

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Charles Ridge Road, 120 feet south
south of centerline of Charles Ridge
9th Election District
2nd Councilmanic District
(7006 Charles Ridge Road)

Gerald C. and Susan E. Thompson
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-138-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, Gerald C. and Susan E. Thompson. The variance request is for property located at 7006 Charles Ridge Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 8 feet in lieu of 15 feet and a rear setback of 28 feet in lieu of 40 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners state that an administrative variance was granted in 2000 (Case No. 00-546-A) for the construction of a front porch and a side garage neither of which has been constructed yet. This request is for the identical set distances as in the previous case, but also to include an eat-in kitchen to be constructed to the rear of the previously approved attached garage. The neighbor on that side of the property has no objection to the variance request. This residence is one of the only properties in the development that was constructed without a garage and because of the severe grading of the property in the rear and on the left side, there is no practical place for the addition to be constructed. The existing kitchen is very small by today's standards and inadequate for the homeowners' use. The Petitioners provided a letter of support from the property owners most affected by the addition, Mr. and Mrs. William Batt, who reside at 7008 Charles Ridge Road.

RECEIVED FOR FILING

90-92-01

Ed

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 letter was received from the Office of Planning dated October 6, 2006. That Office has reviewed the plans and architectural elevations and supports the request.

Applicable Law

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

“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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on October 7, 2006 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 and photographs 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 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 Petitioner.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 26th day of October, 2006, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 8 feet in lieu of 15 feet and a rear setback of 28 feet in lieu of 40 feet be and is hereby GRANTED, subject to the following:

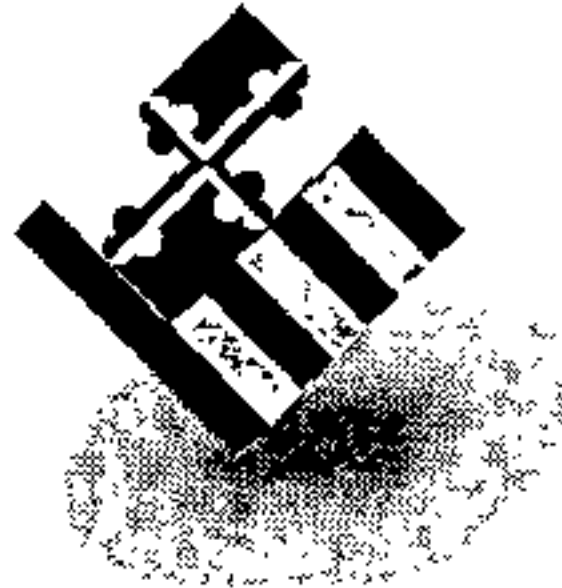
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this 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.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

RECEIVED FOR FILING
JAN 10 26 2006
JVM



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 26, 2006

GERALD C. AND SUSAN E. THOMPSON
7006 CHARLES RIDGE ROAD
BALTIMORE MD 21204

Re: Petition for Administrative Variance
Case No. 07-138-A
Property: 7006 Charles Ridge Road

Dear Mr. and Mrs. Thompson:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

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

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

c: Richard Shelley, 7215 York Road, Baltimore MD 21212

RECEIVED FOR FILING

10-26-06

PZ



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

7006 Charles Ridge Road

for the property located at _____ DR2

which is presently zoned _____

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) IBOZ. 3C1 (CHART)

TO PERMIT A SIDE YARD SETBACK OF 8 FT, IN LIEU OF 15 FT. & A REAR SETBACK OF 28 FT. IN LIEU OF 40 FT.

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):

Gerald C. Thompson

Name - Type or Print

Signature

Susan E. Thompson

Name - Type or Print

Signature

7006 Charles Ridge Rd 410-296-2120

Address
Baltimore

MD

21204

Telephone No.

State

Zip Code

Representative to be Contacted:

Richard Shelley

Name 7215 York Road 410-828-9600

Address

Baltimore

Md

21212

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. 07-138-A

Reviewed By SM

Date

09-25-06

REV 9/15/98

Estimated Posting Date

10-08-06

10-26-06

10-26-06

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 7006 Charles Ridge Road
Address
Baltimore, Maryland 21204
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 request is to permit a right side setback of 8' and a front yard setback of 33' for the attached plan. An Administrative Variance was granted in 2000 (Case# 00-546-A) for the construction of a front porch and a side garage. Neither has been constructed as yet.

This request is for the identical set distances as Case # 00-546-A but to also include an eat in kitchen to be constructed to the rear of the previously approved attached garage. The neighbor on that side of the property has no objection to this variance request.

This residence is the one of the only properties in the development that was constructed without a garage and because of the severe grading of the property in the rear and on the left side, there is no practical place for the addition to be constructed. The existing kitchen is very small by today's standards and inadequate for the homeowners use.

