IN RE: PETITION FOR ADMIN. VARIANCE N/S of King George Court, 936 ft. +/- S centerline of Joppa Road 11th Election District 5th Councilmanic District **(4523 King George Court)** Kathy & Bruce Fachler *Petitioners*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 05-299-A

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Kathy and Bruce Fachler. The variance request is for property located at 4523 King George Court in the Perry Hall area of Baltimore County. The variance is requested from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a rear yard setback of 18 ft. for an enclosed addition in lieu of the minimum required 30 ft. and to amend the latest approved development plan to allow projection of same 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.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 26, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In addition, the Petitioners must be in compliance with the requirements set forth in the Zoning Advisory Committee (ZAC) comments submitted by the following County agency: A ZAC comment was submitted by the Office of Planning dated January 3, 2005, a copy of which is attached hereto and made a part hereof.

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.

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, this 20 day of January, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a rear yard setback of 18 ft. for an enclosed addition in lieu of the minimum required 30 ft. and to amend the latest approved development plan to allow projection of same outside of the building envelope, be and it is hereby APPROVED, 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. Compliance with the ZAC comments submitted by the Office of Planning dated January 3, 2005, a copy of which is attached hereto and made a part hereof;

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

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 1/20/05
By Raj

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4523 King George Ct 21128
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) 1B01.2.C.1.b.

To allow a rear yard setback of 18 ft. for an enclosed addition in lieu of the minimum required 30 ft. AND to amend the latest approved development plan to allow projection of same outside the building envelope-

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):

Bruce Fachler
Name - Type or Print

Bruce Fachler
Signature

Kathy Fachler
Name - Type or Print

Kathy L. Fachler
Signature

4523 King George Ct — 410-933-5103
Address — Telephone No

Perry Hall — MD — 21128
City — State — Zip Code

Representative to be Contacted:

Jeffrey Hailman
Name

221 Gateway Dr. — 410-557-0555
Address — Telephone No

Bel Air — MD — 21014
City — State — Zip Code

If Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 12/20 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

ORDER RECEIVED FOR FILING
Date 12/20
By

CASE NO. 05-299-A

Reviewed By _____ **Date** 12-13-04

Estimated Posting Date 12-26-04

REV 10/25/01

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 4523 King George Ct
Address
Perry Hall MD 21128
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):

The existing SFD was placed on the rear 30' BRL. this leaves no practical space for any enclosed improvements or alterations to the existing home.

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.

Bruce Fachler
Signature
Bruce Fachler
Name - Type or Print

Kathy L. Fachler
Signature
Kathy L. Fachler
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of December, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Bruce + Kathy Fachler the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

SANDI L TUNNEY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July

Notary Public

My Commission Expires July 11, 2007

REV 10/25/01

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 4523 King George Ct
Address
Perry Hall MD 21128
City State Zip Code

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The existing SFD was placed on the rear 30' BRL, this leaves no practical space for any enclosed improvements or alterations to the existing home.

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.

Signature

Bruce Fachler
Name - Type or Print

Signature

Kathy L. Fachler
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of December, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Bruce + Kathy Fachler the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

SANDI L. TUNNEY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July

Notary Public

My Commission Expires July 11, 2007

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4523 King George Ct 21128

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) 1B01.2.C.1.b-

To allow area or yard setback of 18 ft. for an enclosed addition in lieu of the minimum required 30 ft. AND to amend the latest approved development plan to allow projection of same outside the building envelope.

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):

Bruce Fachler
Name - Type or Print

Bruce Fachler
Signature

Kathy Fachler
Name - Type or Print

Kathy L. Fachler
Signature

4523 King George Ct — 410-933-5103
Address — Telephone No

Perry Hall — MD — 21128
City — State — Zip Code

Representative to be Contacted:

Jeffrey Hoilman
Name

221 Gateway Dr. — 410-557-0555
Address — Telephone No

Bel Air — MD — 21014
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. 05-299A

Reviewed By _____ **Date** 12-13-04

Estimated Posting Date 12-26-04

REV 10/25/01

ZONING DESCRIPTION FOR 4523 King George Court

Beginning at the point on the North side of King George Court which is 50 feet wide at the distance of 936 feet South of the centerline of the nearest improved intersecting street Joppa Road which is 35 feet wide.

