

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Chesaco Avenue, 30 feet S
of the c/l of Caradoc Drive
14th Election District
7th Councilmanic District
(1608 Chesaco Avenue)

Thomas N. and Ruth Ferguson
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2011-0278-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, Thomas N. and Ruth Ferguson for property located at 1608 Chesaco Avenue. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed open projection (attached carport) to have a side yard set back of 0 feet in lieu of the required 6 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a carport on the driveway where the existing side entrance to the dwelling is located. Due to age related difficulties, the carport would be an aid to the Petitioners when entering and exiting the home during unsafe conditions due to inclement weather.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 26, 2011, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 4-19-11

By [Signature]

The Petitioners have filed the supporting affidavits 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 Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Using Google Maps street view, it is noted that there are a number of carports on the same street. These carports appear to be on the property line or very near the property line.

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 Administrative Law Judge for Baltimore County, this 19th day of April, 2011 that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed open projection (attached carport) to have a side yard set back of 0 feet in lieu of the required 6 feet be and is hereby GRANTED, subject to the following:

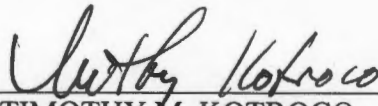
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

ORDER RECEIVED FOR FILING

Date 4-19-11

By 

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

ORDER RECEIVED FOR FILING

Date 4-19-11

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

April 19, 2011

THOMAS N. AND RUTH FERGUSON
1608 CHESACO AVENUE
BALTIMORE MD 21237

Re: Petition for Administrative Variance
Case No. 2011-0278-A
Property: 1608 Chesaco Avenue

Dear Mr. and Mrs. Ferguson:

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 with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please contact our appeals clerk at 410-887-3391.

Sincerely,

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

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1608 Chesaco Avenue, Baltimore, MD 21237
which is presently zoned DR5.5 (formerly RG)

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B02.3.B - BCZR (1955 regs -
Sections 211.3 and 301.1) - to permit a proposed open projection (attached
carport) to have a side yard setback of 0 feet in lieu of the required
6 feet

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:

fax #
Name - Type or Print _____
410-467-4278
Signature _____

Company _____
Address _____ Telephone No. _____
Date 4-19-11 City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

Thomas N. Ferguson
Name - Type or Print _____
Signature [Signature]
Name - Type or Print Ruth Ferguson
Signature [Signature]
Address 1608 Chesaco Ave. Telephone No. 410 866 3279
City Baltimore State MD Zip Code 21237

Representative to be Contacted:

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

CASE NO. 2011-0278-A

REV 10/25/01

Zoning Commissioner of Baltimore County
Reviewed By [Signature] Date 3/18/11
Estimated Posting Date 3/27/11

G

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 1608 Chesaco Avenue
Address
Baltimore MD 21237
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):

See attached

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
Thomas N Ferguson
Name - Type or Print

[Signature]
Signature
Ruth Ferguson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of March, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ruth and Thomas N. Ferguson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 5/1/2011

Attachment for Practical Difficulty and Hardship

1608 Chesaco Avenue, Baltimore, MD 21237

We would like to build a carport above existing driveway where the side entrance is. Due to some age related difficulties the carport would be a good aid when unloading groceries and also to prevent unsafe conditions due to inclement weather. This is the minimum need for safe access to the car.

Item #0278

ZONING DESCRIPTION

ADDRESS 1608 Chesaco Ave, BALTO. MD 21237

BEGINS AT A POINT ON THE WEST SIDE OF
CHESACO AVE. A 80 FT RIGHT OF WAY AT THE
INTERSECTION WITH THE SOUTHERN RIGHT OF WAY OF
CARADOC DRIVE EXTENDED, A 50 FT. RIGHT OF WAY
BEING LOT 8, BLOCK G, IN THE SUBDIVISION OF
CAMELOT SECT. 7 AS RECORDED IN PLAT BK
29 FOLIO 34,

14TH Election District

7TH Councilmanic District

6050 sq ft

Item #0278



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

Date April 6, 2011

Mr. & Mrs. Ferguson
1608 Chesaco Avenue
Baltimore, MD 21237

RE: Case Number 2011-0278-A, 1608 Chesaco Avenue, Baltimore, MD 21237

Dear Mr. & Mrs. Ferguson,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 18, 2011. This letter is not an approval, but only a **NOTIFICATION**.

