

IN RE: PETITION FOR ADMIN. VARIANCE

W/S Thackery Avenue, 25' N  
centerline of Park Grove Road  
1st Election District  
1st Councilmanic District  
(408 Thackery Avenue)

Susan M. and Mark S. Valderas  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 01-315-A

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Susan M. and Mark S. Valderas, legal owners of that property known as 408 Thackery Avenue in the Catonsville area of Baltimore County. The Petitioners herein seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side street setback of 10 ft. in lieu of the required 40 ft. to construct an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

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

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

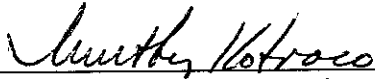
ORDER RECEIVED FOR FILING

DATE 3/13/01  
BY J. P. JAMESON

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12<sup>th</sup> day of March, 2001, that a variance from Section 1B02.3.C.1 of the B.C.Z.R., to allow a side street setback of 10 ft. in lieu of the required 40 ft. to construct an addition, be and is hereby GRANTED, subject, however, to the following restriction which is a condition 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.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED  
BALTIMORE COUNTY  
3/12/01  
[Signature]



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

March 12, 2001

Mr. & Mrs. Mark S. Valderas  
408 Thackery Avenue  
Catonsville, Maryland 21228

Re: Petition for Administrative Variance  
Case No. 01-315-A  
Property: 408 Thackery Avenue

Dear Mr. & Mrs. Valderas:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed 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 Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

c: Mr. Dan Twigg  
274 10<sup>th</sup> Street  
Pasadena, MD 21122



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink  
on Recycled Paper

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 408 THACKERY AVE  
which is presently zoned PR 2

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)

1 Bo2.3.C.1 to allow a side street setback of 10' in lieu of the required 40'.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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):

MARK S. VALDERAS

Name - Type or Print

Signature

SUSAN M. VALDERAS

Name - Type or Print

Susan M. Valderas

Signature

408 THACKERY AVE.

Address

CATONSVILLE,

City

MD

State

21228

Zip Code

### Representative to be Contacted:

DAN TULLOCH

Name

274 10th St

Address

PACADUNA

City

MD

State

410 2557144

Telephone No.

21228

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 2-5-01 day of February that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO.

01-315A

Reviewed By

TAG

Date

2-5-01

Estimated Posting Date

2-18-01

REV 9/15/98

# 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

408 THACKERY AVE.  
Address  
CATONSVILLE, MD 21228  
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):

THIS RESIDENCE IS A SMALL HOUSE WITH ONLY ONE BATHROOM PRESENTLY WHICH IS LOCATED ON THE SECOND FLOOR. WE THEREFORE WISH TO ADD A FIRST FLOOR BATHROOM AND BEDROOM, AND FROM AN ARCHITECTURAL STANDPOINT, AN ADDITION TO THE LEFT OF THE HOUSE (AS ONE FACES IT) IS THE ONLY FEASIBLE OPTION IN KEEPING WITH THE CURRENT STRUCTURE. THIS PROPERTY IS AN ODD SHAPED CORNER LOT IN AN OLD NEIGHBORHOOD AND THE PLANNED CONSTRUCTION PRESENTS NO SAFETY HAZARDS OR DANGER TO THE COMMUNITY THERE WILL STILL BE AMPLE DISTANCE FROM THE HOUSE TO THE STREET UPON COMPLETION.

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

Mark S. Valderas  
Signature

MARK S. VALDERAS  
Name - Type or Print

Susan M. Valderas  
Signature

SUSAN M. VALDERAS  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29<sup>th</sup> day of JANUARY, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