Being Lot #22, Section # in the subdivision of Oakdale II as recorded in the Baltimore County Plat Book # 70, Folio # 55, containing 5,409 sq. feet. Also known as 4523 King George Court and located in the 11th Election District, 5th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Cal No. 441065
05-297-A

DATE 12-13-04 ACCOUNT R-001-006-615-2

AMOUNT $ 115.00

RECEIVED FROM: American Designer Build

FOR: Redacted Variance and Amount to be paid for Filing Fees 4523 King George Ct.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS WITH THE BCO
12/14/2004 12/14/2004 15:51:39
ACCOUNT: WALKIN, WALKIN
RECEIPT # 310974 12/13/2004 OPUN
Dept: 1 528 ZONING VERIFICATION
TR NO. 441065
Dept Tot: $115.00
$115.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. **05-299-A**
Petitioner/Developer:
Bruce Fachler
Closing Date: **Jan. 10, 2005**

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

Attention: Ms. Kristen Matthews:

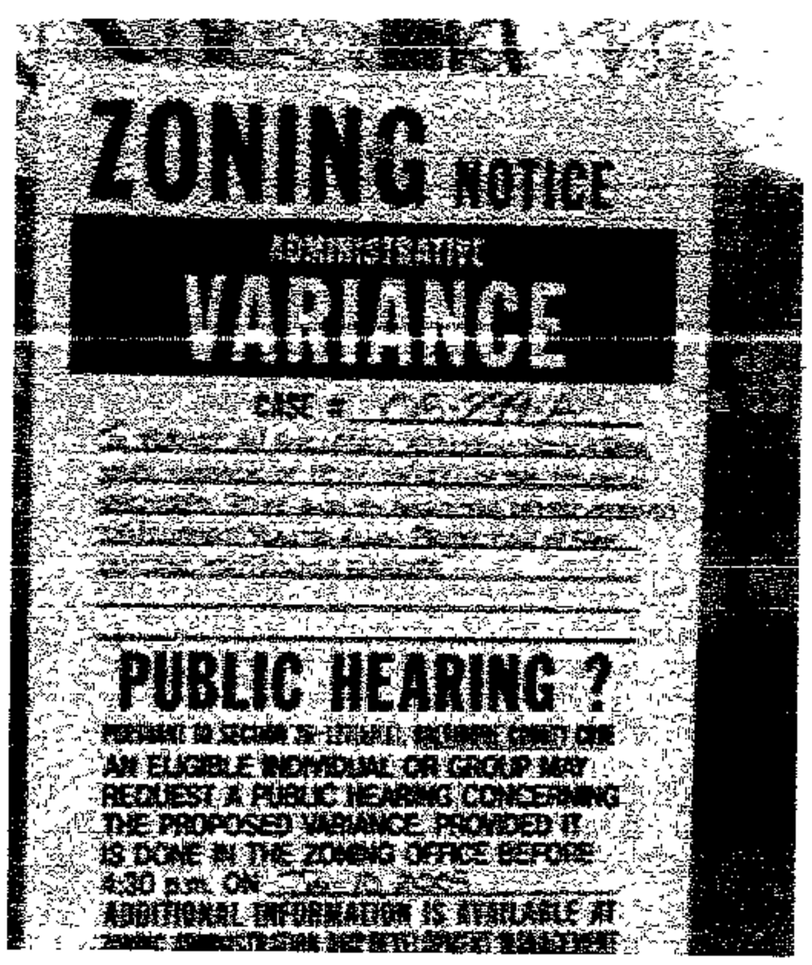
Ladies and Gentlemen:

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 **4523 King George Ct..**

The sign(s) were posted on **12/2604.**

Sincerely,

Diana Sugiuchi
Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson, MD. 21204
410-296-3668



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05-299 -A Address 4523 King George Ct.

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12-13-04 **Posting Date:** 12-26-04 **Closing Date:** 1-10-05

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 05-299 -A Address 4523 King George Ct.

Petitioner's Name Bruce Fachler Telephone 410-933-5103

Posting Date: 12-26-04 **Closing Date:** 01-10-05

Wording for Sign: To Permit an enclosed addition with a rear yard setback of 18 ft. in lieu of the minimum required 30 ft. AND to amend the latest approved Development Plan to allow projecting same outside the building envelope.

WCR - Revised 6/25/04

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 05-299 A

Petitioner: Bruce Fachler

Address or Site Location: 4523 King George Ct.

