

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph and Thelma Mayo, legal owners 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 402.1 to permit a sidestreel setback of 23 ft. instead of the required 25 ft.

section 303.1 to permit a frontyard setback of 15 ft. instead of the required 18.5 ft. average.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Need income from apartment to help pay mortgage on dwelling. All of the plumbing was already existing for two apartments.
2. Need front porch enclosed to give family more living area.
3. We decided to utilize existing facilities for apartment income instead of building another dwelling on adjoining property, building would be too expensive.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and farther agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser	Joseph Mayo	Legal Owner
Address	Thelma Mayo	
	38 First Ave. Baltimore, Md.	
	21227	
	Phone- 247-1845	
Petitioner's Attorney		Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day

of July, 1978, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 25th day of September, 1978 at 9:30 o'clock A.M.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 11, 1979

Mr. & Mrs. Joseph Mayo
1111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 19

Petitioner: Joseph Mayo, et al
Variance Petition

Dear Mr. & Mrs. Mayo:

The Zoning Plans Advisory Committee has reviewed the variance petition and the site plan submitted by you. The following comments are being furnished to you for your information and for your use in preparing the final plans for the variance petition.

The following are all comments submitted to this office from the public hearing held on this date. The final decision on this petition was made on September 11, 1979.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

BALTIMORE

G-SE Key Sheet
20 SW 9 & 10 Pos. Shts.
SW 5 C Topo
109 Tax Map



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

September 8, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #19 (1980-1981)

Property Owner: Joseph & Thelma Mayo
N/W cor. First Ave. & Baltimore Ave.
Acres: 109.5/104.9 x 125/125
District: 13th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lots 11 through 15, Block 1, Lansdowne, recorded J.W.S. 1, Folio 49.

Highways:

Baltimore and First Avenues, existing public streets, are proposed to be improved in the future as 30-foot closed section roadways on 50-foot rights-of-way. Highway right-of-way widening, including a fillet area for sight distance at the intersection, and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

Very truly yours,

ELISHA R. N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:LWR:ss

cc: J. Wimbley, J. Somers

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: August 13, 1980
FROM: Charles E. Burnham
SUBJECT: Zoning Advisory Meeting - July 29, 1980

ITEM NO. 242	Revised	No comment other than Standard Comment
ITEM NO. 231	Revised	Standard Comment
ITEM NO. 226	Revised	No further Consent
ITEM NO. 19	Standard Comment only	
ITEM NO. 20	See Comments	
ITEM NO. 2	See Comments	
ITEM NO. 2	See Comments	
ITEM NO. 23	See Comments	
ITEM NO. 24	See Comments	
ITEM NO. 25	See Comments	
ITEM NO. 26	See Comments	

Charles E. Burnham
Charles E. Burnham
Plans Review Supervisor

CES:rrfj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: July 28, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: July 29, 1980

RE: Item No: 19, 20, 21, 22, 23, 24, 25, 26
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

August 20, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on Items 19, 20, 21, 22, 23, and 26 of the Zoning Advisory Committee Meeting of July 29, 1980.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSP/lmd



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REMCKE
CHIEF

September 3, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owners: Joseph & Thelma Mayo

Location: NW/Cor. First Ave. & Baltimore Ave.

Item No.: 19 Zoning Agenda: Meeting of 7/29/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below, marked with an "X", are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards, as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(XX) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
PLANNING GROUP FIRE PREVENTION BUREAU
SPECIAL INSPECTION DIVISION

/nb

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

ORDER RECEIVED FOR FILMING

DATE 2.1.5.00a

A complaint has been filed with the Zoning Office concerning an alleged violation of the Baltimore County Zoning Regulations on property at the above location. A hearing was held to determine whether a violation exists.

Section 102.1 - "No land shall be used or occupied and no building or structure shall be erected, altered, located, or used except in conformity with these regulations and this shall include any extension of a lawful nonconforming use."

Section 101 - Definitions - "Junk Yard: Any land used commercially or industrially for storage or for sale of scrap metal, waste paper, rags, or other junk, and including land used for storage of non-operating or non-usable motor vehicles, dismantling or storage of such vehicles or parts thereof,....."

Section 1B01.1A. - "Uses Permitted as of Right in D.R. Zones."

Section 402.2 - "Separate cooking facilities and a separate bathroom shall be provided for each family unit."

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5th day of May, 1980, that the contractor's equipment, junk vehicles and miscellaneous debris must be removed within 30 days from the date of this Order.

