

IN RE: PETITION FOR ADMIN. VARIANCE  
N/S Crisfield Road, 525' SE of  
the c/l of Dublin Hill Road  
(517 Crisfield Road)  
15th Election District  
5th Councilmanic District  
  
Herman Nicholas, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 98-88-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Herman and Katherine Nicholas. The Petitioners filed the instant Petition as the result of a complaint filed by Arthur and Louise Schall, adjoining property owners, with the Code Enforcement Division of the Department of Permits and Development Management (DPDM) as to the storage of a motor home on the front driveway of the Petitioners' property. Specifically, the Petitioners seek relief from Section 415.A.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a recreational vehicle (37-foot motorhome) to be stored 1 foot from the side lot line in lieu of the minimum required 2.5 feet, and 0 feet from the rear of a lateral projection of the front foundation line of their dwelling in lieu of the required 8 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Mr. & Mrs. Herman Nicholas, owners of the subject property, and Mr. & Mrs. Kenneth Hessenauer, adjoining property owners. No one appeared in opposition to the request, however, Arthur and Louise Schall, the adjoining property owners who initiated the complaint, submitted a letter to the Code Enforce-

ORDER RECEIVED FOR FILING  
Date 11/26/98  
By [Signature]

ment Division of DPDM expressing their concerns regarding the storage of this motorhome in close proximity to their home.

Testimony and evidence offered revealed that the subject property consists of a gross area of 6,670 sq.ft., zoned D.R. 5.5, and is improved with a single family dwelling. The property is located in the subdivision of Carrollwood in Bowleys Quarters and has been the Petitioners' residence for the past 35 years. The Petitioners testified that they have owned and stored a motorhome in the front driveway for the past 11 years. They testified that their first motorhome was 35 feet in length; however, last year, they purchased their current motorhome, which is 37 feet in length. Testimony indicated that they have always stored a motorhome in their driveway in the location shown on Petitioner's Exhibit 1. The Petitioners also submitted into evidence as Petitioner's Exhibit 2 photographs which demonstrate that the Petitioners maintain their property beautifully and that the motorhome they recently purchased is brand new and very attractive. The Petitioners testified that they simply wish to continue storing their motorhome on their property as they have for the past 11 years.

Further testimony revealed that some friction has evolved between the Petitioners and the neighbors who filed a complaint. The Petitioners testified that they are retired now and travel a great deal. Thus, the motorhome is gone for extended periods of time.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28  
(1974).


After due consideration of the testimony and evidence presented, I am persuaded to grant the requested variance. Testimony demonstrated that the Petitioners have stored a 35-foot motorhome on the front driveway of their property for 10 years without any complaints from their neighbors. Furthermore, their current 37-foot motorhome is being stored in the same location. In my view, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26<sup>th</sup> day of November 1997 that the Petition for Variance seeking relief from Section 415.A.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a recreational vehicle (37-foot Motorhome) to be stored 1 foot from the side lot line in lieu of the minimum required 2.5 feet, and 0 feet from the rear of a lateral projection of the front foundation line of their dwelling in lieu of the required 8 feet, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restriction:

ORDER RECEIVED FOR FILING  
Date 11/26/97  
By [Signature]

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

  
\_\_\_\_\_  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 11/21/09  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

November 26, 1997

Mr. & Mrs. Herman Nicholas  
517 Crisfield Road  
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE  
N/S Crisfield Road, 525' SE of the c/l of Dublin Hill Road  
(517 Crisfield Road)  
15th Election District - 5th Councilmanic District  
Herman Nicholas, et ux - Petitioners  
Case No. 98-88-A

Dear Mr. & Mrs. Nicholas:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

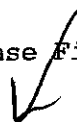
Very truly yours,

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Arthur Schall  
515 Crisfield Road, Baltimore, Md. 21220

People's Counsel; Case Files





# Petition for Administrative Variance

98-88-A

## to the Zoning Commissioner of Baltimore County

for the property located at 517 CRISFIELD Rd

which is presently zoned DR.55

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 415A.1.A - BCZR

to allow a recreational vehicles to be stored 1 ft. from side lot line & zero ft. to the rear of a lateral projection of the front foundation line of the dwelling in lieu of the required 2-1/2 ft. and 8 ft. respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

See BACK sheet

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

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

I/We do 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/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

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 for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JRP

DATE: 9-8-97



Printed with Soybean Ink on Recycled Paper

ITEM #: 88

ESTIMATED POSTING DATE: 9-21-97

# 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 517 Crisfield Rd.  
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)

Due to width of lot (58 ft.) it would be very difficult to park motorhome any farther back on lot (adjoining lots are 63 ft) An entry door w/step could not be used if motorhome were closer to house. motorhome has been parked in this space for 10yrs. without any problems or complaints as it does not obstruct view of street... Home at 515 Crisfield Rd. has basement windows closed off on end next to motorhome & front basement windows are sealed with thick glass blocks, All others are above top of motorhome. We feel if motorhome were parked on street, it would obstruct view for all neighbors.

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.

Herman Nicholas  
(signature)  
HERMAN NICHOLAS  
(type or print name)



Katherine Nicholas  
(signature)  
Katherine Nicholas  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22<sup>nd</sup> day of August, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

HERMAN NICHOLAS; KATHERINE NICHOLAS

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.