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]
Signature
GERALD C. THOMPSON
Name - Type or Print

[Signature]
Signature
SUSAN E. THOMPSON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of SEPTEMBER, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

GERALD C. THOMPSON & SUSAN E. THOMPSON
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

9/25/2006
Date

[Signature]
Notary Public
My Commission Expires 7/22/2009

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 7006 Charles Ridge Road
Address
Baltimore, Maryland 21204
City State Zip Code

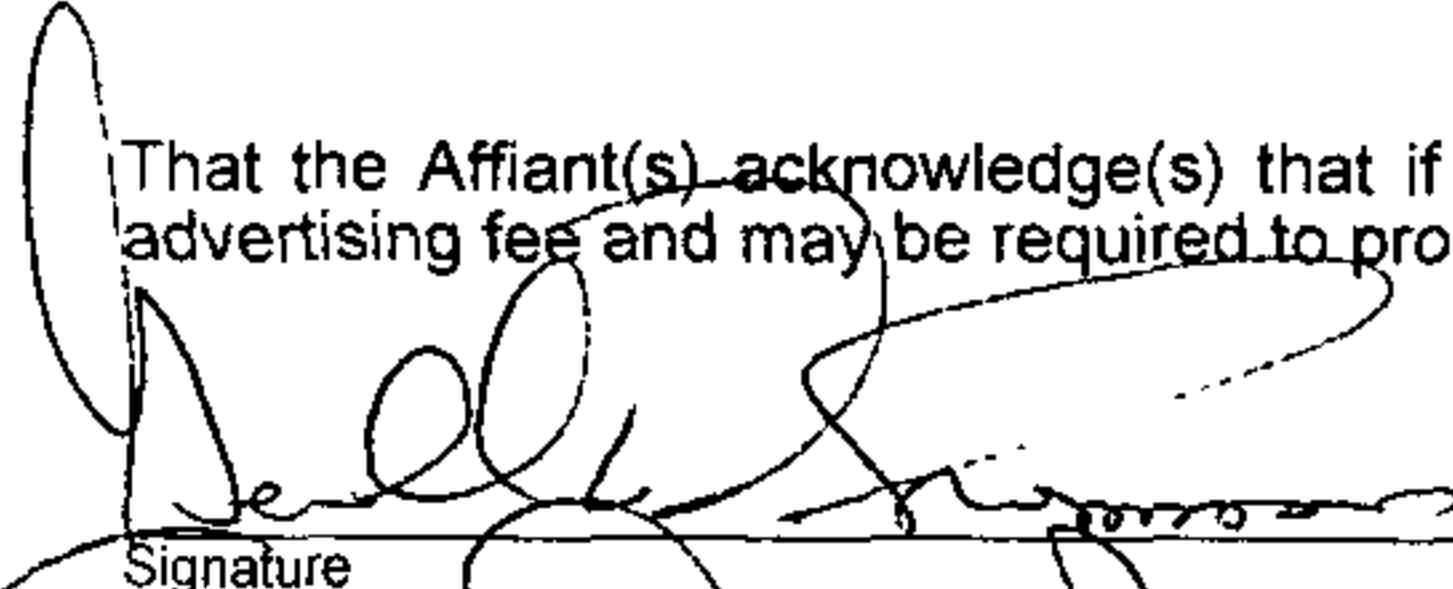
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The request is to permit a right side setback of 8' and a front yard setback of 33' for the attached plan. An Administrative Variance was granted in 2000 (Case# 00-546-A) for the construction of a front porch and a side garage. Neither has been constructed as yet.

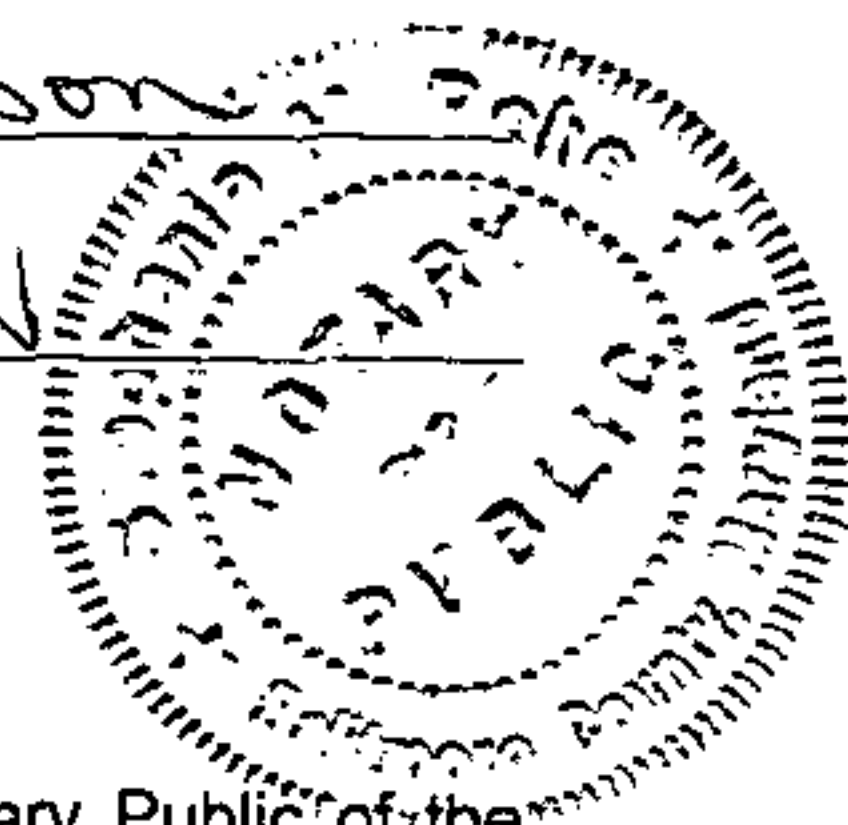
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That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature
GERALD C. THOMPSON
Name - Type or Print


