



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

August 8, 2024

Rai Parshu & Rai Mon – parshu_rai82@yahoo.com
1502 Chesaco Avenue
Rosedale, MD 21237

RE: Administrative Variance
Case No. 2024-0172-A
Property: 1502 Chesaco 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,

A handwritten signature in cursive script that reads "Maureen E. Murphy".

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

c: Sugar Patel – prafulp@arenco-llc.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1502 Chesaco Avenue)		
14 th Election District	*	OFFICE OF ADMINISTRATIVE
6 th Council District		
Rai Parshu & Rai Mon	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2024-0172-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Rai Parshu and Rai Mon (“Petitioners”) for the property located at 1502 Chesaco Avenue, Rosedale (the “Property”). The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), §1B02.3.C.1 and §301.1.A, to permit a side yard open projection (attached carport) with a side setback of 1.33 ft in lieu of the required 7.5 ft.

The Property is an irregularly shaped, corner lot improved with a single family dwelling as more fully depicted on the site plan (the “Site Plan”). (Pet. Ex.1). Street view photographs were submitted showing the location of the proposed carport. (Pet. Ex. 2A-2B). Architectural plans for the carport were also submitted. (Pet. Ex. 3A-3D).

Zoning Advisory Committee (“ZAC”) comments were received from Development Plans Review (“DPR”)/Department of Public Works and Transportation (“DPWT”), and from the Department of Environmental Protection and Sustainability (“DEPS”) which agencies did not oppose the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on July 21, 2024, 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 Affidavit as required by Baltimore County Code (“BCC”), §32-3-303. 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 BCZR, §307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners. I find that 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.

A condition will be placed in the Order to prohibit the enclosure of the carport without a Petition for zoning relief being filed, the Property posted with the required notices, and a hearing held, if necessary.

THEREFORE, IT IS ORDERED, this **8th** day of **August, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §1B02.3.C.1 and §301.1.A, to permit a side yard open projection (attached carport) with a side setback of 1.33 ft in lieu of the required 7.5 ft, be, 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 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. Building materials for the carport addition shall be compatible with those of the existing principal dwelling.

3. The carport shall remain open on the three exposed sides and shall not be enclosed at any time. In the event Petitioners and/or any subsequent owner desires to enclose the carport, a Petition for zoning relief shall be filed, the Property posted with the required notices, and a hearing held if necessary.

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


MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw



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 1502 Chesaco Ave Currently Zoned DR 5.5
Deed Reference 34352 / 00179 10 Digit Tax Account # 1 6 0 0 0 1 1 0 0 1
Owner(s) Printed Name(s) RAI PARSHU/ RAI MON

(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)

1B02.3.C.1; 301.1.A → To permit a side yard open projection (attached carport) with a side setback of 1.33 feet in lieu of the required 7.5 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: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning 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):

<u>RAI PARSHU</u> Name #1 - Type or Print	<u>RAI MON</u> Name # 2 - Type or Print
<u>[Signature]</u> Signature #1	<u>[Signature]</u> Signature # 2
<u>1502 CHESACO AVE</u> Mailing Address	<u>BALTIMORE MD</u> City State
<u>21237</u> Zip Code	<u>443-220-1984</u> Telephone #'s (Cell and Home)
	<u>parshu_rai82@yahoo.com</u> Email Address

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

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Representative to be Contacted:

SAGAR PATEL
Name - Type or Print _____
[Signature]
Signature _____
12430 HILL CREST FULTON MD
Mailing Address City State
20759 240-472-8240 prafulp@arenco-llc.com
Zip Code Telephone # Email Address

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 2024-0172-A Filing Date 7, 9, 24 Estimated Posting Date 7, 21, 24 Reviewer JS

Revised 8/2022

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: <u>1502 Chesaco Ave</u>	<u>Baltimore</u>	<u>MD</u>	<u>21237</u>
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 practical difficulty or hardship here)**

See attached document

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

Parshu Waling
Signature of Owner (Affiant)

Monita Waling
Signature of Owner (Affiant)