8/22/97  
date

Shirley J. Jordon  
NOTARY PUBLIC

My Commission Expires: 07/01/2001



# Petition for Administrative Variance

98-88-A

## to the Zoning Commissioner of Baltimore County

for the property located at 517 CRISFIELD ROAD  
 which is presently zoned DR.55

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 415A.1.A - BCZR

To allow a recreational vehicles to be stored 1 ft. from side lot line & zero ft. to the rear of a lateral projection of the front foundation line of the dwelling in lieu of the required 2-1/2 ft. and 8 ft. respectively

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See BACK Sheet

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

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

I/We do 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/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

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 for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JRF

DATE: 9-8-97

ESTIMATED POSTING DATE: 9-21-97



Printed with Soybean Ink on Recycled Paper

ITEM #: 88

ORDER RECEIVED FOR FILING

Date: 9/8/97

By: [Signature]



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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.

Herman Nicholas  
(signature)  
HERMAN NICHOLAS  
(type or print name)



Katherine Nicholas  
(signature)  
Katherine Nicholas  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of August, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

HERMAN NICHOLAS and KATHERINE NICHOLAS

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/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

8/22/97  
date

Steve Jaworski  
NOTARY PUBLIC

My Commission Expires:

07/01/2001

# EXAMPLE 3 Zoning Description

98-88-A

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR #517 CRISFIELD RD  
(address)

Beginning at a point on the NORTH side of  
(north, south, east or west)

CRISFIELD RD which is 50'  
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 525'± SE SIDE of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street DUBLIN HILL  
(name of street)

which is 50' wide. \*Being Lot # 25,  
(number of feet of right-of-way width)

Block --, Section 3 in the subdivision of CARROLL WOOD  
(name of subdivision)

as recorded in Baltimore County Plat Book # 31, Folio # 41,

containing 6,670 SQ. FT. Also known as \_\_\_\_\_  
(square feet or acres) (property address)

and located in the 15 Election District, 5 Councilmanic District.

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_, Folio \_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

88



Baltimore County  
 Department of Permits and  
 Development Management

Development Processing  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
 ARNOLD JABLON, DIRECTOR

-----  
 For newspaper advertising:

Item No.: 88

Petitioner: HERMAN L. NICHOLAS JR

Location: 517 CRISFIELD RD BALTO. MD. 21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: HERMAN L NICHOLAS JR

ADDRESS: 517 CRISFIELD RD

BALTIMORE MD. 21220

PHONE NUMBER: 410-335-2593

AJ:ggs

(Revised 09/24/96)

**BALTIMORE COUNTY, MARYLAND**

**OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No. **042782**

DATE 9-8-97 ACCOUNT R-001-GIS 000

AMOUNT \$ 50.00

RECEIVED FROM: Herman Nicholas

01 Variance Item # 54

FOR: 517 CRISFIELD RD. Taken by: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**PAID RECEIPT**

PROCESS ACTUAL TIME  
9/08/1997 9/08/1997 11:41:18  
REG 4802 CASHIER JRIC JWP TRAMER 2  
MISCELLANEOUS CASH RECEIPT  
Receipt # 012668 OFLN  
CR NO. 042782

50.00 CASH  
Baltimore County, Maryland

**CASHIER'S VALIDATION**

# CERTIFICATE OF PUBLICATION

TOWSON, MD., October 23, 1997

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 Oct. 23, 1997.

THE JEFFERSONIAN,

*A. Henrickson*  
LEGAL AD. - TOWSON

## 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 in Towson, Maryland on the property identified herein as follows:

Case: #96-88-A

517 Crisfield Road  
N/S Crisfield Road, 525 +/-  
SE/S Dublin Hill Road  
15th Election District  
5th Councilmanic  
Legal Owner(s):

Herman Nicholas and  
Katherine Nicholas

Variance: to allow a recreational vehicle to be stored 1 foot from side lot line and zero feet to the rear of a lateral projection of the front foundation line of the dwelling in lieu of the required 2-1/2 feet and 8 feet, respectively.

Hearing: Friday, November 7, 1997 at 11:00 a.m. in Room 106 County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

10/401 Oct. 23 C184247

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than \* 9-21-97

Format for Sign Printing, Black Letters on a White Background:

# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

Case No.: 98-88-A

Administrative Variance - To allow a recreational vehicles to be stored 1' from side lot line and 0 ft. to the rear of a lateral projection of the front foundation line of the dwelling in lieu of the required 2 1/2' and 8', respectively

### PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE. AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

**\* 10-6-97**

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

**DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**

415A.1.A

**CERTIFICATE OF POSTING**

RE: Case No.: 98-88-A

Petitioner/Developer:  
(Herman Lee Nicholas)  
Date of Hearing/Closing:  
(Oct. 6, 1997)

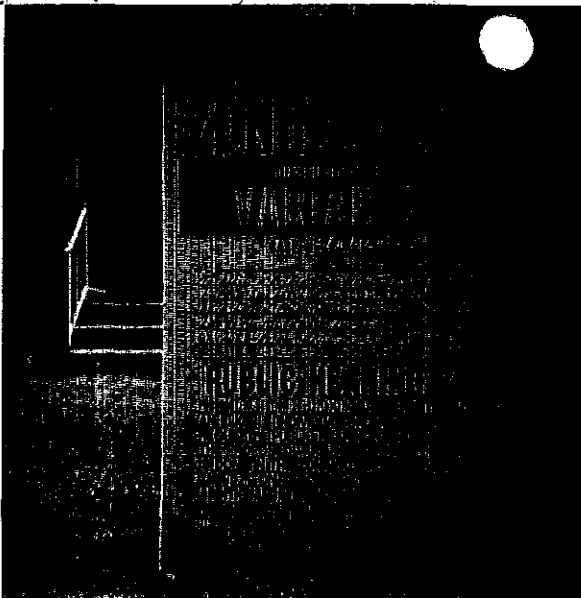
Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at \_\_\_\_\_  
517 Crisfield Road Baltimore Maryland 21220