Signature
SUSAN E. THOMPSON
Name - Type or Print



STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

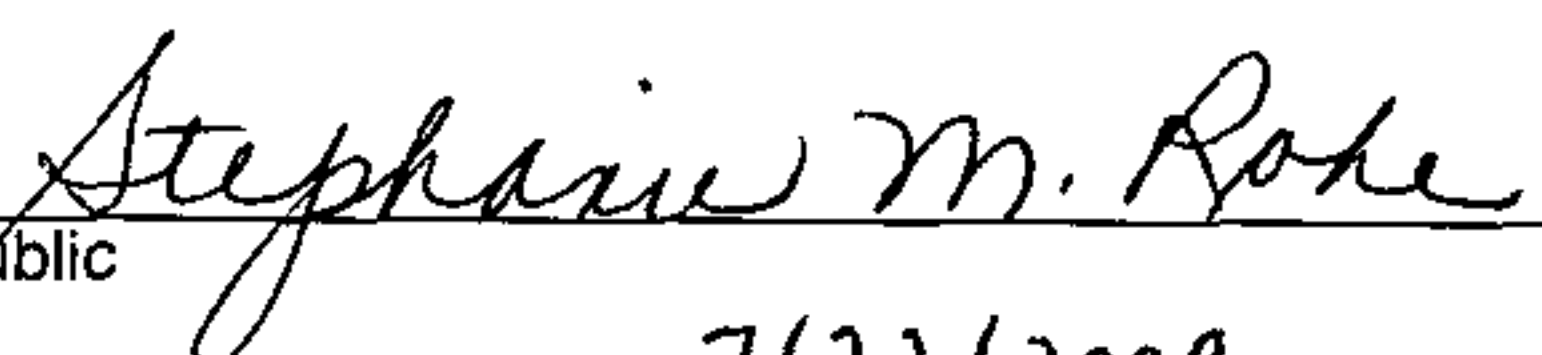
I HEREBY CERTIFY, this 25 day of SEPTEMBER, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

GERALD C. THOMPSON & SUSAN E. THOMPSON

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

9/25/2006
Date


Notary Public
My Commission Expires 7/22/2009



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

7006 Charles Ridge Road

for the property located at _____
which is presently zoned DR2

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) 1B02.3C.1 (CHART.)

TO PERMIT A SIDE YARD SETBACK OF 8 FT. IN LIEU OF 15 FT.
& A REAR SETBACK OF 28 FT. IN LIEU OF 40 FT.

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):

Gerald C. Thompson

Name - Type or Print

Signature

Susan E. Thompson

Name - Type or Print

Signature

7006 Charles Ridge Rd 410-296-2120

Baltimore

MD

21204

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Richard Shelley

Name 7215 York Road 410-828-9600

Address

Telephone No.

Baltimore

Md

21212

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.

CASE NO.

07-138-A

Reviewed By

8007

Date

09-25-06

REV 9/15/98

Estimated Posting Date

10-08-06

STAMPED FOR FILING

10-26-06

78

ZONING DESCRIPTION FOR

7006 CHARLES RIDGE ROAD

Beginning at a point on the West side Charles Ridge Road which is 50' wide at a distance of 120' South of the center line of the nearest improved intersecting street Charles Ridge Garth which is 50' wide. Being lot # 15 as recorded in Baltimore County Plat Book # 8219, Folio# 171 containing 20,566 sq ft.. Also known as **7006 Charles Ridge Road** and located in the 9th Election District, 4th Councilmanic District.

07-138-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

07-138-9
No. 21015

DATE 09-25-06 ACCOUNT R-001-006-615

AMOUNT \$ 65.00

RECEIVED FROM: CURANES, MOYE, LL

FOR: Res Van (Admin)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

5077

PAID RECEIPT

BUSINESS RETURN TYPE DATE 9/26/2006 15:30:40 2

REG NO: 02 MAIL JVA JFF
>>RECEIPT # 48445 9/25/2006
Dept 2 320 ZINBUR VERIFICATION
CR NO. 021015

Receipt Tot 65.00
65.00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 10-8-06

RE: Case Number: 07-138-A

Petitioner/Developer: Gerald and Susan Thompson

Date of Hearing/Closing: Oct 23, 2006

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 7006 Charles Ridge Rd

The sign(s) were posted on 10-7-06
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Rd
(Street Address of Sign Poster)

Parkton, Md 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ

ZONING NOTICE

**ADMINISTRATIVE
VARIANCE**

PUBLIC HEARING

RECEIVED

OCT 11 2006

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 138 -A Address 7006 CHARLES RIDGE RD.
Contact Person: JOHN R. ALGANDON Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 09-25-06 Posting Date: 10-08-06 Closing Date: 10-23-06

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 07- 138 -A Address 7006 CHARLES RIDGE RD.
Petitioner's Name GERALD & SUSAN WENSON Telephone 410-296-3170
Posting Date: 10-08-06 Closing Date: 10-23-06
Wording for Sign: To Permit A SIDE & REAR SETBACK OF 2 FT. &
28 FT.

**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/neighborhood 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: 07-138-A
Petitioner: Gerald Thompson
Address or Location: 7006 Charles Ridge Rd. Balt. Md. 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: Turner + Troxell Co.
Address: 7215 York Rd.
Balt. Md. 21212
Telephone Number: 410-828-9600

Revised 7/11/05 - SCJ

07-138-A



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

October 23, 2006

Gerald C. Thompson
Susan E. Thompson
7006 Charles Ridge Road
Baltimore, MD 21204

Dear Mr. and Mrs. Thompson:

RE: Case Number: 07-138-A, 7006 Charles Ridge Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 25, 2006.

