

IN RE: PETITION FOR VARIANCE
N/S of Belclare Road, 30 ft. W
centerline of Sollers Point Road
12th Election District
7th Councilmanic District
(7408 Belclare Road)

Anthony M. Frado
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-282-A

* * * * *

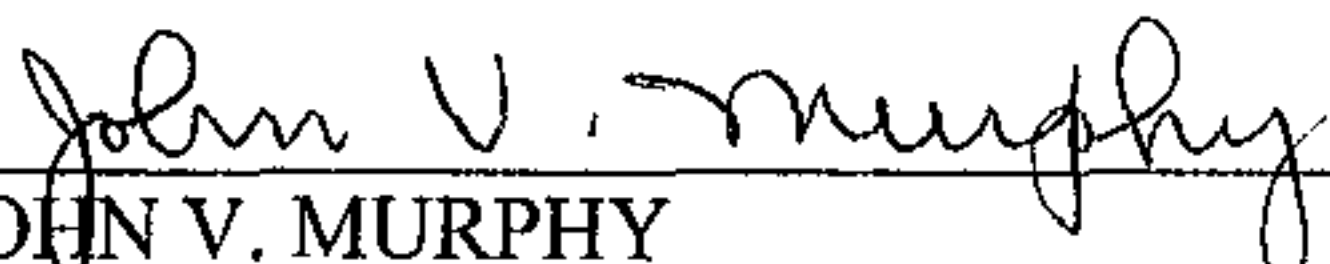
FINDINGS OF FACT AND CONCLUSIONS OF LAW

ORDER OF DISMISSAL

WHEREAS, the Petitioner herein filed a Petition for Variance for the property located at 7408 Belclare Road in the eastern area of Baltimore County. A variance was requested from Section 427.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a fence with a height of 6 ft. and with a 9 ft. setback to the property line in lieu of the minimum required 30 ft

WHEREAS, at the hearing held in this matter on March 2, 2004, the Petitioner stated that he "would like to withdraw the request for variance at this time".

THEREFORE, IT IS ORDERED, this 3 day of March, 2004, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 427.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a fence with a height of 6 ft. and with a 9 ft. setback to the property line in lieu of the minimum required 30 ft., be and it is hereby WITHDRAWN and DISMISSED, without prejudice.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

Date

3/3/04

By

R. J. Jaramila

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

March 3, 2004

Mr. Anthony M. Frado
7408 Belclare Road
Baltimore, Maryland 21222

Re: Petition for Variance
Case No. 04-282-A
Property: 7408 Belclare Road

Dear Mr. Frado:

Enclosed herewith please find a copy of an Order of Dismissal regarding the above captioned case. The matter has been dismissed, without prejudice.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Encl.

Visit the County's Website at www.baltimorecountyonline.info



* 12/22 PM WAR. I called MR. FRADO & informed him to contact John Reisinger Re. The Bldg. Code
An his
Tenced



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7408 Belclare Rd. Balto. Md. 21222
which is presently zoned DR 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) (Bldg. Code)

~~Zoning Code (BCZR) Residential Fences in side or rear yard which adjoins Residential front yard~~
~~to allow a fence with a height of 6 ft. with a 9 ft setback to the property line in lieu of the minimum required 30 ft.~~
~~50 ft. maximum height 42 inches in front yard~~
5.422.B

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) TO Protect my Property and the safety of my Family

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):

Anthony M Frado
Name - Type or Print _____
Anthony M Frado
Signature _____

Name - Type or Print _____
Signature _____
7408 Belclare Road (410) 282-2552
Address _____ Telephone No. _____
Balto. Md. 21222
City _____ State _____ Zip Code _____

Representative to be Contacted:

Anthony M Frado
Name _____
7408 Belclare Road
Address _____ Telephone No. _____
Balto. Md. 21222
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 12-09-03

Case No. 04-282-2

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 7408 BELCLARE ROAD BALTIMORE MARYLAND 21222

Beginning at a point on the North side of Belclare Road which is ⁶⁰9 feet wide, at a distance of 30 feet West of the center line of the nearest improved intersecting street Sollers Point Road which is ⁴⁰4 feet wide.