The sign(s) were posted on Sept 19, 1997  
(Month, Day, Year)



Sincerely,

Thomas P. Ogle, Sr. 9/19/97  
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405  
(Telephone Number)

98-88-A

**CERTIFICATE OF POSTING**

**RE: Case No.: # 98-88-A**  
**Petitioner/Developer:**  
**(Herman Nicholas)**  
**Date of Hearing/Closing:**  
**(Nov. 7, 1997)**

**Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204**

**Attention : Ms. Gwendolyn Stephens**

**Ladies and Gentleman:**

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

**\_\_\_\_ 517 Crisfield Road Baltimore Maryland 21220 \_\_\_\_\_**

**The sign(s) were posted on \_\_\_\_\_ Oct. 23, 1997 \_\_\_\_\_  
(Month, Day, Year)**

**Sincerely,**

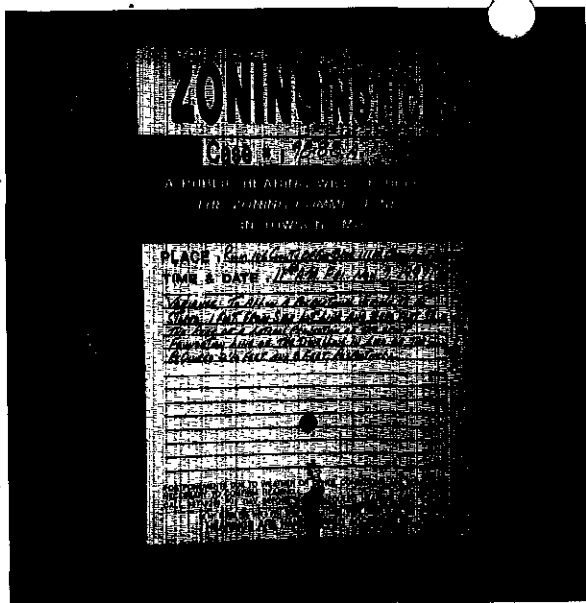
  
**(Signature of Sign Eoster & Date)**

\_\_\_\_\_  
**Thomas P. Ogle, Sr.**

\_\_\_\_\_  
**325 Nicholson Road**

\_\_\_\_\_  
**Baltimore, Maryland 21221**

\_\_\_\_\_  
**(410)-687-8405  
(Telephone Number)**



*98-88-A*





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 20, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-88-A  
517 Crisfield Road  
N/S Crisfield Road, 525'+/- SE/S Dublin Hill Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Herman Nicholas and Katherine Nicholas

Variance to allow arecretaional vehicle to be stored 1 foot from side lot line and zero feet to the rear of a lateral projection of the front foundation line of the dwelling in lieu of the required 2-1/2 feet and 8 feet, respectively.

HEARING: FRIDAY, NOVEMBER 7, 1997 at 11:00 a.m. in Room 106 County Office Building, 111 W. Chesapeake Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Herman and Katherine Nicholas

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 23, 1997.  
(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  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 23, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-88-A  
517 Crisfield Road  
N/S Crisfield Road, 525'+/- SE/S Dublin Hill Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Herman Nicholas and Katherine Nicholas  
Post by Date: 09/21/97  
Closing Date: 10/06/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, 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: Herman and Katherine Nicholas



TO: PUTUXENT PUBLISHING COMPANY  
October 23, 1997 Issue - Jeffersonian

Please forward billing to:

Herman and Katherine Nicholas  
517 Crisfield Road  
Baltimore, MD 21220  
410-335-2593

---

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Variance to allow arecretaional vehicle to be stored 1 foot from side lot line and zero feet to the rear of a lateral projection of the front foundation line of the dwelling in lieu of the required 2-1/2 feet and 8 feet, respectively.

HEARING: FRIDAY, NOVEMBER 7, 1997 at 11:00 a.m. in Room 106 County Office Building, 111 W. Chesapeake Avenue.

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.

Set on for  
Hearing at  
request of EC  
due to Complaint  
KSE



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 2, 1997

Mr. and Mrs. Herman Nicholas  
517 Crisfield Road  
Baltimore, MD 21220

RE: Item No.: 88  
Case No.: 98-88-A  
Petitioner: Herman Nicholas, et ux

Dear Mr. and Mrs. Nicholas:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 8, 1997.

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 (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 Roslyn Eubanks in the zoning office (410-887-3391).