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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Richard Shelley 7215 York Road Baltimore 21212



Baltimore County
Fire Department

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

County Office Building, Room 111
4, 20064, 2006, 2006
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

October 4, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 9, 2006

Item Number(s): 131 and 135 through 144

¹³⁸
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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 4, 2006

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 9, 2006
Item Nos. 07-131, 135, 136, 137, 138,
139, 140, 141, 142, 143, and 144

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-10042006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 6, 2006

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

SUBJECT: 7006 Charles Ridge Road

INFORMATION:

Item Number: 07-138

Petitioner: Gerald C. Thompson and Susan E. Thompson

Zoning: DR-2

Requested Action: Administrative Variance

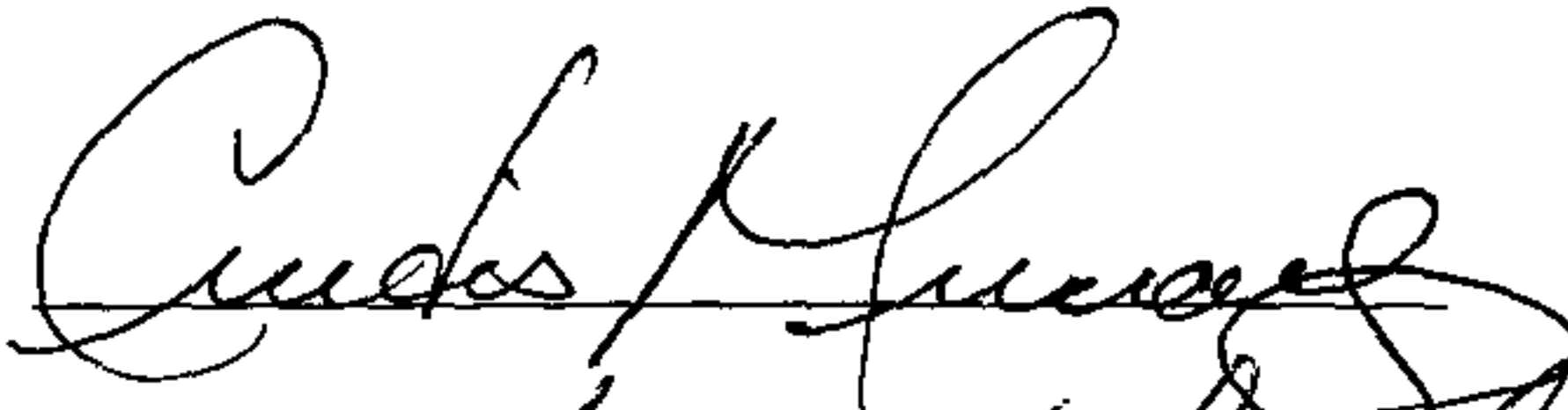
SUMMARY OF RECOMMENDATIONS:

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

This proposal is located within the Ruxton/Riderwood Design Review area but is not subject to design review panel review as the proposed addition is less than 50% of the existing floor area.

The Office of Planning has reviewed plans and architectural elevations. The proposed addition consists of a garage with no living space above and a one-story kitchen addition of approximately 390 square feet. The existing house is approximately 3150 square feet. The Office of Planning supports this request.

Prepared by:



Division Chief:
AFK/LL: CM





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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 10, 2006

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

RE: Baltimore County
Item No. 07-138-A
7006 CHARLES RIDGE ROAD
THOMPSON PROPERTY
VARIANCE - SIDE YARD SETBACK
8' IN LIEU OF 15'

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 07-138-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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

September 21, 2006

TO WHOM IT MAY CONCERN:

FROM: Gerald C. and Susan E. Thompson

RE: Addition of a garage, kitchen and front porch to 7006 Charles Ridge Road

We have reviewed with the Thompsons their plans to construct a garage, kitchen and front porch to their property, and we have no objection.

Glen H. Bate 7008 Charles Ridge Rd 9/21/06
(Name) (Address) (Date)

(Name) (Address) (Date)

07-138-A

September 21, 2006

TO WHOM IT MAY CONCERN:

FROM: Gerald C. and Susan E. Thompson

RE: Addition of a garage, kitchen and front porch to 7006 Charles Ridge Road

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Glen H. Bate 7008 Charles Ridge Rd 9/21/06
(Name) (Address) (Date)

(Name) (Address) (Date)

07-138-A

September 21, 2006

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FROM: Gerald C. and Susan E. Thompson

RE: Addition of a garage, kitchen and front porch to 7006 Charles Ridge Road

We have reviewed with the Thompsons their plans to construct a garage, kitchen and front porch to their property, and we have no objection.

