IN RE: PETITION FOR VARIANCE **BEFORE THE** SE side of Cedarcrest Avenue, 250 feet NE of c/l of McComas Road DEPUTY ZONING COMMISSIONER 15th Election District 7th Councilmanic District OF BALTIMORE COUNTY (3001 Cedarcrest Avenue) Wayne Schoff CASE NO. 07-162-A Petitioner and Legal Owner IN RE: PETITION FOR VARIANCE BEFORE THE SE side of Cedarcrest Avenue, 139.53 feet NE of c/l of McComas Road DEPUTY ZONING COMMISSIONER 15th Election District 7th Councilmanic District OF BALTIMORE COUNTY (3007 Cedarcrest Avenue) Wayne Schoff Petitioner and Legal Owner CASE NO. 07-163-A IN RE: PETITION FOR VARIANCE BEFORE THE SE side of Cedarcrest Avenue, 259.06 feet NE of c/l of McComas Road DEPUTY ZONING COMMISSIONER 15th Election District 7th Councilmanic District OF BALTIMORE COUNTY (3011 Cedarcrest Avenue) Wayne Schoff

FINDINGS OF FACT AND CONCLUSIONS OF LAW

CASE NO. 07-164-A

Petitioner and Legal Owner

This matter comes before this Deputy Zoning Commissioner as Petitions for Variances filed by the legal owner of the subject property, Wayne Schoff. The Petitioner is requesting the following variance relief:

Case No. 07-162-A: This property is located at 3001 Cedarcrest Avenue. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations

(B.C.Z.R.) allow a front yard setback of 14 feet in lieu of the required 25 feet and to allow a rear yard setback of 13.4 feet in lieu of the required 30 feet.

Case No. 07-163-A: This property is located at 3007 Cedarcrest Avenue. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) allow a front yard setback of 14 feet in lieu of the required 25 feet and to allow a rear yard setback of 12.82 feet in lieu of the required 30 feet.

Case No. 07-164-A: This property is located at 3011 Cedarcrest Avenue. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) allow a front yard setback of 14 feet in lieu of the required 25 feet and to allow a rear yard setback of 12.22 feet in lieu of the required 30 feet.

The properties were posted with Notice of Hearing on November 28, 2006, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief and time and date of the public hearing. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on November 28, 2006 to notify any interested persons of the scheduled hearing date and relief requested.

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."

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.

Interested Persons

Appearing at the hearing on behalf of the variance request were Wayne Schoff, Petitioner and Bernadette Moskunas, with Site Rite Surveying, Inc., who prepared the site plan. The three cases were scheduled for 9:00, 9:30 and 10:00 AM. There were no protestants or citizens at the 9 AM or 9:30 AM hearings, but Mr. Laskaridis attended the 10 AM hearing in opposition to the requests. The Petitioner and Ms. Moskunas had left the hearing by the time Mr. Laskaridis appeared, were called by the Zoning Commissioner's Office to return to the hearing, but apparently did not receive the message until after the 10 AM hearing concluded. Consequently Mr. Laskaridis gave his testimony as reflected below without the Petitioner present. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject properties are adjacent lots (lot 3, 4 and 5) in the Cedar Crest subdivision which Ms. Moskunas indicated was recorded in the land records in 1936. See Petitioner's exhibit 2. The Petitioner previously filed Case Nos. 06-678-A, 06-679-A and 06-680-A for new homes to be constructed on these same lots. However the Planning Office objected in these cases to the orientation of the homes toward McComas

Road. Apparently there was also some community opposition and as reflected in the attached memo for file dated August 29, 2006 by the Zoning Commissioner, a Petition in opposition to the request should be entered into the record of the subject case. In addition Mr. Laskaridis requested the Protestant's petition in opposition be admitted in these cases as protestant's exhibit 1.

Returning to the subject petitions in response to the Planning Office opposition, the three proposed homes were oriented toward Cedarcrest Avenue to be consistent with other homes similarly situated to the west of McComas Road and the subject cases were filed. See Petitioner's exhibit 1. Case Nos. 06-678-A, 06-679-A and 06-680-A were subsequently dismissed.

