

**IN RE: PETITION FOR ADMIN. VARIANCE**

NE side of Old Joppa Road; 135 feet W  
of Edgewood Road  
9<sup>th</sup> Election District  
5<sup>th</sup> Councilmanic District  
**(826 East Joppa Road)**

Bruce C. and Patricia F. Frame  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* **Case No. 2011-0086-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, Bruce C. and Patricia F. Frame for property located at 826 East Joppa Road. The variance request is from Section 1B02.3.B. (Section 211.3 of the 1955 zoning regulations) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed dwelling addition (glass enclosed porch/sunroom) with a side yard setback of 7 feet and sum of side yard setbacks of 15 feet in lieu of the minimum required 8 feet and 20 feet respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. There is an existing porch measuring 8 feet x 25 feet that Petitioners desire to enclose with glass. The location of the proposed enclosed porch lends itself to the utilization of existing facilities without major interruptions to the existing floor plan of the house. The enclosed porch will help insulate and reduce heating bills as well as to reduce road and other ambient noises. The enclosed porch will provide a place to sit outdoors without concern for bugs or the sun's harmful rays. Petitioner states the proposed enclosed porch will improve the overall appearance of the house. The lot size does not lend itself to any addition of adequate size without a variance. Petitioners' dwelling was constructed in 1930 prior to the implementation of zoning

ORDER RECEIVED FOR FILING

Date 10-10-10

By M

on the property. The neighbors at 828 East Joppa Road received approval in Case No. 2003-0037-A for a porch enclosure.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 12, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the 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 Petitioners.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 15<sup>th</sup> day of October, 2010 that a variance from Section 1B02.3.B. (Section 211.3 of the 1955 zoning regulations) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed dwelling addition (glass enclosed porch/sunroom) with a side yard setback of 7 feet

ORDER RECEIVED FOR FILING

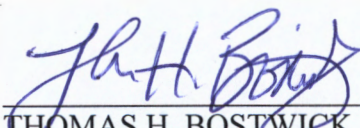
Date 10-1-10

By [Signature]

and sum of side yard setbacks of 15 feet in lieu of the minimum required 8 feet and 20 feet respectively 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.

  
\_\_\_\_\_  
THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 10-1-10

By 



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

October 1, 2010

BRUCE C. AND PATRICIA F. FRAME  
826 EAST JOPPA ROAD  
TOWSON MD 21286

Re: Petition for Administrative Variance  
Case No. 2011-0086-A  
Property: 826 East Joppa Road

Dear Mr. and Mrs. Frame:

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.

Sincerely,

THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

Enclosure

c: Patio Enclosures, Inc., Attn: Greg Falter, 224 8<sup>th</sup> Street NW, Glen Burnie MD 21061



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 826 E. Joppa Rd. Towson, MD 21286  
which is presently zoned DR 5.5 (Vested R-6)

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3, B, BC2R (Section 211.3 of the 1955 Zoning Regulations) to permit a proposed dwelling addition (glass enclosed porch/sunroom) with a side yard set back of 7 feet and sum of side yard setbacks of 15 feet, in lieu of the minimum required 8 feet and 20 feet, respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Date \_\_\_\_\_  
City \_\_\_\_\_ BY \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Legal Owner(s):

Bruce Clark Frame  
Name - Type or Print \_\_\_\_\_  
X Bruce Clark Frame  
Signature \_\_\_\_\_  
Patricia Faith Frame  
Name - Type or Print \_\_\_\_\_  
X Patricia Faith Frame  
Signature \_\_\_\_\_  
826 E. Joppa Rd. 410-821-5927  
Address Telephone No.  
Towson, MD 21286  
City State Zip Code

## Representative to be Contacted:

Patio Enclosures Inc. (attn: Greg Falter)  
Name \_\_\_\_\_  
224 8th Ave. NW 410-760-1919  
Address Telephone No.  
Glen Burnie, MD 21061  
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. 2011-0086-A

REV 10/25/01

Reviewed By JNP Date 9/1/2010

Estimated Posting Date 9/12/2010

# 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 826 E. Joppa Rd.  
Address  
Towson, MD 21286  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. This area lends itself to the utilization of existing facilities without major interruptions to the existing floor plan of the dwelling.
2. Insulate and reduce heating bills.
3. A place to sit and enjoy the view of the outdoors without concern for bugs, flies, mosquitos, the suns harmful rays etc...
4. Improve overall appearance of the house.
5. Reduce ambient and road noise.
6. The restrictiveness of the lot does not lend itself to any improvements of practical size without a variance.

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.

