

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
S side Thompson Blvd., 1056 feet E c/l
Sandlewood Road *
15th Election District * DEPUTY ZONING COMMISSIONER
7th Councilmanic District *
(950 A Thompson Boulevard) * BALTIMORE COUNTY

Clarence E. Nichols and Francine J. Pettie
Petitioners * CASE NO. 07-471-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, Clarence E. Nichols and Francine J. Pettie. The variance request is for property located at 950 A Thompson Boulevard. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in the front/side yards with a height of 20 feet in lieu of the required rear yard and 15 foot height. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a 28 foot x 32 foot garage with a height of 20 feet. Building the garage in the rear yard would place it within 20 feet of the front of a neighbor's house. Placing the garage as required would block the water view.

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 Department of Environmental Protection and Resource Management dated June 15, 2007 and the Office of Planning dated May 8, 2007, both of which contain restrictions. Copies of these comments are incorporated herein and made a part hereof the file.

RECEIVED FOR FILE
6-19-07
[Signature]

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 April 29, 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.

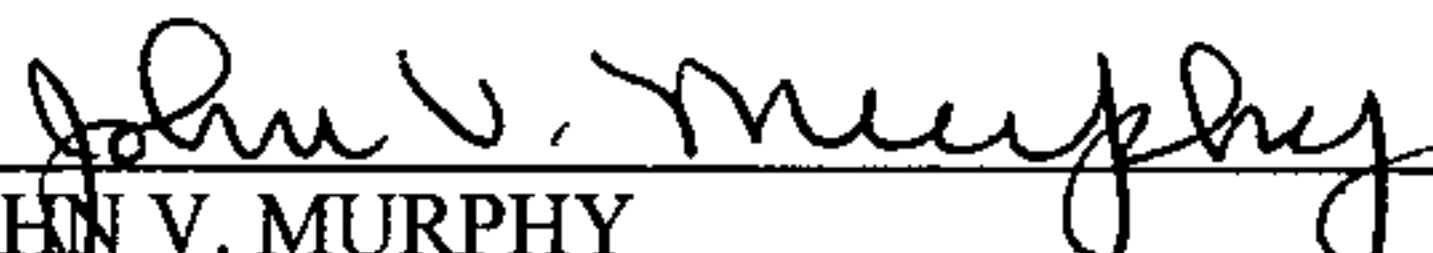
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

RECEIVED FOR FILE
6-19-07
RJ

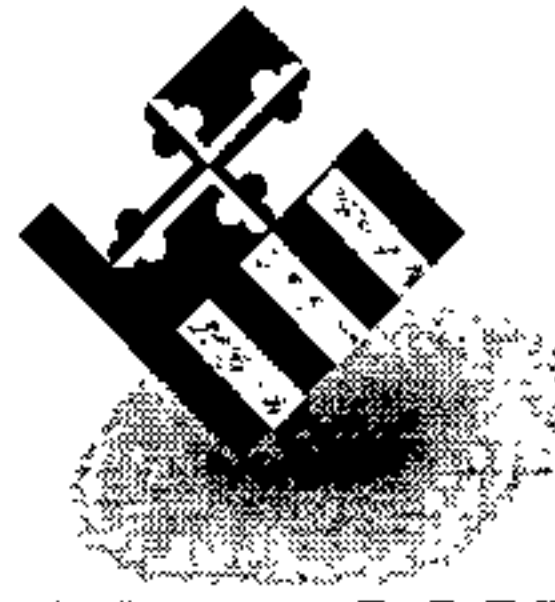
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 19th day of June, 2007 that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in the front/side yards with a height of 20 feet in lieu of the required rear yard and 15 foot height 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. 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).
3. This property is within the Limited Development Area (LDA) of the CBCA. LDA regulations state that the lot is limited to 25% impervious surface area and that 15% tree cover be maintained.
4. 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.
5. The accessory structure shall not be used for commercial purposes.

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



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 19, 2007

CLARENCE E. NICHOLS AND FRANCINE J. PETTIE
950 A THOMPSON BOULEVARD
BALTIMORE MD 21221

Re: Petition for Administrative Variance
Case No. 07-471-A
Property: 950 A Thompson Boulevard

Dear Mr. Nichols and Ms. Pettie:

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
for Baltimore County

JVM:pz

Enclosure

CBOCA



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 950A Thompson Blvd.
which is presently zoned OR 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) 400.1 and 460.3 to permit an accessory structure (garage) be located in the front/side yards with a height of 20 ft. in lieu of the required rear yard and 15 ft. height.

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):

Clarence E. Nichols
Name - Type or Print

Clarence E. Nichols
Signature

Francine J. Petrie
Name - Type or Print

Francine J. Petrie
Signature

950A Thompson Blvd. (410) 381-4945
Address Telephone No.

Baltimore, MD
City State

21221
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. 07-471-A

Reviewed By BH Date 4/16/07

REV 10/25/01

Estimated Posting Date 4/29/07

1619-07
106

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 950 A Thompson Blvd.
Address
Essex, 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):

We are asking for a practical difficulty variance for area and for height. To put the garage in the rear yard where it would have to go, it would have to be put within about 20' of the front of our neighbors house, which they have said they wouldn't have wanted it there, so it would be unnecessarily burdensome for them and for us, because it would have caused a lot of tension. Plus it would be in our water view. We talked to contractors (we got a few estimates) and they all said, to attach the garage to the end of the house they would have to remove the overhang because the garage was going to be higher than that end of the house. So they couldn't guarantee that the house or the garage would not leak. So we didn't attach the garage. We did not realize we needed to, because we were putting it in the same area, we just moved in over 12' from the end of the house. We had it built 18' high not knowing it could only be 15' if it was not attached. We had the DEPRM here to tell us what we had to do to be in compliance for impervious area, and we told them where we wanted to put the garage and how high it was going to be, and we showed them the permit. To grant the variances for area or for height does not in any way effect the public's health, safety or welfare.

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.

Clarence E Nichols
Signature

Clarence Nichols
Name - Type or Print

Francine Pettie
Signature

Francine Pettie
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of April, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Karen E. Stone
Notary Public

My Commission Expires

My Commission Expires
April 1, 2008

Zoning Description

Zoning Description for 950A Thompson Blvd.

Beginning at a point on the South West side of Thompson Blvd. which is 18' wide at the distance of 1056' East of the centerline of the nearest improved intersecting street Sandlewood Road which is 18' wide. Being Lot #3 in the subdivision of Frascchetti Property as recorded in Baltimore County Plat Book # 50, Folio # 94, containing .5046 acres. Also known as 950A Thompson Blvd. and located in the 15th Election District, and 7th Councilmanic District.

42

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 26765

DATE 4/16/07 ACCOUNT REVENUE - 006 - 6153

AMOUNT \$ 65.00

RECEIVED FROM: CL. VANCE N. HALLS

FOR: Administrative - Unexpended

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

147

PAID RECEIPT

DATE 4/17/2007 TIME 10:22:57 DRU
PER 0006 JAN CH NEW 1301
SYMBOL 026765 3/16/2007
AMOUNT 65.00 \$65.00
CASHIER 0006 \$65.00 CA
BALANCE 0000 Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-471-A

Petitioner/Developer: CLARENCE

NICHOLS

Date of Hearing/Closing: 5-14-07

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:

950 THOMPSON BLVD #A

The sign(s) were posted on

4-29-07
(Month, Day, Year)

Sincerely,

Robert Black 5-10-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

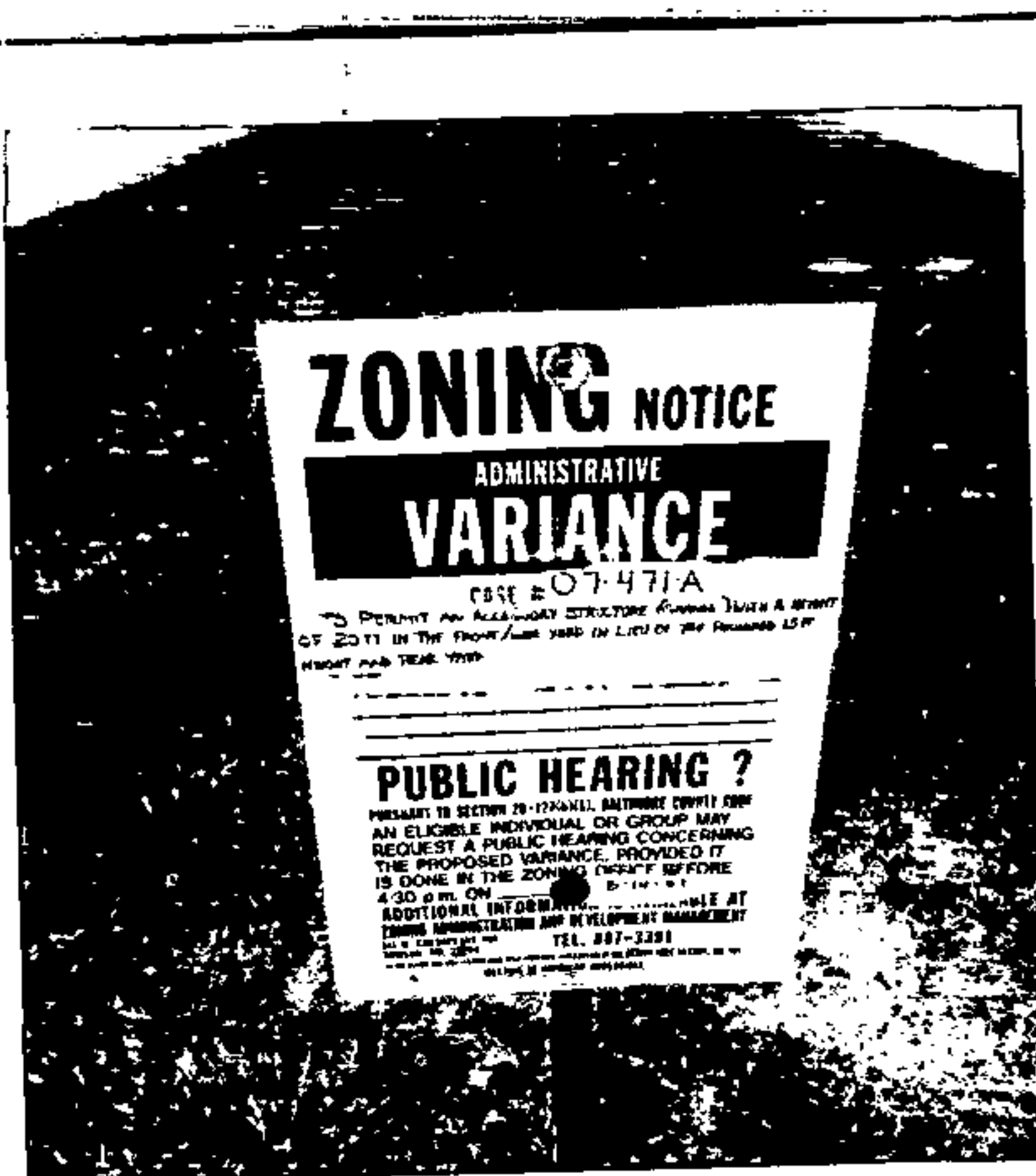
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





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

May 14, 2007

Clarence E. Nichols
Francine J. Pettie
950A Thompson Boulevard
Baltimore, MD 21221

Dear Mr. Nichols and Ms. Pettie:

RE: Case Number: 07-471-A, 950A Thompson Boulevard

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 16, 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, reading "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
JUN 15 2007
BY:

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *JVL*

DATE: June 15, 2007

SUBJECT: Zoning Item # 07-471-A
Address 950A Thompson Blvd
Nichols Property

Zoning Advisory Committee Meeting of April 23, 2007

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:

This property is within the Limited Development Area (LDA) of the CBCA. LDA regulations state that the lot is limited to 25% impervious surface area and that 15% tree cover be maintained.

Reviewer: Kevin Brittingham

Date: 6/04/07

Patricia Zook - 07-460-A and 07-471-A (administrative variances)

From: Patricia Zook
To: Livingston, Jeffrey
Date: 6/14/2007 10:06 AM
Subject: 07-460-A and 07-471-A (administrative variances)

Hi Jeff -

We still need comments for administrative variance cases 07-471-A and 07-460-A. Both petitioners have been calling the office, in particular 07-460-A. They are anxious to get started on construction.

Thanks.

Hi Jeff -

We are waiting for DEPRM comments for the above-referenced case located at 950-A Thompson Blvd.0

Comments are still needed for cases 07-460-A and 07-442-A.

Thanks.

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

Patricia Zook - 07-471-A (administrative variance-closed 5-14-07)

From: Patricia Zook
To: Livingston, Jeffrey
Date: 5/31/2007 11:28:10 AM
Subject: 07-471-A (administrative variance-closed 5-14-07)

Hi Jeff -

We are waiting for DEPRM comments for the above-referenced case located at 950-A Thompson Blvd.0

Comments are still needed for cases 07-460-A and 07-442-A.

Thanks.

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: May 8, 2007

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

RECEIVED
MAY 10 2007

SUBJECT: 7-471 – Administrative Variance

BY:.....

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 20 feet in lieu of the maximum permitted 15 feet and to be located in the front/side yards 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:

Curtis Murray

Section Chief:

Amy Mantay

AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 8, 2007

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

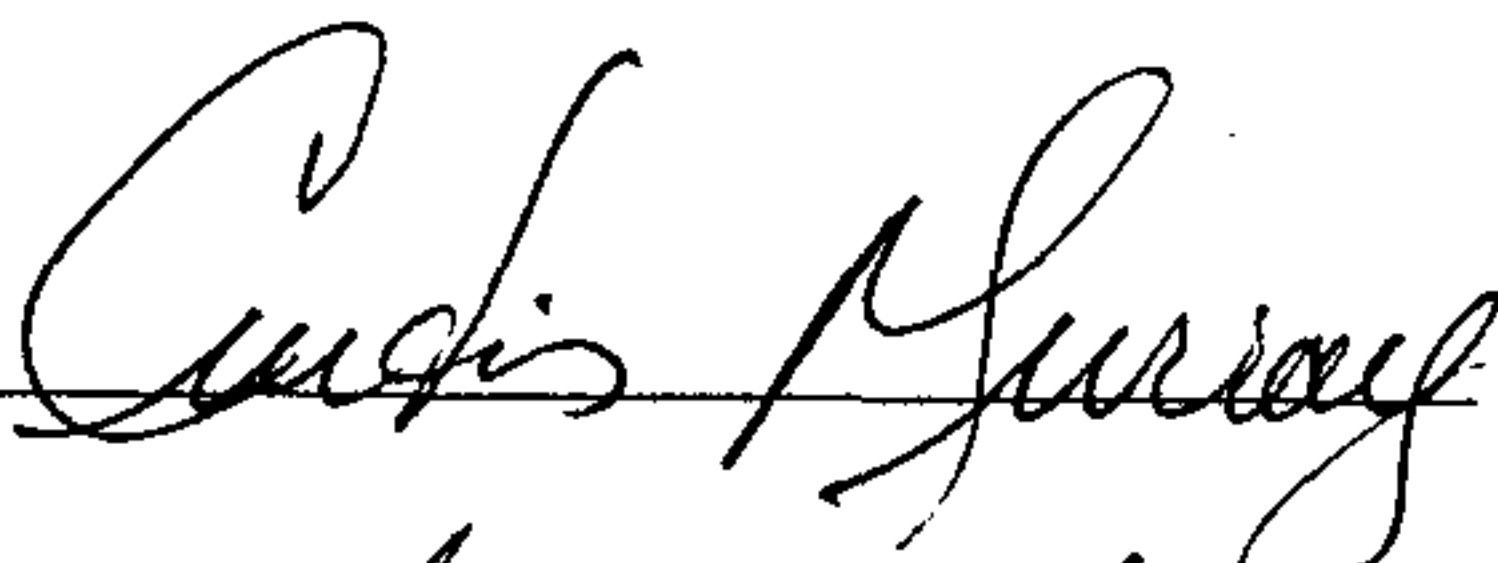
SUBJECT: 7-471 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 20 feet in lieu of the maximum permitted 15 feet and to be located in the front/side yards provided the following conditions are met:

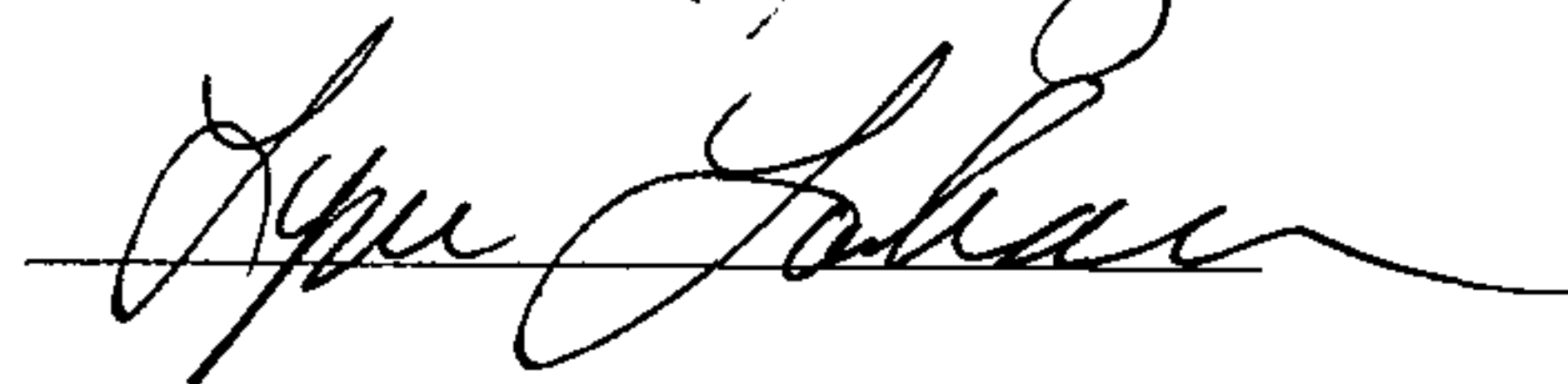
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:



Section Chief:



AFK/LL: CM



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 4/24/2007

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

RE: Baltimore County
Item No. 7-471-A
950 A THOMPSON BOULEVARD
NICHOLS / PETTIE PROPERTY
ADMINISTRATIVE HEARING

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. 7-471-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

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

April 24, 2007

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

ATTENTION: Zoning Review planners

Distribution Meeting of: April 23, 2007

Item No.: 454, 455, 456, 457, 458, 459, 460, 461, 462, 464, 465, 466, 467,
468, 469, 470, 471, and 472.

Pursuant to your request, the referenced plan(s) have been reviewed by the Fire Marshal's Office 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

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 24, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For April 30, 2007
Item Nos. 07-454, 455, 456, 457, 458, 459,
461, 464, 465, 467, 468, 471, 472, and 473

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 04242007.doc



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

May 10, 2007

J. Carroll Holzer, Esquire
508 Fairmount Avenue
Towson, MD 21286

RE: *In the Matter of: Kevin Gerold – Legal Owner /Petitioner*
Case No. 06-471-A /Order of Dismissal

Dear Mr. Holzer:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of
Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Bianco
Kathleen C. Bianco
Administrator

Enclosure

c: Lawrence Williams
Kevin Gerold
Bill Fannon
Dave Wright
Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM



IN THE MATTER OF
THE APPLICATION OF
KEVIN GEROLD - LEGAL OWNER
/ PETITIONER FOR VARIANCE ON
PROPERTY LOCATED ON THE NW/S OF
HART ROAD, 2,125' E OF DENBY ROAD
(1212 HART ROAD)
9TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 06-471-A

* * * * *

ORDER OF DISMISSAL

This matter comes to the Board of Appeals by way of an appeal filed by J. Carroll Holzer, Esquire, on behalf of Lawrence Williams, Appellant /Protestant, from a decision of the Deputy Zoning Commissioner dated June 8, 2006, in which the requested zoning relief was granted with conditions.

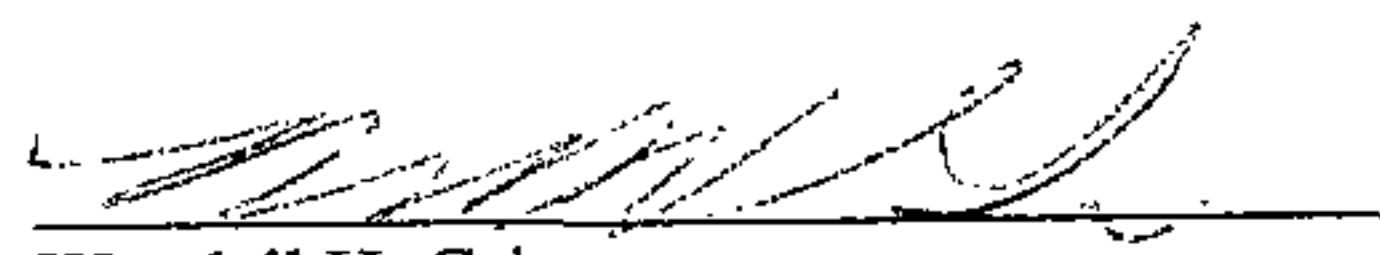
WHEREAS, the Board is in receipt of a letter of withdrawal of appeal filed on May 2, 2007 via facsimile by J. Carroll Holzer, Esquire, on behalf of Lawrence Williams, Appellant (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Counsel for Appellant requests that the appeal taken in this matter be withdrawn and dismissed as of May 2, 2007 based upon the fact that the matter is now moot,

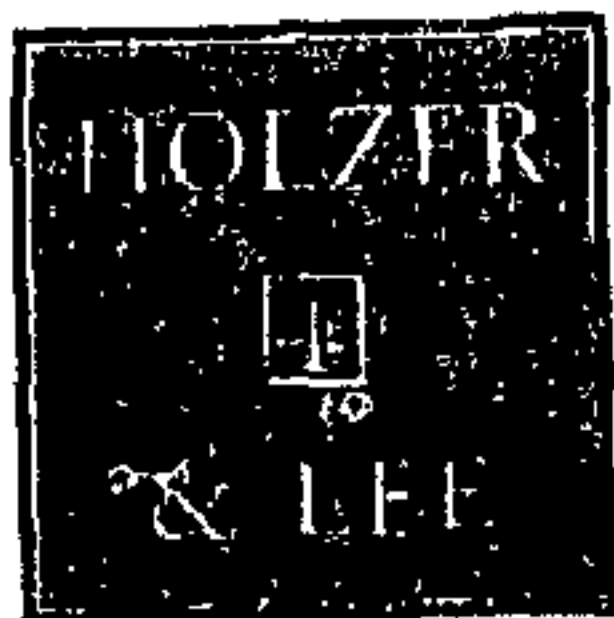
IT IS ORDERED this 10th day of May, 2007 by the County Board of Appeals of Baltimore County that the appeal taken in Case No. 06-471-A be and the same is hereby **DISMISSED**.

**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**


Lawrence S. Wescott


Wendell H. Grier

Edward W. Crizer, Jr.



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

THOMAS J. LEE

OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

~~XXXXXXXXXXXXXXX~~

jcholzer@cavtel.net

May 2, 2007
#7629

Ms. Kathleen Bianco, Administrator
Baltimore County Board of Appeals
400 Washington Avenue
Room 49
Towson, Maryland 21204

RE: *In the Matter of: Kevin Gerhold*
1212 Hart Road
Case No.: 06-471-A

Dear Ms. Bianco:

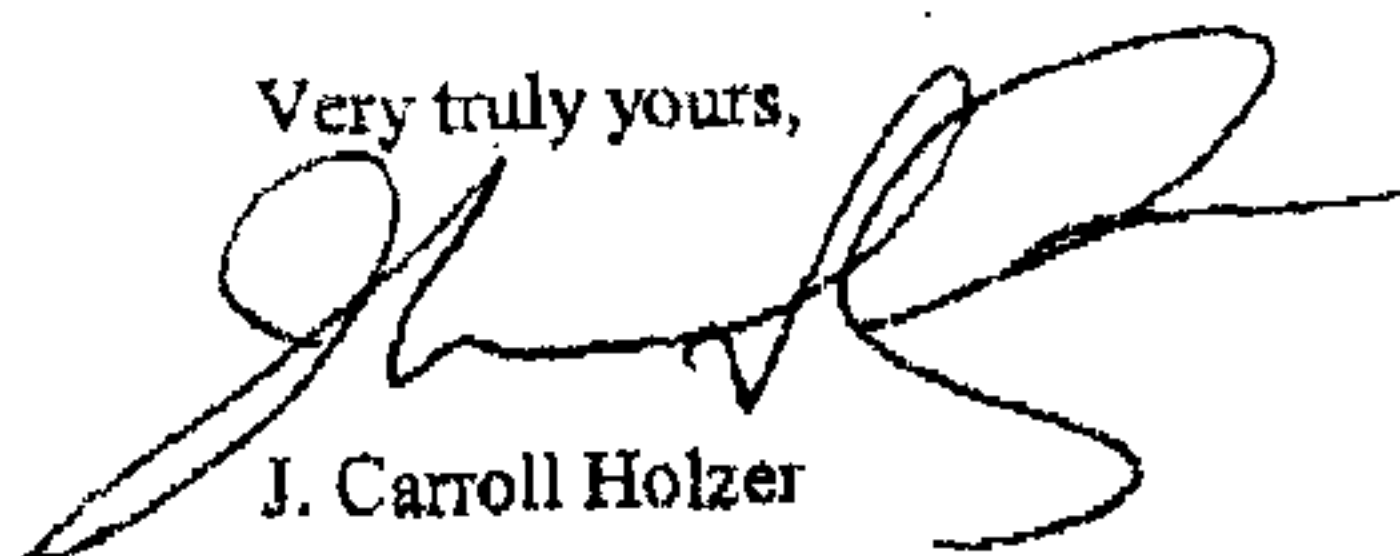
Please be advised that I received a Notice scheduling the above-captioned case for Tuesday, May 22, 2007 at 10:00 a.m.

Please be advised that I represent Lawrence Williams, the Appellant in this case who has requested that I move to dismiss this appeal based upon the fact that the matter is now moot.

Please consider this letter a Request to Withdraw this appeal and pass an Order accordingly.

Thank you for your cooperation.

Very truly yours,



J. Carroll Holzer

JCH:mlg

cc: Mr. Kevin Gerhold
Mr. Lawrence Williams

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 471 -A Address 950 A - Thompson Blvd.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/16/07 Posting Date: 4/29/07 Closing Date: 5/14/07

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- 471 -A Address 950 A Thompson Blvd.
Petitioner's Name Clarence & Francine Nichols Telephone 410-391-4945
Posting Date: 4/29/07 Closing Date: 5/14/07
Vording for Sign: To Permit an accessory structure (garage) with a height of 20 ft. in the front/side yard in lieu of the required 15 ft. height and rear yard.

WCR - Revised 6/25/04

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 07-471-A
Petitioner: Clarence Nichols / Francine Pettie
Address or Location: 950 A Thompson Blvd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Clarence Nichols
Address: 950 A Thompson Blvd.
Baltimore, MD 21221

Telephone Number: 410-391-4945

7 CD

900

THOMPSON

P.B.037029

953

SE 1-H

097B3

15 ED

P.B.050094

952

DR 5.5

P.B.049119

960

958

THOMPSON

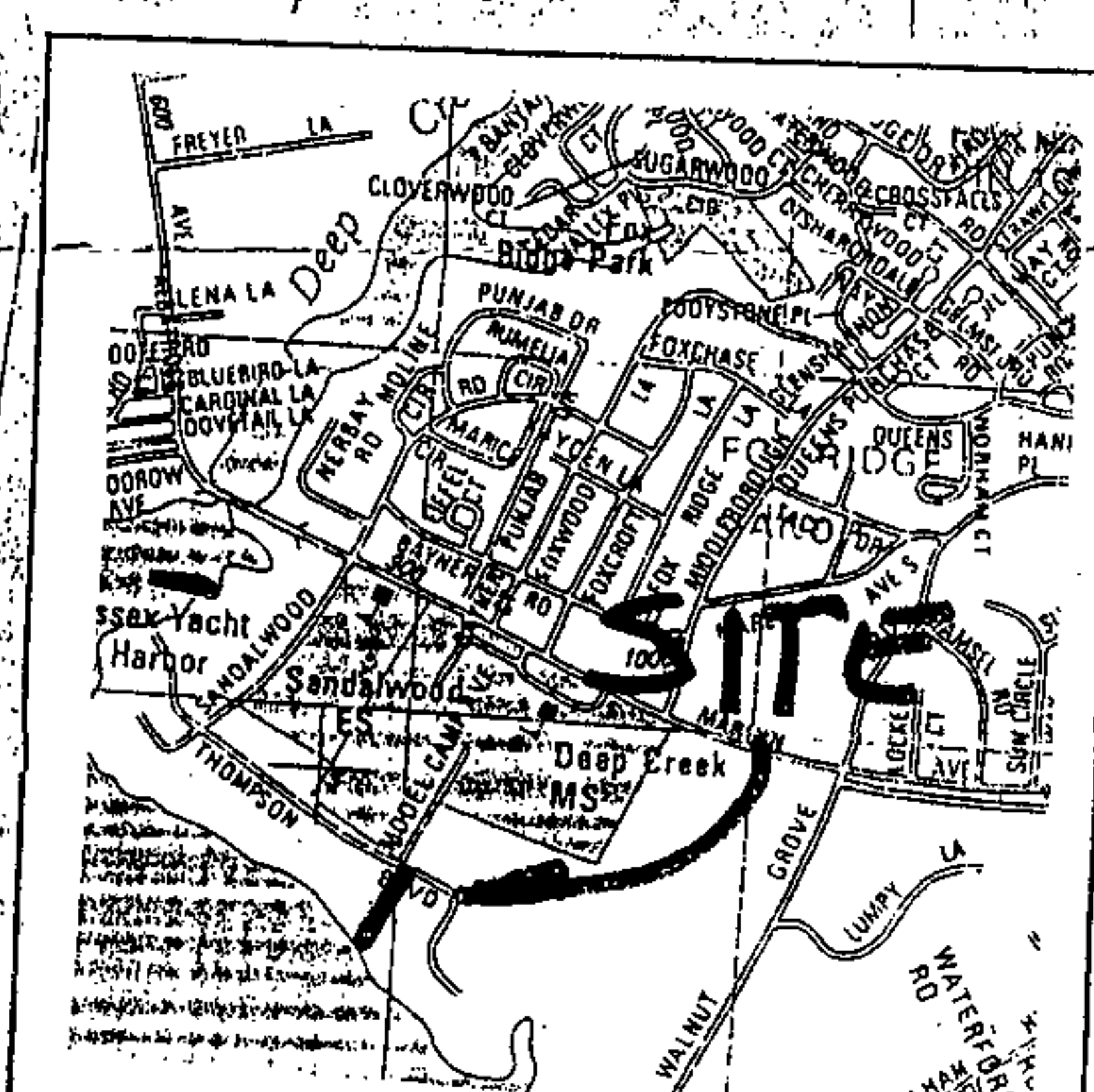
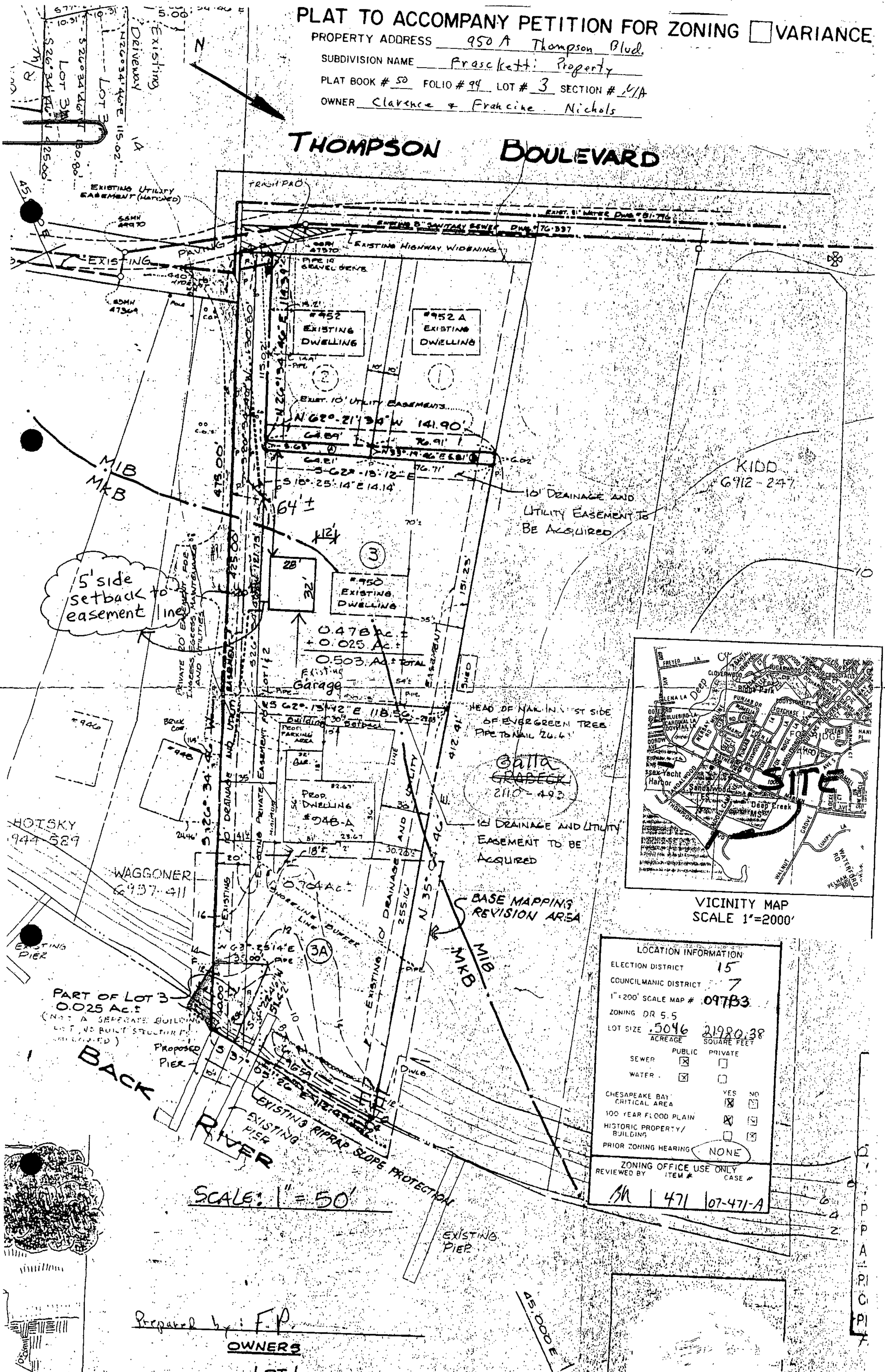
1001

#471

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE

PROPERTY ADDRESS 950 A Thompson Blvd.
SUBDIVISION NAME Frascchetti Property
PLAT BOOK # 50 FOLIO # 94 LOT # 3 SECTION # 1/4A
OWNER Clarence & Francine Nichols

THOMPSON BOULEVARD



VICINITY MAP
SCALE 1"=2000'

LOCATION INFORMATION	
ELECTION DISTRICT	15
COUNCILMANIC DISTRICT	7
1"=200' SCALE MAP #	097B3
ZONING OR	5.5
LOT SIZE	5046
ACREAGE	21980.38
	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 #
AM	471 07-471-A

SCALE: 1" = 50'

Prepared by: F.P.
OWNERS
LOT 1

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE

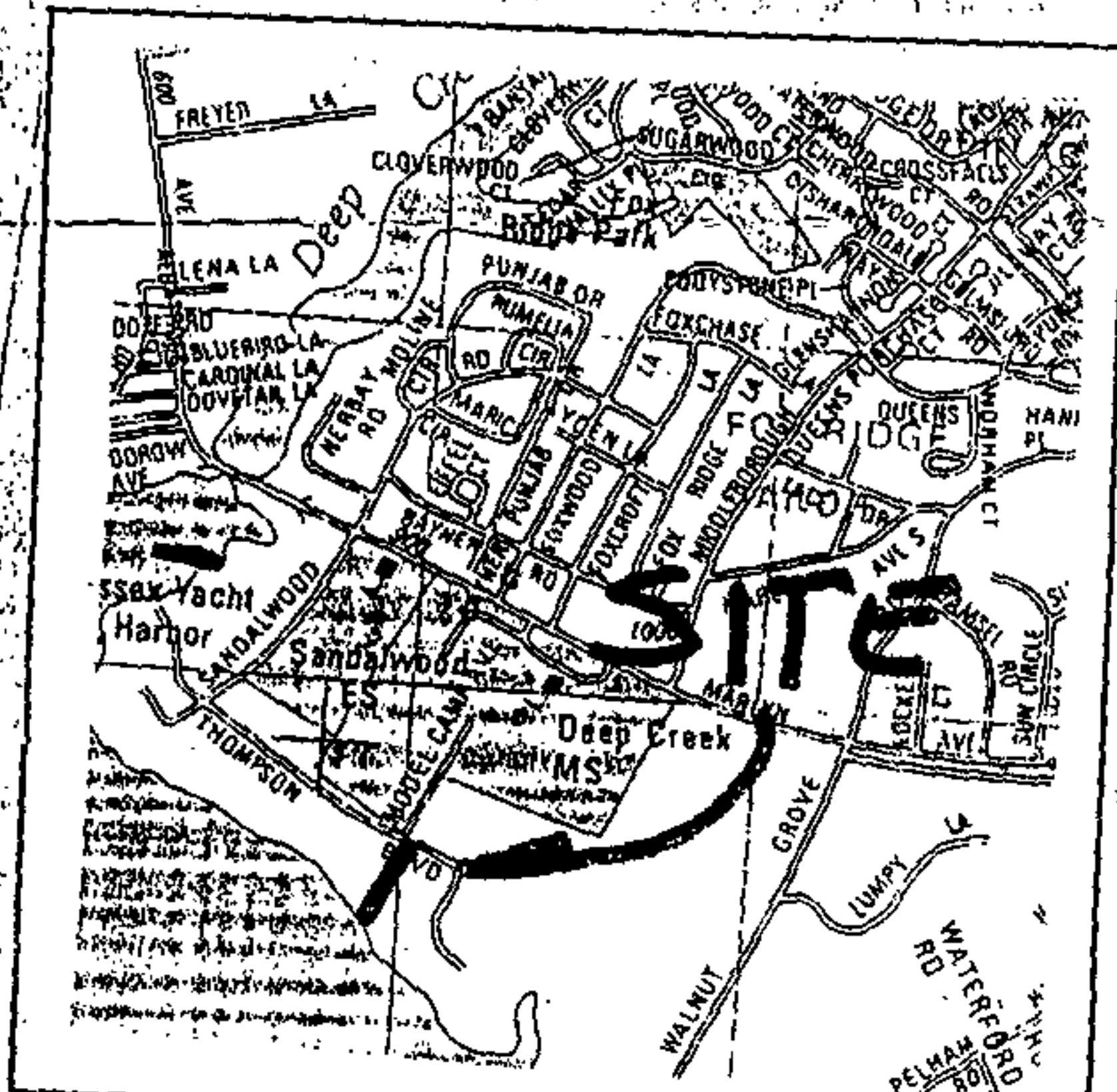
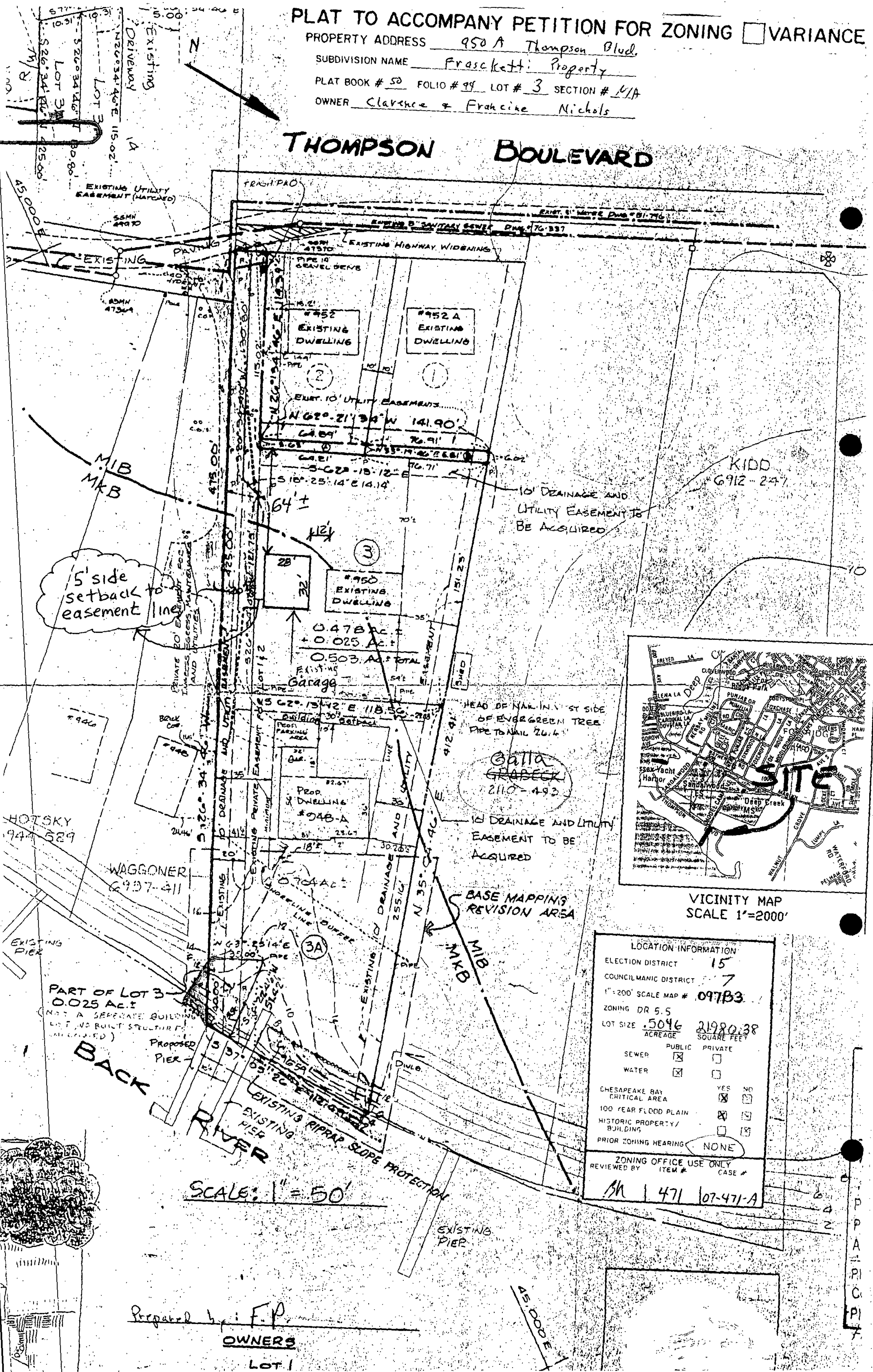
PROPERTY ADDRESS 950 A Thompson Blvd.

SUBDIVISION NAME Frascchetti Property

PLAT BOOK # 50 FOLIO # 94 LOT # 3 SECTION # 1/4

OWNER Clarence & Francine Nichols

THOMPSON BOULEVARD



VICINITY MAP
SCALE 1"=2000'

LOCATION INFORMATION	
ELECTION DISTRICT	15
COUNCILMANIC DISTRICT	7
1"=200' SCALE MAP #	097B3
ZONING	DR 5.5
LOT SIZE	.5046 ACRES
	21980.38 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 #
SH 471 107-471-A	

SCALE: 1"=50'

Prepared by: F.P.

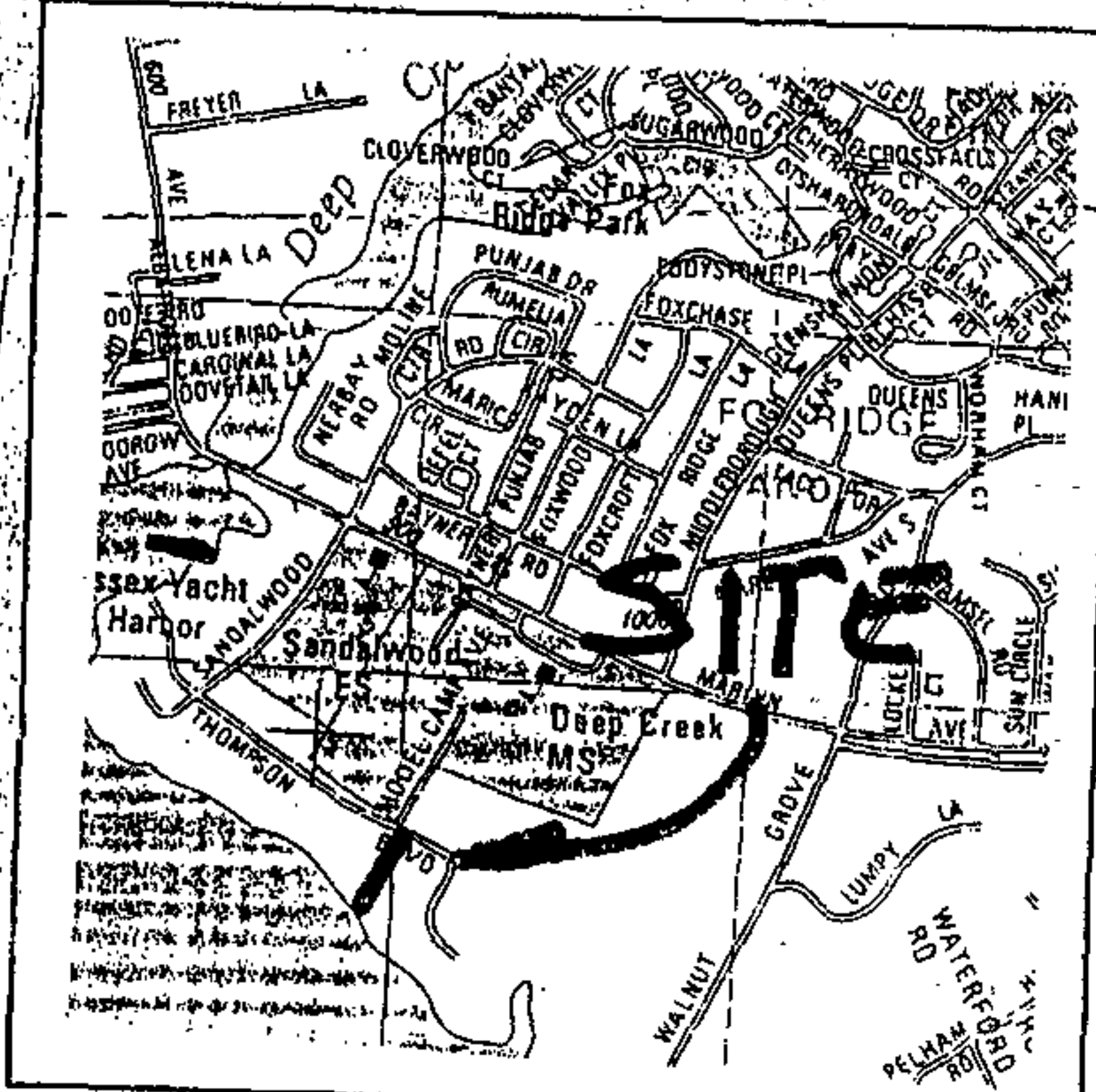
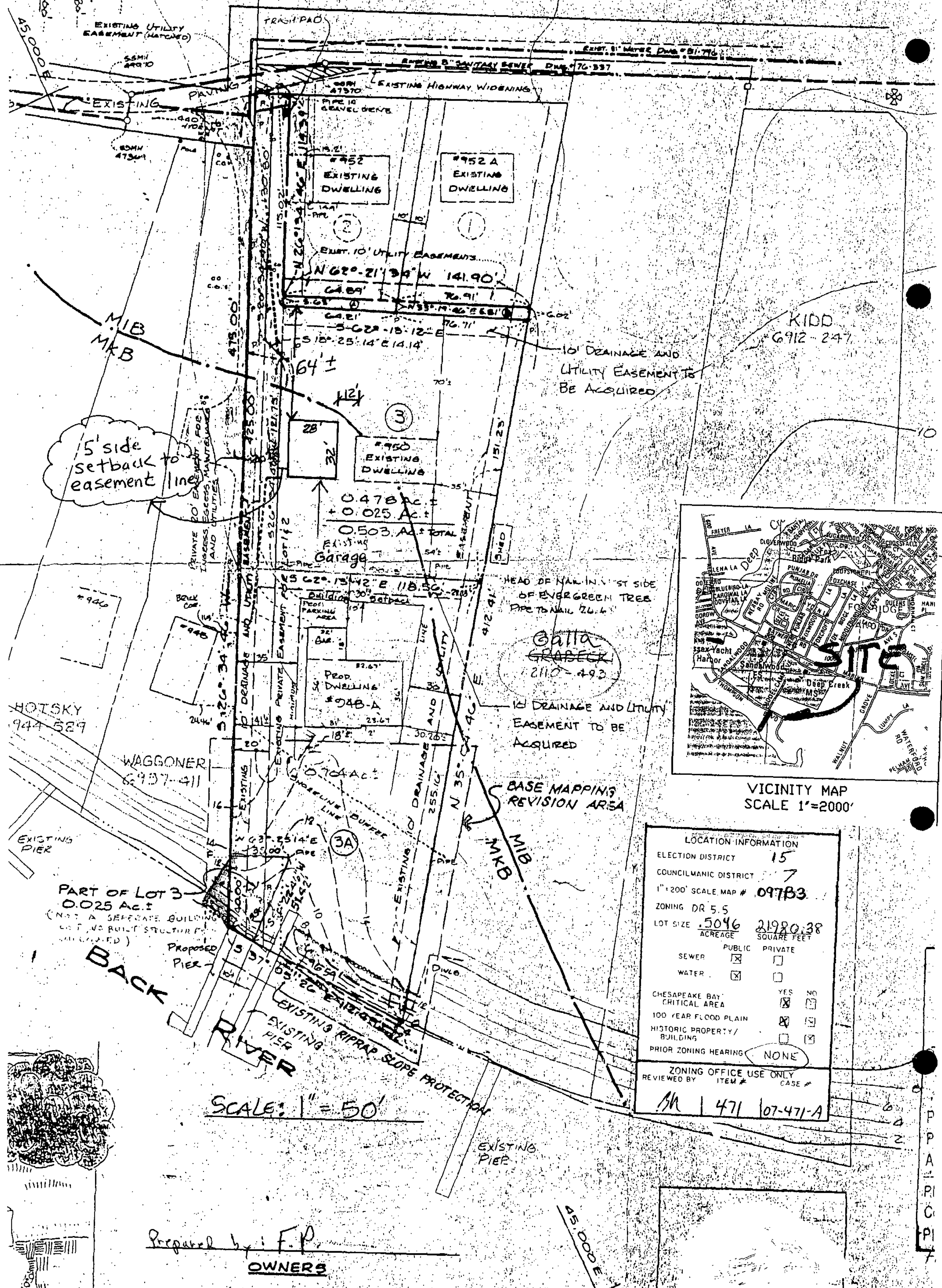
OWNERS

LOT 1

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE

PROPERTY ADDRESS 950 A Thompson Blvd.
SUBDIVISION NAME Frascchetti Property
PLAT BOOK # 52 FOLIO # 94 LOT # 3 SECTION # 1/4
OWNER Clarence & Francine Nichols

THOMPSON BOULEVARD



VICINITY MAP
SCALE 1"=2000'

LOCATION INFORMATION	
ELECTION DISTRICT	15
COUNCILMANIC DISTRICT	7
1"=200' SCALE MAP #	097B3
ZONING	DR 5.5
LOT SIZE	5046 ACRES
	21980.38 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 #
MA	471 07-471-A

SCALE: 1" = 50'

Prepared by: F.P.
OWNERS
LOT 1



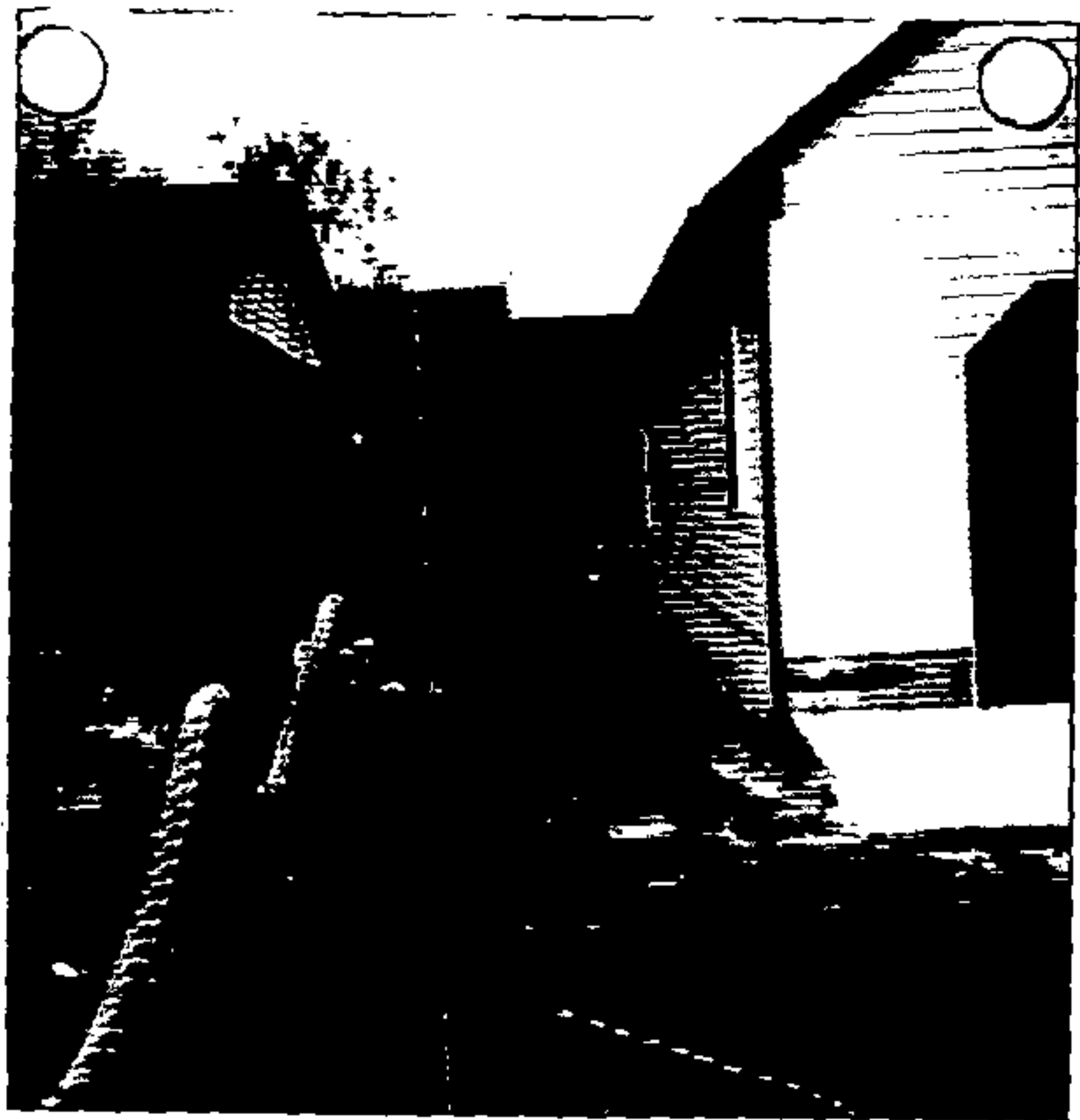
4-16-07

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4-16-07

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