



SITE

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

RANDALLSTOWN

#483

SHEET

N.W.
7-1

94-497-A

Zoning Plans Advisory Committee Comments
Mr. and Mrs. Harvey J. Thompson
Date: June 28, 1994
Page 2

- Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.

- Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

Sincerely,
W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:cm



Maryland Department of Transportation
State Highway Administration

Secretary
Hal Kassoff
Administrator

6-15-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No: ~~4~~ 483 (19JK)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for *DAVID N. RANNEY, ACTING CHIEF*
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 16, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 475, 476, 481, 482, 483, 484, 486 and 489.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*
Division Chief: *Carol L. Verno*

PK/JL:lw

ZAC.475/PZONF/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 06/16/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL ROOM 105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agency:

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

- The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 481, 482, 483, 484, 486, 487, 488, 489 AND 491.

RECEIVED
JUN 17 1994
ZADM

REVIEWER: LT. ROBERT P. GAUERHARDT
Fire Marshal Office, PHONE 887-4861, MD-1100F

cc: File



Printed on Recycled Paper

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3333

June 14, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Mr. and Mrs. Harvey J. Thompson
3308 Offutt Road
Randallstown, Maryland 21133

RE: CASE NUMBER: 94-497-A (Item 483)
3308 Offutt Road
1000' W of Offutt Road, 1500' S of c/A Tower Road
2nd Election District - 1st Councilmanic
Petitioner(s): Harvey J. Thompson and Shirley D. Thompson

Administrative Variance to permit an accessory building (garage) in the side yard in line of the rear yard.

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact Bob Small with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- Your property will be posted on or before June 20, 1994. The closing date (July 5, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

- In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

- Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

Printed with Coebean Ink
on Recycled Paper

IN RE: PETITION FOR ADMIN. VARIANCE
NW/4 Offutt Road, 1,500' S of
the c/l of Tower Road
(3308 Offutt Road)
2nd Election District
1st Councilmanic District
Harvey J. Thompson, et ux
Petitioners

• BEFORE THE
• DEPUTY ZONING COMMISSIONER
• OF BALTIMORE COUNTY
• Case No. 94-497-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 3308 Offutt Road in the Randallstown area of northwestern Baltimore County. The Petitioner was filed by the owners of the property, Harvey J. and Shirley D. Thompson. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory structure (garage) to be located in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the plat submitted into evidence as Petitioner's Exhibit 1.

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

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements

of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of July, 1994 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory structure (garage) to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

July 11, 1994

(410) 887-4386

Mr. & Mrs. Harvey J. Thompson
3308 Offutt Road
Randallstown, Maryland 21133

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/4 Offutt Road, 1,500' S of the c/l of Tower Road
(3308 Offutt Road)
2nd Election District - 1st Councilmanic District
Harvey J. Thompson, et ux - Petitioners
Case No. 94-497-A

Dear Mr. & Mrs. Thompson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Zoning Administration Office at 887-3391.

Very truly yours,
Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓file



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 3308 Offutt Road which is presently zoned RCS

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 to permit an accessory building (garage) in the side yard in lieu of the rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Moving garage back 35' would: 1. make left rear wall 4' above ground level, right rear 2 1/2' above ground, front left 1' above and front right 2' below ground level. 2. obstruct nature trail in woods used by children for 4x4 and bike riding, snow boarding in winter and just walking. Also used by deer and fox families. 3. would mean knocking down 4 or 5 old large trees and 5 small trees which would affect the rain run off coming down the hill.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I or we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do hereby certify and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

HARVEY J. THOMPSON

Harvey J. Thompson

SHIRLEY D. THOMPSON

Shirley D. Thompson

3308 Offutt Rd. (410) 358-7766 WK

Randallstown, MD. 21133

City Name Address and phone number of respondent (if contacted)

Signature

Address

City

State

Zip Code

Name

Address

City

State

Zip Code

Name

Address

City

State

Zip Code

Name

Address

City

State

Zip Code

Name

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Address

City

State

Zip Code

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) presently reside at
address
3308 Offutt Road
Randallstown, MD. 21133
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance from the above address: (indicate hardship or practical difficulty)

We can not meet strict compliance with Section 400 (move garage back 35') for the following reasons: 1. Make left rear wall 4' above ground level, right rear 2 1/2' above ground, front left 1' above and front right 2' below ground level. 2. Obstruct nature trail in woods used by children for 4x4 and bike riding, snow boarding in winter and just walking. Also used by deer and fox families. 3. Would mean knocking down 4 or 5 old large trees and 5 small trees which would affect the rain run off coming down the hill.

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

HARVEY J. THOMPSON

SHIRLEY D. THOMPSON

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss: I, _____, do hereby certify, this _____ day of _____, 1994, before me, a Notary Public of the State of Maryland, and for the County aforesaid, personally appeared _____ and _____, known and satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of their/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

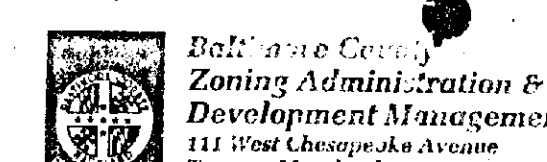
June 7, 1994

My Commission Expires: _____
SON B. TRAN
NOTARY PUBLIC, STATE OF MARYLAND
My Commission Expires: November 28, 1995

