

|                                     |   |                     |
|-------------------------------------|---|---------------------|
| IN RE: PETITION FOR ADMIN. VARIANCE | * | BEFORE THE          |
| S/S of Gateridge Road, 57 ft. W     |   |                     |
| centerline of Ramshead Circle       | * | ZONING COMMISSIONER |
| 8th Election District               |   |                     |
| 3rd Councilmanic District           | * | OF BALTIMORE COUNTY |
| (10529 Gateridge Road)              |   |                     |
|                                     | * | CASE NO. 06-085-A   |
| Scott P. & Noreen A. Frohme         |   |                     |
| <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, Noreen A. and Scott P. Frohme. The variance request is for property located at 10529 Gateridge Road in the Cockeysville area of Baltimore County. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a proposed addition on a corner lot with a side yard setback of 17 ft. and 42 ft. to the street centerline in lieu of the minimum required 30 ft. and 55 ft. respectively. 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 August 18, 2005, 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 32-3-303 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.

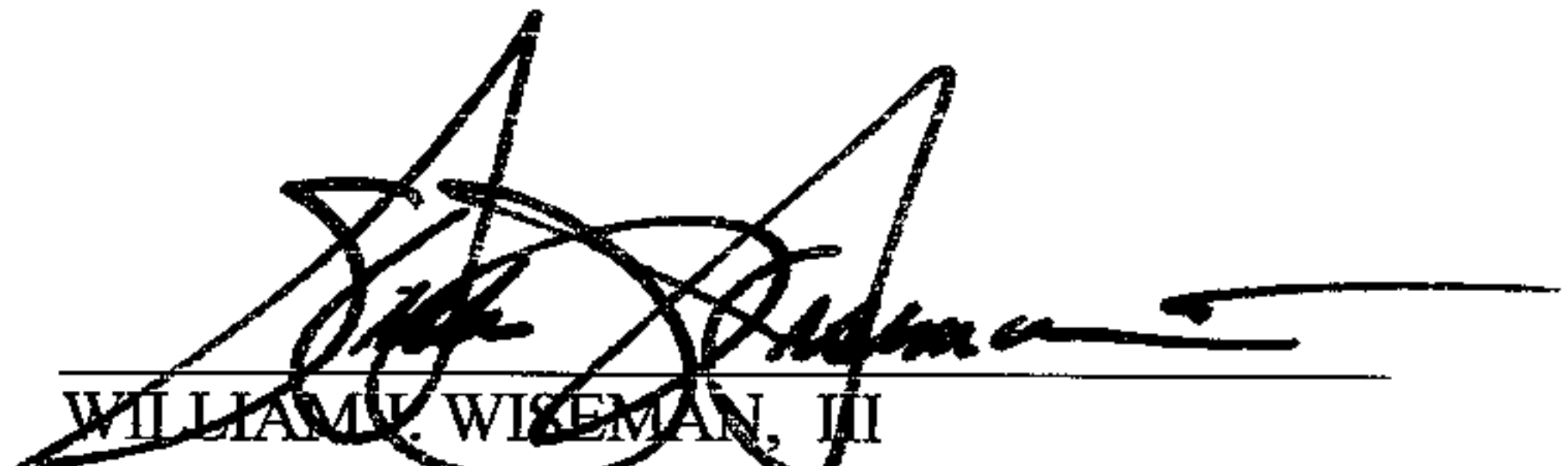
NOTED RECEIVED FOR FILING  
 9/6/05  
 Ray

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 Zoning Commissioner for Baltimore County, this 7<sup>th</sup> day of September, 2005, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a proposed addition on a corner lot with a side yard setback of 17 ft. and 42 ft. to the street centerline in lieu of the minimum required 30 ft. and 55 ft. respectively., 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.

