

IN RE: PETITION FOR ADMIN. VARIANCE
S side Thompson Blvd., 312 feet NE
Of Sandalwood Road
15th Election District
7th Councilmanic District
(912 Thompson Boulevard)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY

Richard and Michelle Fravel
Petitioners

* CASE NO. 07-398-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, Richard and Michelle Fravel. The variance request is for property located at 912 Thompson Boulevard. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached garage with a height of 27 feet in lieu of the permitted 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners request the additional garage height for the storage of a recreational vehicle and to store belongings in the garage attic. They want to install a 10 foot high garage door and require a 12/12 pitch roof to accommodate walk through access in the attic. They have a basement in the house, however it is useless due to dampness.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated April 16, 2007 which contains restrictions. ZAC comments were received from the Bureau of Development Plans Review dated March 19, 2007 which contains restrictions. ZAC comments were also received from the Department dated April 12, 2007 which contains

5-1-07
413

restrictions. Copies of these comments are incorporated herein and made a part hereof the file.

Copies of these comments are incorporated herein and made a part hereof the file.

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 Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 18, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

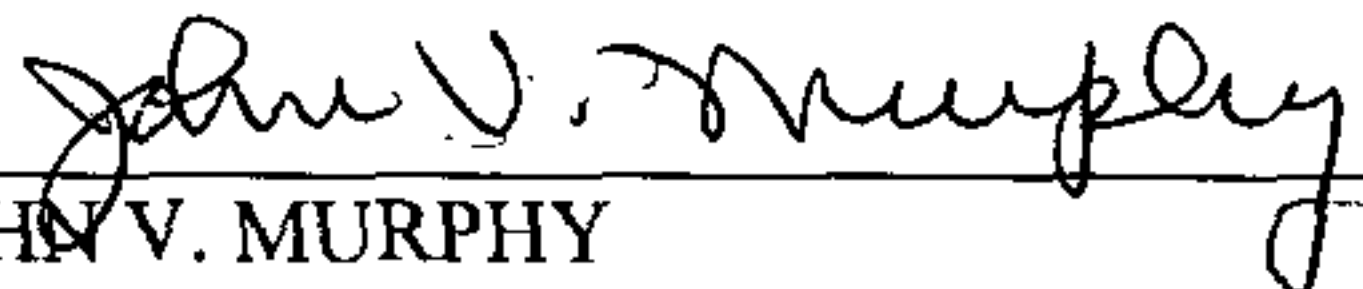
The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare 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 1st day of May 2007 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached garage with a height of 27 feet in lieu of the permitted 15 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.
2. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.
4. The base flood elevation for this site is 10.2 feet Baltimore County Datum.
5. The flood protection elevation for this site is 11.2 feet.
6. In conformance with *Federal Flood Insurance* Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
7. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
8. The building engineer shall require a permit for this project.
9. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
10. Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the County.
11. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
12. The accessory structure shall not be used for commercial purposes.
13. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code).
14. The property lies within the Limited Development Area (LDA) and Buffer Management Area (BMA). Based on this the property

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
5-1-07
P3

CBCA

FLOOD



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 912 THOMPSON BLVD ^{BALT} MD 21221
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) 400.3 BCZR TO PERMIT A

PROPOSED DETACHED GARAGE WITH A HEIGHT OF 27 FT. IN LIEU
OF THE PERMITTED 15 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):

RICHARD FRAVEL

Name - Type or Print

Richard Fravel

Signature

MICHELLE FRAVEL

Name - Type or Print

Michelle Fravel

Signature

912 THOMPSON BLVD 4103913070

Address

Telephone No.

BALT

MD

21221

City

State

Zip Code

Representative to be Contacted:

Name

Address

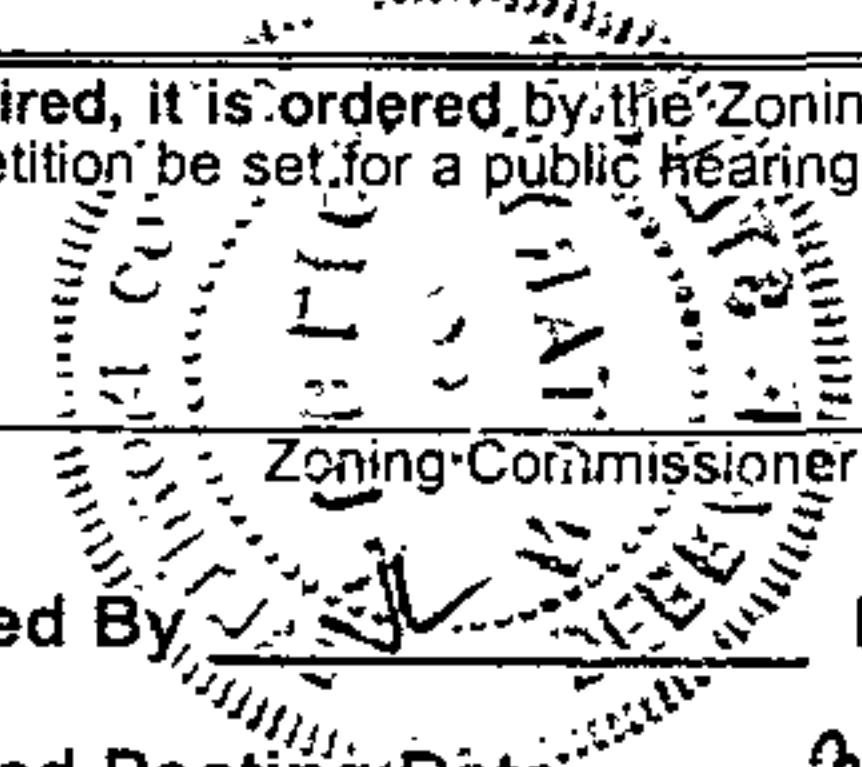
Telephone No.

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 07 day of March 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. 07 398 A

Reviewed By [Signature] Date 3/08/07

REV 10/25/01

Estimated Posting Date 3/18/07

FILED RECEIVED FOR FILED

5-1-07 pm

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

912 THOMPSON BLVD
Address
BALT MD 21221
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):

PROPOSED GARAGE HEIGHT EXCEEDS 15'.
PERMIT # B626527

See Attached

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.

RICHARD FRAVEL

Signature

Name - Type or Print

MICHELLE FRAVEL

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of March, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Richard Fravel & Michelle Fravel

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

AS WITNESS my hand and Notarial Seal



Debra E. Stevens
Notary Public

My Commission Expires 8-1-07

#398

AFT. ATTACHMENT

FOR STORAGE OF AN R.V. & TO
ACCOMMODATE STORAGE OF GOODS IN
ATTIC, A HEIGHT OF 27' IS NEEDED.
TWELVE FOOT CEILING HEIGHT IS NEEDED
IN ORDER TO INSTALL A 10' GARAGE DOOR.
A 12/12 PITCH ROOF IS NEEDED (WANTED)
TO ACCOMMODATE WALK THRU ACCESS IN
ATTIC. WE HAVE A BASEMENT IN OUR HOUSE

[912 THOMPSON BLVD
BALT MD 21221]

BUT IS USELESS DO DUE DAMPNESS + WET. STORAGE
OVER GARAGE IS NEEDED.

#398

ZONING DESCRIPTION FOR:

912 THOMPSON BLVD. BALT, MD 21221

BEGINNING AT A POINT ON THE SOUTH
SIDE OF THOMPSON BLVD WHICH IS 22 FEET
WIDE AT THE DISTANCE OF 312' N. EAST
OF THE CENTERLINE OF THE NEAREST IMPROVED
INTERSECTING STREET SANDALWOOD RD. WHICH IS
22' WIDE. BEING LOT 17 PLAT OF DANIEL CROOK
AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #4,
FOLIO #141 CONTAINING .857 ACRE. ALSO KNOWN AS
912 THOMPSON BLVD. AND LOCATED IN THE 15
ELECTION DISTRICT, 7 COUNCILMANIC DISTRICT.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 24067

398 JLC

DATE 3/09/07

ACCOUNT

001 006 6150

AMOUNT \$

65.00

RECEIVED
FROM:

Financial

FOR:

Rep Van

912 Thompson Blvd

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE

3/12/2007

TIME

14:37:40

BY

MARKER WHEN FOR

RECEIVED BY

5. SP. ZORINA IDENTIFICATION

FOR

001 006 6150

RECEIVED FOR

065.00

PAID TO

065.00

PAID BY

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-398-A

Petitioner/Developer: RICHARD

MICHELLE FRANEL

Date of Hearing/Closing: 4-2-07

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

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

Ladies and Gentlemen:

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

912 THOMPSON BLVD

The sign(s) were posted on 3-18-07
(Month, Day, Year)

Sincerely,

Robert Black 3-19-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

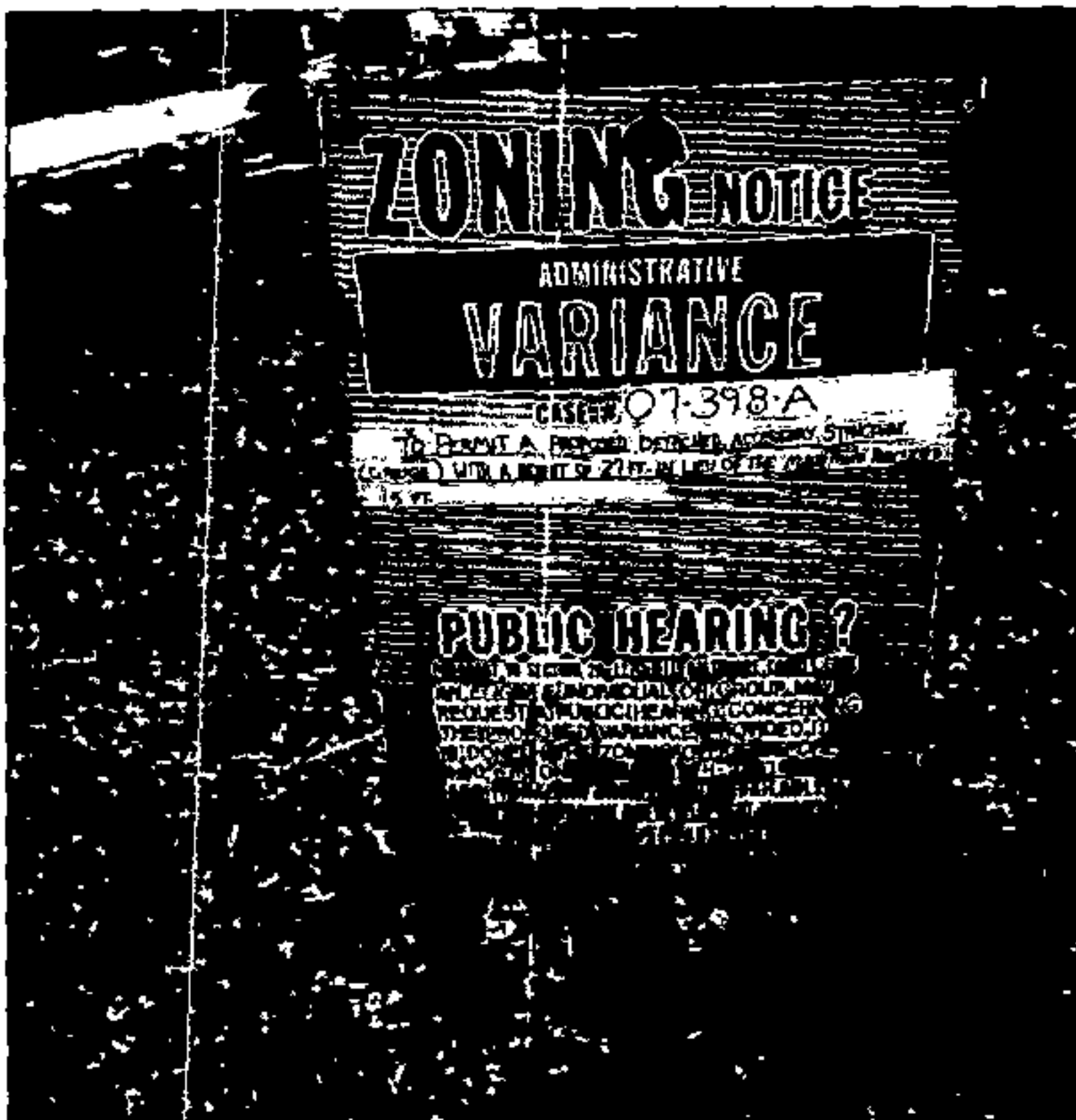
(Address)

