IN RE: PETITION FOR VARIANCE NE/S Havenfield Drive,300 ft.SW of c/l of Haven Drive 18 Havenfield Drive 11th Election District 6th Councilmanic District Scott R Thacker, et ux Petitioners	* * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 99-172-A

* * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for a Variance for the property located at 18 Havenfield Drive in the Carney community of Baltimore County. The Petition was filed by Scott R. Thacker and Sheila M. Thacker, his wife, property owners. Variance relief is requested from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit an addition (garage) with a building to building setback of 14 ft. in lieu of the required 25 ft. and to amend the approved Final Development Plan for Scotts Haven, lot 32, to allow construction outside of the building envelope. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case was the Petitioner, Scott R. Thacker. Also present were three neighbors; Deborah Lancaster, Janice Morgan and Mark Rodriguz. They are not opposed to the request.

Mr. Thacker testified that he and his wife have owned the subject property for approximately 2 years. They reside thereon with their three children. The property is approximately .177 acres in area, zoned D.R.5.5. It is improved with a single family dwelling, as shown on the site plan.

Mr. Thacker proposes several improvements to the house for which variance relief is necessary. Among these is the construction of a porch across the entire frontage of the house. The house is 32 ft. wide, thus, the porch will be of that same dimension. The porch will also extend 6-1/2 ft. into the front yard. The porch will be an open structure with no walls.

The second variance is for the construction of an attached garage along the side of the house. The garage will be 11 ft. wide, large enough to accommodate a single vehicle. It will also be 28 ft. deep, the same depth as the house. Mr. Thacker indicated that the garage was necessary to provide additional storage space. He indicated that his family needs additional storage space as his children are growing older. He also indicated that he maintains a pool in the back yard and equipment for that needs to be stored therein. Apparently, an existing shed will be razed to make room for the garage.

Mr. Thacker also indicated that he was in the construction industry by occupation. However, he stated that the garage would not be used for any purposes incidental to his business. In this regard, he produced a copy of the lease showing that the business leases space in the Essex area of Baltimore County. He testified that he does not bring construction equipment to his residence and would not use the garage for any business purposes.

In addition to the information obtained at the hearing, several letters were received from neighbors. Apparently, the next door neighbor (Mr. Geare) is opposed to the request. However, he did not attend the hearing and did not submit any written documentation regarding his opposition. The local community association (Carney Improvement Association) does not oppose the request, as presented.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Variance.. I find the Petitioners have satisfied the requirements of Section 307 of the BCZR and that variance relief should, therefore, be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of December 1998 that the Petition for a Zoning Variance from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit an addition (garage) with a building to building setback of 14 ft. in lieu of the required 25 ft., and to amend the approved Final Development Plan for Scotts Haven, lot 32, to allow construction

outside of the building envelope, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The garage shall not be used for any business/commercial purposes. There shall be no storage of equipment or inventory related to the Petitioner's contractor's business.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING
Date
By

Baltimore County
Zoning Commissioner
Office of Planning

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

December 18, 1998

Mr. and Mrs. Scott R. Thacker
18 Havenfield Drive
Baltimore, Maryland 21234

RE: Petition for Variance
Case No. 99-172-A
18 Havenfield Drive

Dear Mr. and Mrs. Thacker:

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

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 from 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 AC-410-887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
Encl.

WED 9:20 AM 10/21

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 18 Havenfield Drive
which is presently zoned D.R. 5.5

This Petition shall be filed with the Department of Permits and 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) Section 1B01.2.C.1 to permit an addition (garage) with a bldg. to bldg. setback of 14 ft. in lieu of the required 25 ft. and to amend the approved Final Development Plan for Scotts Haven, Lot #32 to allow construction outside the building envelope.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) WANT TO ADD 1-CAR GARAGE ON SIDE OF HOUSE TO MATCH FRONT PORCH, WILL HAVE 8' SET BACK AT REAR OF GARAGE, BUT PROPERTY IS ON AN ANGLE AND WILL NOT HAVE 8' IN THE FRONT

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

SCOTT R. THACKER
Name - Type or Print

Scott R. Thacker
Signature

Sheila M. Thacker
Name - Type or Print

Sheila M. Thacker
Signature

18 Havenfield Dr. (410)668-9957
Address — Telephone No. day & night

Baltimore, MD 21234
City — State — Zip Code

Representative to be Contacted:

Name

Address — Telephone No.

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____
Reviewed By BK Date 10/21/98

Case No. 99-112-A

REV 9/15/98

#172

Zoning Description

ZONING DESCRIPTION FOR 18 Havenfield Drive

Beginning at a point on the NORTHEAST side of HAVENFIELD DR. which is 30 FT. wide at the distance of 300 FT. of the centerline of the nearest improved intersecting street SCOTT HAVEN DRIVE which is 30 FT. wide.

Being Lot # 32, Block ____, Section # ____ in the subdivision of SCOTTS HAVEN as recorded in Baltimore County Plat Book # 51, Folio # 75, containing 7,710 FT. Also known as 18 Havenfield Drive and located in the 11TH Election District, 6TH Councilmanic District.