Parshu Waling
Name - Print or Type

monita waling
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 26 day of June, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

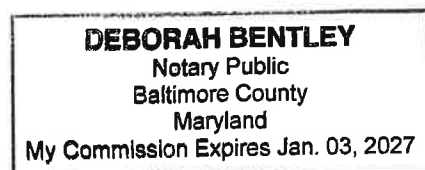
Print name(s) here: Parshu Waling and Monita Waling

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

AS WITNESS my hand and Notaries Seal

Deborah Bentley
Notary Public

1-3-2027
My Commission Expires



Letter of Intent for Administrative Variance For:

Rai Parshu/ Rai Mon
1502 Chesaco Ave
Baltimore, MD 21237

Zoning: DR 5.5

We are requesting a variance for the above address to seek relief of the required side yard setback, for the reasons detailed below, the proposed reduction of the side yard setback would allow the property owner to make an open carport addition to the existing SFD. The homeowner would like to make use of the existing driveway on the right side of the property that would allow parking for two cars in the carport with roof. The proposed two car carport would leave a right-side yard setback of 1'-4".

2024-0172-A



ARENCO, LLC

Architectural Engineering Consultants

www.arenco-llc.com

Date: June 25, 2024

DESCRIPTION FOR GARAGE HEIGHT VARIANCE

NW COR CAMHILL DR CAMELOT – PARCEL - 0933

ZONING DESCRIPTION FOR 1502 Chesaco Avenue

Account No.: 1600011001

Zone: DR 5.5

ELECTION DISTRICT – 14

COUNCILMANIC DISTRICT – 6

Beginning at the intersection point of Chesaco Ave which is 70 feet wide CAMHILL Ave which is 50 feet wide at the distance of 65 feet northwest.

Being lot # 8, block # B, Section # 11, in the subdivision of Camelot as recorded in the Baltimore County Plat Book # 0036, Folio # 0030 containing 8778 square feet. Located in the 14th Election district and 6th Council District.

2024-0172-A



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE

TOWSON, MD 21204

4108873353

WWW.BALTIMORECOUNTYMD.GO

V

Cashier: Jason S.

02-Jul-2024 10:33:02A

Transaction **102409**

1 Petition Before ALJ \$75.00

Total \$75.00

CREDIT CARD SALE \$75.00

VISA 5781

Retain this copy for statement
validation

Station: Permit Processing - Mini

02-Jul-2024 10:33:08A

\$75.00 | Method: EMV

VISA CREDIT

XXXXXXXXXXXX5781

PARSHU WALING

Reference ID: 418400565090

Auth ID: 05495D

MID: *****2995

AID: A0000000031010

AthNtwkNm: VISA

SIGNATURE

Clover ID: NT8PQMEPJ7PFE

Payment XGJFYZQS07776

Clover Privacy Policy

<https://clover.com/privacy>

2024-0172-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0172 -A Address 1502 CHESA CO AVE.

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/9/24 Posting Date: 7/21/24 Closing Date: 8/5/24

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), 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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2024 - 0172 -A Address 1502 CHESA CO AVENUE

Petitioner's Name: RAI PARSHU / RAIMON Telephone (Cell) SAGAR PATEL
240-472-8240

Posting Date: 7/21/24 Closing Date: 8/5/24

Wording for Sign: To Permit _____

To permit a side yard open projection (attached carport) with a side setback of 1.33 feet in lieu of the required 7.5 feet.

Revised 1/2022

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW OFFICE

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.*

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2024-0172-A

Property Address: 1502 CHESACO AVE.

