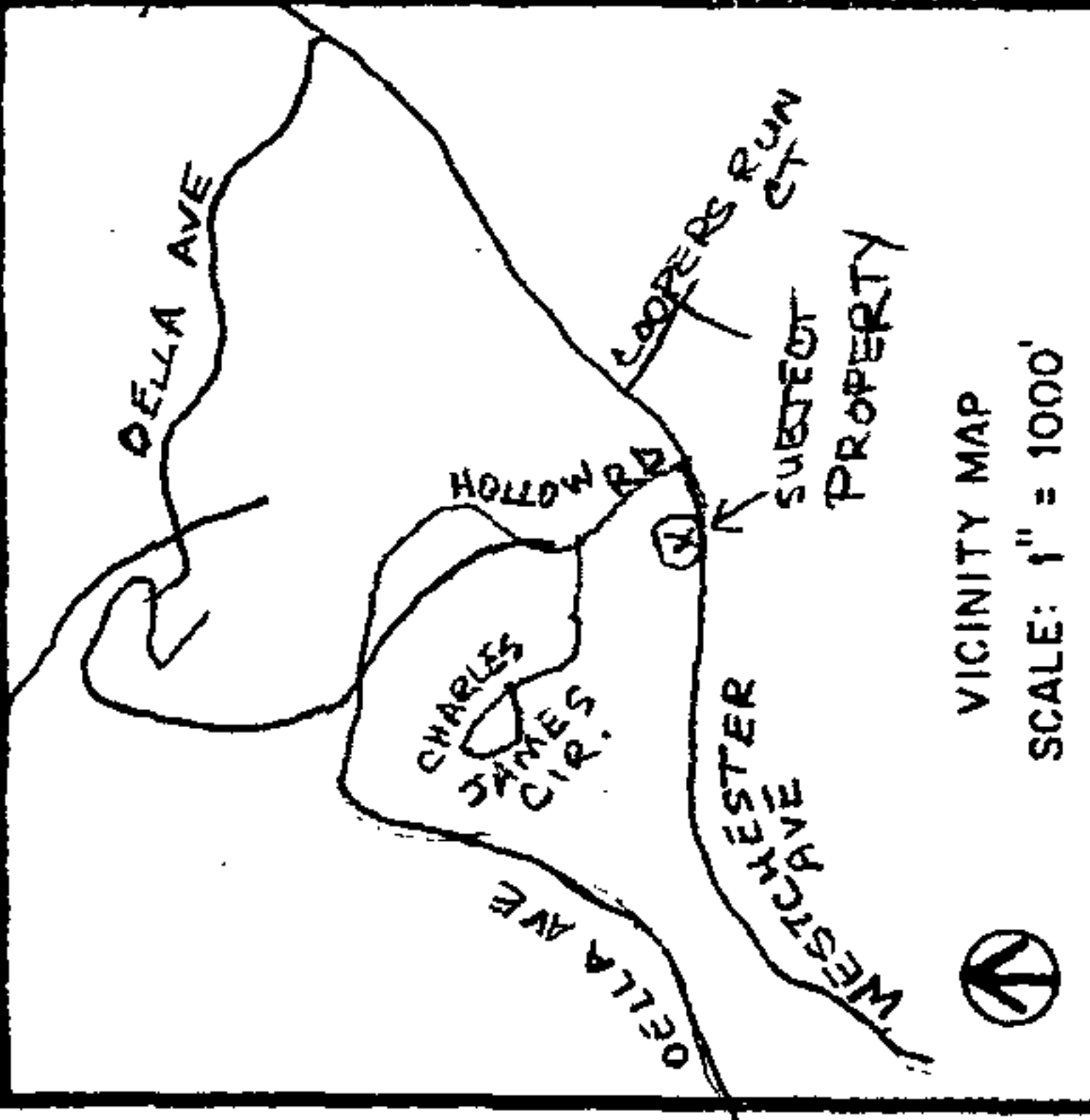
PLAT BOOK # _____ LOT # _____ SECTION # _____

OWNER Curt Cashour

DEED REFERENCE: LIBER 13253 FOLIO 725



PREPARED BY Curt Cashour 8-14-06 SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 100B2

ZONING DR 2

LOT SIZE .17

ACREAGE 7372

SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐

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 # _____

500 27-0619

100 B-1
1"=2000'

07-061-A