Ms. Moskunas proffered that the Petitioner owned the subject lots since 1996 along with lots 1 and 2 on which he conducts his roofing business. She presented the deed of conveyance to the Petitioner which included all three of the subject lots and SDAT information sheets which indicate that lots 4 and 5 have separate tax account numbers while lot 3 is combined with lot 2 on the SDAT records in one tax account. Mr. Schoff explained that when he purchased all five lots for his business, lots 2 and 3 had a warehouse spanning the dividing line between them as shown in Petitioner's photograph exhibit 4. In addition lots 4 and 5 had lumber stored on them but no structures.

At the 10 AM hearing, Mr. Laskaridis indicated that he attended the prior case hearings in opposition to the requests and requested protestants' exhibit 1, a petition in opposition, be entered into evidence in this case. In addition he lives behind the Petitioner's roofing business on North Point Road and the Petitioner has generated noise, dust, trash and debris from his business since purchasing the property. As an adjacent

neighbor he suffers especially from this problem. In addition he indicated that roofing nails from the Petitioner's business regularly find their way into the public road such that in one week Mr. Laskaridis suffered four flat tires from roofing nails. He also expressed concern about wind blown asbestos dust and particles being generated by the Petitioner's business. Finally he noted that the Petitioner operates his business seven days a week which means he is disturbed by diesel engine noise very early on Saturday and Sunday mornings while the Petitioner's trucks warm up prior to going to a job.

He spoke for the community in regard to loss of parking and additional traffic on these very narrow streets. The community would like the Petitioner's back lots to become a playground for area children.

However his greatest concern was that the Petitioner knew or should have known that he was purchasing a business which operated in a residential zone and should not be able to change his uses just for profit.

Findings of Fact and Conclusions of Law

Regarding Mr. Laskaridis' concerns it seems to me that use of the subject lots for residences would be much preferred over business uses that can have adverse affects on the community. The aerial zoning map shows a neighborhood of single family homes into which the Petitioner operates his business likely as a non conforming use. Mr. Laskaridis indicated that he suggested all of the Petitioner's lots be converted to residences. I am sure the community would prefer the subject lots be purchased by the County for a park, but unless this occurs I have to deal with the case before me. Finally again as mentioned at the hearing, complaints about how the Petitioner conducts business can be made to the County Zoning Enforcement Office.

In regard to the zoning issues presented, the evidence is clear that a prior owner used lots 2 and 3 as one. These lots have the same tax account number which does not happen unless some prior owner indicates to the State Assessment Office the lots should be treated as one. In addition the Petitioner and Mr. Laskaridis indicated that there had been a warehouse spanning lots 2 and 3 before the Petittioner razed the warehouse. From this evidence it is clear that a prior owner merged these lots. As a result the lot line between these lots disappeared from a zoning perspective. Also the Petitioner still uses part of lot 2 for his roofing business. Taken together I find these lot have merged from a zoning standpoint and some of lot 2 is occupied by a non conforming business. Therefore I must deny the request in Case No. 07-164-A.

In regard to lots 4 and 5, each has its separate tax account number and no structure have been built on either. Consequently I find no zoning merger has occurred.

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Lots 4 and 5 were created before zoning was imposed on this part of the County and therefore imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district. As a result I find the lots unique in a zoning sense.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The lots are only 51 feet wide and so any dwelling located thereon will violate the setback regulations of 25 feet and 30 feet.

10-4-09 # 10-4-09 These lots have the required size for this DR 5.5 zone and granting the variances will not cause greater density than otherwise might result.

Finally, I find 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. The proposed homes face Cedarcrest as requested by the Planning Office and so now match the other homes west of McComas Road. These homes are the same size as proposed. The community eliminates business uses on two non conforming lots.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance requests in Case No. 07-164-A should be denied and the Petitioner's variance requests in Case Nos. 07-162-A and 07-163-A should be granted.