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, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: April 7, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-278-A
Address 1608 Chesaco Avenue
(Ferguson Property)

Zoning Advisory Committee Meeting of March 28, 2011.

X The Department of Environmental Protection and Sustainability has no
comments on the above-referenced zoning item.

Reviewer: *Jeff Livingston; Development Coordination*

RECEIVED

APR 07 2011

OFFICE OF ADMINISTRATIVE HEARINGS

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For April 1, 2011
Item Nos. 2011- 272, 274, 275, 277,
278, 279, 282 and 241

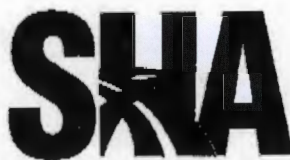
DATE: March 31, 2011

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-04012011 -NO COMMENTS.doc



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

Beverly K. Swain-Staley, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 3-31-2011

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

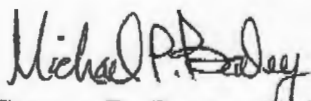
RE: Baltimore County
Item No. 2011-0278-A
1608 CHESACO AVE.
FERGHAON PROPERTY
ADMIN. VARIANCE -

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. 2011-0278-A.

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,


For Steven D. Foster, Chief
Access Management Division

SDF/mb

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



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, Chief
Fire Department

March 28, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **March 28, 2011**

Item No.:

Administrative Variance: 2011-0272A, 2011-0275A, 2011-0277A-0278A, 2011-0281A

Special Hearing: 2011-0274-SPH, 2011-0279-SPHX, 2011-0280-SPHA, 2011-0282-SPHX

Special Exception: 2011-0279-SPHX, 2011-0282-SPHX

Variance: 2011-0276A, 2011-0280-SPHA

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2011-0278-A
Petitioner: Thomas N + Ruth Ferguson
Address or Location: 1608 Chesaco Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: H10S Construction Company, Inc.
Address: 8053 Woodhaven Road
Baltimore, MD 21237
Telephone Number: 410 866 8088

Revised 2/17/11 DT

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0278 -A Address 1608 Chesaco Ave
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3/18/11 Posting Date: 3/27/11 Closing Date: 4/11/11

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

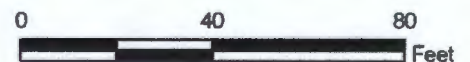
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2011- 0278 -A Address 1608 Chesaco Ave
Petitioner's Name T + R Ferguson Telephone (410) 866-3279
Posting Date: 3/27/11 Closing Date: 4/11/11
Wording for Sign: To Permit a proposed open projection (attached carport) to
have a side yard setback of 0 feet in lieu of the required 6 feet

1608 Chesaco Avenue



Publication Date: March 16, 2011
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 40 feet

Item #0278

Account Identifier: District - 14 Account Number - 1402024790

Owner Information

Owner Name: FERGUSON THOMAS N
FERGUSON RUTH
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1608 CHESACO AVE
BALTIMORE MD 21237-1517
Deed Reference: 1) /27381/ 00290
2)

Location & Structure Information

Premises Address: 1608 CHESACO AVE
0-0000
Legal Description: 1608 CHESACO AVE
CAMELOT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0089	0016	0545		0000	7	G	8	3	Plat Ref: 0029/ 0034

Special Tax Areas: Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1966	1,530 SF	6,050 SF	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2010	07/01/2011
Land	77,550	77,550		
Improvements:	149,430	150,300		
Total:	226,980	227,850	227,560	227,850
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
BECKMAN DONALD E	10/09/2008	\$232,000
Type:	Deed1:	Deed2:
ARMS LENGTH IMPROVED	/27381/ 00290	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