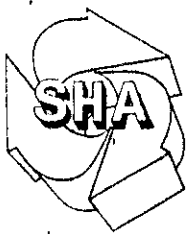
Sincerely,

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

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

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

RE: Baltimore County 9.23.97  
Item No. 088 JRF

Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*L. J. Gredlein*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

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  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 9/25/97

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: Sep 22, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

88

89

90

91

92

95

96

98

RBS:sp

BRUCE2/DEPRM/TXTSBP



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
(410)887-4880

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPTEMBER 22, 1997

Item No.: SEE BELOW                      Zoning Agenda:

Gentlemen:

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

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

087, 088, 089, 090, 091, 092, 094, 095, AND 097

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: September 26, 1997

FROM: *RWB* Robert W. Bowling, Chief  
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for September 29, 1997  
Item Nos. 087, 088, 089, 091, 092,  
095, 096, 097, and 098

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Dept. of Permits & Development Management

**DATE:** September 23, 1997

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

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

Item Nos. 88, 89, 91, 92, and 97

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Gary L. Keene*

AFK/JL

Thursday, October 02, 1997

Arnold Jablon  
Director, Baltimore County Departments of Permits  
111 West Chesapeake Avenue  
Towson, Maryland 21204

We, the undersigned residents of Crisfield Road, have no objections to the Administrative Variance requested in Case #98-88-A. There has been an RV parked in this same space for more than 10 years without any problems.

ROBERT WHITZEL  
name  
322 CRISFIELD RD  
address

10-2-97  
date

WALTER COLLINS  
name  
327 CRISFIELD  
address

10-2-97  
date

Betty Collins  
name  
527 Crisfield Rd  
address

10-2-97  
date

Marie Casimiro  
name  
527 Crisfield Rd  
address

10-2-97  
date

Sam Whitener  
name  
507 Crisfield Rd  
address

10-2-97  
date

Janice Sigurd  
name  
505 CRISFIELD RD  
address

10-2-97  
date

M. J. Ch...  
name  
518 Crisfield Rd  
address

10-2-97  
date

Thursday, October 02, 1997

Arnold Jablon  
Director, Baltimore County Departments of Permits  
111 West Chesapeake Avenue  
Towson, Maryland 21204

We, the undersigned residents of Crisfield Road, have no objections to the Administrative Variance requested in Case #98-88-A. There has been an RV parked in this same space for more than 10 years without any problems.

<u>Patricia A. Ross</u> name	<u>10-2-97</u> date
<u>513 Crisfield Rd. 21220</u> address	
<u>Kenneth Hesseman</u> name	<u>10/2/97</u> date
<u>519 Crisfield Rd.</u> address	
<u>Doris R. Hesseman</u> name	<u>10/2/97</u> date
<u>519 Crisfield Rd.</u> address	
<u>Lillian B. Eitel</u> name	<u>10/2/97</u> date
<u>516 Crisfield Rd</u> address	
<u>Carroll Eitel</u> name	<u>10/2/97</u> date
<u>516 Crisfield Rd.</u> address	
<u>John M. S.</u> name	<u>10/2/97</u> date
<u>514 Crisfield Rd</u> address	
<u>Dorel Mysl</u> name	<u>10/2/97</u> date
<u>525 Crisfield Rd</u> address	

Thursday, October 02, 1997

Arnold Jablon  
Director, Baltimore County Departments of Permits  
111 West Chesapeake Avenue  
Towson, Maryland 21204

We, the undersigned residents of Crisfield Road, have no objections to the Administrative Variance requested in Case #98-88-A. There has been an RV parked in this same space for more than 10 years without any problems.

Roxanne Covyele  
name 521 Crisfield Rd  
address 10/2/97  
date

Charles Johnson  
name 524 Crisfield RD  
address 10/2/97  
date

Lorraine Cymek  
name 523 Crisfield Road  
address 10/2/97  
date

Milton Cymek  
name 523 Crisfield Road  
address 10/2/97  
date

Harold S. Bendure  
name 520 CRISFIELD RD.  
address 10/2/97  
date

Linda Bledsoe  
name 520 Crisfield Rd.  
address 10/2/97  
date

Theresa Church  
name 518 Crisfield Rd  
address 10-2-97  
date

Thursday, October 02, 1997

Arnold Jablon  
Director, Baltimore County Departments of Permits  
111 West Chesapeake Avenue  
Towson, Maryland 21204

We, the undersigned residents of Crisfield Road, have no objections to the Administrative Variance requested in Case #98-88-A. There has been an RV parked in this same space for more than 10 years without any problems.

Stan Heddings

name 512 Crisfield Rd.

address

10-2-97  
date

L. Appel-Heddings

name 512 Crisfield Rd.

address

10-2-97  
date

name

address

date

name

address

date

name

address

date

name

address

date

name

address

date

Police #  
410 335-5910

515 Chisfield Rd. V  
Baltimore, MD 21220  
Oct. 30, 1997



Code Violation  
Herman & Katherine Nickolas  
Case # 9888A

Pictures Enclosed

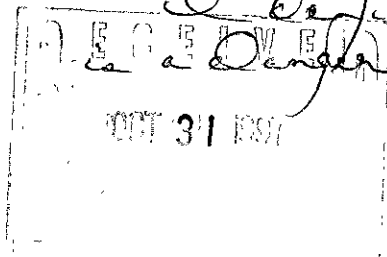
Dear Mr. Stanley Stazio,

I recently filed a complaint  
with the Zoning Board concerning  
my neighbors 36 ft. R.V.

It is parked in a front Driveway  
from the street. The R.V. sits  
between my neighbor's, the Piddles's  
and my home.

I contacted a R.V. center and  
discovered this 36 ft. R.V. holds  
from 60 to 80 gallons of gasoline  
in its tank.

I definitely feel this R.V.  
is a danger to myself and my family.