THEREFORE, IT IS ORDERED, this 14th day of December, 2006, by this Deputy Zoning Commissioner, that variance relief for properties set forth as follows:

Case No. 07-162-A: This property is located at 3001 Cedarcrest Avenue. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) allow a front yard setback of 14 feet in lieu of the required 25 feet and to allow a rear yard setback of 13.4 feet in lieu of the required 30 feet is hereby GRANTED; and,

Case No. 07-163-A: This property is located at 3007 Cedarcrest Avenue. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) allow a front yard setback of 14 feet in lieu of the required 25 feet and to

allow a rear yard setback of 12.82 feet in lieu of the required 30 feet is hereby GRANTED; and,

Case No. 07-164-A: This property is located at 3011 Cedarcrest Avenue. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) allow a front yard setback of 14 feet in lieu of the required 25 feet and to allow a rear yard setback of 12.22 feet in lieu of the required 30 feet is hereby DENIED.

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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO:

File

DATE: August 29, 2006

FROM:

William J. Wiseman, III Zoning Commissioner

SUBJECT:

06-678-A, 06-679-A & 06-680-A

The above cases were scheduled for public hearing on Tuesday, August 29, 2006 at 10:00, 11:00, and 11:30 a.m, respectively. Appearing on behalf of the Petitioner Wayne Schoff was Ms. Bernadette Moskunas with Site Rite Surveying, Inc. The community was represented by Ron Allowatt, Sr., Demetre Laskaridis, Randy Delcourt and Tonya Clark. At the outset of the hearing, I supplied the Petitioners with the comment received from the Office of Planning and indicated that the new site plan would have to filed, reorienting the houses to face Cedarcrest Avenue, which would of course entail a complete slate of new variances. The Protestants submitted a Petition in opposition which was received as Protestant's Exhibit No. 1 only as an accommodation since they were present.

There was no formal hearing conducted. New petitions will have to be filed, property reposted, and a new date set. This may be done by revised petition at the discretion of the Zoning Review Office in the event that the same case numbers are desired. This may be of some benefit since the community had legitimate concerns regarding posting. As reflected on the site plan, the property lies between two county right-of-ways, Cedarcrest Avenue and Ross Avenue. The community would like to see both sides posted to give neighbors abutting the property sufficient notice. Additionally, the individuals present want to receive a written letter as to when the next cases are scheduled. In the event that there are new file numbers assigned, then the petition in opposition marked as Protestant's Exhibit No. 1 should be transferred to that case file.

Files are being returned for the safekeeping of the Department of Permits and Development Management with the above-noted comments.

WJW:dlw



Petition for Wariance

(A) (EMI) (EMI) ()			
THE PLANTS	to the Zoning Commission for the prope	ner of Baltimore Coul- erty located at	est Avenue D.R. 5.5
and made a part hereof	riled with the Department of Permits and y situate in Baltimore County and which is hereby petition for a Variance from Section of Supplement of 14. Supplement of Permits and Supplement of Supplement of 14. It was a supplement of Permits and Supplement of Supplement	in liev of the requi 22' in liev of the	2R red 25' and to required 30'
see atta	ıched		

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:	•
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Contract Purchaser/Lessee:	Legal Owner(s): Wayne Schoff
Name - Type or Print	Name - Type or Print
Signature Telephone No.	Name - Type or Print
City Attorney For Petitioner:	6901 North Point Road 410-4//-1100 Address Baltimore, MD 21219
Name - Type or Print	City Representative to be Contacted:
Company	Site Rite Surveying, Inc. Name 200 E. Joppa Road, Room 101 410-828-9060 Address
Address Telephone No. State Zip Cod	Towson, MD 21286 State Zip Code
Case No	ESTIMATED LENGTH OF HEARING

REASONS TO ACCOMPANY VARIANCE PETITION:

- THIS PROPERTY IS A LOT OF RECORD ON A PLAT RECORDED IN PLAT BOOK NO. 12, FOLIO NO. 31 DATED 4/29/1936. NINETY PERCENT OF THE LOTS WERE RECORDED AS 25 FOOT WIDE.
- DUE TO THE NARROW LOT CONFIGURATION AND THE REQUIRED FRONT ORIENTATION PER THE OFFICE OF PLANNING, IT IS IMPOSSIBLE TO MEET THE FRONT AND REAR SETBACKS. THE LOT FRONTAGE ALONG CEDARCREST AVENUE IS 119.53 FEET WITH THE DEPTH RANGING FROM 51.03 FEET TO 52.85 FEET.
- THIS VARIANCE REQUEST IS WITHIN THE SPIRIT AND INTENT OF THE B.C.Z.R. AND WILL NOT ADVERSELY IMPACT THE GENERAL HEALTH AND SEFETY OF THE NEIGHBORHOOD. THIS REQUEST IS COMPATIBLE WITH THE EXISTING DEVELOPMENT OF THE SURROUNDING COMMUNITY.
- STRICT COMPLIANCE WITH THE CURRENT ZONING REGULATIONS WILL SEVERELY RESTRICT THE PERMITTED USE OF THIS LOT.

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NOTIFE OF ZOWING HEARING

thority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property dentified herein as follows:

Case: #07*164*A

3011 Cedarcrest Avenue
S/east side of Cedarcrest Avenue at the distance of S/east side of Cedarcrest Avenue at the distance of 15th Election District - 7th Councilmanic District
Legal Owner(s): Wayne Schoff
Variance: to allow a front yard setback of 14 feet in lieu

3011 Cedarcrest Avenue
S/east side of Cedarcrest Avenue at the distance of
259.06 ft. n/east of c/line of McComas Rd.
15th Election District - 7th Councilmanic District
Legal Owner(s): Wayne Schoff
Variance: to allow a front yard setback of 14 feet in lieu
of the required 25 feet and to allow a rear yard setback of
12.22 feet in lieu of the required 30 feet.
12.22 feet in lieu of the required 30 feet.
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 11/728 Nov. 28

E OF PUBLICATION 11/30/3000 hat the annexed advertisement was published successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., THIS IS TO CERTIFY once in each of

nian The Jeffersor

Arbutus Times

imes Catonsville T

Towson Times

Owings Mills Times

Reporter North County News

NE Booster/

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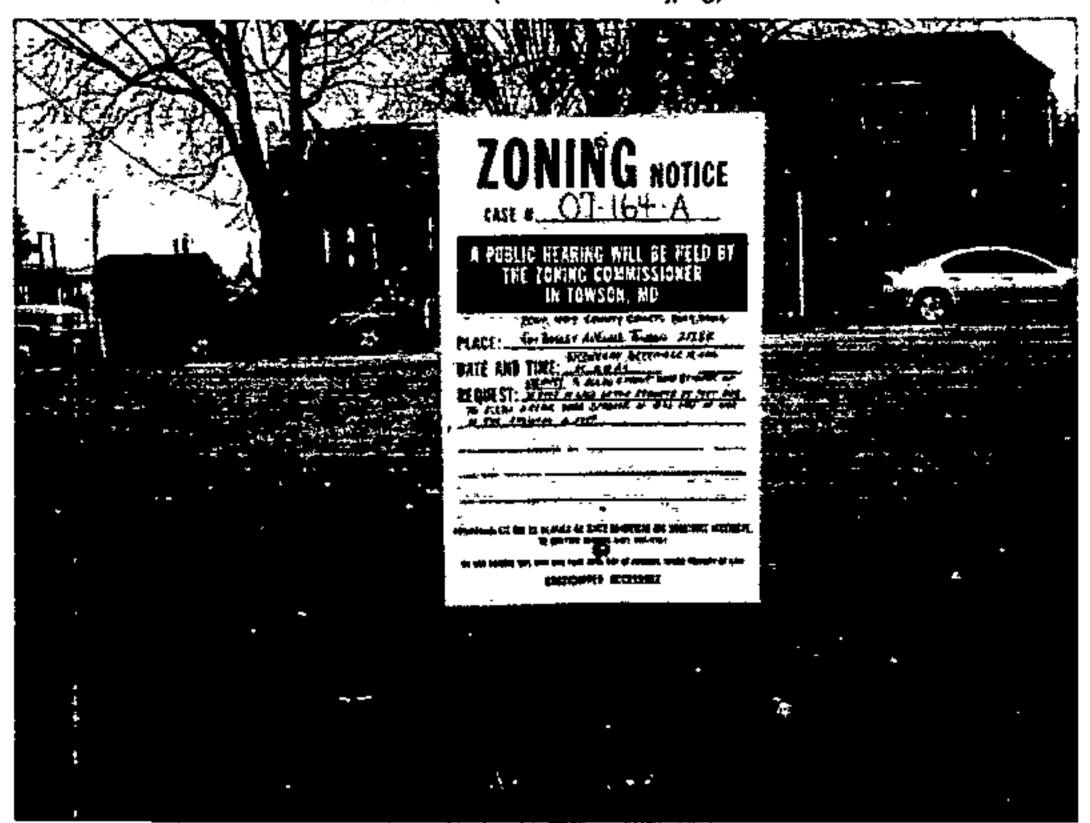
LEGAL ADVERTISING