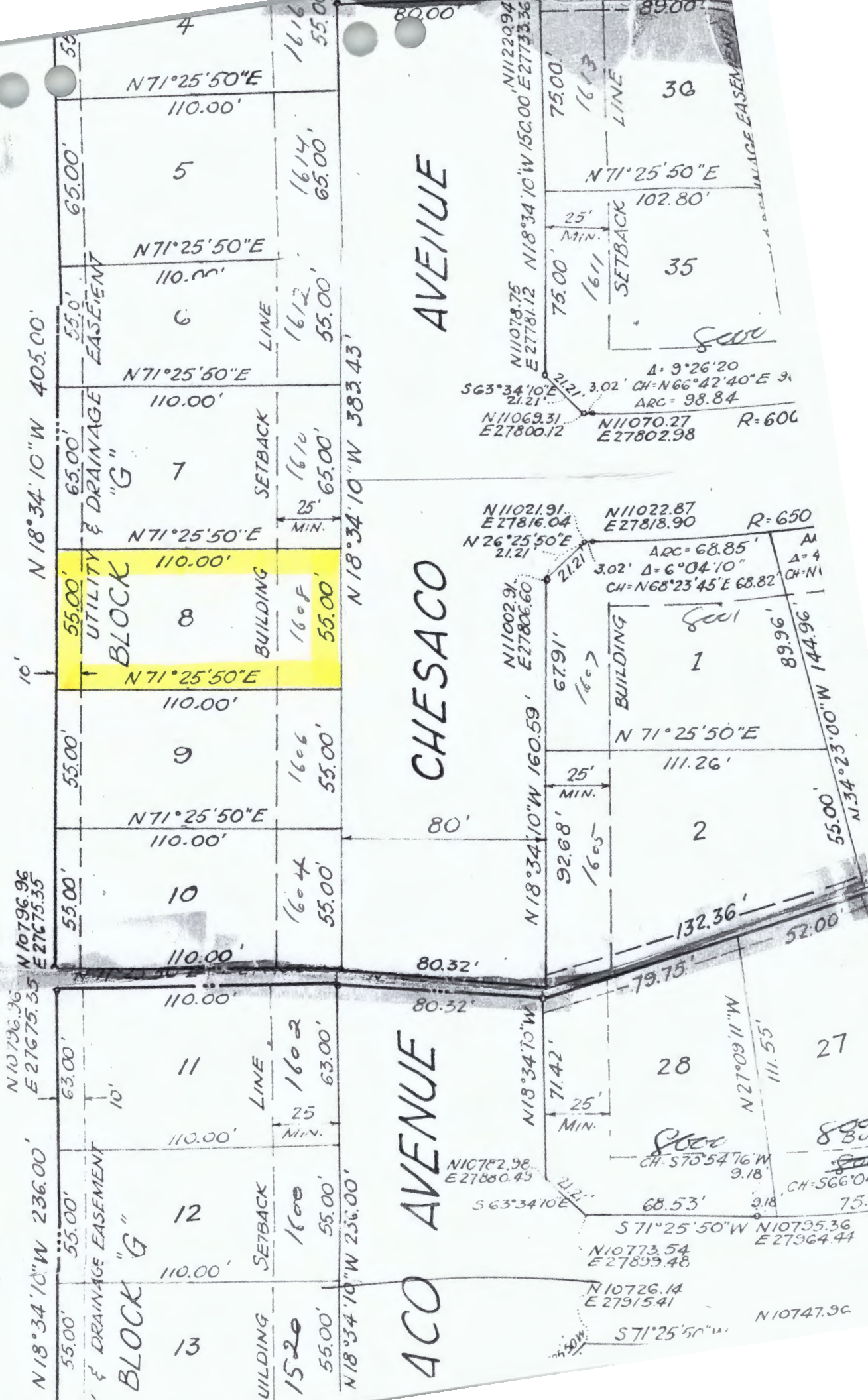
Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00
State			0.00
Municipal			0.00

Tax Exempt: Special Tax Recapture:
Exempt Class: * NONE *

Item #0278

EET

Item
#0278



CERTIFICATE OF POSTING

RE: Case No 2011-0278-A

Petitioner/Developer T+R
FERGUSON

Date Of Hearing/Closing: 4/11/11

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 penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 1608 CHESAPEAKE AVE.

This sign(s) were posted on March 24, 2011

Month, Day, Year

Sincerely,

Martin Ogle 3/24/11
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE# 2011-0218-A

TO PERMIT A PROPOSED OPEN PROTECTUM
(ATTACHED 04 EXIST) TO HAVE A SIDE YARD
SETBACK OF 0 FEET IN LIEU OF THE
REQUIRED 16 FEET

PUBLIC HEARING ?