Legal Owners (Petitioners): RAI PAASHU + RAI MON

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): SAGAR PATEL

Address: 12430 HILLCREST
FULTON, MD 20759

Telephone Number: 240-472-8240

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Real Property Data Search ()

Search Result for BALTIMORE COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 14 Account Number - 1600011001

Owner Information

Owner Name: RAI PARSHU Use: RESIDENTIAL
 RAI MON Principal Residence: YES
 Mailing Address: 1502 CHESACO AVE Deed Reference: /34352/ 00179
 BALTIMORE MD 21237-1515

Location & Structure Information

Premises Address: 1502 CHESACO AVE Legal Description: NW COR CAMHILL DR
 BALTIMORE 21237-1515 CAMELOT

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0089 0016 0933 14010002.04 0000 11 B 8 2024 Plat Ref: 0036/ 0030

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1976 1,120 SF 744 SF 8,778 SF 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
 1 YES STANDARD UNIT BRICK/ 4 2 full

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2023	07/01/2024
Land:	79,300	82,600		
Improvements	149,700	205,600		
Total:	229,000	288,200	229,000	248,733
Preferential Land:	0	0		

Transfer Information

Seller: ST JEAN DONALD E Date: 10/21/2013 Price: \$198,000
 Type: ARMS LENGTH IMPROVED Deed1: /34352/ 00179 Deed2:
 Seller: EDRO BUILDERS IN Date: 06/17/1976 Price: \$46,075
 CORPORATED Deed1: /05644/ 00568 Deed2:
 Type: ARMS LENGTH IMPROVED
 Seller: Date: Price:
 Type: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments: Class 07/01/2023 07/01/2024
 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: Approved 03/10/2014

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



Street view of 1502 Chesaco Ave. Proposed carport to be on right side of existing SFD.



Right side of existing driveway and SFD.

2024-0172-4



Rear view of driveway and SFD

2024-0172-9



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 1502 Chesaco Ave Currently Zoned DR 5.5
Deed Reference 34352 / 00179 10 Digit Tax Account # 1 6 0 0 0 1 1 0 0 1
Owner(s) Printed Name(s) RAI PARSHU/ RAI MON

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

1B02.3.C.1; 301.1.A → To permit a side yard open projection (attached carport) with a side setback of 1.33 feet in lieu of the required 7.5 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: *(indicate type of work in this space: i.e., to raze, alter or construct addition to building)*

of the zoning regulations of Baltimore County, to the zoning 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):

<u>RAI PARSHU</u> Name #1 – Type or Print	<u>RAI MON</u> Name # 2 – Type or Print
 Signature #1	 Signature # 2
<u>1502 CHESACO AVE</u> Mailing Address	<u>BALTIMORE MD</u> City State
<u>21237</u> Zip Code	<u>443-220-1984</u> Telephone #'s (Cell and Home)
	<u>parshu_rai82@yahoo.com</u> Email Address

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

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

SAGAR PATEL
Name - Type or Print

Signature

12430 HILL CREST FULTON MD
Mailing Address City State

20759 240-472-8240 prafulp@arenco-llc.com
Zip Code Telephone # Email Address

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 2024-0172-A Filing Date 7, 9, 24 Estimated Posting Date 7, 21, 24 Reviewer JS

Revised 8/2022

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: 1502 Chesaco Ave Baltimore MD 21237
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 practical difficulty or hardship here)**

See attached document

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

Parshu Waling
Signature of Owner (Affiant)

Monita Waling
Signature of Owner (Affiant)

Parshu Waling
Name - Print or Type

monita waling
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 26 day of June, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

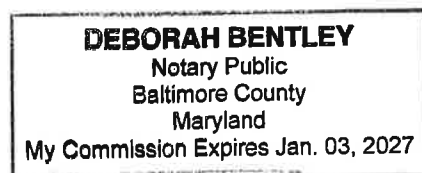
Print name(s) here: Parshu Waling and Monita Waling

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

AS WITNESS my hand and Notaries Seal

Deborah Bentley
Notary Public

1-3-2027
My Commission Expires



Letter of Intent for Administrative Variance For:

Rai Parshu/ Rai Mon
1502 Chesaco Ave
Baltimore, MD 21237

Zoning: DR 5.5

We are requesting a variance for the above address to seek relief of the required side yard setback, for the reasons detailed below, the proposed reduction of the side yard setback would allow the property owner to make an open carport addition to the existing SFD. The homeowner would like to make use of the existing driveway on the right side of the property that would allow parking for two cars in the carport with roof. The proposed two car carport would leave a right-side yard setback of 1'-4".

