



The Petitioners also advised at the hearing that they plan to construct a garage so as to remove trucks connected with the business known as C & E Seafood from the narrow paving of Frog Mortar Road and to shield them from public view. The trucks will be stored on the property overnight and deliveries will be made by the Petitioners during regular business hours. Petitioners stress that they do not operate this business from the subject site. In my findings of fact and conclusions of law dated April 25, 1995, I recited the facts presented at the hearing as well as the facts on which I believed that the variance relief should be granted. Since only above ground storage is possible, it is clear that some relief should be given based on the particular site characteristics in order to construct the requested garage. Since the garage exceeded the 900 sq. ft. permitted under the flood plain regulations this also should have been covered in my Order. The location of the garage is such that it is not in near proximity to the adjacent residential structures on subject site or on adjacent properties. Consequently, I am inclined to grant the variance requested by Petitioners with respect to the flood plain regulations subject to the restrictions contained in my Order of April 25, 1995.

Pursuant to the advertisement, posting of the property, and public hearing held on the zoning petition, and the reasons given above, the relief requested from the flood plain regulations as contained in Section 517 of the BCZR should be GRANTED.

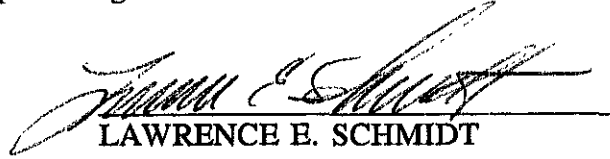
THEREFORE, it is ORDERED by the Zoning Commissioner for Baltimore County this 26<sup>th</sup> June day of June, 1996, that the Variance from Section 517.1.3.A of the Baltimore County Zoning Regulations to permit an accessory structures or garages over 900 sq. ft. shall be GRANTED, subject, to the restrictions contained in my Order in this case of April 25, 1995 and subject further to the following restrictions:

ORDER RECEIVED FOR FILING  
Date 6/26/96  
By [Signature]

*[Faint illegible text]*

1. The floor of the structure must be at or above the grade.
2. The structure must be firmly anchored to prevent flotation.
3. The structure must be used solely for the parking of vehicles or limited storage.

All other requirements of the flood plains regulations should be met.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

G:\wptext\bjb\ncar.ord

ORDER RECEIVED FOR FILING

Date

6/26/96

By



IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
 NW/S/end Frog Mortar Road, \* ZONING COMMISSIONER  
 425 ft. N of Revolea Beach \*  
 808 Frog Mortar Road \* OF BALTIMORE COUNTY  
 15th Election District \*  
 5th Councilmanic District \*  
 Edward G. Nocar, et ux \* Case No. 95-268-A  
 Petitioners \*  
 \* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 808 Frog Mortar Road, in the Bowleys Quarters section of Baltimore County. The Petition is filed by Edward G. Nocar and Christina V. Nocar, his wife, property owners. Variance relief is requested from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory building height of 20 ft. in lieu of the permitted height of 15 ft. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

Appearing at the public hearing held for this case were the Petitioners/property owners, Christina and Edward G. Nocar. They were represented by John B. Gontrum, Esquire. Appearing in opposition to the request were Frank K. Scarfield and Janet Scarfield, his wife, residents of 802 Frog Mortar Road. These Protestants reside immediately next door to the subject site.

Testimony and evidence presented was that the subject property is approximately .879 acres in area and is zoned D.R.3.5. The property is adjacent to Frog Mortar Creek and access to the water is by an existing wooden pier. The site is also improved with an existing 1-1/2 story frame dwelling, a small one car garage and a concrete patio area. The Petitioners propose to construct a second garage on the site as shown on the site

ORDER RECEIVED FOR FILING  
 Date 4/5/95  
 By [Signature]

MICROFILMED

plan. The proposed garage will be 45 ft. in width and 30 ft. in depth. Also, the garage will be a height of 20 ft., 5 ft. more than what is allowed under the zoning regulations.

The Petitioners also testified that they have owned the property since 1981. They advised that there is no basement to the existing house and none is possible because of the high water table and low topography of the site. The Petitioners testified that they reside on the subject site and are also proprietors of a business known as C & E Seafood. They stressed that they do not operate this business from the subject site. Rather, the nature of the business is the transportation of seafood. The Petitioners testified that in the early morning hours they drive to Tilghman Island and obtain seafood from the watermen who operate from that locale. The seafood is then transported aboard the Petitioners' trucks to restaurants and other wholesale and retail seafood outlets.

The Petitioners apparently employ three refrigeration trucks as part of this business. The trucks are shown in photographs submitted by both the Protestants and Petitioners. Apparently, the property was the subject of a zoning violation case due to the operation of these trucks. It was acknowledged that the trucks are parked overnight on the subject site.

The Petitioners advise that they have planned to construct this garage so as to remove the trucks from the narrow paving of Frog Mortar Road and shield them from public view. The trucks will be stored on the property overnight and then deliveries will be made by the Petitioners during regular business hours.

Mr. and Mrs. Scarfield also testified. They have resided next door since 1983 and own approximately 1.25 acres. They described the subject

COPIES OF THIS  
FILED  
4/12/84  
M. Scarfield

SEARCHED

property along with their property and the improvements thereon. They are concerned over potential business operations on the site.

In considering the merits of the proposal offered, I am persuaded that the variance relief should be granted. The unique characteristics associated with this waterfront property include the fact that additional storage is not available by way of a basement. Only above ground storage is possible. Thus, I believe that the Petitioners have satisfied their burden at law and that the variance should be granted.

Notwithstanding the grant of the relief requested, I am inclined to impose certain restrictions so as to ensure that the construction of the proposed garage will not adversely affect the neighborhood. First, I will require that the garage be located an additional 15 ft. from the property line between the subject site and the Scarfield property. This additional distance will allow for additional buffering of the site which I will require by way of a submission of a landscape plan designed to screen the garage and property. This landscape plan shall be submitted to and approved by the County's Landscape Architect.

Third, I will require that the Petitioners not conduct any commercial activity or business on the site. That is there will be no seafood sales or similar commercial activity. The Petitioners may store up to three trucks within the garage for use in their business as is the present arrangement. However, the property is zoned density residential and should continue to be used in a manner not inconsistent with the residential character of the neighborhood. Lastly, I will require the Petitioners to comply with whatever recommendations are made with the Department of Environmental Protection and Resource Management (DEPRM). This tract is within the Chesapeake Bay Critical Area and the Petitioners' plans will result

ORDER RECOMMENDING GRANTING  
4/2/95  
By: M. Purcell

in an increased area of impervious surface. The relief granted herein is conditioned on the Petitioners complying with whatever requirements are mandated from DEPRM. Currently, there has been no comment from DEPRM to this Zoning Commissioner regarding the Petition. I shall require the Petitioners to satisfy whatever comment is ultimately submitted by that agency.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25<sup>th</sup> day of April, 1995 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory building height of 20 ft. in lieu of the permitted height of 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The garage shall be located an additional 15 ft. from the property line between the subject site and the Scarfield property. The setback for the garage from the Scarfield property shall be a minimum of 25 ft.
3. The Petitioners shall submit to the County's Landscape Architect for approval a landscape plan which will provide for screening of the garage and buffering of the property, particularly from the Scarfield residence.
4. The Petitioners shall not conduct any commercial activity on the property or the sale of seafood from the site.

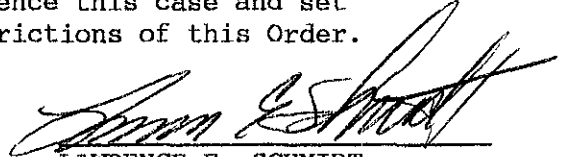
ORDER PREPARED FOR FILING

Date

4/25/95  
M. G. Cook

5. The Petitioners shall comply with any recommendations offered by DEPRM relating to the construction of the proposed garage.

6. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING

DATE

BY

4/25/97  
M. Hoop



Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

April 21, 1995

John B. Gontrum, Esquire  
Romadka, Gontrum and McLaughlin, P.A.  
814 Eastern Boulevard  
Baltimore, Maryland 21221

RE: Case No. 95-268-A  
Petition for Variance  
Property: 808 Frog Mortar Road  
Edward G. Nocar, et ux

Dear Mr. and Mrs. Gontrum:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.

cc: Mr. and Mrs. Edward G. Nocar, 808 Frog Mortar Road, Balto.Md. 21220  
cc: Mr. and Mrs. Frank Scarfield, Jr., 802 Frog Mortar Rd., Balto.Md.  
21220



CRITICAL 269

# PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 95-268-A

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 400.3 of the B.C.Z.R. to allow an accessory building height of 20' in lieu of the permitted height of 15'.

of the Zoning Regulations of Baltimore County for the following reasons: (indicate hardship or practical difficulty)  
Storage of permitted vehicles requires higher openings and use of slanted roof in lieu of flat roof requires variance to conform to other buildings in area. Location of property in critical area and with unique drainage warrants height variance in lieu of greater building area.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I/we agree to pay expenses of the above posting and, if necessary, advertising, 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 solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:  
\_\_\_\_\_  
(type or print name)  
\_\_\_\_\_  
(signature)  
\_\_\_\_\_  
address  
\_\_\_\_\_  
City State Zip Code

Legal Owner(s):  
Edward G. Nocar  
\_\_\_\_\_  
(type or print name)  
Edward G. Nocar  
\_\_\_\_\_  
(signature)  
Christina V. Nocar  
\_\_\_\_\_  
(type or print name)  
Christina V. Nocar  
\_\_\_\_\_  
(signature)

Attorney for Petitioner:  
John B. Gontrum, Esquire  
\_\_\_\_\_  
(type or print name)  
John B. Gontrum  
\_\_\_\_\_  
(signature)  
ROMADKA, GONTRUM & McLAUGHLIN, P.A.  
814 Eastern Blvd.  
\_\_\_\_\_  
address  
Essex, MD 21221 686-8274  
\_\_\_\_\_  
phone

808 Frog Mortar Road 335-7160  
\_\_\_\_\_  
address phone  
Baltimore, Maryland 21220  
\_\_\_\_\_  
City State Zip Code  
Name, address and phone number of owner, contract purchaser or representative to be contacted.  
\_\_\_\_\_  
name  
\_\_\_\_\_  
address phone

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS ORDERED by the Zoning Commissioner Of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set in for a public hearing, advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

**DROP-OFF  
NO REVIEW  
2-1-95 WCR**  
REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



Lawrence W. Belmont  
ZONING COMMISSIONER OF BALTIMORE COUNTY



ESTIMATED POSTING DATE: \_\_\_\_\_ ESTIMATED CLOSING DATE: \_\_\_\_\_ ITEM # \_\_\_\_\_

# AFFIDAVIT

## IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 808 Frog Mortar Road  
address  
Baltimore, MD 21220  
City State Zip Code

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

Storage of permitted vehicles requires higher openings and use of  
slanted roof in lieu of flat roof requires variance to conform  
to other buildings in area. Location of property in critical area  
and with unique drainage warrants height variance in lieu of greater  
building area.

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.

Edward G. Nocar  
(signature)  
Edward G. Nocar  
(type or print name)



Christina V. Nocar  
(signature)  
Christina V. Nocar  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18<sup>th</sup> day of January, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Edward G. Nocar & Christina V. Nocar

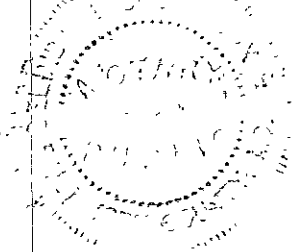
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

1-18-95  
date

Beverly J. Sawyer  
NOTARY PUBLIC

My Commission Expires: 12-1-95



51-92 WOK  
16 REVISION  
DR-6-016

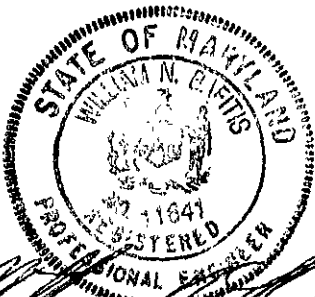


Bafitis & Associates, Inc.

269  
REV 2/8/95  
95-268-A

ZONING DESCRIPTION  
808 FROG MORTAR ROAD  
15TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point, being a pipe found along the Northwesterly right-of-way line of Frog Mortar Road, being 40.00 feet wide, said point also being situated at the Southeasterly most end of the division line between Lot 7 and Lot 8 as shown on the plat of Revolea Beach as recorded among the Land Records of Baltimore County in Plat Book WPC 5, Folio 67, Said point being approximately 425 feet Northerly from the intersection of Revolea Beach Road; 1) Thence running with and binding on said division line North 57°54'05" West 210.55 feet to a point on or near the existing bulkhead at Frog Mortar Creek; 2) Thence running with or near the existing bulkhead and Frog Mortar Creek, North 41°49'51" West 174.55 feet to a point; 3) Thence leaving said bulkhead and creek South 68°56'55" East 166.82 feet to a point, being a pipe found along the Frog Mortar right-of-way line; 4) Thence running with and binding on said right-of-way the following two courses and distances: South 02°26'02" East 65.63 feet to a point; 5) Thence South 39°39'14" West 151.25 feet to the point of beginning. Containing 38,296 Square Feet or 0.879 Acres of land more or less. Being that parcel of land as described in a deed dated March 1, 1984 and recorded among the Land Records of Baltimore County in Liber 6675, Folio 418.



*William N. Bafitis*  
William N. Bafitis, P.E.  
Maryland Reg. # 11641

MICROFILMED



Bafitis & Associates, Inc.

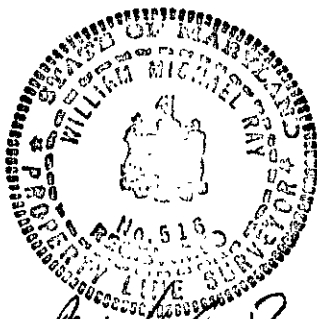
269

*call from E of nearest intersecting street*

95-268-A

ZONING DESCRIPTION  
808 FROG MORTAR ROAD  
15TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point, being a pipe found along the Northwesterly right-of-way line of Frog Mortar Road, being 40.00 feet wide, said point also being situated at the Southeasterly most end of the division line between Lot 7 and Lot 8 as shown on the plat of Revolea Beach as recorded among the Land Records of Baltimore County in Plat Book WPC 5, Folio 67, Said point being approximately 425 feet Northerly from the intersection of Bengies Road; 1) Thence running with and binding on said division line North 57°54'05" West 210.55 feet to a point on or near the existing bulkhead at Frog Mortar Creek; 2) Thence running with or near the existing bulkhead and Frog Mortar Creek, North 41°49'51" West 174.55 feet to a point; 3) Thence leaving said bulkhead and creek South 68°56'55" East 166.82 feet to a point, being a pipe found along the Frog Mortar right-of-way line; 4) Thence running with and binding on said right-of-way the following two courses and distances: South 02°26'02" East 65.63 feet to a point; 5) Thence South 39°39'14" West 151.25 feet to the point of beginning. Containing 38,296 Square Feet or 0.879 Acres of land more or less. Being that parcel of land as described in a deed dated March 1, 1984 and recorded among the Land Records of Baltimore County in Liber 6675, Folio 418.



*William Michael Ray 10/6/94*  
William Michael Ray  
Property Line Surveyor #516

REGISTERED

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Townson, Maryland

95-268-A

District 15A Date of Posting 3/10/95

Posted for: Variance

Petitioner: Edward & Christina Nocar

Location of property: 808 Frog Mortar Rd, Naps

Location of Signs: Facing roadway on property being zoned

Remarks: \_\_\_\_\_

Posted by M. H. Haly Date of return: 3/17/95  
Signature

Number of Signs: 1

Signature



**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY** 93-268-A  
Townson, Maryland

District: 15th Date of Posting: 2/12/95

Posted for: Variance

Petitioner: Edward G. & Christine Noor

Location of property: 808 Frog Moxter Rd, HWS

Location of Signs: Facing road way on property being zoned

Remarks: \_\_\_\_\_

Posted by: [Signature] Date of return: 2/17/95  
Signature

Number of Signs: 1



MICROFILMED

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number:  
95-268-A (Item 269)  
808 Frog Mortar Road,  
NW/S/end Frog Mortar  
Road, 425' N of Revolea  
Beach

15th Election District  
5th Councilmanic

Legal Owner(s):  
Edward G. Nocar and  
Christina V. Nocar

HEARING: MONDAY,  
APRIL 9, 1995 at 10:00  
a.m. in Rm. 118, Old  
Courthouse.

Variance: to allow an ac-  
cessory building height of 20  
feet in lieu of the permitted  
height of 15 feet.

LAWRENCE E. SCHMIDT,  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Hand-  
icapped accessible; for special  
accommodations. Please Call  
887-3353.

(2) For Informa-  
tion concerning the File and/or  
Hearing, Please Call 887-3391.

3/18/95 March 18.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., March 17, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 16, 1995.

THE JEFFERSONIAN,

*A. Henriksen*

LEGAL AD. - TOWSON

~~Signature~~





Baltimore County  
 Zoning Administration &  
 Development Management  
 111 West Chesapeake Avenue  
 Towson, Maryland 21284

receipt

Date 3/13/95

Account: R-001-6150

Number 260 (WCR)

DROP-OFF ----- NO REVIEW

#110 - REVISIONS ----- \$100.00 (Revision - Plans)

Edward G. Nocar & Christina V. Nocar  
 808 Frog Mortar Road  
 Critical Area  
 15th Election District

Check From: William N. Bafitis

MICROFILMED

DLA01N0092MICHR

\$100.00

BA 0011:18AM03-13-95

Please Make Checks Payable To: Baltimore County

Cashier Validation



Baltimore County  
 Zoning Administration &  
 Development Management  
 111 West Cheseapeake Avenue  
 Towson, Maryland 21284

receipt  
 95-268-A

Account: B-001-6150

Number 269  
 DROP-OFF ~~NO REVIEW~~

Date 2/1/95

#010 - VARIANCE ----- \$50.00  
 #080 - SIGN POSTING ----- 35.00  
 TOTAL ----- \$85.00

Edward G. & Christina V. Nocar  
 808 Frog Mortar Road  
 CRITICAL AREA  
 Zoning: D.R.-3.5  
 District: 15c7  
 Area: 38,296 square feet  
 Attorney: John B. Contrum

Check From:  
 Romadka, Contrum & McLaughlin (Law Offices)

*Handwritten signature*

00AD1H01229111H00 \$85.00  
 BA 00092074002 01 95

Please Make Checks Payable To: Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 156469

DATE 3-24-95 ACCOUNT R001-6150

AMOUNT \$ 35.00

RECEIVED FROM: Edw. Nocar

FOR: Reposting 95-268-A

02A02#0092MICHR

\$35.00

BA COLLIBANDL 27 95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

FEBRUARY 9, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-268-A (Item 269)  
808 Frog Mortar Road  
NW/S/end Frog Mortar Road, 425' N of Revolea Beach  
15th Election District - 5th Councilmanic  
Legal Owner(s): Edward G. Nocar and Christina V. Nocar

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made 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.