IN ORDER TO SUBMIT AN OFFICIAL BUILDING APPLICATION
FOR A VARIANCE, THE APPLICANT MUST FIRST
OBTAIN A VARIANCE FROM THE ZONING BOARD. THE
ZONING BOARD MEETING IS HELD ON WEDNESDAY
AT 7:00 PM. THE ZONING BOARD IS LOCATED AT
111 W. CHESAPEAKE AVE. TOWSON, MD. 21204
TEL. 410.887.2301

NO FEE REQUIRED TO SUBMIT AN APPLICATION. THE FEE FOR THE VARIANCE IS \$100.
MEETING IS PUBLICLY ACCESSIBLE.

03/26/2011

Michael R. 3/24/11

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.2A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

Account Identifier: District - 14 Account Number - 1402024790

Owner Information			
Owner Name:	FERGUSON THOMAS N FERGUSON RUTH	Use:	RESIDENTIAL
Mailing Address:	1608 CHESACO AVE BALTIMORE MD 21237-1517	Principal Residence:	YES
		Deed Reference:	1) /27381/ 00290 2)

Location & Structure Information	
Premises Address	Legal Description
1608 CHESACO AVE 0-0000	1608 CHESACO AVE CAMELOT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0089	0016	0545		0000	7	G	8	3	Plat Ref: 0029/ 0034

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1966	1,530 SF	6,050 SF	04

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT BRICK	

Value Information				
	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2010	07/01/2011
Land	77,550	77,550		
Improvements:	149,430	150,300		
Total:	226,980	227,850	227,560	227,850
Preferential Land:	0			0

Transfer Information				
Seller:	BECKMAN DONALD E	Date:	10/09/2008	Price: \$232,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/27381/ 00290	Deed2:
Seller:		Date:		Price:
Type:		Deed1:		Deed2:
Seller:		Date:		Price:
Type:		Deed1:		Deed2:

Exemption Information			
Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00
State			0.00
Municipal			0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	* NONE *

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3-31</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>nc</u>
<u>4-7</u>	DEPS (if not received, date e-mail sent _____)	<u>nc</u>
<u>3-28</u>	FIRE DEPARTMENT	<u>nc</u>
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-31</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>3-26</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____



Address  Chesaco Avenue

Address is approximate

Save trees. Go green!

Download Google Maps on your phone at google.com/gmm



Item #0278

100 EAST NINTH STREET, SUITE 210
CLEVELAND, OH 44115

PHONE: 866-772-8815
FAX: 866-772-8815

INFO@TRUETECHNOLOGIES.COM
WWW.TRUETECHNOLOGIES.COM

Completed: 9/11/2008
Surveyed: 9/11/2008

SETTLEMENT SERVICES
THOMAS N. FERGUSON AND RUTH FERGUSON
THOMAS N. FERGUSON AND DOLORES M.

1000 PACO AVENUE, BALTIMORE, MARYLAND

Violations, or other violations found at the time of the inspection:
BEYOND REAR PROPERTY LINE



Photo of
Front of
Dwelling

ATLANTIC SETTLEMENT SERVICES, USAA HOME LOAN
8, BLOCK G CAMELOT ACCORDING TO THE PLAT THEREOF, AS RECORDED
BOOK 29, PAGE 34 OF THE PUBLIC RECORDS OF BALTIMORE COUNTY, MD