Eileen Batt 7008 Charles Ridge Rd 9/20/06.
(Name) (Address) (Date)

(Name) (Address) (Date)

07-138-A

September 21, 2006

TO WHOM IT MAY CONCERN:

FROM: Gerald C. and Susan E. Thompson

RE: Addition of a garage, kitchen and front porch to 7006 Charles Ridge Road

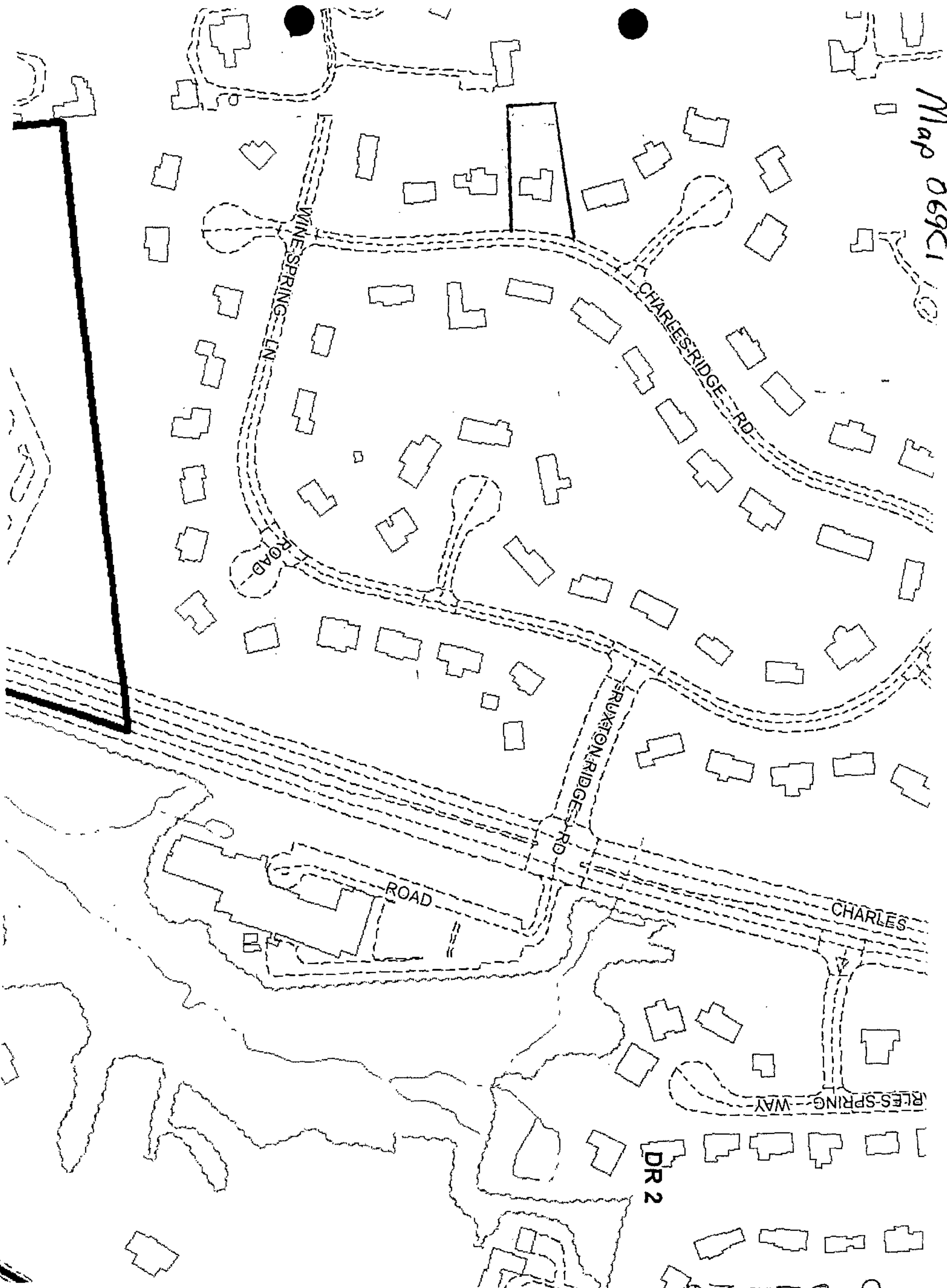
We have reviewed with the Thompsons their plans to construct a garage, kitchen and front porch to their property, and we have no objection.

Alice Mering 7005 Charles Ridge 9/25/06
(Name) (Address) (Date)

Donald R. Perry 7005 Charles Ridge 9/25/06
(Name) (Address) (Date)