99-172-A

#172

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 060727

DATE 10/21/99 ACCOUNT R001 6150

AMOUNT $ 50.00

RECEIVED FROM: Scott Thacker

FOR: 010 Zoning Variance

99-172-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

#172

DATE RECEIPT
PAID RECEIPT
PROCESS ACCT DTE
0/21/1998 10/21/1999 1[illegible]
[illegible] CASHIER [illegible]
5 MISCELLANEOUS CASH RECEIPT
[illegible] 4 [illegible]
[illegible] 060727

50.00 CHK
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING 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: #99-172-A
18 Havenfield Drive
NE/S Havenfield Drive, 300' SW of centerlific Haven Drive
11th Election District
8th Councilmanic District
Legal Owner(s): Sheila M. & Scott R. Thacker

Variance: to permit an addition (garage) with a building to building setback of 14 feet in lieu of the required 25 feet; and to amend the approved Final Development Plan for Scotts Haven, Lot 32, to allow construction outside of the building envelope.

Hearing: Monday, December 14, 1998 at 9:00 a.m. in Room 407, County Courts Bldg., 401 Bosley 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.

11/377 Nov. 26 C275604

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov. 27, 1998

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 Nov. 26, 1998.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

RE: PETITION FOR VARIANCE 18 Havenfield Drive, NE/S Havenfield Dr, 300' SW of c/l Haven Dr, 11th Election District, 6th Councilmanic	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	FOR
Legal Owners: Scott R. and Sheila M. Thacker	*	BALTIMORE COUNTY
Petitioner(s)	*	Case Number: 99-172-A

* * * * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of November, 1998, a copy of the foregoing Entry of Appearance was mailed to Scott R. and Sheila M. Thacker, 18 Havenfield Drive, Baltimore, MD 21234, Petitioner(s).

PETER MAX ZIMMERMAN

CERTIFICATE OF POSTING

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

CASE NUMBER: 99-172-A

PETITIONER/DEVELOPER: ( ) Scott R. Thacker

DATE OF HEARING/~~CLOSING~~: ( ) 12-14-98

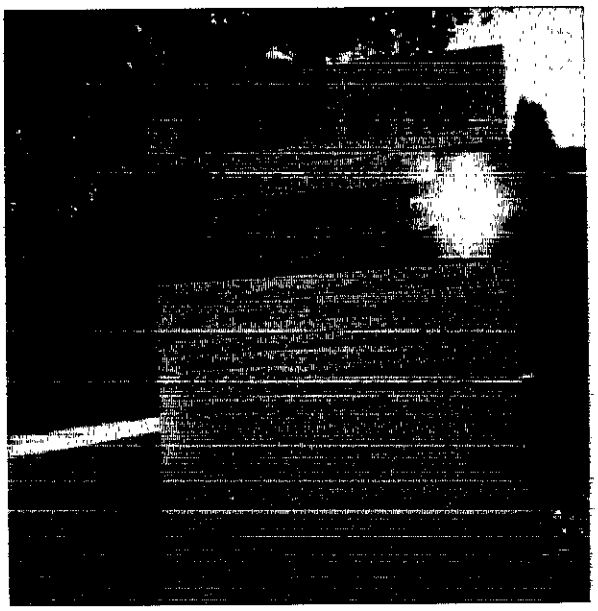
ATTENTION: MS. GWENDOLYN STEPHENS

LADIES AND GENTLMEN:

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,

18 Hawnfield Drive, Baltimore, Md 21236

THE SIGN (S) WERE POSTED ON, 11-28-98 BY THE UNDERSIGNED.



SINCERELY,

Thomas P. Ogle 11/28/98

THOMAS P. OGLE SR.
325 NICHOLSON RD.
BALTIMORE MD. 21221
(410) 687-8405
(410) 687-4381 (FAX)

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 4, 1998

NOTICE OF ZONING 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: 99-172-A
18 Havenfield Drive
NE/S Havenfield Drive, 300' SW of centerline Haven Drive
11th Election District – 6th Councilmanic District
Legal Owner: Sheila M. & Scott R. Thacker

Variance to permit an addition (garage) with a building to building setback of 14 feet in lieu of the required 25 feet; and to amend the approved Final Development Plan for Scotts Haven, Lot 32, to allow construction outside of the building envelope.

HEARING: Monday, December 14, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon SC
Director

c:.Sheila & Scott Thacker

NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 29, 1998**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
November 25, 1998 Issue – Jeffersonian

Please forward billing to:
Scott Thacker 410-668-9957
18 Havenfield Drive
Baltimore, MD 21234

NOTICE OF ZONING 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: 99-172-A
18 Havenfield Drive
NE/S Havenfield Drive, 300' SW of centerline Haven Drive
11th Election District – 6th Councilmanic District
Legal Owner: Sheila M. & Scott R. Thacker

Variance to permit an addition (garage) with a building to building setback of 14 feet in lieu of the required 25 feet; and to amend the approved Final Development Plan for Scotts Haven, Lot 32, to allow construction outside of the building envelope.

