IN RE: PETITION FOR ADMIN. VARIANCE & ADMINISTRATIVE SPECIAL HEARING	*	BEFORE THE
(1020 Windsor Road)	*	OFFICE OF ADMINISTRATIVE
3rd Election District		
2nd Council District	*	HEARINGS FOR
Hank P. Jedema & Holly M. Moore		
Petitioners	*	BALTIMORE COUNTY
	*	**CASE NO. 2017-0221-A**

* * * * * * * * *

MOTION FOR RECONSIDERATION

This matter comes before the Office of Administrative Hearings for Baltimore County as a Motion for Reconsideration filed by Holly M. Moore. The Petitioner originally filed a Petition for Administrative Variance for property located at 1020 Windsor Road. The relief was requested from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a garage in the rear yard of an existing single-family dwelling with a height of 23 ft. in lieu of the required 15 ft. Petitioner also filed a request for Administrative Special Hearing to approve a waiver pursuant to § 32-4-107(b) of the Baltimore County Code ("B.C.C.") and § 101 of the B.C.Z.R., to permit an accessory structure (garage) to have a footprint greater than the single-family dwelling.

By Opinion and Order dated March 27, 2017, the undersigned granted the Administrative Variance request, with conditions, in accordance with the site plan and documentation within the case file.

On April 24, 2017, Petitioner filed a timely Motion for Reconsideration of the March 27, 2017 Order. In the Motion, Petitioner raised concern about Condition No. 2; the prohibition on bathroom facilities in the garage. On May 2, 2017, Petitioner submitted (as requested by the undersigned) a complete set of schematic design drawings and appendix material (as approved

by the Landmarks Preservation Commission) and letters from three (3) adjacent neighbors stating no objection to including the bathroom facilities.

After due consideration of the arguments raised by Petitioner, I will strike from the Order the restriction pertaining to a bathroom in the garage.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this **2nd** day of **May, 2017**, that the Petitioner's Motion for Reconsideration be and is hereby GRANTED, such that Condition No. 2 shall be reworded as follows:

- Petitioner or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, or kitchen.

IT IS FURTHER ORDERED that all other terms and conditions of the Order dated March 27, 2017 shall remain in full force and effect, subject to the following:

1. Petitioner shall include the following statement on all permit applications:

   "Garage shall be for PRIVATE RESIDENTIAL USE ONLY. No commercial, business or professional activity of any kind shall be permitted."

2. The bathroom facilities permitted in the garage shall be limited to a "toilet" and "hand washing sink" only.

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

JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING
Date 5-2-17
By DW

KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

March 27, 2017

Hank P. Jedema
Holly M. Moore
1020 Windsor Road
Baltimore, MD 21208

RE: Petitions for Administrative Variance & Administrative Special Hearing
Case No. 2017-0221-A
Property: 1020 Windsor Road

Dear Petitioners:

Enclosed please find a copy of the Order rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Joshua W. Daubert, 1018 Windsor Rd., Baltimore, MD 21208
Gregory A. Ferrara, 1022 Windsor Road, Baltimore, MD 21208
Edward Brady, 500 Sudbrook Lane, Baltimore, MD 21208

KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

May 2, 2017

Hank P. Jedema
Holly M. Moore
1020 Windsor Road
Baltimore, MD 21208

RE: **MOTION FOR RECONSIDERATION**
Petitions for Administrative Variance & Administrative Special Hearing
Case No. 2017-0221-A
Property: 1020 Windsor Road

Dear Petitioners:

Enclosed please find a copy of the Motion for Reconsideration Order rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Joshua W. Daubert, 1018 Windsor Rd., Baltimore, MD 21208
Gregory A. Ferrara, 1022 Windsor Road, Baltimore, MD 21208
Edward Brady, 500 Sudbrook Lane, Baltimore, MD 21208

IN RE: PETITION FOR ADMIN. VARIANCE & ADMINISTRATIVE SPECIAL HEARING	*	BEFORE THE
(1020 Windsor Road)	*	OFFICE OF ADMINISTRATIVE
3rd Election District		
2nd Council District	*	HEARINGS FOR
Hank P. Jedema & Holly M. Moore		
Petitioners	*	BALTIMORE COUNTY
	*	**CASE NO. 2017-0221-A**

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance and Administrative Special Hearing filed by the legal owners of the property, Hank P. Jedema & Holly M. Moore ("Petitioners"). The Petitioners are requesting Administrative Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a garage in the rear yard of an existing single family dwelling with a height of 23 ft. in lieu of the required 15 ft. In addition, a request for Administrative Special Hearing to approve a waiver pursuant to § 32-4-107(b) of the Baltimore County Code ("B.C.C.") and § 101 of the B.C.Z.R., to permit an accessory structure (garage) to have a footprint greater than the single family dwelling. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies. However, it is to be noted that the property is historic and was the subject of consideration by the Baltimore County Landmarks Preservation Commission (LPC) at their February 9, 2017 meeting, which voted to issue a Certificate of Appropriateness for the construction of a freestanding garage per the revised drawings dated February 9, 2017 subject to

ORDER RECEIVED FOR FILING

Date 3-27-17

By

the windows having a 2 over 1 pattern. In addition, three (3) support letters were received from members of the community residing at 1018 and 1022 Windsor Road and 500 Sudbrook Lane, who anticipate no burden to be caused by the accessory structure as designed.

The Petitioners having filed Petitions for Administrative Variance and Administrative Special Hearing and the subject property having been posted on March 4, 2017, 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 as required by § 32-3-303 of the Baltimore County Code (B.C.C.). 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 § 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.