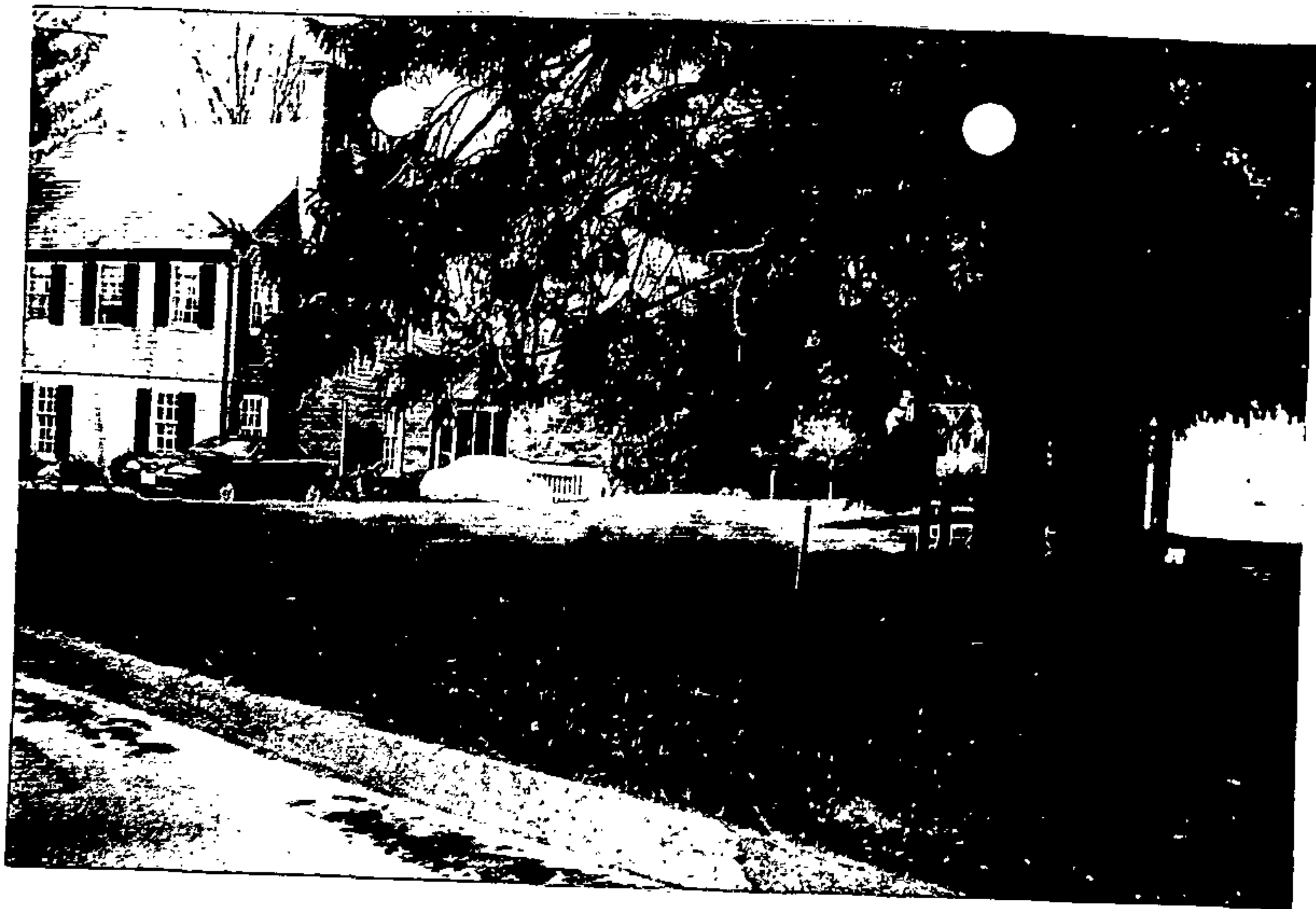
07-138-A

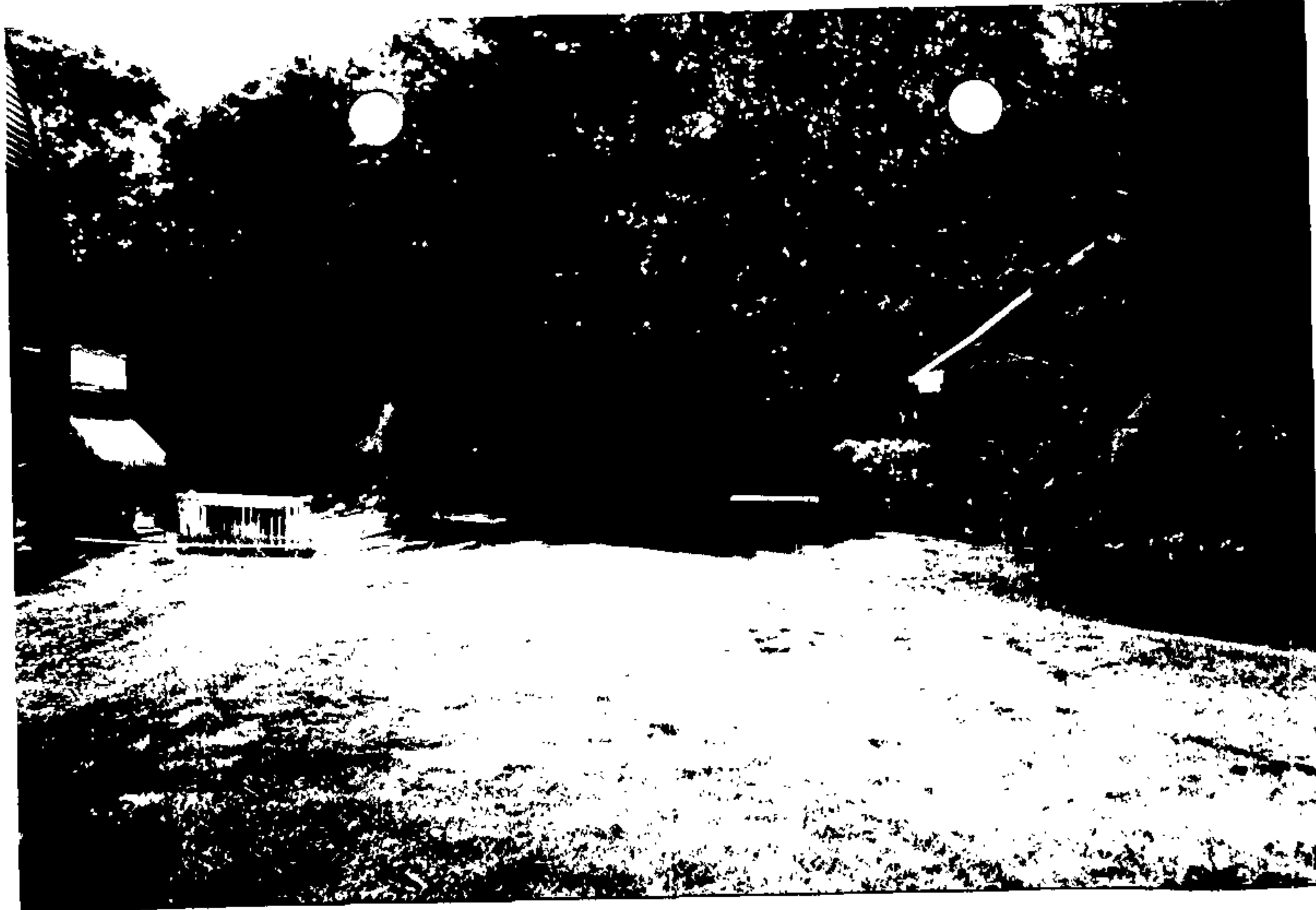
Map 069C1



DR 2

A-832-20





Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 7006 CHARLES RIDGE RD

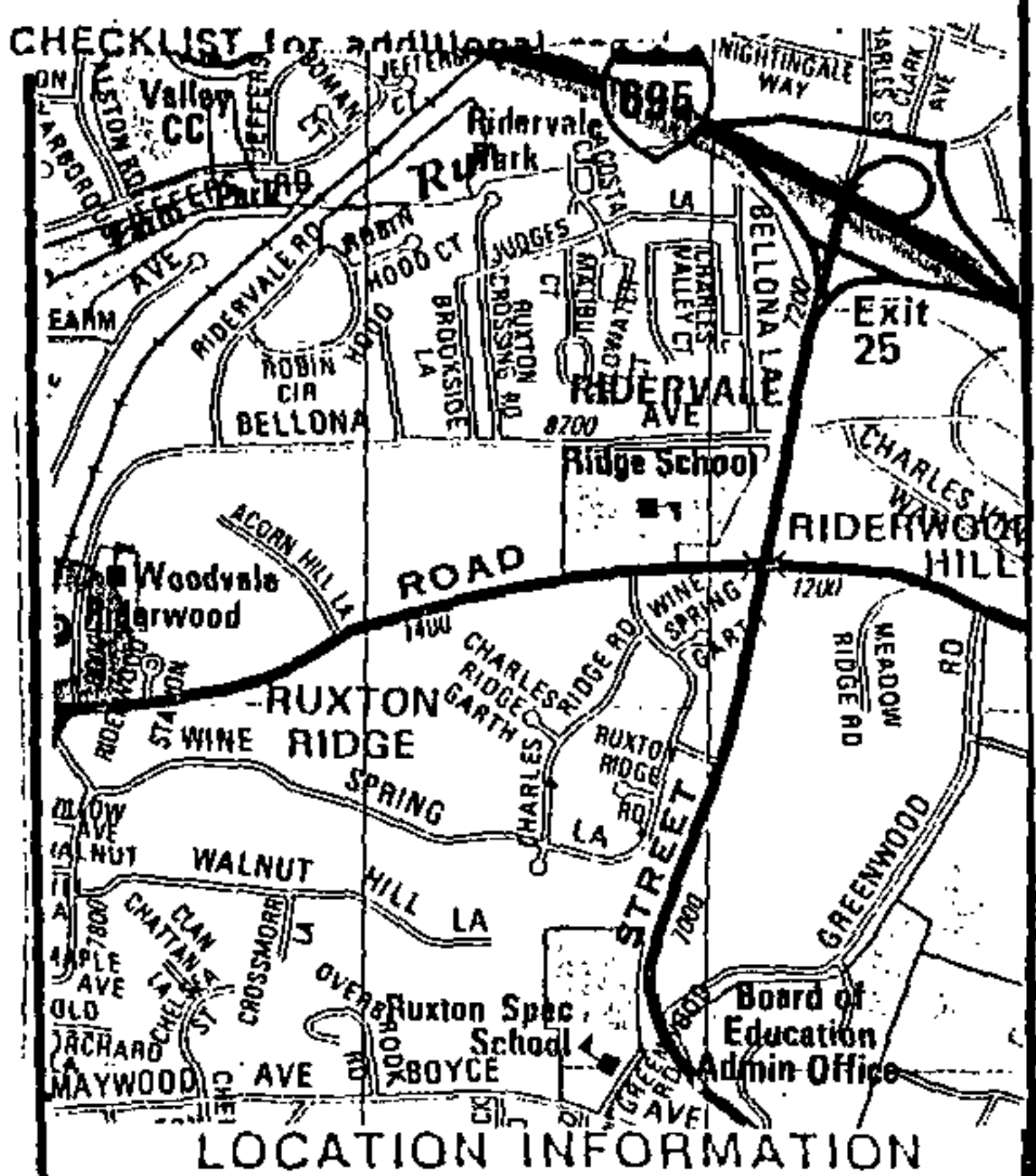
see pages 5 & 6 of the CHECKLIST for additional