HEARING: Monday, December 14, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley 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.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenu
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.: 172

Petitioner: Scott & Sheila Thacker

Location: 18 Havenfield Dr.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Scott Thacker

ADDRESS: 18 Havenfield Dr.
Baltimore, MD 21234

PHONE NUMBER: 410-668-9957

AJ:ggs

(Revised 09/24/96)

99-172-A

#172

Exhibit B

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-172-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE - To permit an addition (garage) with a building to building setback of 14' in lieu of the required 25'. And to amend the approved FDP for Scott's Haven, Lot # 32, to allow construction outside of the building enveloped.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

9/96
post.4.doc

#172

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 11, 1998

Mr. & Mrs. Scott R. Thacker
18 Havenfield Drive
Baltimore, MD 21234

RE: Item No.: 172
Case No.: 99-172-A
Location: 18 Havenfield Drive

Dear Mr. & Mrs. Thacker:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on October 21, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Baltimore County
Fire Department

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

NOVEMBER 23, 1998

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

RE: Property Owner: 172 - SCOTT R. THACKER AND SHEILA M. THACKER
178 - WILLIAM J. SANTO AND JANET L. KIRMIL
179 - SHIRLEY A. CHANDLER
180 - BERNARD LAHATTE AND SUE LAHATTE

Location: DISTRIBUTION MEETING OF NOVEMBER 2, 1998

Item No.: 172, 178, 179, AND 180 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.

no comments. RKL

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 11.4.97

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

RE: Baltimore County
Item No. 172 BR

Dear. Ms Stephens:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

L. J. Gredlein

for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

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

Zoning Comm.
fio
12/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: November 2, 1998

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

SUBJECT: *Zoning Advisory Petitions*

The Office of Planning has no comment on the following petition (s):
Item No (s): 172, 178, 179, and 180

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: Jeffrey W. Long

AFK/JL

C:\JEFF_L\172.doc

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 11/12/98

FROM: R. Bruce Seeley RBS/98
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 11/2/98

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

Item #'s: 171, 172, 175, 177, 178, 179, 180, 99-131-A

RBS:sp

BRUCE2/DEPRM/TXTSBP

RECEIVED NOV 13 1998

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

INTEROFFICE CORRESPONDENCE

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

Date: November 9, 1998

FROM: Robert W. Bowling, Supervisor
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for November 9, 1998
Item Nos. 171, 172, 173, 174, 175, 177, 178, 179, 180

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

RWB:HJO:jrb

cc: File

ZONE1109.NOC

RECEIVED NOV 13 1998

DELIVER TO: MR. KOTROCO 667.2468

PLEASE DELIVER THIS 3 PAGE FAX IMMEDIATELY. IT IS FOR A 9:00AM HEARING.

THANK YOU.

The Carney Improvement Association
P.O. Box 28282
Parkville, Maryland 2123-8282
(410) 663-0056

Mr. Robert N. Geare
20 Havenfield Drive
Baltimore, Maryland 21234

December 12, 1998

Dear Mr. Geare:

It appears the there are a few discrepancies and thus, confusion as to what exactly is being proposed in reference to zoning case no: 99-172-A. Both parties have stated differing facts concerning this new construction. Our Association highly suggests that prior to the hearing on 12-14-98, both parties discuss this issue so that you you both are equally informed. You may discover that a misunderstanding exists and that there might yet be space for compromise.

We implore you both to make the effort to seek an amicable resolution and possibly meet on common ground in which neighborhood harmony might be restored.

Sincerely,

Michael A. Rupp
President, C.I.A.

mar
cc: mr. kotroco
board of directors
file

The Carney Improvement Association
P.O. Box 28282
Parkville, Maryland 2123-8282
(410) 663-0056

Mr. Scott Thacker
18 Havenfield Drive
Baltimore, Maryland 21234

December 12, 1998

Dear Mr. Thacker:

It appears the there are a few discrepancies and thus, confusion as to what exactly is being proposed in reference to zoning case no: 99-172-A. Both parties have stated differing facts concerning this new construction. Our Association highly suggests that prior to the hearing on 12-14-98, both parties discuss this issue so that you you both are equally informed. You may discover that a misunderstanding exists and that there might yet be space for compromise.

We implore you both to make the effort to seek an amicable resolution and possibly meet on common ground in which neighborhood harmony might be restored.

Sincerely,

Michael A. Rupp
President, C.I.A.

mar
cc: mr. kotroco
board of directors
file

The Carney Improvement Association
P.O. Box 28282
Parkville, Maryland 21234-8282
(410) 663-0056

Baltimore County Zoning Commissioner
400 Washington Avenue, Suite 112
Towson, Maryland 21204
Attn: Mr. Timothy M Kotroco
Deputy Zoning Commissioner

RE: Petition For Variance
18 Havenfield Drive
Mr. Scott R. Thacker
Case No.: 99-172-A

Dear Mr. Kotroco:

Our association was contacted by a Mr. Robert N. Ceare who resides at 20 Havenfield Drive with concerns regarding the proposed construction of a garage and the petition for setback variance. Enclosed, please find a copy of the letter forwarded to Mr. Thacker.

As stated in the letter, we have investigated the concerns of Mr. Geare and in our opinion have found the location proposed for this building to be most unsuitable and a detraction from the neighboring properties. On behalf of Mr. Geare, we are requesting denial of any variance.

Your assistance in this matter would greatly be appreciated. Should you have any further questions, please do not hesitate to contact us.