X Bruce Clark Frame  
Signature  
Bruce Clark Frame  
Name - Type or Print

X Patricia F. Frame  
Signature  
patricia Faith Frame  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27<sup>th</sup> day of August, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Bruce Clark Frame & Patricia F. Frame  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Barbara A. Ingino  
Notary Public  
My Commission Expires \_\_\_\_\_

# Certificate of Posting

RE: Case NO. 2011-0086-A

Petitioner/Developer \_\_\_\_\_

Bruce & Patricia Frame

Date of Hearing/Closing 9/27/10

Baltimore County  
Department of Permits and Development Managements  
County Office Building – Room 111  
111 W. Chesapeake Ave.  
Towson, Md. 21204

## Attention:

This letter is to certify, under penalties of perjury, that the necessary sign as required by law, was posted conspicuously on the property located at \_\_\_\_\_

826 E. Joppa Rd.

The sign(s) were posted on 9/12/10  
(Month, Day, Year)

Sincerely,

\_\_\_\_\_  
(Signature of sign Poster and date)

Richard E. Hoffman  
(Printed Name)

See Attached  
Photograph

904 Dellwood Drive  
(Address)

Fallston, Md. 21047  
(City, State, Zip Code)

410-879-3122  
(Telephone Number)

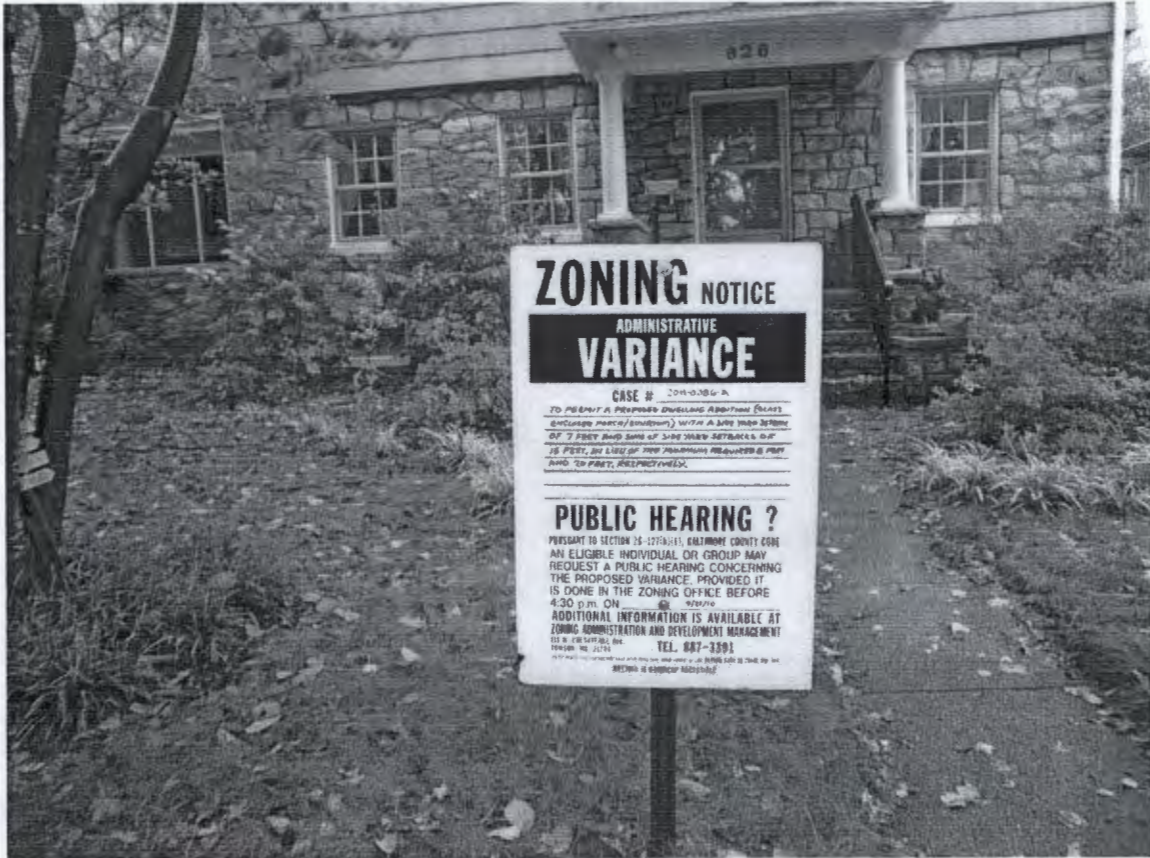
**Certificate of Posting**  
**Photograph Attachment**

Re: 2011-0086-A

Petitioner/Developer: \_\_\_\_\_

Bruce & Patricia Frame

Date of Hearing/Closing: 9/27/10



**826 E. Joppa Road**

Posting Date: 9/12/10

\_\_\_\_\_  
(Signature and date of sign poster)

**From:** "Dick Hoffman" <dick\_e@comcast.net>  
**To:** "patty zook" <pzook@baltimorecountymd.gov>  
**Date:** 9/30/2010 5:58 PM  
**Subject:** posting certification - case #2011-0086-A  
**Attachments:** Certificate of Posting - 826 E. Joppa Rd..doc; Certificate of Posting-826 E. Joppa Rd..-photo.doc

Patty,

Sorry, but after we talked this afternoon (by telephone) I lost electric power and could not fax or email the subject certification.