Subdivision name: RUXTON RIDGE

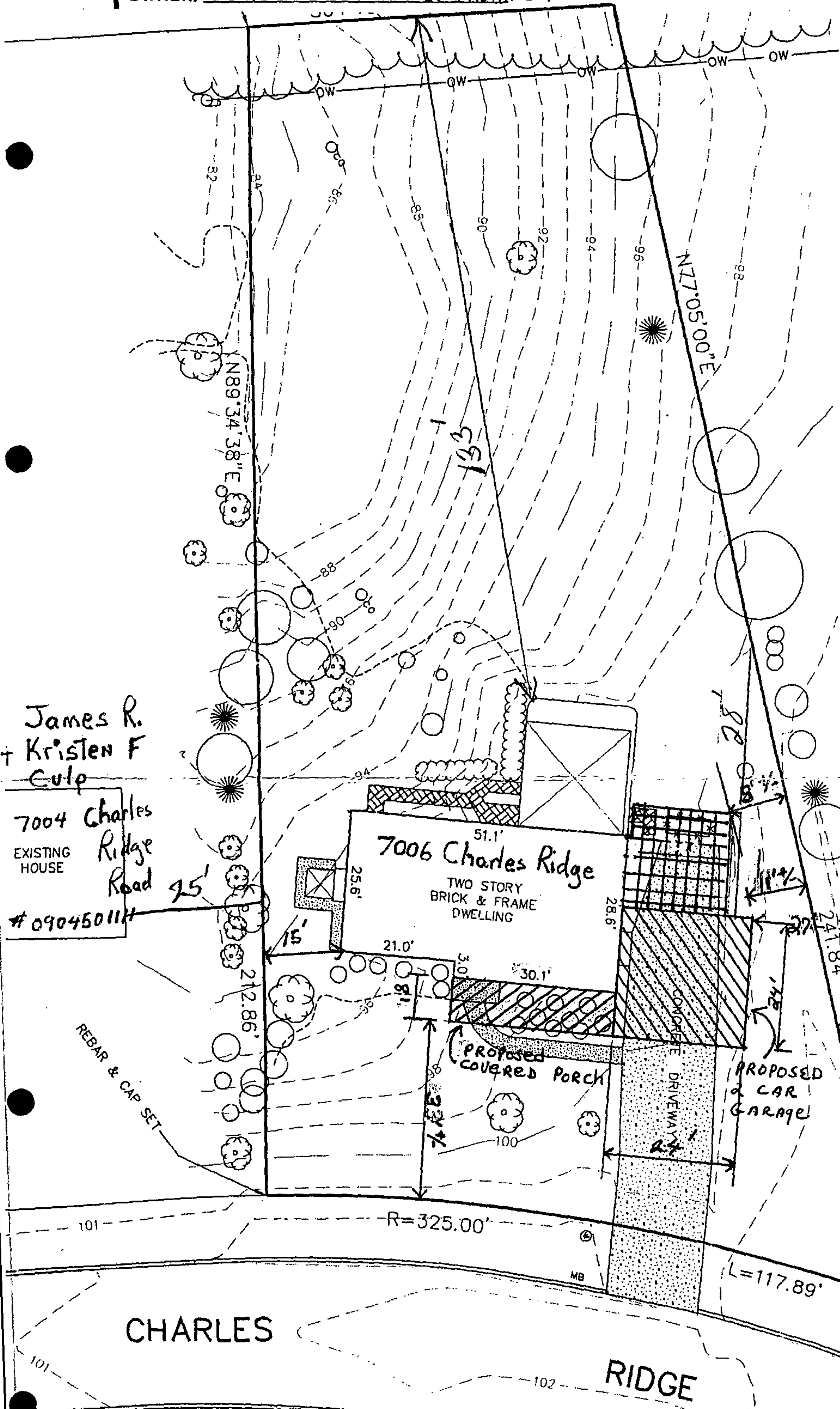
plat book# , folio# , lot# , section#

OWNER: GERARD C. & SUSAN E. THOMPSON

Sept. 12, 2006



Election District: 9
Councilmanic District: 4
1"=200' scale map#: 069C1
Zoning: DR-2
Lot size: 0.46 acreage 20,566.00 square feet
SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings:
Case# 00-546-A
Zoning Office USE ONLY!
reviewed by: ITEM #: CASE#: 07438-A



James R. + Kristen F. Culp
7004 Charles Ridge Road
EXISTING HOUSE
#09045011H

William H. + Eileen T. Batt
EXISTING HOUSE
7008 Charles Ridge Road
#0902006370

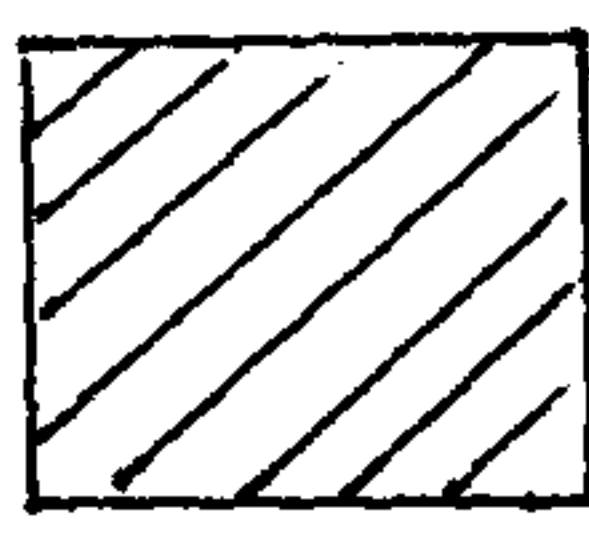
Scale 1"=20'

CHARLES

RIDGE

ROAD

Relates to Case# 00-546-A



Relates To the new proposed Addition