Being Lot # 17, Block 7, Section 6a in the subdivision of Watersedge as recorded in Baltimore County Plat Book # 13, Folio # 128, containing 7,378 square feet. Also known as 7408 Belclare Road and located in the 12 Th election District, 7th Councilman District.

282

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Check No. **31032**
 04-21-03

DATE **12-09-03**

ACCOUNT **R-001-006-6150**

AMOUNT **\$ 6.50**

RECEIVED FROM **Mr. & Mrs. [unclear]**

FOR **Residential Water & Sewerage Bill**
27003 Baltimore Rd.

Distribution:
 WHITE - CASHIER
 PINK - AGENCY
 YELLOW - CUSTOMER

PAID RECEIPT

DATE **12/09/2003** TIME **11:11 AM**
 BY **[unclear]**
 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: #04-282-A
7408 Belclare Road
N/side of Belclare Road, 30
feet west of centerline of
Sollers Point Road
12th Election District
7th Councilmanic District
Legal Owner(s): Anthony Frado
Variance: to permit a fence
with a height of 6 feet with a
9-foot setback to the prop-
erty line in lieu of the mini-
mum required 30 feet.
Hearing: Tuesday, March
2, 2004 at 10:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations.
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

2/135 Feb-12 0648919

CERTIFICATE OF PUBLICATION

2/12/2004

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 2/12/2004.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News



LEGAL ADVERTISING

04-282-A

CERTIFICATE OF POSTING

RE: Case No.: FENCE SIGN

Petitioner/Developer: ANTHONY M
FRADO

Date of Hearing/Closing: 2/26/04

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

ATTN: Kristen Matthews {(410) 887-3394}

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: _____

7408 BELCLARE RD

The sign(s) were posted on _____

2/12/04
(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

2/12/04
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

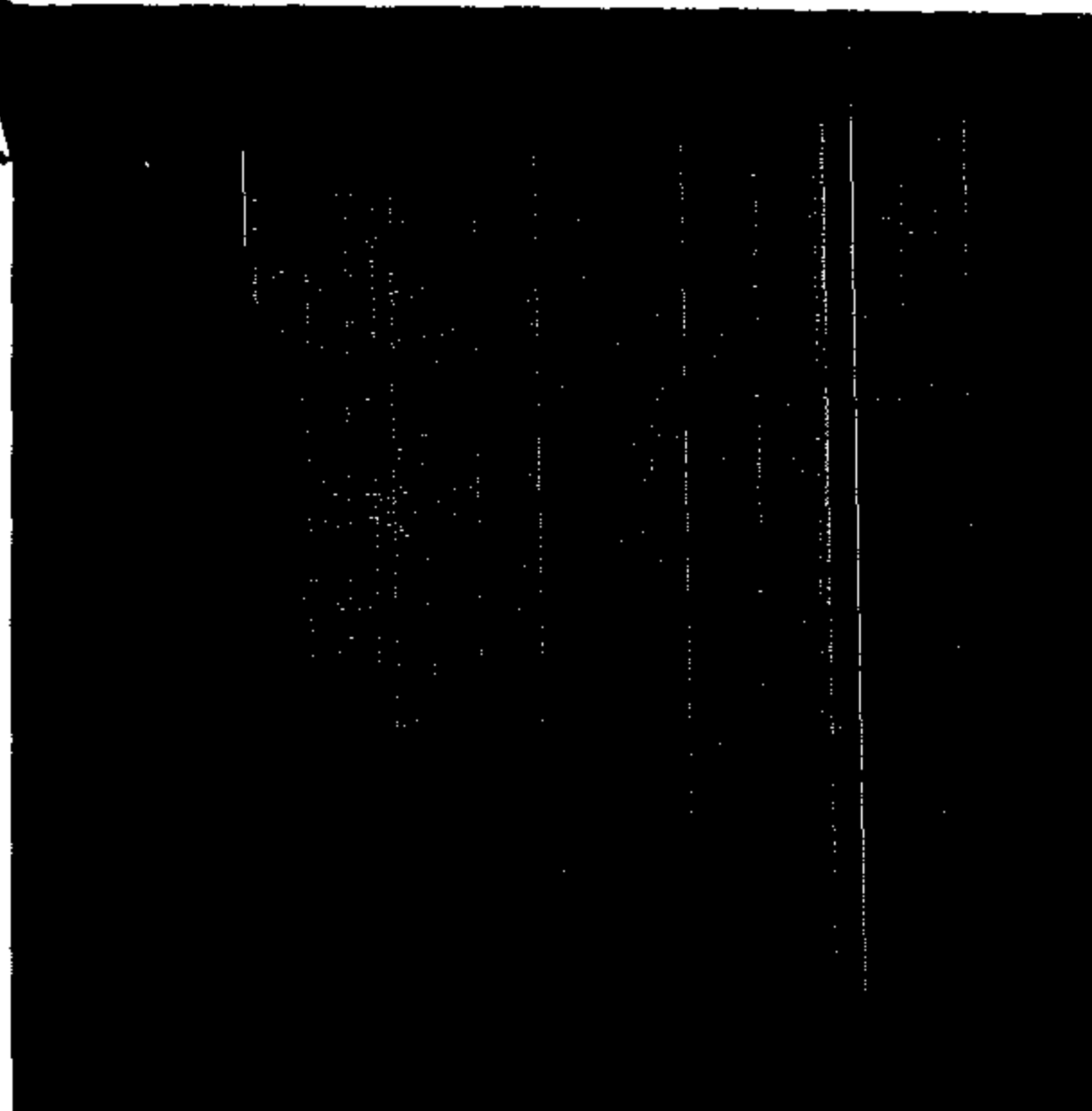
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