Sincerely,

Michael A. Rupp
President, C.I.A.

mar
cc: mr. geare
board of directors
file

The Carney Improvement Association
P.O. Box 28282
Parkville, Maryland 21234-8282
(410) 663-0056

Mr. Scott R. Thacker
18 Havenfield Drive
Baltimore, Maryland 21234

December 9, 1998

Dear Mr. Thacker:

Our association has been contacted by Mr. Robert N. Gear who resides at 20 Havenfield Drive with concerns regarding the construction of an addition to your residence in the form of a large garage with dimensions proposed which would interfere with and alter the appearance of the front and side of his dwelling.

Upon investigation of his complaint, it has been determined that this is indeed a valid concern on behalf of Mr. Geare. The addition would not only be located entirely too close to the street, but would almost adjoin the side of his home. Although a garage is most certainly a valuable addition to any dwelling, one of this size and proportion should not be considered for this particular location and a fourteen foot setback variance should not be granted.

Based on the concerns of Mr. Geare, the petitions of your neighbors and inspection of the proposed location, recommendation to deny variance has been forwarded to Mr. Geare and the Baltimore County Zoning Commissioner on behalf of the complaintant.

It is our sincere hope and wish that between you and Mr. Geare a mutual resolve might be accomplished in the future.

Sincerely:

Michael A. Rupp
President, C.I.A.

mar
cc: mr. timothy m. kotroco, zoning
mr. r. geare
board of directors
file

The Carney Improvement Association
P.O. Box 28282
Parkville, Maryland 21234-8282
(410) 663-0056

Baltimore County Zoning Commisioner
400 Washington Avenue, Suite 112
Towson, Maryland 21204
Attn: Mr. Timothy M. Kotroco
Deputy Zoning Commissioner

RE: Petition For Varience
18 Havenfield Drive
Mr. Scott R. Thacker
Case No: 99-172-A

December 12, 1998

Dear Mr. Kotroco:

We recently faxed you two letters dated December 9, 1998 in reference to the above case. We wish that additionally this letter be included in the case file. The impetus for this letter is a discussion between Mr. Thacker and myself on the evening of December 11th.

Mr. Thacker stated that it was not his intention to request a front setback and therefore build a garage addition up to 14 feet from the street instead of the current 25 feet. Mr. Thacker further stated his plan was to build a garage addition attached to his dwelling which would not protrude any further on his property than the new front porch currently under construction.

The above statements By Mr. Thacker are contrary in nature to the information and impressions given by Mr. Geare. Simply stated, The Carney Improvement Association's opinion on this matter is as follows: If, as Mr. Thacker states, he is merely building a garage addition to his home which would not extend further than his front porch and it meets with zoning requirements for minimum distance between dwellings, the C.I.A. would consider this a reasonable request and would not oppose it. However, if as Mr. Geare states, this addition is to be uttilized for business purposes, extends well past the front porch and is as close to Mr. Gear's house and Havenfield Drive as claimed, our original decision of opposition would stand.

In light of the new information gleaned, we felt it necessary to rectify and thus clarify our position in this matter.

Respectfully Submitted,

Michael A. Rupp
President, C.I.A.

cc: mr. geare/mr. thacker, board of directors
file

I/We, the undersigned, have NO objection to Scott R. and Sheila M. Thacker adding a garage to their existing home at 18 Havenfield Drive, Baltimore County, Maryland, zip code 21234.

Name	Address	Phone
Edward B Galford	16 Havenfield Dr	410 668 6706
Jonathan & Annette Wiggins	14 Havenfield Dr	410 668 0193
Mark T. Tamburo	22 Havenfield Dr	410 665 5785
Mary Gregor	13 Havenfied Dr.	410-882-6996

I/We, the undersigned, were initially mislead by Mr. Geare as to where the garage would be placed. And now, I/We have no objection to building the garage.