SUSAN & MARK VALDERAS

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

1/24/01  
Date

[Signature]  
Notary Public

My Commission Expires 2/1/01

# 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

408 THACKERY AVE.  
Address  
CATONSVILLE, MD 21228  
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):

THIS RESIDENCE IS A SMALL HOUSE WITH ONLY ONE BATHROOM PRESENTLY WHICH IS LOCATED ON THE SECOND FLOOR. WE THEREFORE WISH TO ADD A FIRST FLOOR BATHROOM AND BEDROOM, AND FROM AN ARCHITECTURAL STANDPOINT, AN ADDITION TO THE LEFT OF THE HOUSE (AS ONE FACES IT) IS THE ONLY FEASIBLE OPTION IN KEEPING WITH THE CURRENT STRUCTURE. THIS PROPERTY IS AN ODD SHAPED CORNER LOT IN AN OLD NEIGHBORHOOD AND THE PLANNED CONSTRUCTION PRESENTS NO SAFETY HAZARDS OR DANGER TO THE COMMUNITY. THERE WILL STILL BE AMPLE DISTANCE FROM THE HOUSE TO THE STREET UPON COMPLETION.

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

Mark S. Valderas  
Signature

Susan M. Valderas  
Signature

MARK S. VALDERAS  
Name - Type or Print

SUSAN M. VALDERAS  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29<sup>th</sup> day of JANUARY, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARK AND SUSAN VALDERAS

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

1/29/01  
Date

[Signature]  
Notary Public

My Commission Expires 3/1/01



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 408 THACKERY AVE  
which is presently zoned PR 2

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) 1802.3.C.2 to allow a side street setback of 10' in lieu of the required 40'.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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):

MARK S. VALDERAS  
Name - Type or Print

Mark S. Valderas  
Signature

SUSAN M. VALDERAS  
Name - Type or Print

Susan M. Valderas  
Signature

408 THACKERY AVE. 410-281-0179 W  
Address Telephone No.

CATONSVILLE, MD 21228  
City State Zip Code

## Representative to be Contacted:

DAW TWIGG  
Name

274 10th St 410 255 7144  
Address Telephone No.

PASADENA MD 21222  
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this        day of        that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 01-315A

Reviewed By TAG Date 2-5-01

Estimated Posting Date 2-18-01

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 408 THACKERY AVENUE

Beginning on the west side of Thackery Avenue which is 40 feet wide at a distance of 25 feet west of the centerline of the nearest improved intersecting street Park Grove Avenue which is 40 feet wide. Being lots #s 382,383 in the subdivision of Oak Forest Park as recorded in Baltimore County map book plat 5, folio 90 containing 12,930 square feet. Also known as 408 Thackery Avenue and located in the 1st Election District, 1st Councilmanic District.

01-315A

BALTIMORE COUNTY, MD  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 017C

DATE 2-5-01 ACCOUNT KC016150

AMOUNT \$ 50.00

RECEIVED FROM

Lowmeyer-Tony Inc.

FOR:

Invoice 408 Truckery Ave

01-215A

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAYEE RECEIPT  
DATE 2-5-01 TIME 10:00  
CASHIER JOHN W. DUNN  
AMOUNT 50.00  
TOTAL 50.00  
BALANCE 50.00

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE: Case No.: 01-315-A

Petitioner/Developer: MARK VAIDAKAS

Date of Hearing/Closing: 5 MAR 2001

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at 408 THACKERY AVE

The sign(s) were posted on 18 Feb 2001  
(Month, Day, Year)

Sincerely,

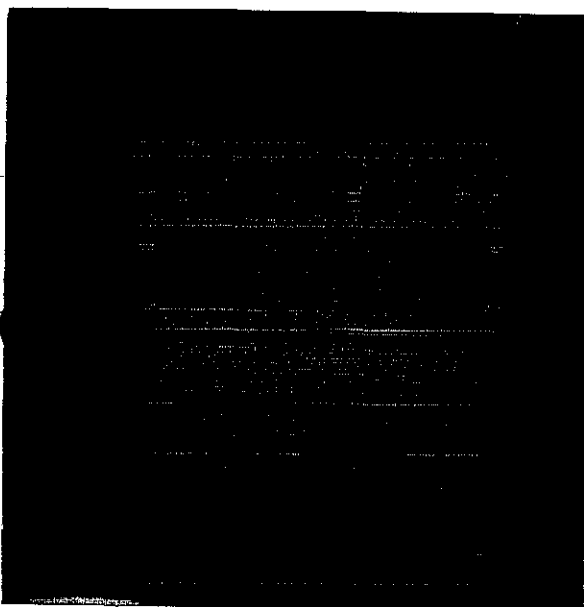
SSG Robert Black 18 Feb 2001  
(Signature of Sign Poster and Date)