Beginning 1,000 feet west of Offutt Road,
that part of Offutt Road which is 1500 feet
south of the centerline of Tower Road. This
lot is recorded by deed and not within a
recorded subdivision. Known as 3308 Offutt
Road containing 2.354 acres in Election
District 2

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd Date of Posting: 6/10/94
Posted for: Variance
Petitioner: Harvey J. & Shirley D. Thompson
Location of property: 3308 Offutt Rd., 1000' W of Offutt Rd., with
extensive 1000' x 1100' lot
Location of Signs: Along 770' W of property, along 700' S
of 3308 Offutt Rd.
Remarks:
Posted by: [Signature] Date of return: 6/25/94
Number of Signs: 1



Date: 6/7/94

Thompson, Harvey - 3308 Offutt Rd.
010-Res Varance - \$50.00
080-1 sign posting - \$35.00
Total - \$85.00

Account: R-011-6150

Number

Item Number: 483

Taken In By: 227K

010320237M10KRC

011107AM36-07-94

\$85.00

Cashier Validation

Please Make Checks Payable To: Baltimore County

111 West Chesapeake Avenue
Towson, MD 21204

June 28, 1994

Baltimore County Government
Office of Zoning Administration
and Development Management

Mr. and Mrs. Harvey J. Thompson
3308 Offutt Road
Randallstown, Maryland 21133

RE: Case No. 94-497-A, Item No. 483
Petition for Administrative Variance
Petitioner: Harvey J. Thompson, et ux.

Dear Mr. and Mrs. Thompson:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on June 7, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby reasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



SITE

94-497-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	RANDALLSTOWN	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986	#483	7-1

Zoning Plans Advisory Committee Comments
Mr. and Mrs. Harvey J. Thompson
Date: June 28, 1994
Page 2

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If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

Sincerely,
W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:cm



Maryland Department of Transportation
State Highway Administration

Secretary
Hal Kassoff
Administrator

6-15-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No: ~~4~~ 483 (19JK)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for *DAVID N. RANNEY, ACTING CHIEF*
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 16, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 475, 476, 481, 482, 483, 484, 486 and 489.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Lewis*

PK/JL:lw

ZAC.475/PZONF/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 06/16/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL ROOM 105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No: SEE BELOW

Zoning Agency:

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments noted are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 481, 482, 483, 484, 486, 487, 488, 489 AND 491.

RECEIVED
JUN 17 1994

ZADM

REVIEWER: LT. ROBERT P. GAUERHAARD
Fire Marshal Office, PHONE 887-4861, MD-1100F

cc: File



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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3333

June 14, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Mr. and Mrs. Harvey J. Thompson
3308 Offutt Road
Randallstown, Maryland 21133

RE: CASE NUMBER: 94-497-A (Item 483)
3308 Offutt Road
1000' W of Offutt Road, 1500' S of c/A Tower Road
2nd Election District - 1st Councilmanic
Petitioner(s): Harvey J. Thompson and Shirley D. Thompson

Administrative Variance to permit an accessory building (garage) in the side yard in line of the rear yard.

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact Bob Small with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

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Arnold Jablon
Arnold Jablon
Director

Printed with Colescan Ink
on Recycled Paper

IN RE: PETITION FOR ADMIN. VARIANCE
NW/4 Offutt Road, 1,500' S of
the c/l of Tower Road
(3308 Offutt Road)
2nd Election District
1st Councilmanic District
Harvey J. Thompson, et ux
Petitioners

• BEFORE THE
• DEPUTY ZONING COMMISSIONER
• OF BALTIMORE COUNTY
• Case No. 94-497-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 3308 Offutt Road in the Randallstown area of northwestern Baltimore County. The Petitioner was filed by the owners of the property, Harvey J. and Shirley D. Thompson. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory structure (garage) to be located in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the plat submitted into evidence as Petitioner's Exhibit 1.

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

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements

of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of July, 1994 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory structure (garage) to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

July 11, 1994

(410) 887-4386

Mr. & Mrs. Harvey J. Thompson
3308 Offutt Road
Randallstown, Maryland 21133

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/4 Offutt Road, 1,500' S of the c/l of Tower Road
(3308 Offutt Road)
2nd Election District - 1st Councilmanic District
Harvey J. Thompson, et ux - Petitioners
Case No. 94-497-A

Dear Mr. & Mrs. Thompson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Zoning Administration Office at 887-3391.

Very truly yours,
Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel
✓ file



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 3308 Offutt Road which is presently zoned RCS

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 to permit an accessory building (garage) in the side yard in lieu of the rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) Moving garage back 35' would: 1. make left rear wall 4' above ground level, right rear 2 1/2' above ground, front left 1' above and front right 2' below ground level. 2. obstruct nature trail in woods used by children for 4x4 and bike riding, snow boarding in winter and just walking. Also used by deer and fox families. 3. would mean knocking down 4 or 5 old large trees and 5 small trees which would affect the rain run off coming down the hill.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I or we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Under the seal of my office and after reading the petition and after reading the legal owner(s) of the property which is the subject of the petition.

HARVEY J. THOMPSON

Harvey J. Thompson

SHIRLEY D. THOMPSON

Shirley D. Thompson

3308 Offutt Rd. (410) 358-7766 WK

Randallstown, MD. 21133

City Name Address and phone number of respondent (to be contacted)

Name Phone No.

Address

City State Zip Code

Name Phone No.

Address

City State Zip Code

Name Phone No.

Address

City State Zip Code

Name Phone No.

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