PLEASE FORWARD ADVERTISING BILL TO

Name: Jeffrey Hoffman

Address 221 Gateway DR.
Bel Air, Md, 21014

Telephone Number: 410-557-0555

Department of Permits and Development Management

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

Baltimore County

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

January 10, 2005

Bruce Fachler
Kathy Fachler
4523 King George Court
Perry Hall, Maryland 21128

Dear Mr. and Mrs. Fachler:

RE: Case Number:05-299-A , 4523 King George Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 13, 2004.

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.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Jeffrey Hoilman 221 Gateway Drive Bel Air 21014

Fire Department

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

Baltimore County

James T Smith, Jr, County Executive
John J Hohman, Chief

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

December 23, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: December 20, 2004

Item No.: 252, 291-296, 298-300, 302-304

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

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

State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 12-21-04

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

RE: Baltimore County
Item No. 299 JJS

Dear. Ms. Matthews:

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,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr JDO
DEPRM

DATE: January 19, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of December 20, 2004.

__X__ The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-291
05-293
05-296
05-297
05-299
05-301
05-304

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 3, 2005

RECEIVED

JAN 5 2005

ZONING COMMISSIONER

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

SUBJECT: 4523 King George Court

INFORMATION:

Item Number: 5-299

Petitioner: Bruce Fachler

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the exterior materials and design of the proposed addition are similar to the existing single-family dwelling on the subject property.

Prepared by: Mark A Cummings

Division Chief: Lynn Lanham

AFK/LL:MAC:

ORDER RECEIVED FOR FILING
Date 1/20/05
By Kay

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 21, 2005

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

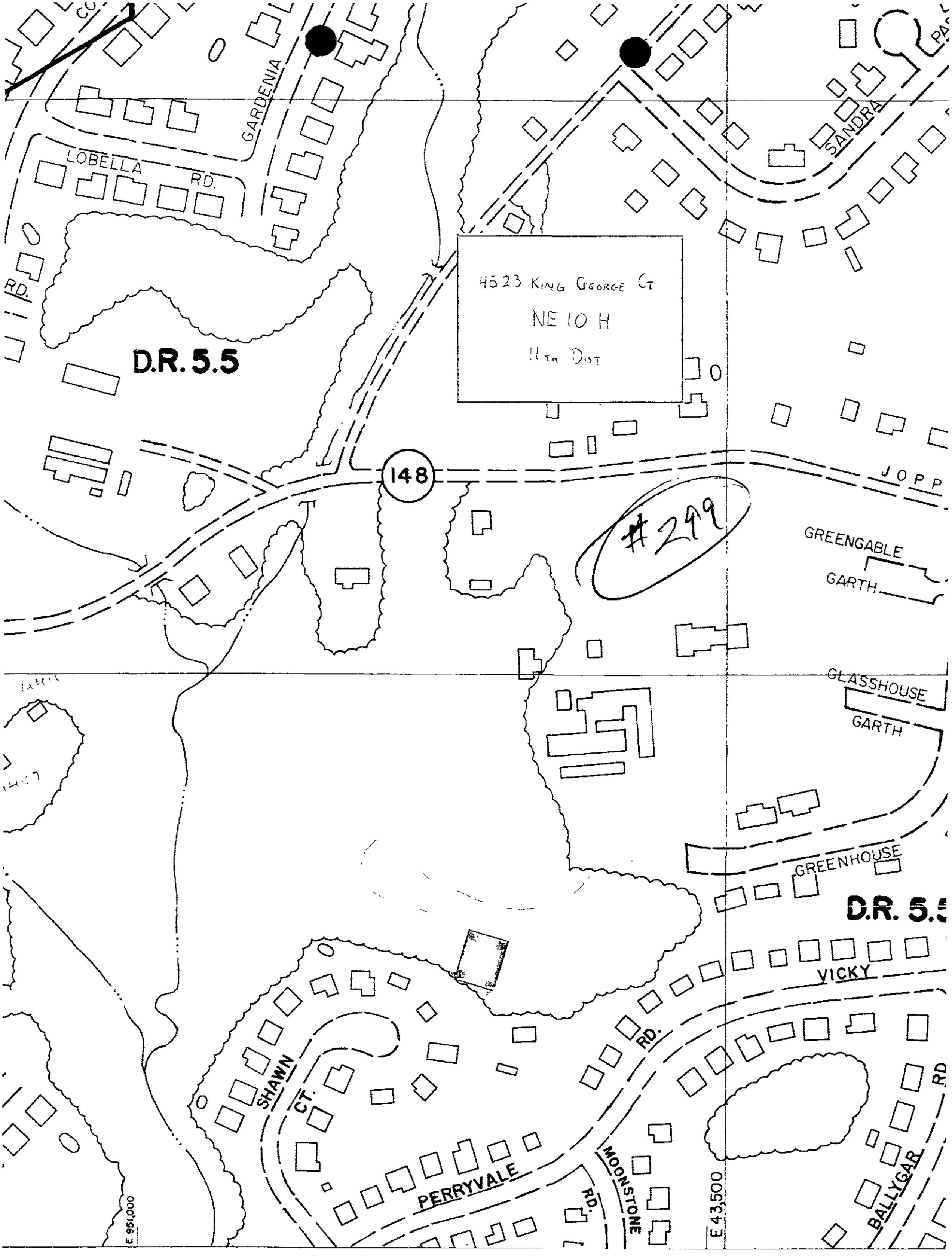
SUBJECT: Zoning Advisory Committee Meeting
For December 27, 2004
Item Nos. 291, 293, 294, 296, 297, 299,
300, 301, 302, and 304