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

  
WILLIAM WISEMAN, III  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

WJW,III:raj

RECEIVED FOR FILING  
9/6/05  
raj

## 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*

September 6, 2005

Mr. & Mrs. Scott P. Frohme  
10529 Gateridge Road  
Cockeysville, Maryland 21030

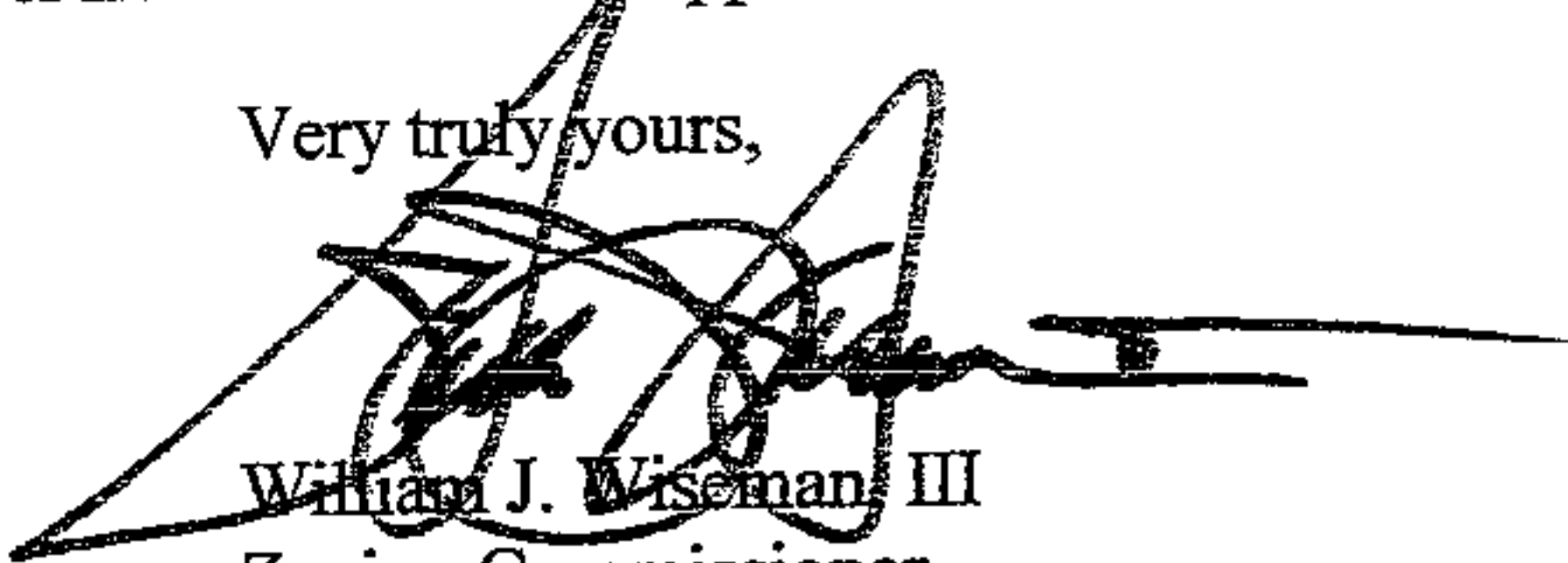
Re: Petition for Administrative Variance  
Case No. 06-085-A  
Property: 10529 Gateridge Road

Dear Mr. & Mrs. Frohme:

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,

  
William J. Wiseman III  
Zoning Commissioner

WJW,III:raj  
Enclosure

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 10529 Gateridge Rd, Cockeysville, MD 21030  
which is presently zoned DR 3.5

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) 1802.3.B (1965 Regs S. 208.3)

*To allow a proposed addition on a corner lot with a side yard setback of 17 ft. and 42 ft. to the street centerline in lieu of the minimum required 30 ft. & 55 ft. respectively.*

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

### Representative to be Contacted:

Name

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, this 9/8/05 day of September, 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. 06-085A

Reviewed By [Signature]

Date 8-8-05

Estimated Posting Date 8-21-05

# 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 10529 Gateridge Rd  
Address  
Cockeysville MD 21030  
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):

1. Unique corner lot, with larger than typical lot size in Springdale.  
(.25 acres, 25% larger than surrounding lots)
2. Variance needed in order to accommodate adequate garage size.
3. Current garage is too narrow to be functional.
4. Moving garage entrance from front of property will improve aesthetics.

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.

Scott P. Frohne  
Signature

Scott P. Frohne  
Name - Type or Print

Noreen A. Frohne  
Signature

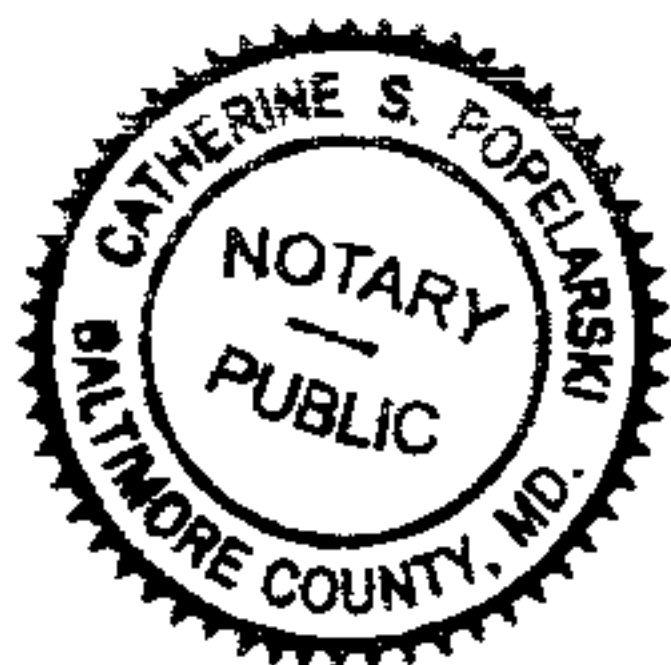
Noreen A. Frohne  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of August, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Catherine Popelarski  
Notary Public