EXP
DESCRIPTION
es: 1608 CH

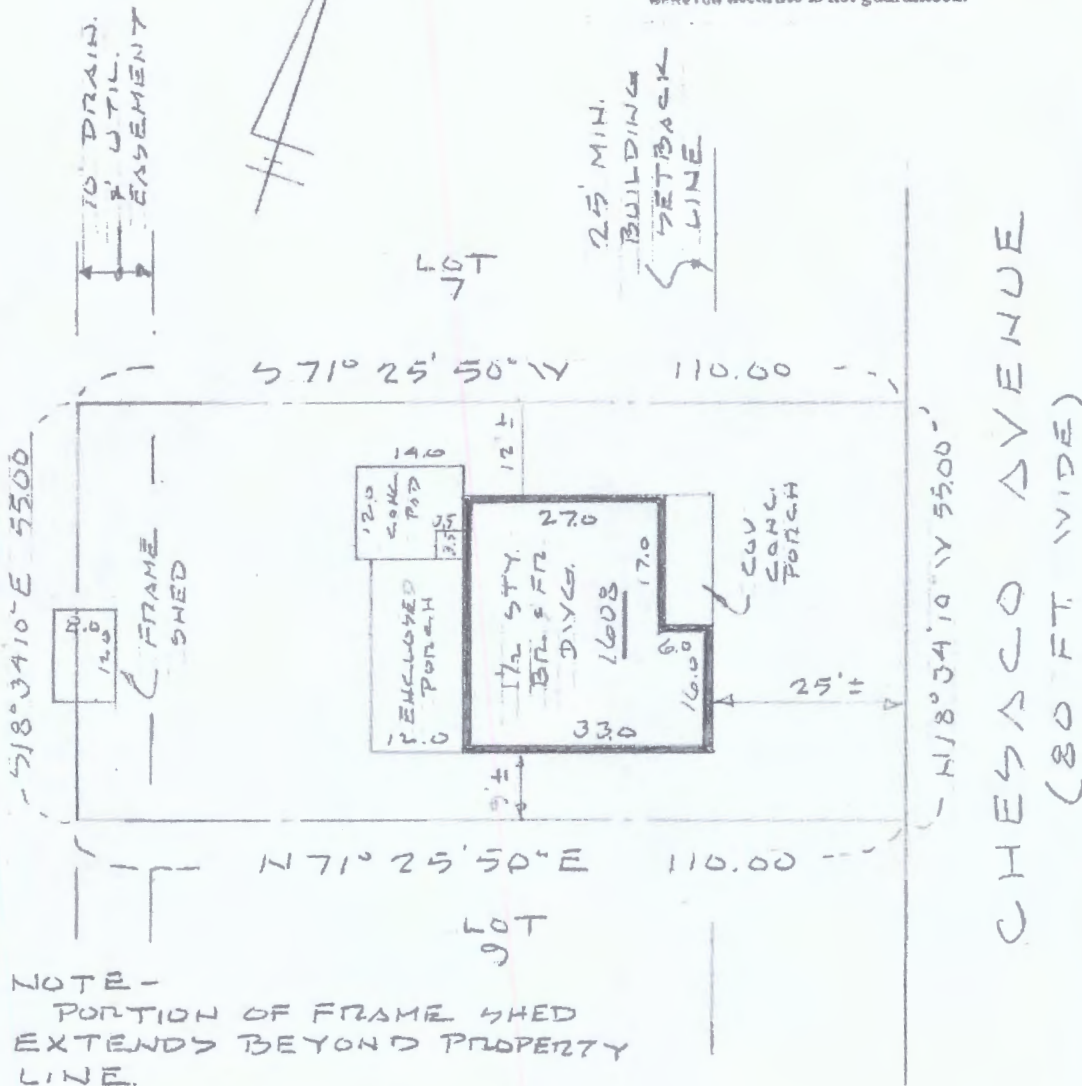
TRUETECHNOLOGIES LLC (rev. 0 9/12/2008)
INDICATED ON THE FOLLOWING PAGE. TRUETECHNOLOGIES LLC PROVIDES THE DIGITAL TRANSMISSION AND ARCHIVE
AND IS NOT INVOLVED IN ANY FACET OF THE TECHNICAL FIELD WORK PERFORMED AND MAKES NO WARRANTIES AS TO
SUCH WORK. ALL TRANSMISSIONS OF THE PRODUCT ARE VIA A SECURE 'SHA-1' SECURE HASH MESSAGE DIGEST ALGORITHM
WITHIN ITS SIGNATURE FILE. A MANUALLY SIGNED AND SEALED LOG OF THIS SURVEY'S SIGNATURE FILE IS KEPT OF
SURVEYORS OFFICE.

PRINTING PROCEDURES: BECAUSE THIS FILE HAS BEEN SENT ELECTRONICALLY, IT IS IMPERATIVE THAT THE PRIOR
ORDER TO DEPICT AN ACCURATE REPRESENTATION OF THIS DOCUMENT ON PAPER. INSTRUCTIONS: WHILE VIEWING
READER, SELECT PRINT UNDER THE FILE TAB. SELECT COLOR PRINTER. UNDER PRINT RANGE - SELECT ALL. UNDER
NONE FOR PAGE SCALING AND UNCHECK AUTO ROTATE AND CENTER. CHOOSE PAPER SOURCE BY PDF SIZE. 0

- 1.) This drawing is of the benefit to a consumer only insofar as it is required by a lender or a title insurance company or if
contemplated transfer, financing or refinancing.
- 2.) This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or
This plat does not provide accurate identification of the property boundary lines but such identification may not be
financing.