- 1) Your property will be posted on or before February 12, 1995. The closing date (February 27, 1995) 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.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) 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.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon  
Director

cc: Edward and Christina Nocar  
John B. Gontrum, Esq.

bcc: Janet Scarfield

APPROVED: [Signature]



TO: PUTOXENT PUBLISHING COMPANY  
March 16, 1995 Issue - Jeffersonian

Please forward billing to:

John B. Gontrum, Esq.  
814 Eastern Boulevard  
Baltimore MD 21204

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-268-A (Item 269)  
808 Frog Mortar Road  
NW/S/end Frog Mortar Road, 425' N of Revolea Beach  
15th Election District - 5th Councilmanic  
Legal Owner(s): Edward G. Nocar and Christina V. Nocar  
HEARING: MONDAY, APRIL 3, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Variance to allow an accessory building height of 20 feet in lieu of the permitted height of 15 feet.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

MARCH 9, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-268-A (Item 269)  
808 Frog Mortar Road  
NW/S/end Frog Mortar Road, 425' N of Revolea Beach  
15th Election District - 5th Councilmanic  
Legal Owner(s): Edward G. Nocar and Christina V. Nocar  
HEARING: MONDAY, APRIL 3, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Variance to allow an accessory building height of 20 feet in lieu of the permitted height of 15 feet.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon  
Director

cc: Edward and Christina Nocar  
John B. Gontrum Esq.  
Janet Scarfield

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

February 17, 1995

John B. Gontrum, Esquire  
814 Eastern Blvd.  
Essex, Maryland 21221

RE: Item No.: 269  
Case No.: 95-268-A  
Petitioner: Edward G. Nocar

Dear Mr. Gontrum:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 1, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: February 9, 1995

FROM: Pat Keller, 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. 261, 264, 269 and 273

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:

Cary L. Kerns

PK/JL



BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director           DATE: Feb. 21, 1995  
Zoning Administration and Development Management

FROM: *rw* Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for February 21, 1995  
Item No. 269

The Developers Engineering Section has reviewed the subject zoning item. A landscape plan must be approved as a condition of releasing the building permit. Buffering the adjacent residence is a significant issue.

RWB:sw

MICROFILMED



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

2-21-95

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

Re: Baltimore County  
Item No.: # 269

Dear Ms. Watson:

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*

Ronald Burns, 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  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director                      DATE: March 27, 1995  
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for March 27, 1995  
Item No. 269 Revised

The Developers Engineering Section has reviewed the subject zoning item. A landscape plan must be approved prior to release of permits.

RWB:sw

MICROFILMED



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

3-31-95

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

Re: Baltimore County  
Item No.: 269

Dear Ms. Watson:

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*

Ronald Burns, 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

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

DATE: February 24, 1995

TO: Lawrence E. Schmidt  
Zoning Commissioner

FROM: James H. Thompson  
Zoning Enforcement Supervisor

RE: Case No. 95-268A  
808 Frog Mortar Road  
15th Election District

The enforcement section is requesting that consideration be given towards making this a public hearing rather than process thru the administrative variance procedure.

Currently, Inspector Craig McGraw has an active violation case against this site under Case No. C-94-2107.

A review of the variance file does indicate this matter was submitted to the development control section on February 1, 1995 without any review.

If additional questions remain, please contact me.

JHT/hek

1/27/95

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director February 23, 1995  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #269 - Nocar Property (REVISED)  
808 Frog Mortar Road  
Zoning Advisory Committee Meeting of February 21, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

The stone driveway and parking area associated with the proposed garage must be constructed in accordance with the attached specification to bring the property into compliance with Chesapeake Bay Critical Area impervious surface limits.

JLP:GS:sp

c: Edward and Christina Nocar  
NOCAR/DEPRM/TXTSBP



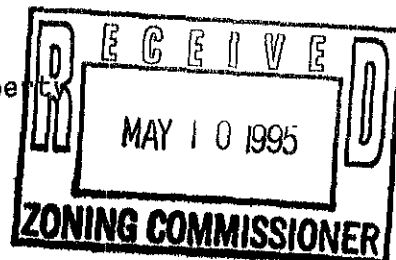
BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Lawrence E. Schmidt  
Zoning Commissioner

DATE: May 9, 1995

FROM: J. Lawrence Pilson *JLP*

SUBJECT: Case No. 95-268-A, 808 Frog Mortar Road, Nocar Property



Reference is made to your "Findings of Fact and Conclusions of Law" dated April 25, 1995 for the above mentioned case in which you stated that "Currently, there has been no comment from DEPRM to this Zoning Commissioner regarding the Petition".

Please find attached my memoranda to Arnold Jablon dated 2/23/95 and 3/28/95. Additionally, please note that the Nocars were copied on the original memo.

If further discussion is required, please contact me at extension 3980.

JLP:sp

Attachments

SCHMIDT/DEPRM/TXTSBP

MICROFILMED



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 8, 1995

Edward G. Nocar and Christina V. Nocar  
808 Frog Mortar Road  
Baltimore, Maryland 21220

Dear Petitioners:

It has been determined by the Zoning Commissioner's Office that this matter should be set in for public hearing. Formal notification of the hearing date will be forwarded to you shortly.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in a newspaper of general circulation.

Please be advised that non-payment of fees will stay the issuance of the Zoning Commissioner's Order. A reposting charge in the amount of \$35.00 is now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office. Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

If you have any questions concerning this letter, you may contact Gwendolyn Stephens at 887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Arnold Jablon".

ARNOLD JABLON  
DIRECTOR

cc: John B. Gontrum, Esq.

AJ:ggs

RECEIVED



Revision  
RE: Preliminary Petition Review (Item #)  
Legal Owner:

Election District

Dear :

At the request of the attorney/petitioner, the above referenced <sup>revisions were</sup> petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

:scj

Enclosure (receipt)

cc: Zoning Commissioner

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

February 8, 1995

John B. Gontrum, Esquire  
Romadka, Gontrum & McLaughlin, P.A.  
814 Eastern Boulevard  
Essex, MD 21221

RE: Preliminary Petition Review (Item #269)  
Legal Owner: Edward G. Nocar and  
Christina V. Nocar  
808 Frog Mortar Road  
15th Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. General note #3 is unclear.
2. Indicate front orientation and use of the "EX 1-1/2 STY FRAME".
3. Request a variance to allow an accessory structure to be larger than the principal structure.
4. Indicate on the plan and on the description the distance from the P.O.B. to the centerline of the nearest intersecting street.
5. Show lot size on plat.
6. Show councilmanic district on the plat.
7. Indicate 200 scale map number on plat.

MICROFILMED



John B. Gontrum, Esquire  
February 8, 1995  
Page 2

8. Show lot area on plat.
9. Indicate septic reserve area on plat.
10. State whether or not there have been previous hearings on the plat.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,



Catherine A. Milton  
Planner I

CAM:scj

Enclosure (receipt)

cc: Zoning Commissioner

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 8, 1995

John B. Gontrum, Esquire  
Romadka, Gontrum & McLaughlin, P.A.  
814 Eastern Boulevard  
Essex, MD 21221

RE: Revised Plan Review (Item #269)  
Legal Owner: Edward G. Nocar and  
Christina V. Nocar  
808 Frog Mortar Road  
15th Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced revisions were accepted for filing without a final filing review by the staff. The revisions were accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. General note #3 is unclear.
2. Indicate the use of the "EX 1-1/2 STY FRAME".
3. Request a variance to allow an accessory structure to be larger than the principal structure.
4. Show councilmanic district on the plat.

4/15/95




John B. Gontrum, Esquire  
March 8, 1995  
Page 2

5. Indicate 200 scale map number on the plat.
6. Indicate septic reserve area on the plat.
7. State whether or not there have been previous hearings on the plat.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,



Catherine A. Milton  
Planner I

CAM:scj

Enclosure (receipt)

cc: Zoning Commissioner

RECEIVED

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 16, 1995

John B. Gontrum, Esquire  
Romadka, Gontrum & McLaughlin  
814 Eastern Boulevard  
Essex, MD 21221

95-268-A

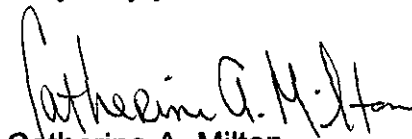
RE: Preliminary Revision Review (Item #269)  
Legal Owner: Edward & Christina Nocar  
808 Frog Mortar Road  
15th Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced revisions were accepted for filing without a final filing review by the staff. The revisions were accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

  
Catherine A. Milton  
Planner I

CAM:scj

Enclosure (receipt)

cc: Zoning Commissioner

MICROFILMED





Bafitis & Associates, Inc.

269

Civil Engineers / Land Planners / Surveyors  
1249 Engleberth Rd. Baltimore, Md. 21221

410-391-2336

LETTER OF TRANSMITTAL

TO: \_\_\_\_\_  
\_\_\_\_\_ Mr. John Centrum \_\_\_\_\_  
\_\_\_\_\_

DATE: January 18, 1994  
REF: \_\_\_\_\_

808 FROGG MORTAR RD.  
NOCAR PROPERTY

WE ARE SENDING:

- ORIGINAL TRACING(S)
- SEPIA TRANSPARENCIES
- PHOTOSTAT(S)
- SKETCH(ES)

**HEREWITH**

- BLACK LINE PRINT(S)
- BLUE LINE PRINT(S)
- SHOP DRAWING(S)
- SPECIFICATIONS

**UNDER SEPARATE COVER**

- PHOTOGRAPH(S)
- LETTER(S)
- SAMPLE(S)
- ESTIMATE(S)
- REPORT(S)
- MAP(S)
- AGREEMENT(S)
- AS NOTED BELOW

PREPARED BY: \_\_\_\_\_

APPROVED: \_\_\_\_\_

THESE ARE FORWARDED:

- AS REQUESTED
- FOR APPROVAL
- FOR COMMENT
- FOR PAYMENT

- FOR CORRECTIONS
- FOR CONSTRUCTION
- YOUR INFORMATION
- AS NOTED BELOW

- REVIEWED AND ACCEPTED
- REVIEWED AND ACCEPTED AS NOTED
- REVIEWED AND RETURNED FOR REVISION

DRAWINGS NO	NO. OF COPIES	LATEST DATE	DESCRIPTION
	13	11/28/94	Plot To Accompany Petition For Zoning Variance.
	2	10/6/94	Zoning Description
	2		1" = 200' Zoning Map
	2		1" = 200' Aerial Photograph
	1		1" = 200' Topographic Map
	1 Set		Photographs - Site & Adjacent Properties, With Key

SENT VIA:

- SPECIAL DELIVERY
- CERTIFIED MAIL
- FIRST CLASS MAIL

- AIR MAIL
- PARCEL POST
- BUS

- YOUR MESSENGER
- OUR MESSENGER
- UNITED PARCEL

- EXPRESS
- INSURED
- AS NOTED BELOW

NOTES:

\_\_\_\_\_  
For Use in Filing Variance  
\_\_\_\_\_  
\_\_\_\_\_

Administrative Variance Very truly yours,

Copy To:

REGISTERED

Clyde F. Hinkle  
Clyde F. Hinkle





Baftis & Associates, Inc.

Civil Engineers / Land Planners / Surveyors  
1249 Engleberth Rd. Baltimore, Md. 21221

410-391-2336

269  
REV 2/8/95

LETTER OF TRANSMITTAL

TO: Baltimore County  
Zoning Office  
Ms. Sophia Jennings

DATE: February 7, 1995  
REF: 808 Frog Mortar Rd.

DROP-OFF  
NO REVIEW  
NO \$ PER WCR

WE ARE SENDING:

- ORIGINAL TRACING(S)
- SEPIA TRANSPARENCIES
- PHOTOSTAT(S)
- SKETCH(IES)

**HEREWITH**

- BLACK LINE PRINT(S)
- BLUE LINE PRINT(S)
- SHOP DRAWING(S)
- SPECIFICATIONS

UNDER SEPARATE COVER

- PHOTOGRAPH(S)
- LETTER(S)
- SAMPLE(S)
- ESTIMATE(S)
- REPORT(S)
- MAP(S)
- AGREEMENT(S)
- AS NOTED BELOW

PREPARED BY: \_\_\_\_\_

APPROVED: \_\_\_\_\_

THESE ARE FORWARDED:

- AS REQUESTED
- FOR APPROVAL
- FOR COMMENT
- FOR PAYMENT

- FOR CORRECTIONS
- FOR CONSTRUCTION
- YOUR INFORMATION
- AS NOTED BELOW

- REVIEWED AND ACCEPTED
- REVIEWED AND ACCEPTED AS NOTED
- REVIEWED AND RETURNED FOR REVISION

DRAWINGS NO	NO. OF COPIES	LATEST DATE	DESCRIPTION
	12	Rev 27.95	Plot To Accompany Petition For Zoning Variance
	3		Zoning Description

**RECEIVED**  
FEB 8 1995

SENT VIA:

- SPECIAL DELIVERY
- CERTIFIED MAIL
- FIRST CLASS MAIL

- AIR MAIL
- PARCEL POST
- BUS

- YOUR MESSENGER
- OUR MESSENGER
- UNITED PARCEL

**ZADM**  
 EXPRESS  
 INSURED  
 AS NOTED BELOW

NOTES: Per Your Request Description & Plat "Point of Beginning" Call To Bangias Road Changed To Ravelle Beach Rd To Agree With Official Zoning Map.

Very truly yours,

Copy To:

Mr. John Gontrum w/ Copies

Clyde  
Clyde F. Hinkle



Bafitis & Associates, Inc.

To: Cam  
3/10/95  
wan  
269  
REV  
3/13/95

March 8, 1995

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
Attention: Ms. Catherine A. Milton

Ref: Nocar Property- 808 Frog Mortar Road- 15th Election District  
(Item #269)


Dear Ms. Milton;

The following enumerated items are in response to your correspondence dated March 8, 1995 (and February 8, 1995).

1. General Note #3 has been clarified.
2. Use of EX-1 1/2 STY Frame has been added.
3. Variances not required as proposed accessory structure is smaller in area than existing principal structure.
4. Councilmanic District added to plan.
5. 1"=200' Zoning Map number added to plan.
6. Existing septic tank is shown on the plan.
7. Note #14, reference previous zoning hearings has been added to plan.

Enclosed are twelve revised plans and a revision fee check in the amount of \$100.00.

Sincerely Yours,  
BAFITIS AND ASSOCIATES, INC.

  
Clyde F. Hinkle  
Vice President

CC: John Gontrum w/print

CFH/lkb

MICROFILMED

**ROMADKA, GONTRUM & McLAUGHLIN, P.A.**

814 Eastern Boulevard  
Baltimore, Maryland 21221

TELEPHONE: (410)686-8274  
FAX# 686-0118

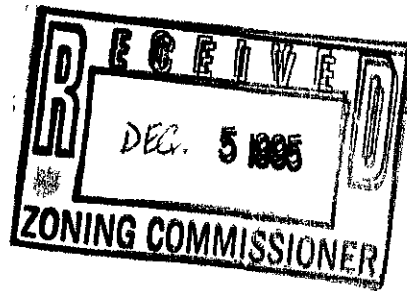
ROBERT J. ROMADKA  
JOHN B. GONTRUM  
J. MICHAEL McLAUGHLIN, JR.\*

December 4, 1995

ELIZABETH A. VANNI

\*ALSO ADMITTED IN D.C.

Lawrence E. Schmidt, Zoning Commissioner  
For Baltimore County  
Office of Planning and Zoning  
400 Washington Ave., Suite 112  
Towson, MD 21204



RE: CASE NO. 96-5-SPH and  
PETITION FOR SPECIAL HEARING  
ANNA E. KOPP, PETITIONER  
RGM FILE NO. 95.3007

CASE NO. 95-268-A  
PETITION FOR ZONING VARIANCE  
EDWARD G. NOCAR, PETITIONER  
RGM FILE NO. 94.3015

Dear Mr. Schmidt:

Previously, I wrote to you with respect to the Anna Kopp file to get a clarification of your order. A copy of the letter which I previously sent to you is enclosed. I recognize how busy you have been, but my client would like a response in order to move forward.

With respect to the Nocar file the issue as I recall it had to do with regulations pertaining to the construction of a new building in the flood plain and a waiver of the regulations pertaining to the size of the building. It was our understanding that this waiver also was granted. Even though it is not a zoning waiver it certainly had to do with the issues which were raised at the hearing. We cannot, however, proceed with the building permit until this matter is resolved. Thank you again for your consideration.

Very truly yours,

*John B. Gontrum*  
John B. Gontrum (mle)

JBG/mrc

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Christina & Edward Nocar

808 Frog Mortar Rd 71220

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Frank Scarfield Jr  
Janet Scarfield

802 Frog Mountain Rd.  
802 Frog Mountain Rd.

Lined area for writing names.

Lined area for writing addresses.



Handwritten text at the bottom center, possibly a date or time.

CREEK

SCALE 1" = 200'
DATE OF PHOTOGRAPHY DEC. 1954
Revised 2-3-83

LOCATION BOWLEYS QUARTERS 808 FROG MORTAR RD.
--

SHEET N.E. 3-K <b>269</b>
------------------------------------

95-268-A

MORTAR

FROG

SITE

PIERS  
PIERS  
PIERS  
PIERS

PIER

FROG MORTAR RD  
MORTAR RD

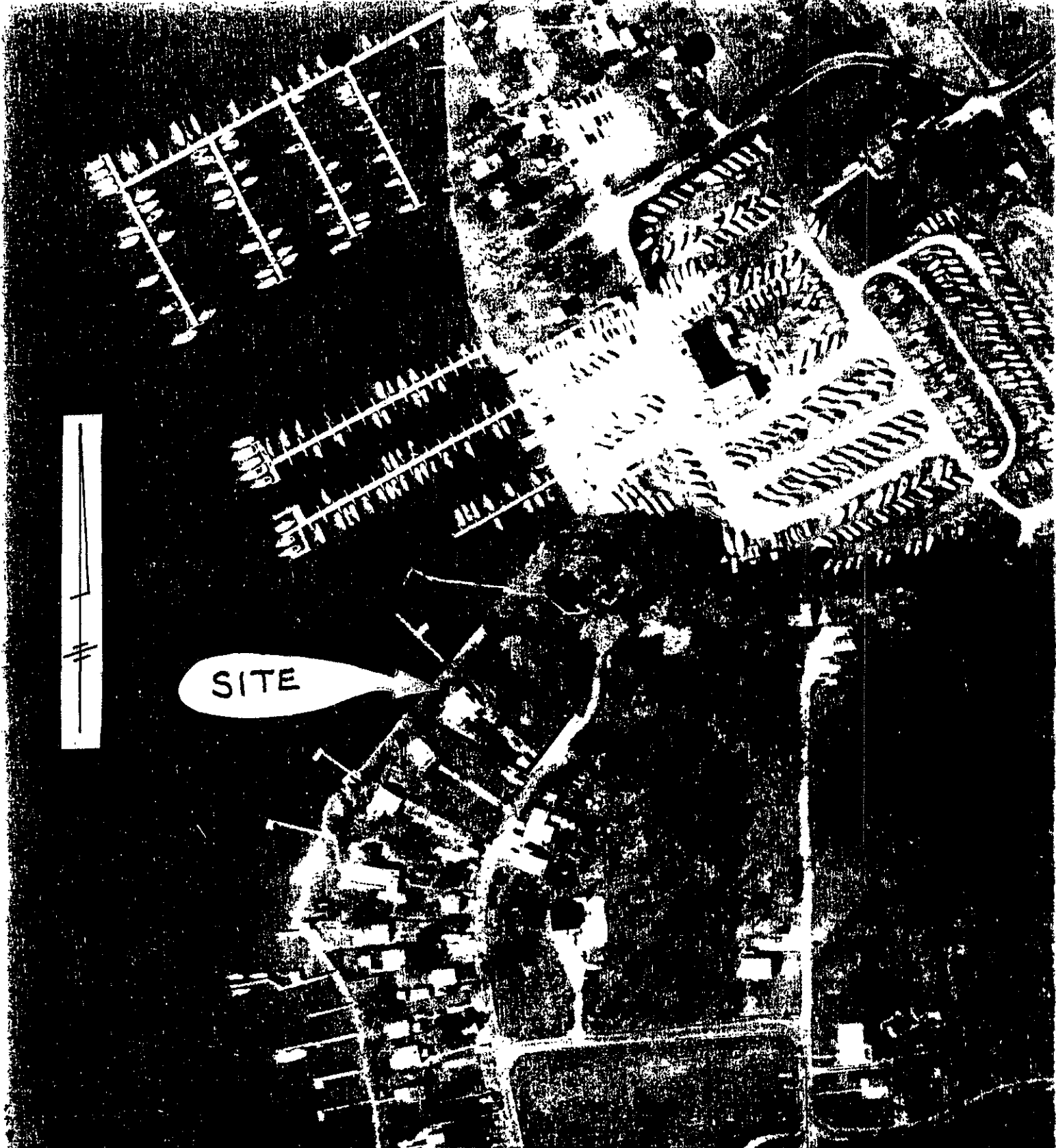
REVOLEA BEACH ROAD

RED

ROSE

FOUND.