RE: PETITION FOR VARIANCE
7408 Belclare Road; N/side Belclare Rd,
30' W c/line of Sollers Point Road
12th Election & 7th Councilmanic Districts
Legal Owner(s): Anthony M. Frado
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 04-282-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent documentation filed in the case.


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

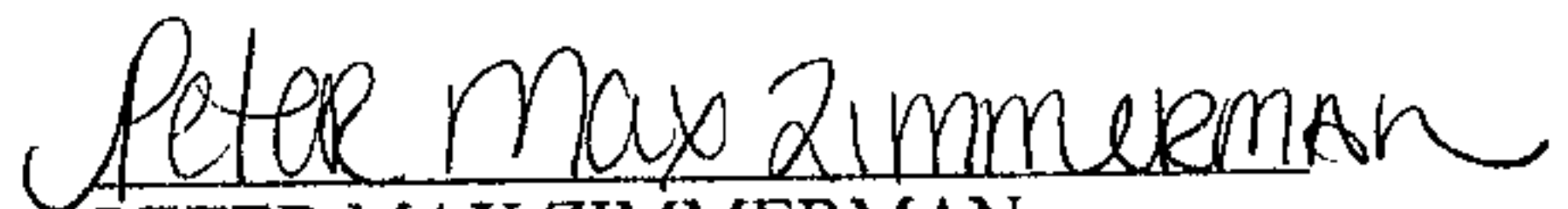
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of January, 2004, a copy of the foregoing Entry of Appearance was mailed to, Anthony M Frado, 7408 Belclare Road, Baltimore, MD 21222, Petitioner(s).

RECEIVED

JAN 05 2004

Per.....


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 12, 2004 Issue - Jeffersonian

Please forward billing to:
Anthony Frado
7408 Belclare Road
Baltimore, MD 21222

410-282-2552

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: 04-282-A

7408 Belclare Road
N/side of Belclare Road, 30 feet west of centerline of Sollers Point Road
12th Election District – 7th Councilmanic District
Legal Owner: Anthony Frado

Variance to permit a fence with a height of 6 feet with a 9-foot setback to the property line in lieu of the minimum required 30 feet.

Hearing: Tuesday, March 2, 2004, at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**Department of Permits and
Development Management**

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

January 15, 2004

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: 04-282-A

7408 Belclare Road
N/side of Belclare Road, 30 feet west of centerline of Sollers Point Road
12th Election District – 7th Councilmanic District
Legal Owner: Anthony Frado

Variance to permit a fence with a height of 6 feet with a 9-foot setback to the property line in lieu of the minimum required 30 feet.