TRUETECHNOLOGIES
Page 1 of 2 in order 4716
File number: 4008-03764
Client: MID-ATLANTIC SETTLEMENT SERVICES
Lender: USAA HOME LOAN
Buyer: THOMAS N. FERGUSON
Seller: DONALD E. BECKMAN
es: 1608 CH

This property is not located in a H.U.D.
Identified Special Flood Hazard Area.
Flood Hazard Map Interpretation though
believed accurate is not guaranteed.



NOTE -
PORTION OF FRAME SHED
EXTENDS BEYOND PROPERTY
LINE.

This plat is of benefit to a consumer only insofar as it is required
for a title insurance company or its agent in connection
with a contemplated transfer, financing or re-financing.
This plat is not to be relied upon for the establishment or location
of, garages, buildings, or other existing or future improvements.
This plat does not provide accurate identification of property
lines but such identification may not be required for the
purpose of title or securing financing or re-financing.

I hereby certify that this drawing meets the Minimum
Standards of Practice of the State of Maryland.

1102 *[Signature]*

REG. NO. 135

All setback dimensions are + or - one
foot unless otherwise noted.



LOCATION DRAWING
1608 CHESACO AVENUE, BALTO. CO, MD

OFFICE OF
MANK & KUNST
POST OFFICE BOX 5448
TOWSON, MARYLAND 21285

SCALE
1" = 20'

DATE
9/11/08

JOB NO.
631/08T

71 #

MODE = MEMORY TRANSMISSION

START=APR-20 11:27

END=APR-20 11:28

FILE NO.=206

STN NO.	COMM.	ONE-TOUCH/ ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK	8	94104674278	004/004	00:00:36

-ZONING COMMISSIONER OFF M-

- ***** -

410 887 3468- *****



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

April 19, 2011

THOMAS N. AND RUTH FERGUSON
1608 CHESACO AVENUE
BALTIMORE MD 21237

Re: Petition for Administrative Variance
Case No. 2011-0278-A
Property: 1608 Chesaco Avenue

Dear Mr. and Mrs. Ferguson:

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 with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please contact our appeals clerk at 410-887-3391.

Sincerely,

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure

Post-it® Fax Note	7671	Date	# of pages ▶ 4
To	TONY FERGUSON		
From	BALTIMORE		
Co./Dept.	Co. COUNTY		
Phone #	Phone #		
Fax #	410 467 4278		
	Fax #		

Google maps

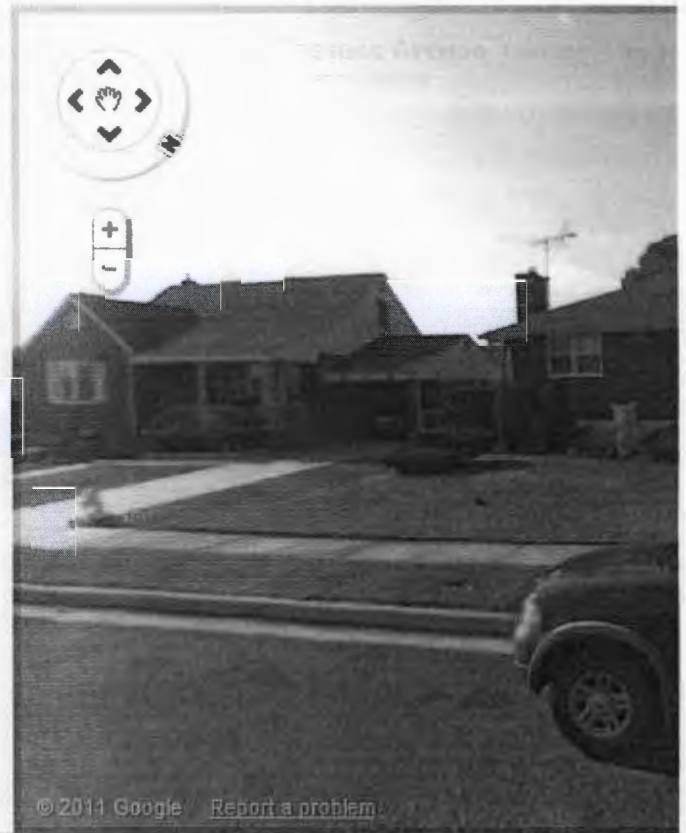
To see all the details that are visible on the screen, use the "Print" link next to the map.