2024-0172-A



ARENCO, LLC

Architectural Engineering Consultants

www.arenco-llc.com

Date: June 25, 2024

DESCRIPTION FOR GARAGE HEIGHT VARIANCE

NW COR CAMHILL DR CAMELOT – PARCEL - 0933

ZONING DESCRIPTION FOR 1502 Chesaco Avenue

Account No.: 1600011001

Zone: DR 5.5

ELECTION DISTRICT – 14

COUNCILMANIC DISTRICT – 6

Beginning at the intersection point of Chesaco Ave which is 70 feet wide CAMHILL Ave which is 50 feet wide at the distance of 65 feet northwest.

Being lot # 8, block # B, Section # 11, in the subdivision of Camelot as recorded in the Baltimore County Plat Book # 0036, Folio # 0030 containing 8778 square feet. Located in the 14th Election district and 6th Council District.

2024-0172-A

CERTIFICATE OF POSTING

2024-0172-A

RE: Case No.: _____

Petitioner/Developer: _____

Rai Parshu/Rai Mon

August 5, 2024

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: Jeff Perlow:

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: _____

1502 Chesaco Avenue

July 21, 2024

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



Sincerely,

 **July 21, 2024**

(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 Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: July 19, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0172-A
Address: 1502 CHESACO AVE
Legal Owner: Rai Parshu, Rai Mon

Zoning Advisory Committee Meeting of July 19, 2024.

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

Reviewer: Earl D Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: July 15, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0172-A

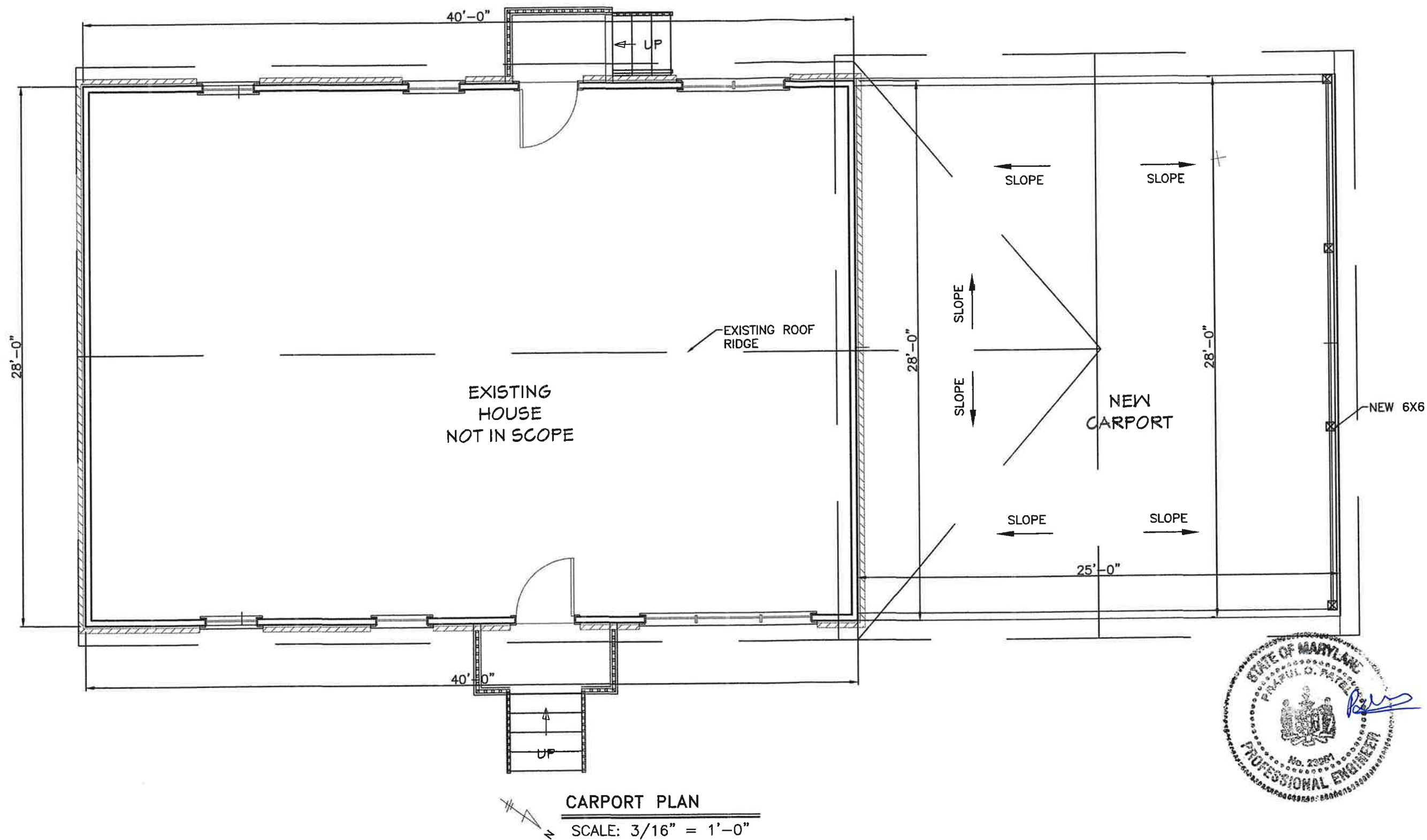
The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment.