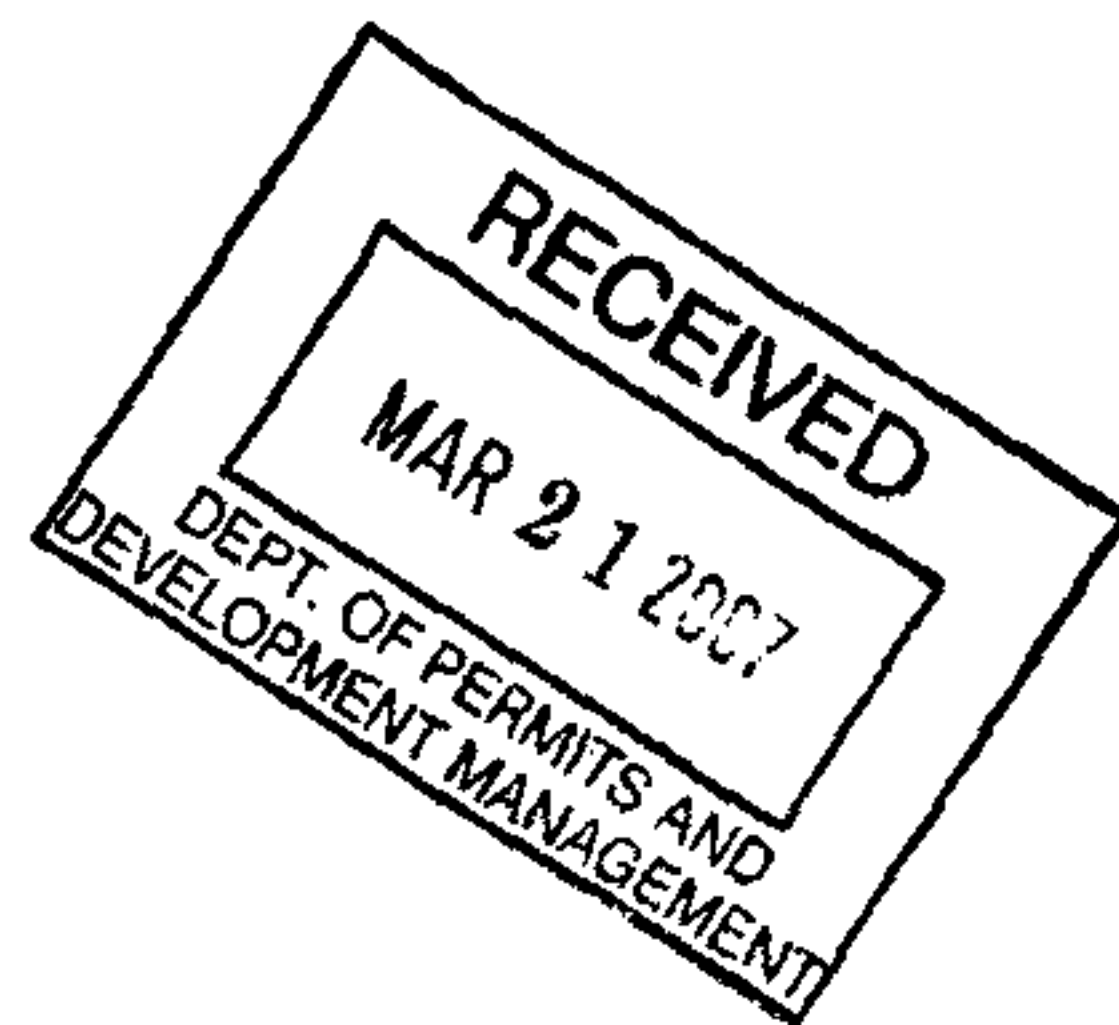
Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07 398 -A Address 912 THOMPSON BLVD.
Contact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/08/07 Posting Date: 3/18/07 Closing Date: 4/02/07

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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 07 398 -A Address 912 THOMPSON BLVD.
Petitioner's Name RICHARD & MICHELLE FRAVEL Telephone 410 391 3070
Posting Date: 3/18/07 Closing Date: 4/02/07
Wording for Sign: To Permit A PROPOSED DETACHED ACCESSORY STRUCTURE
(GARAGE) WITH A HEIGHT OF 27 FT. IN LIEU OF THE MAXIMUM
PERMITTED 15 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/neighbor 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: 07 398 A
Petitioner: RICHARD & MICHELLE FRAVEL
Address or Location: 912 THOMPSON BLVD. BALT, MD 21221

PLEASE FORWARD ADVERTISING BILL TO

Name: RICHARD & MICHELLE FRAVEL

Address: 912 THOMPSON BLVD.
BALT. MD 21221

Telephone Number: 410-391-8817

TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 912 THOMPSON BLVD

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

SUBDIVISION NAME DANIEL CROOK

PLAT BOOK # 4 FOLIO # 141 LOT # 17 SECTION # 4

OWNER RICHARD + MICHELLE FRAVEL

THOMPSON BOULEVARD

312' TO SANDWICH RD (30' R/W)

550°21'00"E

100.00'

CAPPED PIPE SET

1/2" PIPE FOUND

DWELLING #12-A

2 STORY DWELLING #12

ADJOINER'S SHEDS ENCR OACH OVER THE LINE BY 3 1/4'

1/2" PIPE FOUND

LUCY AMEROSSETTI DEED 13229/192

DULG, LOT 18 PLAT OF DANIEL CROOK PLAT LIBER 4, FOLIO 141

900 SQ. FT. MAX.

1ST FLR WITH ADDITIONAL AREA ONLY

RICHARD FRAVEL MICHELLE FRAVEL DEED 17964/503

LOT 17 PLAT OF DANIEL CROOK PLAT LIBER 4, FOLIO 141 AREA = .857 AC ±

912 THOMPSON BLVD

113' NEW REAR YARD SET BACK

CAPPED PIPE SET

TELEPHONE POLE

JOHN WEST CHARLOTTE WEST DEED 6596/166

LOT 16 PLAT OF DANIEL CROOK PLAT LIBER 4, FOLIO 141

APPLICANT IS AWARE OF FLOOD PLAIN REGULATION REQUIREMENTS AND WILL COMPLY WITH SAME IN FLOOD ZONE "A".

HAS DISCUSSED THIS ISSUE WITH PLANS R/W RM. 120 RMF 3-8-07

NAIL AND WASHER SET IN HOOD SEAL WALL

CAPPED PIPE SET

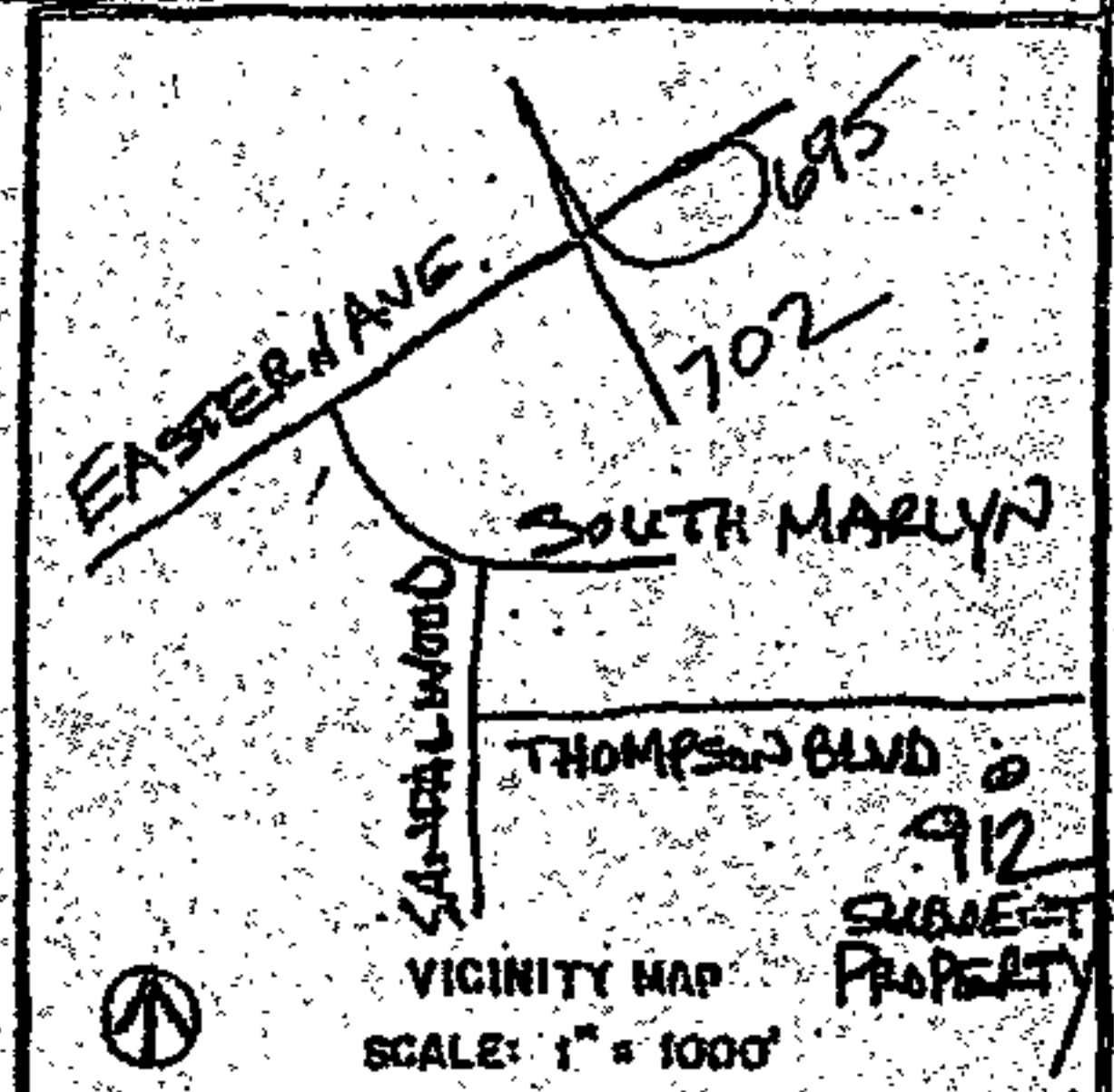
HOOD SEAL WALL

BACK RIVER

APPROD FOR SET SEE LTR 12/10/07 BACK RIVER

PREPARED BY: MICHELLE FRAVEL

SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION

ELECTION DISTRICT	15
COUNCILMANIC DISTRICT	7
1" = 200' SCALE MAP #	
ZONING	DR 5.5
LOT SIZE	857 37330.92
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 #
JL	107-398-A	



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

April 2, 2007

Richard Fravel
Michelle Fravel
912 Thompson Boulevard
Baltimore, Maryland 21221

Dear Mr. and Mrs. Fravel:

RE: Case Number: 07-398-A, 912 Thompson Boulevard

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 8, 2007.