000



SITE

SCALE

1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION

95-268-A

MICROFILMED  
BOWLEYS  
QUARTERS

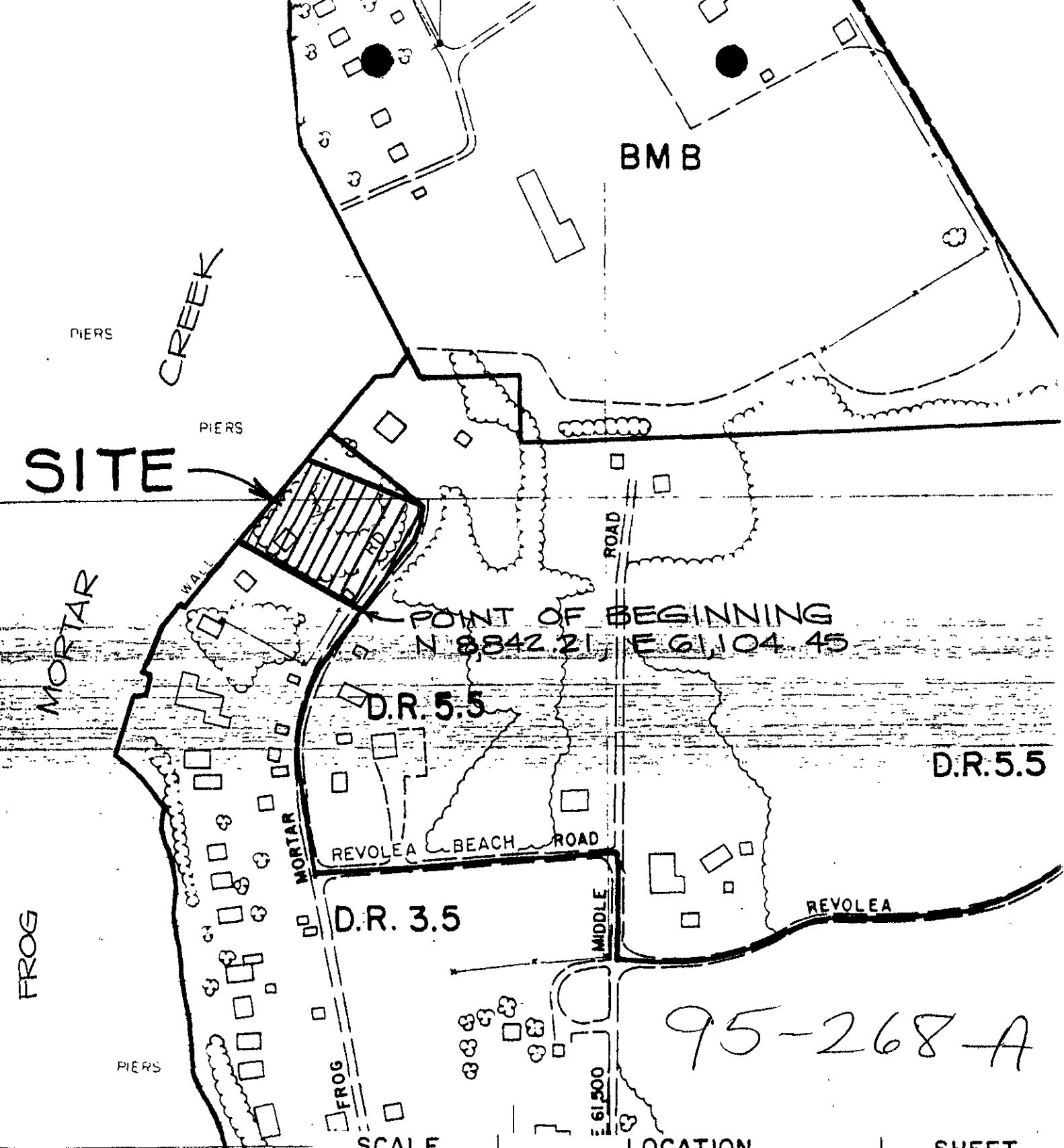
808 FROG MORTAR RD.

SHEET

N. E.

3 - K

269



**SITE**

**B.M.B**

**MORTAR**

**FROG**

**POINT OF BEGINNING**  
 N 8842.21, E 61,104.45

**D.R. 5.5**

**D.R. 5.5**

**D.R. 3.5**

*95-268-A*

**SCALE**

1" = 200' ±

**DATE OF PHOTOGRAPHY**  
**JANUARY 1986**

**LOCATION**

**BOWLEYS**

**QUARTERS**

**MICROFILMED**

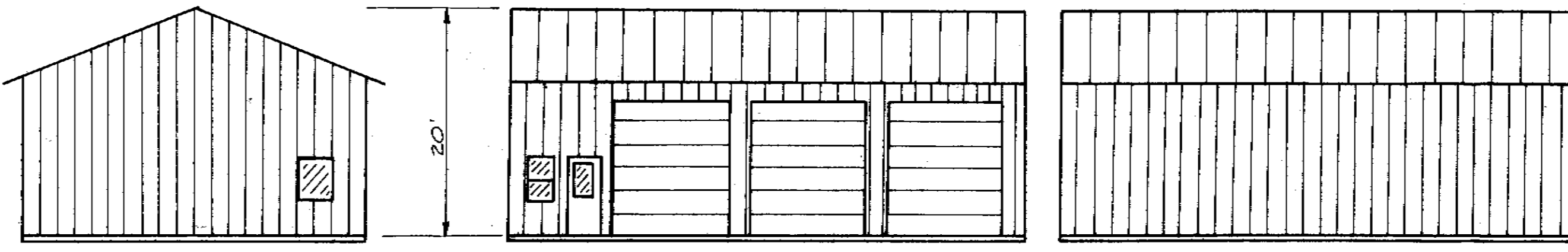
**SHEET**

**N.E.**

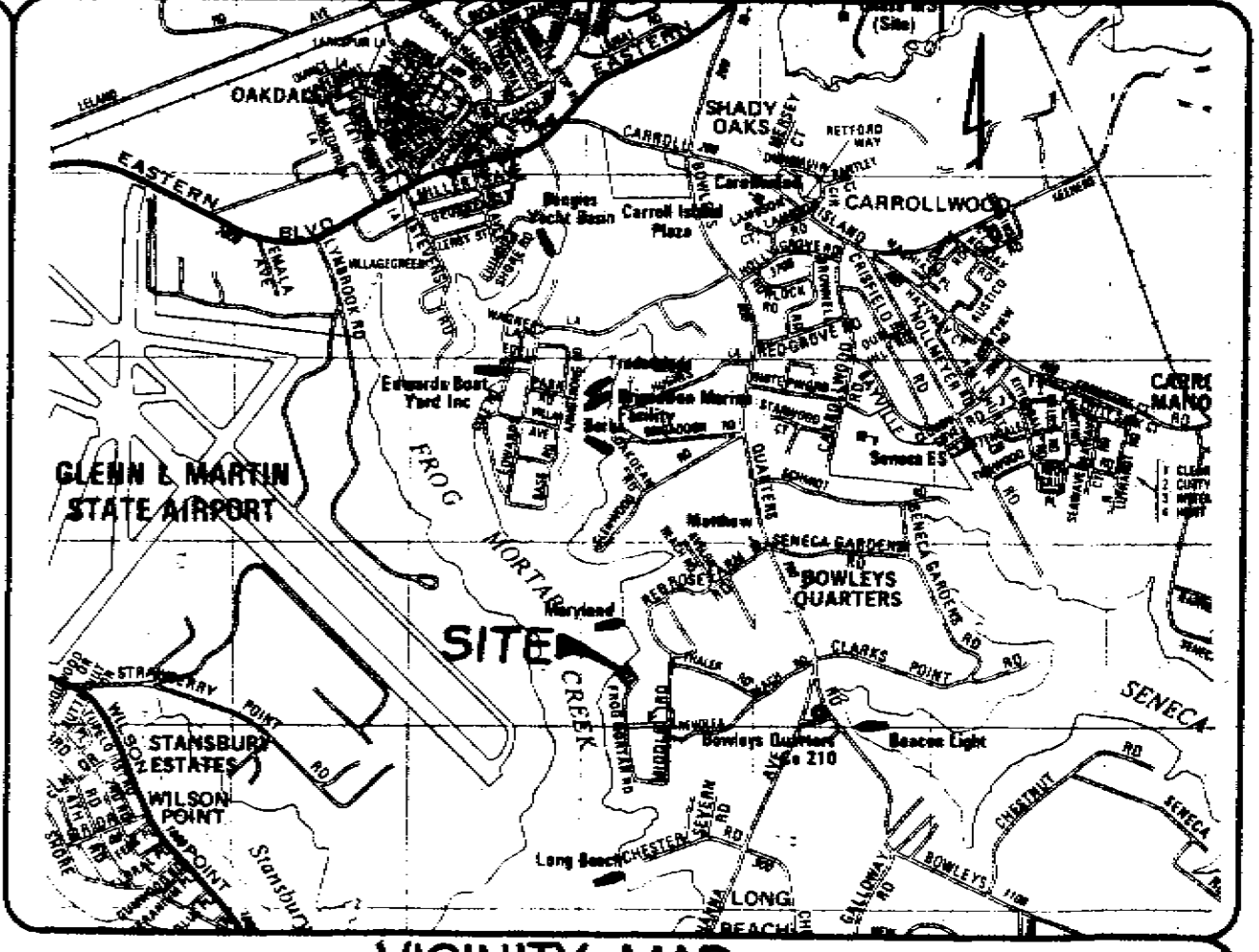
**3-K**

**269**

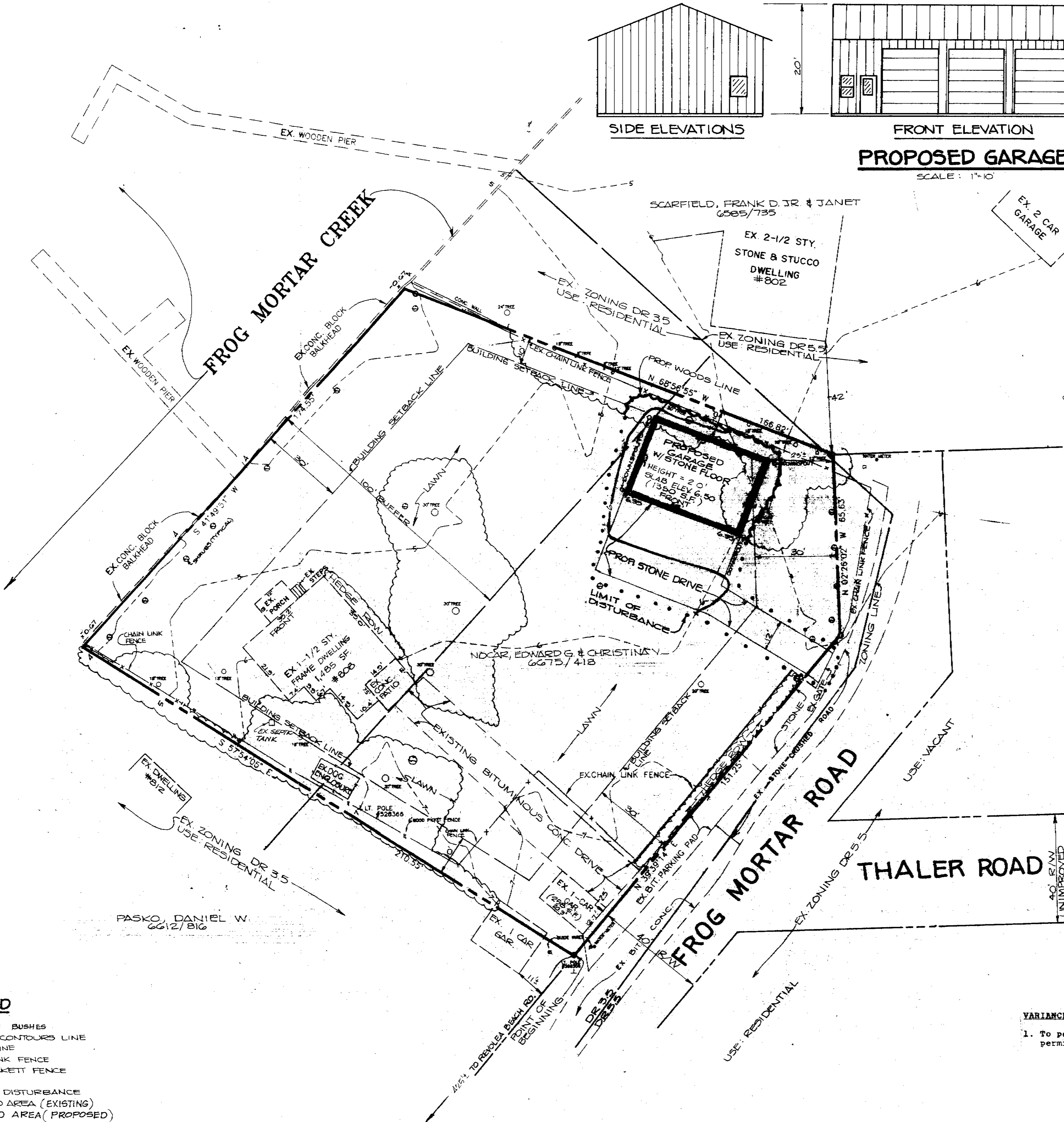




**PROPOSED GARAGE**  
SCALE: 1/4\"/>



**VICINITY MAP**  
SCALE: 1\"/>



**SITE DATA**

OWNER: Edward G. & Christina V. Nocar  
808 Frog Mortar Road  
Baltimore, Maryland 21220  
410-281-7385

DEED REFERENCES: 6675/418

EXISTING ZONING: DR 3.5 (1\"/>

PLAT: REVOLEA BEACH WFC 5/67  
LOTS 3, 4, 5, 6, 7 AND PARTS OF LOTS 1 & 2

SITE AREA: 26,296 S.F. = 0.679 Ac.

CENSUS TRACT: 4518.12

WATERSHED: 10

SUBWATERSHED: 10

DISTURBED AREA: 4670 S.F. = 0.11 Ac.

IMPERVIOUS AREAS (Site Area 26,296 S.F.)

EXISTING:  
DWELLING, PATIO, PORCH, STEPS = 1,719 S.F.  
BITUMINOUS DRIVE = 1,794 S.F.  
GARAGE = 257 S.F.  
TOTAL = 3,770 S.F. = 13.57%

PROPOSED:  
GARAGE = 1,350 S.F.  
DRIVEWAY = (STONE) 1,794 S.F.  
EXISTING FROM ABOVE = 257 S.F.  
TOTAL = 3,401 S.F. = 12.9%

ALLOWED IMPERVIOUS AREA = 15%

**FORESTED AREA**

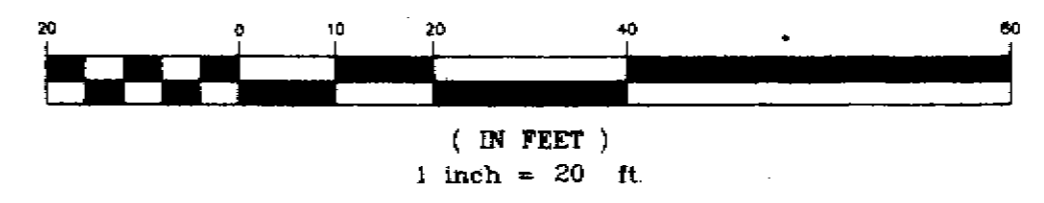
REQUIRED FORESTED AREA 15%  
15% x 26,296 = 5,744 S.F.  
EXISTING FORESTED AREA ON SITE = 906 S.F. = 0.208 Ac. (29.7%)  
EXISTING FORESTED AREA REMAINING  
AFTER PROPOSED CONSTRUCTION = 81 S.F. = 0.186 Ac. (21.4%)

**VARIANCE REQUESTED**

- To permit an accessory building height of 20' in lieu of the permitted height of 15'; Section 400.3 BCZR

*Red's No 1*

**GRAPHIC SCALE**



**GENERAL NOTES**

- All existing structures to remain.
- This site is situated within the Chesapeake Bay Critical Areas and is classified by land use as Limited Development Area, (LDA).
- Flood insurance rate map indicates a flood elevation of "10" for this site which is situated in zones A & B. (Panel 435)
- This site utilizes a private on site septic system.
- This site is served by a public water main.
- Topography shown hereon is field run, August 1994.
- There are no tidal or non-tidal wetlands on this site.
- There are no buildings or property on this site that is included on the Maryland Historical Trust Inventory, the Baltimore County Landmarks Commission Preliminary or Final Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
- There is no significant plant or animal habitat on this site.
- No clearing, grading or construction in buffer area, except as allowed by DEPDM.
- This site has 175± linear feet of water frontage.
- Downfalls from proposed drainage are to be discharged on surface.
- This site does not contain any designated forest.
- There have been no previous zoning hearings for this site.