ORDER RECEIVED FOR FILING

FILE NO. 100-333600-100

BY

Jan M. N. Jones
Deputy Zoning Commissioner
of
Baltimore County

COPIES RECEIVED FOR FILING

DATE *June 11 1921*

1947

$\frac{1}{2}$ $\frac{1}{3}$ $\frac{1}{6}$

Testimony presented by the petitioners indicated that their intention was to create an income-producing apartment on the second floor of the existing dwelling and to utilize the first floor and basement as their apartment. There is an unconnected stove and a sink and counter in the basement at the present time.

At the hearing and in a subsequent letter, the petitioners were requested to submit a floor plan of the entire dwelling depicting both the size and the existing and proposed use of each room.

Based on all the evidence presented at the hearing, as well as the subsequently submitted drawings, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 11th day of February, 1981, that the herein Petition for Variances to permit a side street setback of 23 feet in lieu of the required 25 feet and a front yard setback of 15 feet in lieu of the required average of 18.5 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

John W. Hessian, III

OPINION

This matter comes before the Board upon the granting of a variance with certain restrictions by the Deputy Zoning Commissioner. The subject property is located on the northwest corner of First and Baltimore Avenues in Lansdowne in Baltimore County's Thirteenth Election District. The Petitioners seek permission to allow two apartments on the subject property and, therefore, are requesting a side street setback of 23 feet in lieu of the required 25 feet, and a front yard setback of 15 feet in lieu of the required 18.5 feet.

Testimony presented to this Board indicates that the Petitioners began construction of a second apartment within their dwelling without receiving appropriate permits. Thereafter, and after hearing on a zoning violation, the result of which required the property owners to obtain appropriate building permits before additional construction would be allowed, the Petitioners requested a variance as described above in order to obtain the required permits.

Upon hearing on the variance before the Deputy Zoning Commissioner, it was ordered that the variance be granted with certain restrictions.

On appeal before this Board on the granting of said variance, evidence was presented that:

1. The community has a long history of stability and a proliferation of single family dwellings converted into rental apartments may tend to erode the character of the neighborhood and property values.
2. The property adjacent to the subject property was recently sold at auction and though the plans of the new owner were not submitted to the Board, there is, given the present zoning of D.R. 2.5.S., evidently sufficient area within that

Joseph Mayo - #81-61-A

parcel to permit a greater density of dwellings than that which the immediate neighborhood has at present.

3. A number of properties in the immediate vicinity of the subject parcel, though primarily used at present as single family dwellings, do contain or have contained two apartments.
4. The subject property, though presently having the ability to house two apartments, has the ability to house as many as three or four apartments.

After consideration of these facts, the Board is of the opinion that strict compliance with the Baltimore County Zoning Regulations would result in a practical difficulty and/or an unreasonable hardship upon the Petitioners, that the relief being granted is the minimum necessary to effectuate the appropriate relief in this circumstance and that granting the requested variance with the restrictions enumerated below will not adversely affect the Health, safety and general welfare of the community.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 8th day of December, 1981, by the County Board of Appeals, ORDERED that the decision of the Deputy Zoning Commissioner be affirmed wherein the requested variance to permit a side street setback of 23 feet in lieu of the required 25 feet, and a front yard setback of 15 feet in lieu of the required average of 18.5 feet was granted with certain restrictions; and

IT IS FURTHER ORDERED that said variance is restricted in the following manner:

1. The subject property is permitted to have no more than two (2) dwelling units.
2. The Petitioners may complete any necessary construction to accomplish the division of the dwelling into two units, including that construction necessary to enclose the porch as long as the Petitioners obtain the necessary building permits for all prior construction and for all future construction required to alter the building to so comply with the minimum building code requirements for two family dwellings.

COPIES RECEIVED FOR FILING

DATE February 11, 1981

BY Richard J. Laverick

64 Atchafalaya
ADMINISTRATIVE - 11/1/51

- Any appeal from this decision must be in accordance with Rules 8-1 through 8-6 of the Maryland Rules of Procedure.

William T. Hackett
William T. Hackett, Chairman

~~LeRoy B. Spurrier~~

22

HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401

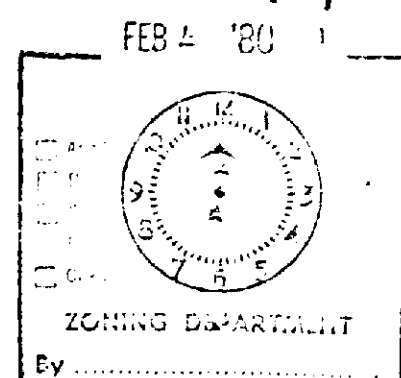
CHARLES E. KOUNTZ
13TH LEGISLATIVE DISTRICT
BALTIMORE COUNTY
VICE-CHAIRMAN OF
BALTIMORE COUNTY DELEGATION
COMMITTEE:
JUDICIARY

Dear Mr. Byrnes:

I would appreciate it very much if you or someone in your department would look into this matter at your earliest convenience. I would very much appreciate a copy of your report.