When power was restored I faxed a copy of the certification; but just to make sure you get it attached is an email copy.

Thanks,  
Dick Hoffman

# Certificate of Posting

9-8-  
Hm

2011-0086-A

RE: Case NO. 2011-008-A

Petitioner/Developer \_\_\_\_\_

Date of Hearing/Closing 9/27/10

Baltimore County  
Department of Permits and Development Managements  
County Office Building – Room 111  
111 W. Chesapeake Ave.  
Towson, Md. 21204

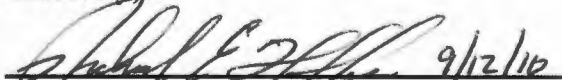
## Attention:

This letter is to certify, under penalties of perjury, that the necessary sign as required by law, was posted conspicuously on the property located at \_\_\_\_\_

826 E. Joppa Rd.

The sign(s) were posted on 9/12/10  
(Month, Day, Year)

Sincerely,

 9/12/10  
(Signature of sign Poster and date)

Richard E. Hoffman  
(Printed Name)

904 Dellwood Drive  
(Address)

Fallston, Md. 21047  
(City, State, Zip Code)

410-879-3122  
(Telephone Number)

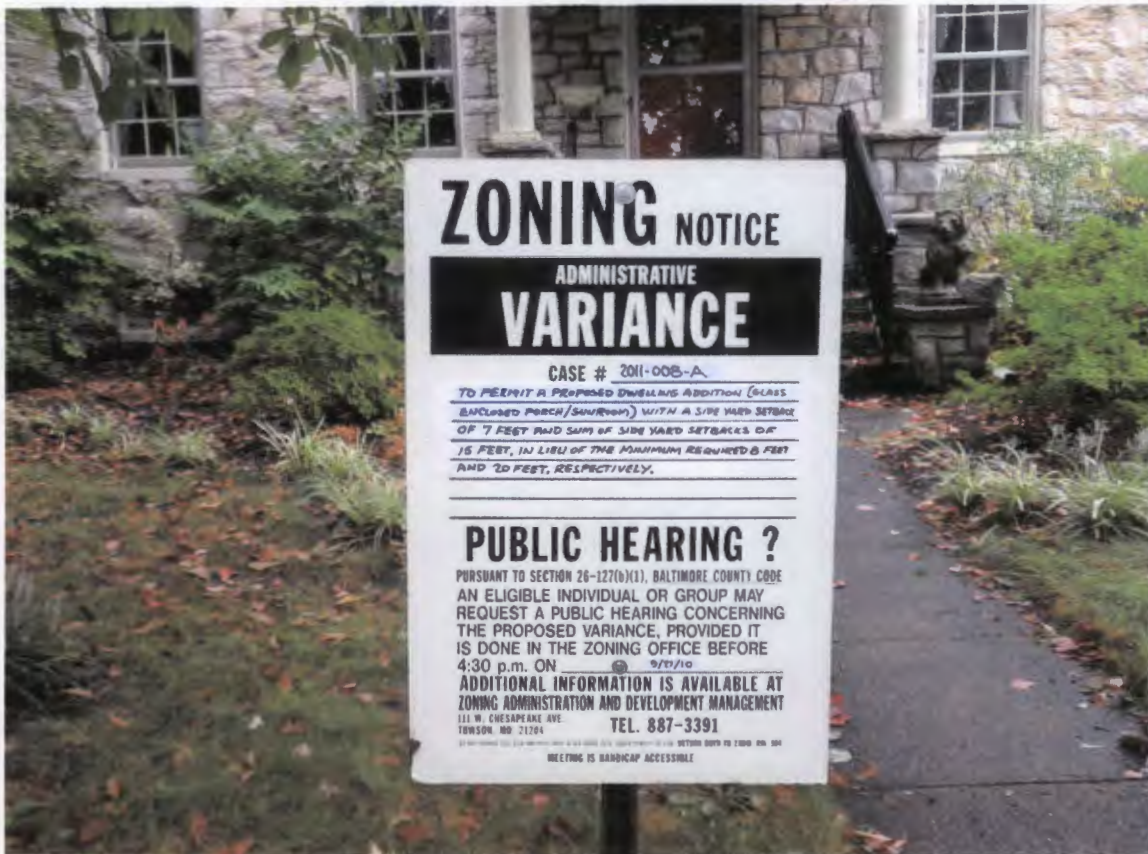
See Attached  
Photograph

**Certificate of Posting**  
**Photograph Attachment**

Re: 2011-008-A

Petitioner/Developer: \_\_\_\_\_

Date of Hearing/Closing: 9/27/10



**826 E. Joppa Road**

Posting Date: 9/12/10

*[Signature]* 9/12/10  
(Signature and date of sign poster)



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

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

September 28, 2010

Bruce & Patricia Frame  
826 E. Joppa Rd.  
Towson, MD 21286

Dear: Bruce & Patricia Frame

RE: Case Number 2011-0086-A, 826 E. Joppa Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 1, 2010. This letter is not an approval, but only a **NOTIFICATION**.

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,

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel  
Greg Falter: Patio Enclosures Inc.; 224 8<sup>th</sup> Ave. NW; Glen Burnie, MD 21061



## BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

JOHN J. HOHMAN, *Chief*  
*Fire Department*

September 9, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: **September 6, 2010**

Item No.:

**Administrative Variance:** 2011-0084A, 0086A-0087A

### Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Acting Lieutenant  
Baltimore County Fire Marshal's Office  
700 E. Joppa Road, 3<sup>RD</sup> Floor  
Towson, Maryland 21286  
Office: 410-887-4880  
dmuddiman@baltimorecountymd.gov  
cc: File

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**FROM:** Dennis A. Kennedy, <sup>DAK</sup>Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For September 20, 2010  
Item Nos. 2011- 084, 086, 087  
and 088

**DATE:** September 10, 2010

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-09202010 -NO COMMENTS.doc



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

State Highway  
Administration

Beverley K. Swaim-Staley, Secretary  
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT. 8, 2010

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

RE: Baltimore County  
Item No. 2011-0086-A  
826 E. JOPPA ROAD  
FRAME PROPERTY  
ADMIN. 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. 2011-0086-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 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.sha.maryland.gov](http://www.sha.maryland.gov)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2010- 0086 -A Address 826 E. Joppa Road

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 9/1/10 Posting Date: 9/12/10 Closing Date: 9/27/10

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2010- 0086 -A Address 826 E. Joppa Road

Petitioner's Name Bruce & Patricia Frame Telephone 410-821-5927

Posting Date: 9/12/2010 Closing Date: 9/27/2010

Wording for Sign: To Permit a proposed dwelling addition (glass enclosed porch/sunroom)  
with a side yard setback of 7 feet and sum of side yard setbacks of 15 feet,  
in lieu of the minimum required 8 feet and 20 feet, respectively.

Revised 8/20/09

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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 2011-0086-A

Petitioner: ***Frame, Bruce Clark & Frame, Patricia Faith***

Address or Location: ***826 E. Joppa Rd. Towson, MD 21286***

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Patio Enclosures Inc. (Attn: Greg Falter)

Address: 224 8th avw. NW

Glen Burnie, MD 21061

Telephone Number: 410-760-1919

Revised 2/20/98 - SCJ

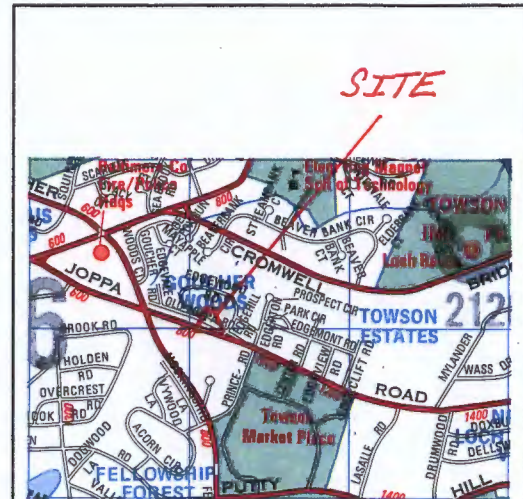
# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 826 E. JOPPA RD. TOWNSON, MD 21286

subdivision name: TOWSON ESTATES

Plat book # 25, Folio # 54, Lot # 3, ~~2-200~~ G

OWNER: BRUCE & PATRICIA FRAME



## LOCATION INFORMATION

Election district: 09

Councilmanic District: 05

Zoning: DR 5.5 (R6) **Vested**  
1" = 200' Scale Map # 07082

Lot size:  $\frac{.19}{\text{acreage}}$   $\frac{8,582}{\text{square feet}}$

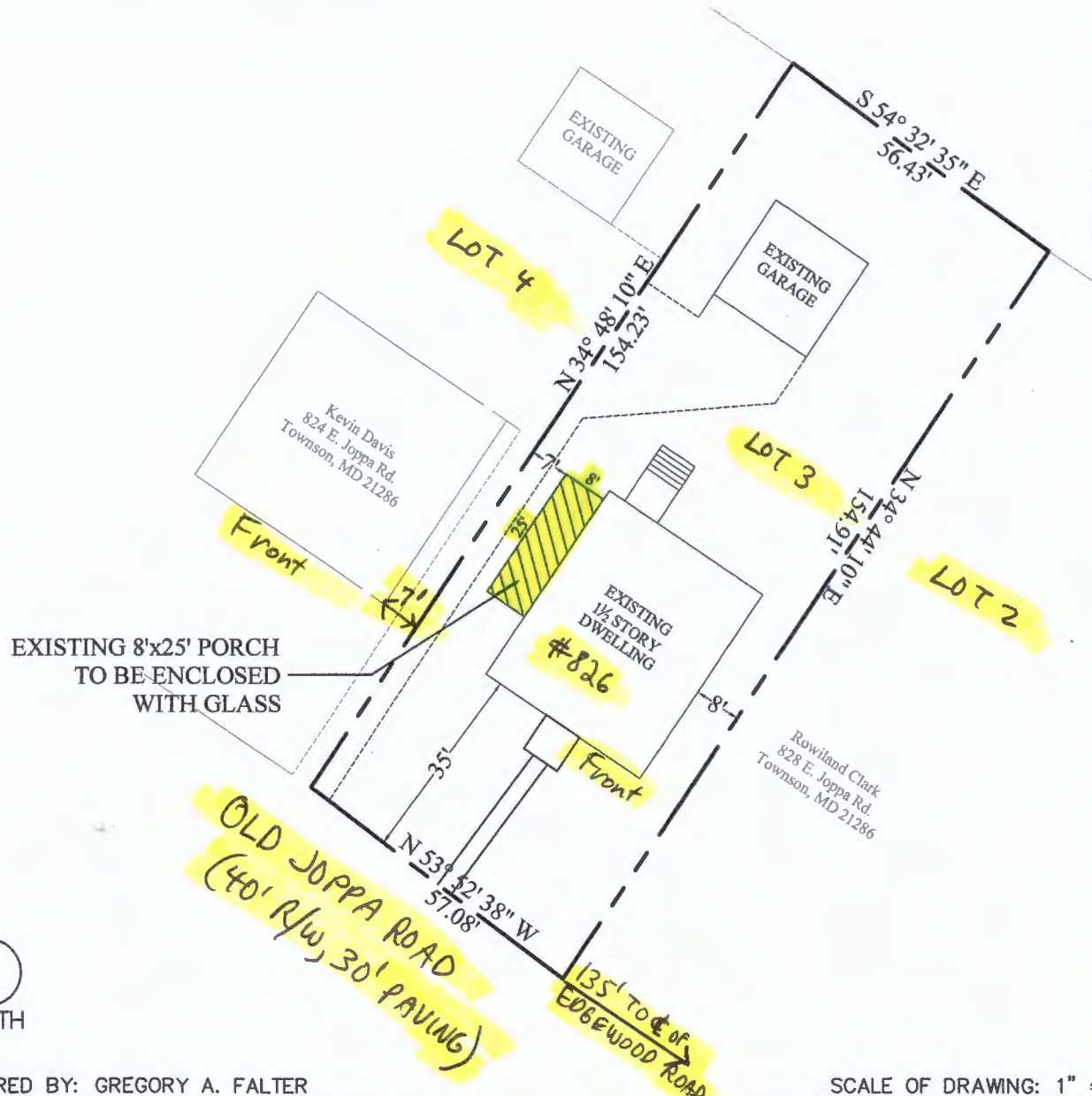
SEWER: ☒ public ☐ private

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ yes ☒ no  
100 Year Flood Plain: ☐ ☒  
Prior Zoning Hearings: None

## Zoning Office USE ONLY!

| reviewed by: | ITEM # | CASE #      |
|--------------|--------|-------------|
| JNP          | 0086   | 2011-0086-A |



PREPARED BY: GREGORY A. FALTER

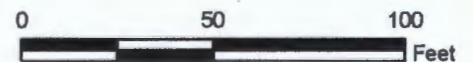
SCALE OF DRAWING: 1" = 30'

# 826 East Joppa Road



Publication Date: September 01, 2010  
 Publication Agency: Department of Permits & Development Management  
 Projection/Datum: Maryland State Plane,  
 FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes

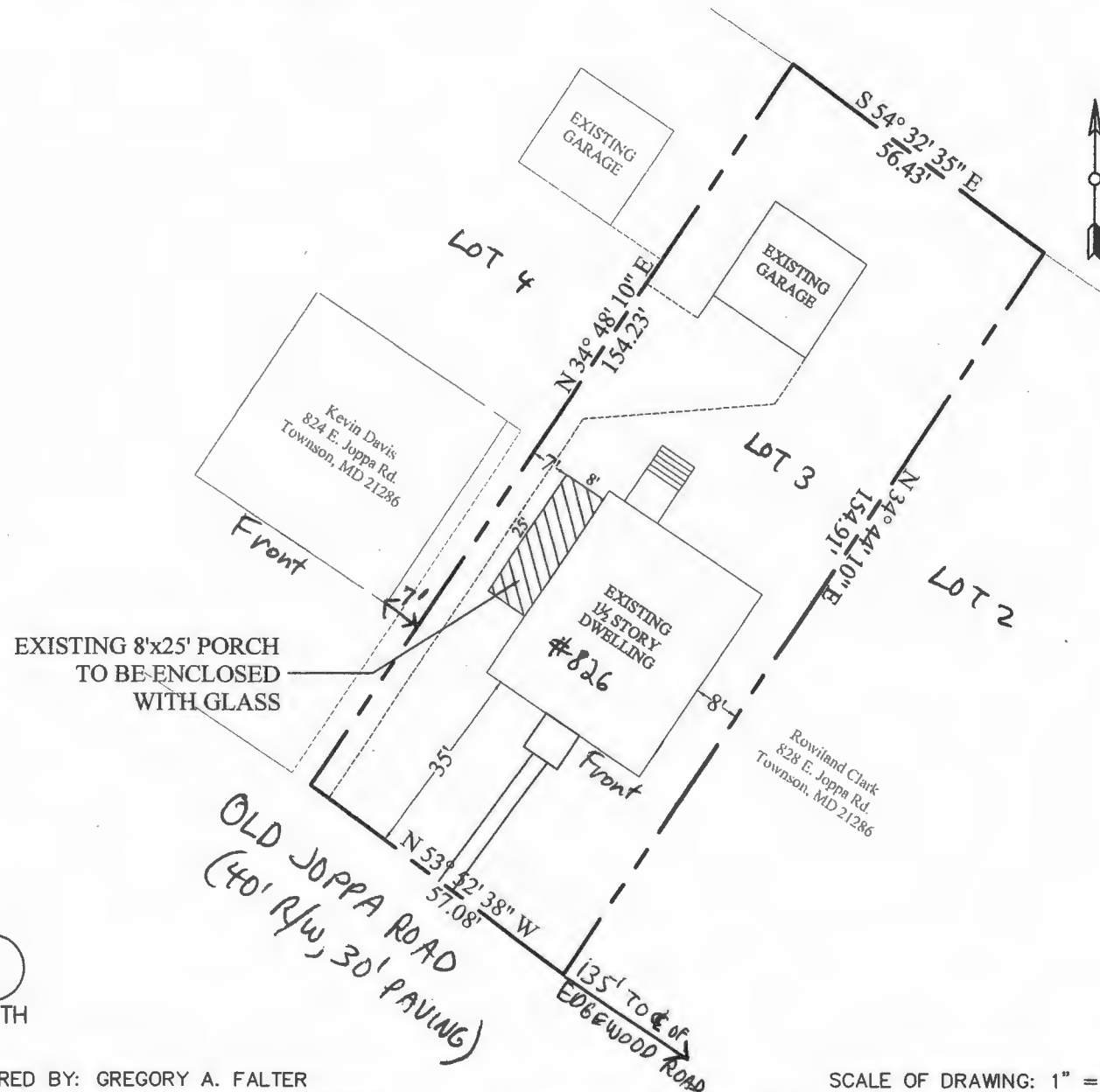


1 inch = 50 feet

2011-0086-A

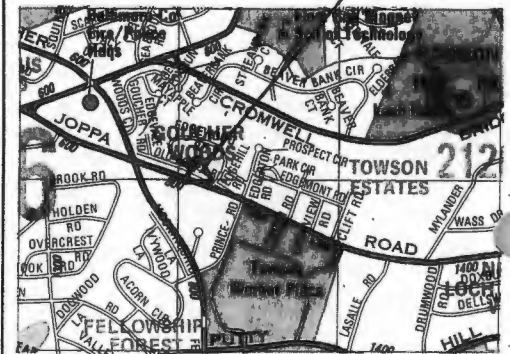
PROPERTY ADDRESS: 826 E. JOPPA RD. TOWNSON, MD 21286  
subdivision name: TOWSON ESTATES  
Plat book # 25, Folio # 54, Lot # 3, ~~Block~~ G  
OWNER: BRUCE & PATRICIA FRAME

PROPERTY ADDRESS: 826 E. JOPPA RD. TOWNSON, MD 21286  
subdivision name: TOWSON ESTATES  
Plat book # 25, Folio # 54, Lot # 3, ~~Block~~ G  
OWNER: BRUCE & PATRICIA FRAME



NORTH

PREPARED BY: GREGORY A. FALTER



Election district: 09

Councilmanic District: 05

Zoning: DR 5.5 Vested (R6)  
1" = 200' Scale Map # 07082

Lot size:  $\frac{.19}{\text{acreage}}$   $\frac{8,582}{\text{square feet}}$

SEWER: ☒ public ☐ private

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒  
100 Year Flood Plain ☐ ☒  
Prior Zoning Hearings: None ☐ ☒

**Zoning Office USE ONLY!**

reviewed by:                      ITEM #:                      CASE #:

JNP | 0086 | 2011-  
0086-A

SCALE OF DRAWING: 1" = 30'

Maryland Department of Assessments and Taxation  
Real Property Data Search (vw6.3)  
BALTIMORE COUNTY

Account Identifier:

District - 09 Account Number - 0919450540

## Owner Information

**Owner Name:** FRAME BRUCE CLARK **Use:** RESIDENTIAL  
FRAME PATRICIA FAITH **Principal Residence:** YES  
**Mailing Address:** 826 E JOPPA RD **Deed Reference:** 1) /11640/ 222  
TOWSON MD 21286-5621 2)

## Location &amp; Structure Information

**Premises Address** **Legal Description**  
826 E JOPPA RD .197 AC PRT LT 3  
826 E JOPPA RD  
TOWSON ESTATES

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|
| 70  | 10   | 752    |              |             | 1       | G     | 3   | 2               |

**Special Tax Areas** **Town**  
**Ad Valorem**  
**Tax Class**

| Primary Structure Built | Enclosed Area | Property Land Area | Co |
|-------------------------|---------------|--------------------|----|
| 1930                    | 2,040 SF      | 8,582.00 SF        | 04 |

| Stories | Basement | Type                           | Exterior |
|---------|----------|--------------------------------|----------|
| 2       | YES      | STANDARD UNIT 1/2 STUCCO FRAME |          |

## Value Information

|                           | Base Value | Value<br>As Of<br>01/01/2008 | Phase-in Assessments<br>As Of<br>07/01/2010 | As Of<br>07/01/2011 |
|---------------------------|------------|------------------------------|---------------------------------------------|---------------------|
| <b>Land</b>               | 140,140    | 140,140                      |                                             |                     |
| <b>Improvements:</b>      | 156,130    | 156,130                      |                                             |                     |
| <b>Total:</b>             | 296,270    | 296,270                      | 296,270                                     | NOT AVAIL           |
| <b>Preferential Land:</b> | 0          | 0                            | 0                                           | NOT AVAIL           |

## Transfer Information

| <b>Seller:</b>    | <b>Date:</b>  | <b>Price:</b> |
|-------------------|---------------|---------------|
| FRAME BRUCE CLARK | 06/13/1996    |               |
| <b>Type:</b>      | <b>Deed1:</b> | <b>Deed2:</b> |
| NOT ARMS-LENGTH   | /11640/ 222   |               |
| <b>Seller:</b>    | <b>Date:</b>  | <b>Price:</b> |
| FRAME BRUCE CLARK | 08/26/1981    |               |
| <b>Type:</b>      | <b>Deed1:</b> | <b>Deed2:</b> |
| NOT ARMS-LENGTH   | / 6322/ 39    |               |
| <b>Seller:</b>    | <b>Date:</b>  | <b>Price:</b> |
|                   |               |               |
| <b>Type:</b>      | <b>Deed1:</b> | <b>Deed2:</b> |
|                   |               |               |

## Exemption Information

| Partial Exempt Assessments | Class | 07/01/2010 | 07/01/2011 |
|----------------------------|-------|------------|------------|
| County                     | 000   | 0          | 0          |
| State                      | 000   | 0          | 0          |
| Municipal                  | 000   | 0          | 0          |

**Tax Exempt:** NO  
**Exempt Class:**

**Special Tax Recapture:**  
\* NONE \*

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** September 20, 2010

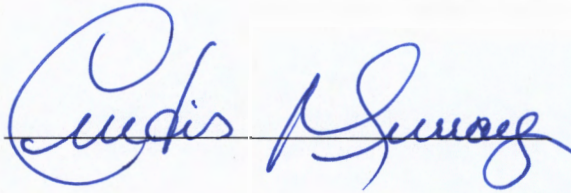
**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 11-086- Administrative Variance**

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

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

**Prepared By:**  
CM/LL



RECEIVED

SEP 21 2010

ZONING COMMISSIONER

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** September 20, 2010

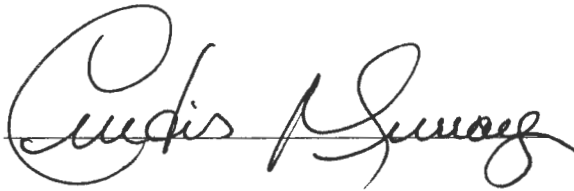
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**Prepared By:**  
CM/LL

A handwritten signature in black ink, appearing to read "Curtis P. Zeigler", written over a horizontal line.

## BALTIMORE COUNTY, MARYLAND

## Inter-Office Correspondence



RECEIVED

OCT 25 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco  
FROM: Dave Lykens, DEPRM - Development Coordination  
DATE: October 25, 2010  
SUBJECT: Zoning Item # 11-086-A  
Address 826 East Joppa Road  
(Frame Property)

Zoning Advisory Committee Meeting of September 6, 2010.

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

Reviewer: JWL Date: 10/25/10

CHE # 2010-0086 A  
826 E. JOHNS RD  
TOWSON MD 21286

LOT #3 826 E. JOHNS  
(ABOVE) RIGHT SIDE OF  
SUBJECT PROPERTY

LOT # 2 828 E. JOHNS  
(ABOVE) NEIGHBORS HOUSE  
SHOWING PACH ADDITION  
TO SIDE CHE 2003 0037 A

CASE # 2010-0086A  
826 E. TOPPA RD  
TOWSON MD 21286

EXISTING SCREEN AREA  
TO BE ENCLOSED w/GLASS

(ABOVE) NEIGHBORS PROP.  
LOT # 4. 824 E. TOPPA.

↑  
PROPERTY LINE IN CNTR OF PM

(ABOVE) LEFT SIDE OF SUBJECT  
PROPERTY (LOT3) AS SEEN  
FROM STREET.

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS CASH RECEIPT**

No. **60060**

Date: **9/1/2010**

**PAID RECEIPT**

BUSINESS NAME THE BOW  
 9/01/2010 9/01/2010 10:27:25  
 REC NO.1 WALKIN IRIC AND  
 RECEIPT # 470022 9/01/2010  
 5 528 THIRD VERIFICATION  
 NO. 060060  
 Recpt Tot \$65.00  
 \$65.00 BY \$65.00  
 Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Rev     | Sub  | Obj | Sub Obj | Dept Obj | BS Acct | Amount | Type |
|------|------|------|----------|---------|------|-----|---------|----------|---------|--------|------|
|      |      |      |          | Source/ | Rev/ |     |         |          |         |        |      |
| 001  | 700  | 0000 |          | 6150    |      |     |         |          |         | 65.00  |      |
|      |      |      |          |         |      |     |         |          |         |        |      |
|      |      |      |          |         |      |     |         |          |         |        |      |
|      |      |      |          |         |      |     |         |          |         |        |      |
|      |      |      |          |         |      |     |         |          |         |        |      |
|      |      |      |          |         |      |     |         |          |         |        |      |
|      |      |      |          |         |      |     |         |          |         |        |      |
|      |      |      |          |         |      |     |         |          |         |        |      |

Total: **65.00**

Rec From: **Ric Lee Corp**

For: **Adm. Variance - 826 E. Joppa Road**  
**2011-0086-A (Frame)**

**DISTRIBUTION**

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING  
 PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**

**ZONING DESCRIPTION FOR  
826 E. Joppa Rd.  
Towson, MD 21286**

**BEGINNING AT A POINT ON THE NORTH<sup>EAST</sup> SIDE OF OLD JOPPA RD..  
WHICH IS 40' WIDE AT THE DISTANCE OF 135' WEST OF THE  
NEAREST IMPROVED INTERSECTING STREET EDGEWOOD RD.  
WHICH IS 40' WIDE. BEING LOT # 3 BLOCK G, SECTION \_\_ IN THE  
SUBDIVISION OF TOWSON ESTATES AS RECORDED IN COUNTY  
PLAT BOOK # 25, FOLIO # 44, CONTAINING 8,582 SQ'. ALSO KNOWN  
AS 826 E. JOPPA RD. LOCATED IN THE 09<sup>TH</sup> ELECTION DISTRICT,  
5<sup>TH</sup> COUNCILMANIC DISTRICT.**

2011-0086-A

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2011-0086-A