DPW-T: No exception taken.

Landscaping: No comment.

Recreations & Parks: No comment.



2024-0172.A



FRONT ELEVATION
 SCALE: 3/16" = 1'-0"



2024-0172-A

ARENCO LLC

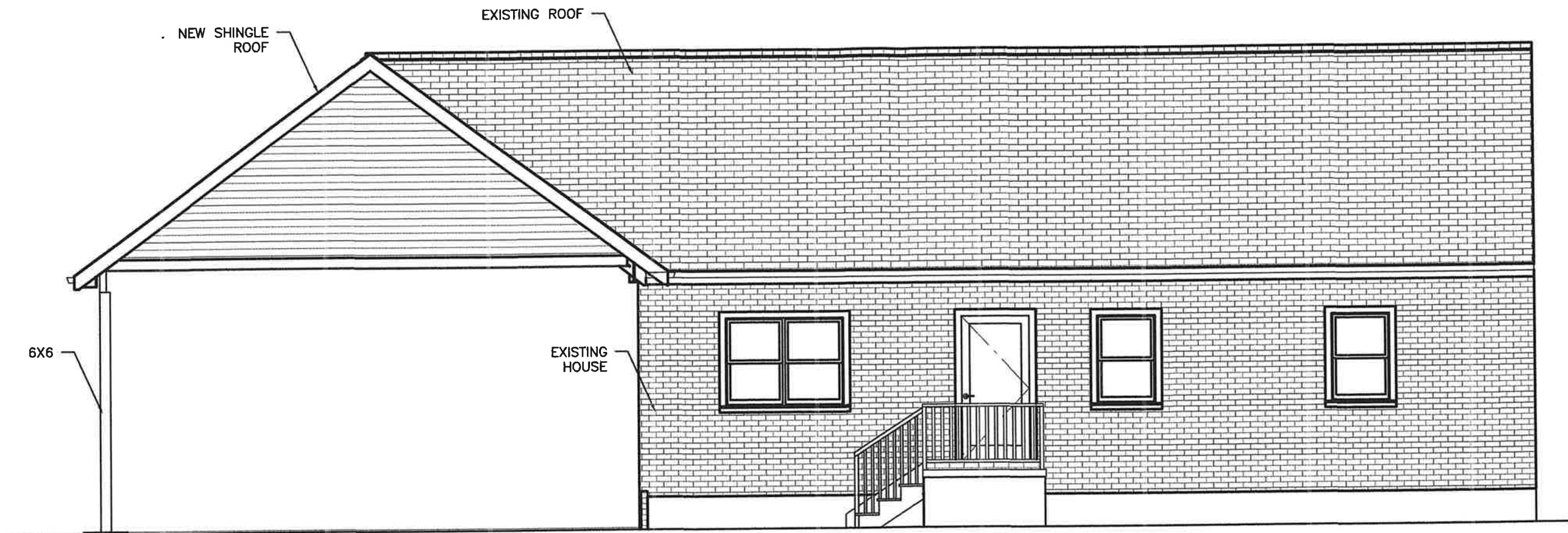
ARCHITECTS
 ENGINEERS
 CONSTRUCTION MANAGERS
 12430 HILL CREST
 FULFORD, MD 20769
 TEL (240) 418 1389 • FAX (866) 374 5418