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

RWB:CEN:jrb

cc: File

ZAC-12-27-2004-NO COMMENT ITEMS-291-304-01212005


GARDENIA
LOBELLA
RD.
RD.
D.R. 5.5
4523 KING GEORGE CT
NE 10 H
11TH DIST
148
JOPP
#299
SANDRA
GREENGABLE
GARTH
GLASSHOUSE
GARTH
GREENHOUSE
D.R. 5.5
VICKY
RD.
SHAWN
CT.
PERRYVALE
RD.
MOONSTONE
BALLYGAR
RD
E 43,500
E 951,000

12-13-04

Baltimore County - My Neighborhood

#299

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☐ SPECIAL HEARING

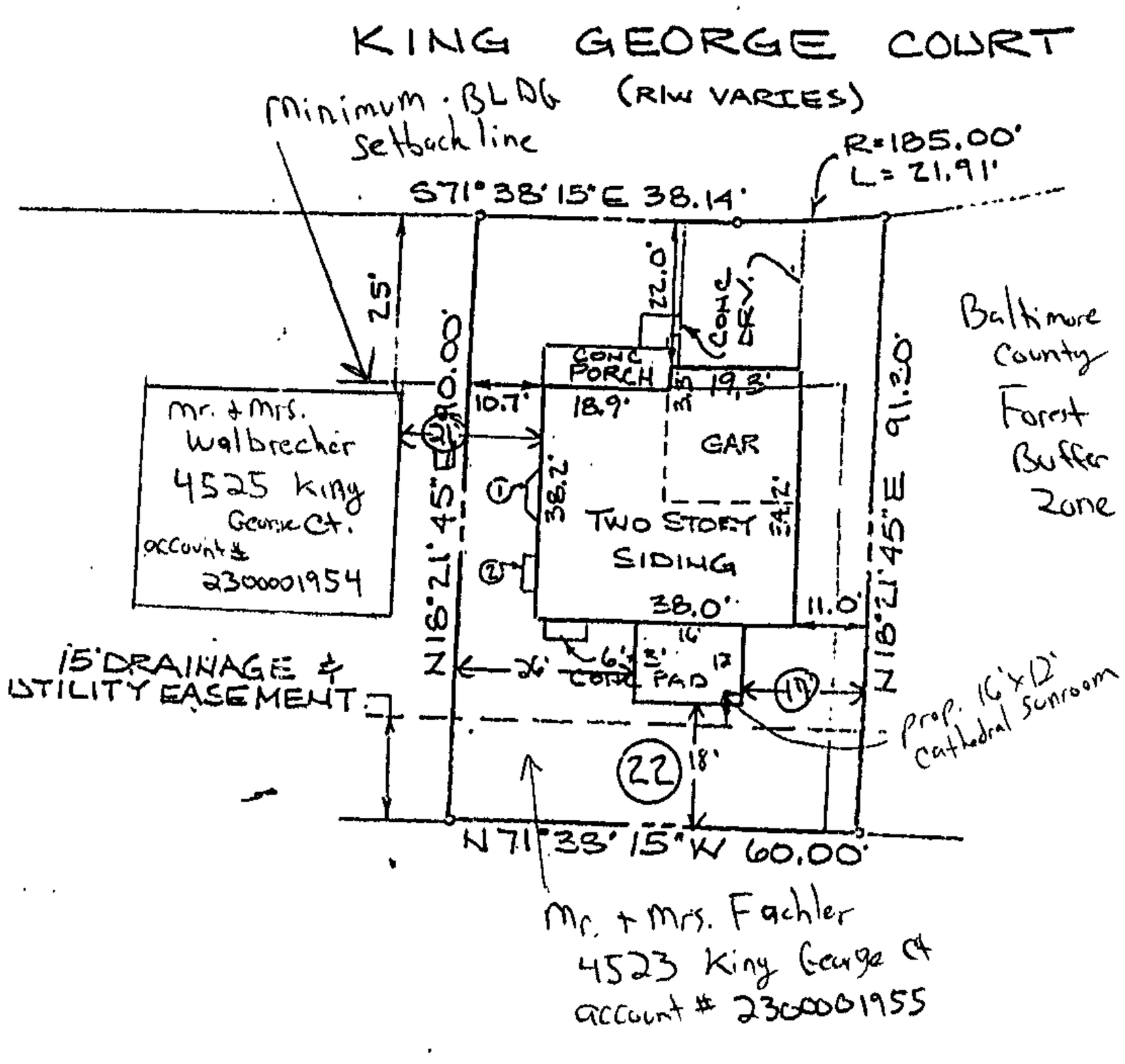
PROPERTY ADDRESS 4523 King George Ct.