Used Google street view. There are several carports on this street. A number of them appear to be on or very near the side property line. Couldn't determine if these homes w/ carports also have garages - like the Retikones



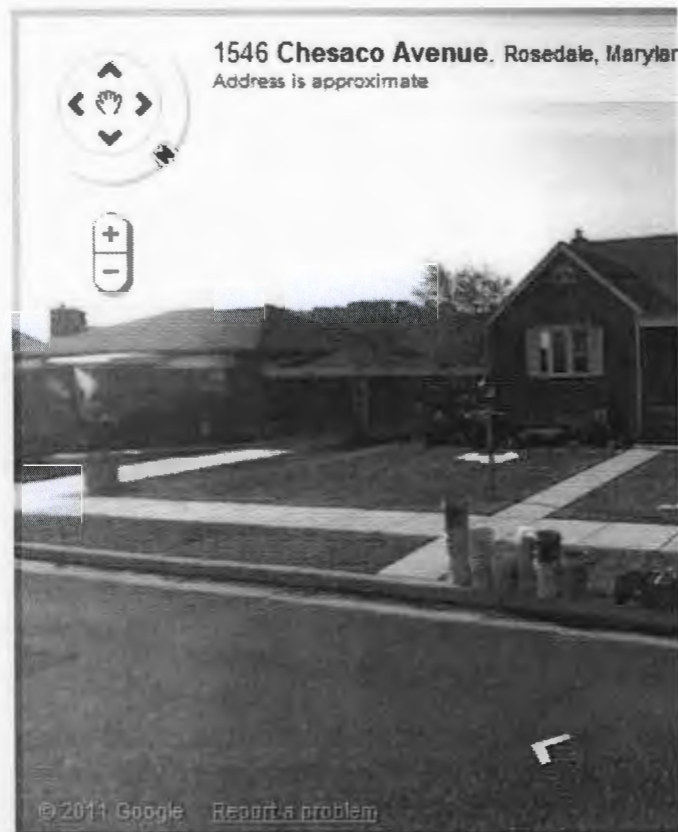
Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.



Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.

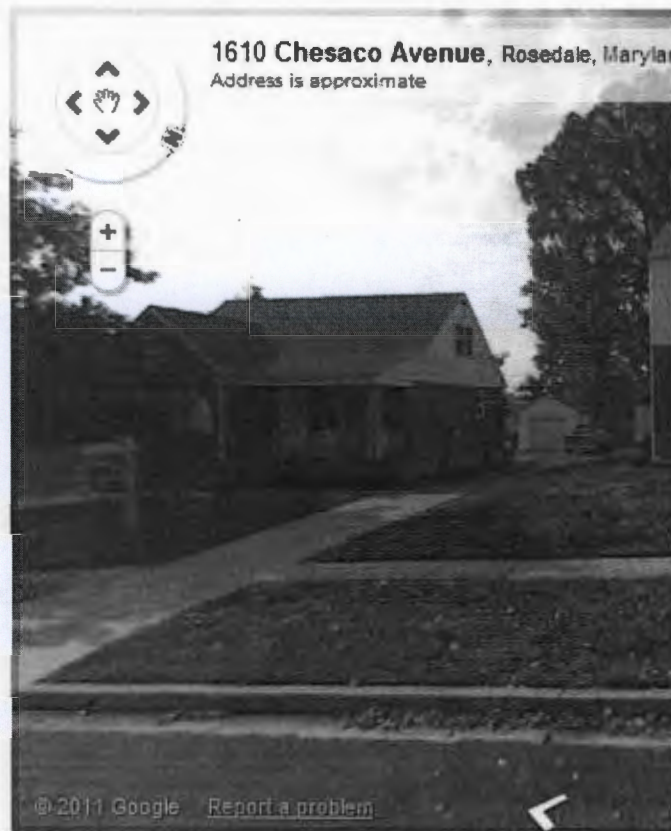


both
properties
have carports

Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.

