

IN RE: PETITION FOR ADMIN. VARIANCE

SW side of Thompson Blvd., 900 feet SE
from the c/l of Sandal Wood Road
15th Election District
7th Councilmanic District
(924 Thompson Blvd.)

Robert C. Waldhauser
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2011-0224-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owner of the subject waterfront property, Robert C. Waldhauser for property located at 924 Thompson Blvd. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit side yards of 1 existing foot and 5 feet in lieu of the required 10 feet and 10 feet for an addition to an existing dwelling. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner desires to construct a one story addition of 975 square feet on the front or water side of the existing residence. The 5 feet side yard variance is requested because of the existing 45 feet lot width, location of the existing dwelling in relation to the property lines, and to construct the addition to conform to the layout/design of the existing dwelling. The proposed carport does not require a variance; however, by attaching the proposed carport to the existing utility building, a variance is needed. The file contains a letter of support from the neighbors residing at 922 Thompson Blvd.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated February 7, 2011, which states that it appears the proposed carport and breezeway to the existing house will be roofed but open on the sides. The second story addition and water front one story addition will be

ORDER RECEIVED FOR FILING

Date 2-24-11

By 

enclosed. The Planning Office does not oppose the request provided certain conditions are met. These conditions include building materials should be similar to that of the existing dwelling, and vegetative screening on the north side of the dwelling. Comments were received from the Bureau of Development Plans Review dated February 2, 2011. The comments indicate that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building should be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code. Comments were received from the Department of Environmental Protection and Sustainability (DEPS) dated February 15, 2011. DEPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, they offer the following comments:

1. This waterfront property is located in a Limited Development Area and a Buffer Management Area within the Chesapeake Bay Critical Area. Development of this property must comply with a maximum lot coverage limit of 31.25% with mitigation for the lot coverage amount over 25%, must meet restrictions on development within the 100-foot tidal buffer, and must meet a 15% tree cover requirement (minimum of 5 trees). Based on this, DEPS has determined that adverse impacts on water quality from the pollutants discharged from the proposed development can be minimized with compliance and mitigation pursuant to Critical Area requirements. Mitigation requirements may include removal of lot coverage and the planting of native trees and shrubs.
2. The subject development can meet the requirement to conserve fish, wildlife, and plant habitat by bringing the site into compliance with all Critical Area requirements and through mitigation.
3. The proposed development is permitted under the State-mandated Critical Area regulations provided that development is in compliance with all Critical Area requirements. Lot coverage on the property and within the tidal buffer is limited. Compliance with the Critical Area requirements, and mitigation can allow the subject development to be consistent with established land use policy for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

ORDER RECEIVED FOR FILING

2

Date

2-24-11

By

PZ

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 6, 2011, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 Administrative Law Judge, 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 Administrative Law Judge for Baltimore County, this 24th day of February, 2011, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit side yards of 1 existing foot and 5 feet in lieu of the required 10 feet and 10 feet for an addition to an existing dwelling be and is hereby GRANTED, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The building materials for the proposed additions shall be similar to that of the existing dwelling.

ORDER RECEIVED FOR FILING

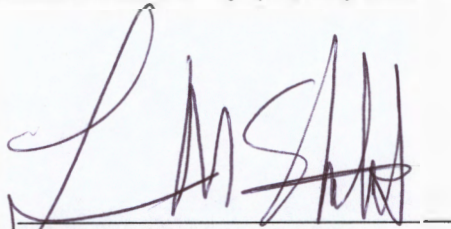
Date 2-24-11

3

By [Signature]

3. There shall be vegetative screening on the north side of the dwelling. The proposed addition on that side will not have windows and therefore shall be visually enhanced. A 58 feet black wall shall be mitigated with mature vertical plantings.
4. The base flood elevation for this site is 7.7 feet [NAVD 88].
5. The flood protection elevation for this site is 8.7 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 Baltimore County Building Code which adopts, with exceptions, the International Building Code.
11. Development of the subject property shall be in compliance with all Critical Area requirements.
12. This waterfront property is located in a Limited Development Area and a Buffer Management Area within the Chesapeake Bay Critical Area. Development of this property must comply with a maximum lot coverage limit of 31.25% with mitigation for the lot coverage amount over 25%, must meet restrictions on development within the 100-foot tidal buffer, and must meet a 15% tree cover requirement (minimum of 5 trees).