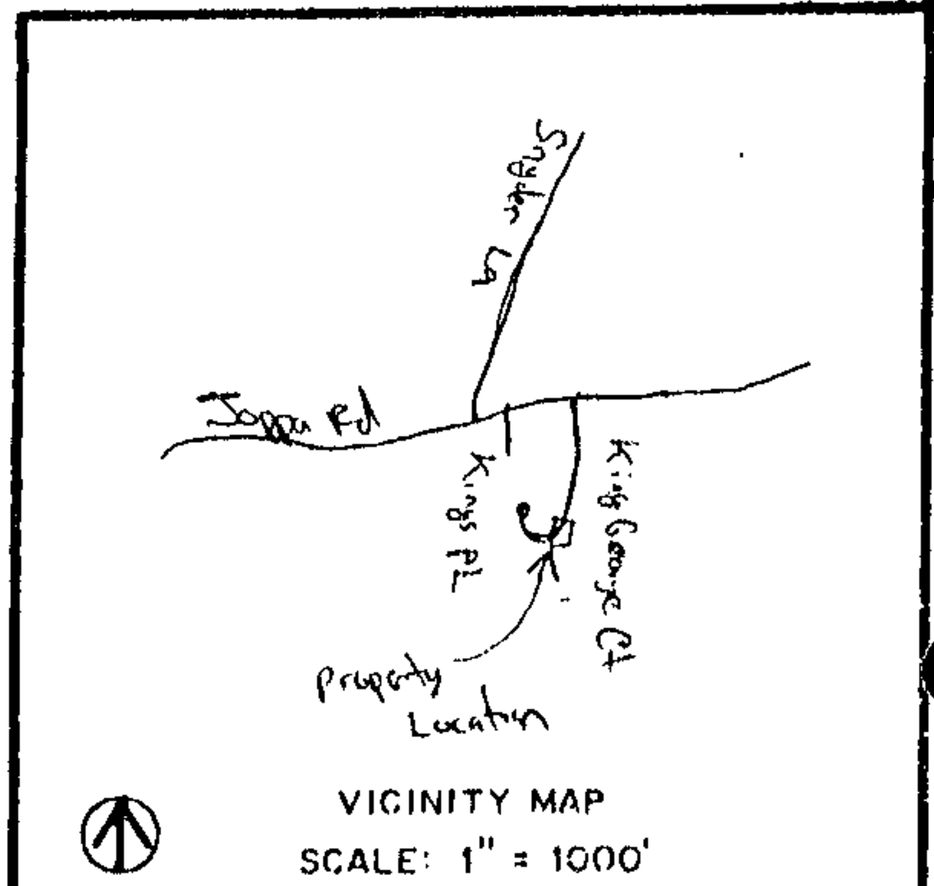
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Oakdale II

PLAT BOOK # 70 FOLIO # 55 LOT # 22 SECTION # ____

OWNER Mr. + Mrs. Fachler





LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1"=200' SCALE MAP # NE, 10-H

ZONING D.R.5.5.