Hearing: Tuesday, March 2, 2004, at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Anthony Frado, 7408 Belclare Road, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, FEBRUARY 16, 2004.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Visit the County's Website at www.baltimorecountyonline.info

**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: 04-282-A
Petitioner: Mr. & Mrs. Frado
Address or Location: Site 7408 Belclane RD Balto, Md. 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Address: Same

Telephone Number: 410-282-2552



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

February 25, 2004

Mr. Anthony M. Frado
7408 Belclare Road
Baltimore, Maryland 21222

Dear Mr. Frado:

RE: Case Number:04-282-A, 7408 Belclare Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 9, 2003.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:clb

Enclosures

c: People's Counsel

Come visit the County's Website at www.co.ba.md.us



**Baltimore County
Fire Department**

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

January 5, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: December 29, 2003

Item No.: 280-285, 287-299

6. The Fire Marshal's Office has no comments at this time.

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

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotreco, Director
Department of Permits &
Development Management

DATE: February 2, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For January 5, 2004
Item Nos. 280, 281, 282, 284, 285, 286,
288, 289, 290, 291, 292, and 299

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

RWB:jrb

cc: File

Jan
3/2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: January 8, 2004

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

SUBJECT: 7408 Belclare Road

INFORMATION:

Item Number: 04-282

Petitioner: Anthony M. Frando

Zoning: DR 5.5

Requested Action: Variance

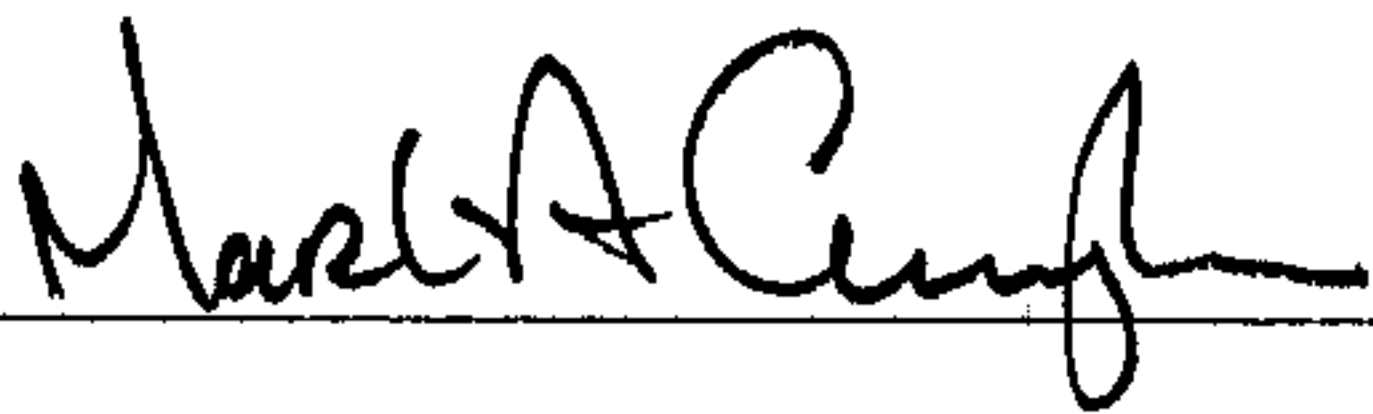
RECEIVED
JAN 08 2004
ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the petitioner's request to permit an existing 6-foot high fence with a 9-foot setback from the property line.

If the petitioner is permitted to retain the subject fence, landscaped screening should be provided along the right-of-way side of said fence.

