

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/S of Bell Hall Drive, 900 ft. E		
centerline of Parkhurst Way	*	ZONING COMMISSIONER
11th Election District		
5th Councilmanic District	*	OF BALTIMORE COUNTY
(9444 Bellhall Drive)		
	*	CASE NO. 05-684-A
Geraldine G. & Donald J. Falter		
<i>Petitioners</i>	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Geraldine G. and Donald J. Falter. The administrative variance is requested for property located at in the 9444 Bellhall Drive in Baltimore County. The administrative variance request is from Sections 504.2 and 1B01.2.C.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) CMDP, to permit a single-family dwelling with addition to have a rear yard of 15 ft. in lieu of the required 30 ft. and to approve a single lot amendment (Lot 13) to the Final Development Plan for Plat 5, Section Two, of the "Oakhurst" subdivision. 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 July 8, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated July 8, 2005, a copy of which is attached hereto and made a part hereof.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

7/21/05
 Reg

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

The Petitioners have filed the supporting affidavits as required by 32-3-303(a)(2) 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 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, I find that the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, this 21st day of July, 2005, by this Zoning Commissioner, that the Petitioners' request for variance from Sections 504.2 and 1B01.2.C.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) CMDP, to permit a single-family dwelling with addition to have a rear yard of 15 ft. in lieu of the required 30 ft. and to approve a single lot amendment (Lot 13 only) to the Final Development Plan for Plat 5, Section Two, of the

"Oakhurst" subdivision, 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. Compliance with the ZAC comments submitted by the Office of Planning dated July 8, 2005, a copy of which is attached hereto and made a part hereof.
3. When applying for a building permit, the site plan field 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.


WILLIAM J. WISEMAN, III
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

WJW,III:raj

RECEIVED
7/21/05
Ray



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9444 BELLHALL DRIVE
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) 504.2 BC2R, 1801.2.C.4

C.M.D.P.
TO PERMIT A SINGLE FAMILY DWELLING WITH ADDITION
TO HAVE A REARYARD OF 15' IN LIEU OF THE REQUIRED 30'
AND TO APPROVE A SINGLE LOT AMENDMENT (LOT 13) TO
THE F.D.P. FOR PLAT 5, SECTION TWO, OAKHURST

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 _____

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

Legal Owner(s):

DONALD J. FALTER
Name - Type or Print _____

Donald J. Falter
Signature _____

GERALDINE G. FALTER
Name - Type or Print _____

Geraldine G. Falter
Signature _____

9444 BELLHALL DRIVE 410-256-9357
Address _____ Telephone No. _____

BALTIMORE, MARYLAND 21236
City _____ State _____ Zip Code _____

Representative to be Contacted:

SAME
Name _____

AS
Address _____ Telephone No. _____

ABOVE
City _____ State _____ Zip Code _____

Zoning Commissioner of Baltimore County

Reviewed By LTM Date 6/22/05

Estimated Posting Date 7/3/05

CASE NO. 05-684-A

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 9444 BELLHALL DRIVE
Address
BALTIMORE, MARYLAND 21236
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):

INCREASE LIVING AREA OF HOME TO INCLUDE
BEDROOM & BATH ON FIRST FLOOR TO EXISTING FLOOR
PLAN.
ADDITIONAL LIVING AREA NEEDED OR MUST MOVE
TO ANOTHER 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.

Donald J. Falter
Signature
DONALD J. FALTER
Name - Type or Print

Geraldine G. Falter
Signature
GERALDINE G. FALTER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7 day of JUNE, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DONALD FALTER & GERALDINE FALTER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Richard Barron
Notary Public
My Commission Expires 8/1/2007

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

9444 BELLHALL DRIVE
Address
BALTIMORE, MARYLAND 21236
City State Zip Code

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PLAN

ADDITIONAL LIVING AREA NEEDED OR MUST MOVE TO
ANOTHER 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.

Donald J. Falter
Signature

DONALD J. FALTER
Name - Type or Print

Geraldine G. Falter
Signature

GERALDINE G. FALTER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7 day of JUNE, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DONALD J. FALTER & GERALDINE G. FALTER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notary Seal



Rick A. Barron
Notary Public

My Commission Expires 8/1/2007



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9444 BELLHALL DRIVE
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) 504.2 BC22, 1801.2.C.4
C.M.D.P.

TO PERMIT A SINGLE FAMILY DWELLING WITH ADDITION
TO HAVE A REARYARD OF 15' IN LIEU OF THE REQUIRED 30'
AND TO APPROVE A SINGLE LOT AMENDMENT (LOT 13) TO THE
F.D.P. FOR PLAT 5, SECTION TWO, OAKHURST

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):

DONALD J. FALTER
Name - Type or Print _____
Donald J. Falter
Signature _____
GERALDINE G. FALTER
Name - Type or Print _____
Geraldine G. Falter
Signature _____
9444 BELLHALL DRIVE 410-256-4357
Address _____ Telephone No. _____
BALTIMORE, MARYLAND 21236
City _____ State _____ Zip Code _____

Representative to be Contacted:

SAME
Name _____
AS
Address _____ Telephone No. _____
ABOVE
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. 05-684-A

REV 10/25/01

Reviewed By LTM Date 6/22/05

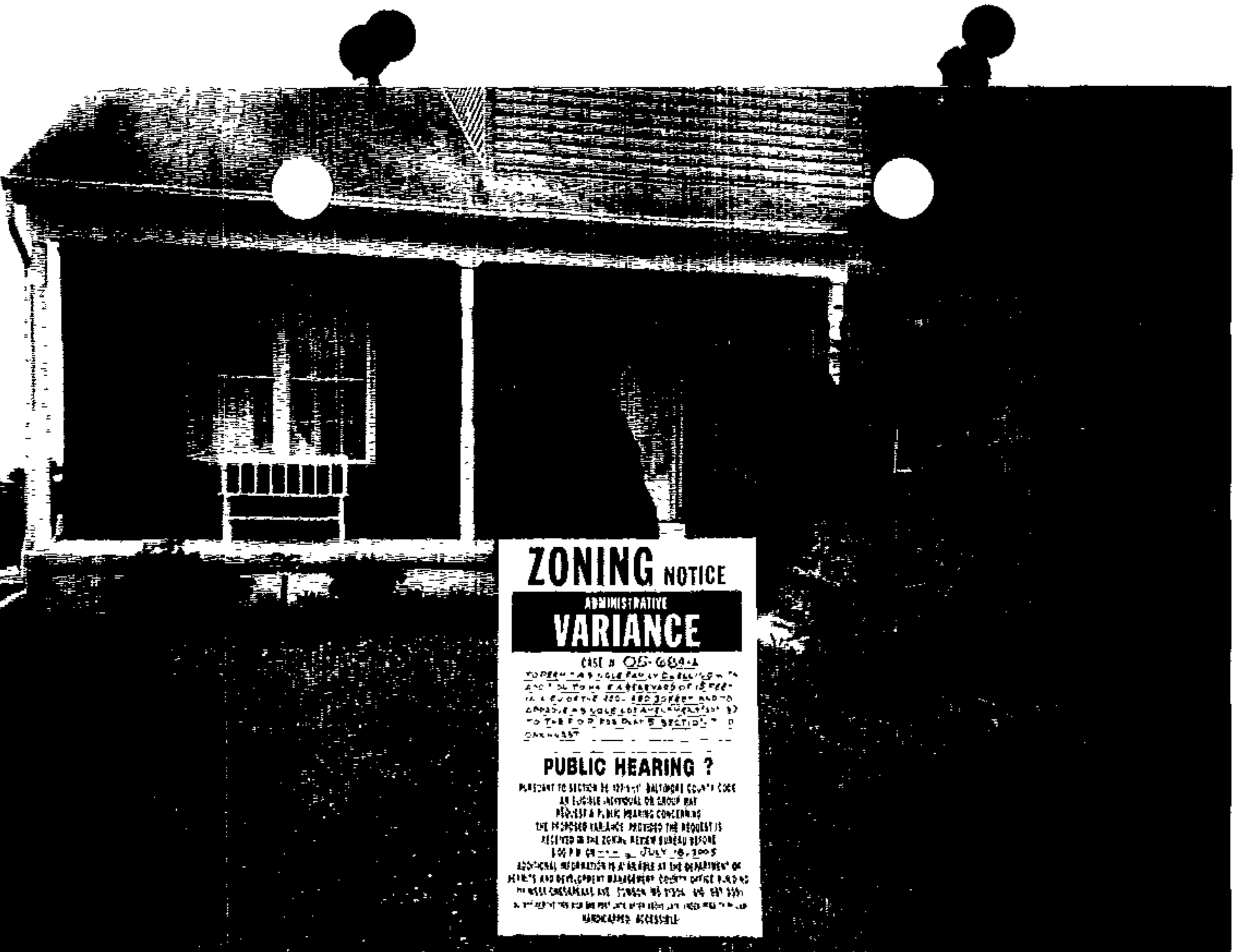
Estimated Posting Date 7/3/05

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 9444 Bellhall Drive, Baltimore,
Maryland 21236

Beginning at a point on the south side of Bellhall Drive which is 50 feet of right of way wide at the distance of 900 feet east of the centerline of the nearest improved intersecting street Parkhurst Way which is 50 feet wide. Being Lot # 13, Block M, Section #2 in the subdivision of Oakhurst as recorded in the Baltimore County Plat Book #45, Folio # 130, containing 0.1503 acres. Also known as 9444 Bellhall Drive, Baltimore, Maryland 21236 and located in the 11th Election District, 5th Councilmanic District.

629



ZONING NOTICE
ADMINISTRATIVE VARIANCE

CASE # 05-684-A
TO PERMIT A SINGLE FAMILY DWELLING WITH
ADDITION TO HAVE A REAR YARD OF 15 FEET
IN LIEU OF THE REQUIRED 30 FEET AND TO
APPROVE A SINGLE LOT AMENDMENT (LOT 13)
TO THE F.O.P. FOR PLAT 5, SECTION TWO
OAKHURST.

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
6:00 P.M. ON JULY 18, 2005
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3381
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ZONING NOTICE
ADMINISTRATIVE VARIANCE

CASE # 05-684-A
TO PERMIT A SINGLE FAMILY DWELLING WITH
ADDITION TO HAVE A REAR YARD OF 15 FEET
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DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

RECEIVED

JUL - 5 2005

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

CERTIFICATE OF POSTING

RE: Case No.: 05-684-A

Petitioner/Developer: DONALD & GERALDINE FAULTER

Date of Hearing/ Closing: JULY 18, 2005

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

Attention: Becky Hart

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 #9444 BECHALL DRIVE

The sign(s) were posted on

JULY 1, 2005

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BAUTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 684 -A Address 9444 BELLHALL DR

Contact Person: LLOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/22/05 Posting Date: 7/3/05 Closing Date: 7/18/05

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- 684 -A Address 9444 BELLHALL DR
Petitioner's Name DONALD & GERALDINE FALTER Telephone 410 256 4357
Posting Date: 7/3/05 Closing Date: 7/18/05
Wording for Sign: To Permit A SINGLE FAMILY DWELLING WITH ADDITION
TO HAVE A REAR YARD OF 15' IN LIEU OF THE REQUIRED 30'
AND TO APPROVE A SINGLE LOT AMENDMENT (LOT 13) TO THE F.D.P.
FOR PLAT 5, SECTION TWO OAKHURST

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: 05684-A
Petitioner: GERALDINE FALTER
Address or Location: 9444 BELLHALL DRIVE BALTIMORE, MD
21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: GERALDINE FALTER
Address: 9444 BELLHALL DRIVE
BALTIMORE, MD 21236

Telephone Number: 410-256-4357

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 662

DATE 10/21/65 ACCOUNT 100-1-100-100

AMOUNT \$ 100.00

RECEIVED FROM: G. F. T. C.

FOR: CG-654-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

**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*

July 18, 2005

Donald J. Falter
Geraldine G. Falter
9444 Bellhall Drive
Baltimore, Maryland 21236

Dear Mr. and Mrs. Falter:

RE: Case Number: 05-684-A, 9444 Bellhall Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 22, 2005.

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.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 8, 2005

RECEIVED

JUL 13 2005

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

ZONING COMMISSIONER

SUBJECT: 9444 Bellhall Drive

INFORMATION:

Item Number: 5-684

Petitioner: Donald Falter

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

1. Revise the site plan to show the correct dimensions of the proposed addition. The site plan and the indicated scale of the drawing are not concurrent with each other. As shown the addition would approximately be 31 feet in depth not 13 feet 6 inches.
2. Show the existing trees to the rear of the property as well as the limits of disturbance associated with the proposed development on the plan. The existing vegetation shall be preserved as much as possible.
3. Provide a vegetative buffer between the east side of the proposed addition and those residing at 9442 Bellhall Drive. This buffer should consist of similar planting found along the front entryway of the subject property and/or similar to those utilized along the west facing side yard of 9440 Bellhall Drive.

For further information concerning the matters stated here in, please contact Kevin Gambrill at 410-887-3480.

Prepared by:

Division Chief:

AFK/LL: CM

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

July 21, 2005

Mr. & Mrs. Donald J. Falter
9444 Bell Hall Drive
Baltimore, Maryland 21236

Re: Petition for Administrative Variance
Case No. 05-684-A
Property: 9444 Bell Hall Drive

Dear Mr. & Mrs. Falter:

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 black ink, appearing to read "WJW", is written over a circular embossed seal. The seal contains the text "BALTIMORE COUNTY" and "MARYLAND".

William J. Wiseman, III
Zoning Commissioner

WJW,III:raj
Enclosure

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



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



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

Maryland Department of Transportation

Date: 7.11.05

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

RE: Baltimore County
Item No. 684 LTM

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,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

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

July 5, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: July 11, 2005

Item No.: 680-693

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.

Comments:

1. The fire marshal's office has no comments at this time

Insp. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 15, 2005

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for *July 18, 2005*
Items Nos. 684, 686, 687, 688 & 689

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

DAK:CE^N:cab

cc: File

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: R. Bruce Seeley *RBS*
DATE: September 7, 2005
SUBJECT: Zoning Item # See List Below

Zoning Advisory Committee Meeting of July 11, 2005

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

05-680

05-681

05-682

05-684

05-687

05-688

05-689

05-692

Reviewer: Sue Farinetti, Dave Lykens

Date: July 6, 2005

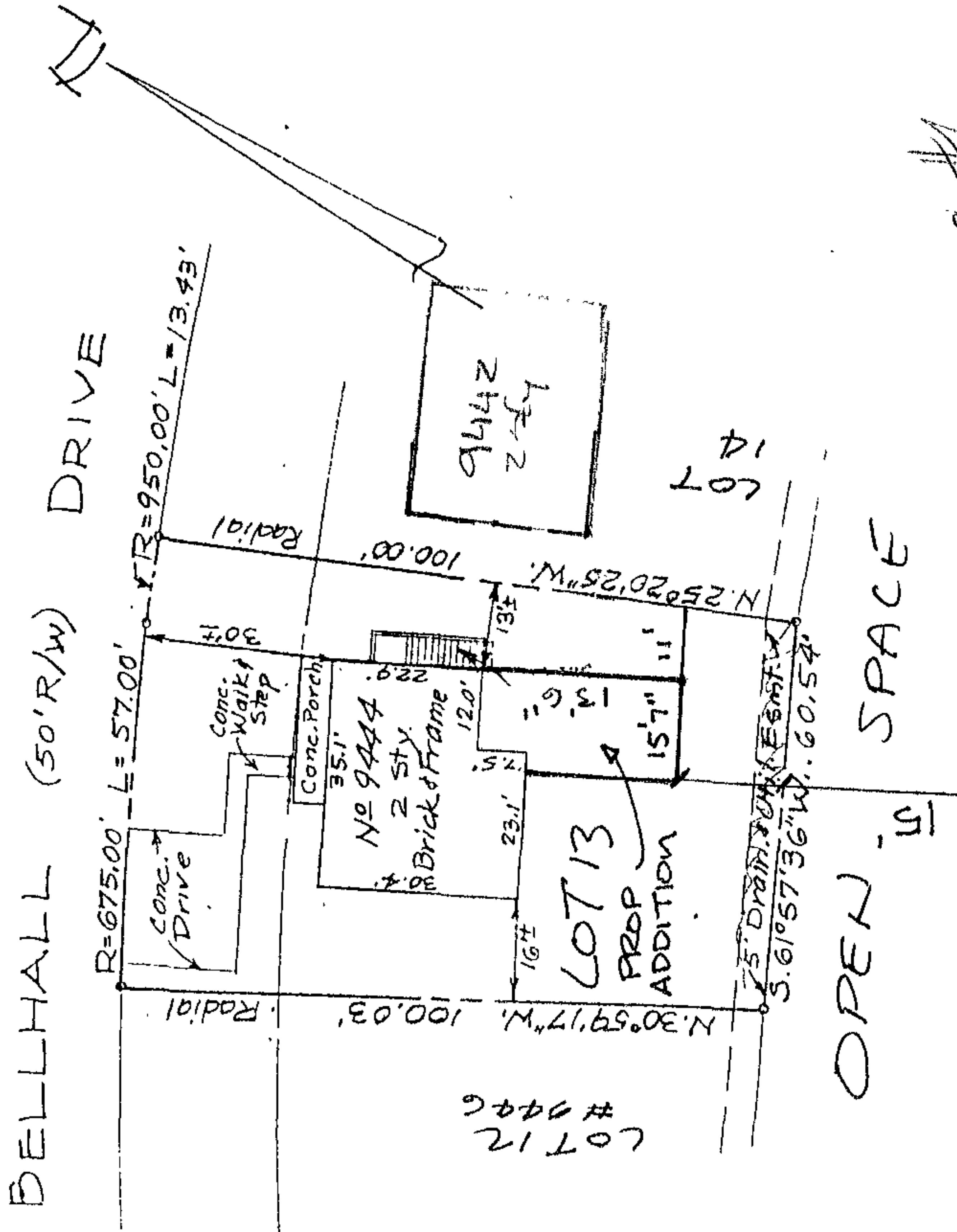
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 9444 BELLHALL DRIVE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME OKHURST 21236

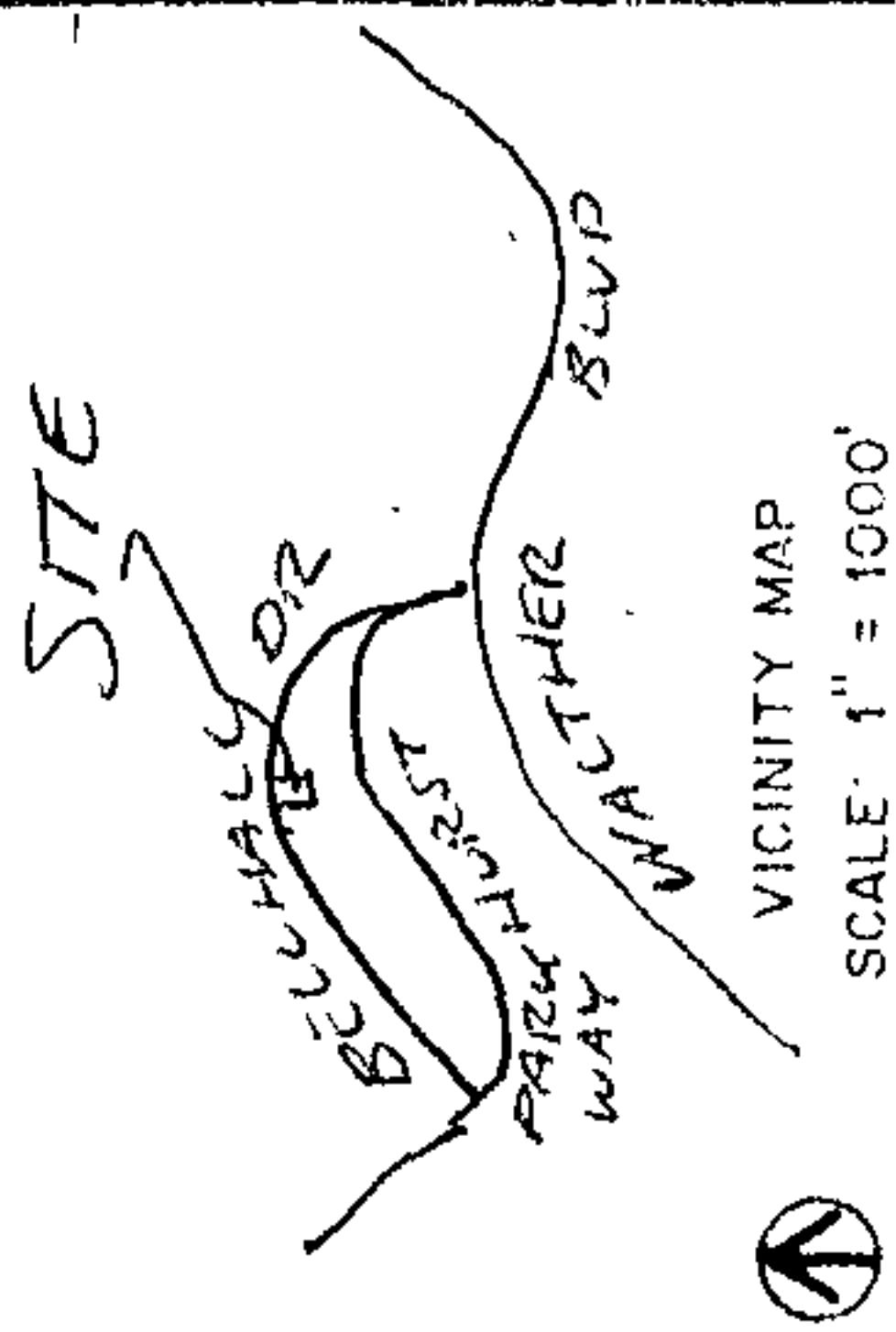
PLAT BOOK # 45 FOLIO # 130 LOT # 13 SECTION # 2

OWNER DONALD + GERALDINE FALTER



PREPARED BY D. Falter

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 11th

COUNCILMANIC DISTRICT 5th

1"=200' SCALE MAP #

ZONING OR 5.5

LOT SIZE 0.1503

ACREAGE

SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐

WATER ☒ PUBLIC ☒ PRIVATE ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☐ NO ☒

100 YEAR FLOOD PLAIN ☐ YES ☐ NO ☒

HISTORIC PROPERTY / BUILDING ☐ YES ☐ NO ☒

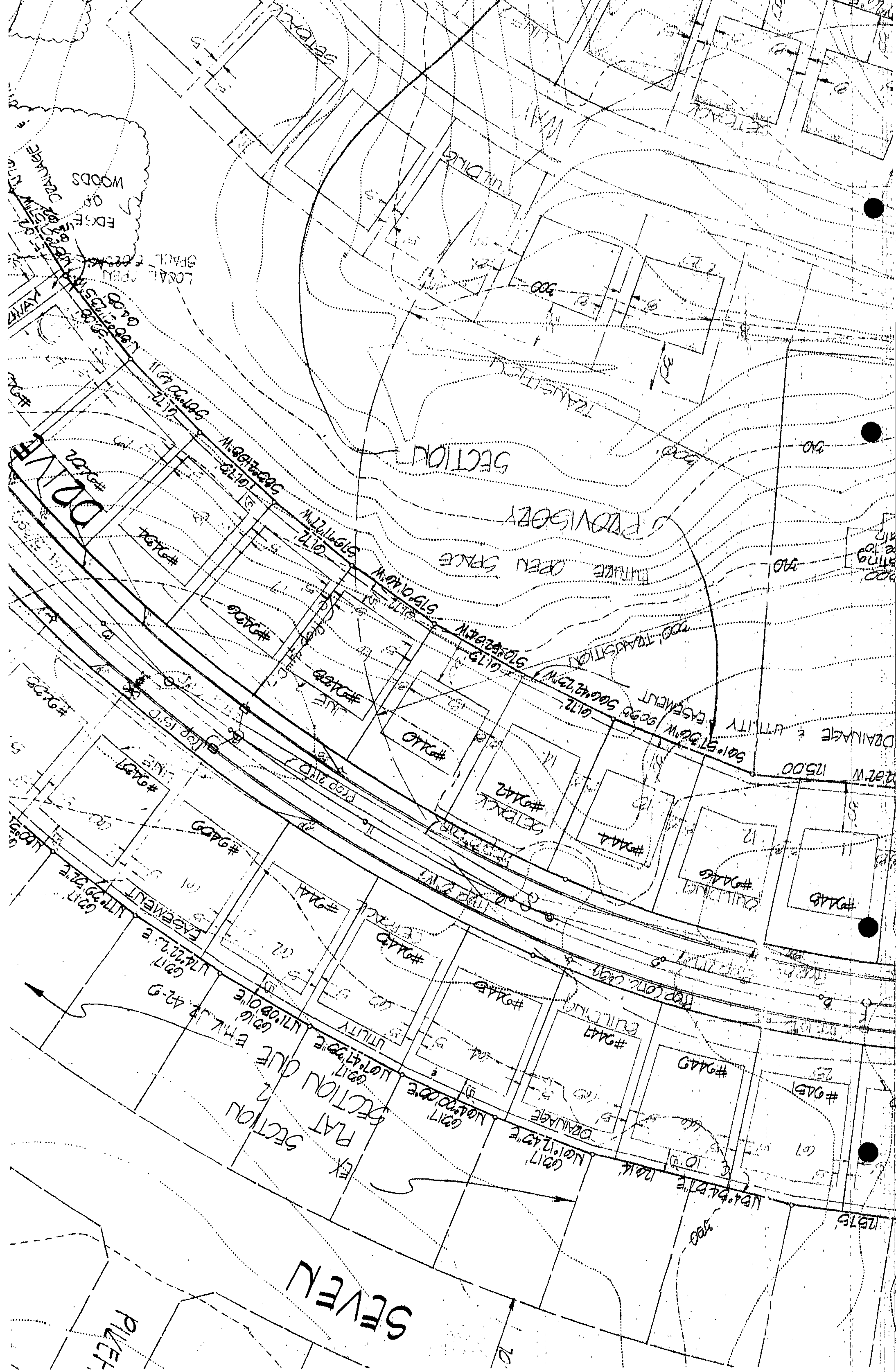
PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY Item # CASE #

684



17099





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FALTER
9444 BELLHALL DR.

SIDE OF HOME LOOKING AT
ADDITION STAKED OUT AREA



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FALTER

9444 BELLHALL PR.

BACK OF HOME

- ADDITION STAKED OUT



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9444 BELLHALL

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BACK OF HOME WHERE
ADDITION WILL BE



HA GANDON NNN 0 0070

<No. 1203>

FALTER 94398

9444 BELLHALL DR.

FROM BACK OF HOME LOOKING AT
AREA WHERE ADDITION WILL BE