PROJECT TITLE
CARPORT ADDITION

PROJECT ADDRESS
**1502 CHESACO AVE
 ROSEDALE, MD 21237**

SHEET TITLE
ELEVATIONS

A2



REAR ELEVATION

SCALE: 3/16" = 1'-0"



2024-0172-A

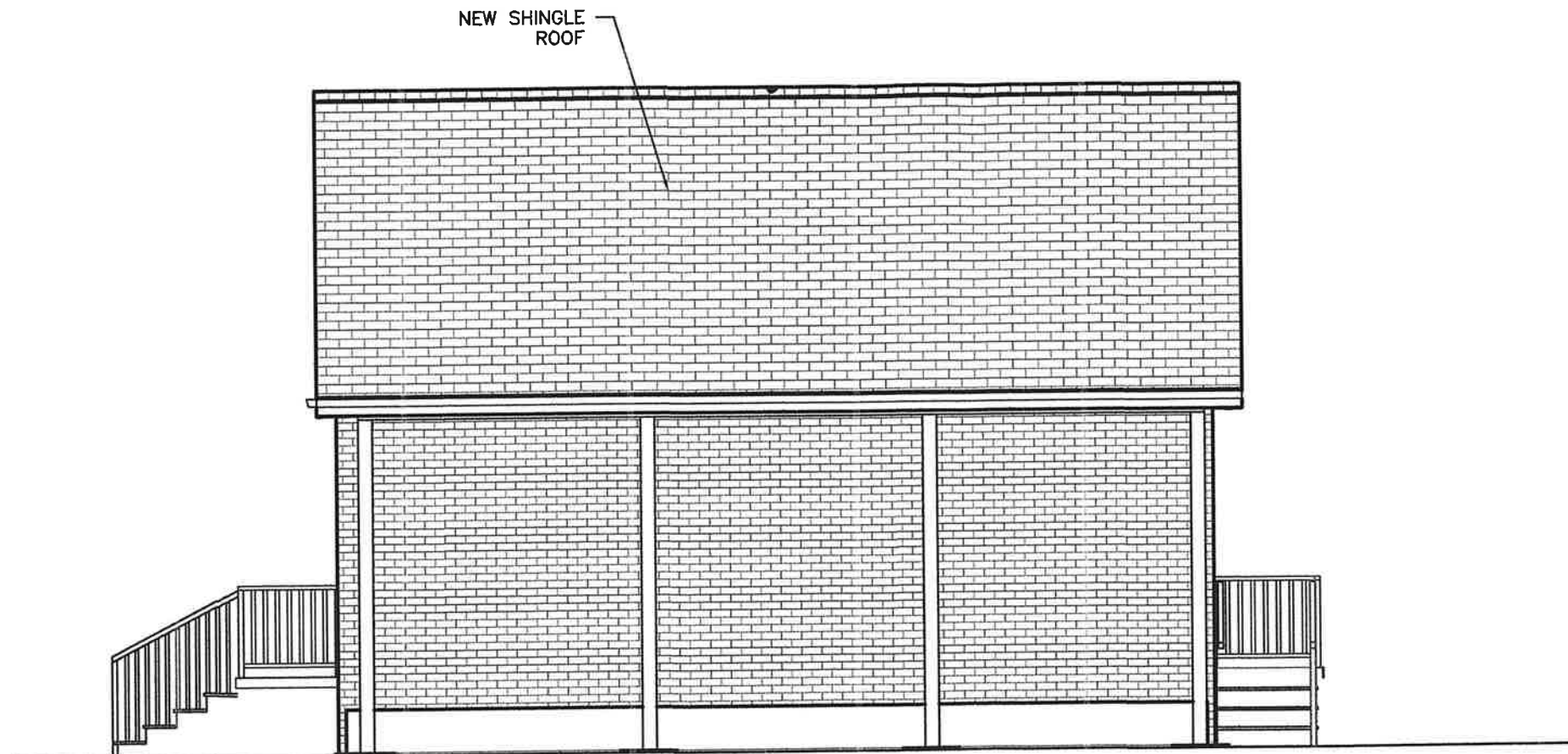
ARENCO LLC

ARCHITECTS
ENGINEERS
CONSTRUCTION MANAGERS
12430 HILL CREST
FULTON, MD 20769
TEL. (240) 418 1389 . FAX (240) 374 5418

PROJECT TITLE
CARPORT ADDITION
PROJECT ADDRESS
1502 CHESACO AVE
ROSEDALE, MD 21237

SHEET TITLE
ELEVATIONS

A3



NEW SHINGLE
ROOF

RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



2024-0172-A

ARENCO LLC

ARCHITECTS
ENGINEERS
CONSTRUCTION MANAGERS