-

CERTIFICATE OF POSTING

	RE: Case No: 07-164-1
	Petitioner/Developer: WHYNE SCHOFF
	Date Of Hearing/Closing: 12/13/06
Baltimore County Department of Permits and Development Manage County Office Building, Room 111 West Chesapeake Avenue	gement
Attention:	
Ladies and Gentlemen:	
This letter is to certify under the sign(s) required by law were post st	penalties of perjury that the necessary ed conspicuously on the property
This sign(s) were posted on N_{σ}	Month, Day, Year) Sincerely,

im000868 (576x432x24b jpeg)



mater Ogle 11/28/06

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

November 6, 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: 07-164-A

3011 Cedarcrest Avenue

S/east side of Cedarcrest Avenue at the distance of 259.06 ft. n/east of c/line of McComas Road 15th Election District – 7th Councilmanic District

Legal Owner: Wayne Schoff

Variance to allow a front yard setback of 14 feet in lieu of the required 25 feet and to allow a rear yard setback of 12.22 feet in lieu of the required 30 feet.

Hearing: Wednesday, December 13, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco Director

1 1000

TK:klm

C: Wayne Schoff, 6901 North Point Road, Baltimore 21219
Site Rite Surveying, Inc., 200 E. Joppa Rd., Rm. 101, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 28, 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.



TO: PATUXENT PUBLISHING COMPANY

Tuesday, November 28, 2006, 2006 Issue - Jeffersonian

Please forward billing to:

Wayne Schoff 6901 North Point Road Baltimore, MD 21219

410-477-1100

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: 07-164-A

3011 Cedarcrest Avenue

S/east side of Cedarcrest Avenue at the distance of 259.06 ft. n/east of c/line of McComas Road

15th Election District – 7th Councilmanic District

Legal Owner: Wayne Schoff

Variance to allow a front yard setback of 14 feet in lieu of the required 25 feet and to allow a rear yard setback of 12.22 feet in lieu of the required 30 feet.

Hearing: Wednesday, December 13, 2006 at 10:00 a.m. in Room 407, County Courts Building,

40/1 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.

RE: PETITION FOR VARIANCE

3011 Cedarcrest Avenue; SE/S Cedarcrest

Avenue, 259.06' NE c/line McComas Road

15th Election & 7th Councilmanic Districts

Legal Owner(s): Wayne Schoff

* FOR

Petitioner(s)

BALTIMORE COUNTY

ZONING COMMISSIONER

BEFORE THE

* 07-164-A

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 and all documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

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 17th day of October, 2006, a copy of the foregoing Entry of Appearance was mailed to, Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED

C. 1 7 2003

Per.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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.