**95-268-A**

**Bafitis & Associates, Inc.**  
William N. Bafitis, P.E.  
PRESIDENT  
Civil Engineers/Land Planners  
SURVEYORS  
1249 Engleberth Rd. Baltimore, MD 21221  
(410) 391-2336

**PLAT TO ACCOMPANY PETITION  
FOR ZONING VARIANCE  
FOR  
808 FROG MORTAR ROAD**

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND  
PROFESSIONAL SEAL  
WILLIAM N. BAFITIS, P.E.  
269  
REW  
3/13/95  
SHEET 1 OF 1  
SCALE: 1" = 20'  
JOB ORDER NO.: 94025  
DATE: 11/29/94

NO.	REVISIONS	DATE
1	Revised R4 changed to Revolea Beach Road	2-7-95
2	Note #3 Revised, #14 Added, Councilmanic District Added	
3	Zoning Map # Added. EX. 1 1/2 sty. use added	3-2-95

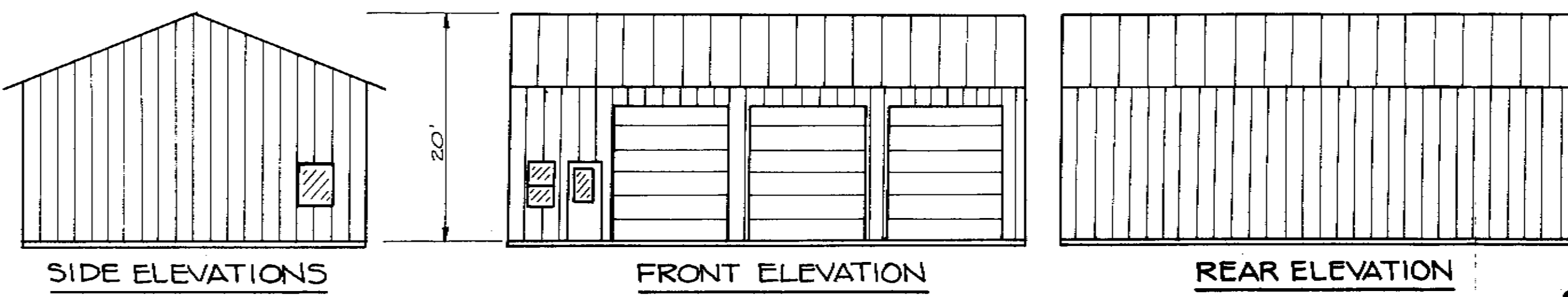
**LEGEND**

- EVERGREEN BUSHES
- EXISTING CONTOURS LINE
- ZONING LINE
- CHAIN LINK FENCE
- WOOD PICKETT FENCE
- RAW LINE
- LIMIT OF DISTURBANCE
- FORESTED AREA (EXISTING)
- FORESTED AREA (PROPOSED)

**SOILS DATA**

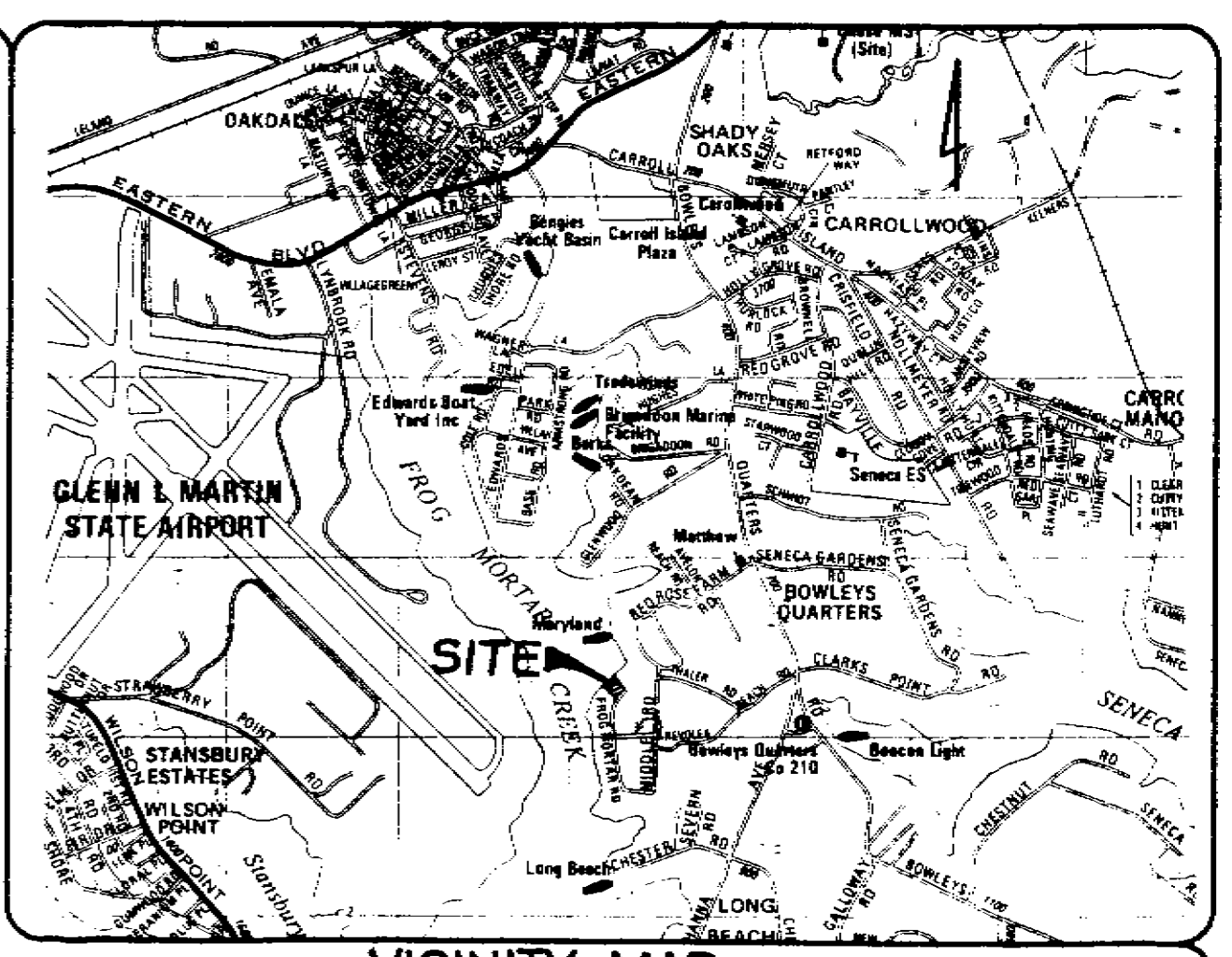
TYPE	SERIES	WITH BASEMENT	WITHOUT BASEMENT	STREETS & PARKING LOT	CLASS
MIB	WOODSTON SANDY LOAM	MODERATELY HIGH WATER TABLE	SLIGHT	MODERATELY HIGH WATER TABLE; SLOPE	C

MICROFILMED



**PROPOSED GARAGE**  
SCALE: 1"=10'

95-268-A  
selected shows 5-6



**VICINITY MAP**  
SCALE: 1"=2000'

- GENERAL NOTES**
- All existing structures to remain.
  - This site is situated within the Chesapeake Bay Critical Areas and is classified by land use as Limited Development Area, (LDA).
  - Flood insurance rate map indicates a flood elevation of "10" for this site and is situated in zones A & B. (Panel 435)
  - This site utilizes a private on site septic system.
  - This site is served by a public water main.
  - Topography shown hereon is field run, August 1994.
  - There are no tidal or non-tidal wetlands on this site.
  - There are no buildings or property on this site that is included on the Maryland Historical Trust Inventory, the Baltimore County Landmarks Commission Preliminary or Final Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
  - There is no significant plant or animal habitat on this site.
  - No clearing, grading or construction in buffer area, except as allowed by DEPRM.
  - This site has 175± linear feet of water frontage.
  - Downspouts from proposed garage are to be discharged onto surface.
  - This site does not contain any designated forest.

**SITE DATA**

OWNER: Edward G. & Christina V. Nocar  
808 Frog Mortar Road  
Baltimore, Maryland 21220  
410-281-7385

DEED REFERENCES: 6675/418

EXISTING ZONING: DR 3.5

TAX ACCOUNT NO. 15-13-400600

TAX MAP # 91, BLOCK: 21

PLAT: REVOLEA BEACH WPC 5/67  
LOTS 3,4,5,6,7 AND PARTS OF LOTS 1&2

SITE AREA: 36,296 S.F. = 0.829 Ac.±

CENSUS TRACT: 4518.12

WATERSHED: 10

SUBWATERSHED: 10

DISTURBED AREA: 4670 S.F.±, 0.11 Ac.±

IMPERVIOUS AREAS (Site Area 36,296 S.F.)

EXISTING:

DWELLING, PATIO, PORCH, STEPS	1,719.5 S.F.
BITUMINOUS DRIVE	1,794 S.F.
GARAGE	257.8 S.F.
<b>TOTAL</b>	<b>3,770.3 S.F. = 9.84%</b>

PROPOSED:

GARAGE	1,350 S.F. (STONE)
DRIVEWAY	1,794 S.F.
EXISTING FROM ABOVE	5,120.3 S.F. = 13.57%

ALLOWED IMPERVIOUS AREA= 15%

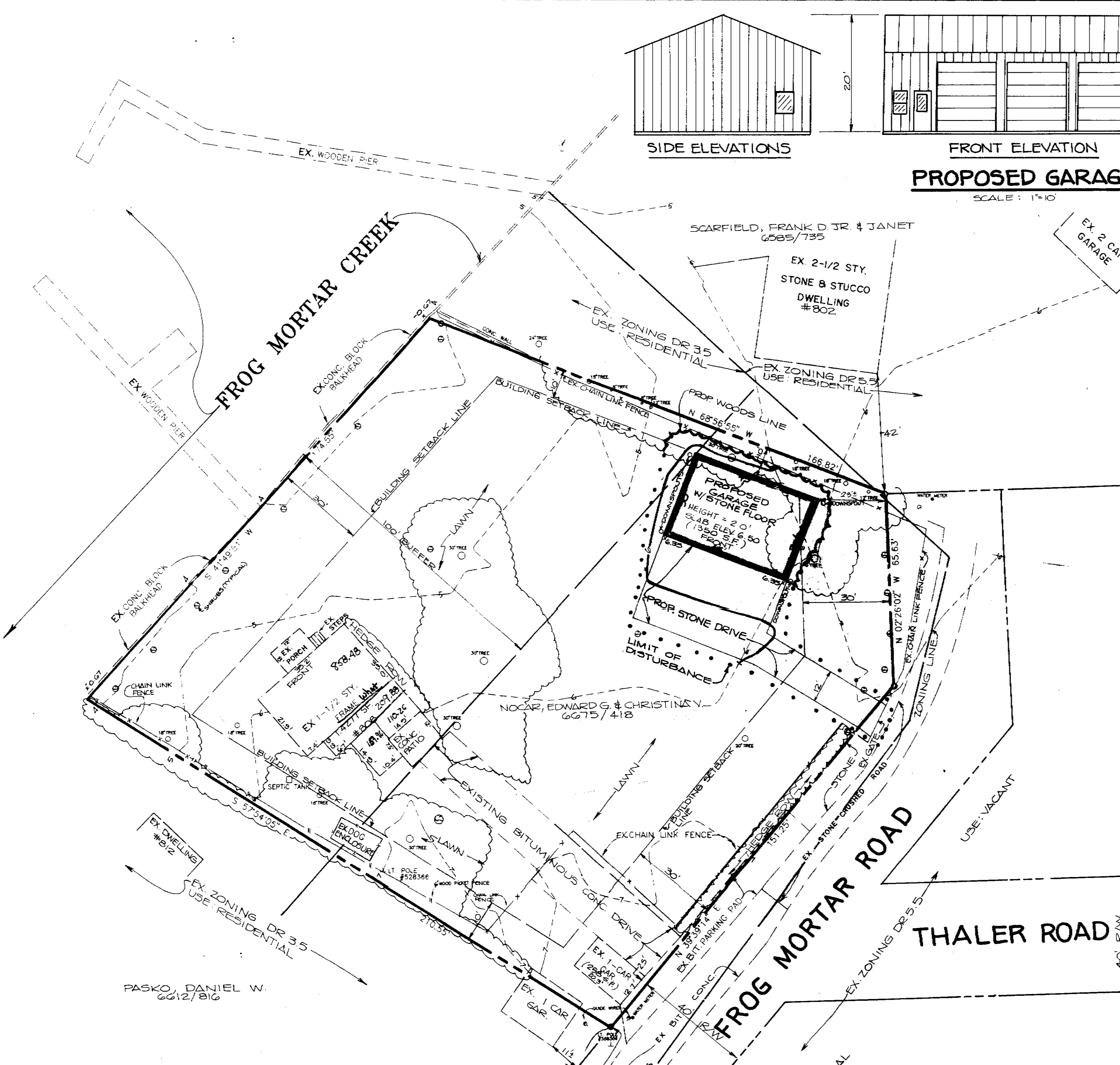
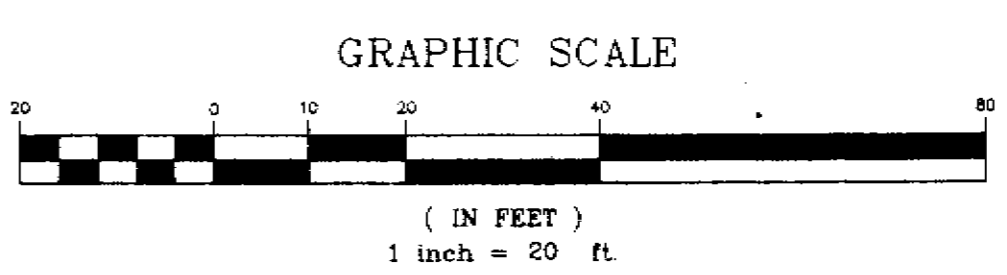
FORESTED AREA

REQUIRED FORESTED AREA 15%  
15% X 36,296 = 5,744 S.F.

EXISTING FORESTED AREA ON SITE = 3066 S.F. = 0.208 Ac.± (23.7%)

EXISTING FORESTED AREA REMAINING AFTER PROPOSED CONSTRUCTION = 2,911 S.F. = 0.188 Ac.± (21.4%)

- VARIANCE REQUESTED**
- To permit an accessory building height of 20' in lieu of the permitted height of 15'; Section 400.3 BCZR



- LEGEND**
- EVERGREEN BUSHES
  - - - EXISTING CONTOURS LINE
  - - - ZONING LINE
  - - - CHAIN LINK FENCE
  - - - WOOD PICKETT FENCE
  - - - R/W LINE
  - - - LIMIT OF DISTURBANCE
  - - - FORESTED AREA (EXISTING)
  - - - FORESTED AREA (PROPOSED)

**SOILS DATA**

TYPE	SERIES	WITH BASEMENT	WITHOUT BASEMENT	STREETS & PARKING LOT	CLASS
NWB	WOODSTON SANDY LOAM	MODERATELY MODERATELY HIGH WATER TABLE	SLIGHT	MODERATELY MODERATELY HIGH WATER TABLE; SLOPE	C

Garage = 258±  
Garage = 1350.00  
House = 1333.58  
16.42±  
Where is front of House?

**Bafitis & Associates, Inc.**  
William N. Bafitis, P.E.  
PRESIDENT  
Civil Engineers/Land Planners  
SURVEYORS  
1249 Engleberth Rd Baltimore, MD 21221 (410) 391-2336

**PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE FOR 808 FROG MORTAR ROAD**

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SCALE: 1"=20'  
JOB ORDER NO: 94025  
DATE: 11/24/04  
SHEET 1 OF 1  
WILLIAM N. BAFITIS, P.E.

NO	REVISIONS	DATE
269		

Plan Reviewed by Kate For 1st Rev comment





- The Petitioners shall comply with any recommendations offered by DEPDM relating to the construction of the proposed garage.
- When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

*Lawrence E. Schmidt*  
 LAWRENCE E. SCHMIDT  
 Zoning Commissioner  
 for Baltimore County

LES/mm

Baltimore County Government  
 Zoning Commissioner  
 Office of Planning and Zoning



Suite 112 Courthouse  
 400 Washington Avenue  
 Towson, MD 21284

(410) 887-4386

April 21, 1995

John B. Gontrum, Esquire  
 Romadka, Gontrum and McLaughlin, P.A.  
 814 Eastern Boulevard  
 Baltimore, Maryland 21221

RE: Case No. 95-268-A  
 Petition for Variance  
 Property: 808 Frog Mortar Road  
 Edward G. Nocar, et ux

Dear Mr. and Mrs. Gontrum:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

*Lawrence E. Schmidt*  
 LAWRENCE E. SCHMIDT  
 Zoning Commissioner

LES:mm

cc: Mr. and Mrs. Edward G. Nocar, 808 Frog Mortar Road, Balto.Md. 21220  
 cc: Mr. and Mrs. Frank Scarfield, Jr., 802 Frog Mortar Rd., Balto.Md. 21220

Printed with Soybean Ink on Recycled Paper

**CRITICAL 269**

**PETITION FOR ADMINISTRATIVE VARIANCE**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 95-268-A

The undersigned, legal owner(s) of the property located in Baltimore County and which is described by the distribution map attached hereto and made a part hereof, petition for a Variance from Section 400.3 of the B.C.Z.R. to allow an accessory building height of 20' in lieu of the permitted height of 15'.

of the Zoning Regulations of Baltimore County for the following reason: (indicate hardship or practical difficulty)  
 Storage of permitted vehicles requires higher openings and use of slanted roof in lieu of flat roof requires variance to conform to other buildings in area. Location of property in critical area and with unique drainage warrants height variance in lieu of greater building area.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I/we agree to pay expenses of the above posting and, if necessary, advertising, 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.

Contract Purchaser:

(Type or print name)  
 Signature  
 Address  
 City State Zip Code

Attorney for Petitioner:

John B. Gontrum, Esquire  
 Romadka, Gontrum & McLaughlin, P.A.  
 814 Eastern Blvd.  
 Essex, MD 21221 686-8274

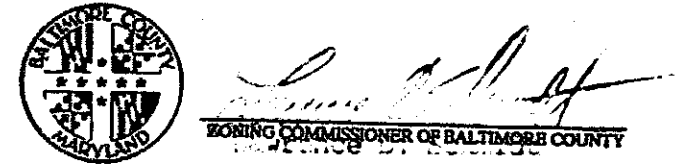
Legal Owner(s):

Edward G. Nocar  
 Signature  
 Christina V. Nocar  
 Signature

808 Frog Mortar Road 335-7160  
 Baltimore, Maryland 21220

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of January, 1995, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

**DROP-OFF  
 NO REVIEW  
 2-1-95 WCR**



ESTIMATED POSTING DATE: ESTIMATED CLOSING DATE: ITEM #

**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) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at: 808 Frog Mortar Road  
Baltimore, MD 21220

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)  
 Storage of permitted vehicles requires higher openings and use of slanted roof in lieu of flat roof requires variance to conform to other buildings in area. Location of property in critical area and with unique drainage warrants height variance in lieu of greater building area.

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

Signature: *Edward G. Nocar*  
 Signature: *Christina V. Nocar*

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss. I HEREBY CERTIFY, this 18th day of January, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Edward G. Nocar & Christina V. Nocar

the Affiant(s) herein, personally known or 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 his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.  
1-18-95  
 My Commission Expires: 12-1-95

**770-9800  
 DROP-OFF  
 NO REVIEW  
 2-1-95 WCR**

**CERTIFICATE OF POSTING**

ZONING DEPARTMENT OF BALTIMORE COUNTY B-268-A  
 Towson, Maryland

District: 13th Date of Posting: 2/1/95

Posted for: Veronica

Petitioner: Edward G. Nocar, Christina V. Nocar

Location of property: 808 Frog Mortar Rd., N.M.D.

Location of Sign: Along road way on property being zoned.