12430 HILL CREST
FULTON, MD 20766
TEL. (240) 418 1389 . FAX (866) 374 6418

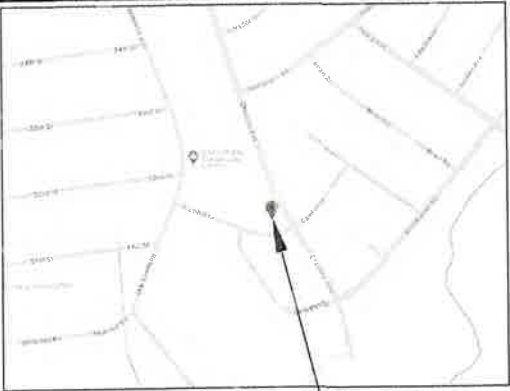
PROJECT TITLE
CARPORT ADDITION
PROJECT ADDRESS
**1502 CHESACO AVE
ROSEDALE, MD 21237**

SHEET TITLE
ELEVATIONS

A4

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____
ADDRESS: 1502 CHESACO AVEROSEDAL, MD 21237 OWNERS NAME: RAI PARSHU/ RAI MON
SUBDIVISION NAME: CAMELOT LOT# 8 BLOCK # B SECTION # 11
PLAT REF # 36/30 PARCEL 1808 DEED REF 34352/00179 10 DIGIT TAX NO: 1600011001

LOT CALCULATIONS	
STRUCTURE SETBACKS	
FRONT	- 25'
REAR	- 51'
RIGHT SIDE	- 1'-4"
HEIGHT	- 21'-10"