It is approximately 8 feet from my bedroom. There is a heavy duty electrical line running from Mr. Niddes' house under the rear of the R.V. and is plugged in constantly. The power is on all the time.

Since the electric power is constantly on and given the volume of fuel in the tank it could cause one terrific fire should a fuel leak occur. My bedrooms are only 8 feet from this R.V.

I would appreciate your help in removing this R.V. from its present location. The hazard of an electrical or fuel fire motivated me to take this action. Thank you.

Respectfully,  
Arthur & Joanne  
Schall







P.S. Whatever argument  
Herman Niedler presents  
his R.V. parked in the  
front driveway is by law  
a code violation.

It is parked in the  
front driveway 10 1/2 months  
of the year.

Definitely a fire hazard.

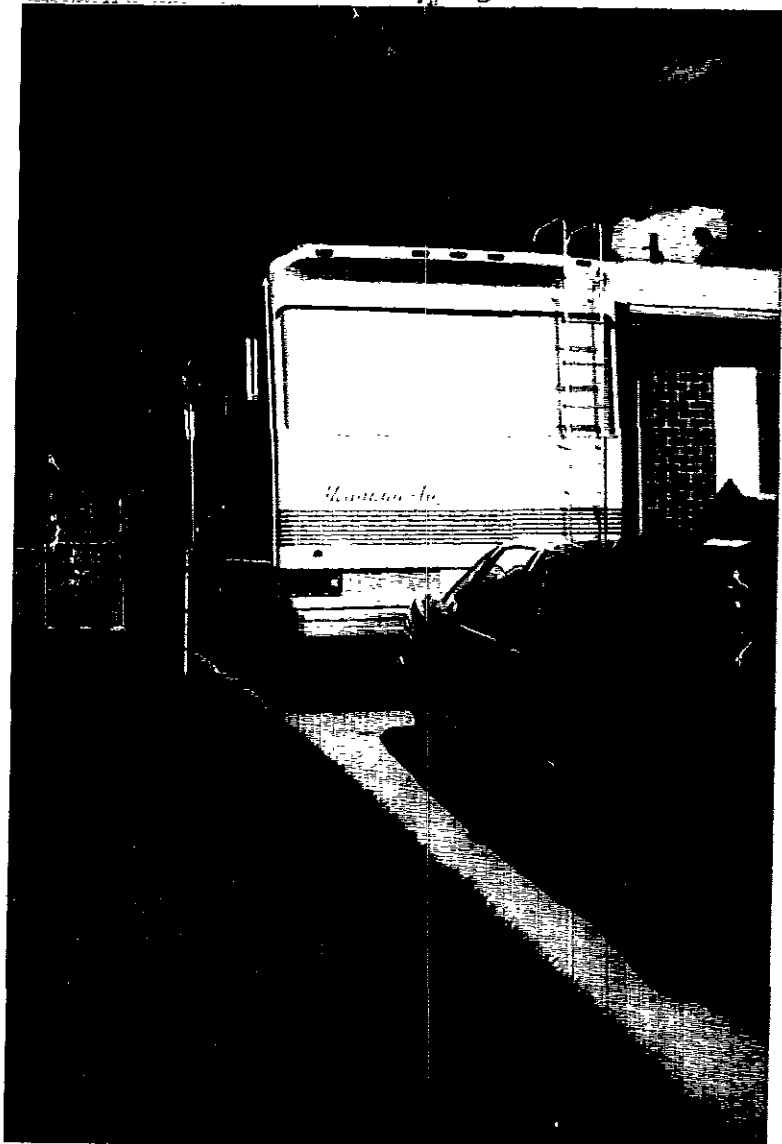
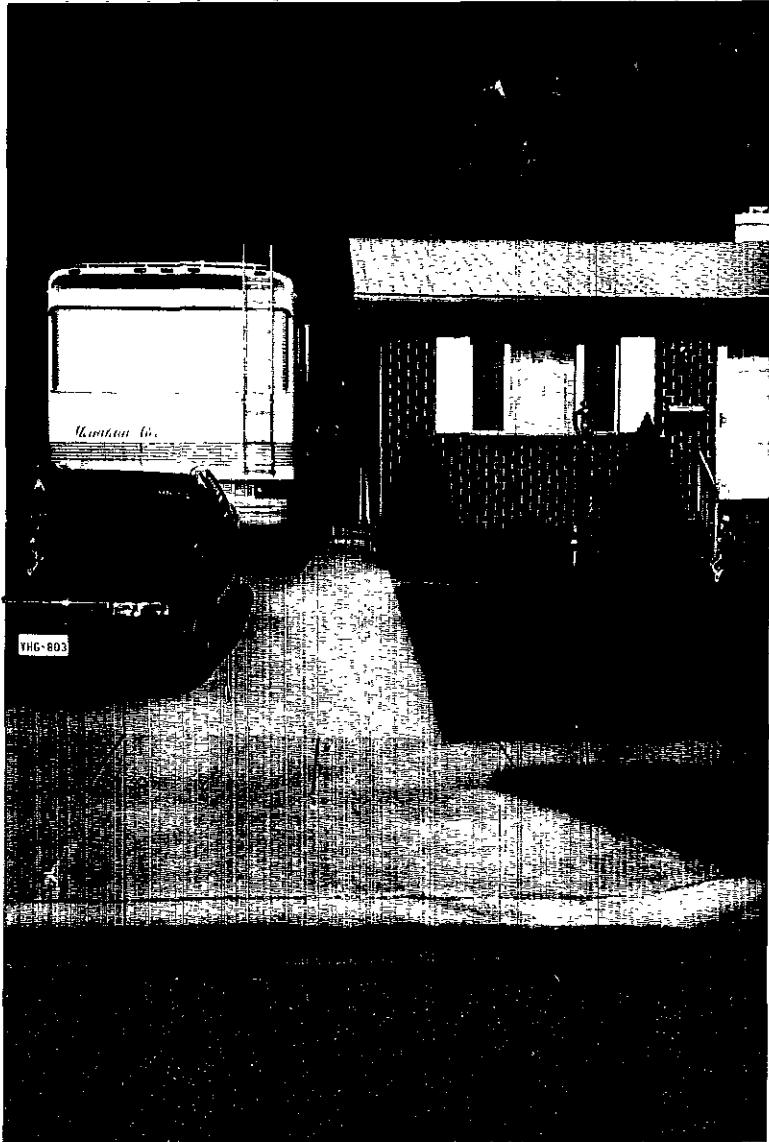