Yours very truly

Charles E. Kountz



FOLLOW-UP INSPECTION RECORD FOR BOARD OF APPEALS/DISTRICT COURT			
Case No. <i>10-288-6</i>	Location: <i>10-288-6</i>		
RE-INSPECTION	Day: <i>Mon</i>	Date: <i>1-22-70</i>	Time: <i>11:00 a.m.</i>
<i>Not called regarding this case. No response given for further communication of</i>			
Close Case ()	Set for District Court ()	No. Photos:	
RE-INSPECTION	Day: <i>Tue</i>	Date: <i>1-23-70</i>	Time: <i>11:00 a.m.</i>
<i>Conclude interview, place of birth, change of name, family, etc. in previous case.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Thurs</i>	Date: <i>1-24-70</i>	Time: <i>11:00 a.m.</i>
<i>Same as previous case. Direct contact with person of case. Concerning person, that the person was reported to brother's family and he is not of town, not involved.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Fri</i>	Date: <i>1-25-70</i>	Time: <i>11:00 a.m.</i>
<i>Conclude interview, place of birth, change of name, family, etc. in previous case. No further contact with person. No further contact.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Mon</i>	Date: <i>1-28-70</i>	Time: <i>11:00 a.m.</i>
<i>Check for info. from the court and record.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Tue</i>	Date: <i>1-29-70</i>	Time: <i>11:00 a.m.</i>
<i>Check for info. from the court and record.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Wed</i>	Date: <i>1-30-70</i>	Time: <i>11:00 a.m.</i>
<i>Check for info. from the court and record.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Thurs</i>	Date: <i>1-31-70</i>	Time: <i>11:00 a.m.</i>
<i>Check for info. from the court and record.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Fri</i>	Date: <i>2-1-70</i>	Time: <i>11:00 a.m.</i>
<i>Check for info. from the court and record.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Sat</i>	Date: <i>2-2-70</i>	Time: <i>11:00 a.m.</i>
<i>Check for info. from the court and record.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Sun</i>	Date: <i>2-3-70</i>	Time: <i>11:00 a.m.</i>
<i>Check for info. from the court and record.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Mon</i>	Date: <i>2-4-70</i>	Time: <i>11:00 a.m.</i>
<i>Check for info. from the court and record.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Tue</i>	Date: <i>2-5-70</i>	Time: <i>11:00 a.m.</i>
<i>Check for info. from the court and record.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Wed</i>	Date: <i>2-6-70</i>	Time: <i>11:00 a.m.</i>
<i>Check for info. from the court and record.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Thurs</i>	Date: <i>2-7-70</i>	Time: <i>11:00 a.m.</i>
<i>Check for info. from the court and record.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Fri</i>	Date: <i>2-8-70</i>	Time: <i>11:00 a.m.</i>
<i>Check for info. from the court and record.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Sat</i>	Date: <i>2-9-70</i>	Time: <i>11:00 a.m.</i>
<i>Check for info. from the court and record.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Sun</i>	Date: <i>2-10-70</i>	Time: <i>11:00 a.m.</i>
<i>Check for info. from the court and record.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Mon</i>	Date: <i>2-11-70</i>	Time: <i>11:00 a.m.</i>
<i>Check for info. from the court and record.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Tue</i>	Date: <i>2-12-70</i>	Time: <i>11:00 a.m.</i>
<i>Check for info. from the court and record.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Wed</i>	Date: <i>2-13-70</i>	Time: <i>11:00 a.m.</i>
<i>Check for info. from the court and record.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Thurs</i>	Date: <i>2-14-70</i>	Time: <i>11:00 a.m.</i>
<i>Check for info. from the court and record.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Fri</i>	Date: <i>2-15-70</i>	Time: <i>11:00 a.m.</i>
<i>Check for info. from the court and record.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Sat</i>	Date: <i>2-16-70</i>	Time: <i>11:00 a.m.</i>
<i>Check for info. from the court and record.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Sun</i>	Date: <i>2-17-70</i>	Time: <i>11:00 a.m.</i>
<i>Check for info. from the court and record.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Mon</i>	Date: <i>2-18-70</i>	Time: <i>11:00 a.m.</i>
<i>Check for info. from the court and record.</i>			
Close Case ()	Set for District Court ()	No. Photos: <i>2</i>	
RE-INSPECTION	Day: <i>Tue</i>	Date: <i>2-19-70</i>	Time: <i>11:00 a.m.</i>
<i>Check for info. from the court and record.</</i>			

These people are living next door to me and I would prefer that they do not know that I complained. Don't get me wrong, I'm glad I did but I don't want them to know it was me. I have a real friendly dog that stays in my yard and I'm afraid they might harm him or damage our property.