Remarks:

Posted by: M. Michael Ray Date of return: 2/17/95

Number of Signs: 1

**CERTIFICATE OF POSTING**

ZONING DEPARTMENT OF BALTIMORE COUNTY 95-268-A  
 Towson, Maryland

District: 13th Date of Posting: 2/1/95

Posted for: Veronica

Petitioner: Edward G. Nocar, Christina V. Nocar

Location of property: 808 Frog Mortar Rd., N.M.D.

Location of Sign: Along road way on property being zoned.

Remarks:

Posted by: M. Michael Ray Date of return: 2/17/95

Number of Signs: 1

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. March 17, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 16, 1995

THE JEFFERSONIAN,  
*A. Hennickson*  
 LEGAL AD. - TOWSON

**NOTICE OF HEARING**  
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Provisions of Baltimore County and the Board of Public Hearing, on the following captioned matter: an accessory building height in lieu of the permitted height of 15' in the Chesapeake Avenue in Towson, Maryland 21284, at Room 114, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21284 as follows:  
 Case Number: 95-268-A  
 Petitioner: Edward G. Nocar and Christina V. Nocar  
 Site Location: 808 Frog Mortar Road, N.M.D.  
 Legal Owner(s): Edward G. Nocar and Christina V. Nocar  
 Date of Hearing: 2/1/95  
 Time of Hearing: 10:00 AM  
 Location of Hearing: Room 114, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21284  
 The hearing will be held at the above location and time on the date and at the time specified above. Any person desiring to be heard at the hearing should appear in person or by a duly authorized representative at the hearing on the date and at the time specified above.  
 The Zoning Commissioner's Office is located at Room 114, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21284.  
 2/1/95

Baftis & Associates, Inc.

**269  
 REV 2/8/95  
 95-268-A**

ZONING DESCRIPTION  
 808 FROG MORTAR ROAD  
 15TH ELECTION DISTRICT  
 BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point, being a pipe found along the Northwestern right-of-way line of Frog Mortar Road, being 40.00 feet wide, said point also being situated at the Southeastern most end of the division line between Lot 7 and Lot 8 as shown on the plat of Revolea Beach as recorded among the Land Records of Baltimore County in Plat Book WPC 5, Folio 67, Said point being approximately 425 feet Northerly from the intersection of Revolea Beach Road; 1) Thence running with and binding on said division line North 57°54'05" West 210.55 feet to a point on or near the existing bulkhead at Frog Mortar Creek; 2) Thence running with or near the existing bulkhead and Frog Mortar Creek, North 41°49'51" West 174.55 feet to a point; 3) Thence leaving said bulkhead and creek South 68°56'55" East 166.82 feet to a point, being a pipe found along the Frog Mortar right-of-way line; 4) Thence running with and binding on said right-of-way the following two courses and distances: South 02°26'02" East 65.63 feet to a point; 5) Thence South 39°39'14" West 151.25 feet to the point of beginning. Containing 38,296 Square Feet or 0.879 Acres of land more or less. Being that parcel of land as described in a deed dated March 1, 1984 and recorded among the Land Records of Baltimore County in Liber 6675, Folio 418.

*William N. Baftis*  
 William N. Baftis, P.E.  
 Maryland Reg. # 11641

Baftis & Associates, Inc.

**269  
 call from E of present intersection street  
 95-268-A**

ZONING DESCRIPTION  
 808 FROG MORTAR ROAD  
 15TH ELECTION DISTRICT  
 BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point, being a pipe found along the Northwestern right-of-way line of Frog Mortar Road, being 40.00 feet wide, said point also being situated at the Southeastern most end of the division line between Lot 7 and Lot 8 as shown on the plat of Revolea Beach as recorded among the Land Records of Baltimore County in Plat Book WPC 5, Folio 67, Said point being approximately 425 feet Northerly from the intersection of Bengies Road; 1) Thence running with and binding on said division line North 57°54'05" West 210.55 feet to a point on or near the existing bulkhead at Frog Mortar Creek; 2) Thence running with or near the existing bulkhead and Frog Mortar Creek, North 41°49'51" West 174.55 feet to a point; 3) Thence leaving said bulkhead and creek South 68°56'55" East 166.82 feet to a point, being a pipe found along the Frog Mortar right-of-way line; 4) Thence running with and binding on said right-of-way the following two courses and distances: South 02°26'02" East 65.63 feet to a point; 5) Thence South 39°39'14" West 151.25 feet to the point of beginning. Containing 38,296 Square Feet or 0.879 Acres of land more or less. Being that parcel of land as described in a deed dated March 1, 1984 and recorded among the Land Records of Baltimore County in Liber 6675, Folio 418.

*William Michael Ray*  
 William Michael Ray  
 Property Line Surveyor #516

**receipt**  
95-268-A

Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21284

Account: R-01-6190  
Number: 269  
DROP-OFF — NO REVIEW

Date: 2/1/95

#010 - VARIANCE ————— \$50.00  
#080 - SIGN POSTING ————— 35.00  
TOTAL ————— \$85.00

Edward G. & Christina V. Nocar  
908 Frog Mortar Road  
CRITICAL AREA  
Zoning: D.R.-3.5  
District: 15C7  
Area: 38,296 square feet  
Attorney: John B. Gontrum

Check From:  
Ronald A. Gontrum & McLaughlin (Law Offices)

Please Make Checks Payable To: Baltimore County

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

FEBRUARY 9, 1995

**NOTICE OF CASE NUMBER ASSIGNMENT**

Re: CASE NUMBER: 95-268-A (Item 269)  
808 Frog Mortar Road  
NW/SE of Frog Mortar Road, 425' N of Revolvea Beach  
15th Election District - 5th Councilmanic  
Legal Owner(s): Edward G. Nocar and Christina V. Nocar

Please be advised that your petition for Administrative Zoning Variance has been assigned the above case number. Contact made 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 recovery will be courted on or before February 12, 1995. The closing date (February 27, 1995) 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 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 recovery will be courted 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  
Director

cc: Edward and Christina Nocar  
John B. Gontrum, Esq.  
Janet Scarfield

Printed with Soybean Ink on Recycled Paper

TO: FUTURE PUBLISHING COMPANY  
March 16, 1995 Issue - Jeffersonian

Please forward billing to:  
John B. Gontrum, Esq.  
814 Eastern Boulevard  
Baltimore MD 21204

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-268-A (Item 269)  
808 Frog Mortar Road  
NW/SE of Frog Mortar Road, 425' N of Revolvea Beach  
15th Election District - 5th Councilmanic  
Legal Owner(s): Edward G. Nocar and Christina V. Nocar  
HEARING: MONDAY, APRIL 3, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Variance to allow an accessory building height of 20 feet in lieu of the permitted height of 15 feet.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

MARCH 9, 1995

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-268-A (Item 269)  
808 Frog Mortar Road  
NW/SE of Frog Mortar Road, 425' N of Revolvea Beach  
15th Election District - 5th Councilmanic  
Legal Owner(s): Edward G. Nocar and Christina V. Nocar  
HEARING: MONDAY, APRIL 3, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Variance to allow an accessory building height of 20 feet in lieu of the permitted height of 15 feet.

Arnold Jablon  
Director

cc: Edward and Christina Nocar  
John B. Gontrum, Esq.  
Janet Scarfield

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink on Recycled Paper

**receipt**

Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21284

Account: R-01-6190  
Number: 269 (WCR)  
DROP-OFF — NO REVIEW

Date: 3/13/95

#110 - REVISIONS ————— \$100.00 (Revision - Plate)

Edward G. Nocar & Christina V. Nocar  
808 Frog Mortar Road  
Critical Area  
15th Election District

Check From: William N. Baffitt

Please Make Checks Payable To: Baltimore County

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: February 9, 1995

FROM: Pat Keller, 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. 261, 264, 269 and 273

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: Cathy L. Kerns

PR/JL

ITEM#261/PZORR/EXCELW

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

DATE: Feb. 21, 1995

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for February 21, 1995  
Item No. 269

The Developers Engineering Section has reviewed the subject zoning item. A landscape plan must be approved as a condition of releasing the building permit. Buffering the adjacent residence is a significant issue.

RWB:ew

Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

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

Re: Baltimore County  
Item No.: # 269

Dear Ms. Watson:

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  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2288 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

February 17, 1995

John B. Gontrum, Esquire  
814 Eastern Blvd.  
Essex, Maryland 21221

RE: Item No.: 269  
Case No.: 95-268-A  
Petitioner: Edward G. Nocar

Dear Mr. Gontrum:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 1, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

Printed with Soybean Ink on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: March 27, 1995  
Zoning Administration and Development Management  
FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section  
RE: Zoning Advisory Committee Meeting  
For March 27, 1995  
Item No. 269 Revised

The Developers Engineering Section has reviewed the subject zoning item. A landscape plan must be approved prior to release of permits.

RWB:sw



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

3-31-95

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

Re: Baltimore County  
Item No: 269

Dear Ms. Watson:

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 Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-8258 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

DATE: February 24, 1995  
TO: Lawrence E. Schmidt  
Zoning Commissioner  
FROM: James H. Thompson  
Zoning Enforcement Supervisor  
RE: Case No. 95-268A  
808 Frog Mortar Road  
15th Election District

The enforcement section is requesting that consideration be given towards making this a public hearing rather than process thru the administrative variance procedure.

Currently, Inspector Craig McGraw has an active violation case against this site under Case No. C-94-2107.

A review of the variance file does indicate this matter was submitted to the development control section on February 1, 1995 without any review.

If additional questions remain, please contact me.

JHT/hek

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director DATE: February 23, 1995  
Zoning Administration and  
Development Management  
FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM  
SUBJECT: Zoning Item #269 - Nocar Property (REVISED)  
808 Frog Mortar Road  
Zoning Advisory Committee Meeting of February 21, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

The stone driveway and parking area associated with the proposed garage must be constructed in accordance with the attached specification to bring the property into compliance with Chesapeake Bay Critical Area impervious surface limits.

JLP:GS:sp

c: Edward and Christina Nocar  
NOCAR/DEPRM/TXTSPP

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director DATE: March 28, 1995  
Zoning Administration and  
Development Management  
FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM  
SUBJECT: Zoning Item #269 - Nocar Property (REVISED)  
808 Frog Mortar Road  
Zoning Advisory Committee Meeting of March 20, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

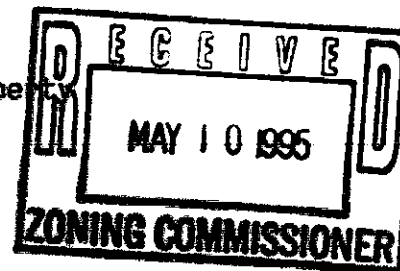
There is no change to this Department's findings on the original zoning petition #269 as a result of the revisions made on March 8, 1995.

JLP:GS:sp

NOCAR/DEPRM/TXTSPP

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Lawrence E. Schmidt DATE: May 9, 1995  
Zoning Commissioner  
FROM: J. Lawrence Pilson  
SUBJECT: Case No. 95-268-A, 808 Frog Mortar Road, Nocar Property



Reference is made to your "Findings of Fact and Conclusions of Law" dated April 25, 1995 for the above mentioned case in which you stated that "Currently, there has been no comment from DEPRM to this Zoning Commissioner regarding the Petition".

Please find attached my memoranda to Arnold Jablon dated 2/23/95 and 3/28/95. Additionally, please note that the Nocars were copied on the original memo.

If further discussion is required, please contact me at extension 3960.

JLP:sp

Attachments

SCHMIDT/DEPRM/TXTSPP

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3363

March 8, 1995

Edward G. Nocar and Christina V. Nocar  
808 Frog Mortar Road  
Baltimore, Maryland 21220

Dear Petitioners:

It has been determined by the Zoning Commissioner's Office that this matter should be set in for public hearing. Formal notification of the hearing date will be forwarded to you shortly.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in a newspaper of general circulation.

Please be advised that non-payment of fees will stay the issuance of the Zoning Commissioner's Order. A reporting charge in the amount of \$35.00 is now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office. Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

If you have any questions concerning this letter, you may contact Gwendolyn Stephens at 887-3391.

Sincerely,

*Arnold Jablon*

ARNOLD JABLON  
DIRECTOR

cc: John B. Gonzalez, Esq.

AJ:ggg

RE: Preliminary Petition Review (Item #)  
Legal Owner:  
Election District

Dear :

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The petition was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 887-3381.

Very truly yours,

:ccj

Enclosure (receipt)

cc: Zoning Commissioner



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

February 8, 1995

John B. Gontrum, Esquire  
Romadka, Gontrum & McLaughlin, P.A.  
814 Eastern Boulevard  
Essex, MD 21221

RE: Preliminary Plan Review (Item #269)  
Legal Owner: Edward G. Nocar and  
Christina V. Nocar  
808 Frog Mortar Road  
15th Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. General note #3 is unclear.
2. Indicate front orientation and use of the "EX 1-1/2 STY FRAME".
3. Request a variance to allow an accessory structure to be larger than the principal structure.
4. Indicate on the plan and on the description the distance from the P.O.B. to the centerline of the nearest intersecting street.
5. Show lot size on plat.
6. Show councilmanic district on the plat.
7. Indicate 200 scale map number on plat.

John B. Gontrum, Esquire  
February 8, 1995  
Page 2

8. Show lot area on plat.
9. Indicate septic reserve area on plat.
10. State whether or not there have been previous hearings on the plat.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

*Catherine A. Milton*  
Catherine A. Milton  
Planner I

CAM:scj

Enclosure (receipt)

cc: Zoning Commissioner



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 8, 1995

John B. Gontrum, Esquire  
Romadka, Gontrum & McLaughlin, P.A.  
814 Eastern Boulevard  
Essex, MD 21221

RE: Revised Plan Review (Item #269)  
Legal Owner: Edward G. Nocar and  
Christina V. Nocar  
808 Frog Mortar Road  
15th Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced revisions were accepted for filing without a final filing review by the staff. The revisions were accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. General note #3 is unclear.
2. Indicate the use of the "EX 1-1/2 STY FRAME".
3. Request a variance to allow an accessory structure to be larger than the principal structure.
4. Show councilmanic district on the plat.

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on Recycled Paper

John B. Gontrum, Esquire  
March 8, 1995  
Page 2

5. Indicate 200 scale map number on the plat.
6. Indicate septic reserve area on the plat.
7. State whether or not there have been previous hearings on the plat.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

*Catherine A. Milton*  
Catherine A. Milton  
Planner I

CAM:scj

Enclosure (receipt)

cc: Zoning Commissioner

Item #269  
To: Engineer



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 16, 1995

John B. Gontrum, Esquire  
Romadka, Gontrum & McLaughlin  
814 Eastern Boulevard  
Essex, MD 21221

95-268-A

RE: Preliminary Plan Review (Item #269)  
Legal Owner: Edward & Christina Nocar  
808 Frog Mortar Road  
15th Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced revisions were accepted for filing without a final filing review by the staff. The revisions were accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

*Catherine A. Milton*  
Catherine A. Milton  
Planner I

CAM:scj

Enclosure (receipt)

cc: Zoning Commissioner

Baptis & Associates, Inc. 269  
Civil Engineers / Land Planners / Surveyors  
1249 Engleberth Road, Baltimore, Md 21221  
410-381-2338

LETTER OF TRANSMITTAL  
TO: Mr. John Gontrum  
DATE: January 18, 1995  
REF: 808 Frog Mortar Rd  
NOCAR PROPERTY

WE ARE SENDING:  ORIGINAL TRACINGS;  SEPIA TRANSPARENCIES;  PHOTOSTATS;  SKETCHES;  HEREWITH  BLACK LINE PRINTS;  BLUE LINE PRINTS;  SHOP DRAWINGS;  SPECIFICATIONS;  UNDER SEPARATE COVER  PHOTOGRAPHS;  LETTERS;  SAMPLES;  ESTIMATES;  REPORTS;  MAPS;  AGREEMENTS;  AS NOTED BELOW

PREPARED BY: \_\_\_\_\_ APPROVED: \_\_\_\_\_

THESE ARE FORWARDED:  AS REQUESTED;  FOR APPROVAL;  FOR COMMENT;  FOR PAYMENT;  FOR CORRECTIONS;  FOR CONSTRUCTION;  YOUR INFORMATION;  AS NOTED BELOW;  REVIEWED AND ACCEPTED;  REVIEWED AND ACCEPTED AS NOTED;  REVIEWED AND RETURNED FOR REVISION

DRAWINGS NO	NO OF COPIES	LATEST DATE	DESCRIPTION
13		11/28/94	Plot To Accessory Petition For Zoning Variance
2		12/14/94	Zoning Description
2		12 = 200'	zoning map
2		12 = 200'	Aerial Photograph
2		12 = 200'	Topographic Map
1 Sat			Photograph - Site Adjacent Property, With Key

SENT VIA:  SPECIAL DELIVERY;  CERTIFIED MAIL;  FIRST CLASS MAIL;  AIR MAIL;  PARCEL POST;  BUS;  YOUR MESSENGER;  YOUR MESSENGER UNLIMITED PARCEL;  EXPRESS;  INSURED;  AS NOTED BELOW

NOTES: For use in filing variance

Administrative Variance Very truly yours,

*Clyde F. Hinkle*  
Clyde F. Hinkle

Baptis & Associates, Inc. 269  
Civil Engineers / Land Planners / Surveyors  
1249 Engleberth Road, Baltimore, Md 21221  
410-381-2338

LETTER OF TRANSMITTAL  
TO: Baltimore County Zoning Office  
DATE: February 7, 1995  
REF: 808 Frog Mortar Rd  
DBOP-OFF  
NO REVIEW  
NO BAWCR

WE ARE SENDING:  ORIGINAL TRACINGS;  SEPIA TRANSPARENCIES;  PHOTOSTATS;  SKETCHES;  HEREWITH  BLACK LINE PRINTS;  BLUE LINE PRINTS;  SHOP DRAWINGS;  SPECIFICATIONS;  UNDER SEPARATE COVER  PHOTOGRAPHS;  LETTERS;  SAMPLES;  ESTIMATES;  REPORTS;  MAPS;  AGREEMENTS;  AS NOTED BELOW

PREPARED BY: \_\_\_\_\_ APPROVED: \_\_\_\_\_

THESE ARE FORWARDED:  AS REQUESTED;  FOR APPROVAL;  FOR COMMENT;  FOR PAYMENT;  FOR CORRECTIONS;  FOR CONSTRUCTION;  YOUR INFORMATION;  AS NOTED BELOW;  REVIEWED AND ACCEPTED;  REVIEWED AND ACCEPTED AS NOTED;  REVIEWED AND RETURNED FOR REVISION

DRAWINGS NO	NO OF COPIES	LATEST DATE	DESCRIPTION
12		2/27/95	Plot To Accessory Petition For Zoning Variance
3			Zoning Description

SENT VIA:  SPECIAL DELIVERY;  CERTIFIED MAIL;  FIRST CLASS MAIL;  AIR MAIL;  PARCEL POST;  BUS;  YOUR MESSENGER;  YOUR MESSENGER UNLIMITED PARCEL;  EXPRESS;  INSURED;  AS NOTED BELOW

NOTES: Per Your Request Description & Plat Print of Beginning Call To Bangia Road Changed To Ravella Beach Rd To Agree With Official Zoning Map

Very truly yours,

Copy To: Mr. John Gontrum w/ copies  
*Clyde F. Hinkle*  
Clyde F. Hinkle

Baptis & Associates, Inc. 269  
Civil Engineers / Land Planners / Surveyors  
1249 Engleberth Road, Baltimore, Md 21221  
410-381-2338

LETTER OF TRANSMITTAL  
TO: Baltimore County Zoning Office  
DATE: March 8, 1995  
REF: 808 Frog Mortar Rd  
DBOP-OFF  
NO REVIEW  
NO BAWCR

WE ARE SENDING:  ORIGINAL TRACINGS;  SEPIA TRANSPARENCIES;  PHOTOSTATS;  SKETCHES;  HEREWITH  BLACK LINE PRINTS;  BLUE LINE PRINTS;  SHOP DRAWINGS;  SPECIFICATIONS;  UNDER SEPARATE COVER  PHOTOGRAPHS;  LETTERS;  SAMPLES;  ESTIMATES;  REPORTS;  MAPS;  AGREEMENTS;  AS NOTED BELOW

PREPARED BY: \_\_\_\_\_ APPROVED: \_\_\_\_\_

THESE ARE FORWARDED:  AS REQUESTED;  FOR APPROVAL;  FOR COMMENT;  FOR PAYMENT;  FOR CORRECTIONS;  FOR CONSTRUCTION;  YOUR INFORMATION;  AS NOTED BELOW;  REVIEWED AND ACCEPTED;  REVIEWED AND ACCEPTED AS NOTED;  REVIEWED AND RETURNED FOR REVISION

DRAWINGS NO	NO OF COPIES	LATEST DATE	DESCRIPTION
12		3/14/95	Plot To Accessory Petition For Zoning Variance
3			Zoning Description

SENT VIA:  SPECIAL DELIVERY;  CERTIFIED MAIL;  FIRST CLASS MAIL;  AIR MAIL;  PARCEL POST;  BUS;  YOUR MESSENGER;  YOUR MESSENGER UNLIMITED PARCEL;  EXPRESS;  INSURED;  AS NOTED BELOW

NOTES: Enclosed are twelve revised plans and a revision fee check in the amount of \$100.00.