SSG Robert Black  
(Printed Name)

1508 Leslie Road  
(Address)

Dundalk Maryland 21222  
(City, State, Zip Code)

(410) 282-7940  
(Telephone Number)



# CERTIFICATE OF POSTING

RE: Case No. 01-315-XA

Petitioner/Developer: ROYAL FARMS, ETAL  
AMY DONTILL, ESQ (V.B.)

Date of Hearing/Closing 4/2/01

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at BACK RIVER NECK RD.  
90 MIDDLE BOROUGHS RD. VIC.  
- 2 SIGNS -

The sign(s) were posted on 3/12/01  
(Month, Day, Year)

Sincerely,

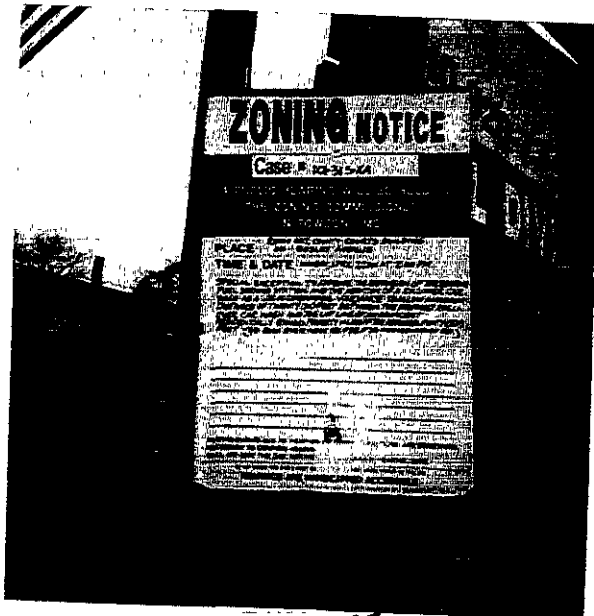
Patrick M. O'Keefe 3/12/01  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE.  
(Address)

HUNT VALLEY, MD. 21030  
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571  
(Telephone Number)



01-315 XA

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 01-315A  
Petitioner: Mark Valderas  
Address or Location: 408 Thackeray Ave.

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: DAN TWIGG  
Address: 274 10th St  
PASADENA, MD. 21122  
Telephone Number: 410 255 7144

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 01- 315 -A Address 408 Thackeray Ave  
Contact Person: Terry Gibson Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 2-5-01 Posting Date: 2-18-01 Closing Date: 3-5-01

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He 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 of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 01- 315 -A Address 408 Thackeray Ave  
Petitioner's Name Mark Valderas Telephone 410-719-0752  
Posting Date: 2-18-01 Closing Date: 3-5-01  
Wording for Sign: To Permit a side street setback of 10' in lieu  
of the required 40'



Baltimore County  
Department of Permits and  
Development Management

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

March 5, 2001

Susan M & Mark S Valderas  
408 Thackery Avenue  
Catonsville MD 21228

Dear Mr. & Mrs. Valderas:

RE: Case Number: 01-315-A, 408 Thackery Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 5, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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, please do not hesitate to contact the commenting agency.

Very truly yours,

*W. Carl Richards, Jr.*

W. Carl Richards, Jr. 692  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Dan Twigg, 274 10<sup>th</sup> Street, Pasadena 21133  
People's Counsel



PN  
3/5

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** February 20, 2001

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

FEB 21

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 01-315

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey M. G. G.