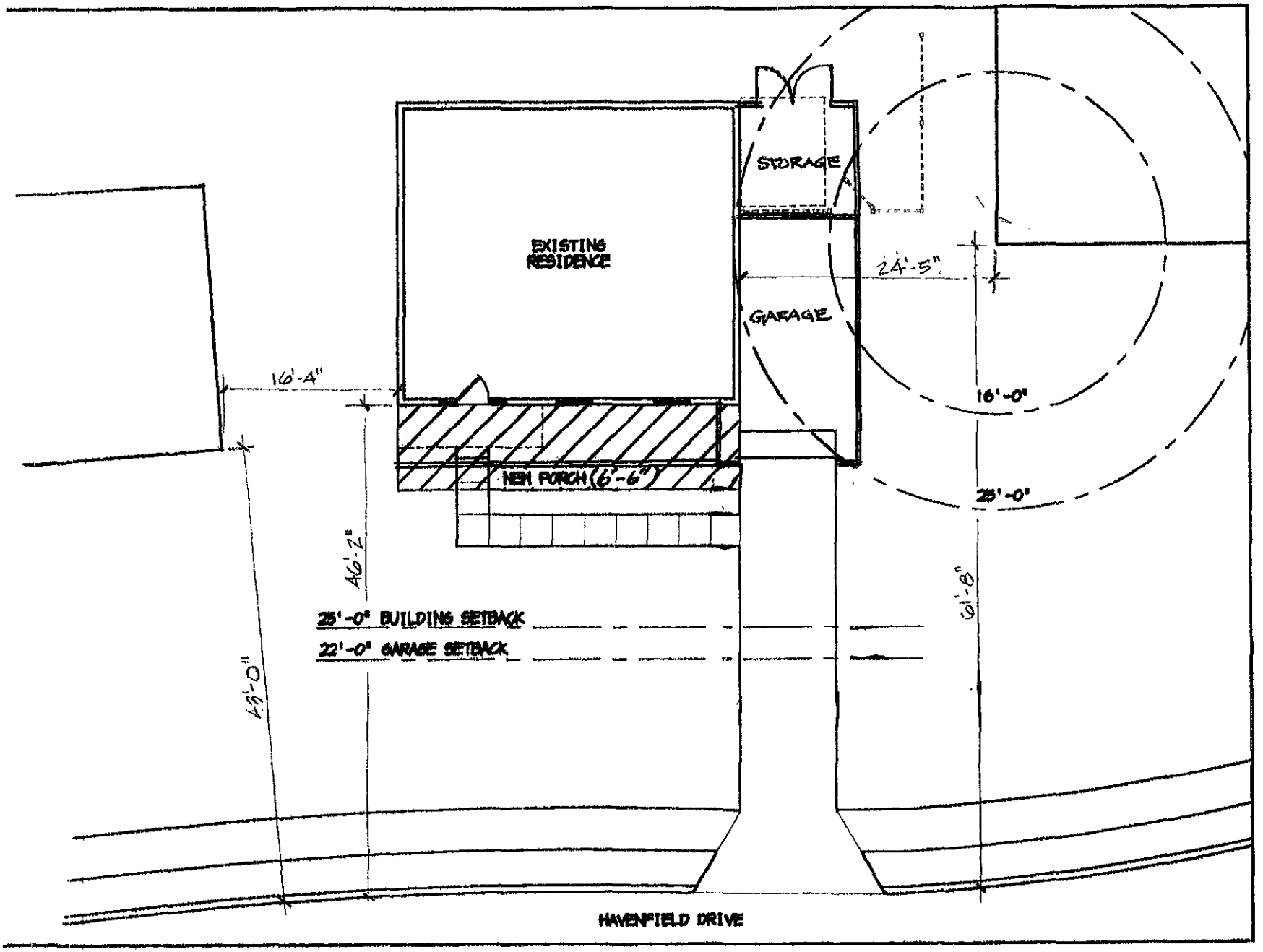
Michael J. Wheatley 12 Havenfield Dr.

Michelle Wheatley

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Scott THACKER	18 HAVENFIELD DR.
Deborah Lancaster	20 Havenfield Dr
Janice Morgan	24 Havenfield Dr.
Mark RODRIGUZ	