My Commission Expires 4-08-09

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Scott P. Frohme  
Signature

Scott P. Frohme  
Name - Type or Print

Noreen A. Frohme  
Signature

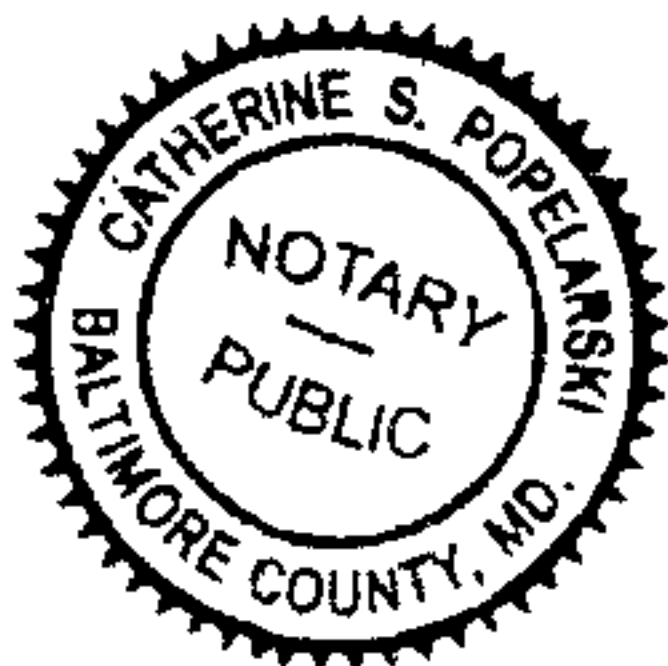
Noreen A. Frohme  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of August, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Catherine S. Popelarski  
Notary Public

My Commission Expires 4-08-09



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 10529 Gateridge Rd, Cockeysville, MD 21030  
which is presently zoned DR 3.5

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) 1B02.3.B (1965 Regs, S. 208.3)

*To allow a proposed addition on a corner lot with a side yard setback of 17 ft. and 42 ft. to the street centerline in lieu of the minimum required 30 ft. and 55 ft. respectively.*

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.

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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):

Name - Type or Print

Signature

Name - Type or Print

Signature

10529 Gateridge Rd - 410-628-7522

Address

Telephone No

Cockeysville, Md. 21030

City

State

Zip Code

### Representative to be Contacted:

Name

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, 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. \_\_\_\_\_

Reviewed By \_\_\_\_\_ Date \_\_\_\_\_

REV 10/25/01

Estimated Posting Date \_\_\_\_\_

Zoning Description for 10529 Gateridge Rd, Cockeysville, MD, 21030

Beginning at a point on the South side of Gateridge Rd. which is 30 feet wide at the distance of 57 feet West of the centerline of the nearest improved intersecting street Ramshead Cr. which is 30 feet wide. Being Lot# 8, Block B, Section# 1 in the subdivision of Springdale as recorded in Baltimore County Plat Book # O T.G. 31 , Folio# 146 containing .25 acres. Also known as 10529 Gateridge Rd and located in the 8<sup>th</sup> Election District, 3<sup>rd</sup> Councilmanic District.

085


**SCOTT P. FROHME** 11-94  
 235-31-7042  
 6018 MOYER AVE.  
 BALTIMORE, MD 21206

0828  
8/8/05 07-163520

Pay to the order of Baltimore County \$ 65.00  
Sixty Five & 00/100 Dollars

NATIONSBANK  
 MARYLAND

For Scott P. Frohme  
 ⑆052001633⑆ 3913160254 0828

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF BUDGET & FINANCE  
 MISCELLANEOUS RECEIPT

Car No. 448683  
 Plc-085-A

DATE 8-8-05 ACCOUNT R-001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Mr. Frohme

FOR: Resident of Variance filing fee  
for 10529 Batenidge RD.