AFK/JL:MAC



County Board of Appeals of Baltimore County

lock

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
410-887-3180  
FAX: 410-887-3182

\*\*\* HEARING ROOM – Room 48 \*\*\*

Basement – Old Courthouse  
400 Washington Avenue

APPEAL HEARINGS SCHEDULED FOR THE WEEK OF APRIL 29, 2002

TUESDAY 4/30 10:00 am Case No.: 01-316-XA /HEARING

*In the Matter of:*

*Cloverland Farms Dairy, Inc. – Legal Owner  
1601 Middleborough Road, E/s Back River Neck  
Rd., 55.9 SE of c/l Middleborough Road*

*SE – To approve expansion of existing fuel service station and addition of roll-over car wash  
(Appeal from SE portion only)*

---

WEDNESDAY 5/01 9:30 am Case No.: 01-313-A /DELIBERATION

*In the Matter of:*

*Daniel H. Dupont – Legal Owner  
11304 Beach Road, N/s Beach Road, 115'  
E c/l Opie Road  
11<sup>th</sup> Election; 5<sup>th</sup> Councilmanic*

10:00 am Case No.: CR-01-436 /HEARING

*In the Matter of:*

*Highway Realty, Inc.; Eastrel, LLC;  
David Pisanic; Patricia Franey; Marie and Donald Haga  
9913, 9915, 9917, 9919, 9921 Reisterstown road  
3rd Election; 3rd Councilmanic*

Day #3 from 12/19/01

---

THURSDAY 5/02 10:0 am Case No.: CBA-00113 /HEARING

*In the Matter of:*

*William Kraft  
3826 Bayville Road, Baltimore, MD 21220*

RE: ERS Decision / Denied Request for service retirement

c: Executive Office  
Law Office  
Director /PDM

People's Counsel  
Planning Office  
Court Info. Desk

County Council  
Board Members  
Court Reporter

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits & Development Mgmt.

**DATE:** March 7, 2001

**FROM:** *Pub* Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For February 26, 2001  
Item Nos. 315, 316, 317, 318, 320, 321,  
323, and 324

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *MB*

DATE: March 19, 2001

SUBJECT: Zoning Petitions  
Zoning Advisory Committee Meeting of February 20, 2001

DEPRM has no comments for the following zoning petitions:

| Item #         | Address                  |
|----------------|--------------------------|
| 315            | 408 Thackery Avenue      |
| <del>317</del> | 15341 Old York Road      |
| 318            | 9700 Bernard Lewis Court |
| 319            | 8 and 14 Hillside Avenue |
| 321            | 1800 Sulphur Spring Road |
| 322            | 8105 McDaniel Avenue     |
| 324            | 1534 York Road           |



**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

February 22, 2001

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEBRUARY 20, 2001

Item No.: See Below

Dear Ms. Stephens:

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:

315, 317, 318, 319, 320, 322, 323, 324 and 325

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File





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

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 2.21.01

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

RE: Baltimore County  
Item No. 315 TAG

Dear Ms. Jackson:

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,

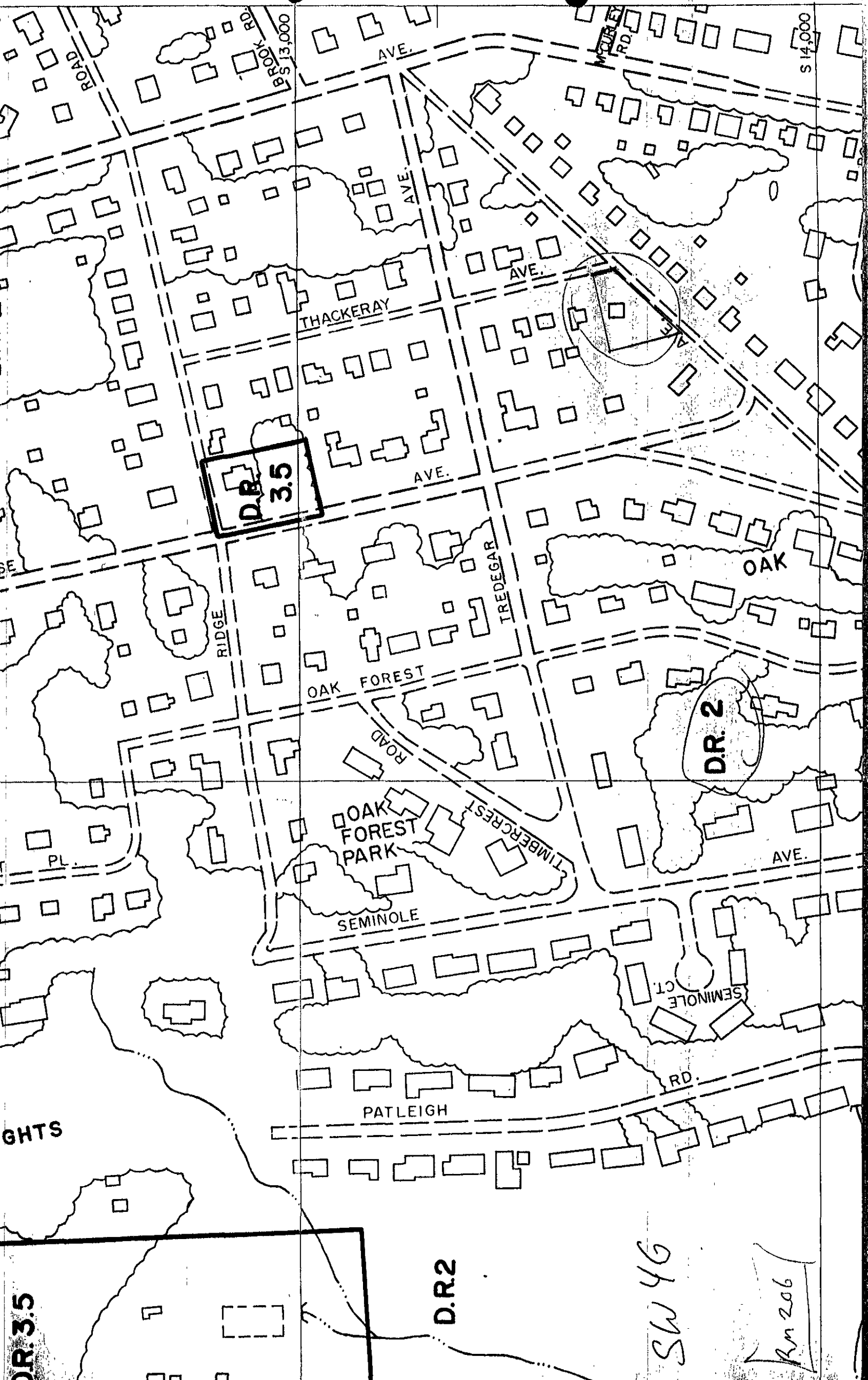
10 Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