The place is still a mess as you have seen and it needs cleaning. The lady that lived there until 2 years ago kept it spotless and now these people discard things in their yard instead of throwing them away.

Please reply.

Phone: 242 1035
Work Pn: 796 6418

Sharks
Cathy Gillies
312 Balt. Ave
Lansdowne Md 21227

SUPPLEMENT REPORT
Form #11

BALTIMORE COUNTY
POLICE DEPARTMENT

62-10789-1 (Rev. 1-7-67) (When filled in by Baltimore County Police Department)

53 Continuation Follow-up AS Date of report 01/1/83
☐ 55 Address 4501A
62 Crime Incident C-854998

76 Page No. N/A 85 Multiple Cases Yes - No ☒
TOWSON MD, 21204 JENNIE HOUTON
at Res. List the L.C. Numbers 65 Case No. 105 Report 115 Reporting Area P.D. 8-01

125 INSTRUCTIONS FOR FOLLOW-UP OR SUPPLEMENTAL USAGE Under narrative, record your activity and all developments in the case subsequent to last report. Describe and record any property recovered. Explain any change classification or change. Clearly show disposition of recovered property.

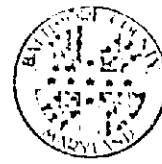
Item No.
125 ON THIS DATE, THE UNSUBSIGNED VIEWED THE PROPERTY OF 33 FIRST AVE. 21204 & FOUND THE BLUE-WHITE COORDS VAN PARKED ON THE PROPERTY WITH NO TAGS. SAME HAS YET TO BE RECOVERED AS PREVIOUSLY PROMISED BY THE OWNER.

135 STATUS Cloud ☐ Clear ☐ Suspended All Car ☐ Suspended ☒

145 Distribution Cent Rec. ☐ File ☐ Investigating Officer R. M. McNEEL 1263
Cite ☐ Intel ☐ Report Rec. ☐

155 Date when no 165 Received Card Rec. 2/6/83
FEB 8 1983

COST 10



***** CORRECTION NOTICE FOR ALLEGED ZONING VIOLATION *****

CASE NUMBER C - 80-442 ELECTION DISTRICT: 13
 LOCATION: 38 First Ave.
 DEAR Mr. Mayo:

PLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED LOCATION REVEALED:

THERE WAS NO VIOLATION OBSERVED AND THE CASE WILL BE CLOSED.

X THERE IS AN APPARENT VIOLATION AND THE FOLLOWING CORRECTION IS

REQUIRED: Conversion of home to apartments is illegal without a permit. See the zoning and business office of Baltimore County.

Remove all unlicensed vehicles including the trailer, remove car, etc. is equipment, clean up trash, junk and debris.

COMPLIANCE MUST BE ATTAINED BY: March 14, 1980

COMPLIANCE HAS NOT BEEN ATTAINED AND THE MATTER WILL BE SCHEDULED FOR A VIOLATION HEARING.

COMPLIANCE HAS BEEN ATTAINED AND THE CASE WILL BE CLOSED.

INSPECTOR: H. E. Phipps DATE: 2-13-80

X DEFENDANT COPY

() COMPLAINANT COPY

VIOLATION CASE FILE
MEMORANDUM

CASE NO.: C-80-442

DATE: 2-13-80 9:40 AM

CONVICTION:

BY PERSON:

TELEPHONE: 3-27-1841

INDIVIDUAL(S) INVOLVED:

Mr. Joe E. Mayo and Mrs. Phipps

SUBJECT DISCUSSED:

Mr. Mayo was a defendant in a violation of the city ordinance. He stated that he owned 5 lots on First Ave. including that where Mrs. Mayo is located, #38. He further stated that he had made an apartment on the 2nd floor of a residence, consisting of a B.B., L.B., K.T., and Bath. His children are the first floor include a kitchen and bath. He stated that it is a permit land not as would be a violation that a hearing would be scheduled.

INSPECTOR



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

March 18, 1980

The Honorable Charles E. Kountz
 House of Delegates
 754 Frederick Road
 Baltimore, Maryland 21228

RE: Case No. 80-293-V
 38 First Avenue

Dear Delegate Kountz:

Please be advised that a violation hearing has been scheduled for the above referenced matter on Monday, April 14, 1980, at 10:30 A.M., in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, 21204.