LOT SIZE 0.124 ACREAGE 5,409 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING		

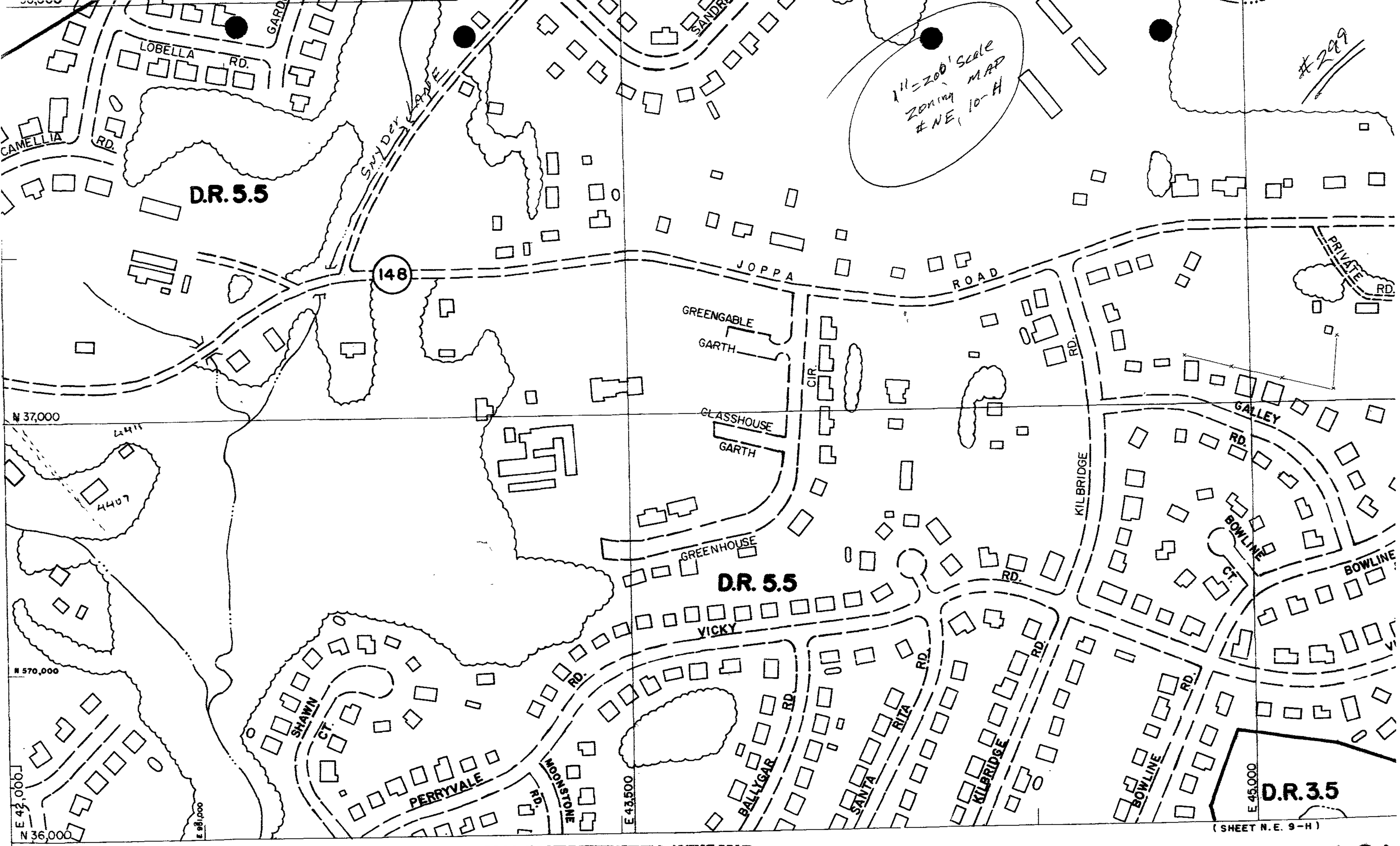
ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
	299	

PREPARED BY Jeffrey Hollman

SCALE OF DRAWING: 1" = 30'