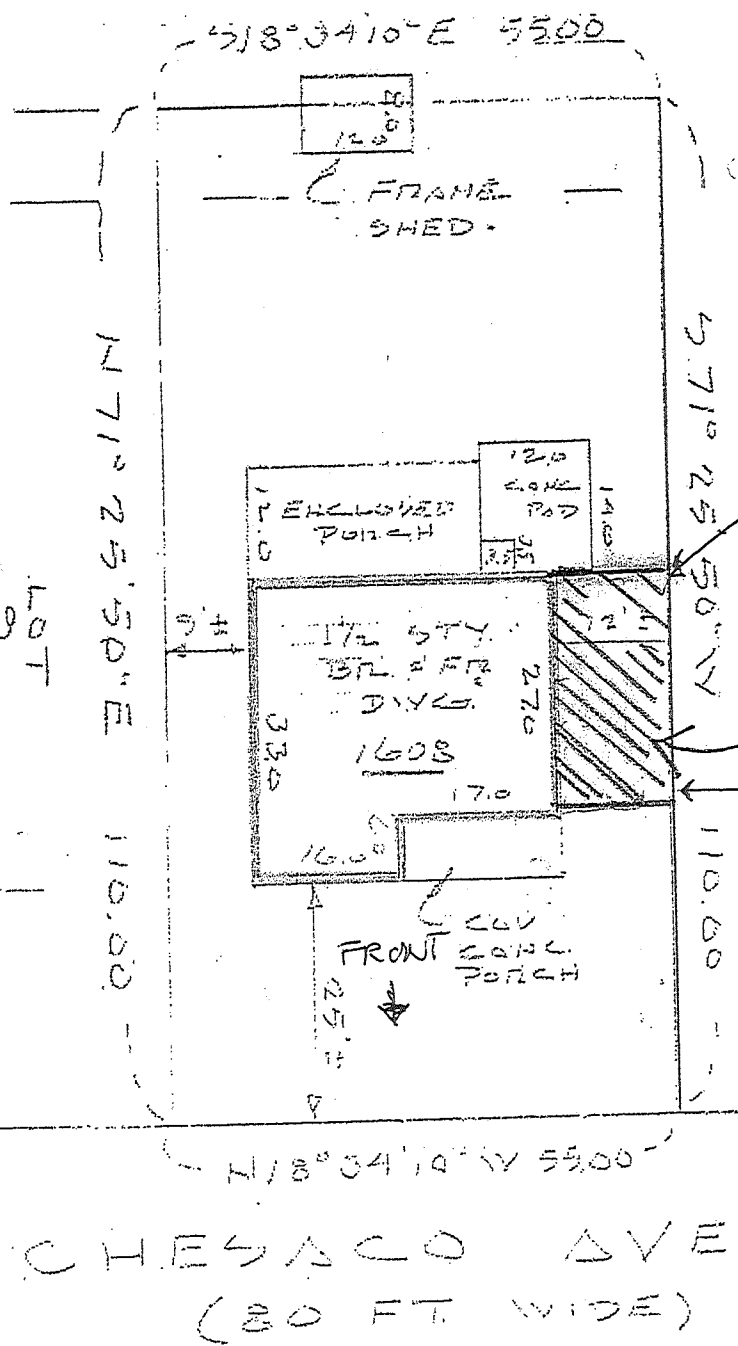
Petitioner



PHILADELPHIA RD
VICINITY MAPS.

10' DRAIN.
4' UTIL.
7' EASEMENT

PROPOSE
25' MIN. BUILDING SETBACK LINE
EXIST DWLG AT 1610 CHESA



NOTE -
PORTION OF FRAME SHED
EXTENDS BEYOND PROPERTY
LINE.

LOT 8

PLAN FOR ZONING VARIANCE
ADDRESS 1608 CHESACO AVE.
SUBDIVISION: (CAMERLOT SECTION SEVEN)
LOT # 8 PLAT BOOK 29 FILE 34 BLOCK 6
OWNERS: THOMAS + RUTH FERGUSON.

All setback dimensions are + or - or
foot unless otherwise noted.

ZONING MAP # 089B2
ZONED DR 5.5 (formerly R6) 2.135
LOT SIZE: 6050 sq ft
NOT IN CBEA
NOT HISTORIC
NOT IN FLOOD PLAIN
PUBLIC WATER + SEWER ON PROPERTY #2011-0278-H
NO PRIOR ZONING HEARINGS,
14TH ED, 7TH CD

RJD

SCALE	1" = 20'
DATE	3/11/12
JOB NO.	2011-0278-H

I AM RESPONSIBLE FOR THE ACCURACY OF