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



LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:pz

ORDER RECEIVED FOR FILING

Date 2-24-11

By [Signature]



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

February 24, 2011

ROBERT C. WALDHAUSER
924 THOMPSON BLVD.
BALTIMORE MD 21221

Re: Petition for Administrative Variance
Case No. 2011-0224-A
Property: 924 Thompson Blvd.

Dear Mr. Waldhauser:

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 with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "LMS", is written over the typed name of Lawrence M. Stahl.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/pz

Enclosure

c: David Billingsley, Central Drafting & Design, Inc., 601 Charwood Court, Edgewood
MD 21040



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 924 THOMPSON BOULEYARD
which is presently zoned DR 5.5

Deed Reference: 16101 / 1269 Tax Account # 1523002920

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)

SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above Administrative 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):

ROBERT C. WALDHAUSER

Name - Type or Print

Signature

Name - Type or Print

Signature

924 THOMPSON BLVD. (443) 250-1543

Address

Telephone No.

BALTO

MD.

21221

City

State

Zip Code

Representative to be Contacted:

DAVID BILLINGSLEY,
CENTRAL DRAFTING & DESIGN, INC.

Name

601 CHARWOOD CT. (410) 679-8719

Address

Telephone No.

EDGEWOOD

MD.

21040

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. 20W-0224-A

Reviewed By John

Date 1.28.11

REV 7/20/07 ORDER RECEIVED FOR _____ Estimated Posting Date _____

Date 2-24-11

By [Signature]

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 924 THOMPSON BLVD.
Address
BALTO. 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):

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.

Robert C. Waldhauser
Signature

Signature

ROBERT C. WALDHAUSER
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF HARFORD, to wit:

I HEREBY CERTIFY, this 21ST day of JANUARY, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Dennis C. Harkin
Notary Public

My Commission Expires 01.21.12

I WISH TO CONSTRUCT A ONE STORY ADDITION (975 SQUARE FEET) ON THE FRONT OR WATER SIDE OF THE EXISTING RESIDENCE. BECAUSE OF THE EXISTING 45 FOOT LOT WIDTH, THE LOCATION OF THE EXISTING DWELLING IN RELATION TO THE PROPERTY LINES AND IN ORDER TO CONSTRUCT THE ADDITION TO CONFORM TO THE LAYOUT AND DESIGN OF THE EXISTING DWELLING, THE 5 FOOT SIDE YARD VARIANCE IS REQUESTED.

THE PROPOSED CARPORT, IN ITSELF, DOES NOT REQUIRE A VARIANCE, HOWEVER, BY ATTACHING THE PROPOSED CARPORT TO THE EXISTING UTILITY BUILDING, I AM REQUIRED TO REQUEST A VARIANCE TO MAINTAIN THE EXISTING 1 FOOT SETBACK.

EXISTING

SECTION 1B02.3.C.1 (BCZR) TO PERMIT SIDE YARDS OF 1 FOOT AND 5 FEET IN LIEU OF THE REQUIRED 10 FEET AND 10 FEET FOR AN ADDITION TO AN EXISTING DWELLING.

ZONING DESCRIPTION

924 THOMPSON BOULEVARD

Beginning at a point in the center of Thompson Boulevard (30 feet wide), distant 610 feet southeasterly from it's intersection with the center of Sandalwood Road (30 feet wide), thence (1) S 50 21 E 46.90 feet, thence (2) S 48 13 W 385 feet to a point along Back River, thence binding thereon (3) Northwesterly 46 feet, more or less, thence (4) N 47 56 E 393 feet to the place of beginning. Containing 17,900 square feet or 0.411 acre of land, more or less

Being known as 924 Thompson Boulevard. Located in the 15TH Election District, 7TH Councilmanic District of Baltimore County, Md.

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Being known as 924 Thompson Boulevard. Located in the 15TH Election District, 7TH Councilmanic District of Baltimore County, Md.

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits,
Approvals and Inspections

DATE: February 7, 2011

FROM: Jeff Mayhew
(Acting) Director, Office of Planning

SUBJECT: 974 Thompson Boulevard

INFORMATION:

Item Number: 11-224

Petitioner: Robert C. Waldhauser

Zoning: DR 5.5

Requested Action: Administrative Variance

The petitioner requests an administrative variance to permit an existing side yard of 1 foot and 5 feet in lieu of the required 10 feet and 10 feet respectively for an addition to an existing dwelling.