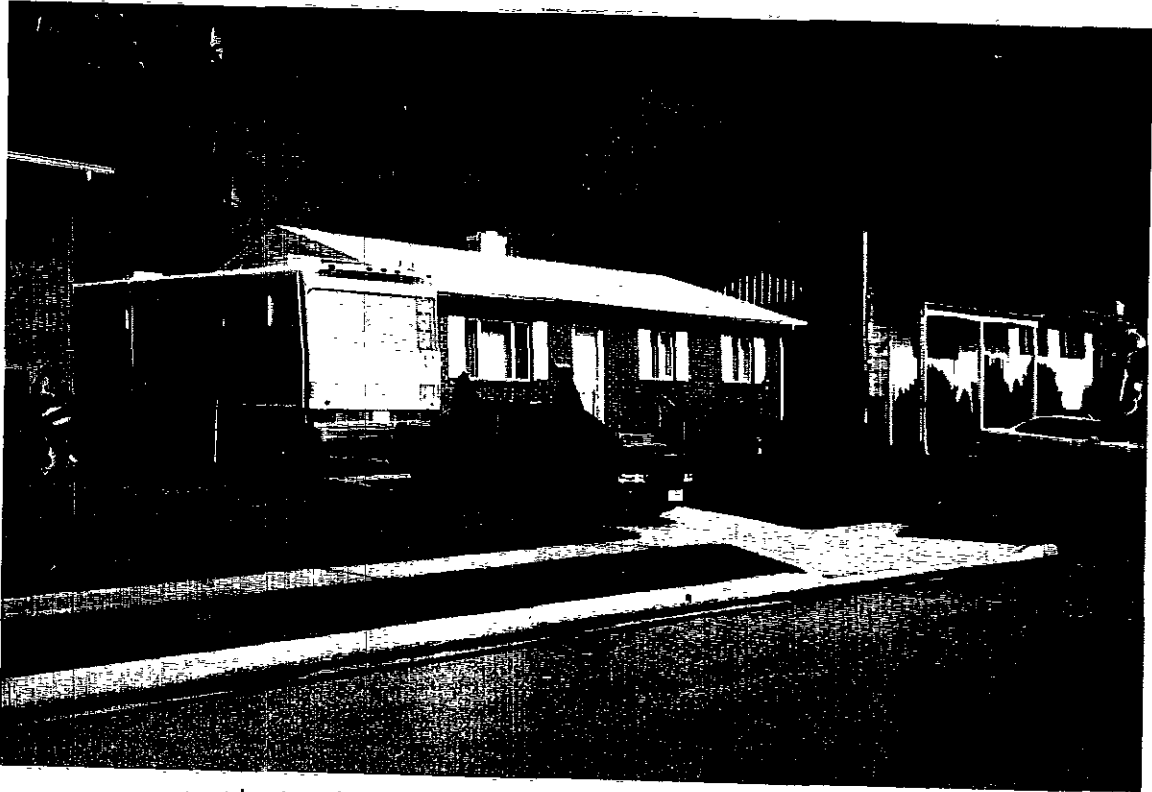
98-88-A



EXISTING LOCATION OF RV - WINDOWS OF NEIGHBORS ARE ABOVE TOP OF MOTORHOME - LOWER WINDOWS ARE BLOCKED OFF WITH GLASS BLOCK THAT CAN'T BE SEEN THRU.