Prepared by:



Section Chief:



AFK/LL:MAC:



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1.7.04

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

RE: Baltimore County
Item No. 282 JJS

Dear Ms. Hart:

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,

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

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 04-282-A

Date Completed/Initials

1/5/04

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

2/12/04
ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

2/25/04
CLB
COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

CASE NAME _____
CASE NUMBER _____
DATE _____

PETITIONER'S SIGN-IN SHEET

[illegible]

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

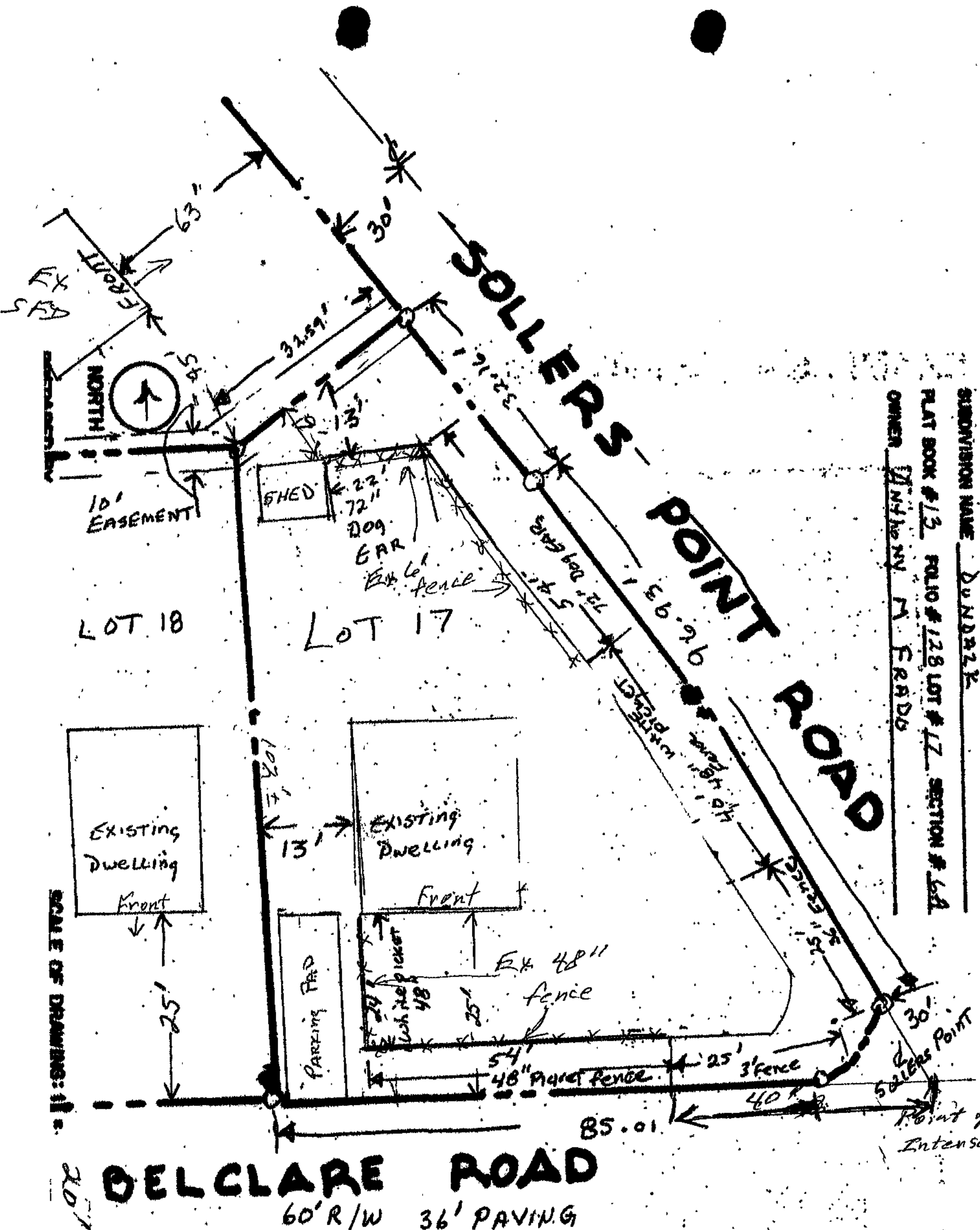
PROPERTY ADDRESS 7408 Belclare Road

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

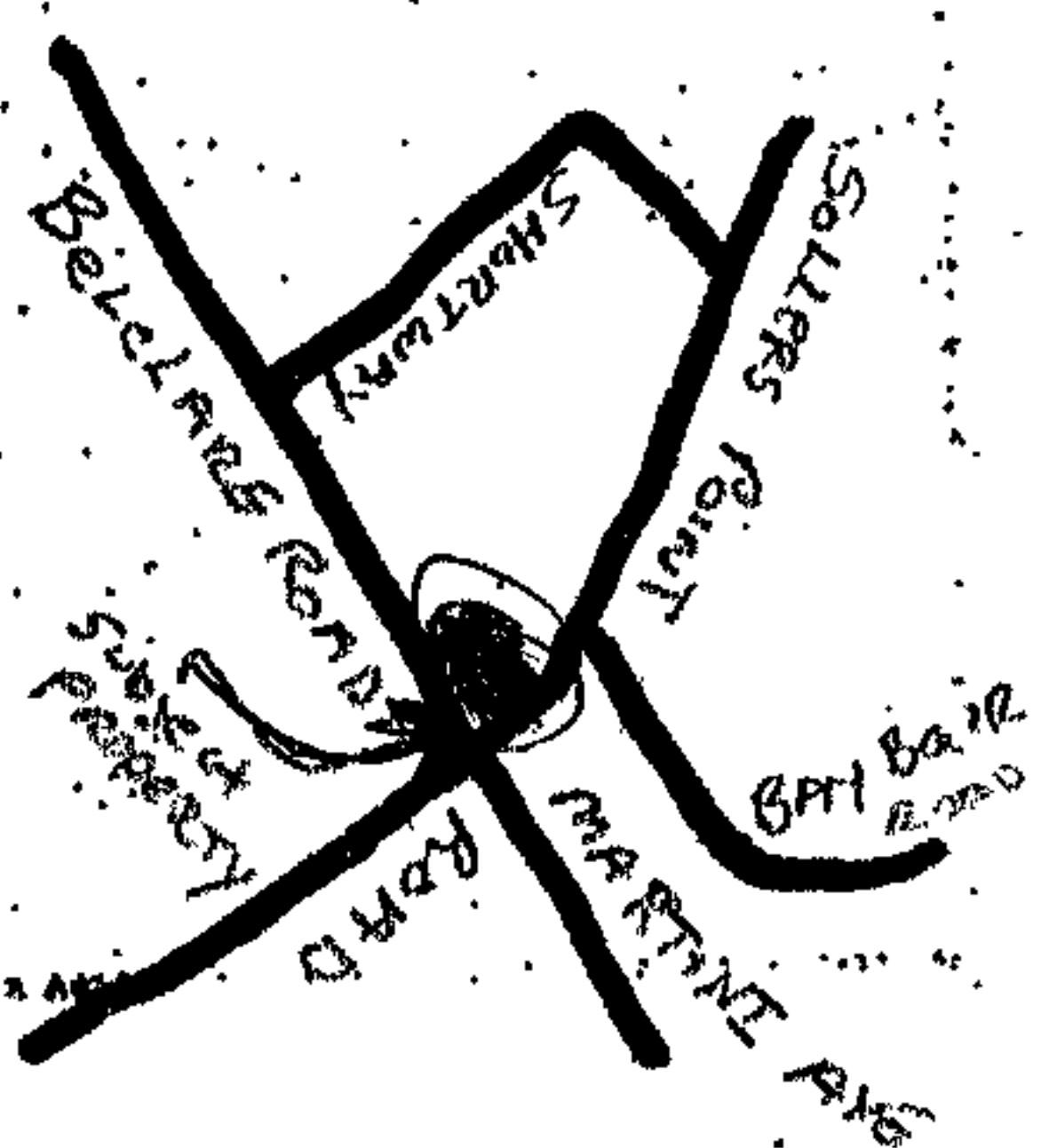
SUBDIVISION NAME DUNDRAKE

PLAT BOOK #12 FOLIO #128 LOT #17 SECTION #6A

OWNER JIMMY M. FRADIS



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 12

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # SE, S-E

ZONING DR-5.5

LOT SIZE 0.169 ACRES 7,370 SQ. FT.

SEWER PUBLIC PRIVATE
WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA YES ☒ NO ☐

100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY/BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING N/A

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #
282

Map # SE 5-E

#282