-15-



M - NW M - NE
Q - SW Q - SE

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000

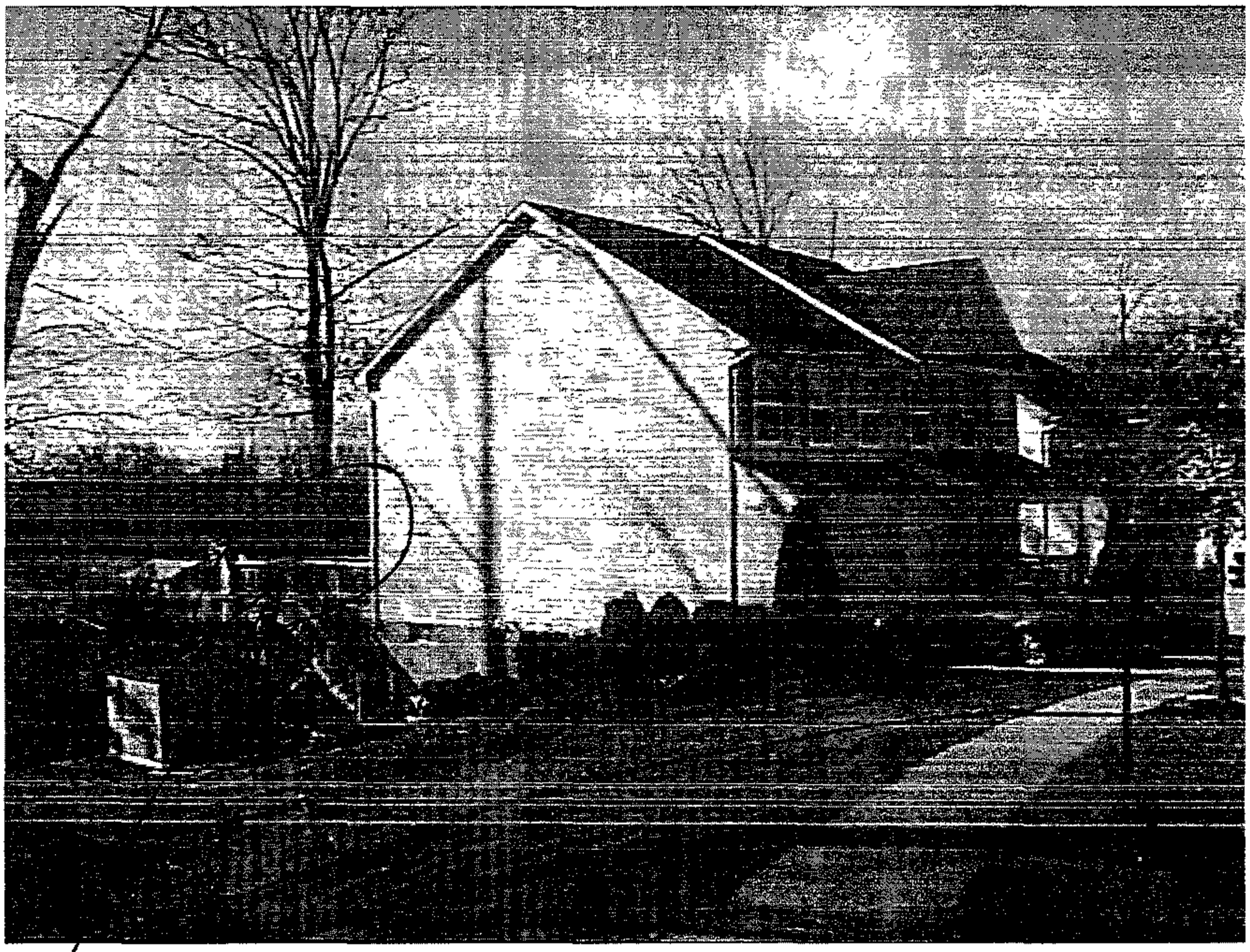
BALTIMORE COU
OFFICE OF PLANNING A

4523 King George Ct.
Front of existing SFO.

29

4523 King George Ct.
Right side of existing SFD.

299



4523 King George Ct.
Left side of existing SFD

Prop. enclosed addition

29

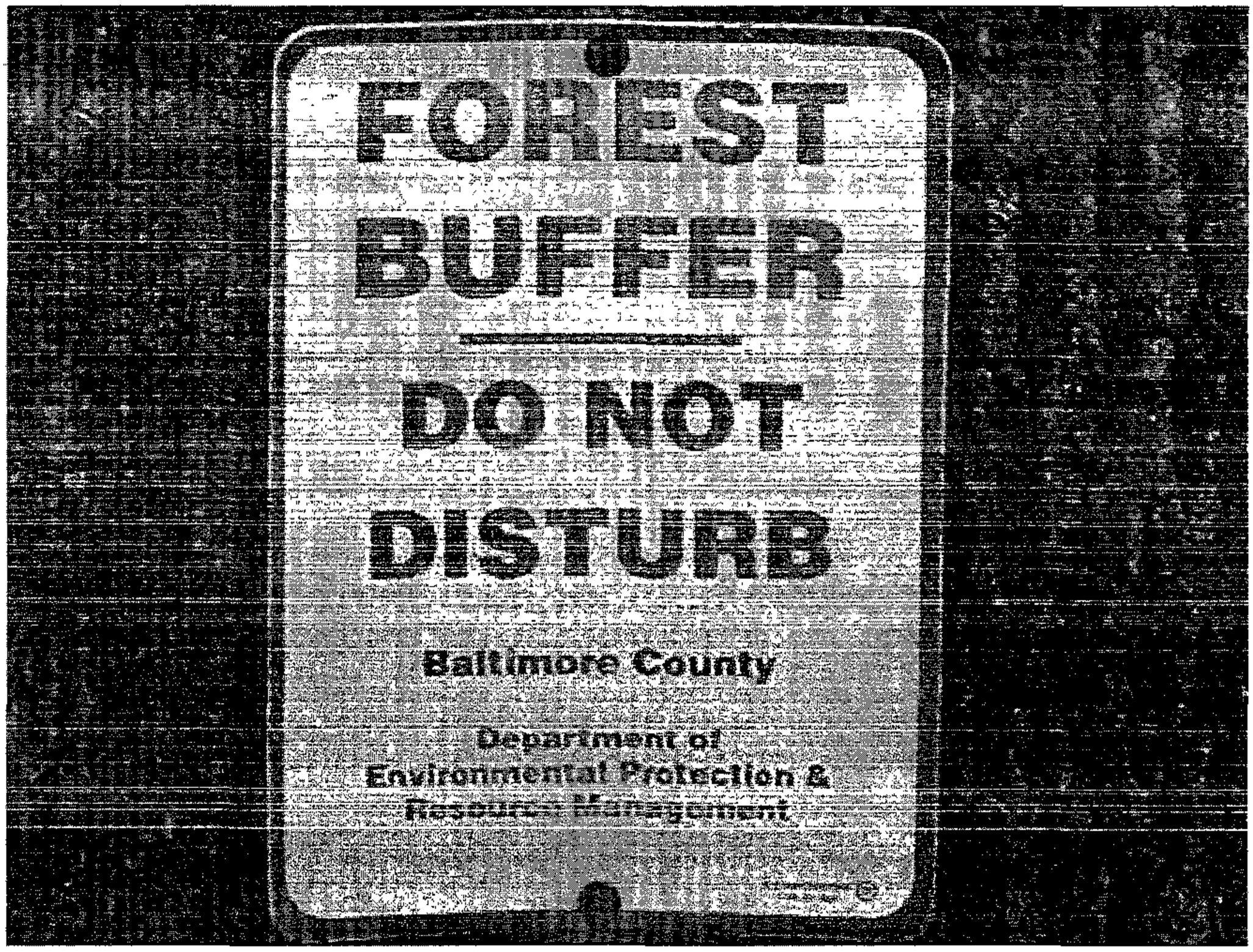
4523 King George Ct.
Rear of existing SFD and prop. Sunroom area on existing deck

29a

4523 King George Ct.

Forest Buffer area and left side of existing SFD

299



Property to left of home is a forest Buffer zone.

299

Forest Buffer zone to the left
of the existing SFD located @
4523 King George Ct.

299

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
William J. Wiseman III, Zoning Commissioner

January 19, 2005

Mr. & Mrs. Bruce Fachler
4523 King George Court
Perry Hall, Maryland 21128

Re: Petition for Administrative Variance
Case No. 05-299-A
Property: 4523 King George Court

Dear Mr. & Mrs. Fachler:

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,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Jeffrey Hoilman
221 Gateway Drive
Bel Air, MD 21014