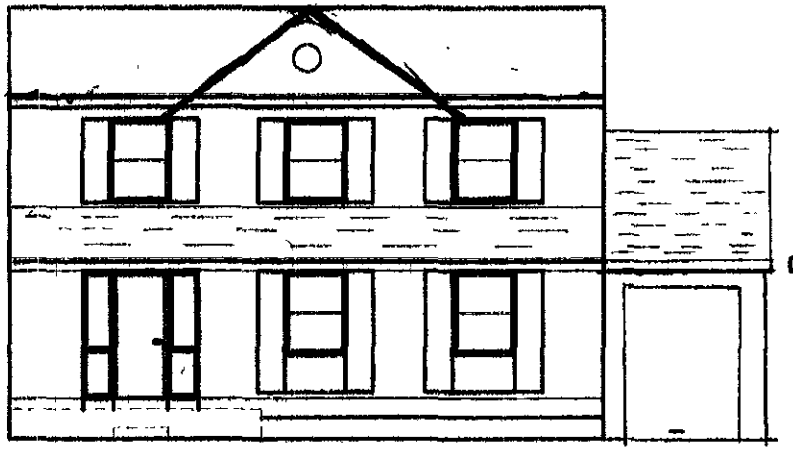


E and J ArchDesign

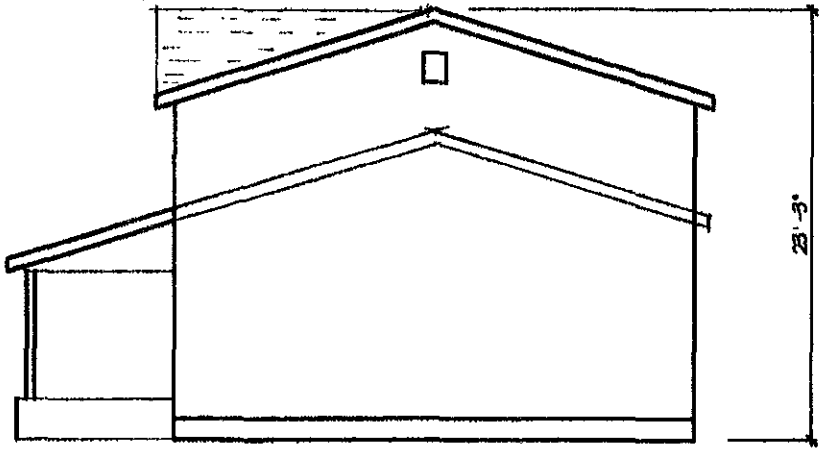
THACKER RESIDENCE
19 HAVENFIELD DRIVE
BALTIMORE, MARYLAND 21234

SITE PLAN

A-1



FRONT ELEVATION



RIGHT SIDE ELEVATION

E and J ArchDesign

THACKER RESIDENCE
16 HAVENFIELD DRIVE
BALTIMORE, MARYLAND 21234

ELEVATIONS

A-2

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 18 Havenfield Drive

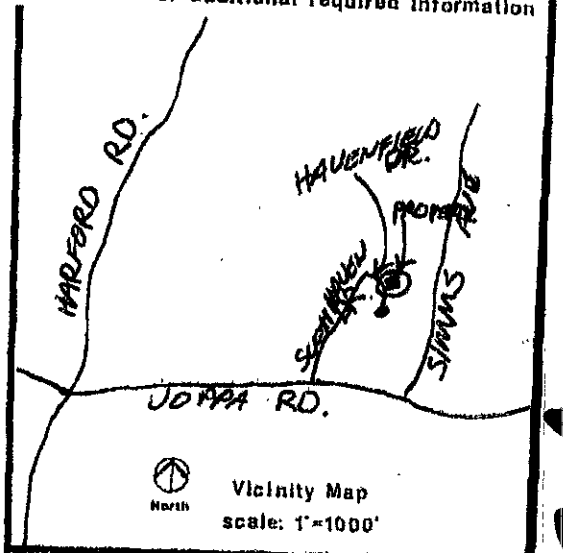
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Scott's Haven

plat book# 51, folio# 75, lot# 32, section# ____

OWNER: Scott & Sheila Thacker

See attached sheet.



LOCATION INFORMATION

Election District: 11th

Councilmanic District: 6th

1"=200' scale map#: N.E. 10-12

Zoning: DR.-5.5

Lot size: 0.177 acreage ; 7710 square feet

	public	private
SEWER:	☒	☐
WATER:	☒	☐

	yes	no
Chesapeake Bay Critical Area:	☐	☒

Prior Zoning Hearings: NONE

North

date: 10/19/98

prepared by: S.R.T.

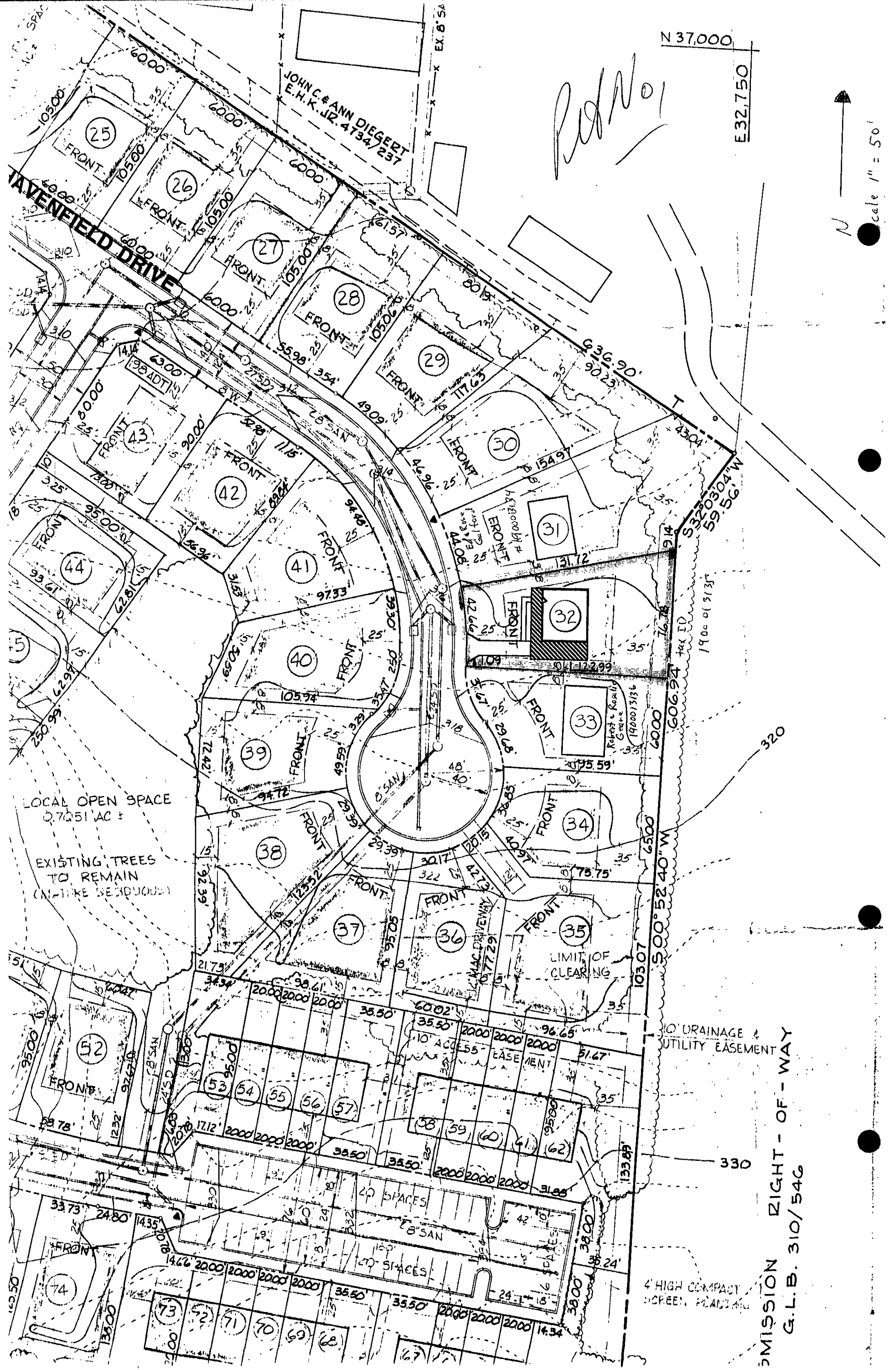
Scale of Drawing: 1"= 50'