Sincerely Yours,  
BAPTIS AND ASSOCIATES, INC.

*Clyde F. Hinkle*  
Clyde F. Hinkle  
Vice President  
CC: John Gontrum w/print  
CFB/lkb  
Civil Engineers / Land Planners / Surveyors - 1249 Engleberth Road / Baltimore, Maryland 21221 / 410-381-2338

To: John  
3/14/95  
w/c  
269  
REV  
3/13/95

RECEIVED  
FEB 8 1995

ZADM  
RECEIVED  
FEB 10 1995



**ROMADKA, GONTRUM & McLAUGHLIN, P.A.**

814 Eastern Boulevard  
Baltimore, Maryland 21221  
TELEPHONE: 610-685-8274  
FACSIMILE: 610-685-0118

ROBERT J. ROMADKA  
JOHN B. GONTRUM  
J. MICHAEL McLAUGHLIN, JR.

December 4, 1995

ELIZABETH A. VANNI

\*ALSO ADMITTED IN D.C.

Lawrence E. Schmidt, Zoning Commissioner  
For Baltimore County  
Office of Planning and Zoning  
400 Washington Ave., Suite 112  
Towson, MD 21204



RE: CASE NO. 95-5-SPH and PETITION FOR SPECIAL HEARING ANNA E. KOPP, PETITIONER RGM FILE NO. 95.3007  
CASE NO. 95-268-A PETITION FOR ZONING VARIANCE EDWARD G. NOCAR, PETITIONER RGM FILE NO. 94.3015

Dear Mr. Schmidt:

Previously, I wrote to you with respect to the Anna Kopp file to get a clarification of your order. A copy of the letter which I previously sent to you is enclosed. I recognize how busy you have been, but my client would like a response in order to move forward.

With respect to the Nocar file the issue as I recall it had to do with regulations pertaining to the construction of a new building in the flood plain and a waiver of the regulations pertaining to the size of the building. It was our understanding that this waiver also was granted. Even though it is not a zoning waiver it certainly had to do with the issues which were raised at the hearing. We cannot, however, proceed with the building permit until this matter is resolved. Thank you again for your consideration.

Very truly yours,

*John B. Gontrum*  
John B. Gontrum (mrc)

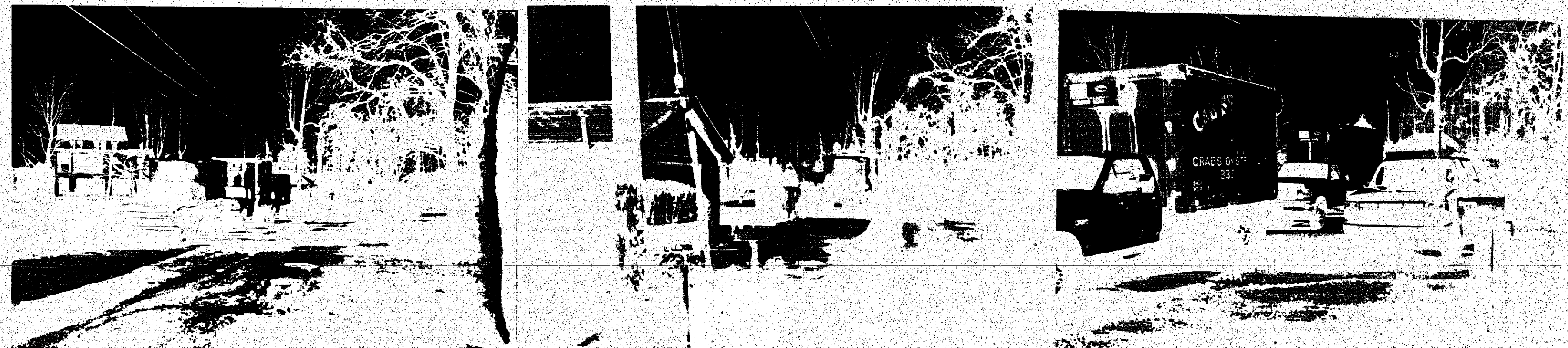
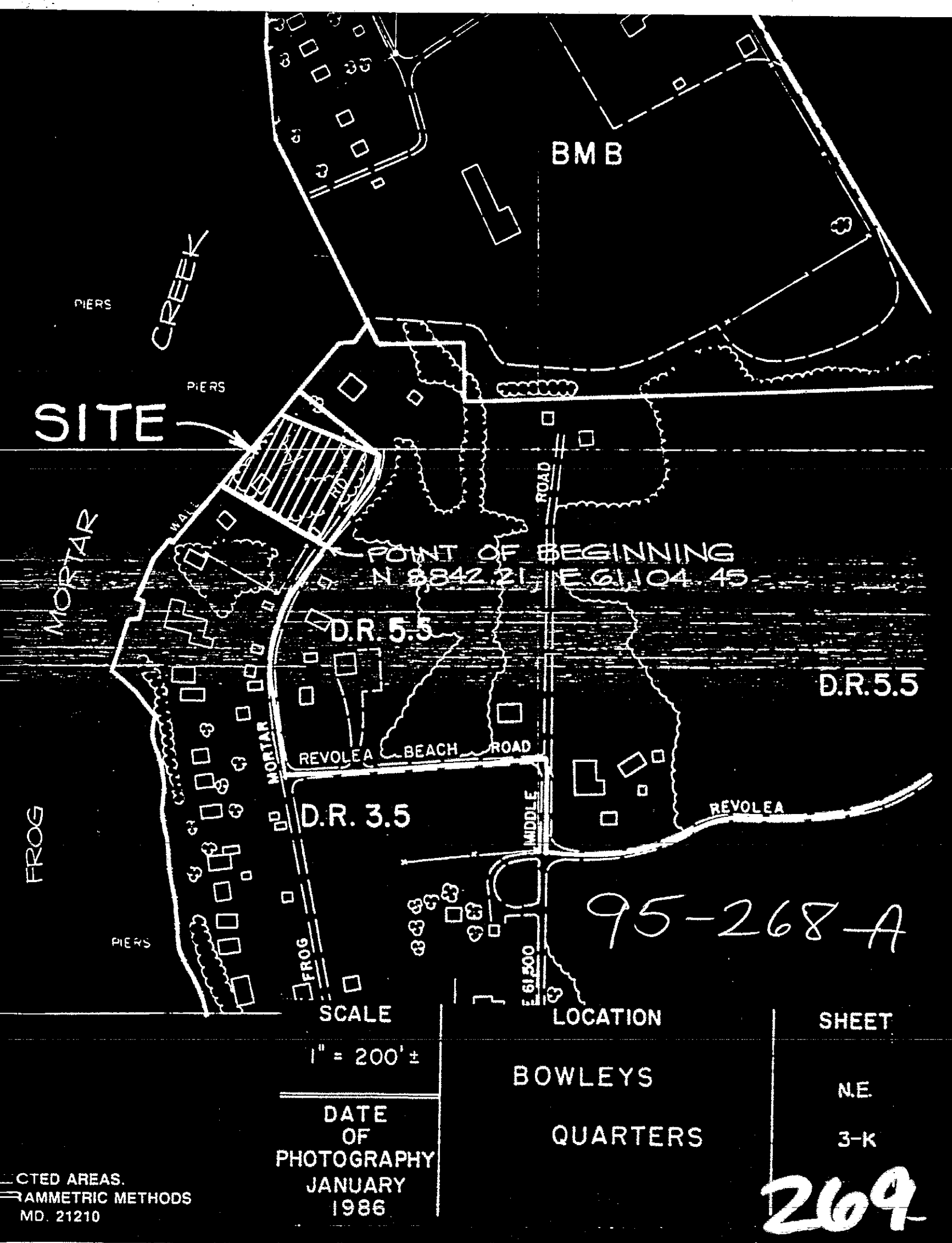
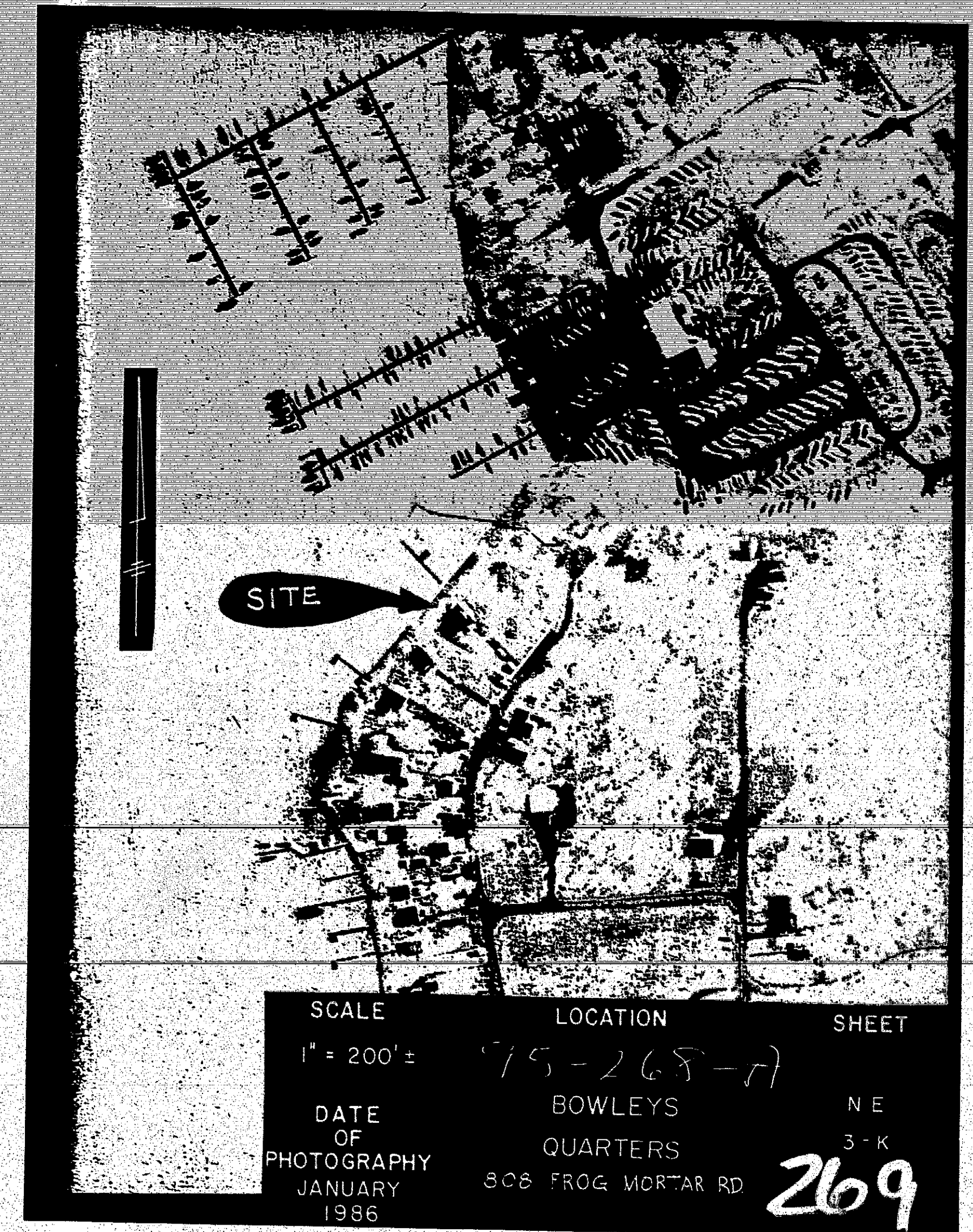
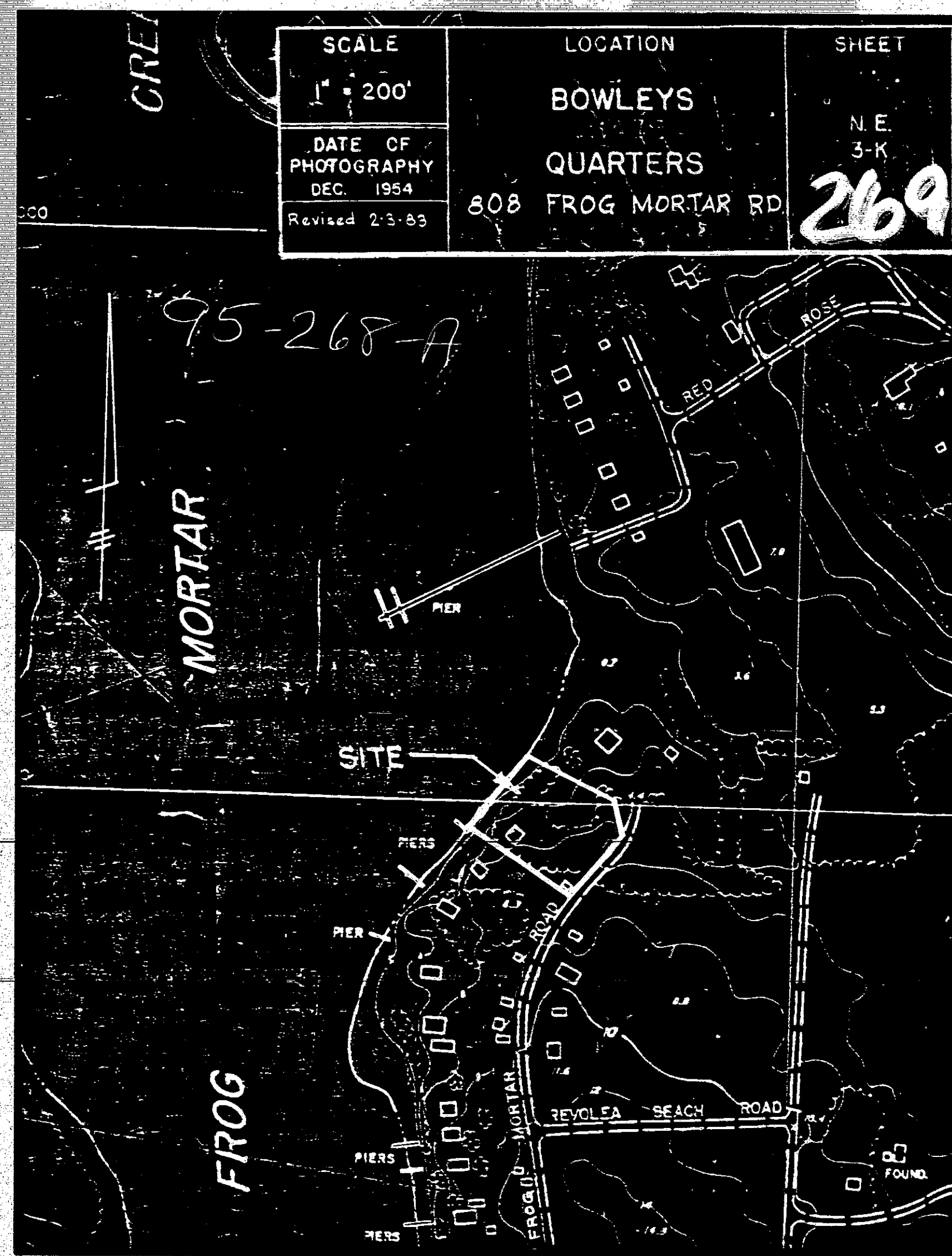
JBG/mrc

PLEASE PRINT CLEARLY PROTESTANT(S) SIGN-IN SHEET

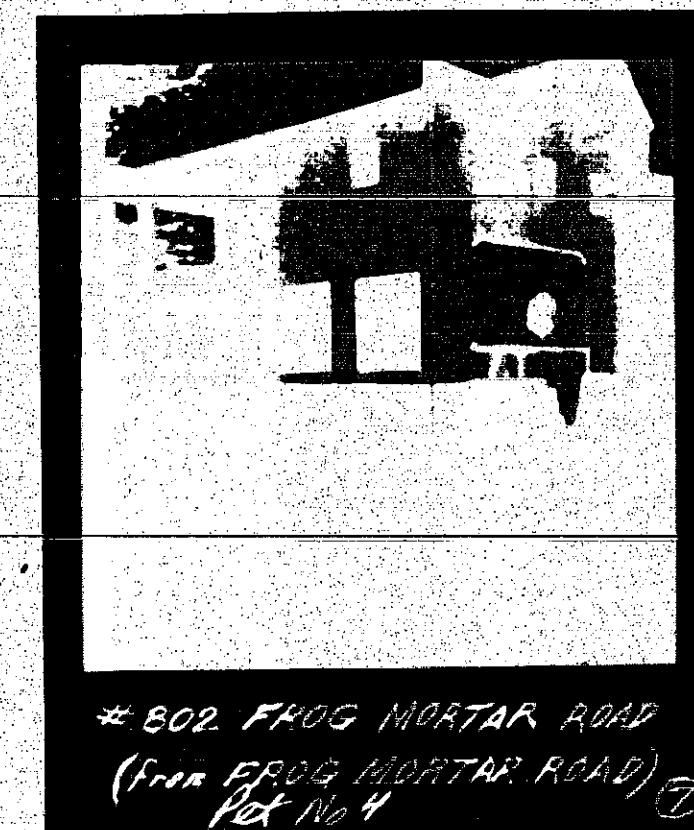
NAME	ADDRESS
<i>Frank Seagriff Jr</i>	<i>802 Frog Mortar Rd</i>
<i>Janet Seagriff</i>	<i>902 Frog Mortar Rd</i>