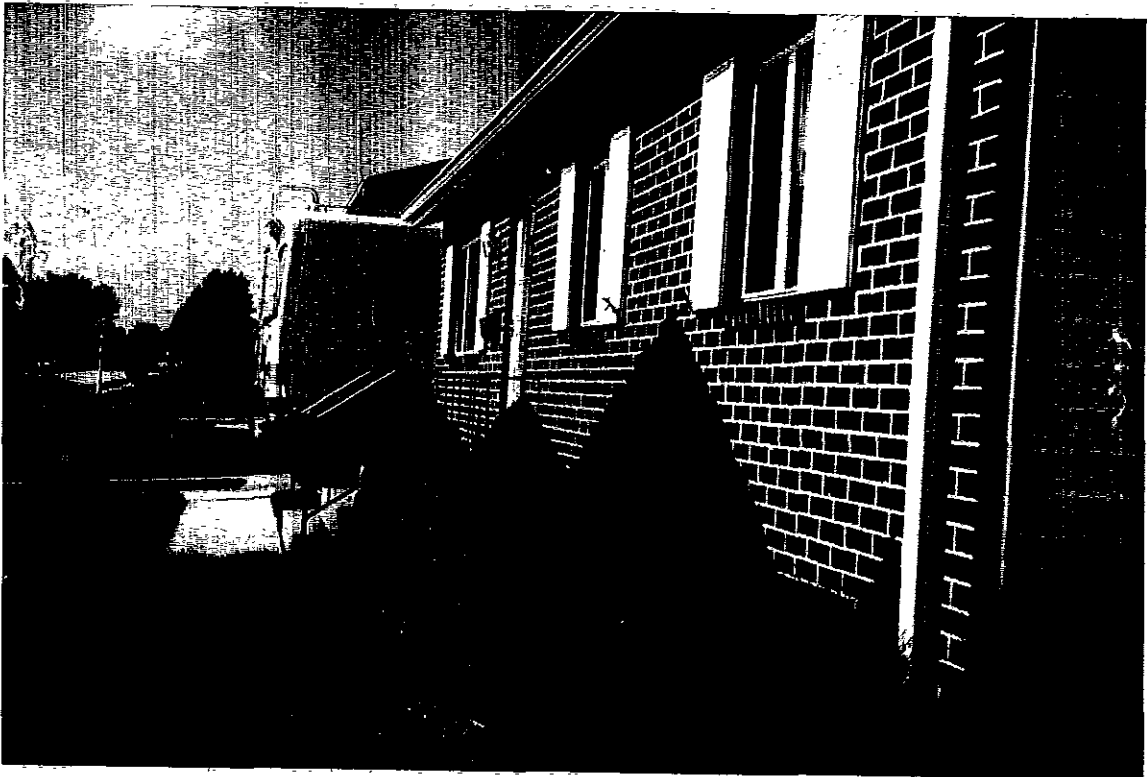
# 88





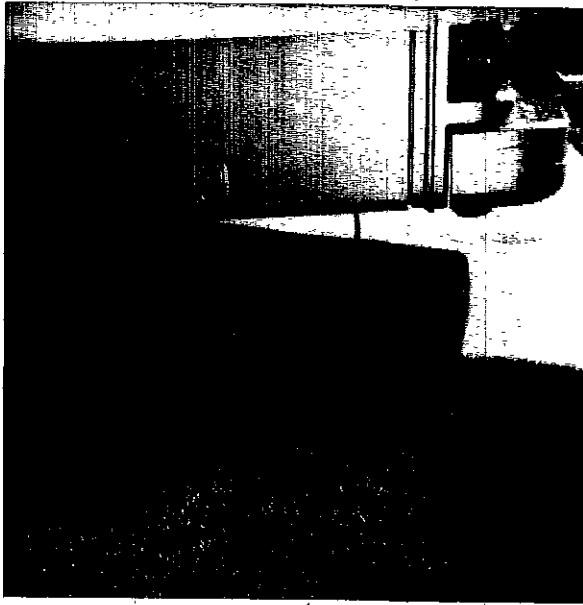
TAKEN ACROSS STREET

98-88-A

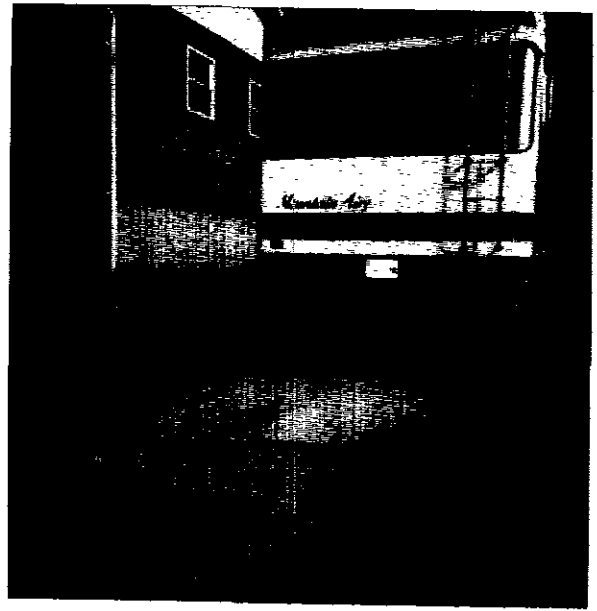


FRONT FOUNDATION LINE

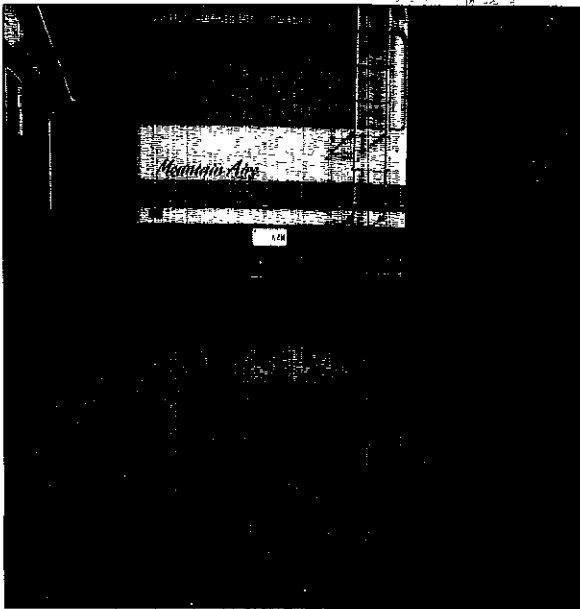
#88



Electric  
CORD  
Plugged in ALWAYS



Close to house  
FRONT DRIVEWAY



Close to house  
FRONT DRIVEWAY



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP 98-88-A

SCALE  
1" = 200'±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
BENGIES  
BOWLEYS  
QUARTERS