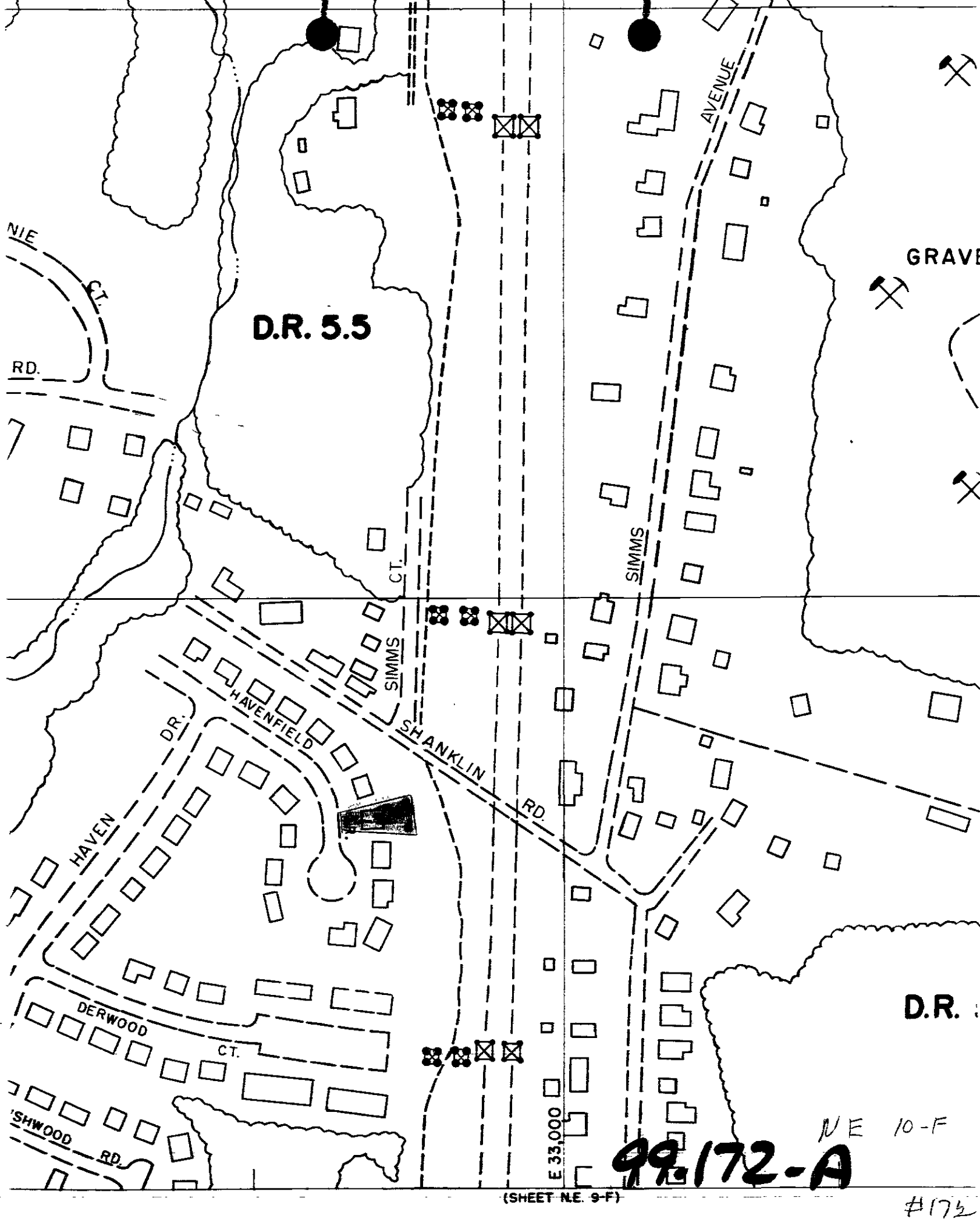
Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
AW	172	99-172-A

99-172-A

-15-


N 37,000
E 32,750
Scale 1" = 50'
JOHN C. & ANN DIEGERT
E.H.K. JR. 4734/237
EX. 8' SAN
HAVENFIELD DRIVE
Rd No 1
LOCAL OPEN SPACE
0.7051 AC ±
EXISTING TREES
TO REMAIN
(NATIVE DECIDUOUS)
LIMIT OF
CLEARING
10' ACCESS EASEMENT
10' DRAINAGE &
UTILITY EASEMENT
20 SPACES
8" SAN
4' HIGH COMPACT
SCREEN PLANTING
RIGHT - OF - WAY
G.L.B. 310/546
S 32°03'04" W
59.56'
S 00°52'40" W
606.94'
320
330



#172

BALTIMORE COUNTY

PHOTOS

22 HAVENFIELD DR.

18 HAVENFIELD DR.

UP STREET TO CT.

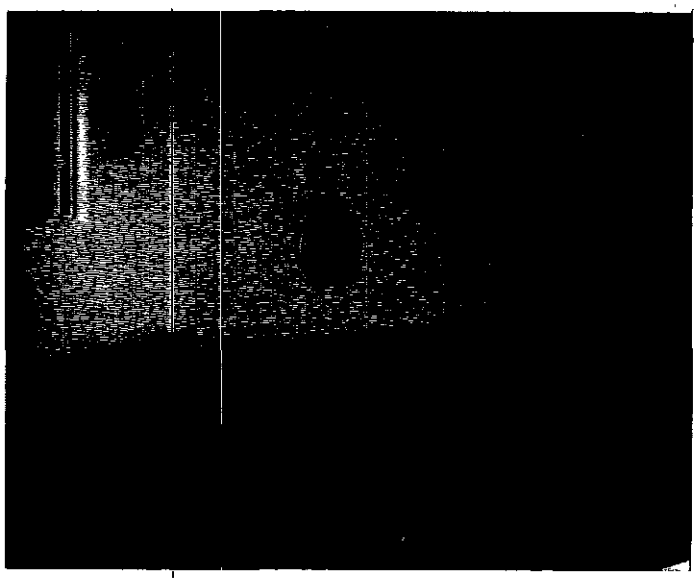
DOWN STREET TO SCOTTS HAVEN

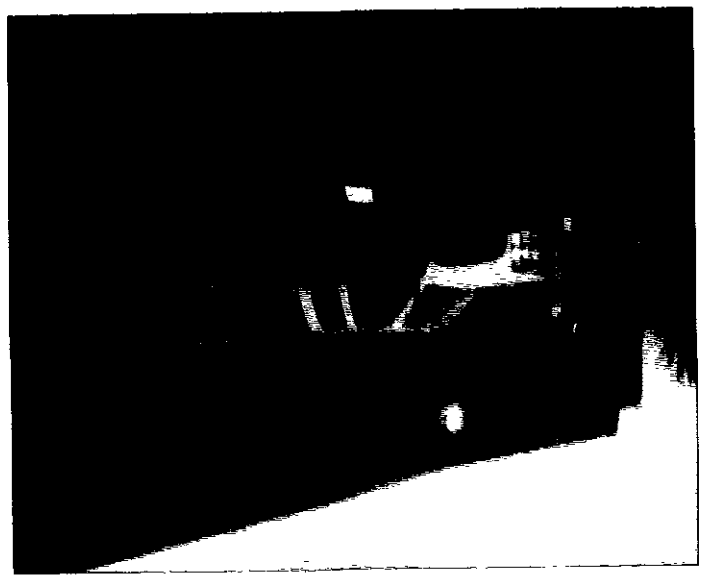
BETWEEN 24 & 23
HAVENFIELD DR.

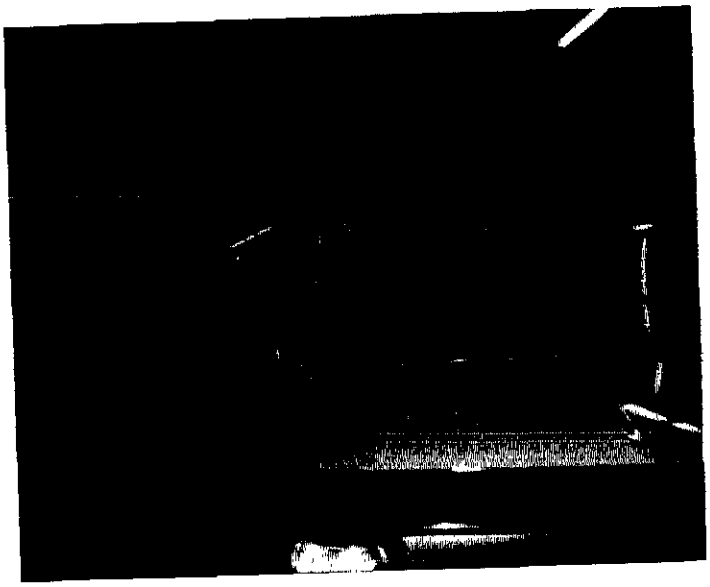
BETWEEN 22 & 24
HAVENFIELD DR.

BETWEEN 18 & 20
HAVENFIELD DR.

BETWEEN 16 & 18
HAVENFIELD DR.







PHOTOS