Although the Department of Planning did not make any recommendations related to the proposed detached garage height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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, this **27th** day of **March, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Administrative Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a garage in the rear yard of an existing single family dwelling with a height of 23 ft. in lieu of the required 15 ft., be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Administrative Special Hearing to approve a waiver pursuant to § 32-4-107(b) of the Baltimore County Code ("B.C.C.") and § 101 of the B.C.Z.R., to permit an accessory structure (garage) to have a footprint greater than the single family dwelling, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

2. Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

3. The garage shall not be used for commercial purposes.

4. Petitioners must comply with LPC's letter dated February 13, 2017 referencing Baltimore County Historic Design Guidelines; a copy of which is attached hereto and made a part hereof.

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

JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 3-27-17

By

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PLANNING

Memorandum

TO: Hank Jedema
Holly Moore

DATE: February 13, 2017

FROM: Vicki Nevy, Administrator/Secretary
Landmarks Preservation Commission

SUBJECT: 1020 Windsor Road
Sudbrook Park County Historic District
Sudbrook Park National Register Historic District

At its February 9, 2017 meeting, the Baltimore County Landmarks Preservation Commission (LPC) voted to issue a Certificate of Appropriateness for the construction of a free standing garage per the revised drawings dated February 9, 2017 subject to the windows having a 2 over 1 pattern.

This action is in accordance with *Baltimore County Code* Section 32-7-403 citing Baltimore County Historic Design Guidelines: Fences & Landscape, p. 5.

VKN:vkn

ORDER RECEIVED FOR FILING
Date 3-27-17
By

Document1

ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 1020 Windsor Rd., Pikesville, MD 21208 **Currently zoned** DR1

Deed Reference 37582 / 00256 10 Digit Tax Account # 0 3 1 4 0 1 0 8 5 0

Owner(s) Printed Name(s) Hank Peter Jedema and Holly Marie Moore

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

Section 400.3

To permit a garage in the rear yard of an existing single family dwelling with a height of 23 feet in lieu of the required 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ____ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (Section 101 BCZR

To permit an accessory structure (garage) to have a foot print greater than the single family dwelling.

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Hank P Jedema / Holly M Moore

Name #1 – Type or Print / Name # 2 – Type or Print

Signature #1 / Signature # 2

1020 Windsor Rd Pikesville MD

Mailing Address City State

21208 / 412-260-4695 / HankJedema@gmail.com

Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

n/a

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

n/a

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING 3-27-17

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County this _____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0221-SPHA **Filing Date** 2/21/2017 **Estimated Posting Date** 3/5/2017 **Reviewer**

ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 1020 Windsor Rd., Towson, MD 21204 Current Zoning DR1

Deed Reference 27582 / 002/06 10 Digit Tax Account # 0 3 1 4 0 1 0 8 0

Owner(s) Printed Name(s) Henri Peter Jodoine and Holly Marie Moore

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE REPORT REQUEST)

For Administrative Variance, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who owns and occupy the property situate in Baltimore County and which is described on the plat attached hereto and made a part hereof, hereby petition for an order:

1. _X_ ADMINISTRATIVE VARIANCE from Section(s)

Section 400.3, Height

of the Zoning Regulations of Baltimore County to the zoning law of Baltimore County

2. ___ ADMINISTRATIVE SPECIAL HEARING to approve a residential alteration pursuant to Section 32-4-107(b) of the Baltimore County Code (indicate type of work in this space, i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County

(Please attach the particular and advertised description by the zoning regulations)

I/We agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Henri Peter Jodoine Holly Marie Moore

Printed Name(s) Printed Name(s)

Signature(s) Signature(s)

1020 Windsor Rd Towson MD

Mailing Address City State

410-296-1020 henrijodoine@yahoo.com

Telephone(s) Email Address

Attorney for Owner(s)/Petitioner(s): **Representative to be contacted:**

Name Name

Printed Name or Firm Printed Name or Firm

Signature Signature

Mailing Address City State Mailing Address City State

Zip Code Telephone Email Address Zip Code Telephone Email Address

IT IS FURTHER ORDERED that the above mentioned petition be advertised and posted as required by the Zoning Regulations of Baltimore County and that property be posted and that a hearing be held before the Zoning Commissioner of Baltimore County or his designee in accordance with the requirements of the Zoning Law for Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER _____ Filing Date __/__/__ Estimated Posting Date __/__/__ Reviewed ____

1020 Windsor Rd Owner: Henri Jodoine

Petition for Administrative Variance

Revised 2/20/08

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 1020 Windsor Rd.,	Pikesville	MD	21208
Print or Type Address of property	City	State	Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. **(Clearly state <u>practical difficulty or hardship</u> here)**

Please see attached Pages 3-4 , *Affidavit in Support of Administrative Variance*

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Owner (Affiant)

HANK P. JEDEMA

Name- Print or Type

Signature of Owner (Affiant)

Holly M. Moore

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of FEBRUARY, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: HANK P. JEDEMA & HOLLY M. MOORE

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

AS WITNESS my hand and Notaries Seal

Notary Public

03-14-2020

My Commission Expires

MARK T. LANGREHR NOTARY PUBLIC BALTIMORE CO., MD My Commission Expires March 14, 2020

2017-0221-SPAA

Affidavit in Support of Administrative Variance

We, Hank P Jedema and Holly M Moore, owners and occupants of the property at 1020 Windsor Rd, Pikesville MD 21208, based upon personal knowledge, provide the following facts upon which we base our request for an Administrative Variance for this property.

A. ***Enforcement of the 15 ft height limit for accessory structures would disproportionately penalize the owners of 1020 Windsor Rd and prevent them from using their property in a manner typical of surrounding properties.*** The neighborhood of Sudbrook Park is a historic landmark with a low residential density and relatively large houses, and a unique architectural style. Many of the properties in this historic neighborhood, including properties on Windsor and adjacent roads have accessory structures (e.g. carriage houses) that, while appropriately sized in proportion to their respective main houses and lots, exceed the dimensions stated in Zoning Ordinance Section 400.3. The proposed accessory structure for 1020 Windsor Rd (hereafter "accessory structure") follows this precedent. Thus, size restriction that would result from enforcement of the height provision of the zoning ordinance would negatively impact use of 1020 Windsor more so than similar properties. Moreover, given the precedence for carriage-house-like accessory buildings in Sudbrook Park, the height of the proposed accessory structure for 1020 Windsor Rd will not have a negative impact on other residents of the neighborhood, and in fact will facilitate the owners' restoring the historic character to this Sudbrook Park home. *Current photographs of 1020 Windsor Rd showing adjacent properties are provided on Page 5 of this petition.*

B.2. Constructing the accessory structure to be less than the proposed height will cause unnecessary practical difficulty as supported by the following facts:

(i.) The first major purpose of the accessory structure is to provide a garage space for 1 car, and a workshop and gardening staging area for owners Hank P. Jedema and Holly Moore. Hank Jedema is a skilled carpenter and machinist who values performing the carpentry and other skilled work on his property. Holly Moore is an avid gardener and lay naturalist. A major reason for their choice of 1020 Windsor Rd was the history of the neighborhood and the opportunity to restore the main house and create a sustainable landscape featuring native trees and plants. The accessory structure is designed to the minimum size to meet these use requirements.

The second major purpose for the accessory structure and basis for design is to enable installation of an innovative integrated solar roofing system that looks like a traditional slate roof that will be available from Tesla (www.tesla.com/solar). The accessory structure is designed with a location and height that achieves the orientation, height and roof pitch necessary to optimize efficiency of the solar roof. As designed, the solar roof will completely offset the energy use of the accessory building.

Mr. Jedema and Ms. Moore are fully committed to restoring this property and wish to make it their home for decades to come. Enforcement of the height provision will preclude uses of this property that are typically enjoyed by owners of similar properties in Sudbrook Park.

(ii.) A relaxation of the provision lesser than that requested herein will prevent full use of the 1020 Windsor Rd as a home as described above. Mr. Jedema and Ms. Moore were sensitive to the spirit of the zoning regulations and designed the proposed accessory structure to *the minimum size needed to achieve the above described goals* which are important to their quality of life.

(iii.) The location and style of the accessory structure are designed such that with relief of the zoning height provision, the spirit of the ordinance will be observed and public welfare secured.

a. The accessory building will sit back 211 ft from Windsor Rd and approximately 120 ft behind the main house. The elevation of this location is 13 ft below that of the road; as such, the roof of the accessory structure will be less than 15 ft above the level of the road and main house. A *schematic rendition of the accessory building viewed from the front of 1020 Windsor Rd is shown on Page 6 of this petition.*

2017-0221-SPHA

b. The proposed structure is smaller in size than surrounding main and carriage houses.
c. The style of the building conforms to Sudbrook Park and has been approved by the Baltimore County Landmark Preservation Committee.
d. The old, large trees on the lot will be preserved and the landscape restored to incorporate elements from the adjacent woods and surrounding original Sudbrook Park properties.

C. There will be no increase in residential density.

D. The requested variance is in harmony with the spirit and intent of the height and other zoning regulations.

E. The requested relief will not negatively affect public health, safety or general welfare. This is supported by the above-stated facts and by *letters from the owners of adjacent properties attached to this Petition.*

Addendum

As stated in the Affidavit in Support of Administrative Variance, it is the intent of the homeowners to use the proposed garage/workshop to restore the original main house. Included in this restoration will be the rebuilding of the wrap-around porch that originally used to be on the front of the house. The square footage added as a result of the porch is approx. 500 sq ft as specified under the "House-future restoration" on the Zoning Hearing Plan for Variance. Inclusion of the porch would bring the square footage of the main structure to 1390 sq ft.

ZONING PROPERTY DESCRIPTION for 1020 Windsor Rd, Pikesville MD 21208

PART A

Beginning for the same in the center of Windsor Road at the beginning of the land which by Deed dated August 20, 1891 and recorded among the Land Records of Baltimore County in Liber JWS No. **188,** folio 11 was conveyed by Sudbrook Company etc. to Hugh L. Bond, Jr. and running thence bounding on the first line of said land north 14 degrees 34 minutes east 257 feet to a stone thence south 74 degrees 36 minutes east 100 feet thence south 14 degrees 34 minutes west parallel with the first line of the herein described lot 261 ½ feet to the center of Windsor Road 100 feet to the place of beginning. The improvements thereon being known as No. 1020 Windsor Road, Baltimore, Maryland 21208.

PART B, OPTION 2

Being the property located on Map 0078, Grid 0014, Parcel 0420, located in Subdivision 0000, Section C, as recorded in Plat Book # 0009 (Ref 0007), containing 25,900 sq ft of lot and located in the 3rd Election District and 2nd Council district.

1020 Windsor Rd

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

№ 150426

Date: 2/21/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				150.00

Total: 150.00

Rec From:

For: 1020 Windsor Rd

2017-0221-SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
2/21/2017	2/21/2017	10:11:05	5

REG #505 WALK-IN LRB
>RECEIPT # 089000 2/21/2017 OPLN
Dept 5 526 ZONING VERIFICATION
CR NO. 150426
Recpt tot. $150.00
$150.00 CR $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

Br e E. Doak Consulting, L
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

March 5, 2017

Re:
Zoning Case No. 2017-0221-SPHA
Legal Owner: Hank Jedema & Holly Moore
Closing date: March 20, 2017

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **1020 Windsor Road.**

The sign was posted on **March 4, 2017.**

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Land Use Expert and Surveyor


ZONING NOTICE
ADMINISTRATIVE VARIANCE
CASE NO. 2017-0221-SPHA
1020 Windsor Road
REQUEST: 1) TO PERMIT A GARAGE IN THE REAR YARD OF THE EXISTING SINGLE FAMILY DWELLING WITH A HEIGHT OF 23 FEET IN LIEU OF THE REQUIRED 15 FEET. 2) TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO HAVE A FOOT PRINT GREATER THAN THE SINGLE FAMILY DWELLING.
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 March 20, 2017.
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT111 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391


ZONING NOTICE

BALTIMORE COUNTY 'ARTMENT OF PERMITS, APPR. ALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0221-SPH -A Address 1020 Windsor Rd

Contact Person: Leonard Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/21/2017 **Posting Date:** 3/5/2017 **Closing Date:** 3/20/17

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 2017- 0221-SPH -A Address 1020 Windsor Rd

Petitioner's Name Hank Tedema & Holly Moore Telephone 412-260-4695

Posting Date: 3/5/17 **Closing Date:** 3/20/17

Wording for Sign: To Permit

To permit a garage in the rear yard of an existing single family dwelling with a height of 23 feet in lieu of the required 15 feet.

To permit an accessory structure (garage) to have a foot print greater than the single family dwelling.

evised 7/6/16

KEVIN KAMENETZ
County Executive

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

March 22, 2017

Hank P Jadema
1020 Windsor Road
Pikesville MD 21208

RE: Case Number: 2017-0221 SPHA, Address: 1020 Windsor Road

Dear Mr. Jadema:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 21, 2017. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Larry Hogan, *Governor*
Boyd K. Rutherford, *Lt. Governor*

State Highway Administration
Maryland Department of Transportation

Pete K. Rahn, *Secretary*
Gregory C. Johnson, P.E., *Administrator*

Date: 2/27/17

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0221-SPHA
Administrative Variance Administrative
Special Hearing
Hank P. Jedenda & Holly M. Moore
1020 Windsor Road.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

for Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 8, 2017

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

DAK

SUBJECT: Zoning Advisory Committee Meeting
For March 3, 2017
Item No. 2017-0221, 0222, 0223 and 0224

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

DAK:CEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC03032017.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 3/21/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 17-221

INFORMATION:
Property Address: 1020 Windsor Road
Petitioner: Hank P. Jedema, Holly M. Moore
Zoning: DR 1
Requested Action: Administrative Variance

The Department of Planning has reviewed the petition for variance to permit an accessory structure (garage) with a height of 23' in lieu of the required 15'.

The Department has no objection to granting the petitioned zoning relief.

The property was the subject of consideration by the Baltimore County Landmarks Preservation Commission who voted to issue a Certificate of Appropriateness for the construction of the aforementioned garage at their February 9, 2017 meeting (see attached).

For further information concerning the matters stated herein, please contact Lloyd T. Moxley at 410-887-3480.

Prepared by:

Lloyd T. Moxley

Division Chief:

Kathy Schlabach

AVA/KS/LTM/ka

c: Lloyd T. Moxley
Hank P. Jedema, Holly M. Moore
Office of the Administrative Hearings
People's Counsel for Baltimore County

attachment

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PLANNING

Memorandum

TO: Hank Jedema
Holly Moore

DATE: February 13, 2017

FROM: Vicki Nevy, Administrator/Secretary
Landmarks Preservation Commission

SUBJECT: 1020 Windsor Road
Sudbrook Park County Historic District
Sudbrook Park National Register Historic District

At its February 9, 2017 meeting, the Baltimore County Landmarks Preservation Commission (LPC) voted to issue a Certificate of Appropriateness for the construction of a free standing garage per the revised drawings dated February 9, 2017 subject to the windows having a 2 over 1 pattern.

This action is in accordance with *Baltimore County Code* Section 32-7-403 citing Baltimore County Historic Design Guidelines: Fences & Landscape, p. 5.

VKN:vkn

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

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

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) - Development Coordination

DATE: March 7, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0221-SPHA
Address 1020 Windsor Road
(Jedema & Moore Property)

Zoning Advisory Committee Meeting of **March 3, 2017**

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

Reviewer: Glenn Shaffer Date: March 2, 2017

C:\Users\jwisnom\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\XEGA1Q0V\ZAC 17-0221-SPHA 1020 Windsor Road.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 3/21/2017

RECEIVED
MAR 23 2017
OFFICE OF
ADMINISTRATIVE HEARINGS

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 17-221

INFORMATION:
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Zoning: DR 1
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Prepared by:

Lloyd T. Moxley

Division Chief:

Kathy Schlabach

AVA/KS/LTM/ka

c: Lloyd T. Moxley
Hank P. Jedema, Holly M. Moore
Office of the Administrative Hearings
People's Counsel for Baltimore County

attachment

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PLANNING

Memorandum

TO: Hank Jedema
Holly Moore

DATE: February 13, 2017

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This action is in accordance with *Baltimore County Code* Section 32-7-403 citing Baltimore County Historic Design Guidelines: Fences & Landscape, p. 5.

VKN:vkn

MEMORANDUM

DATE: June 2, 2017

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2017-0221-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on June 1, 2017. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

Leonard Wasilewski

From: John E. Beverungen
Sent: Wednesday, February 22, 2017 11:47 AM
To: Leonard Wasilewski
Subject: RE: administrative variance and special hearing

I seem to recall that I have done administrative variances that also requested SPH relief for a garage footprint larger than the house. So as long as that is posted on the sign as well as the height variance request I think it is OK.

From: Leonard Wasilewski
Sent: Wednesday, February 22, 2017 9:36 AM
To: John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Subject: administrative variance and special hearing

Yesterday I took in an administrative petition for SPHA at 1020 Windsor Road. The variance was for the height of the garage. My question, is it ok to have and administrative SPH for a garage with a footprint larger than the house or do I need to have the owner refile and combine both under variances?
Lenny

Debra Wiley

From: Holly Moore <hm2035@gmail.com>
Sent: Tuesday, May 02, 2017 10:21 AM
To: John E. Beverungen
Cc: Debra Wiley; Hank Jedema
Subject: Re: Case # 2017-0221
Attachments: 1020 Windsor mot for reconsid cover memo.pdf

Dear Judge Beverungen and staff,

Please find attached the documents you requested in support of our motion for reconsideration: inclusion of toilet facilities, for accessory structure at 1020 Windsor Rd, Pikesvile 21208. Please do not hesitate to email or call me with any questions. Thank you for your consideration.

Holly Moore, PhD
347-882-0100

On Tue, Apr 25, 2017 at 10:59 AM, John E. Beverungen <jbeverungen@baltimorecountymd.gov> wrote:

Ms. Moore,

I am in receipt of your motion for reconsideration in the above matter, concerning bathroom facilities in the proposed garage. In your motion you indicate the bathroom was shown on "Drawing A1.2" submitted as Exhibit 1 with the original zoning petition. I have reviewed the file and do not see a copy of that drawing; a drawing labelled "A1.0" was attached to the petition, but it does not show a bathroom. Please forward to my attention a copy of that drawing, along with whatever documentation you have showing it was submitted to the zoning office at the time you filed the original zoning petition.

In addition, the file contains letters of support from 3 of your neighbors. Before I would consider granting the motion you must submit to this Office letters from each of those neighbors indicating they have no objection to your request for a toilet and sink in the proposed garage.

John Beverungen

ALJ

CONNECT WITH BALTIMORE COUNTY

www.baltimorecountymd.gov

--
Holly Moore, PhD
Phone: 347-882-0100

Debra Wiley

From: Holly Moore <hm2035@gmail.com>
Sent: Tuesday, April 25, 2017 9:58 PM
To: John E. Beverungen
Cc: Debra Wiley
Subject: Re: Case # 2017-0221

Thank you for your prompt attention to this matter. We will submit those materials.

Holly Moore

On Apr 25, 2017 10:59 AM, "John E. Beverungen" <jbeverungen@baltimorecountymd.gov> wrote:

Ms. Moore,

I am in receipt of your motion for reconsideration in the above matter, concerning bathroom facilities in the proposed garage. In your motion you indicate the bathroom was shown on "Drawing A1.2" submitted as Exhibit 1 with the original zoning petition. I have reviewed the file and do not see a copy of that drawing; a drawing labelled "A1.0" was attached to the petition, but it does not show a bathroom. Please forward to my attention a copy of that drawing, along with whatever documentation you have showing it was submitted to the zoning office at the time you filed the original zoning petition.

In addition, the file contains letters of support from 3 of your neighbors. Before I would consider granting the motion you must submit to this Office letters from each of those neighbors indicating they have no objection to your request for a toilet and sink in the proposed garage.

John Beverungen

ALJ

Debra Wiley

From: John E. Beverungen
Sent: Tuesday, April 25, 2017 11:00 AM
To: hm2035@gmail.com
Cc: Debra Wiley
Subject: Case # 2017-0221

Ms. Moore,

I am in receipt of your motion for reconsideration in the above matter, concerning bathroom facilities in the proposed garage. In your motion you indicate the bathroom was shown on "Drawing A1.2" submitted as Exhibit 1 with the original zoning petition. I have reviewed the file and do not see a copy of that drawing; a drawing labelled "A1.0" was attached to the petition, but it does not show a bathroom. Please forward to my attention a copy of that drawing, along with whatever documentation you have showing it was submitted to the zoning office at the time you filed the original zoning petition.

In addition, the file contains letters of support from 3 of your neighbors. Before I would consider granting the motion you must submit to this Office letters from each of those neighbors indicating they have no objection to your request for a toilet and sink in the proposed garage.

John Beverungen
ALJ

Sherry Nuffer

From: Holly Moore <hm2035@gmail.com>
Sent: Monday, April 24, 2017 11:04 AM
To: Administrative Hearings; John E. Beverungen
Cc: Hank Jedema
Subject: Case 2017-0221-A : Request for information

To the Office of Administrative Hearings:

We thank Judge Beverungen for his ruling on case 2017-0221-A, our petition for administrative variance to permit a garage on the rear of the property at 1020 Windsor Rd, Pikesville 21208. While variances were granted for the items in our petition, added to the order was the statement that, "Petitioners … shall not covert garage into a dwelling unit or apartment. The garage shall not contain sleeping quarters, living area, and kitchen or bathroom facilities."

We completely agree with prohibition of a dwelling unit and have no desire to create one, but would like to retain the toilet and hand washing sink in the garage. The garage will also serve as a workshop and gardening shed for owners Hank Jedema and Holly Moore. The purpose of the toilet in the workshop is to reduce tracking of dirt into the main house.

To determine whether we need to file an appeal, we'd appreciate knowing if a toilet meets the definition of "bathroom" as stated by Judge Beverungen. Thank you in advance.

Holly Moore

--
Holly Moore, PhD
Phone: 347-882-0100

IN RE: PETITION FOR ADMIN. VARIANCE
& ADMIN. SPECIAL HEARING
(1020 Windsor Rd)
3rd Election District, 2nd Council District
Hank P. Jedema & Holly Moore, Petitioners

BEFORE THE OFFICE OF AMINISTRATIVE
HEARINGS FOR BALTIMORE CO.
CASE NO. 2017-0221-A

RECEIVED
APR 24 2017
OFFICE OF
ADMINISTRATIVE HEARINGS

MOTION FOR RECONSIDERATION

Petitioners Hank P. Jedema and Holly Moore, married, owners of the property at 1020 Windsor Rd., Pikesville, MD 21208 thank Judge Beverungen and the Baltimore County Office of Administrative Hearings for the Order on this case, dated March 27, 2017, granting relief from Baltimore County Zoning Regulations (BCZR) § 400.3 in re height, and BCZR § 101 and Baltimore Co Code § 32-4-107(b) in re footprint.

We understand and agree to all conditions of the relief granted under the order with the possible exception of the exclusion of "bathroom facilities". While, we have no desire to convert the garage to, or use as, a dwelling unit or apartment, we wish to keep the toilet and hand sink as shown in the plans. As the garage also serves as a workshop and garden shed for the owners of 1020 Windsor, the purpose of the toilet and handwashing sink is to minimize tracking of dirt and grime into the main house.

Therefore this **24th** Day of **March,** 2017, we ask for reconsideration of, or clarification on, including "bathroom facilities" in the accessory structure. In light of the restricted use of the toilet and handwashing sink as a water closet, we move that these facilities be permitted as shown in the architectural plans (Drawing A1.2) submitted as Exhibit 1 of the original Petition.

We thank Judge Beverungen and Staff of Baltimore County Office of Administrative Hearings for your consideration.

Hank P. Jedema, PhD

Holly Moore, PhD

Real Property Data Search **Guide to searching the database**

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: **District - 03 Account Number - 0314010850**

Owner Information

Owner Name:	JEDEMA HANK P MOORE HOLLY M	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	1020 WINDSOR RD BALTIMORE MD 21208-4762	**Deed Reference:**	/37582/ 00256

Location & Structure Information

Premises Address:	1020 WINDSOR RD BALTIMORE 21208-4762	**Legal Description:**	NS WINDSOR RD SUDBROOK PARK

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0078	0014	0420		0000	C			2017	Plat Ref: 0009/ 0007

Special Tax Areas:		**Town:** **Ad Valorem:** **Tax Class:**	NONE

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1885	1,610 SF		25,900 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full		

Value Information

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2016	Phase-in Assessments As of 07/01/2017
Land:	82,000	82,000		
Improvements	113,700	113,200		
Total:	195,700	195,200	195,700	195,200
Preferential Land:	0			0

Transfer Information

Seller: NEWCOMB MARGARET C Type: ARMS LENGTH IMPROVED	Date: 06/01/2016 Deed1: /37582/ 00256	Price: $200,000 Deed2:
Seller: NEWCOMB WILLIAM L Type: NON-ARMS LENGTH OTHER	Date: 05/21/1976 Deed1: /05635/ 00356	Price: $0 Deed2:
Seller: Type:	Date: Deed1:	Price: Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2016	07/01/2017
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

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

Homestead Application Information

Homestead Application Status: No Application

Date: May 2, 2017

From: Holly M Moore and Hank P Jedema, owners of 1020 Windsor Rd, 21208

To: John Beverungen, Administrative Law Judge and Baltimore County Zoning Commission

In re: Case # 2017-0221, Motion for Reconsideration, Administrative Variance for 1020 Windsor Rd.

Dear Judge Beverungen and colleagues,

We thank you again for your review and consideration of our request for specific zoning variances for construction of an accessory building at 1020 Windsor Rd. As required in response to our motion for reconsideration, please find attached the complete set of schematic design drawings and appendix material (as approved by the Historical Landmark committees) and letters from our 3 adjacent neighbors stating no objection to including the bathroom facilities as planned. As we stated previously, we have no intension of using the accessory structure as a dwelling; the purpose of the bathroom facilities in this building are to reduce tracking of soil, grease, etc. from the workshop into the main house. The bathroom facility for which we request your reconsideration are shown on drawing A 1.2. We anticipate no burden, and no significant changes in residential density or neighborhood character as a result of these features of the accessory building.

Respectfully,

Holly M Moore, PhD

Hank P Jedema, PhD

To: Baltimore County Zoning Commission and Administrative Law Judge

In re: Request by Mr. Hank Jedema and Ms. Holly Moore, owners of 1020 Windsor Rd, for administrative variance from Section 400.3, height

Please be informed that we live at 1018 Windsor Rd., adjacent to 1020 Windsor Rd, the property of Hank P. Jedema and Holly Moore. We have reviewed the plans for their proposed accessory building and support their request for a variance from Baltimore County Zoning Ordinance Section 400.3 (height). We anticipate no burden to be caused by accessory structure as designed.

Respectfully signed this 20th day of February, 2017.

Joshua W. Daubert Joshua W. Daubert

Owners of 1018 Windsor Rd. in Sudbrook Park, Pikesville MD 21208

To: Baltimore County Zoning Commission and Administrative Law Judge

In re: Request by Mr. Hank Jedema and Ms. Holly Moore, owners of 1020 Windsor Rd, for administrative variance from Section 400.3, height

Please be informed that we live at 1022 Windsor Rd, adjacent to 1020 Windsor Rd, the property of Hank P. Jedema and Holly Moore. We have reviewed the plans for their proposed accessory building and support their request for a variance from Baltimore County Zoning Ordinance Section 400.3 (height). We anticipate no burden to be caused by accessory structure as designed.

Respectfully signed this 20th day of February, 2017.

Guy Zerrin

Owners of 1022 Windsor Rd in Sudbrook Park, Pikesville MD 21208

Scientific Design LLC
175 44th Street
Pittsburgh, PA 15201

Virginia Polytechnic Institute & State U
Accounts Payable
North End Center Suite 3300
Blacksburg VA 24061

To: Baltimore County Zoning Commission and Administrative Law Judge

In re: Request by Mr. Hank Jedema and Ms. Holly Moore, owners of 1020 Windsor Rd, for administrative variance from Section 400.3, height

Please be informed that we live at 500 Sudbrook Lane, adjacent to 1020 Windsor Rd, the property of Hank P. Jedema and Holly Moore. We have reviewed the plans for their proposed accessory building and support their request for a variance from Baltimore County Zoning Ordinance Section 400.3 (height). We anticipate no burden to be caused by accessory structure as designed.

Respectfully signed this 20th day of February, 2017.

Edward J. Brady

500 Sudbrook Lane.

Owners of _____ in Sudbrook Park, Pikesville MD 21208

Architect's rendition of view of proposed accessory structure from front of property at Windsor Road

VIEW OF EXISTING HOUSE AND PROPOSED ACCESSORY STRUCTURE
FROM SOUTH WEST AT WINDSOR ROAD

33:D
2016.02.09

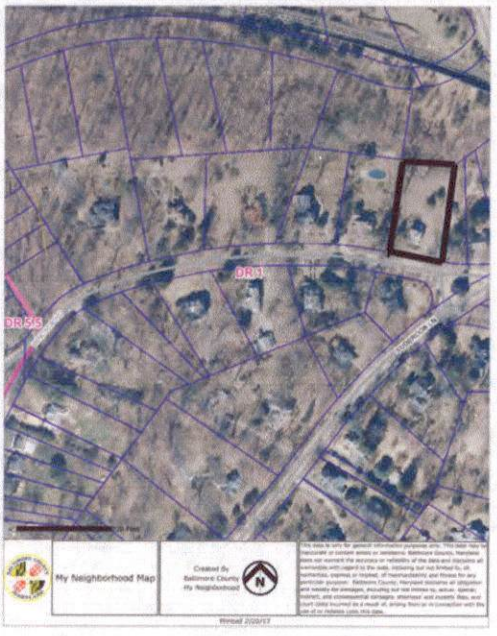
JEDEMA/MOORE WORKSHOP & GARAGE
HISTORIC PERMIT APPLICATION: 1020 WINDSOR ROAD, PIKESVILLE, MD

COVER SHEET

A0.0

1020 Windsor Rd, Pikesviville MD (Current)

Areal view (outlined in bold black)

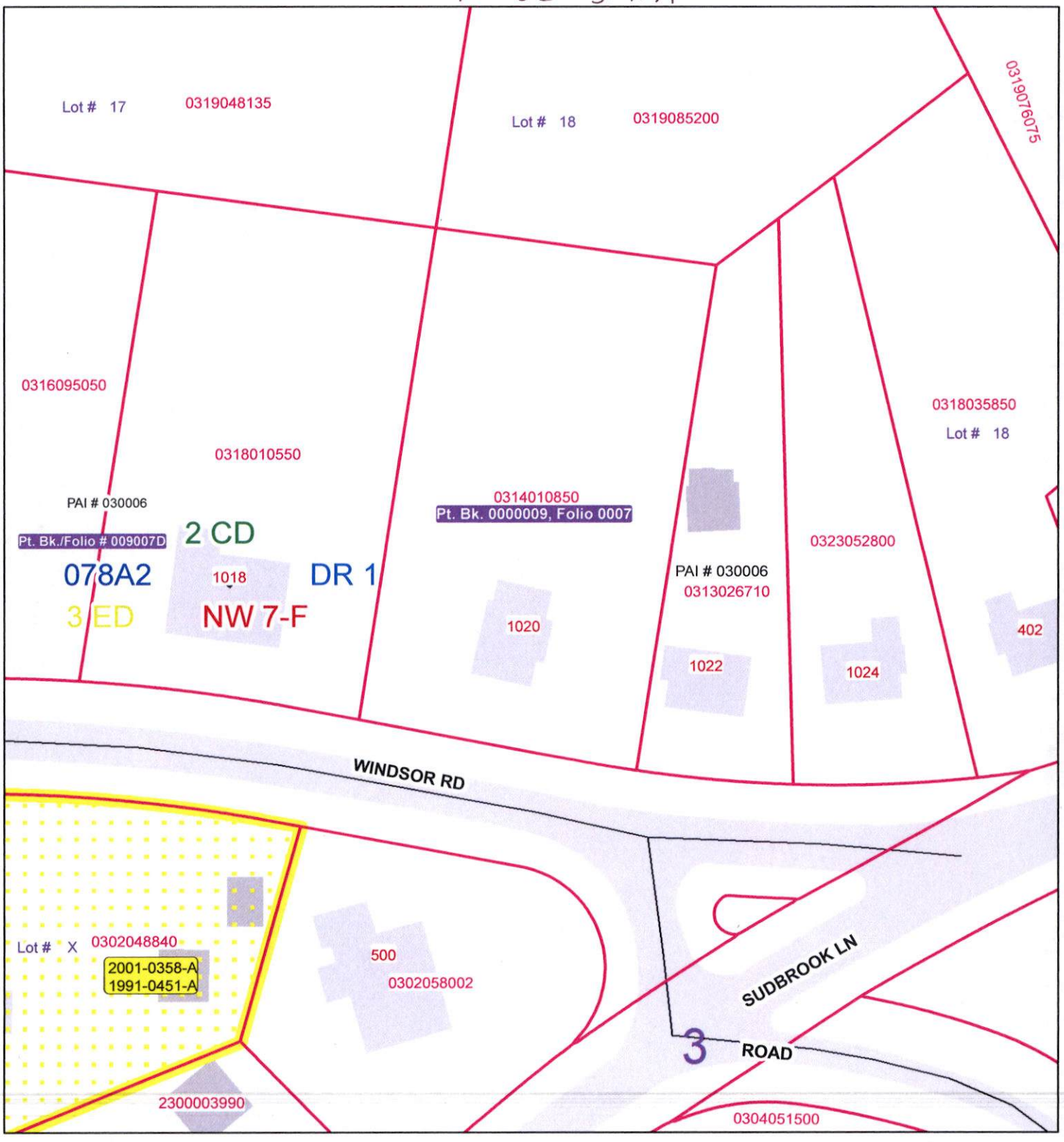


Current view of property from Windsor Rd

Panoramic photo showing adjacent properties on Windsor Rd.

1020 Windsor Road

2017-0221-SPHA



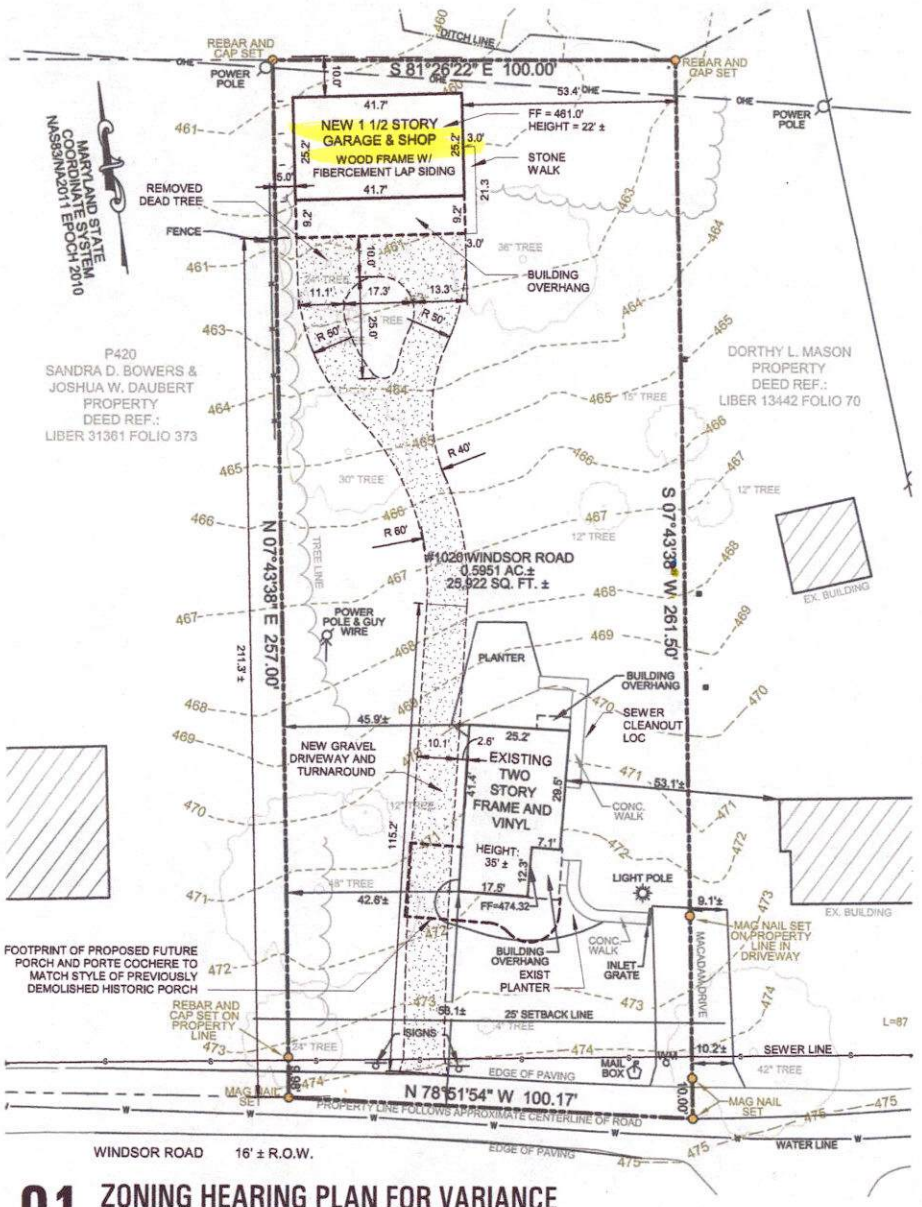
Publication Date: 2/21/2017

Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

N W E S

0 15 30 60 90 120 Feet

1 inch = 60 feet

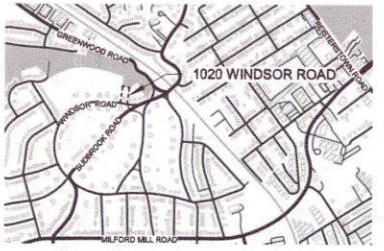


01 ZONING HEARING PLAN FOR VARIANCE

1" = 30'-0"

SITE VICINITY MAP

N



PROPERTY INFORMATION

OWNER:
HANK P. JEDEMA & HOLLY M. MOORE

ADDRESS:
1020 WINDSOR ROAD
PIKESVILLE, DM 21208

TAX ACCOUNT NO.: 0314010850
DEED REFERENCE NO.: 37582 / 00256

TAX MAP: 0078
GRID: 0014
PARCEL: 0420

LOT AREA: 0.6 ACRES / 25,900 SF

SITE ZONING: DR 1
ZONING MAP NO.: 078A2
PRIOR ZONING CASES: NONE
ZONING VIOLATIONS: NONE

ELECTION DISTRICT: 3
COUNCILMANIC DISTRICT: 2

HISTORIC DISTRICT: SUDBROOK PARK
CBCA: NO
FLOOD PLAIN: NO
UTILITIES: PUBLIC WATER & SEWER

TABLE - GROSS AREAS

ACCESSORY STRUCTURE	
GROUND FLOOR	1,050 SF
LOFT	1,110 SF
	2,160 SF
HOUSE - EXISTING	
BASEMENT	890 SF
FIRST FLOOR	890 SF
SECOND FLOOR	760 SF
	2,540 SF
HOUSE - FUTURE RESTORATION	
WRAP-AROUND PORCH	280 SF
PORTE COCHERE	220 SF
	500 SF

33:D

OWNER
JEDEMA / MOORE
1020 WINDSOR ROAD
PIKESVILLE, MD 21208

ARCHITECT
33:DESIGN, LLC
2209 MARYLAND AVENUE
BALTIMORE, MD 21218

PROFESSIONAL SEAL

ACCESSORY BLDG
GARAGE / SHOP

NO.	DESCRIPTION	DATE
1	HEARING PLAN	JAN
2	HEARING PLAN - REV 1	FEB

PROJ. NO. 18-111
SCALE As indicated

SHEET NAME
SITE PLAN

SHEET NUMBER
A1.0

2017-0221-SPHA

Pet. Exh. 1