DISTRIBUTION  
 WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

## CERTIFICATE OF POSTING

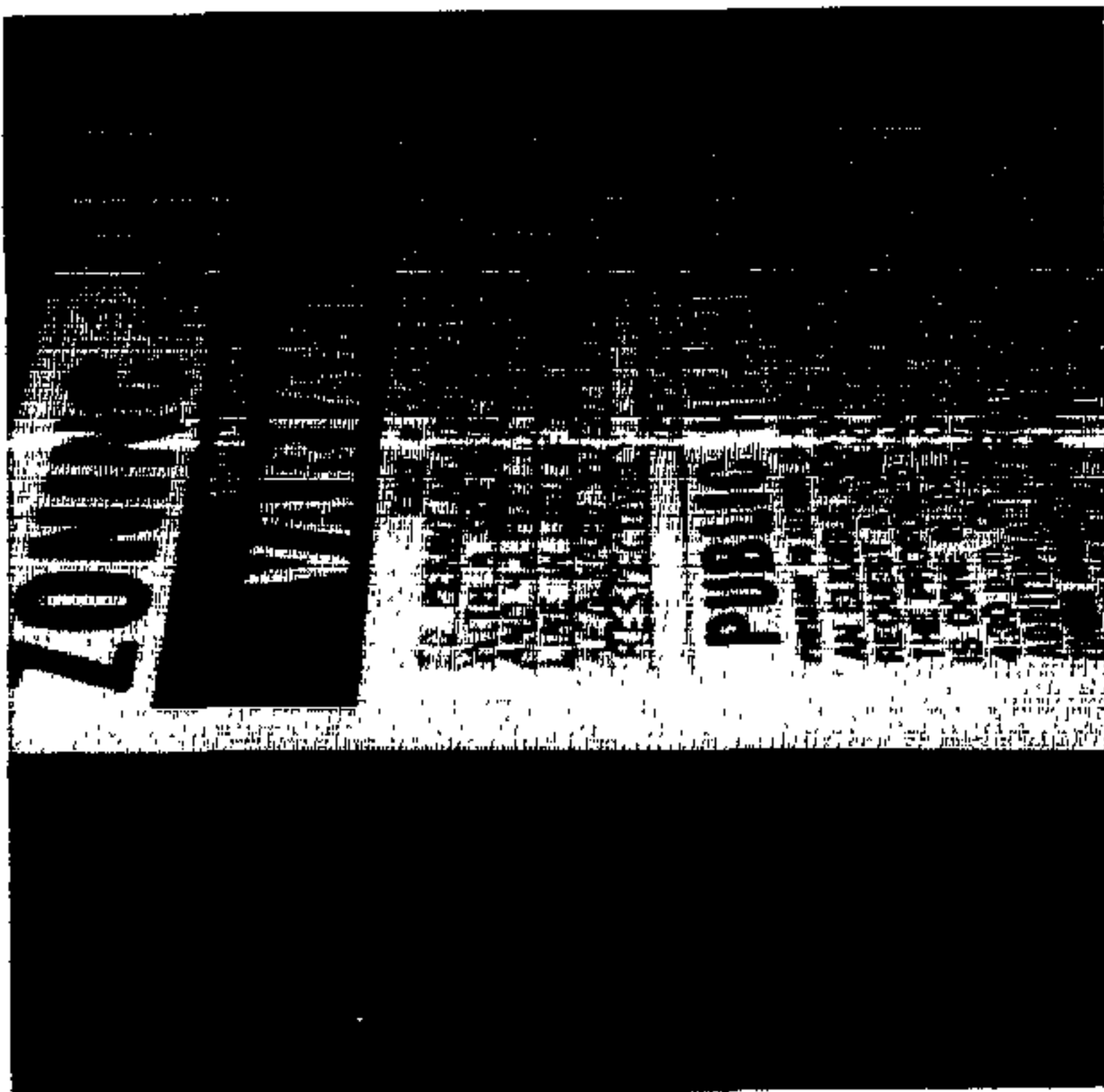
ATTENTION: KRISTEN MATTHEWS

Date AUGUST 23, 2005

RE: Case Number 06-085-A  
Petitioner/Developer: SCOTT P. FREHME  
Date of Hearing (Closing) SEPTEMBER 5, 2005

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 10529 GATERIDGE ROAD

The sign(s) were posted on AUGUST 18, 2005  
(Month, Day, Year)



Linda O'Keefe  
(Signature of Sign Poster)

LINDA O'KEEFE  
(Printed Name of Sign Poster)

523 PENNY LANE  
(Street Address of Sign Poster)

HUNT VALLEY MD 2103  
(City, State, Zip Code of Sign Poster)

410-666-5366  
(Telephone Number of Sign Poster)

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 06- 085 -A Address 10529 Gateridge RD.

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

Filing Date: 8-8-05 Posting Date: 8-21-05 Closing Date: 9-5-05

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 06- 085 -A Address 10529 Gateridge RD.

Petitioner's Name Scott P. Frohme Telephone 410-628-7522

Posting Date: 8-21-05 Closing Date: 9-5-05

Wording for Sign: To Permit an addition on a corner lot with a  
side yard setback of 17 ft. and 42 ft. to the street  
centerline in lieu of the minimum required 30 ft. and  
55 ft. respectively.

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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 06-085 A  
Petitioner: Scott P. Frohne  
Address or Location: 10529 Gatenidge Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same  
Address: Cockeysville, Md, 21030  
Telephone Number: 410-628-7527

**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*

September 5, 2005

Scott P. Frohme  
Noreen A. Frohme  
10529 Gateridge Road  
Cockeysville, Maryland 21030

Dear Mr. and Mrs. Frohme:

RE: Case Number: 06-085-A, 10529 Gateridge Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 8, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** August 24, 2005

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For August 29, 2005  
Item Nos. 077, 078, 079, 080, 081, 082,  
084, 085, 087, 088

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-08242005.doc

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco  
FROM: R. Bruce Seeley *RB*  
DATE: September 7, 2005  
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 22, 2005

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

06-078

06-079

06-080

06-081

06-085

06-089

Reviewers: Sue Farinetti, Dave Lykens

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** August 19, 2005

RECEIVED

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

AUG 22 2005

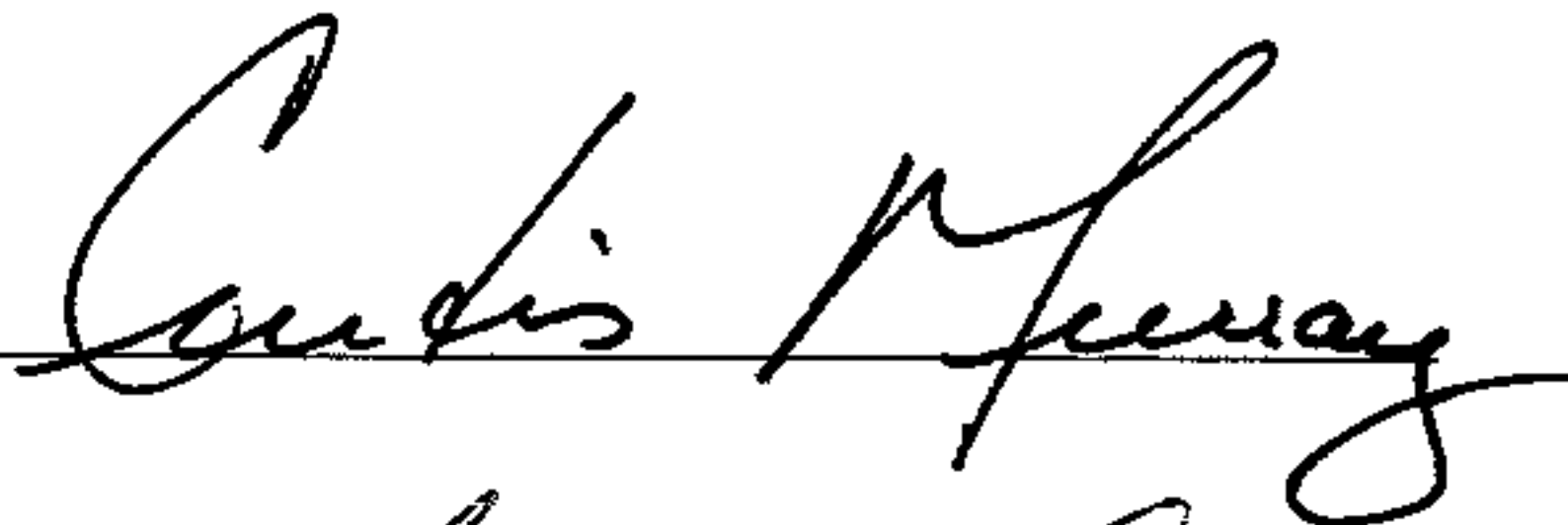
ZONING COMMISSIONER

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 6-085- Administrative Variance

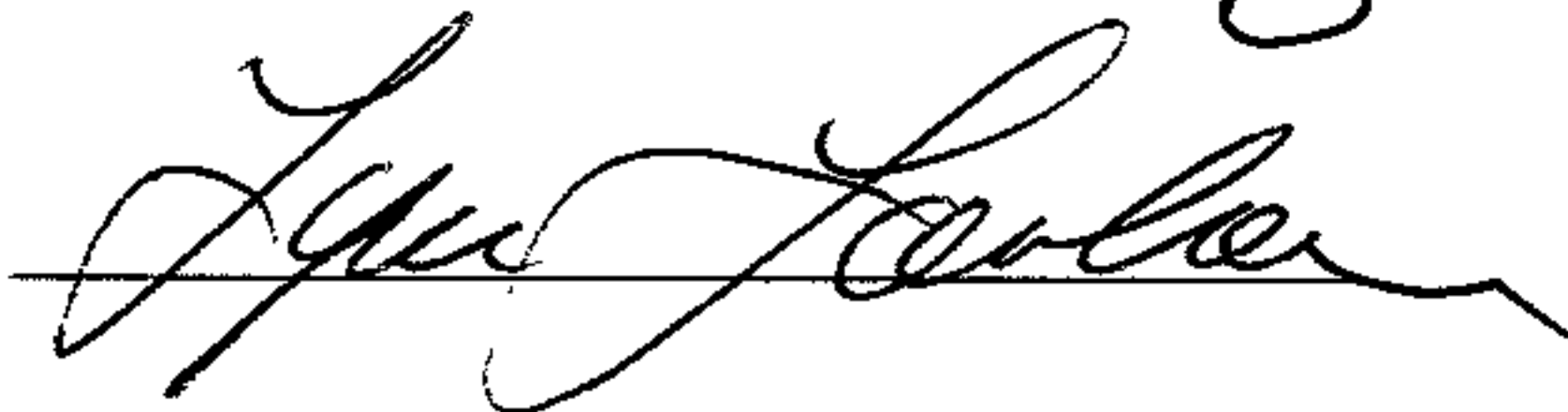
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Bill Hughey in the Office of Planning at 410-887-3480.

**Prepared By:**



**Division Chief:**



CM/LL

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



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

Maryland Department of Transportation

Date: 8.16.05

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

RE: Baltimore County  
Item No. 085 JJS

Dear Ms. Matthews:

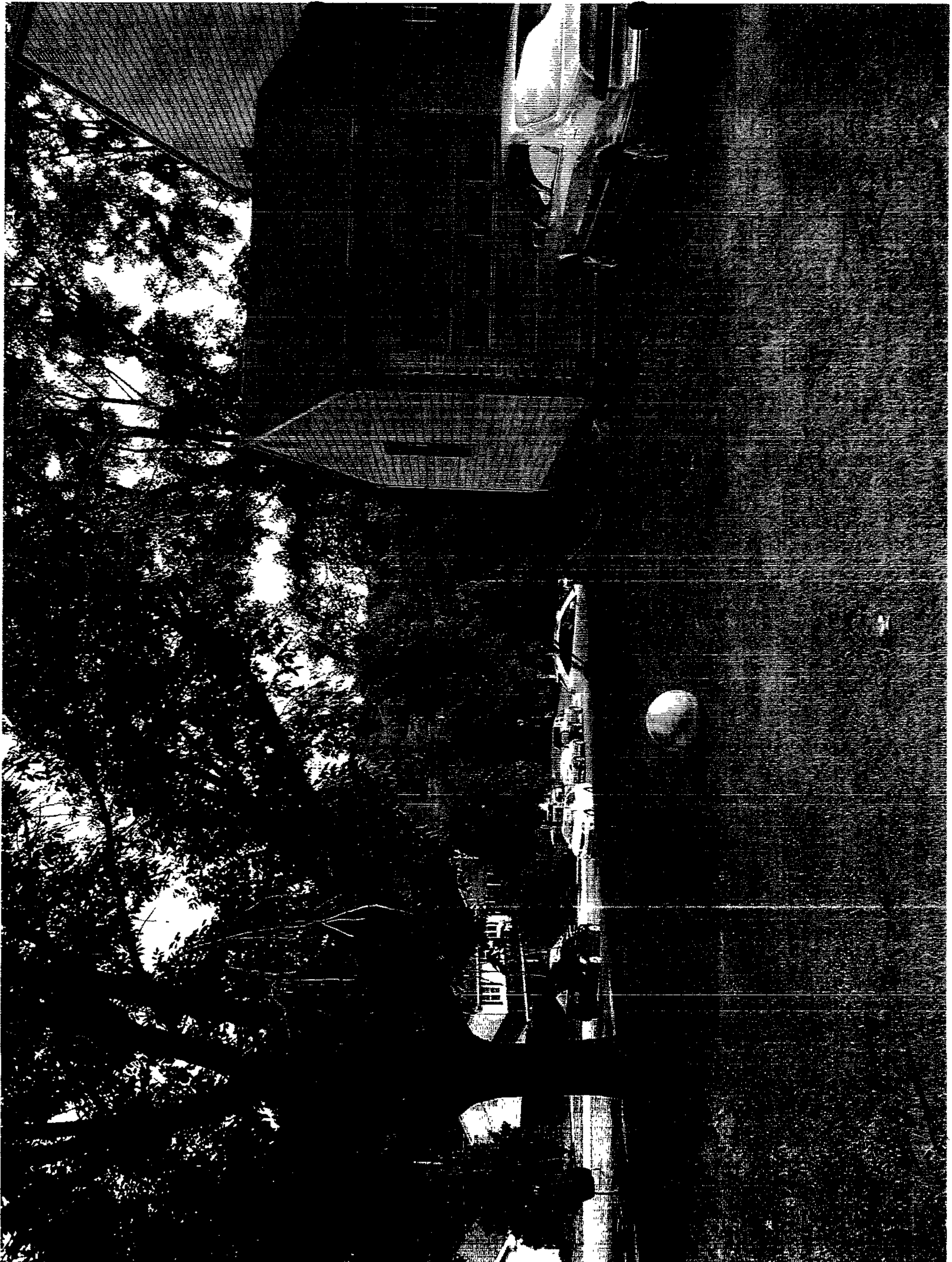
This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

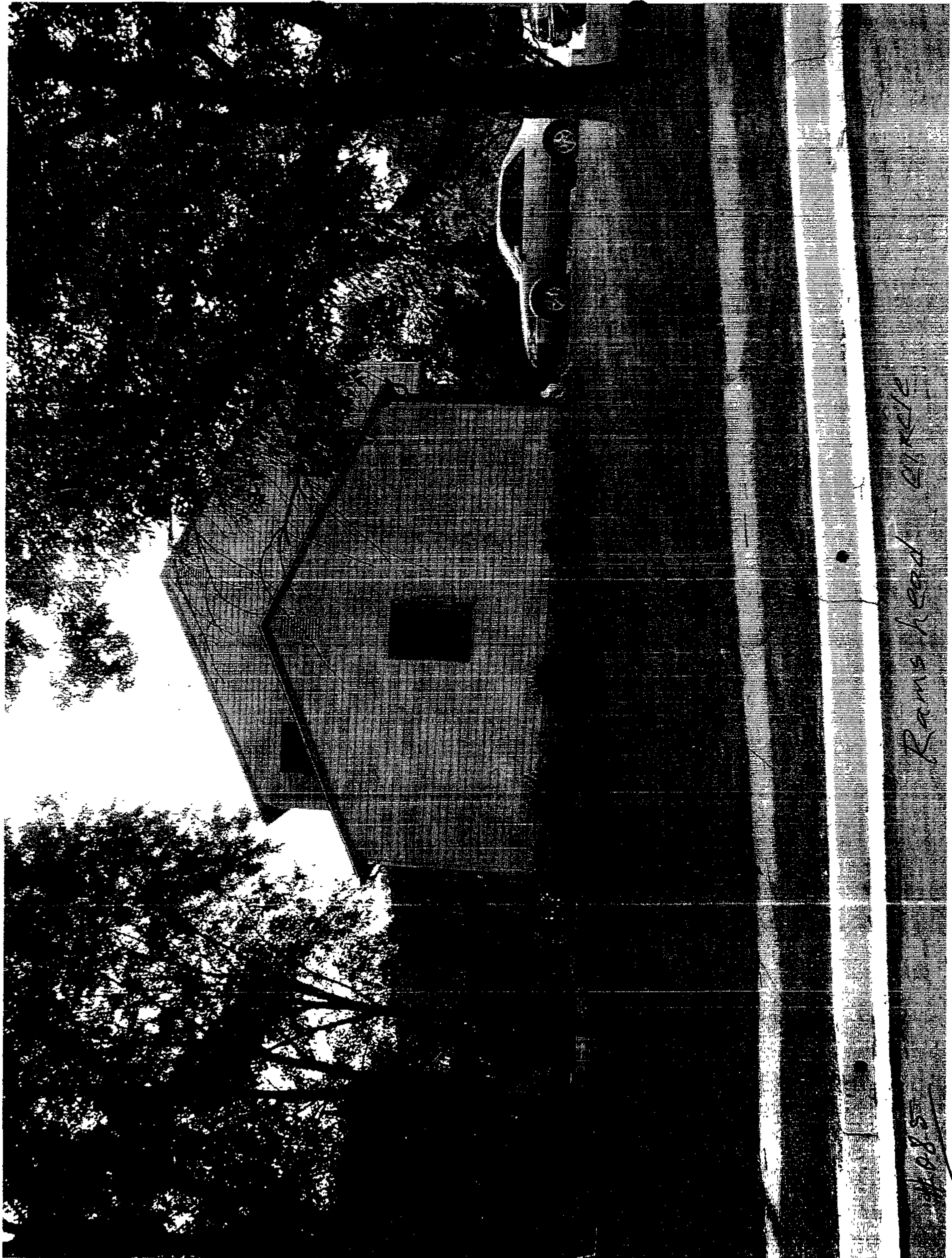
Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief  
Engineering Access Permits Division

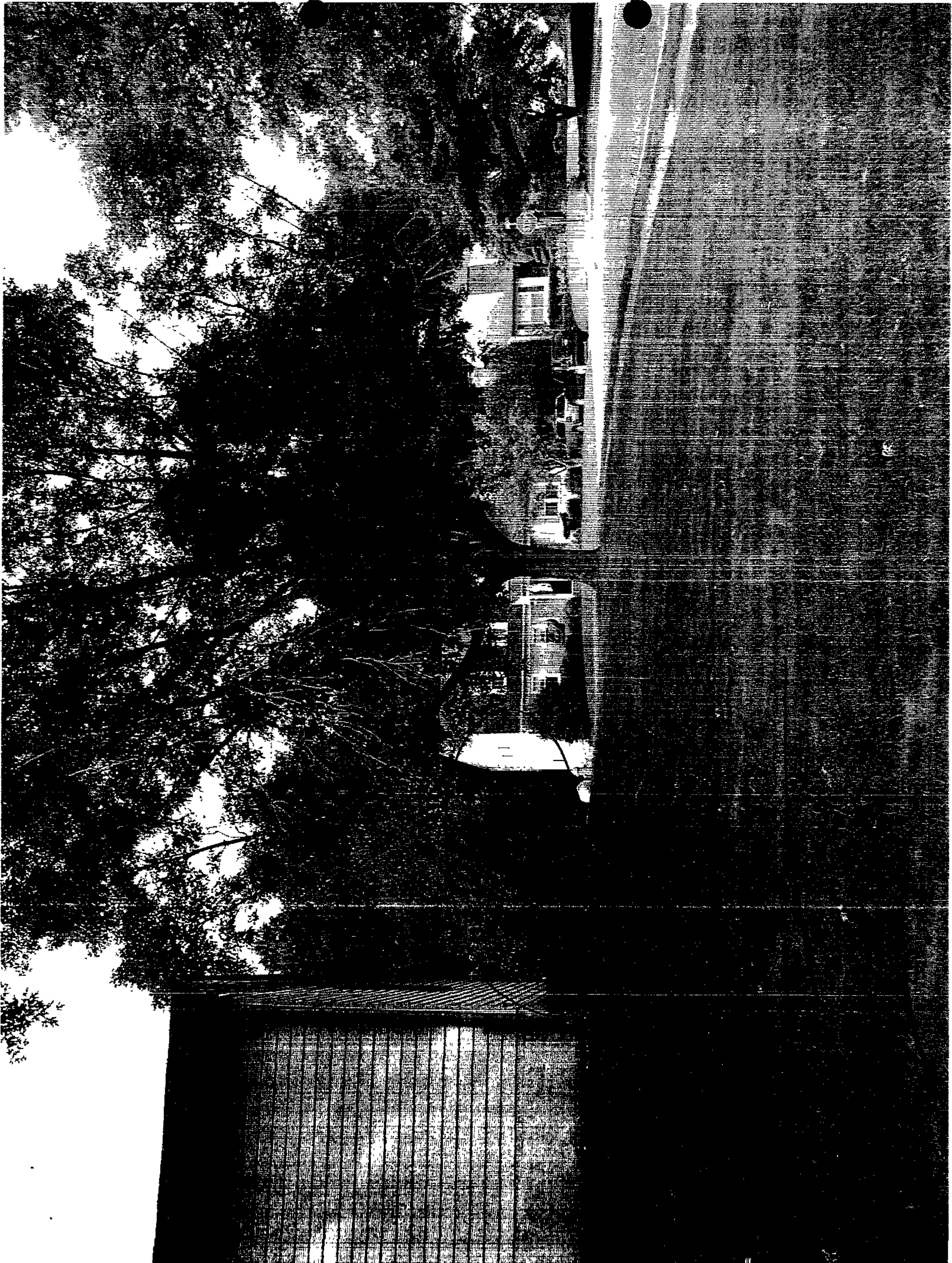


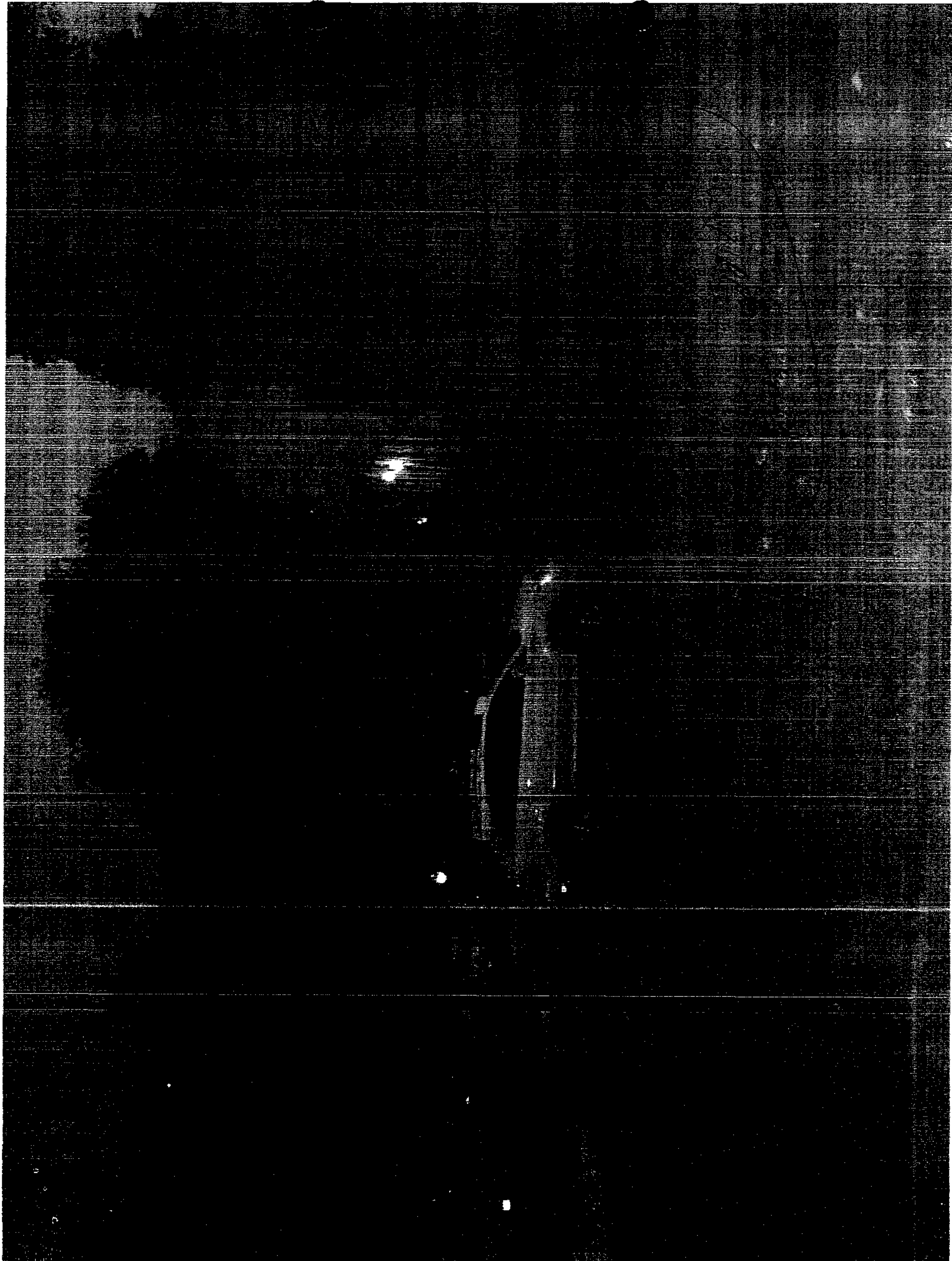




Rams head drive

5804





# Baltimore County - My Neighborhood



#085