SUMMARY OF RECOMMENDATIONS:

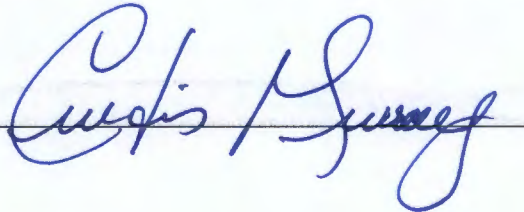
The Office of Planning has reviewed the petitioner's request and accompanying site plan. The following comments are offered:

It appears that the proposed carport and breezeway to the existing house will be roofed but open on the sides. The second storey addition and water front one storey addition will be enclosed. The Office of Planning does not oppose the subject requests provided the following conditions are met:

1. Building materials for the proposed additions should be similar to that of the existing dwelling.
2. There should be vegetative screening on the north side of the home. The proposed addition on that side will not have windows and therefore should be visually enhanced. A 58-foot blank wall should be mitigated with mature vertical plantings.

For further information concerning the matters stated here in, please contact John Alexander at 410-887-3480.

Prepared by:
JM/LL: CM



RECEIVED

FEB 10 2011

ZONING COMMISSIONER

RECEIVED

FEB 09 2011

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

FEB 23 2011

ZONING COMMISSIONER

TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Dave Lykens, Department of Environmental Protection and Sustainability (DEPS) -
Development Coordination

DATE: February 15, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-224-A
Address 924 Thompson Boulevard
(Waldhauser Property)

Zoning Advisory Committee Meeting of January 31, 2011.

DEPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. This waterfront property is located in a Limited Development Area and a Buffer Management Area within the Chesapeake Bay Critical Area. Development of this property must comply with a maximum lot coverage limit of 31.25% with mitigation for the lot coverage amount over 25%, must meet restrictions on development within the 100-foot tidal buffer, and must meet a 15% tree cover requirement (minimum of 5 trees). Based on this, DEPS has determined that adverse impacts on water quality from the pollutants discharged from the proposed development can be minimized with compliance and mitigation pursuant to Critical Area requirements. Mitigation requirements may include removal of lot coverage and the planting of native trees and shrubs.
2. The subject development can meet the requirement to conserve fish, wildlife, and plant habitat by bringing the site into compliance with all Critical Area requirements and through mitigation.
3. The proposed development is permitted under the State-mandated Critical Area regulations provided that development is in compliance with all Critical Area requirements. Lot coverage on the property and within the tidal buffer is limited. Compliance with the Critical Area requirements, and mitigation can allow the subject development to be consistent with established land use policy for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

- Paul Dennis; Environmental Impact Review

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 2, 2011

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

SUBJECT: Zoning Advisory Committee Meeting
For February 7, 2011
Item No. 2011-224

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 7.7 feet [NAVD 88].

The flood protection elevation is 8.7 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 11-224-02072011.doc

LETTER OF TRANSMITTAL

CENTRAL DRAFTING AND DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MARYLAND 21040
(410) 679-8719 FAX (410) 679-1298

TO: PERMITS, APPROVALS & INSPECTION DATE: 2/22/11

ZONING REVIEW

SUBJECT: 974 THOMPSON BLVD.

CASE NO. 2011-0224

ATTENTION: _____

OUR FILE: 1056

WE ARE TRANSMITTING VIA

☒ MESSENGER
☐ U.S. MAIL

THE FOLLOWING:

QUANTITY

DESCRIPTION AND/OR TITLE

1 COPY OF APPROVAL BY ADJACENT PROPERTY
OWNERS

TRANSMITTED AS INDICATED:

COMMENTS

☐ PER AGREEMENT
☐ AS REQUESTED
☒ FOR YOUR INFORMATION
☐ FOR APPROVAL
☐ FOR COMMENT

PLEASE PLACE IN CASE FILE

 COPY (S) OF SENT TO

 COPY (S) OF SENT TO

VERY TRULY YOURS,

SENT BY DAVID BILLINGSLEY RECEIVED BY

Lawrence Stahl, Managing Administrative Law Judge / Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204

RE: 924 Thompson Boulevard
Case No. 2011-0224-A

We, the undersigned, have reviewed the Plat to Accompany Petition for Zoning Variance filed by Robert C. Waldhauser and have no objection to the approval of same.

OWNER: 922 THOMPSON BOULEVARD

Thomas E. West
Theresa M. West

OWNER: 926 THOMPSON BOULEVARD

Harry J. Walker, Jr.
Guineadelyn M. Walker



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

February 14, 2011

Mr. Robert Waldhauser
924 Thompson Blvd.
Baltimore, MD 21221

RE: Case Number 2011-0224A, 924 Thompson Blvd., Baltimore, MD 21221

Dear Mr. Waldhauser,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 28, 2011. 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
David Billingsley, Central Draftings & Design, Inc., 601 Charwood Ct., Edgewood, MD 21040



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

Closing 2/21/11

Date: 2-14-2011

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

RE: Baltimore County
Item No 2011-0224-A
924 THOMPSON BLVD.
WALDERHUSEN 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. 2011-0224-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
Access Management 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



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

*Closing
2 21*

February 3, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **January 31, 2011**

Item No.:

Administrative Variance: 2011-0215A – 0216A, **2011-0224A**

Special Hearing: 2011-0213-SPH, 2011-0219-SPHA, 2011-0220-SPH, 2011-0225-SPHA

Variance: 2011-0217A, 2011-0219-SPHA, 2011-0221-XA, 2011-0222A – 0223A, 2011-0225-SPHA

Special Exception: 2011-0221-XA,

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, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

CERTIFICATE OF POSTING

RE: Case No 2011-0224-A

Petitioner/Developer DAVE
BILLINGSLEY

Date Of Hearing/Closing: 2/21/11

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 924 THOMPSON BLVD

This sign(s) were posted on February 6, 2011
Month, Day, Year

Sincerely,

Martin Ogle 2/6/11
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411



ZONING NOTICE
ADMINISTRATIVE
VARIANCE

CASE # 2011-0224-A
TO PERMIT ONE YARD STRIPS OF
ONE FT. CEILING 24 FT. 6 IN. FOR
AN ADDITION 10 FEET OF THE REQUIRED 18 FT.

PUBLIC HEARING ?

PRESENT IN SECTION 24-10000, BUILDING CODE, ONE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON MONDAY & TUESDAY 21, 2011
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING INFORMATION MANAGEMENT
DEPT. PLANNING DEPT.
TEL. 857-3391
FAX 857-3391
RECORDS & COMMUNITY SERVICES

02/06/2011

Michael J. 2/6/11

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.3A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

Account Identifier: District - 15 Account Number - 1523002920

Owner Information

Owner Name: WALDHAUSER ROBERT C Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 102 LINHIGH AVE Deed Reference: 1) /16101/ 00269
BALTIMORE MD 21236-4301 2)

Location & Structure Information

Premises Address Legal Description
924 THOMPSON BLVD PT LT 15
0-0000 924 THOMPSON BLVD
Waterfront DANIEL CROOK PROPERTY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
040097	0016	0340		150000				3	Plat Ref: 0004/ 0141

Special Tax Areas Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1930	966 SF	17,820 SF	34

Stories	Basement	Type	Exterior
1.000000	NO	STANDARD UNIT BRICK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2010	07/01/2011
Land	163,950	163,950		
Improvements:	77,630	71,670		
Total:	241,580	235,620	235,620	235,620
Preferential Land:	0			0

Transfer Information

Seller:	WALDHAUSER GEORGE J	Date:	02/13/2002	Price:	\$50,000
Type:	NON-ARMS LENGTH OTHER	Deed1:	/16101/ 00269	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	

<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>
Exemption Information		
Partial Exempt Assessments	Class	07/01/2011 07/01/2012
County		0.00
State		0.00
Municipal		0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	* NONE *	

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0224 -A Address 924 Thompson BLVD.

Contact Person: J. MURPHY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1.26.11 Posting Date: 2/6 Closing Date: 2/21

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, 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.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2011- 0224 -A Address 924 Thompson BLVD.
Petitioner's Name ROBERT WALDHAUSER Telephone 443-250-1543
Posting Date: 2/6/11 Closing Date: 2/21/11
Wording for Sign: To Permit SIDE YARD SETBACKS OF ONEFT.
(EXISTING) AND 5ft for AN ADDITION IN LIEU
OF THE REQUIRED 10ft.

WCR - Revised 7/7/08

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0224 -A Address 924 Thompson Blvd.
Contact Person: J. Meehan Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 1/26/11 Posting Date: 2/6 Closing Date: 2/21

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, 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.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2011- 0224 -A Address 924 Thompson Blvd.
Petitioner's Name R. Waulphauser Telephone 443-250-1543
Posting Date: 2/6/11 Closing Date: 2/21/11
Wording for Sign: To Permit AN EXISTING ONE FOOT SIDE
YARD VARIANCE SETBACK AND A PROPOSED 5 FT.
SIDE YARD SETBACK FOR AN ADDITION.

WCR - Revised 7/7/08

**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: 2011-0224A
Petitioner: ROBERT WALDHAUSER
Address or Location: 924 THOMPSON BLVD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT WALDHAUSER
Address: 924 THOMPSON BLVD
BALTO. MD. 21221
21221
Telephone Number: (443) 250-1543



15 ED DR 5.5

097B3

SE 1-H

7 CD

THOMPSON BLVD

Pt. Bk./Folio # 41
PDM # 158201

Lot # 18
1501500470

Lot # 17
1523502690

Lot # 2
1900002968
Pt. Bk./Folio #
PDM # 150302

Pt. Bk./Folio #
PDM # 150302

Lot # 3

2200011677
Lot # 12
913

Lot # 11
1503670170
Pt. Bk. 4, Folio 141

910

Lot # 17
1523003451
20070398

912

Lot # 16
1523003450
20070328

918

1523154111

922

924

926

19910240

930

1600006416

1506000830

2300010559

Lot # 2
Pt. Bk./Folio # MP99104
PDM # 150753

1502574096

1700010547

19563768
19491446

19460596

20060383

19930053

905

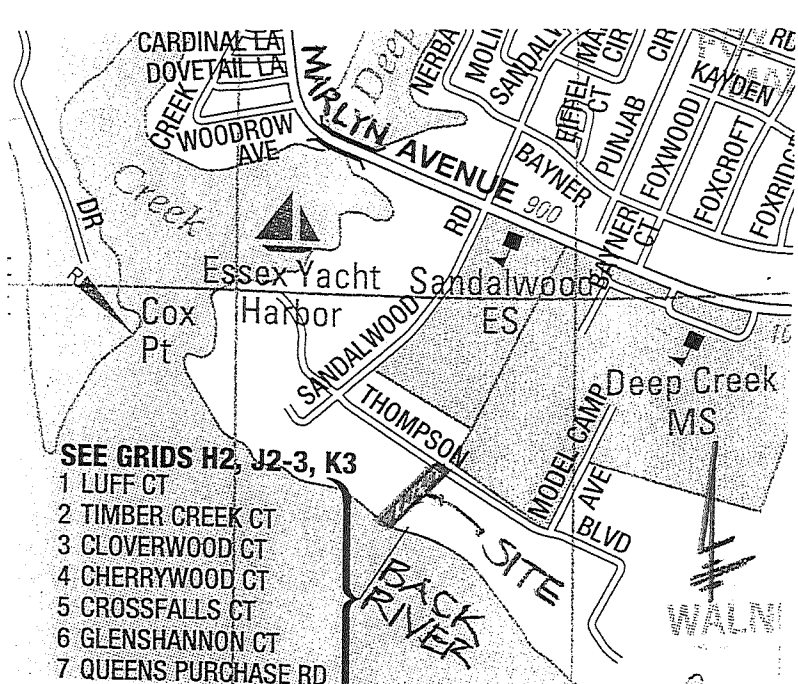
Lot # 19

152000070

1516002040

908

938

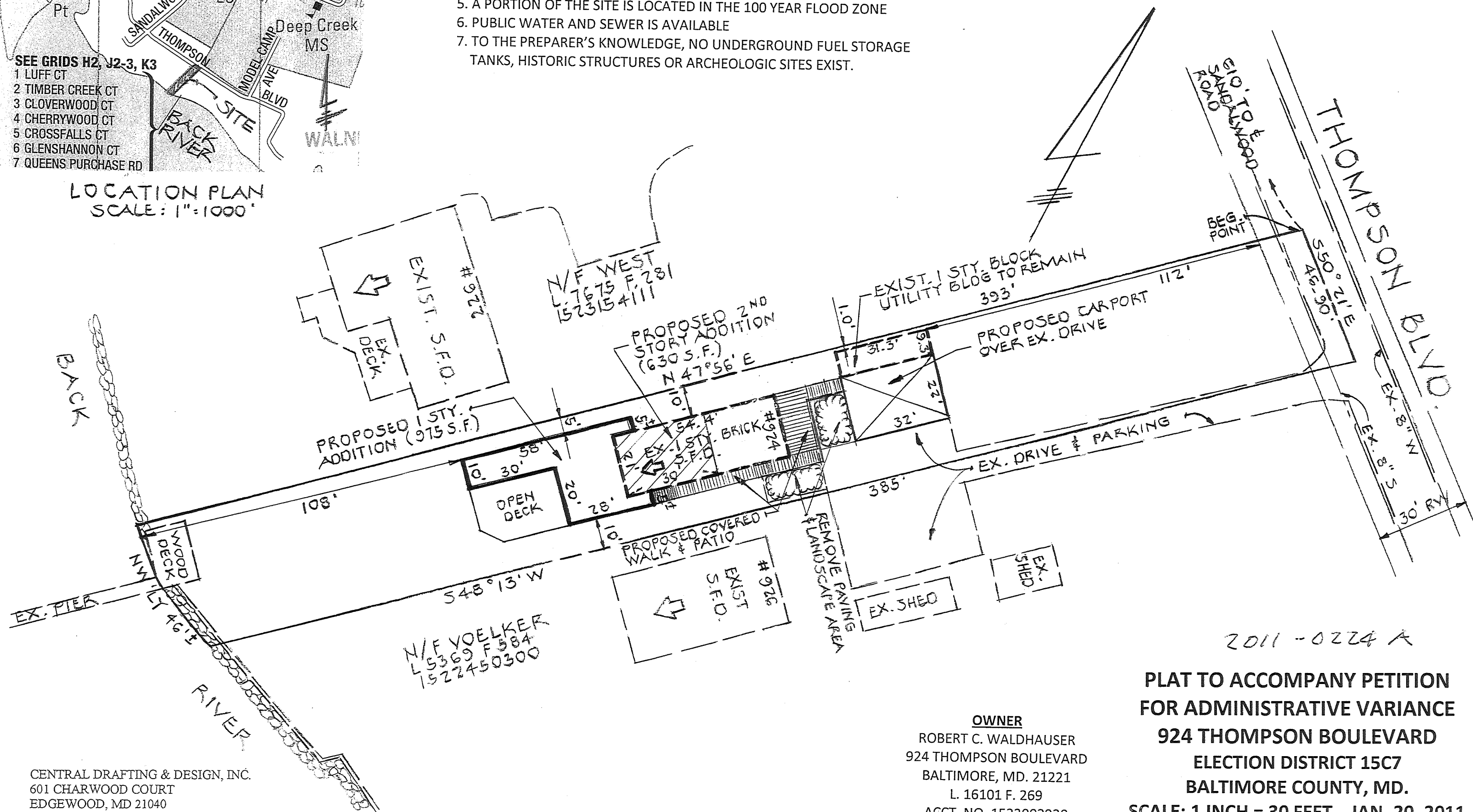


SEE GRIDS H2, J2-3, K3
 1 LUFF CT
 2 TIMBER CREEK CT
 3 CLOVERWOOD CT
 4 CHERRYWOOD CT
 5 CROSSFALLS CT
 6 GLENNHANNON CT
 7 QUEENS PURCHASE RD

LOCATION PLAN
 SCALE: 1"=1000'

NOTES

1. ZONING.....DR 5.5 (MAP NO. 097B3)
2. LOT AREA.....17,900 S.F. = 0.411 ACRE +/-
3. NO PREVIOUS ZONING HISTORY OR VIOLATIONS ARE KNOWN
4. SITE IS LOCATED IN CBCA
5. A PORTION OF THE SITE IS LOCATED IN THE 100 YEAR FLOOD ZONE
6. PUBLIC WATER AND SEWER IS AVAILABLE
7. TO THE PREPARER'S KNOWLEDGE, NO UNDERGROUND FUEL STORAGE TANKS, HISTORIC STRUCTURES OR ARCHEOLOGIC SITES EXIST.



2011-0224 A

PLAT TO ACCOMPANY PETITION
 FOR ADMINISTRATIVE VARIANCE
 924 THOMPSON BOULEVARD
 ELECTION DISTRICT 15C7
 BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 30 FEET JAN. 20, 2011

OWNER

ROBERT C. WALDHAUSER
 924 THOMPSON BOULEVARD
 BALTIMORE, MD. 21221
 L. 16101 F. 269
 ACCT. NO. 1523002920

CENTRAL DRAFTING & DESIGN, INC.
 601 CHARWOOD COURT
 EDGEWOOD, MD 21040
 (410) 679-8719