Very truly yours,

James B. Byrnes, III
 JAMES B. BYRNES, III
 Zoning Enforcement Section

cc: File



September 25, 1980

Mr. and Mrs. Joseph E. Mayo
 38 First Avenue
 Baltimore, Maryland 21227

RE: 38 First Avenue
 Case No. 80-293-V

Dear Mr. and Mrs. Mayo:

A recent inspection of your property has revealed that full compliance with the Deputy Zoning Commissioner's Order, dated May 5, 1980, has not been attained.

Our investigation has revealed that contractor's equipment and miscellaneous debris still remain on the subject property. Therefore, this office has no other alternative but to schedule this matter for criminal prosecution in the District Court of Maryland.

Penalties for noncompliance with the Deputy Zoning Commissioner's final written Order are as follows:

Section 503 - "Any violation of regulations or any final written order made or adopted pursuant to these regulations shall be a misdemeanor punishable by a fine not to exceed one hundred dollars or by imprisonment not to exceed thirty days, or both fine and imprisonment. Any person who shall violate such regulations and restrictions shall be deemed guilty of a separate offense for every day that such violation shall continue."

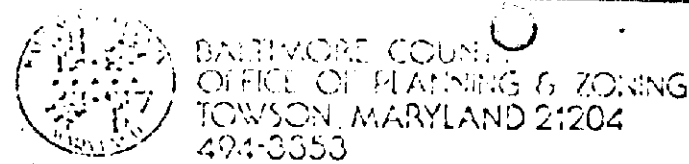
Very truly yours,

James B. Byrnes, III
 JAMES B. BYRNES, III
 Zoning Enforcement Section

JEB:ech

cc: The Honorable Charles E. Kountz
 File

cc: Ms. Cathy Gilliss



WILLIAM E. HAMMOND
 ZONING COMMISSIONER

May 5, 1980

Mr. and Mrs. Joseph E. Mayo
 38 First Avenue
 Baltimore, Maryland 21227

RE: 38 First Avenue
 Case No. 80-293-V

Dear Mr. and Mrs. Mayo:

I have this date passed my Order in the above captioned matter. Copy of said Order is enclosed.

Failure to comply with the attached Order will result in District Court action.

Very truly yours,

John M. H. Jung
 JOHN M. H. JUNG
 Deputy Zoning Commissioner

JMH:ech

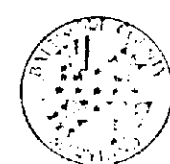
Enclosure

cc: The Honorable Charles E. Kountz
 House of Delegates
 754 Frederick Road
 Baltimore, Maryland 21228

File

cc: Ms. Cathy Gilliss

ZONING ENFORCEMENT SECTION



TELEPHONE: 494-3351

***** CORRECTION NOTICE *****

LOCATION: 38 First Ave.

AN APPARENT VIOLATION OF THE BALTIMORE COUNTY ZONING REGULATIONS HAS BEEN OBSERVED AT THE ABOVE REFERENCED LOCATION AND YOU, AS OWNER AND/OR OCCUPANT OF THE PREMISES, ARE REQUESTED TO CORRECT SAME.

VIOLATION: See 606-11

SECTION(S):

CORRECTION REQUIRED: Do not allow junk items, papers and other junk and debris to accumulate.

INSPECTOR: H. E. Phipps

DATE: 3-11-80

NOTE: A COPY OF THIS NOTICE WILL BE MAINTAINED IN THE ZONING OFFICE IN THE EVENT THAT FORMAL ACTION IS NECESSARY.

PETITION FOR VARIANCES

13th District

ZONING: Petition for Variances
 LOCATION: Northwest corner of First Avenue and Baltimore Avenue
 DATE & TIME: Thursday, September 25, 1980 at 9:30 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a side street setback of 25 feet in lieu of the required 25 feet and to permit a front yard setback of 15 feet in lieu of the required 18.5 foot average

The Zoning Regulations to be excepted as follows:

Section 402.1 - Conversion of Dwellings
 Section 303.1 - Front yard depths in residence and business zones

All that parcel of land in the Thirteenth District of Baltimore County

Being the property of Joseph Mayo, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, September 25, 1980 at 9:30 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

ZONING DESCRIPTION

Beginning for the same on the NW corner of First Ave. and Baltimore Ave. Being Lots 11, 12, 13, 14 and 15, Block 1, Recorded in the land records of Baltimore County on Plat of Linthicum Farm (Lansdowne) Plat book No. 1, Folio 49, Thirteenth Election District.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
 FROM: William E. Hammond, Acting Director
 SUBJECT: Petition No. 81-61-A Item 10

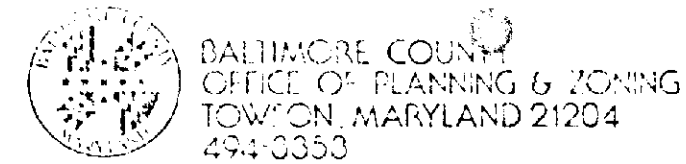
Location for Variance:
 Northwest corner of First Avenue and Baltimore Avenue
 Petitioner: Joseph Mayo, et al

13th District

13th District, Case No. 81-61-A (10-10 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
 Norman E. Gerber, Acting Director



WILLIAM E. HAMMOND
 ZONING COMMISSIONER

September 12, 1980

Mr. & Mrs. Joseph Mayo
 38 First Avenue
 Baltimore, Maryland 21227

RE: Petition for Variance
 NW/C First & Baltimore Avenues
 Case No. 81-61-A

Dear Mr. & Mrs. Mayo:

This is to advise you that \$32.21 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
William E. Hammond
 WILLIAM E. HAMMOND
 Zoning Commissioner

WEH:sj

August 27, 1980

Mr. & Mrs. Joseph Mayo
 38 First Avenue
 Baltimore, Maryland 21227

NOTICE OF HEARING

RE: Petition for Variances - NW/C First and Baltimore Avenues
 Case No. 81-61-A

TIME: 9:30 A.M.

DATE: Thursday, September 25, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
 ZONING COMMISSIONER OF
 BALTIMORE COUNTY

Office of
COLUMBIA
 Publishing Corp.
 10750 Little Patuxent Pkwy
 Columbia, MD 21044

19

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE 13TH DISTRICT
 FIRST AVENUE & BALTIMORE AVENUE

was inserted in the following:

☐ Catonsville Times
☒ Arbutus Times

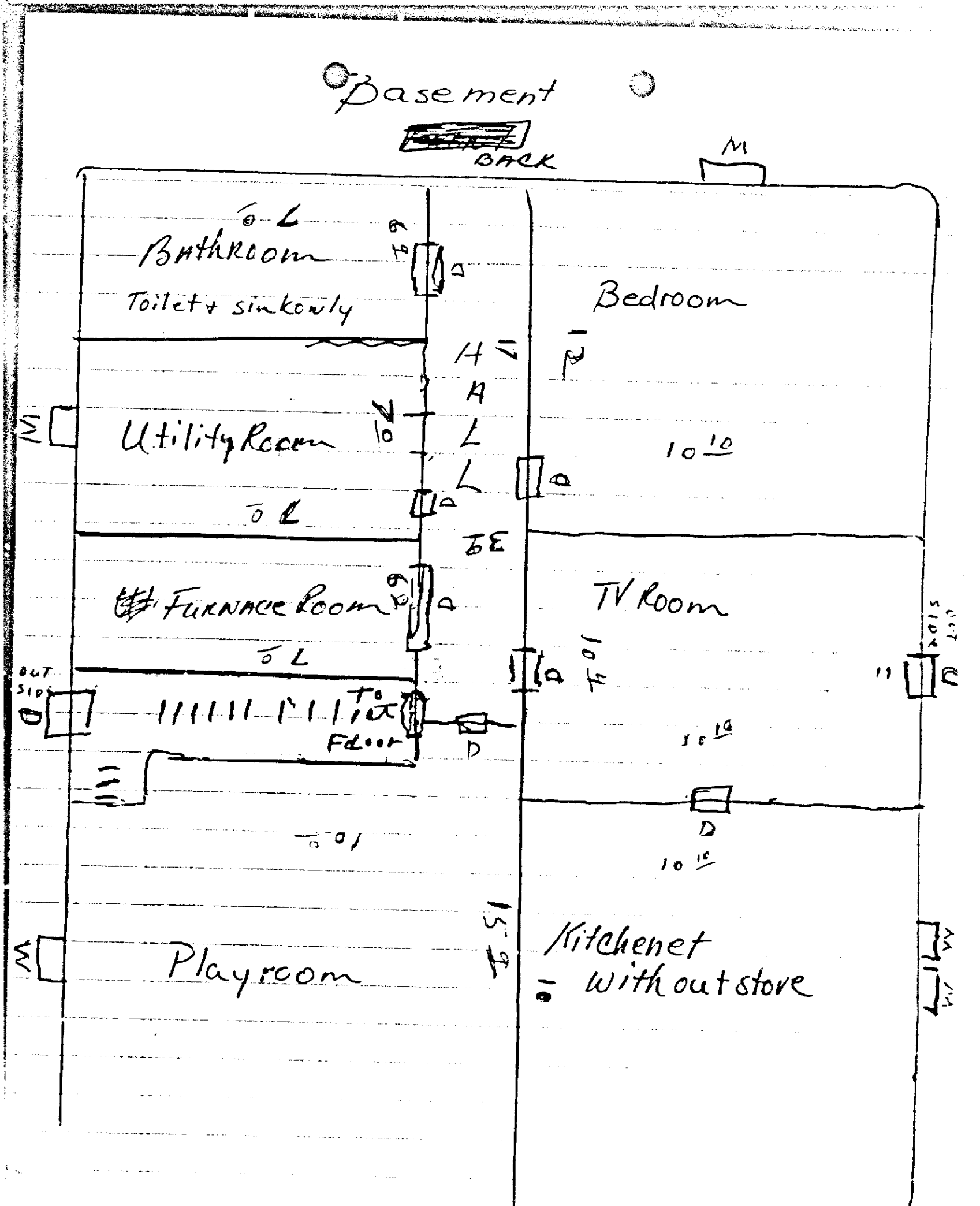