SHEET  
N.E.  
4-K



BALTIMORE COUNTY  
 OFFICE OF PLANNING AND ZONING **98-88-A**  
 OFFICIAL ZONING MAP

I-NE Z-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE 1" = 200' ±	LOCATION BENGIES BOWLEYS QUARTERS	SHEET N.E. 4-K
DATE OF PHOTOGRAPHY JANUARY 1986		

Plat to accompany Petition for Zoning  Variance  Special Hearing

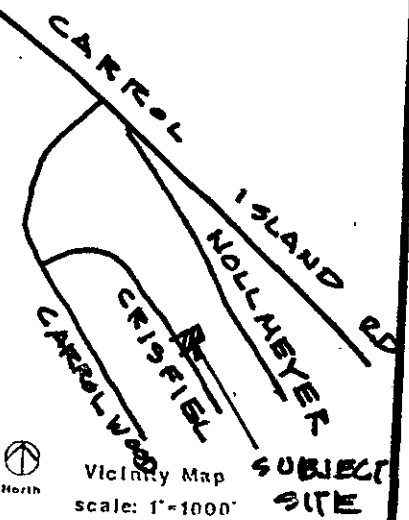
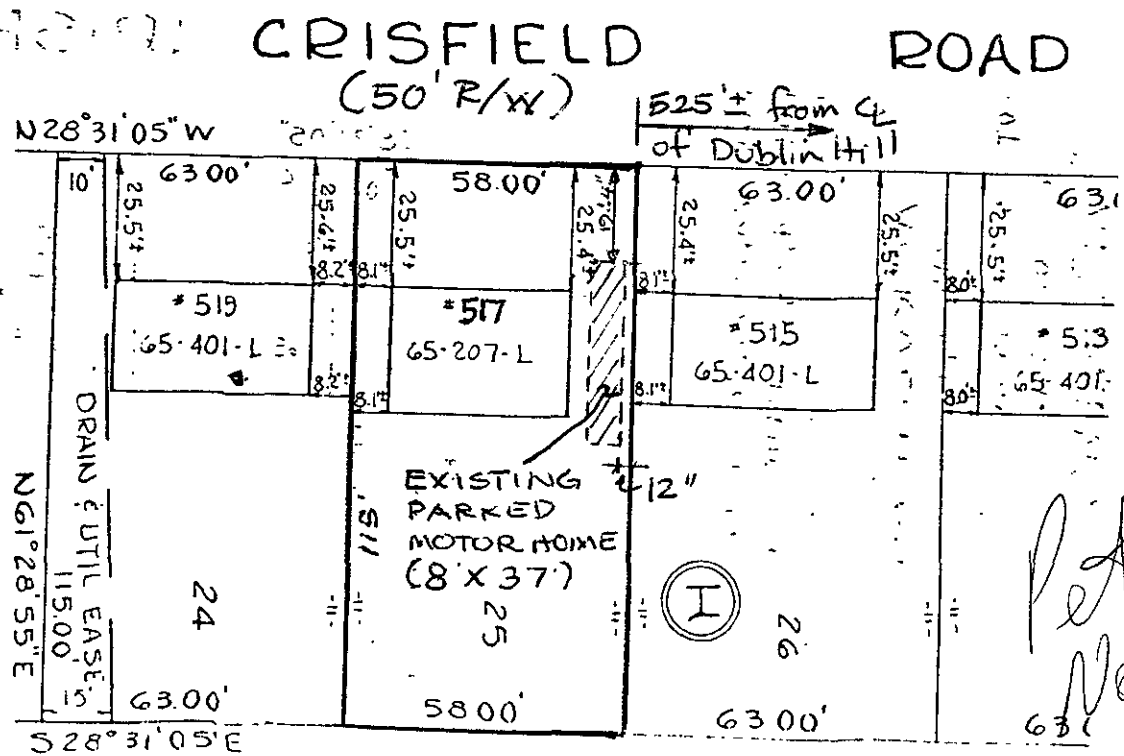
PROPERTY ADDRESS: 517 CRISFIELD Rd

See pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: CARROLLWOOD  
 plat book # 31, folio # 41, lot # 25, section # 3

OWNER: NICHOLAS, Herman & Katherine

**PETITION**  
**EXHIBIT**



**LOCATION INFORMATION**

Election District: 15  
 Councilmanic District: 5  
 1"=200' scale map#: NE 4-K  
 Zoning: DR 5.5  
 Lot size: \_\_\_\_\_  
 acreage                  6,670  
    square feet

SEWER: public  private   
 WATER: public  private   
 Chesapeake Bay Critical Area    
 Prior Zoning Hearings: N/A

**98-88-A**

North  
 date: 8-21-97  
 prepared by: HN

Scale of Drawing: 1" = 40'

**Zoning Office USE ONLY!**

reviewed by: JRP    ITEM #: SS    CASE #: