IN RE: **PETITION FOR SPECIAL HEARING (7601 Cypress Avenue)**	*	BEFORE THE
12th Election District	*	OFFICE OF
7th Council District		
Ana Guerrero and	*	ADMINISTRATIVE HEARINGS
Blanca Guerrero Decontreras		
Legal Owners	*	FOR BALTIMORE COUNTY
Petitioners	*	**Case No. 2022-0303-SPH**

* * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for consideration of a Petition for Special Hearing filed on behalf of, Ana Guerrero and Blanca Guerrero Decontreras legal owners ("Petitioners") for the property located at 7601 Cypress Avenue, Highlandtown (the "Property"). The Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("BCZR") to determine whether or not the Zoning Commissioner should approve an accessory in-law apartment in a separate accessory building (garage) on the property.

A hearing was conducted remotely via WebEx. The Petition was advertised and posted as required by the BCZR. The Petitioners appeared in support of the Petition along with Patrick ("Rick") Richardson, PE of Richardson Engineering, LLC, who prepared and sealed a site plan (the "Site Plan"). (Pet. Ex. 1). There were no Protestants or interested citizens at the hearing.

Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP"), Development Plans Review ("DPR") and Department of Environmental Protection and Sustainability ("DEPS") which agencies did not oppose the requested relief.

The Property is 12,720 sf and is improved with 876 sf single family home constructed in 1928, and a 503 sf detached garage in the rear yard. As shown on the aerial photograph, the Property is a corner lot at the intersection of Cypress Ave. and Southern Ave. (Pet. Ex. 2). It was

created as four (4) Lots 335 and 336 which front on Cypress Avenue and 2 lots which front on Crescent Ave. The lots were created by the Plat of Eastview in the Land Records of Baltimore County on October 14, 1920. It zoned Density Residential (DR 5).

Petitioner Ana Guerrero resides in the home with her parents, Blanca Guerrrero Decontreras and Alfredo Contreras. Petitioners want to live in separate dwellings and seek approval to convert the detached garage into an in-law apartment for Blanca Guerrero Decontreras and Alfredo Contreras. Toward that end, the Parties executed a Declaration of Understanding pursuant to BCZR, §400.4. (Pet. Ex.4). Street view photographs of the existing garage were provided. (Pet. Ex. 3). The proposed in-law apartment will have the same square footage as the existing garage (502 sf) and it will remain 13 ft. in height. (Pet. Ex. 5). Interior renovations will add two (2) bedrooms, one (1) bathroom, a kitchen/dining room and a utility room. (Pet. Ex. 5). The Site Plan shows the existing driveway to the garage off of Southern Ave and a proposed parking space. The existing garage door will be removed and replaced with a man-door.

Between the Property and the immediate neighboring property at 7603 is a 6 ft. high fence as well as a row of mature vegetation. DOP recommended a condition that Petitioners provide additional landscaping to buffer the in-law apartment from 7603. Mr. Richardson highlighted that the existing vegetation and fencing provides that buffer and that no additional landscaping should be required.

Mr. Richardson testified that the proposed use meets each of the Special Exception factors in BCZR, §502.1 and will not have an adverse impact on the health, safety or general welfare of the neighborhood and that this use is will be no worse here than elsewhere in the DR 5.5 zone. Mr. Richardson also believes that a second home could be constructed on the 2 lots facing Crescent Ave. and therefore a temporary use of an in-law apartment in an existing structure, is not

detrimental to the neighborhood.

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

> The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

Based on the testimony and exhibits, I find that the Petition for Special Hearing for an accessory in-law apartment in the proposed detached structure, will comply in all respects with BCZR, §400. Specifically, the in-law apartment will remain setback from either side 7ft. – 9ft., will remain at a height of 13 ft., and is located in the rear yard. I find that it also complies with BCZR, §400.4 in that it is less than 1,200 sf and will not have separate utility meter or water and sewerage service meter, but will connect to the utility meter and water and sewerage services in the home.

In regard to the required Special Exception factors in BCZR, §502.1, I find that the size, location and purpose of the in-law apartment is within the spirit and intent of the BCZR, and will

not cause harm to the public health, safety or general welfare, particularly in light of the lack of objection from neighboring property owners. Given the existing 6 ft. high fence and mature vegetation, I find that additional landscaping shall not be necessary.

I also find that the Petitioners have executed and will file in the Land Records of Baltimore County the Declaration of Understanding (Pet. Ex. 4) which outlines compliance with BCZR, §400.4. The proposed accessory apartment is for the Petitioner, Ana Guerrero's parents and the Site Plan and floor plans are within the spirit and intent of the BCZR and will not cause harm to the public health, safety or welfare.

THEREFORE, IT IS ORDERED this **2nd** day of **March 2023** by this Administrative Law Judge, that the Petition for Special Hearing of the BCZR, §500.7 to determine whether or not the Zoning Commissioner should approve an accessory in-law apartment in a separate accessory building (garage) on the property, and it 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 his 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, Petitioner would be required to return the subject property to its original condition.

2. The accessory apartment shall not be used for commercial activity.

3. The accessory apartment shall not be converted into a second dwelling beyond the scope of BCZR, §400. The accessory apartment shall only be utilized by the persons named in the use permit who are immediate family members as defined in BCZR, §101.1, and may not be used by any persons not named in the use permit for any other reason (including family members not otherwise named). When the accessory apartment is no longer occupied by the persons named in the use permit, or if the Property is sold, the use permit shall terminate. Upon termination, the renovations constructed for the accessory apartment will be removed and the accessory building will be restored to its original condition.

4. The accessory apartment shall not have separate utility, gas and electric and/or water/sewerage connections or services. All services shall connect to the house.

5. Prior to the issuance of the use permit, Petitioners shall file and record at their expense, an executed and notarized Declaration of Understanding, along with a property description and a site plan showing the proposed improvements, along with a copy of this Order, in the Land Records of Baltimore County, and file a copy of the same with the Department of Permits, Approvals and Inspections.

6. Petitioners shall renew the use permit with Department of Permits, Approvals and Inspections every two (2) years by filing a renewal on a form approved by Department of Permits, Approvals and Inspections, to be dated from the month of the Order herein, and shall list the name of any person(s) occupying the accessory apartment.

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

Maureen E. Murphy

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm

JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

March 2, 2023

Ana Contreras Guerrero – fredisosmar@yahoo.com
Blanca Guerrero Decontreras
7601 Cypress Avenue
Baltimore, MD 21224

RE: Petition for Special Hearing
Case No. 2022-0303-SPH
Property: 7601 Cypress Avenue

Dear Petitioners:

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

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

Maureen E. Murphy

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure

c: Patrick Richardson – rick@richardsonengineering.net

CERTIFICATE OF POSTING

2022-0303-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Ana Contreras Guerrero, Blanca Guerrero

March 2, 2023

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

7601 Cypress Avenue ***SIGN 1***

February 10, 2023

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

February 10, 2023

(Signature of Sign Poster) **(Date)**

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2022-0303-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Ana Contreras Guerrero, Blanca Guerrero

March 2, 2023

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

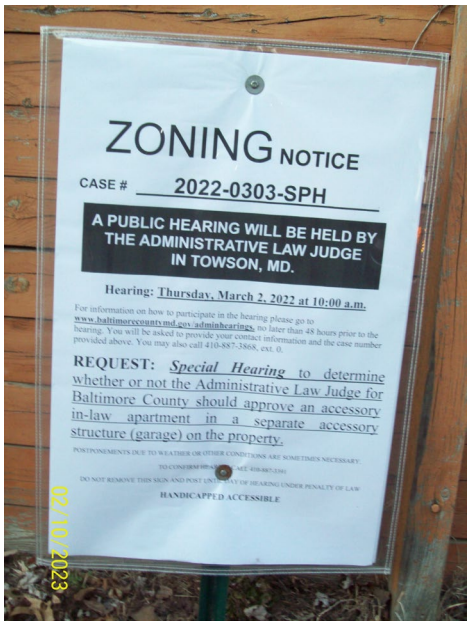
Ladies and Gentlemen:

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

7601 Cypress Avenue ***SIGN 2***

February 10, 2023

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

February 10, 2023

(Signature of Sign Poster) **(Date)**

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald **DATE:** 1/3/2023
Director, Department of Permits, Approvals and Inspections

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2022-303-SPH

INFORMATION:
Property Address: 7601 Cypress Avenue
Petitioner: Ana Contreras Guerrero, Blanca E. Guerrero Decontreras
Zoning: DR 5.5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner should approve an accessory in-law apartment in a separate accessory structure (garage) on the property.

The subject site is at the corner of Cypress Avenue and Southern Avenue in Highlandtown. The site is approximately 8,000 square feet and is improved with an existing dwelling and detached garage. The garage is accessed from Southern Avenue.

The site is within the boundaries of the following community plans: the Eastern Baltimore County Revitalization Strategy, the Eastern Baltimore County Pedestrian and Bicycle Access Plan, and the Greater Dundalk-Edgemere Community Conservation Plan. Additionally, the site is within the Greater Dundalk Sustainable Community Plan.

The representative for the petitioner was contacted via email on January 10th, 2023 to confirm details of the request. The representative confirmed that the in-law apartment would be for the property owner's parents, and that it would be permanent. Further, the representative noted that exterior alterations would include new siding, filling in the garage door for an entry door, and possibly the installation of a window or two.

The Department of Planning has no objections to the Special Hearing request, provided the following conditions are met:

1. Provide landscaping to screen the accessory structure from the neighboring dwelling at 7603 Cypress Avenue;
2. Show onsite parking locations on the plan;
3. The accessory unit should not have separate utility meters nor be used as a rental unit;
4. There shall be no commercial activity conducted on site;
5. As allowed for in § 400.4.B.3 of the BCZR, the petitioner is expressly prohibited from converting the accessory apartment in to a second dwelling beyond the scope of this section; and

6. The petitioner should note the provisions of § 400.4.C of the BCZR requiring biannual renewal for accessory apartments.

For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:

Taylor Bensley

Division Chief:

Jenifer G. Nugent

SL/JGN

c: Patrick Richardson, Richardson Engineering, LLC
Te-Sheng Huang
Ngone Seye Diop
Jeff Perlow, Zoning Review
Lajuanda Whitaker, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: January 12, 2023

EFC for VKD

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2023
Item No. 2022-0299-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

If Zoning Relief is granted a Landscape Plan is required, per the requirements of the Landscape Manual. A Lighting Plan is also required.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: January 12, 2023

EFC for VKD

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2023
Item No. 2022-0300-SPH

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

Per Baltimore County DPW&T's review, Baltimore County Code 32-8 defines lot line adjustments as development. Highway widening must be dedicated to Baltimore County as part of the development process. All drawings, recordation, etc. associated with the dedication are at the developers expense.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: January 12, 2023

EFC for VKD

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2023
Item No. 2022-0302-A

The Bureau of Development Plans Review has reviewed the subject zoning items *and* we have the following comments.

Per Baltimore County DPW&T's review, the plan submitted shall be revised to show the existing utilities and associated easements on the property. Based on Baltimore County records, the proposed garage will be located over an existing sewer main. The garage shall not be located in the easements and/or must be located so the zone of influence of the garage foundation does not impact any existing Baltimore County maintained utilities.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: January 12, 2023

EFC for VKD

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2023
Item No. 2022-0304-X

The Bureau of Development Plans Review has reviewed the subject zoning items *and* we have the following comments.

If Special Exemption is granted a Landscape Plan is required, per the requirements of the Landscape Manual. A Lighting Plan is also required.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director **DATE:** January 10, 2023
Department of Permits, Approvals

EFC for VKD

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2023
Item Nos: 2022-0298-A, 0301-A & 0303-SPH

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

* * * * *

VKD: cen
cc: file

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING January 2, 2023
FORMAL OR INFORMAL RESPONSE DUE AT January 9, 2023 Meeting

* Agenda Only
\+ Agenda and Petition
& Agenda and Plat
# Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.go
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovment@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
\+ People's Counsel, rwheatley@baltimorecountymd.gov
\+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
\+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov
# People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
# Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
# DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
# IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
# Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
* IF ELDERLY HOUSING, Community Development, MS #1102M
* IF TOWER, Tower Coordinator, c/o OIT, MS #2007
# IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
# IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

Revised 07/7/2021

ZAC AGENDA

Case Number: 2022-0298-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Robert and Denise Schubert
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 3413 FIELDING RD
Location: Property located on the South side of Fielding Rd.; 172 feet East of Dorian Rd.

Existing Zoning: DR 2 (VESTED R-20) **Area:** 20,037
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR 1B02.3.B and 205.3 (R20) of the 1958 BCZR: To permit an existing carport to be converted to an enclosed 2 car garage with a right side setback of 8 feet in lieu of the minimum 15 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 01/09/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2022-0299-A **Reviewer:** Jason Seidelman
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: McDonald's Corporation
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 12 **Council Dist:** 7

Property Address: 2222 DUNDALK AVE
Location: Property located Northwest corner of intersection of Dundalk Ave. (125 feet) and Sunshine Rd. (40 feet)

Existing Zoning: BL **Area:** .08572 ACRE
Proposed Zoning:
VARIANCE:
1.) BCZR 409.9: To permit 35 parking spaces in lieu of the required 69 parking spaces;

2.) BCZR 450.4: To permit three (3) menu board signs in lieu of the allowed two (2) signs;

3.) BCZR 409.8.A(1): To permit a 4.1 foot landscape strip in lieu of the 5.5 foot landscape strip previously approved in Zoning Case No. 2010-0099-A; and

4.) For such other and further relief as may be deemed necessary by the Administrative Law Judge.
Attorney: Adam Baker
Prior Zoning Cases: 1985-0275-A; 1988-0531-A; 2010-0099-A
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2022-0300-SPH **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Timothy and Pamela Van Pelt
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 7210 RIVER DRIVE RD
Location: Property located on the West side of Deer Park Rd. 1,220 feet from the centerline of Dolfield Rd.

Existing Zoning: RC 4 **Area:** 1.2 ACRES
Proposed Zoning:
SPECIAL HEARING:
1.) BCZR 500.7: To determine if a property merger has occurred.

2.) BCZR 500.7: To confirm if existing undersized lots have building rights.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:
Note to file.

ZAC AGENDA

Case Number: 2022-0301-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Mark Epstein
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 10535 PARK HEIGHTS AVE
Location: Property located on the East side of Park Heights Ave., North 1,000 feet to centerline of Greenspring Valley Rd.

Existing Zoning: RC 2 **Area:** 3.9 ACRES
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR 400.1 and BCZR 400.3: To permit a proposed Accessory building (garage) to be located in the front yard in lieu of the required rear yard only, and to permit a height of 19 feet in lieu of the maximum permitted height of 15 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 01/16/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2022-0302-A **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Brandon Williams and Sara Pippen
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 401 VOGTS LN
Location: Property located beginning at the Northwest side of Vogts Lane at a distance of 1,244 feet Northwest of Cape May.

Existing Zoning: DR 3.5 **Area:** 21,322 SQ FT.
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR 400.1 & 400.3: To approve an accessory building (garage) with a front yard placement and total height of 24 feet in lieu of the rear yard only placement and maximum height of 15 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 01/16/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2022-0303-SPH **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Ana Guerrero and Blanca Guerrero Decontreras
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 12 **Council Dist:** 7

Property Address: 7601 CYPRESS AVE
Location: Property located at the corner of Cypress Ave. and Southern Ave. on the Southeast corner of Lot # 335 and 336.

Existing Zoning: DR 5.5 **Area:** 12,720 SQ FT.
Proposed Zoning:
SPECIAL HEARING:
BCZR 500.7: To determine whether or not the Zoning Commissioner should approve an accessory in-law apartment in a separate accessory building (garage) on the property.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

Case Number: 2022-0304-X **Reviewer:** Mitchell Kellman
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL EXCEPTION
Legal Owner: Baltimore Harford, LLC.
Contract Purchaser: WashX, LLC.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 9305 9309 HARFORD RD
Location: Property located on the corner of Southeast side of Hartford Rd., Southwest side of 2nd Ave.

Existing Zoning: BL-AS, BM-AS **Area:** .89 ACRES
Proposed Zoning:
SPECIAL EXCEPTION:
To use the herein described property for a car wash in the BM AS and BL AS zones.
Attorney: Adam M. Rosenblatt
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:
receipt Sent to Attorney

PETITION FOR ZONING HEARING(S)

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:

dress **7601 Cypress Avenue** Currently Zoned **DR 5.5**

ed Reference 46571 / 57 10 **Digit Tax Account #** **1207030101**

ner(s) Printed Name(s): **ANA CONTRERAS GUERRERO AND BLANCA E GUERRERO DECONTRERAS**

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

e 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 eof, hereby petition for an:

X **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an accessory inlaw apartment in a separate accessory structure (garage) on the property.

__ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

__ **a Variance** from Section(s)

the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate low your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need ditional space, you may add an attachment to this petition)**

TO BE PRESENTED AT HEARING

perty is to be posted and advertised as prescribed by the zoning regulations.
e agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of timore County adopted pursuant to the zoning law for Baltimore County.
al Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property ch is the subject of this / these Petition(s).

ntract Purchaser/Lessee:

ne – Type or Print

nature

ling Address City State

/ /
Code Telephone # Email Address

orney for Petitioner:

ne – Type or Print

nature

ing Address City State

/ /
Code Telephone # Email Address

Legal Owners (Petitioners):

ANA CONTRERAS GUERRERO / BLANCA E GUERRERO DECONTRERAS
Name #1 – Type or Print Name #2 – Type or Print

Signature #1 / B.E.G Signature #2

7601 Cypress Avenue BALTIMORE MD
Mailing Address City State

21224 / (443) 418-0399 / fredisosmar@yahoo.com
Zip Code Telephone #'s (Cell and Home) Email Address
410 814 1837

Representative to be contacted:

RICHARDSON ENGINEERING, LLC. PATRICK C. RICHARDSON, JR. P.E.
Name – Type or Print

Signature

7 DENEISON STREET TIMONIUM MD
Mailing Address City State

21093 / (410) 560-1502 / rick@richardsonengineering.net
Zip Code Telephone # Email Address

SE NUMBER 2022-0323-SPH **Filing Date** 12/22/22 **Do Not Schedule Dates** _____ **Reviewer** SL

3/2022

Richardson ENGINEERING

CIVIL | COMMERCIAL
RESIDENTIAL
INDUSTRIAL

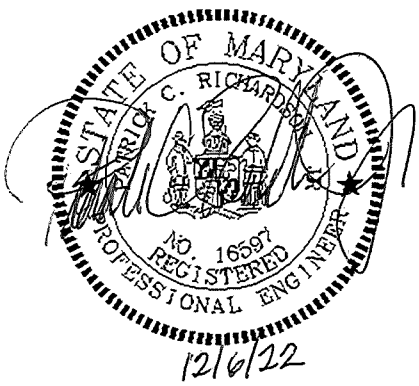
RICHARDSON ENGINEERING, LLC.
7 DENEISON ST. | TIMONIUM, MD 21093
410-560-1502 | RICHARDSONENGINEERING.NET

ZONING PROPERTY DESCRIPTION FOR
3601 CYPRESS AVENUE
12th ELECTION DISTRICT
7th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Located at the corner of Cypress Avenue and Southern Avenue on the southeast corner on Lots #335 and 336 as shown on the Plat of Eastview No. 1, recorded among the Land Records of Baltimore County in Plat Book WPC No. 5, folio 81.

Located on Lots #324, and 325 as shown on the plat of Eastview No. 2, which is recorded among the Land Records of Baltimore County in Plat Book WPC No. 9, folio 117.

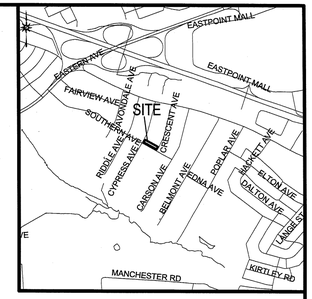
Containing a net area of 8,000 square feet or 0.18 acres +/-.



12/6/22

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16597, EXPIRATION DATE: 08-15-2023

2022-0303-SPH



VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES:

1. OWNER: ANA CONTRERAS GUERRERO
   BLANCA E GUERRERO DECONTRERAS
   7601 CYPRESS AVE
   BALTIMORE MD 21224–3213
2. SITE AREA:
   GROSS: 8,000 Sq.Ft. or 0.18 Ac.±
   NET: 12,720 Sq.Ft. or 0.29 Ac.±
2. EXISTING BUILDING AREA: 1,396 Sq.Ft.
3. UTILITIES
   PUBLIC WATER
   PUBLIC SEWER
4. DEED REF: 46571/57
5. TAX ACCOUNT: 1207030101, 1207030102
6. COUNCILMANIC DISTRICT: 7TH
7. REGIONAL PLANNING DISTRICT: DUNDALK/TURNERS STATION
8. CENSUS TRACT: 4206
9. WATERSHED: BACK RIVER
10. EXISTING ZONING: DR 5.5
11. TAX MAP #96, GRID #16, PARCEL #205, PLAT #5/81, LOTS #335,336,324,325
12. NO PRIOR PERMITS ON FILE.
13. THE SITE DOES NOT LIES WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
14. THE SITE LIES WITHIN ZONE X ON AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 24001004206, DATED MAY 5, 2014.
15. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
16. BASIC SERVICE MAPS (2022)

TYPE	DEFICIENT (Y/N)	NOTE
WATER	N	–
SEWER	N	–
TRANSPORTATION	N	–

17. NO PREVIOUS ZONING CASES ON FILE
18. SETBACKS FOR DR 5.5 ZONE

TYPE	REQUIRED	PROVIDED
FRONT	27'	27'±
SIDE	10'	6'±
REAR	30'	133'±

Richardson ENGINEERING
7 Deneison Street
Timonium, Maryland 21093
Phone: 410–560–1502, info@richardsonengineering.net

PLAN TO ACCOMPANY ZONING PETITION
FOR

GUERRERO RESIDENCE

7601 CYPRESS AVENUE

BALTIMORE COUNTY MARYLAND
12TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	LNR	PCR	1" = 20'
	DATE: 11–28–22	JOB NO.: 22182	SHEET NO.: 1 OF 1

22-1212 SC

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2022-0303-SPH

Petitioner: Ana Contreras Guerrero

Address or Location: 7601 Cypress Avenue

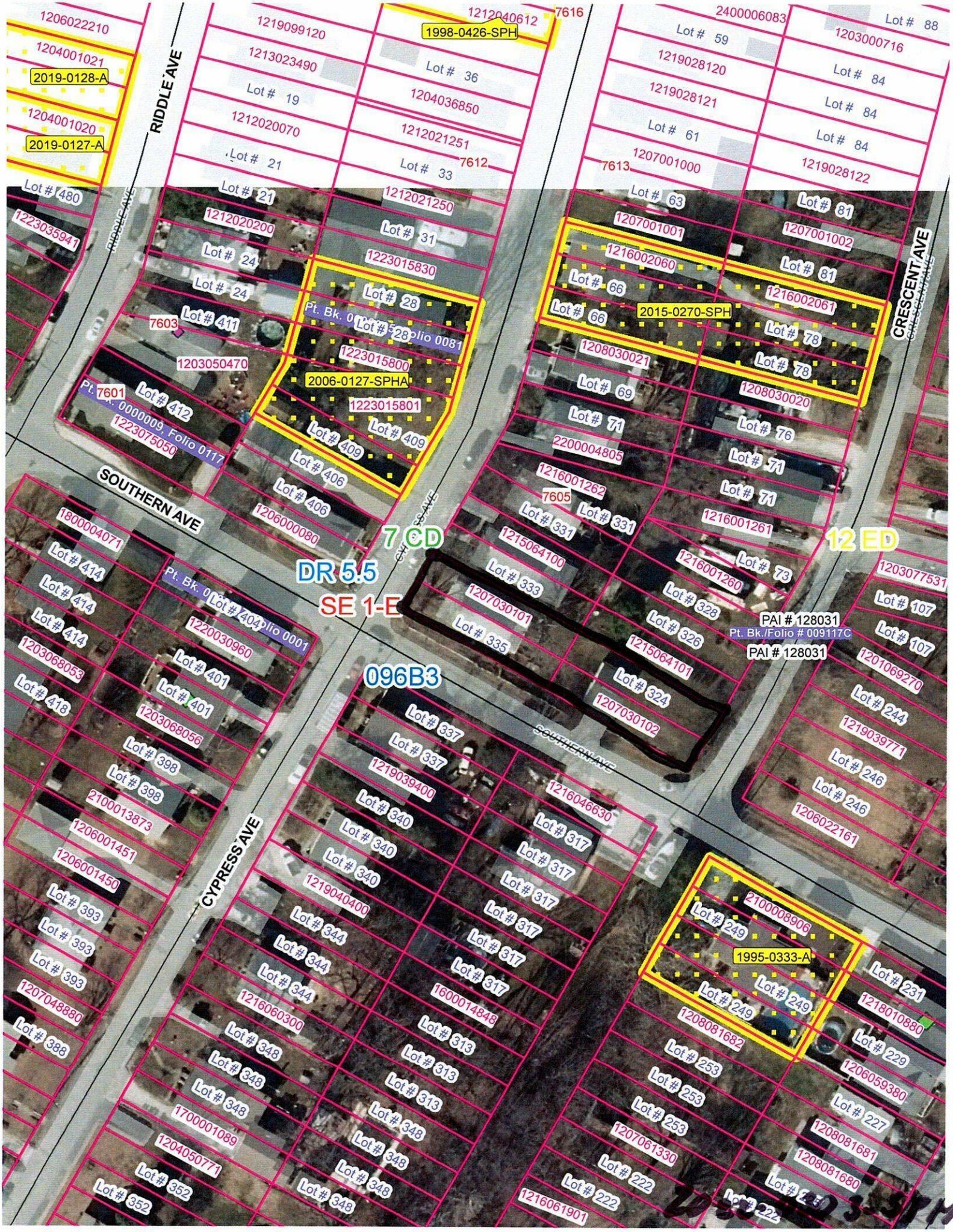
PLEASE FORWARD ADVERTISING BILL TO:

Name: Ana Contreras Guerrero

Address: 7601 Cypress Avenue
Baltimore, MD 21224

Telephone Number: 410-814-1837

Revised 2/20/98 - SCJ


RIDDLE AVE
SOUTHERN AVE
CYPRESS AVE
CRESCENT AVE
7 CD
12 ED
DR 5.5
SE 1-E
096B3
2019-0128-A
2019-0127-A
1998-0426-SPH
2006-0127-SPHA
2015-0270-SPH
1995-0333-A
PAI # 128031
Pt. Bk./Folio # 009117C
Pt. 7601 Bk. 0000009, Folio 0117
Pt. Bk. 0 Lot # 404 Folio 0001
Pt. Bk. 0 Lot # 528 Folio 0081

Real Property Data Search ( )
Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District -** 12 **Account Number -** 1207030101

Owner Information

Owner Name: GUERRERO ANA CONTRERAS
DECONTRERAS BLANCA E GUERRERO
Use: RESIDENTIAL
Principal Residence: NO

Mailing Address: 7601 CYPRESS AVE
BALTIMORE MD 21224-3213
Deed Reference: /46571/ 00057

Location & Structure Information

Premises Address: 7601 CYPRESS AVE
BALTIMORE 21224-3213
Legal Description: LT 335,336
7601 CYPRESS AVE
EAST VIEW

Map	Grid	Parcel	Neighborhood	Subdivision	Section	Block	Lot	Assessment Year	Plat No	Plat Ref
0096	0016	0205	12010003.04	0000			335	2021	1	0005/ 0081

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1928	876 SF	600 SF	4,000 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNIT	SIDING/3		2 full		

Value Information

	Base Value	Value As of 01/01/2021	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
Land:	52,000	52,000		
Improvements	112,800	126,500		
Total:	164,800	178,500	173,933	178,500
Preferential Land:	0	0		

Transfer Information

Seller: SECRETARY OF HOUSING AND	**Date:** 03/17/2022	**Price:** $170,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /46571/ 00057	**Deed2:**
Seller: PENNYMAC LOAN SERVICES LLC	**Date:** 10/25/2021	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /45679/ 00104	**Deed2:**
Seller: WHITE STEVEN C JR	**Date:** 09/08/2021	**Price:** $123,880
Type: NON-ARMS LENGTH OTHER	**Deed1:** /45424/ 00197	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

2022-0303-SP1-1

Real Property Data Search ( )
Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District -** 12 **Account Number -** 1207030102

Owner Information

Owner Name:	GUERRERO ANA CONTRERAS DECONTRERAS BLANCA E GUERRERO	**Use:** **Principal Residence:**	RESIDENTIAL NO
Mailing Address:	7601 CYPRESS AVE BALTIMORE MD 21224-	**Deed Reference:**	/46571/ 00057

Location & Structure Information

Premises Address:	CRESCENT AVE BALTIMORE 21224-	**Legal Description:**	LT 324,325 EAST VIEW

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0096	0016	0205	12010003.04	0000			324	2021	**Plat Ref:** 0009/ 0117

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			4,000 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		/					

Value Information

	Base Value	Value As of 01/01/2021	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
Land:	1,000	1,000		
Improvements	0	0		
Total:	1,000	1,000	1,000	1,000
Preferential Land:	0	0		

Transfer Information

Seller: SECRETARY OF HOUSING AND	**Date:** 03/17/2022	**Price:** $170,000
Type: ARMS LENGTH MULTIPLE	**Deed1:** /46571/ 00057	**Deed2:**
Seller: PENNYMAC LOAN SERVICES LLC	**Date:** 10/25/2021	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /45679/ 00104	**Deed2:**
Seller: WHITE STEVEN C JR	**Date:** 09/08/2021	**Price:** $123,880
Type: NON-ARMS LENGTH OTHER	**Deed1:** /45424/ 00197	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

2022-0303-SPH

A C HOME IMPROVEMENT LLC 02-22 1004

271 SAINT HELENA AVE
DUNDALK, MD 21222-4219

7-163/520 MD
5429

DATE 12/12/2022

PAY TO THE ORDER OF Baltimore Country Maryland $ 75.00

Seventy Five Dollars DOLLARS

Photo Safe Deposit® Details on back

BANK OF AMERICA

ACH R/T 052001633

FOR 7601 Cypress Ave

⑈001004⑈ ⑆052001633⑆ 446050420485⑈

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

No. 219970

Date: 12/27/22

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				$75

Total: $75

Rec From: A C Home Improvement LLC

For: Special Hearing 2022-0303-SPH

7601 Cypress Ave

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

CASHIER'S VALIDATION

SC