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

01-315A



D.R. 3.5

D.R. 2

D.R. 3.5

D.R. 2

SW 46

Rm 206

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

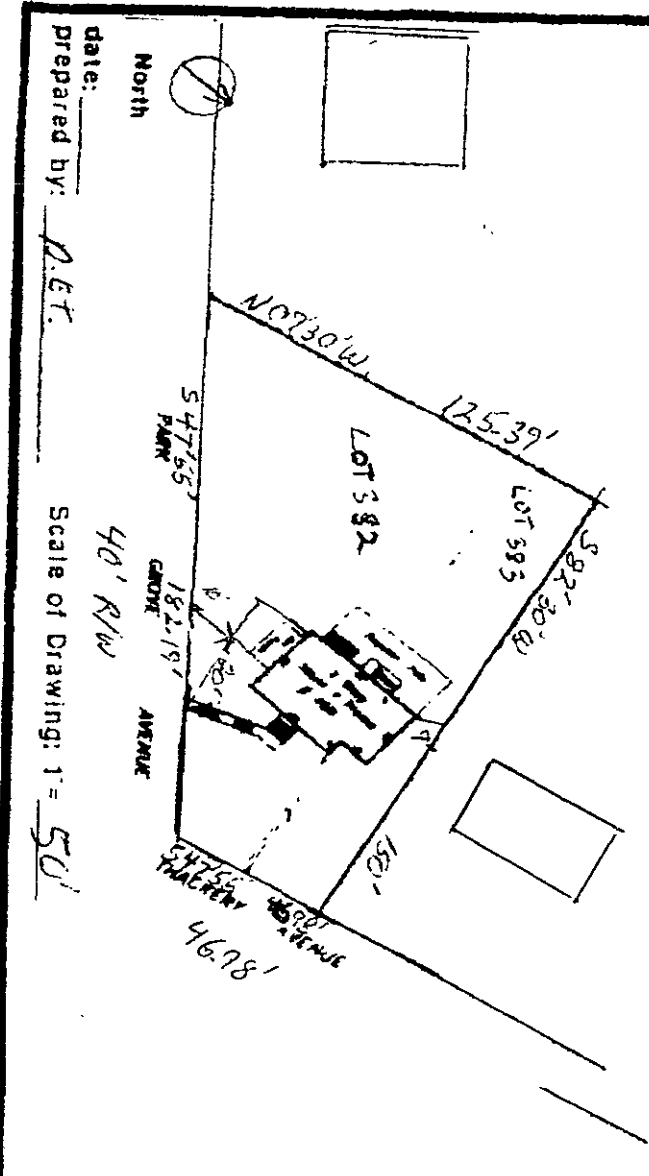
PROPERTY ADDRESS: 408 THACKERAY AVENUE

Subdivision name: OAK FOREST PARK

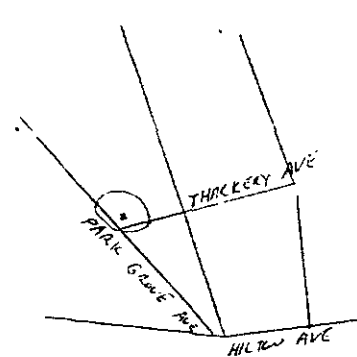
plat book 5, folio 70, lot #       , section #       , lots 382+383

OWNER: MARK + SUSAN VALDEZAS

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



North  
date:         
prepared by: P.E.T.  
Scale of Drawing: 1" = 50'



Vicinity Map  
Scale: 1" = 1000'

## LOCATION INFORMATION

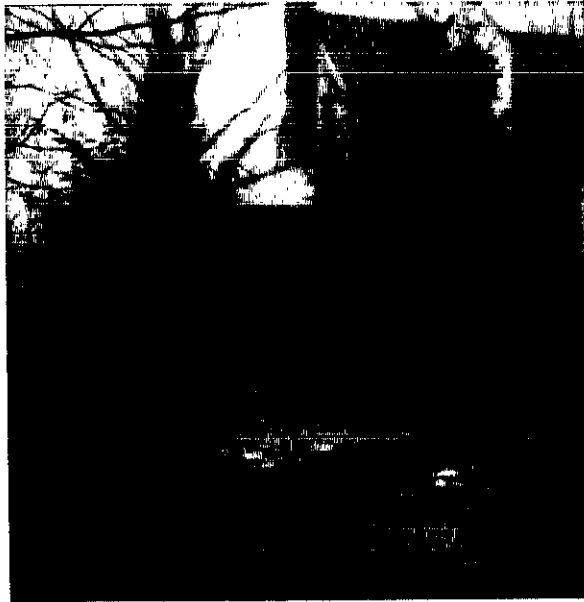
Election Dist: 1  
County: Maricopa District: 1  
1" = 200' scale map: 54.4-G  
Zoning: DR30  
Lot size: 12,930  
acreage:        square feet

SEWER ☒  
WATER ☒  
CHESAPEAKE Bay Critical Area ☐  
Shut Zoning hearings None

Zoning Office USE ONLY!  
reviewed by:        ITEM #:        CASE #:

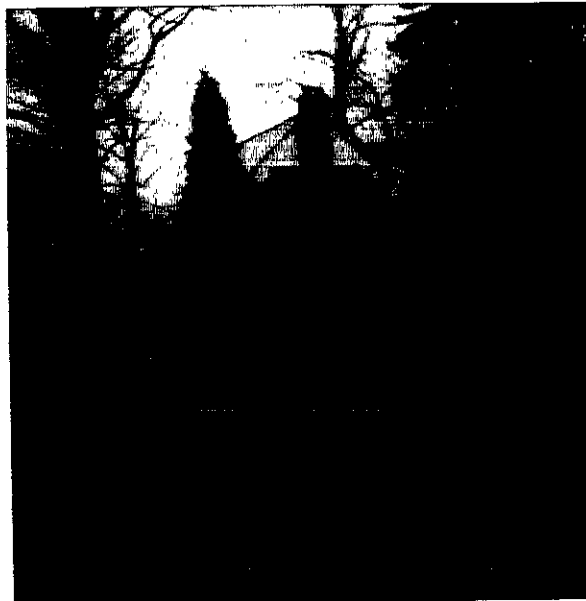
THG 315 01-315-A

*Ret. Ex. #1*

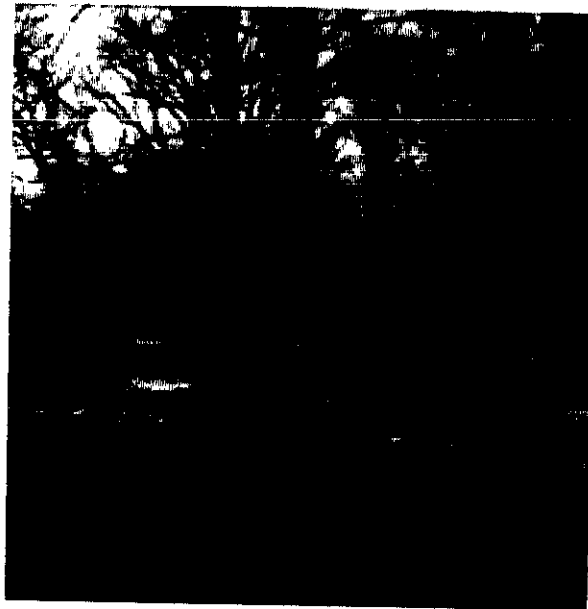


VIEW FROM PARK GROVE AVE  
 SHOWING EXISTING PORCH TO  
 BE REPLACED W/ ADDITION

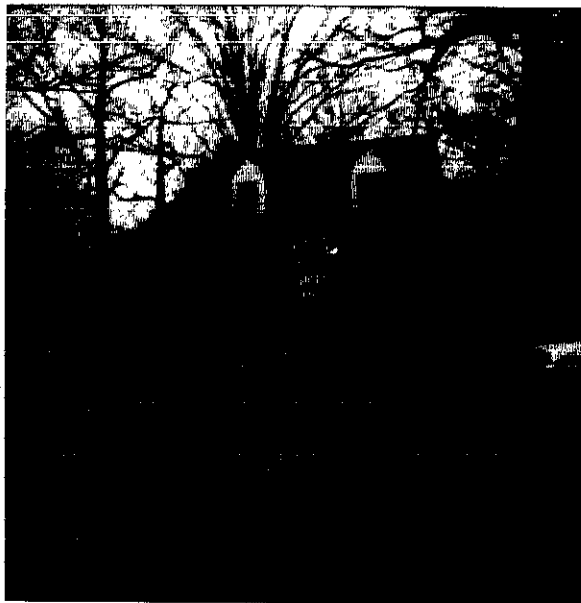
DI-315A



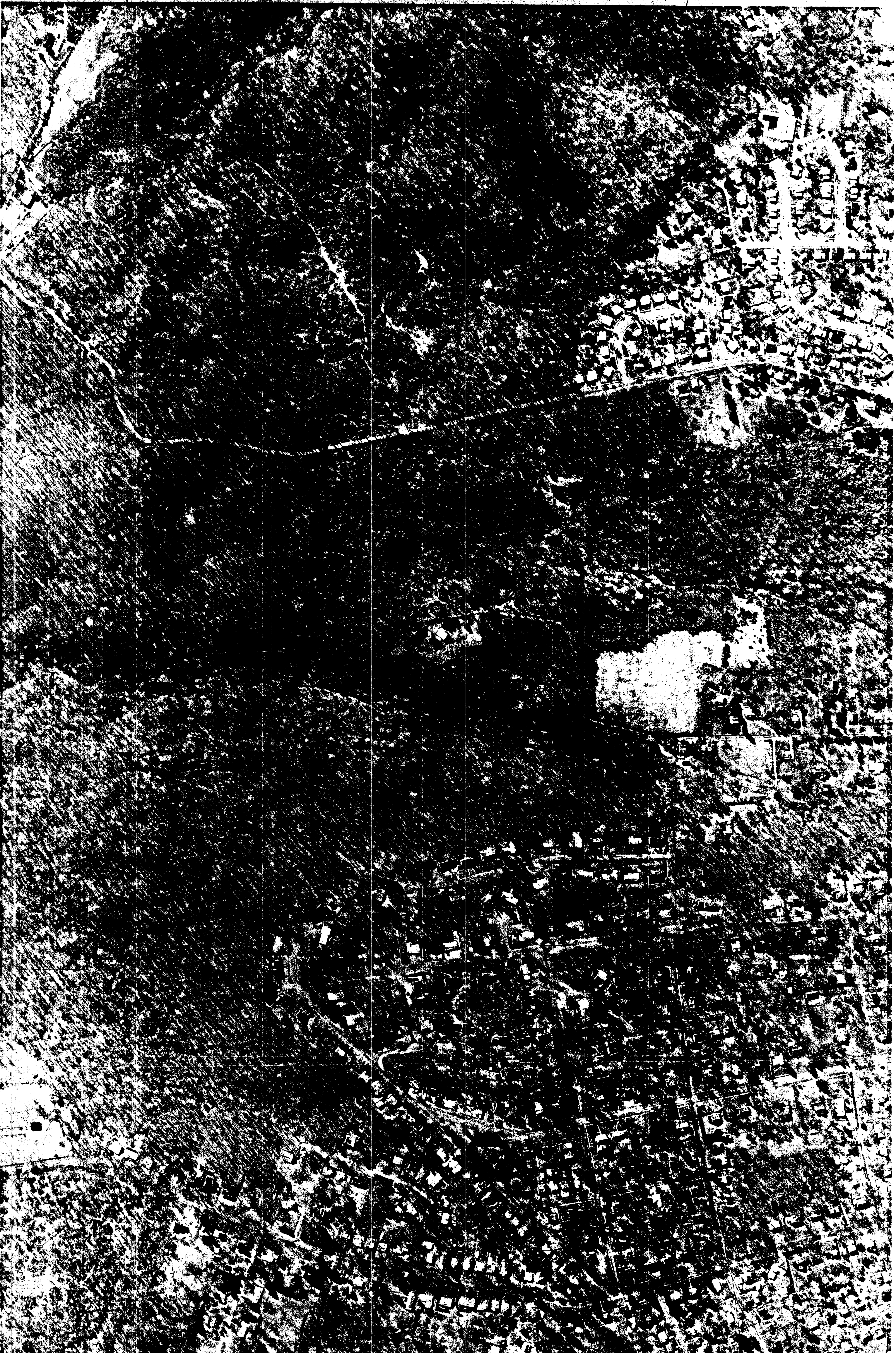
VIEW FROM PARK GROVE AVE  
 SOUTHWEST CORNER OF LOT  
 DI-315A



VIEW FROM THACKER AVE  
LOOKING NORTH-WEST  
DI-315A



VIEW FROM INTERSECTION  
OF THACKER AVE + PARK GROVE  
AVE DI-315A



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

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

| SCALE                                        | LOCATION    | SHEET       |
|----------------------------------------------|-------------|-------------|
| 1" = 200' ±                                  | CATONSVILLE | S.W.<br>4-G |
| DATE<br>OF<br>PHOTOGRAPHY<br>JANUARY<br>1986 |             |             |

015101