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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

• Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
APR 30 2007

BY:.....

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination *JWL*
DATE: April 12, 2007
SUBJECT: Zoning Item # 07-398-A
Address 912 Thompson Boulevard
(Fravel Property)

Zoning Advisory Committee Meeting of March 19, 2007

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

The property lies within the Limited Development Area (LDA) and Buffer Management Area (BMA). Based on this, the property is subject to 15% impervious surfaces limit, limitations due to the 100-foot tidal buffer, and must have 15% tree cover.

Reviewer: Paul A. Dennis

Date: 4/9/07

Patricia Zook - Case 07-398-A (admin variance closed 4-2-07)

From: Patricia Zook
To: Livingston, Jeffrey
Date: 4/30/2007 12:32 PM
Subject: Case 07-398-A (admin variance closed 4-2-07)

Hi Jeff -

The petitioner for the above-referenced just called and said that DEPRM has issued comments. However, I haven't seen any comments come in for this case.

CASE NUMBER: 398
912 Thompson Boulevard
Location: S side Thompson Blvd, 312 feet NE of Sandalwood Road.
15th Election District, 7th Councilmanic District
Legal Owner: Richard and Michelle Fravel
Closing Date 4/2/2007

ADMINISTRATIVE VARIANCE To permit a proposed detached garage with a height of 27 feet in lieu of the permitted 15 feet.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

Patricia Zook - Case 07-376-A and Case 07-398-A (administrative variances)

From: Patricia Zook
To: Kennedy, Dennis
Date: 5/1/2007 11:36 AM
Subject: Case 07-376-A and Case 07-398-A (administrative variances)
CC: Murphy, John

Hello Dennis -

We received comments from your department for the referenced cases. However, the comments seem to address the construction of a new home rather than the construction of a garage. As such, we are wondering if your comments are different than the ones we received.

As always, thanks for your assistance, Dennis.

For your convenience, the descriptions are listed below:

CASE NUMBER: 07-376-A (administrative variance closed 3-19-07)

1432 Galena Road
Location: S side of Galena Road, 330 feet E of Cranford Road.
15th Election District, 7th Councilmanic District
Legal Owner: Richard C. and Luanne I. Szymanski
3/19/2007

ADMINISTRATIVE VARIANCE To permit a garage with a height of 28 feet in lieu of the permitted 15 feet.

CASE NUMBER: 07-398-A (administrative variance closed 4-2-07)

912 Thompson Boulevard
Location: S side Thompson Blvd, 312 feet NE of Sandalwood Road.
15th Election District, 7th Councilmanic District
Legal Owner: Richard and Michelle Fravel
Closing Date 4/2/2007

ADMINISTRATIVE VARIANCE To permit a proposed detached garage with a height of 27 feet in lieu of the permitted 15 feet.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

Patricia Zook - Re: Case 07-376-A and Case 07-398-A (administrative variances)

From: Dennis Kennedy
To: Zook, Patricia
Date: 5/1/2007 2:34 PM
Subject: Re: Case 07-376-A and Case 07-398-A (administrative variances)

Patti:

Yes, we realized that we were talking about garages. The flood protection requirements are nearly the same for a house and a garage. Our comments will direct the petitioner to the Buildings Engineer for a permit and the exact requirements will be spelled out there.

Dennis

>>> Patricia Zook 05/01/07 11:36 AM >>>

Hello Dennis -

We received comments from your department for the referenced cases. However, the comments seem to address the construction of a new home rather than the construction of a garage. As such, we are wondering if your comments are different than the ones we received.

As always, thanks for your assistance, Dennis.

For your convenience, the descriptions are listed below:

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 Location: S side of Galena Road, 330 feet E of Cranford Road.
 15th Election District, 7th Councilmanic District
 Legal Owner: Richard C. and Luanne I. Szymanski
 3/19/2007

ADMINISTRATIVE VARIANCE To permit a garage with a height of 28 feet in lieu of the permitted 15 feet.

CASE NUMBER: 07-398-A (administrative variance closed 4-2-07)

912 Thompson Boulevard
 Location: S side Thompson Blvd, 312 feet NE of Sandalwood Road.
 15th Election District, 7th Councilmanic District
 Legal Owner: Richard and Michelle Fravel
 Closing Date 4/2/2007

ADMINISTRATIVE VARIANCE To permit a proposed detached garage with a height of 27 feet in lieu of the permitted 15 feet.

Patti Zook
 Baltimore County
 Office of the Zoning Commissioner
 410-887-3868
pzook@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 16, 2007

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

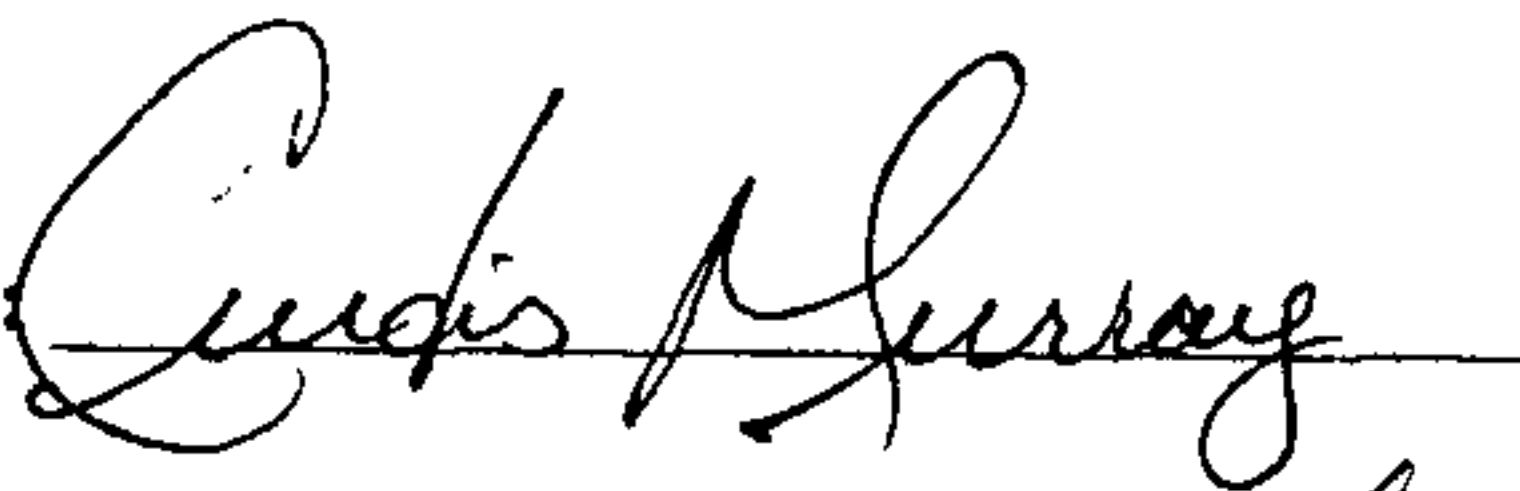
SUBJECT: 7-398 –Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 27 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

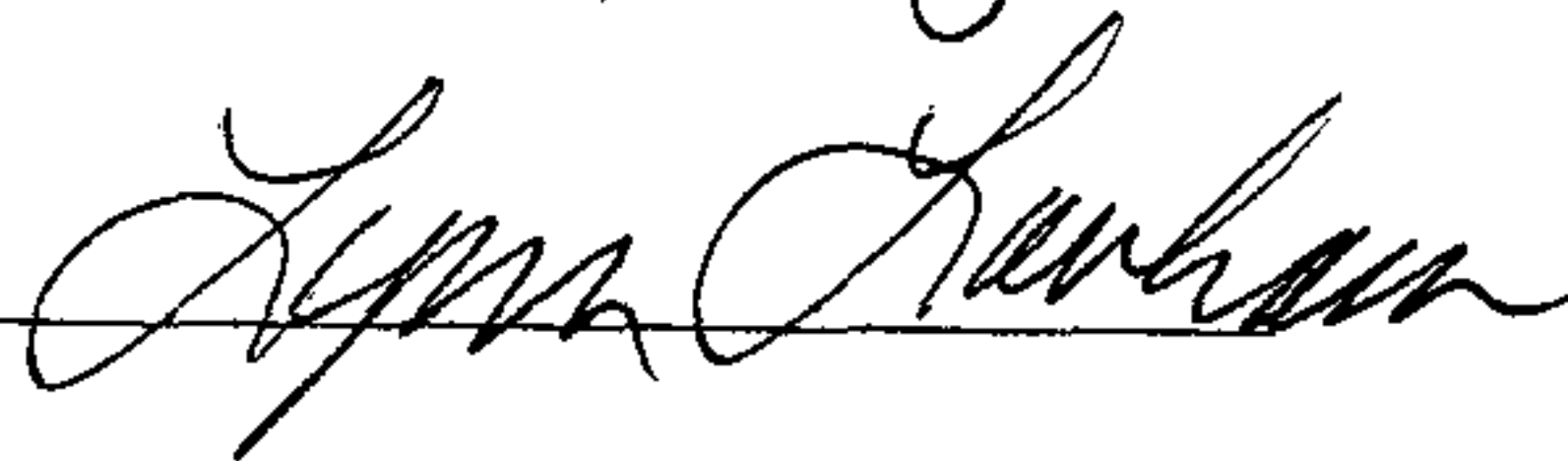
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Amy Mantay at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 16, 2007

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

RECEIVED
APR 19 2007

SUBJECT: 7-398 -Administrative Variance

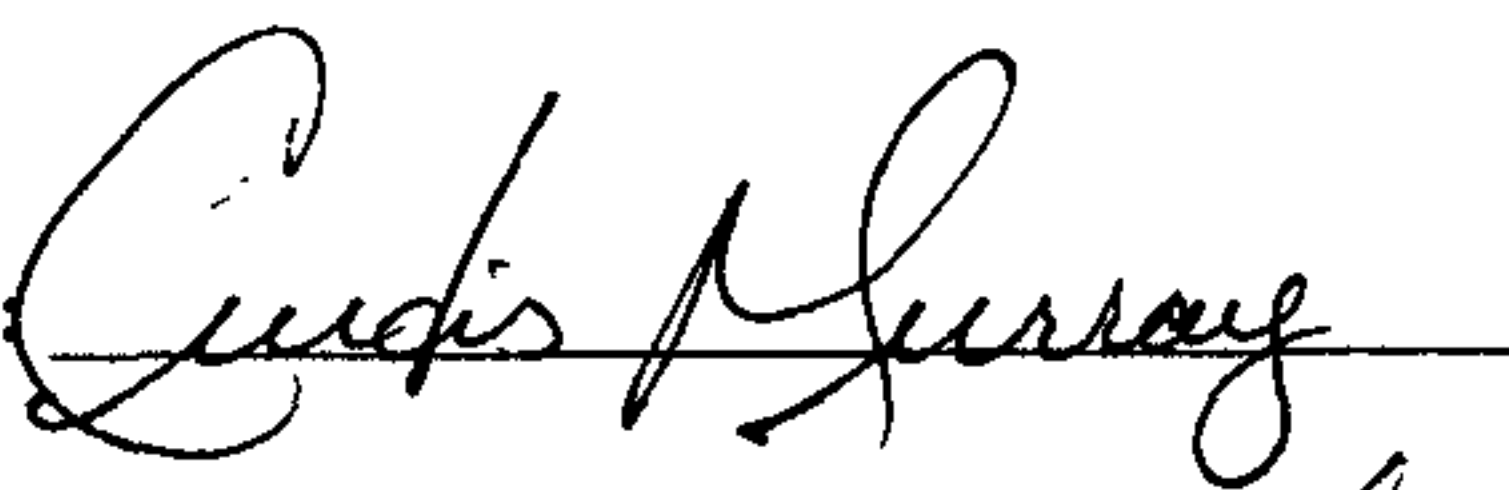
BY:.....

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 27 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

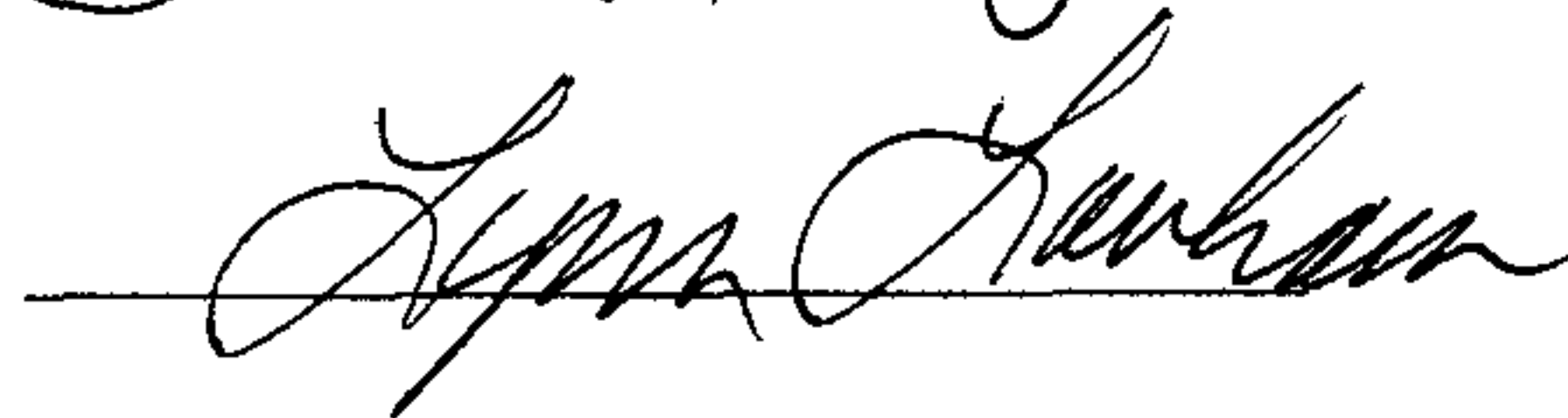
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Amy Mantay at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL: CM

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 19, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For March 26, 2007
Item No. 07-398

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 10.2 feet Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:cab

cc: File

ZAC-ITEM NO 07-398-03262007.doc

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

March 15, 2007

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

ATTENTION: Zoning Review planners

Distribution Meeting of: March 19, 2007

Item No.: 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 405, 406, 407, 408, 409.

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.

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

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
(O) 410-887-4880
MS-1102F

cc: File



Martin O'Malley, Governor
Anthony Brown, Lt. Governor

SHA
Driven to Excel
State Highway
Administration
Maryland Department of Transportation

John D. Porcari, Secretary Designate
Neil J. Pedersen, Administrator

Date: MARCH 15, 2007

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

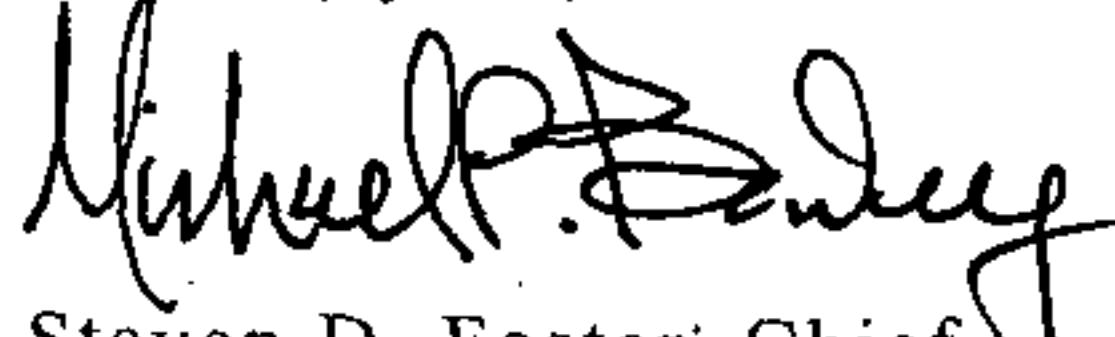
RE: Baltimore County
Item No. 7-398-A
912 THOMPSON BOULEVARD
FRANEL PROPERTY
ADMINISTRATIVE VARIANCE

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.

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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

12/10/07

Mr. Rick Fravel
912 Thompson Blvd.
Baltimore, MD. 21221-

Re: Zoning Case 07-398-A
Spirit and Intent Review Letter
ED. 15

Dear Mr. Fravel:

This is a response to your letter dated 11/03/2007 to Mr. Timothy Kotroco, Director of Permits Development Management, who has authorized this reply.

You have requested a determination that the proposed change from the site plan approved in the above referenced case be approved as being within the spirit and intent of the Zoning Commissioner's approved plan and order. Your plan and letter indicate that due to a problem with the location of an existing power line; the garage needs to be located at 113 feet rather than the plan approved 131 feet from the rear lot line. (Back River) No other changes are indicated or proposed.

I have discussed the issue with the Commissioner and based on your information he has agreed that the relocation of the garage is approved without the necessity of another zoning hearing. Please be aware that you must satisfy all government agencies requirements regarding permits and construction. Also be aware that the 14 restrictions of Mr. Murphy's Order remain in effect. Please document this response on all future plans for building permit. Be aware that this response is for zoning spirit and intent letter issues only and that it does not address issues for other agencies permit review requirements.

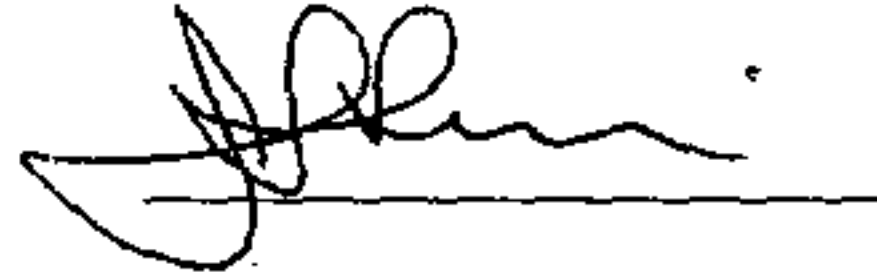
I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions please do not hesitate to contact me at 410-887-3391.

Page 1 of 2

912 Thompson Blvd. Page 2 of 2

The foregoing is merely an informal opinion. It is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

Sincerely,

A handwritten signature in dark ink, appearing to read 'John Lewis', is written over a horizontal line.

John Lewis
Planner II
Zoning Review

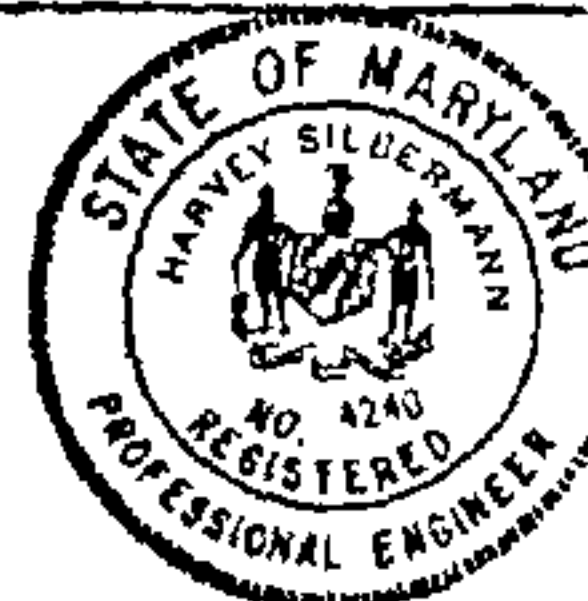
JLL/07-1292



CARLTON L. PRICE
PROF. LAND SURVEYOR
OF MD. NO. 10698

HOUSE LOCATION FOR
912 THOMPSON BLVD.
BALTIMORE COUNTY,
MARYLAND

DATE: SEPT. 25, 1987 SCALE: 1" = 40'
S.P.A. NO. L.P. 8706-202



HARVEY SILBERMANN
MD. P.E. NO. 4240

BACK RIVER
502.2
101.2

CERTIFICATION:

THIS IS TO CERTIFY THAT THE IMPROVEMENTS INDICATED HEREON ARE LOCATED AS SHOWN. THIS IS NOT A PROPERTY LINE SURVEY. THERE IS AN ENCROACHMENT ACROSS THE PROPERTY LINE.

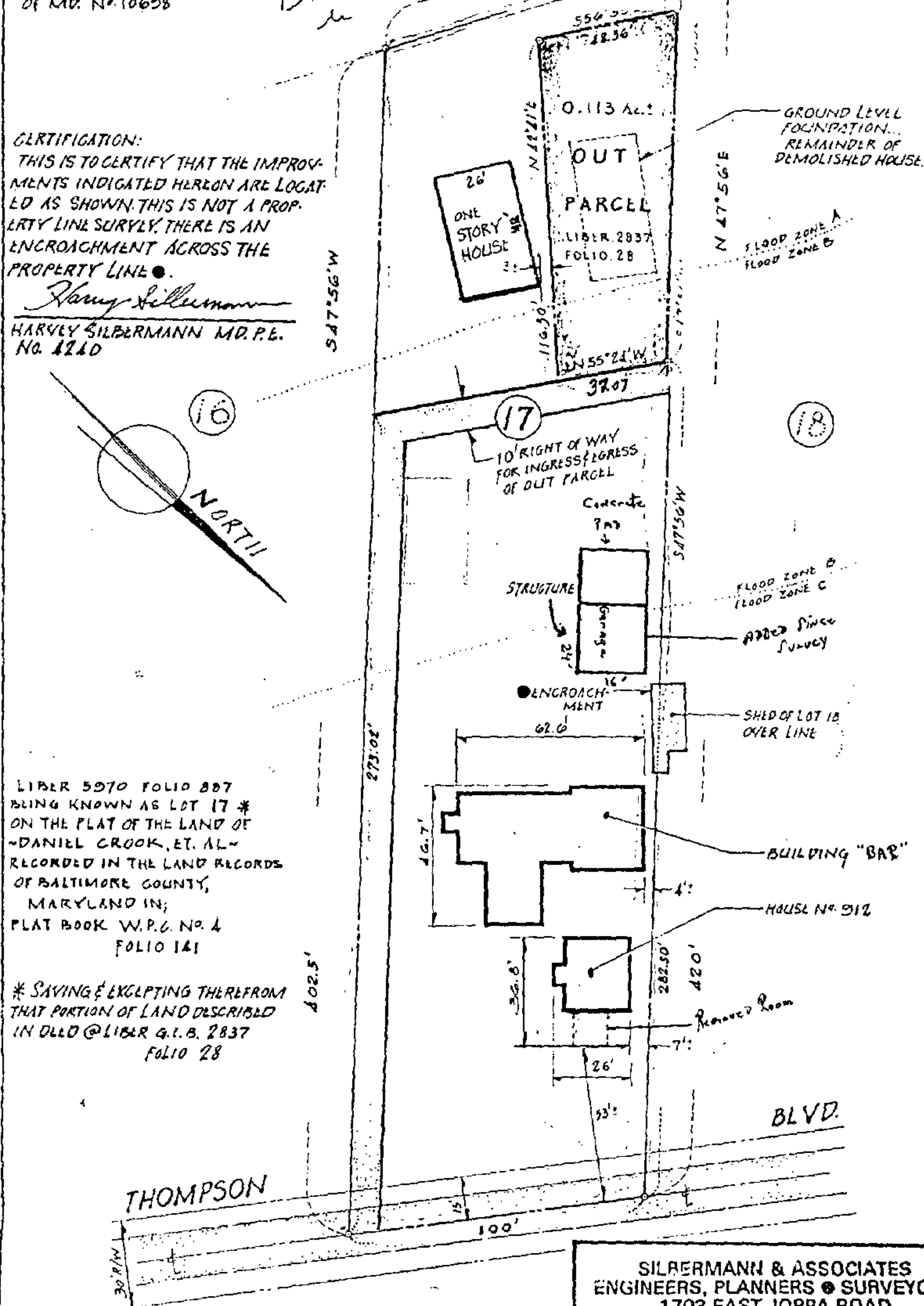
Harvey Silberman
HARVEY SILBERMANN MD. P.E.
NO. 4240

LIBER 5970 FOLIO 887
BEING KNOWN AS LOT 17 *
ON THE PLAT OF THE LAND OF
DANIEL CROOK, ET. AL -
RECORDED IN THE LAND RECORDS
OF BALTIMORE COUNTY,
MARYLAND IN;
PLAT BOOK W.P.C. NO. 4
FOLIO 141

* SAVING & EXCEPTING THEREFROM
THAT PORTION OF LAND DESCRIBED
IN DED @ LIBER G.L.B. 2837
FOLIO 28

THOMPSON

SILBERMANN & ASSOCIATES
ENGINEERS, PLANNERS & SURVEYORS
1703 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21234



TIME: 13:39:51 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/06/2008
DATE: 06/06/2008 GENERAL PERMIT APPLICATION DATA KRA 13:35:14

PERMIT #: B684826 PROPERTY ADDRESS
RECEIPT #: A581716 912 THOMPSON BLVD
CONTROL #: MRFP SUBDIV: DANIEL CROOKS PLAT
XREF #: B684826 TAX ACCOUNT #: 1523502690 DISTRICT/PRECINCT 15 01

OWNERS INFORMATION (LAST, FIRST)

FEE: 65.00 NAME: FRAVEL RICHARD & MICHELLE
PAID: 65.00 ADDR: 912 THOMPSON BLVD BALTIMORE MD 21221-5837
PAID BY: APPL

DATES

APPLICANT INFORMATION

APPLIED: 01/02/2008 NAME: RICHARD FRAVEL

ISSUED: 01/02/2008 COMPANY:

OCCPNY: ADDR1: 912 THOMPSON BLVD

FINAL INSPECT: ADDR2: BALTIMORE MD 21221-5837

INSPECTOR: 15F PHONE #: 410-391-3070 LICENSE #:

NOTES: TLL/KRA ALSO PROPERTY 1523003451 MERGED BY ZONING ORDER 07-398-A AND
DEED REF 17964/503 PER MR WISEMAN ZONING COMMISSIONER

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 09:28:32 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 01/02/2008
DATE: 06/05/2008 BUILDING DETAIL 1 KRA 13:18:18

DRC#

PERMIT # B684826 PLANS: CONST 00 PLOT 2 PLAT 0 DATA 0 EL 2 PL 2

TENANT

BUILDING CODE: CONTR: OWNER

IMPRV 1 ENGNR:

USE 06 SELLR: REFER BACK FOR ACCESSORY STRUCTURE LETTER

FOUNDATION BASE WORK: CONST 3-CAR DETACHED GARAGE ON REAR OF PROPERTY

2 3 TO BE: 1ST FLR GARAGE; 2ND FL UNFIN STORAGE. PER

CONSTRUC FUEL SEWAGE WATER VARIANCE#07-398-A. CANCELS B663323; CH IN SITE.

2 1E 1E 24'X37.5'X27'=1,800SF FLOOD ZONE A-9; ELEV 10.2'

CENTRAL AIR PLANS WAIVED ;MS

ESTIMATED COST

15,000.00 PROPOSED USE: SFD & 2 STY DETACHED GARAGE

OWNERSHIP: 1 EXISTING USE: SFD

RESIDENTIAL CAT: 1

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 09:29:14 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 01/02/2008
DATE: 06/05/2008 BUILDING DETAIL 2 KRA 13:18:18

PERMIT #: B684826	BUILDING SIZE	LOT SIZE AND SETBACKS
	FLOOR: 1800SF	SIZE: 31236SF
	WIDTH: 24'	FRONT STREET:
GARBAGE DISP:	DEPTH: 37.5'	SIDE STREET:
POWDER ROOMS:	HEIGHT: 27'	FRONT SETB: NC
BATHROOMS:	STORIES: 2	SIDE SETB: 10'-60'
KITCHENS:		SIDE STR SETB:
	LOT NOS: 17	REAR SETB: 113'
	CORNER LOT: N	

ZONING INFORMATION

DISTRICT:	BLOCK:	ASSESSMENTS
PETITION:	SECTION:	LAND: 0167300.00
DATE:	LIBER: 000	IMPROVEMENTS: 0299420.00
MAP:	FOLIO: 141	TOTAL ASS.:
	CLASS: 34	

PLANNING INFORMATION

MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL	PF2 - APPROVALS	PF7 - PREV. SCREEN	PF9 - SAVE
PF1 - GENERAL PERMIT	PF3 - INSPECTIONS	PF8 - NEXT SCREEN	CLEAR - MENU

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

Timothy M. Kotroco

TIMOTHY M. KOTROCO, Director



Donald E. Brand

DONALD E. BRAND, Buildings Engineer

BUILDING PERMIT

PERMIT #: B684826 CONTROL #: MRFP DIST: 15 PREC: 01
DATE ISSUED: 01/02/2008 TAX ACCOUNT #: 1523502690 CLASS: 34

PLANS: CONST 00 PLOT 2 R PLAT 0 DATA 0 ELEC NO PLUM NO
LOCATION: 912 THOMPSON BLVD
SUBDIVISION: DANIEL CROOKS PLAT

OWNERS INFORMATION

NAME: FRAVEL RICHARD & MICHELLE
ADDR: 912 THOMPSON BLVD BALTIMORE MD 21221-5837

TENANT:

CONTR: OWNER

ENGNR:

SELLR: REFER BACK FOR ACCESSORY STRUCTURE LETTER
WORK: CONST 3-CAR DETACHED GARAGE ON REAR OF PROPERTY
TO BE: 1ST FLR GARAGE; 2ND FL UNFIN STORAGE. PER
VARIANCE#07-398-A. CANCELS B663323; CH IN SITE.
24'X37.5'X27'=1,800SF FLOOD ZONE A-9; ELEV 10.2'
PLANS WAIVED ;MS

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD & 2 STY DETACHED GARAGE
EXISTING USE: SFD

TYPE OF IMPRV: NEW BUILDING CONTRUCTION

USE: GARAGE

FOUNDATION: BLOCK

BASEMENT: NONE

SEWAGE: PUBLIC EXIST

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 31236SF

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: 10'-60'

SIDE STR SETB:

REAR SETB: 113'

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

This Deed, MADE THIS 17th day of April in the year Two Thousand Three by and between Dorothy J. Smith, party of the first part, and Richard M. Fravel and Michelle M. Fravel, parties of the second part.

Witnesseth, That in consideration of the sum of Two Hundred Fifty Thousand Dollars and NO Cents (\$250,000.00), the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said parties of the second part, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple, that parcel of ground situate in Baltimore County, Maryland and described as follows, that is to say:

Being known and designated as part of Lot numbered 17 on the Plat of Land of Daniel Crook, et al, which said plat is duly recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 4, folio 141. Being known as 912 Thompson Boulevard

Being also the part of lot 17 which was not conveyed in a Deed dated October 5, 1987 from Lorraine Henrietta Schultz Waltman to Kenneth E. Iman and recorded in the Land Records of Baltimore County in Liber 7787, folio 635 described as all that portion of lot 17 which by Deed dated November 30, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. 2937, folio 28, was granted and conveyed by James A. Pine and Charlotte W. Pine, his wife, to Mollie Wiczynski, in fee simple.

BEING the same parcel of ground which by deed dated November 30, 1992 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 9546, folio 37 was granted and conveyed by Kenneth E. Iman unto Richard E. Smith, Sr. and Dorothy J. Smith. The said Richard E. Smith having since departed this life on or about OCTOBER 22, 2001, thereby vesting title solely unto Dorothy J. Smith, the Grantor herein.

THE WITHIN GRANTEE(S) DO HEREBY CERTIFY UNDER THE PENALTY(IES) OF PERJURY THAT THE LAND CONVEYED HEREIN IS RESIDENTIALLY IMPROVED OWNER-OCCUPIED REAL PROPERTY AND THAT THE RESIDENCE WILL BE OCCUPIED BY US AS EVIDENCED BY THE SIGNATURE(S) BELOW.

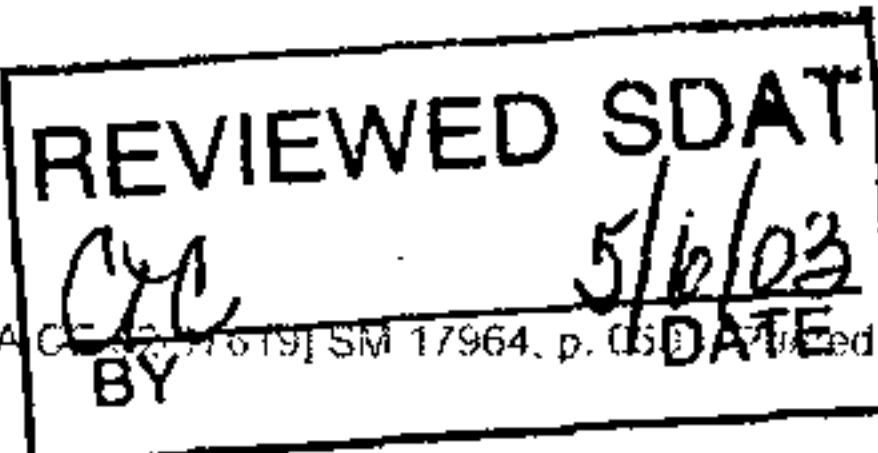
This is to certify the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.


F. Michael Grace

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple.

And the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.



WITNESS the hands and seals of said Grantor(s) and Grantee(s).

Test:

Dorothy J. Smith (SEAL)
 DOROTHY J. SMITH

Richard N. Fravel (SEAL)
 RICHARD N. FRAVEL

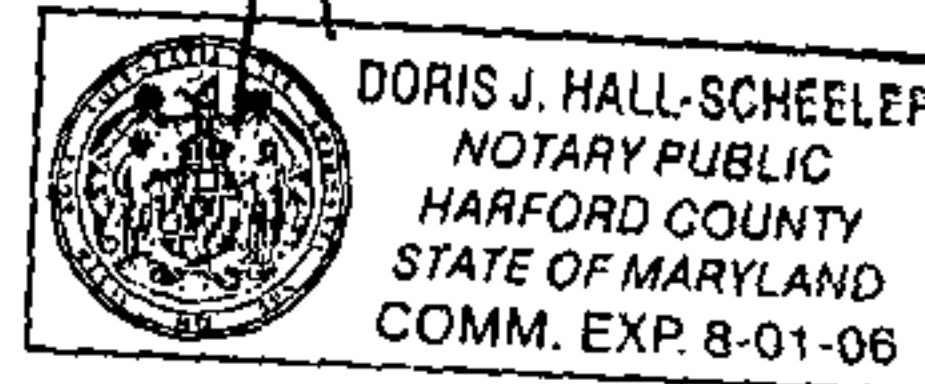
Michelle N. Fravel 4/17/03 (SEAL)
 MICHELLE N. FRAVEL

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I Hereby Certify, That on this ^{17th} day of April in the year Two Thousand Three, before me, the subscriber, a Notary Public of the State of Maryland, County of Harford personally appeared Dorothy J. Smith and Richard N. Fravel and Michelle N. Fravel known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal

Doris J. Hall-Scheeler
 Doris J. Hall-Scheeler



My Commission Expires: August 1, 2006

File Number: 11014WM

Return deed to:

Richard and Michelle Fravel
 912 Thompson Boulevard
 Baltimore, Maryland 21221

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only - All Copies Must Be Legible)

INP FD SURE \$	5.00
RECORDING FEE	20.00
TR TAX STATE	1,250.00
TOTAL	1,275.00
Reg# B402	Rec# 23555
SM TD	Blk # 1942
May 08, 2003	01:53 PM

Page available as

Being known and designated as part of Lot numbered 17 on the Plat of Land of Daniel Crook, et al, which said plat is duly recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 4, folio 141.. Being known as 912 Thompson Boulevard

Being also the part of lot 17 which was not conveyed in a Deed dated October 5, 1987 from Lorraine Henrietta Schultz Waltman to Kenneth E. Iman and recorded in the Land Records of Baltimore County in Liber 7787, folio 635 described as all that portion of lot 17 which by Deed dated November 30, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. 2937, folio 28, was granted and conveyed by James A. Pine and Charlotte W. Pine, his wife, to Mollie Wieczynski, in fee simple.

DEED

Lorraine Henrietta
Schultz Waltman

to

Kenneth E. Iman

Return to:

Emil B. Pielke
7937 Belair Road
Baltimore, MD 21236
ph: 661-6629

THIS DEED, made this fifth day of October, in the year one thousand nine hundred and eighty seven, by and between LORRAINE HENRIETTA SCHULTZ WALTMAN, of the first part, Grantor, and KENNETH E. IMAN, of the second part, Grantee.

WITNESSETH, that in consideration of the sum of Five Dollars and other good and valuable consideration, the actual consideration paid or to be paid being \$19,474.33, the receipt whereof is hereby acknowledged, the said party of the first part doth grant and convey, unto the said party of the second part, his heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in Baltimore County, State of Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot numbered 17 on the Plat of the Land of Daniel Crook, et al, which said plat is duly recorded among the Plat records of Baltimore County in Plat Book W.P.C. No. 4, folio 141.

SAVING AND EXCEPTING therefrom however all that portion thereof which by deed dated November 30, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. 2837, folio 28, was granted and conveyed by James A. Pine and Charlotte W. Pine, his wife to Mollie Wiczynski, in fee simple.

THE IMPROVEMENTS thereon being known as No. 912 Thompson Boulevard.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in any wise appertaining.

TO HAVE AND TO HOLD the lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Kenneth E. Iman, his heirs and assigns, in fee simple.

AND the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property conveyed; that she will warrant specially the property granted and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of the said Grantor:

TEST:

Emil B. Pielke

Lorraine Henrietta Schultz Waltman
Lorraine Henrietta Schultz Waltman

NOT RECORDED

SEP 2/5/98

RECEIVED FOR THE OFFICE
S. J. of
Ass't for Baltimore County

SEP 2/5/98
Date

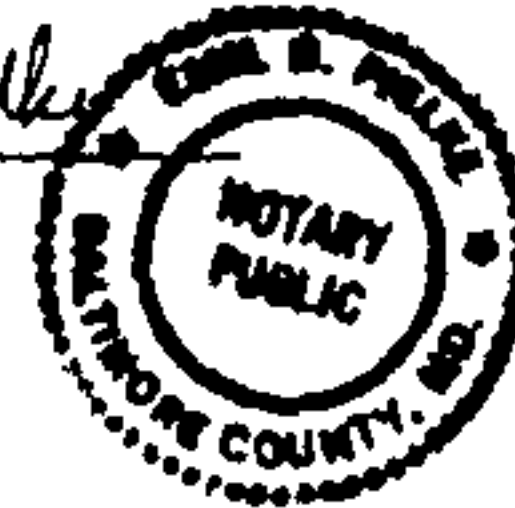
0217****31159: 8082A

STATE OF MARYLAND: COUNTY OF BALTIMORE: to wit:

I HEREBY CERTIFY, that on this fifth day of October, 1987, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared LORRAINE HENRIETTA SCHULTZ WALTMAN, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Emil B. Pielke
Notary Public



My commission expires: July 1, 1990

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Emil B. Pielke
EMIL B. PIELKE, Attorney

B RC F	12.00
B T TX	97.37
B DOCS	97.50
DEED	0 #
SM CLERK	206.87
#17138 0004 R01	115:06
	02/05/89

November 29, 2007

Mr. Timothy Kotroco
Director PDM
Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204
410-887-3335

JLL
TB: Plamen
who
11/4/07 was

PAID

CK. NO. 1100

DATE 12-3-07

#10⁰⁰

Dear Mr. Kotroco,

Within the spirit and intent of case 07398A, I would like to amend the following garage rear yard set back to 113 feet instead of 131 feet due to over head power lines. I have discussed this matter with Mr. Bowman from DEPRM. He has instructed me the amendment would be acceptable since the building would not encroach into the 100 foot buffer zone. I have also presented this amendment to John West, my neighbor at 918 Thompson Blvd. Balt., Md. 21221. He does not object as well.

I, John West, 918 Thompson Blvd., Balt., Md. 21221, do not object to the amended rear yard set back for the proposed garage at 912 Thompson Blvd. from 131 feet to 113 feet.

Sign: John West Print: JOHN WEST

Date: 12/3/07

I have included a ten dollar check for the review and response of this matter.

Thank You,

Rick Fravel

Rick Fravel
912 Thompson Blvd.
Balt., Md. 21221
410-391-3070

See
S+I
Response
Dated
12/10/07

P A I D
DATE
C/N

RECEIVED
DEC 5 2007
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

07-1292

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 912 THOMPSON BLVD

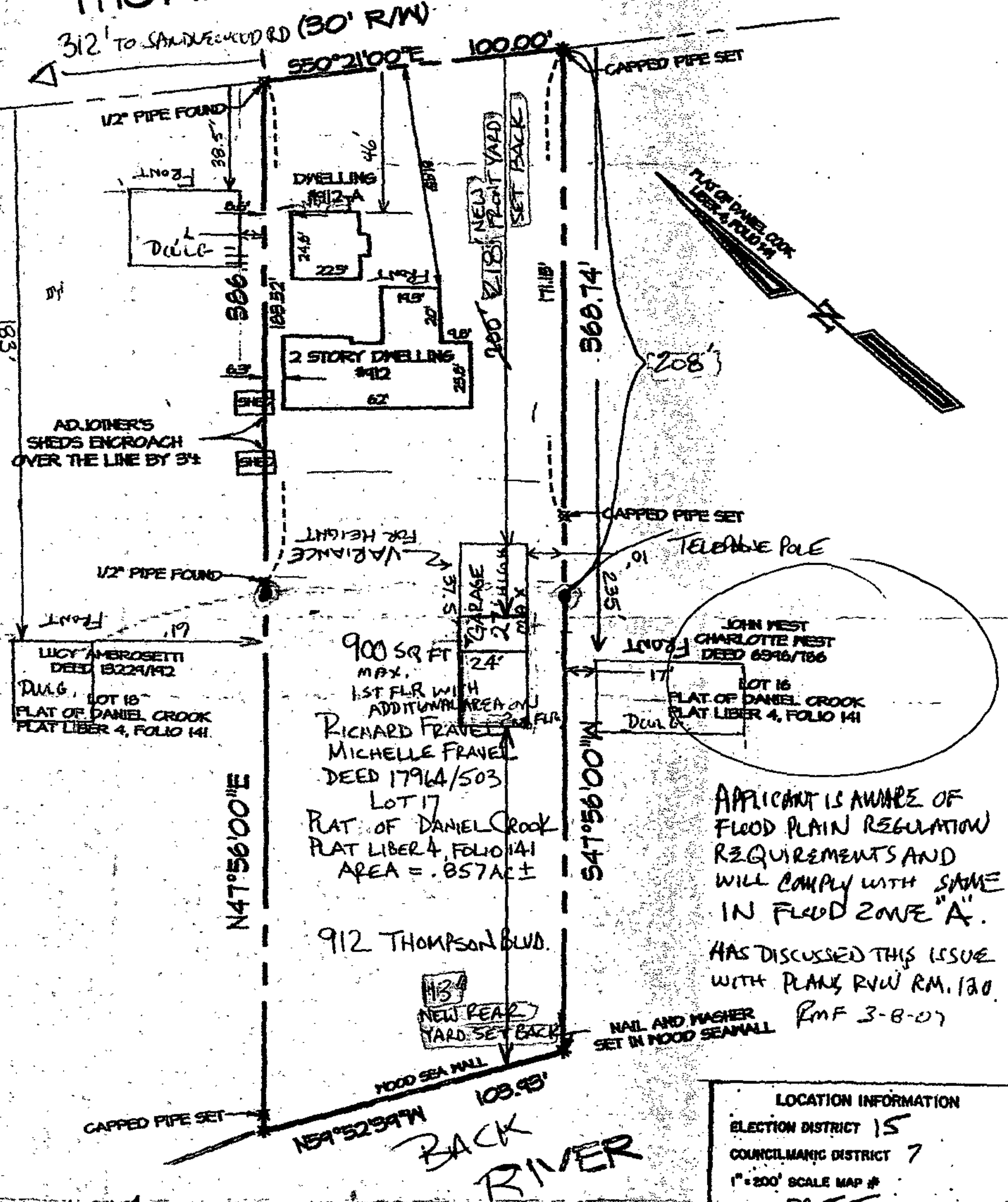
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME DANIEL CROOK

PLAT BOOK # 4 FOLIO # 141 LOT # 17 SECTION #

OWNER RICHARD + MICHELLE FRAVEL

THOMPSON BOULEVARD



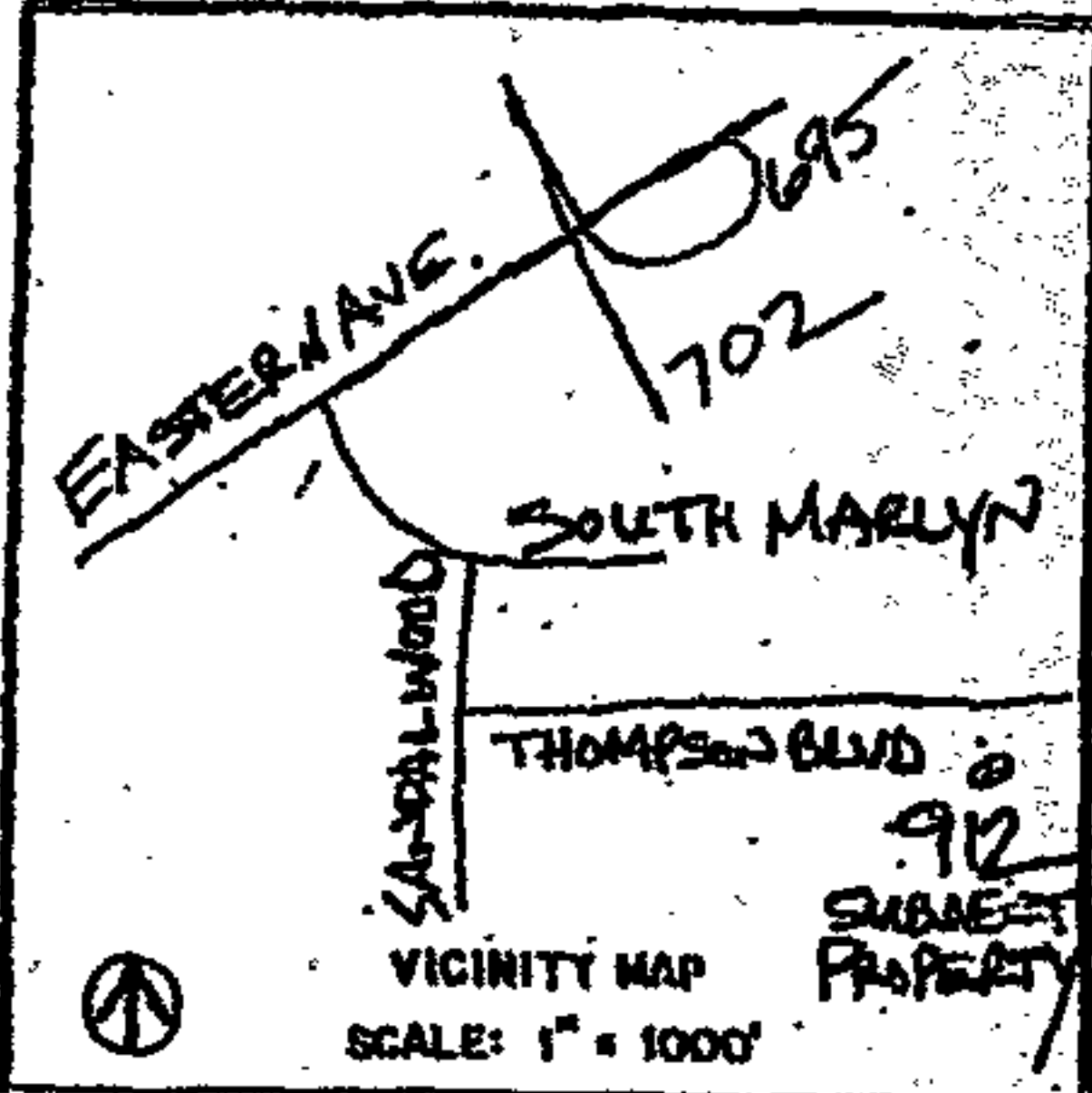
APPLICANT IS AWARE OF FLOOD PLAIN REGULATION REQUIREMENTS AND WILL COMPLY WITH SAME IN FLOOD ZONE "A".

HAS DISCUSSED THIS ISSUE WITH PLANS R/W RM. 120. RMF 3-8-07

APPROVED FOR SET
SEE LTR 12/10/07
BACK RIVER

PREPARED BY: MICHELLE FRAVEL

SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION			
ELECTION DISTRICT	15		
COUNCILMANIC DISTRICT	7		
1" = 200' SCALE MAP #			
ZONING	DR 5.5		
LOT SIZE	85.7	37330.92	
	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 #	
JL	107-398-A		

398

DR 5:5

SITE

912 THOMPSON BLVD
BALT MD 21221

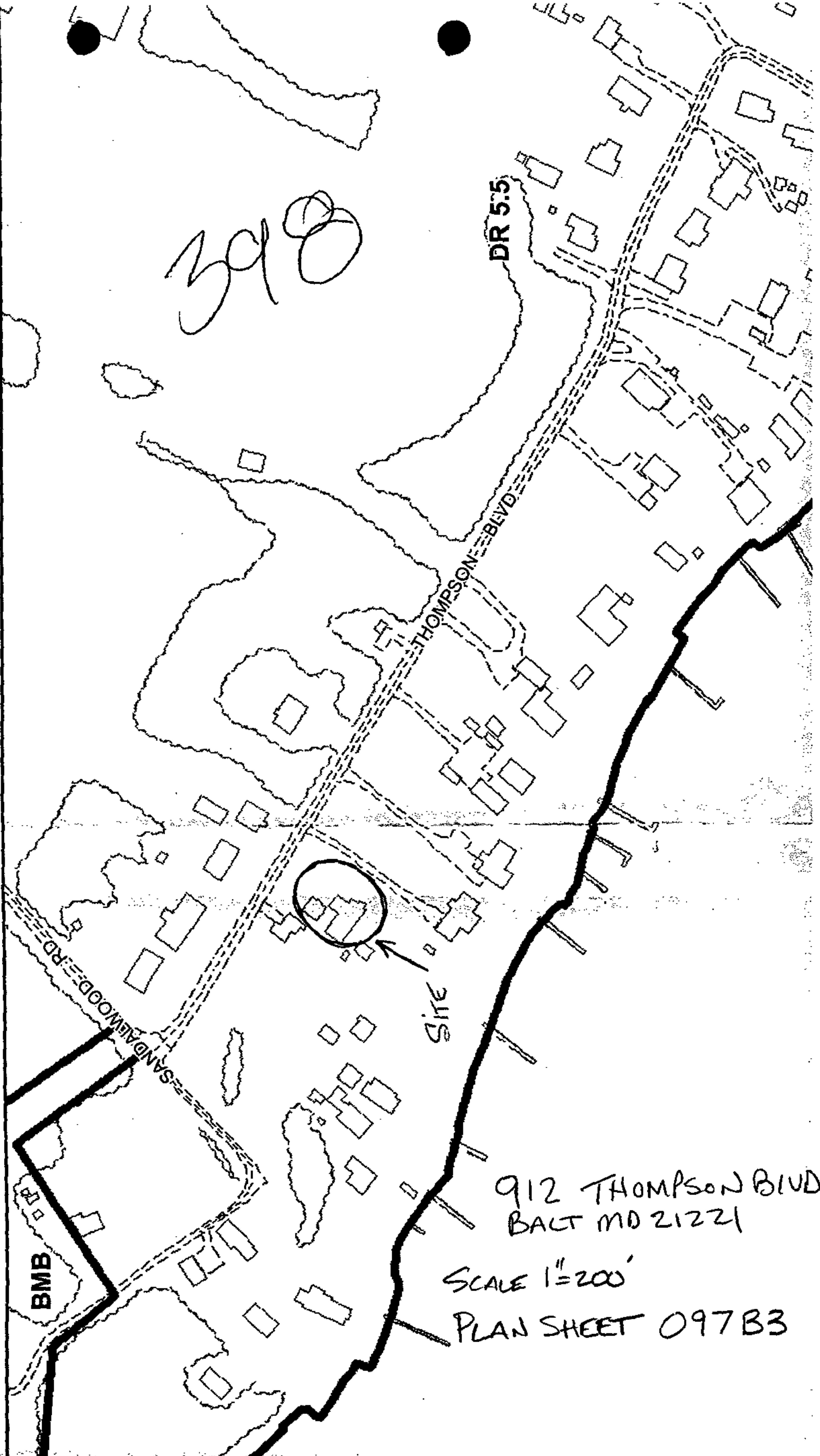
SCALE 1"=200'

PLAN SHEET 097B3

BMB

SANDALWOOD RD

THOMPSON BLVD



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 912 THOMPSON BLVD

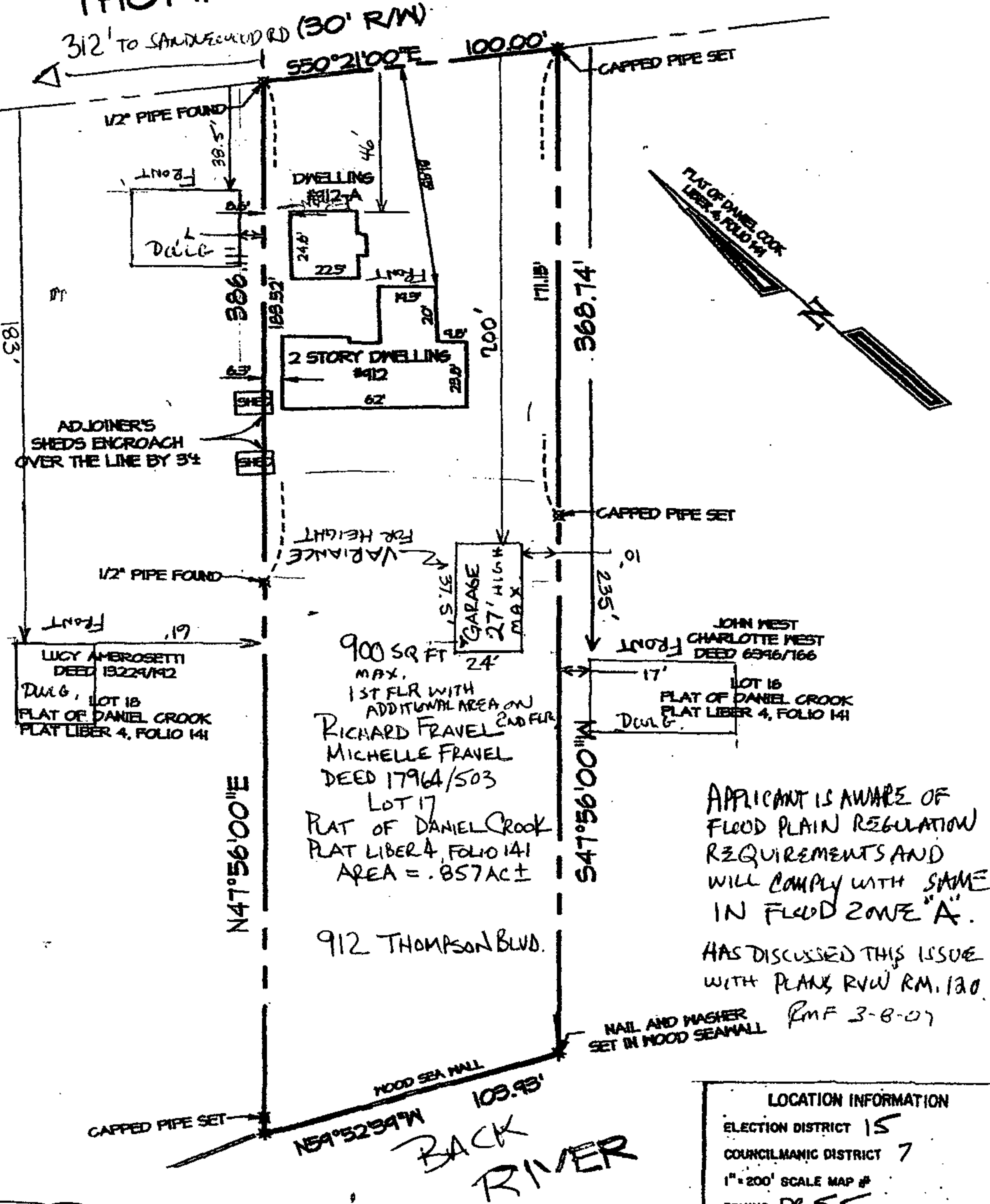
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME DANIEL CROOK

PLAT BOOK # 4 FOLIO # 141 LOT # 17 SECTION #

OWNER RICHARD + MICHELLE FRAVEL

THOMPSON BOULEVARD

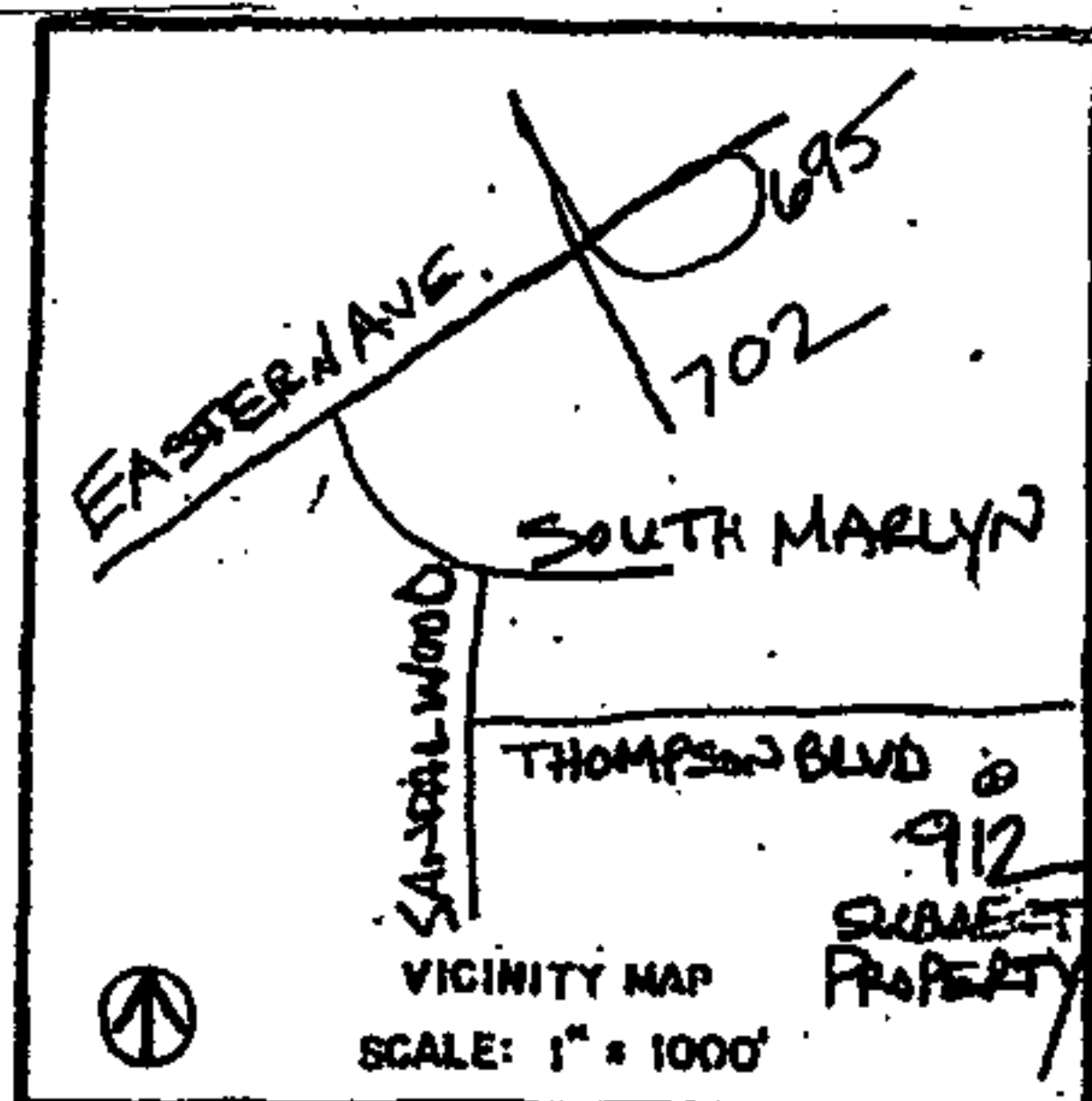


SEE S+I APPVD PLAN + LTR DATED 12/10/07

BACK RIVER

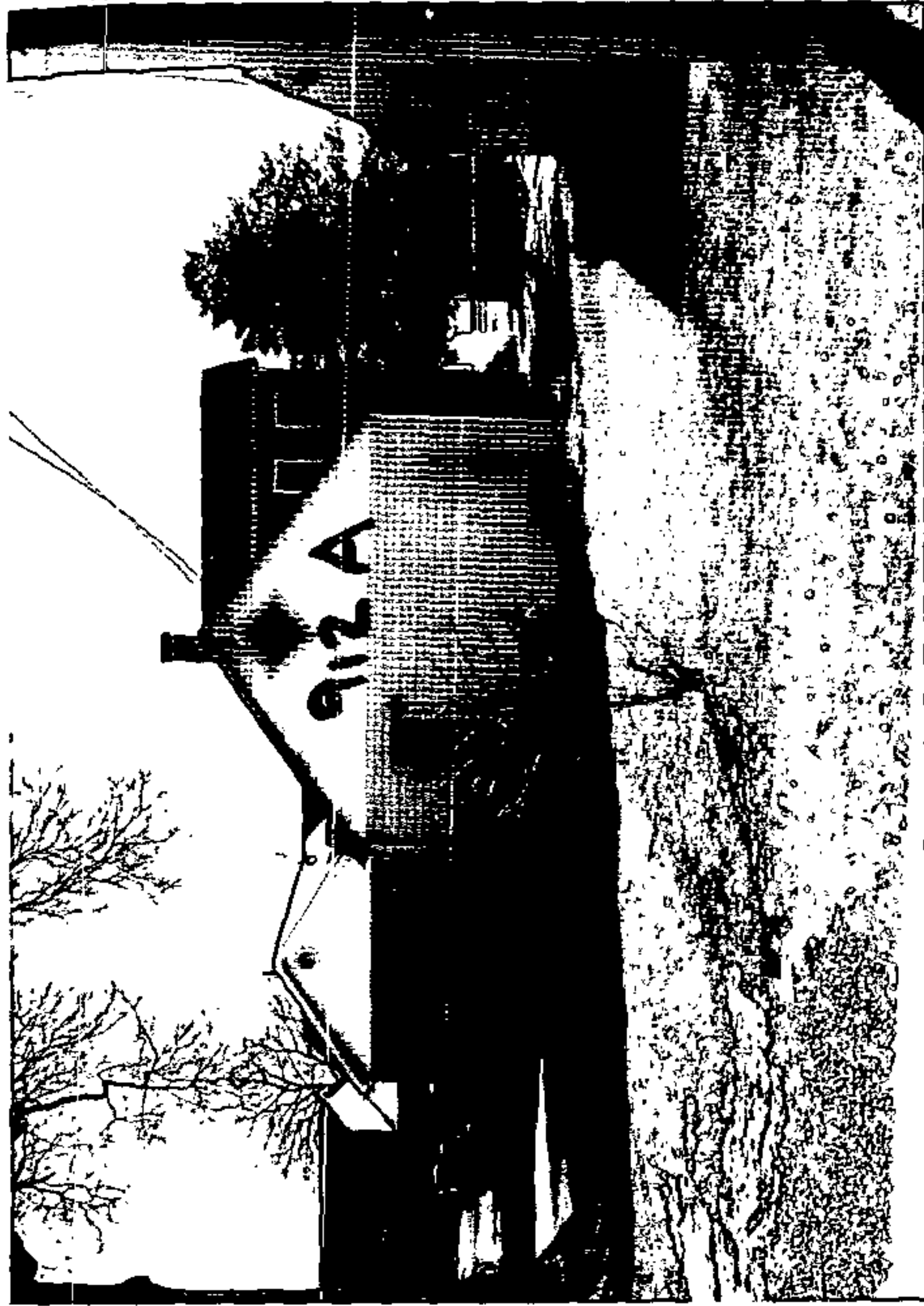
PREPARED BY: MICHELLE FRAVEL

SCALE OF DRAWING: 1" = 50'

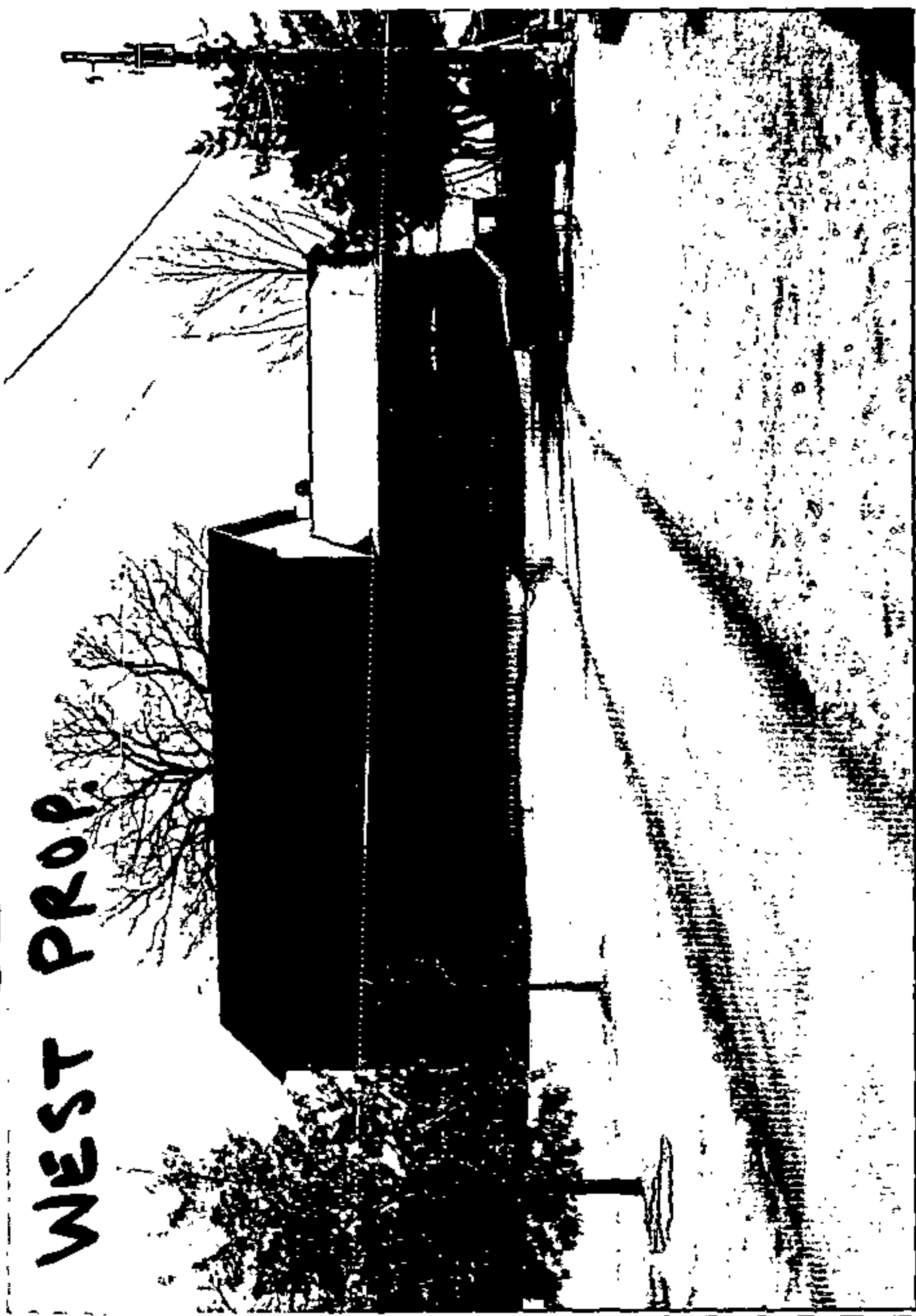


LOCATION INFORMATION	
ELECTION DISTRICT	15
COUNCILMANIC DISTRICT	7
1" = 200' SCALE MAP #	
ZONING	DR 5.5
LOT SIZE	.857 37330.92
ACREAGE	SQUARE FEET
SEWER	☒ PUBLIC ☐ PRIVATE
WATER	☒ ☐
CHESAPEAKE BAY CRITICAL AREA	☒ YES ☐ NO
100 YEAR FLOOD PLAIN	☒ ☐
HISTORIC PROPERTY/BUILDING	☐ ☒
PRIOR ZONING HEARING	NONE
ZONING OFFICE USE ONLY	
REVIEWED BY	ITEM # CASE #
JL	107-398-A

CASE # 07-398-A



HOUSE TO LEFT
WEST PROP.



AMBROSETTI PROP



HOUSE TO RIGHT



CASE # 07-398-A

GARAGE (WHERE BACKHOE IS)