Item Number or Case Number: 07-164-A	
Petitioner: Wayne Schoff	
Address or Location: 3011 GLAAV Crest Avenue	<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>
PLEASE FORWARD ADVERTISING BILL TO: Name: Way Schoff	
Address: 6901 Novin Point Boad	34
Baltimory MD 21219	<u> </u>



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

December 7, 2006

Wayne Schoff 6901 North Point Road Baltimore, MD 21219

Dear Mr. Schoff:

RE: Case Number: 07-164-A, 3011 Cedarcrest Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 6, 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

U. Callinal D

WCR:amf

Enclosures

c: People's Counsel Site Rite Surveying, Inc. 200 E. Joppa Road, Suite 101 Towson 21286

Jan 12/13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management **DATE:** October 19, 2006

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

OCT 2 4 2006

SUBJECT:

Zoning Advisory Petition(s): Case(s) 7-162, 7-163 and 7-164, - 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 Amy Mantay in the Office of Planning at 410-887-3480.

Prepared By

Division Chief:

CM/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: October 18, 2006

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For October 23, 2006

Item Nos. 07-102, 157, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, and 169

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-10182006.doc



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

October 20, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 23, 2006

Item Number(s): 157 through 169

164

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



Robert L. Bhrlich, Jr., Governor Michael S. Steele, Lt. Governor Robert L. Flanagan, Secretary, Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: October 20,2006

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

RE:

Baltimore County

Item No. 7-164-A

BOIL CEDARCHEST AVENUE

SCHOFF PROPERTY

VARIANCE-TO ALLOWFRONT

XARD SETEMACE IN LIEU OF

25' REQUIREMENT

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7–1644.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief Dengineering Access Permits

Division

SDF/MB

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

Petition Opposition of building of dwellings Behind Roofing Unlimited Inc. 6901 North Point Rd. Baltimore MD 21219

The residents of Cedarcrest Ave and/or Ross Ave. are against this building taking place. There are many reasons for not wanting these houses built. The residents of the community in question would much rather see a park instead of the dwellings.

> There is a meeting regarding this building on Tuesday August 29th at 11am @ The Baltimore County Building in Towson Maryland

Name 1 10 00 1	Address
Twent Ihr (bul	3004 CEDARCREST AVE ZIZIA
Jour Mclain	11 n n
Tracey Delourt	3006 Cedarore et due 21219
Lillian Clark	3010 Cedarerer Que 21219
turalput	3010 Cagarent au 31245
Telecias Thomas	3014 Cedar Crest Aue 21219
margie Las Bourdis	6903 North PointRd
Jim Laskondis	<u> </u>
MICKLASKATIOIS	
Dana LASKACIOYS	
ROBERT BEWILL	3013 ROSS AUF
Doct Benny	3013 BOSS AVE 21219
15 cott Gostomski	3013 Russ Ave 21214
HAROW SMITH	301 ROSS AVIS
Jus L. Lbound	9921 ROSS ADE.
Kayma fallen	2917 ROSS AUR
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PROTESTAN

Name

Address:
2913 1055 AVA
2907 Rass Ave
2907 Ross Ave
2903 ROWS ANG
2810 DE/MAR AVE
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6809 Armisterio 10
7707 SPARROWS PT BLUD.
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3701 Old North Rd
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3006 Codarcrest Ale 21219
1915 Robinwood Roll
1915 Robin wood Rdv
7460 School ave
1460 School ave
Laday Forest Kd.

Name James R. Manor R. Dissell

Address:
4705 Goor oue Circle
4705 Gran coreCircle
19105 Church Rd
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1926 QUEENSINAY
7222 MARKELLAVE
7954 N. Boundary
1424 QUERLURA
1924 QUEERGURANITION RD
902 GerMANIHIA RD
1804 KACHNARIAN RD
1804 KACHNARIAN RD
902 GerMANIHIA RD
1804 KACHNARIAN RD

Address: Name Taca River Drive Rd Lie-winder Correct 72003 River Divo Rd 347 Groce Rd