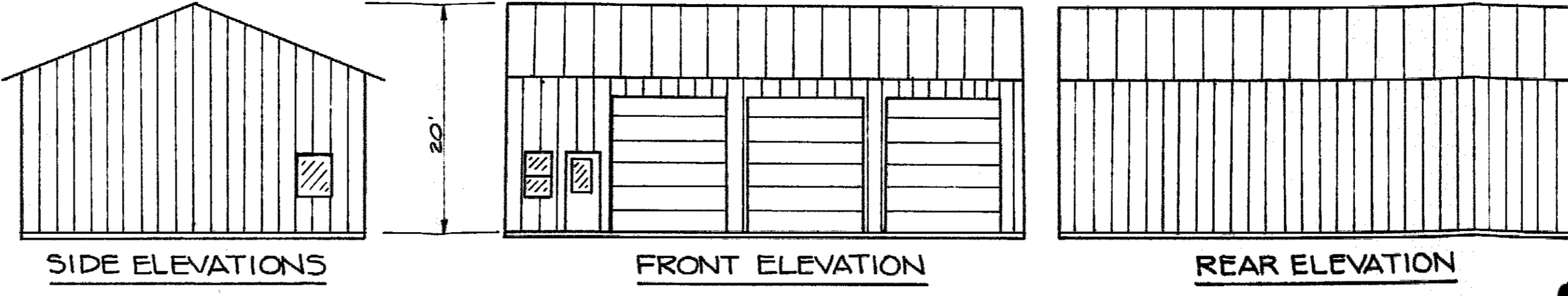
PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Christina &amp; Edward Nocar</i>	<i>817 Frog Mortar Rd 21220</i>

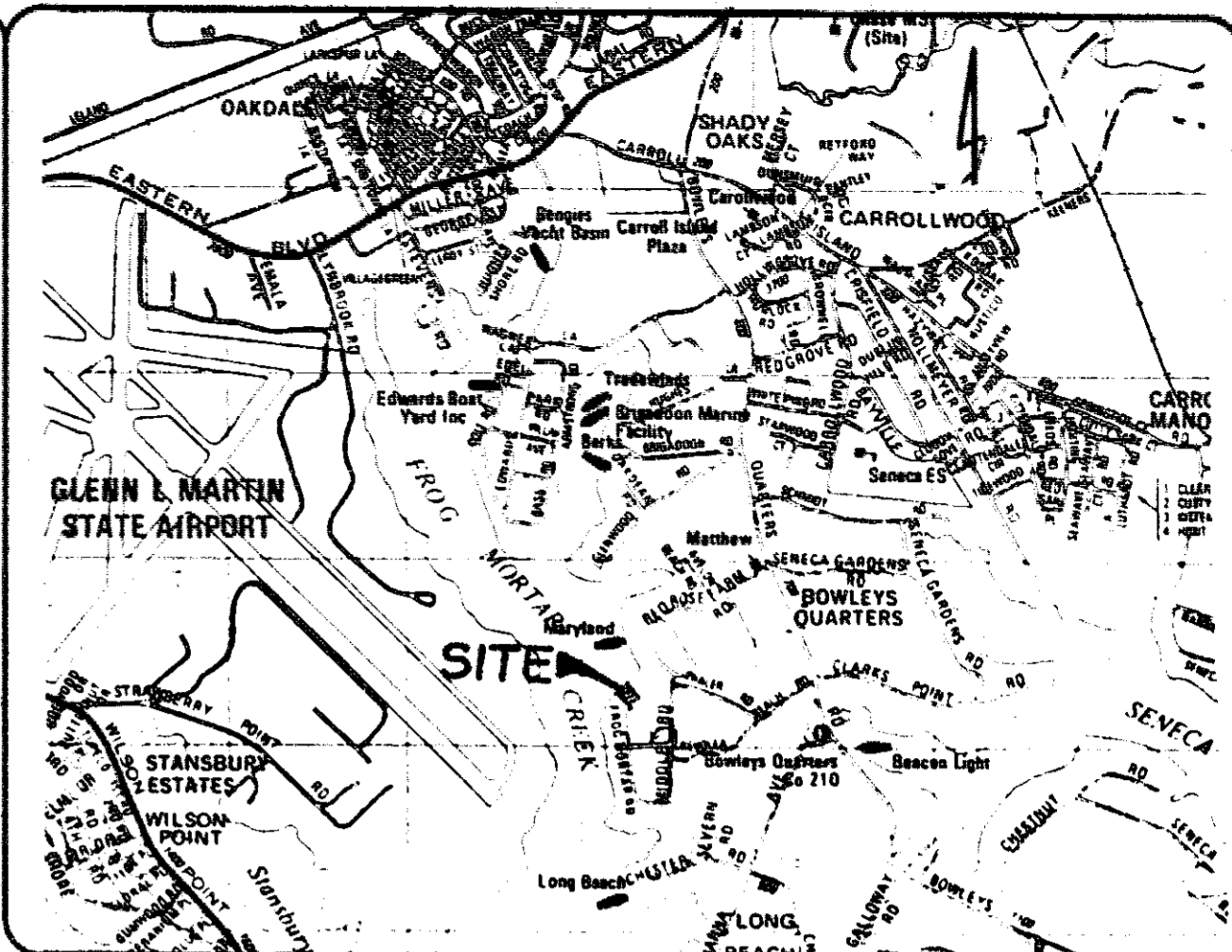


**RECREATIONAL**





**PROPOSED GARAGE**  
SCALE: 1/4" = 1'-0"



**VICINITY MAP**

**GENERAL NOTES**

- All existing structures to remain.
- This site is situated within the Chesapeake Bay Critical Areas and is classified by land use as Limited Development Area, (LDA).
- Flood insurance rate map indicates a flood elevation of "10" for this site and is situated in zones A & B. (Panel 435)
- This site utilizes a private on site septic system.
- This site is served by a public water main.
- Topography shown hereon is field run, August 1994.
- There are no tidal or non-tidal wetlands on this site.
- There are no buildings or property on this site that is included on the Maryland Historical Trust Inventory, the Baltimore County Landmarks Commission Preliminary or Final Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
- There is no significant plant or animal habitat on this site.
- No clearing, grading or construction in buffer area, except as allowed by DEPDM.
- This site has 175± linear feet of water frontage.
- Downspouts from proposed garage are to be discharged onto surface.
- This site does not contain any designated forest.

95-268-A  
Shells 5-6

**SITE DATA**

OWNER: Edward G. & Christina V. Nocar  
808 Frog Mortar Road  
Baltimore, Maryland 21220  
410-281-7385

DEED REFERENCES: 6675/418

EXISTING ZONING: DR 3.5

TAX ACCOUNT NO. 15-13-400600

TAX MAP # 91, BLOCK: 21

PLAT: REVOLEA BEACH NPC 5/67  
LOTS 3,4,5,6,7 AND PARTS OF LOTS 1&2

SITE AREA: 98,296 S.F. = 0.879 Ac.±

CENSUS TRACT: 4518.12

WATERSHED: 10

SUBWATERSHED: 10

DISTURBED AREA: 4670 S.F.±, 0.11 Ac.±

IMPERVIOUS AREAS (Site Area 98,296 S.F.)

EXISTING:	
DWELLING, PATIO, PORCH, STEPS	1,719.5 S.F.
BITUMINOUS DRIVE	1,794 S.F.
GARAGE	257.8 S.F.
	3,770.3 S.F. = 9.84±
PROPOSED:	
GARAGE	1,350 S.F.
DRIVEWAY	(STONE)
EXISTING FROM ABOVE	3,770.3 S.F.
	5,120.3 S.F. = 13.87±

ALLOWED IMPERVIOUS AREA: 15%

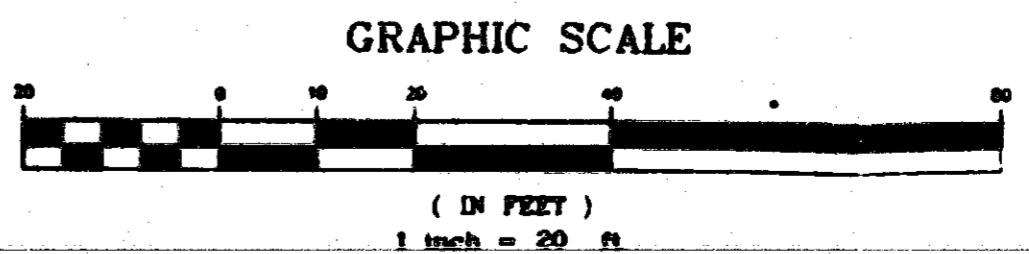
FORESTED AREA

REQUIRED FORESTED AREA 15%	15% x 98,296 = 5,744 S.F.
EXISTING FORESTED AREA OF SITE	9,066 S.F. = 0.208 Ac.± (23%)
EXISTING FORESTED AREA REMAINING AFTER PROPOSED CONSTRUCTION	8,911 S.F. = 0.188 Ac.± (21.4%)

**VARIANCE REQUESTED**

- To permit an accessory building height of 20' in lieu of the permitted height of 15'; Section 400.3 BCZR

Garage = 258±  
Garage = 1350.00  
House = 1333.58  
16.42±  
Where is front of House?



**SOILS DATA**

TYPE	SERIES	WITH BASEMENT	WITHOUT BASEMENT	STEEPS & FRONTS LOT	CLASS
W&B	WOODSTOCK SANDY LOAM	MODERATE; MODERATELY HIGH WATER TABLE	SLIGHT	MODERATE; MODERATELY HIGH WATER TABLE; SLOPE	C

**LEGEND**

- ⊙ EVERGREEN BUSHES
- - - EXISTING CONTOURS LINE
- - - ZONING LINE
- - - CHAIN LINK FENCE
- - - WOOD PICKETT FENCE
- - - RAW LINE
- ..... LIMIT OF DISTURBANCE
- ~~~~~ FORESTED AREA (EXISTING)
- ~~~~~ FORESTED AREA (PROPOSED)

**Bafitis & Associates, Inc.** William N. Bafitis, P.E. PRESIDENT  
1249 Englebert Rd. Baltimore, MD 21221 (410) 391-2336

**PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE FOR 808 FROG MORTAR ROAD**

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND PROFESSIONAL SURVEYOR

WILLIAM N. BAFITIS, P.E.

SCALE: 1" = 20'

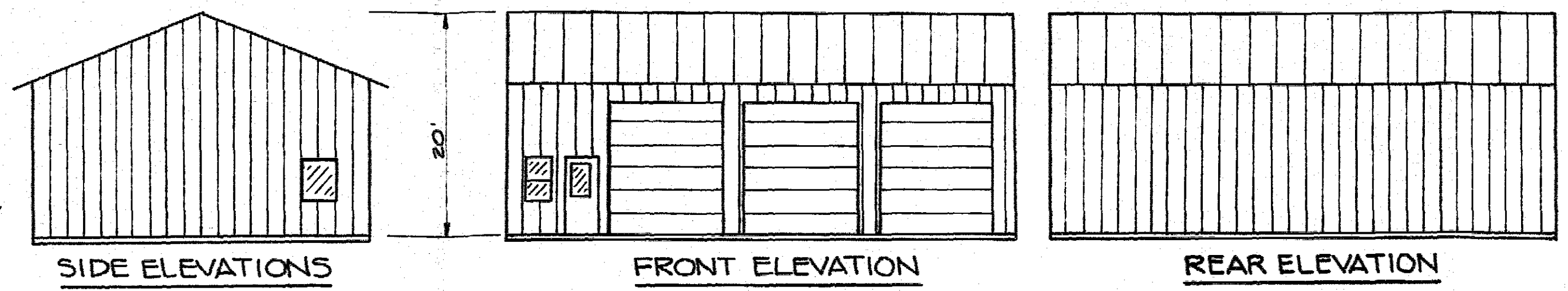
JOB ORDER NO. 94025

DATE: 11/28/94

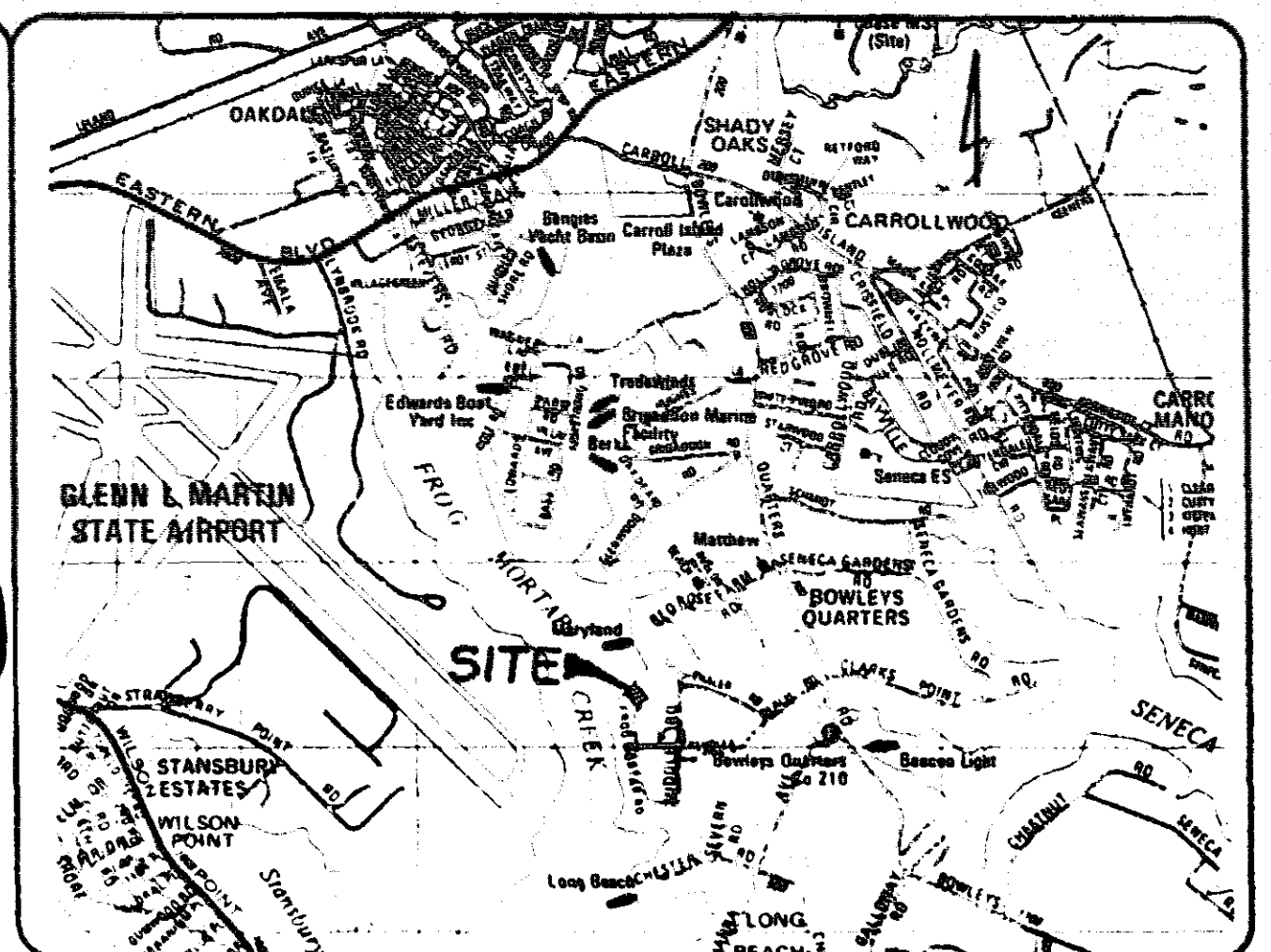
SHEET 11 OF 11

269

Plan reviewed by Kate for 1st Rev comment



**PROPOSED GARAGE**  
SCALE: 1/4" = 1'-0"



**VICINITY MAP**

95-268-A

**GENERAL NOTES**

- All existing structures to remain.
- This site is situated within the Chesapeake Bay Critical Area and is classified by land use as Limited Development Area, (LDA).
- Flood insurance rate map indicates a flood elevation of "10" for this site and is situated in zones A & B. (Panel 435)
- This site utilizes a private on site septic system.
- This site is served by a public water main.
- Topography shown hereon is field run, August 1994.
- There are no tidal or non-tidal wetlands on this site.
- There are no buildings or property on this site that is included on the Maryland Historical Trust Inventory, the Baltimore County Landmarks Commission Preliminary or Final Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
- There is no significant plant or animal habitat on this site.
- No clearing, grading or construction in buffer area, except as allowed by DEPRM.
- This site has 175± linear feet of water frontage.
- Downspouts from proposed garage are to be discharged onto surface.
- This site does not contain any designated forest.

**SITE DATA**

OWNER: Edward G. & Christina V. Nocar  
808 Frog Mortar Road  
Baltimore, Maryland 21220  
410-281-7385

DEED REFERENCES: 6675/418

EXISTING ZONING: DR 3.5

TAX ACCOUNT NO. 15-13-400600

TAX MAP # 91. BLOCK: 21

PLAT: REVOLEA BEACH WPC 5/67  
LOTS 3, 4, 5, 6, 7 AND PARTS OF LOTS 1&2

SITE AREA: 26,296 S.F. = 0.879 Ac.±

CENSUS TRACT: 4518.12

WATERSHED: 10

SUBWATERSHED: 10

DISTURBED AREA: 4670 S.F.±, 0.11 Ac.±

IMPERVIOUS AREAS (Site Area 26,296 S.F.)

EXISTING:	
DWELLING, PATIO, PORCH, STEPS=	1,719.5 S.F.
BITUMINOUS DRIVE=	1,794 S.F.
GARAGE	257.8 S.F.
	3,770.3 S.F. = 9.64%
PROPOSED:	
GARAGE	1,350 S.F.
DRIVENWAY	(STONE)
EXISTING FROM ABOVE	3,770.3 S.F.
	5,120.3 S.F. = 19.5%

ALLOWED IMPERVIOUS AREA= 15%

FORESTED AREA

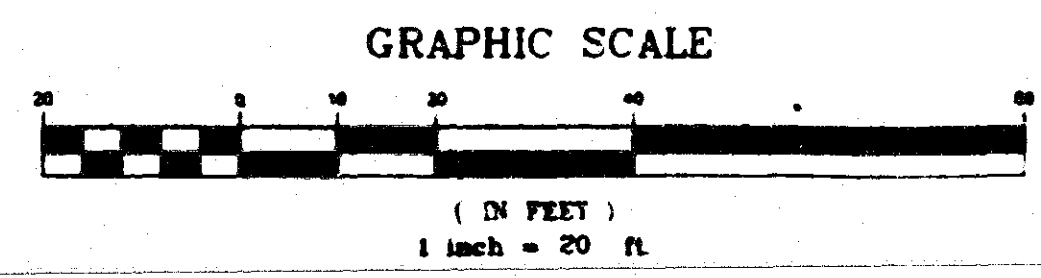
REQUIRED FORESTED AREA 15%  
15% X 26,296 = 5,744 S.F.