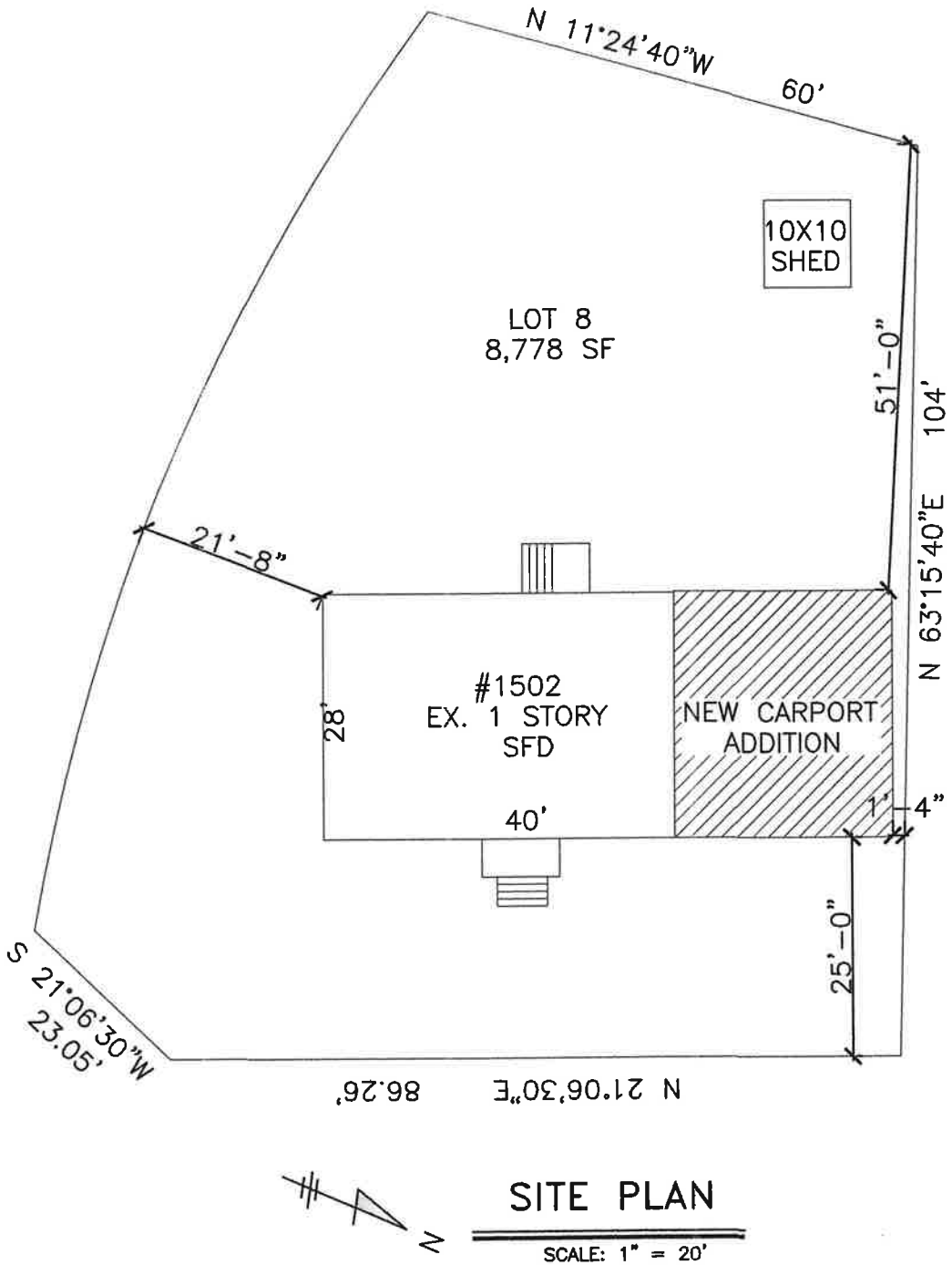
N
4

KEY PLAN
NOT TO SCALE
1502 CHESACO AVE

ZONING MAP # 0089
SITE ZONED DR 5.5
ELECTION DISTRICT 14
COUNCIL DISTRICT 6
LOT AREA 8778 SF
HISTORIC : NO
IN CBCA NO
IN FLOOD PLAIN NO

UTILITIES
WATER
PUBLIC X PRIVATE _____
SEWER
PUBLIC X PRIVATE _____

PRIOR HEARING NO



1502 CHESACO AVE ROSEDALE, MD 21237 CARPORT ADDITION		C1
HOUSE ADDITION		
ARENCO, LLC ARCHITECTURAL ENGINEERING CONSULTANTS 12430 HILL CREST FULTON, MD 20759		
SCALE 1" = 20'	WORK REQUEST # 24-103	SHEET 1 OF 1
DRAWING NO. 24-103-01		FILE NAME:

2024-0172-A