EXISTING FORESTED AREA ON SITE = 2066 S.F. = 0.208 Ac.± (23%)

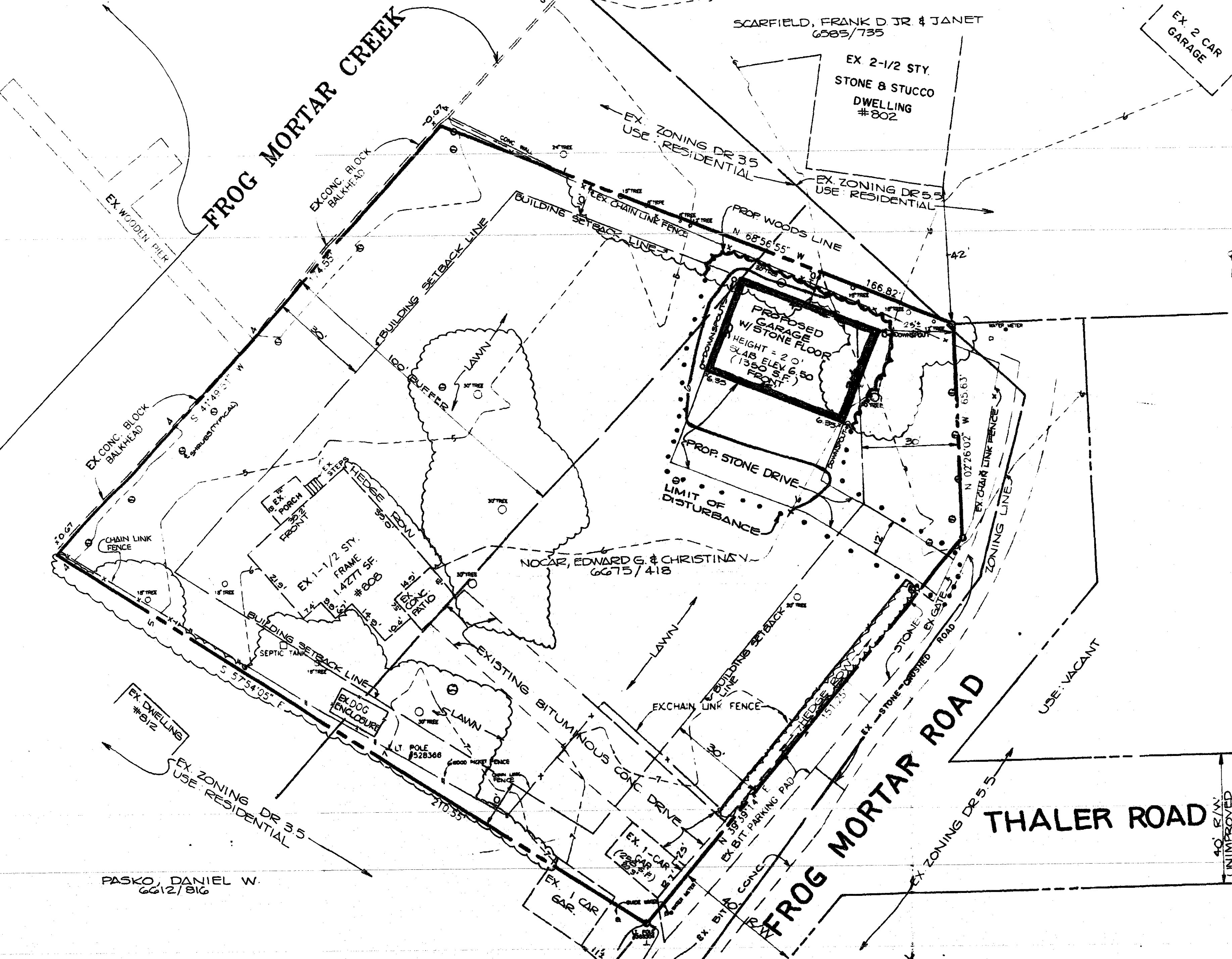
EXISTING FORESTED AREA REMAINING  
AFTER PROPOSED CONSTRUCTION = 8,915 S.F. = 0.188 Ac.± (21.4%)

**VARIANCE REQUESTED**

- To permit an accessory building height of 20' in lieu of the permitted height of 15'; Section 400.3 BCZR



SOILS DATA					
TYPE	PERCENT	WITH BASEMENT	WITHOUT BASEMENT	STREETS & PARKING LOT	CLASS
MIS	100.00	MODERATELY SANDY LOAM	MODERATELY HIGH WATER TABLE	MODERATELY HIGH WATER TABLE; SLIGHT	C



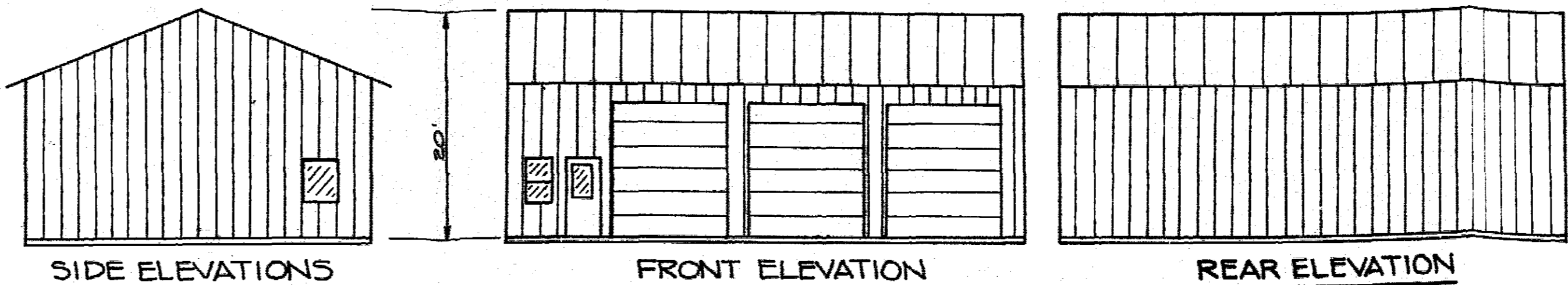
- LEGEND**
- EVERGREEN BUSHES
  - EXISTING CONTOURS LINE
  - ZONING LINE
  - CHAIN LINK FENCE
  - WOOD PICKETT FENCE
  - RW LINE
  - LIMIT OF DISTURBANCE
  - FORESTED AREA (EXISTING)
  - FORESTED AREA (PROPOSED)

**Bafitis & Associates, Inc.**  
William N. Bafitis, P.E.  
PRESIDENT  
Civil Engineers/Land Planners  
SUPERVISORS  
1249 Englebert Rd. Baltimore, MD 21221  
410.391-2336

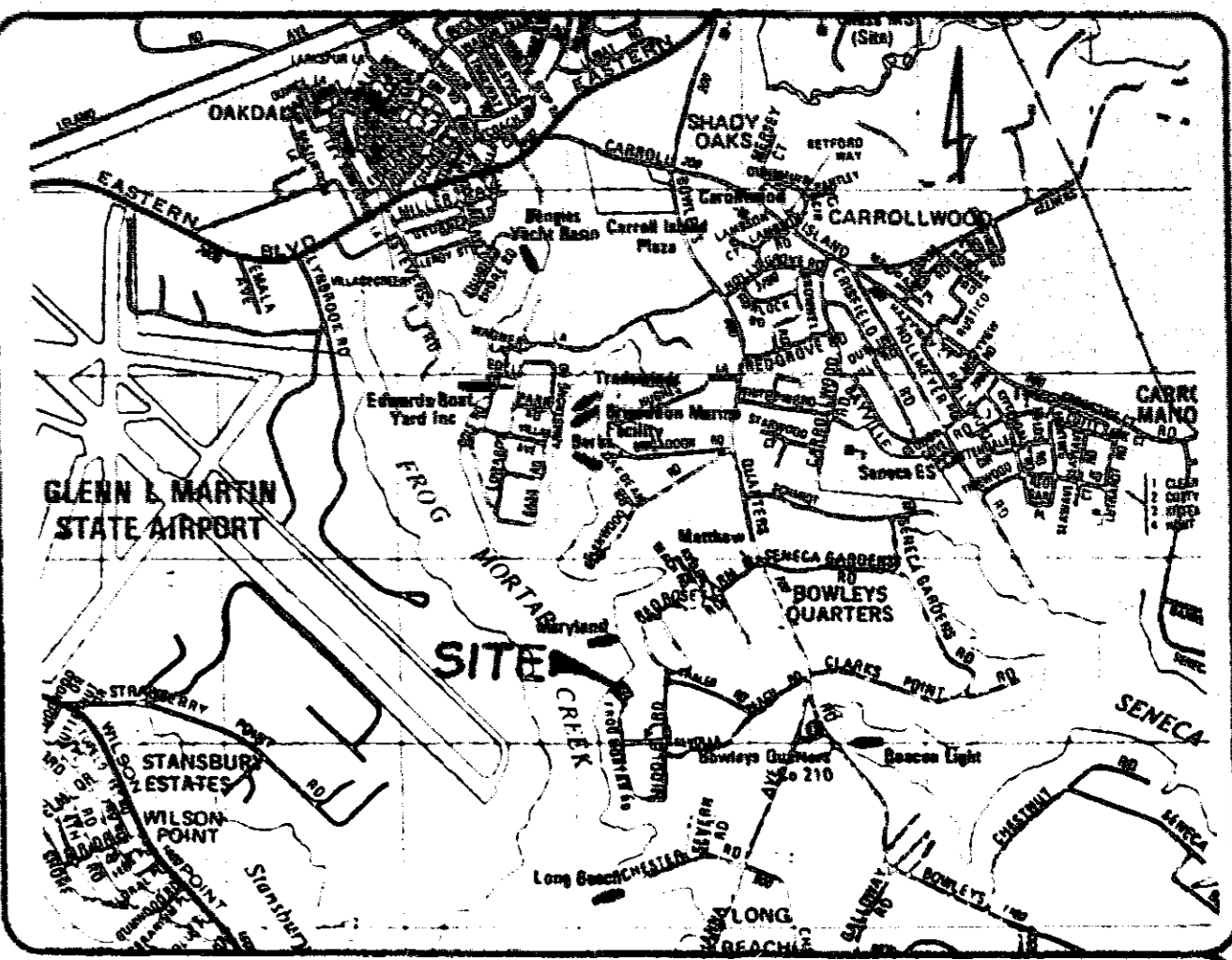
**PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE FOR 808 FROG MORTAR ROAD**  
15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND  
WILLIAM N. BAFITIS, P.E.  
PROFESSIONAL ENGINEER  
269 REV 2/8/95  
SCALE: 1" = 20'  
JOB ORDER NO. 94025  
DATE 11/28/04  
SHEET 1 OF 1

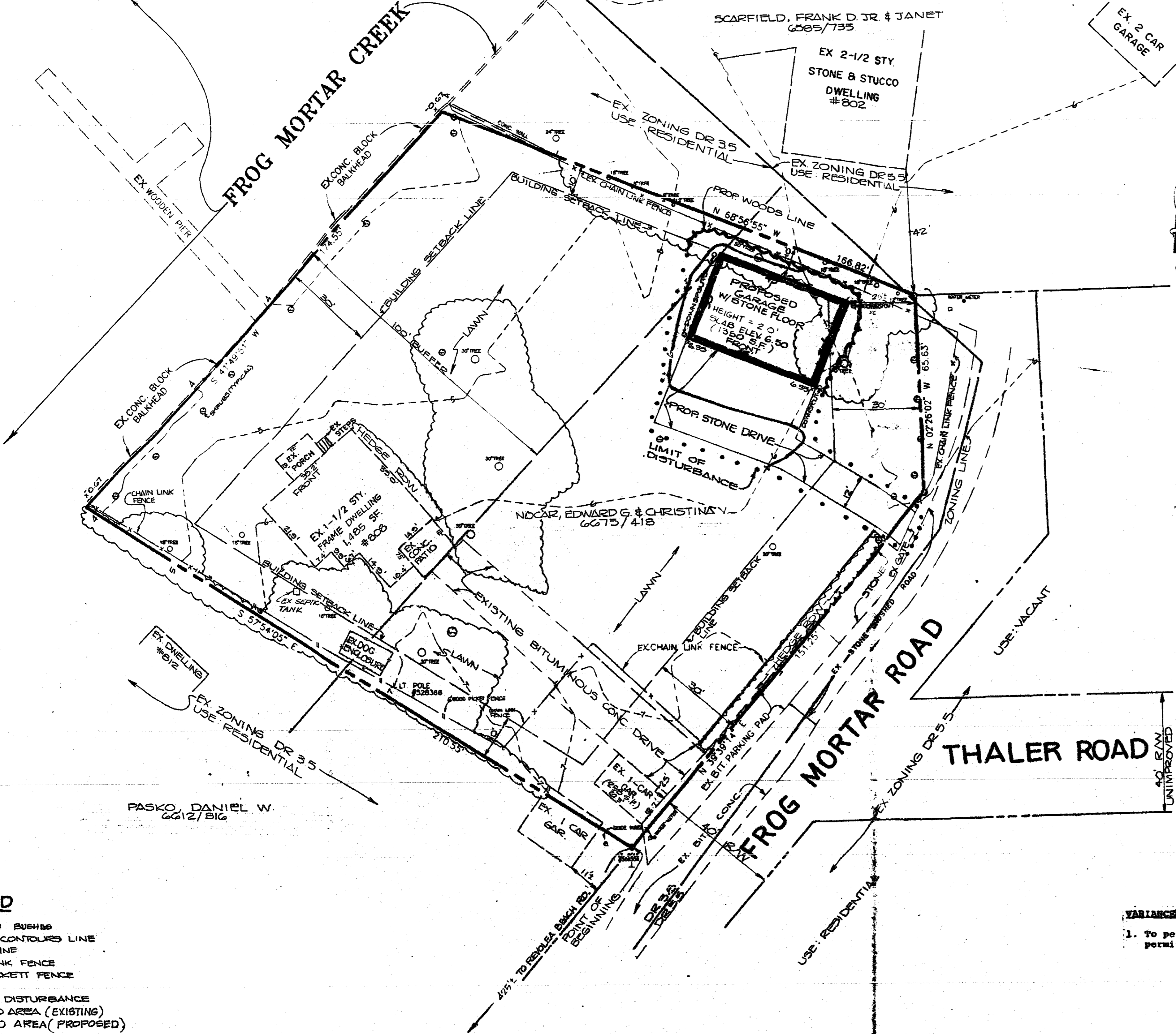
NO.	REVISIONS	DATE
1	Change to Rev. Lee Bester Road	2-7-95



**PROPOSED GARAGE**  
SCALE: 1"=10'



**VICINITY MAP**  
SCALE: 1"=200'



**GENERAL NOTES**

- All existing structures to remain.
- This site is situated within the Chesapeake Bay Critical Areas and is classified by land use as Limited Development Area, (LDA).
- Flood insurance rate map indicates a flood elevation of "10" for this site which is situated in zones A & B. (Panel 435)
- This site utilizes a private on site septic system.
- This site is served by a public water main.
- Topography shown hereon is field run, August 1994.
- There are no tidal or non-tidal wetlands on this site.
- There are no buildings or property on this site that is included on the Maryland Historical Trust Inventory, the Baltimore County Landmarks Commission Preliminary or Final Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District.
- There is no significant plant or animal habitat on this site.
- No clearing, grading or construction in buffer area, except as allowed by DEPRM.
- This site has 175' linear feet of water frontage.
- Downspouts from proposed garage are to be discharged onto surface.
- This site does not contain any designated forest.
- There have been no previous zoning hearings for this site.

**SITE DATA**

OWNER: Edward G. & Christina V. Nocar  
808 Frog Mortar Road  
Baltimore, Maryland 21220  
410-281-7385

DEED REFERENCES: 6675/418

EXISTING ZONING: DR 3.5 (1'-000' ZONING MAP NE-SK)  
ELECTION DISTRICT: 15TH, COUNCILMANIC DISTRICT: 5TH  
TAX ACCOUNT NO. 15-13-406500

TAX MAP # 91, BLOCK: 21

PLAT: REVOLVER BEACH WPC 5/67  
LOTS 3, 4, 5, 6, 7 AND PARTS OF LOTS 162

SITE AREA: 28,296 S.F. = 0.649 Ac.±

CENSUS TRACT: 4518.12

WATERSHED: 10

SUBWATERSHED: 10

DISTURBED AREA: 4670 S.F.±, 0.11 Ac.±

IMPERVIOUS AREAS (Site Area 28,296 S.F.)

EXISTING:	
DWELLING, PATIO, PORCH, STEPS	1,719.5 S.F.
BITUMINOUS DRIVE	1,794 S.F.
GARAGE	257.8 S.F.
	3,770.3 S.F. = 9.84%
PROPOSED:	
GARAGE	1,350 S.F.
DRIVEWAY	(STONE)
EXISTING FROM ABOVE	3,770.3 S.F.
	5,120.3 S.F. = 18.07%

ALLOWED IMPERVIOUS AREA: 15%

FORESTED AREA

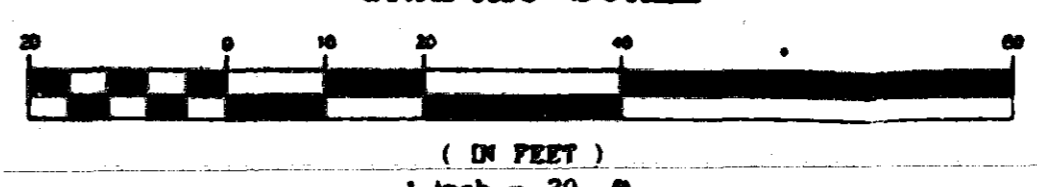
REQUIRED FORESTED AREA 15%	15% X 28,296 = 5,744 S.F.
EXISTING FORESTED AREA ON SITE #206	5,028 S.F. = 17.77%
EXISTING FORESTED AREA REMAINING AFTER PROPOSED CONSTRUCTION	2,911 S.F. = 10.32%

**VARIANCE REQUESTED**

- To permit an accessory building height of 20' in lieu of the permitted height of 15', Section 400.3 BCZR

*Per's No 1*

**GRAPHIC SCALE**



SOILS DATA				
TYPE	DEPTH	WITH CEMENT	WITHOUT CEMENT	STRENGTH & FOUNDING LOT
WE	WOODBRN SANDY LOAM	MODERATE; MODERATELY HIGH WATER TABLE	SUGHT	MODERATE; MODERATELY HIGH WATER TABLE; SLOPE

**LEGEND**

- EVERGREEN BUSHES
- EXISTING CONTOURS LINE
- ZONING LINE
- x- CHAIN LINK FENCE
- x- WOOD PICKETT FENCE
- RAN LINE
- ..... LIMIT OF DISTURBANCE
- ~~~~~ FORESTED AREA (EXISTING)
- ~~~~~ FORESTED AREA (PROPOSED)

**95-268-A**

**Bafitis & Associates, Inc.** William N. Bafitis, P.E.  
PRESIDENT  
Civil Engineers/Land Planners  
SURVEYORS  
1249 Englebert Rd. Baltimore, MD 21221 (410) 391-2336

**PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE FOR 808 FROG MORTAR ROAD**

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND PROFESSIONAL ENGINEER

269  
REV  
3/13/95

SCALE: 1"=20'  
JOB ORDER NO: 94025  
DATE: 11/20/94

WILLIAM N. BAFITIS, P.E. SHEET 1 OF 1

NO	REVISIONS	DATE
1	Permiss R4 Changed To Revolver Beach Road	2-7-95
2	Note #3 Revised, #14 Added, Councilmanic District Added	
3	Zoning Map # Added, EX 1 1/2 sty. use added	3-5-95