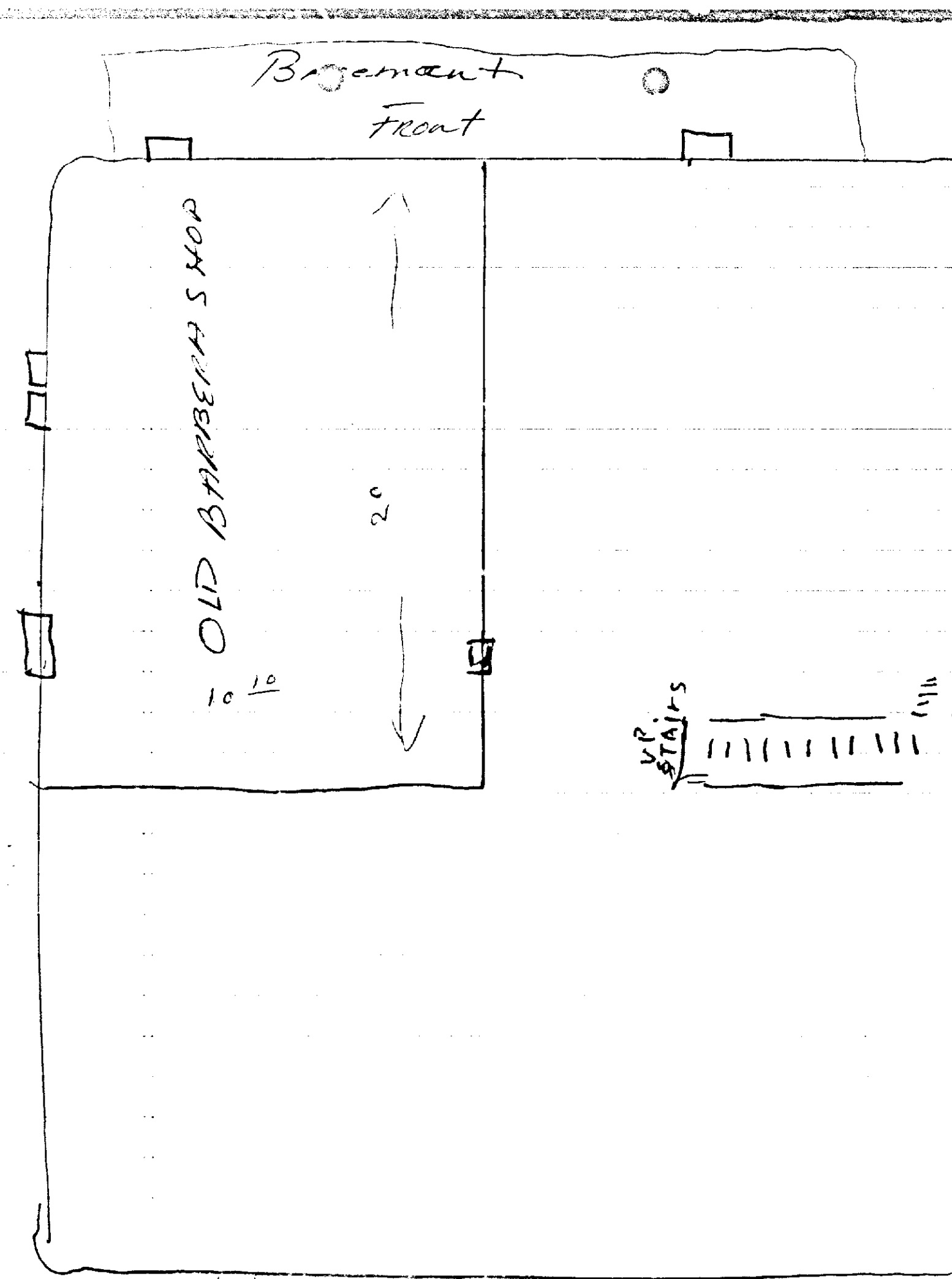
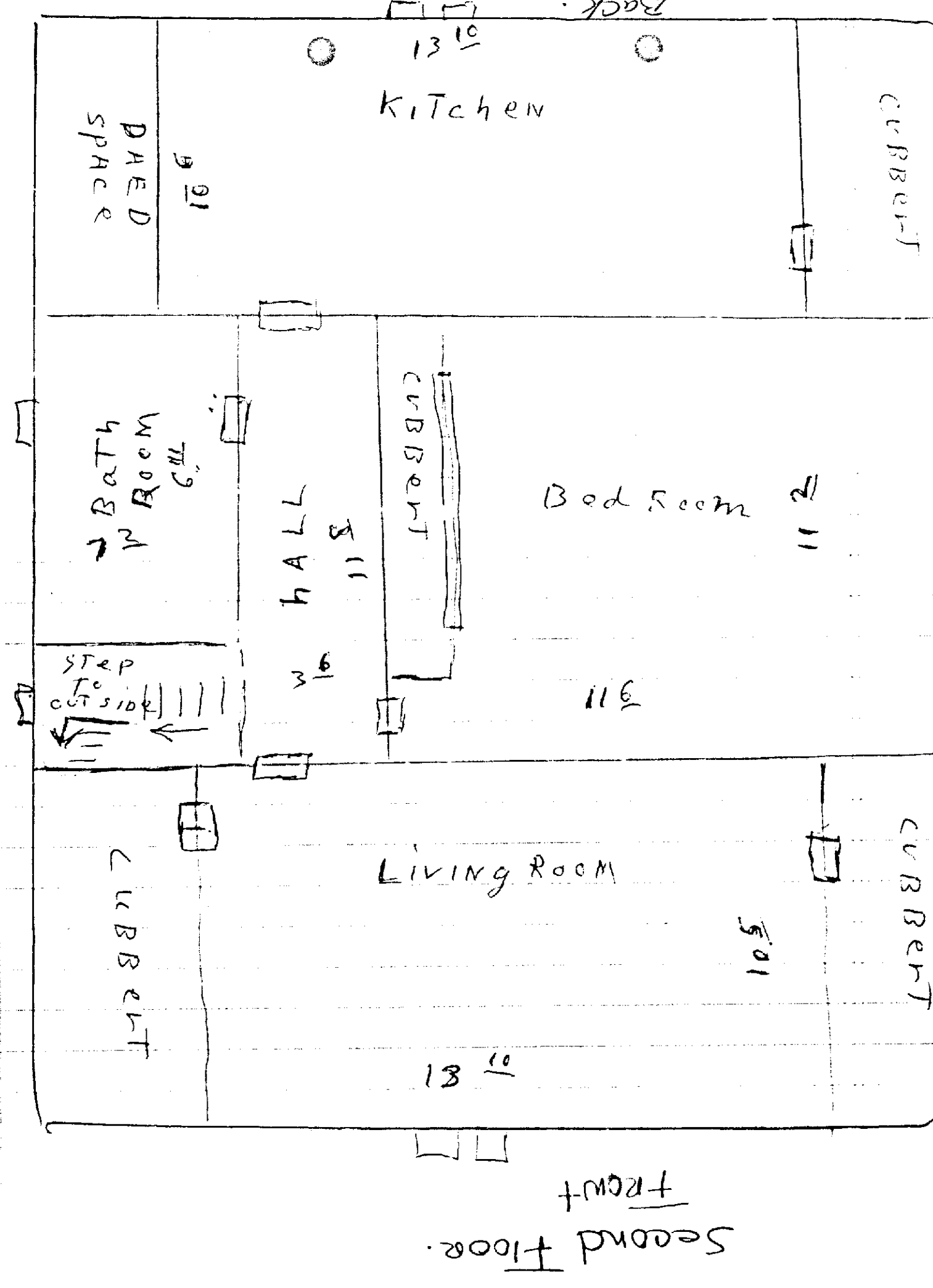
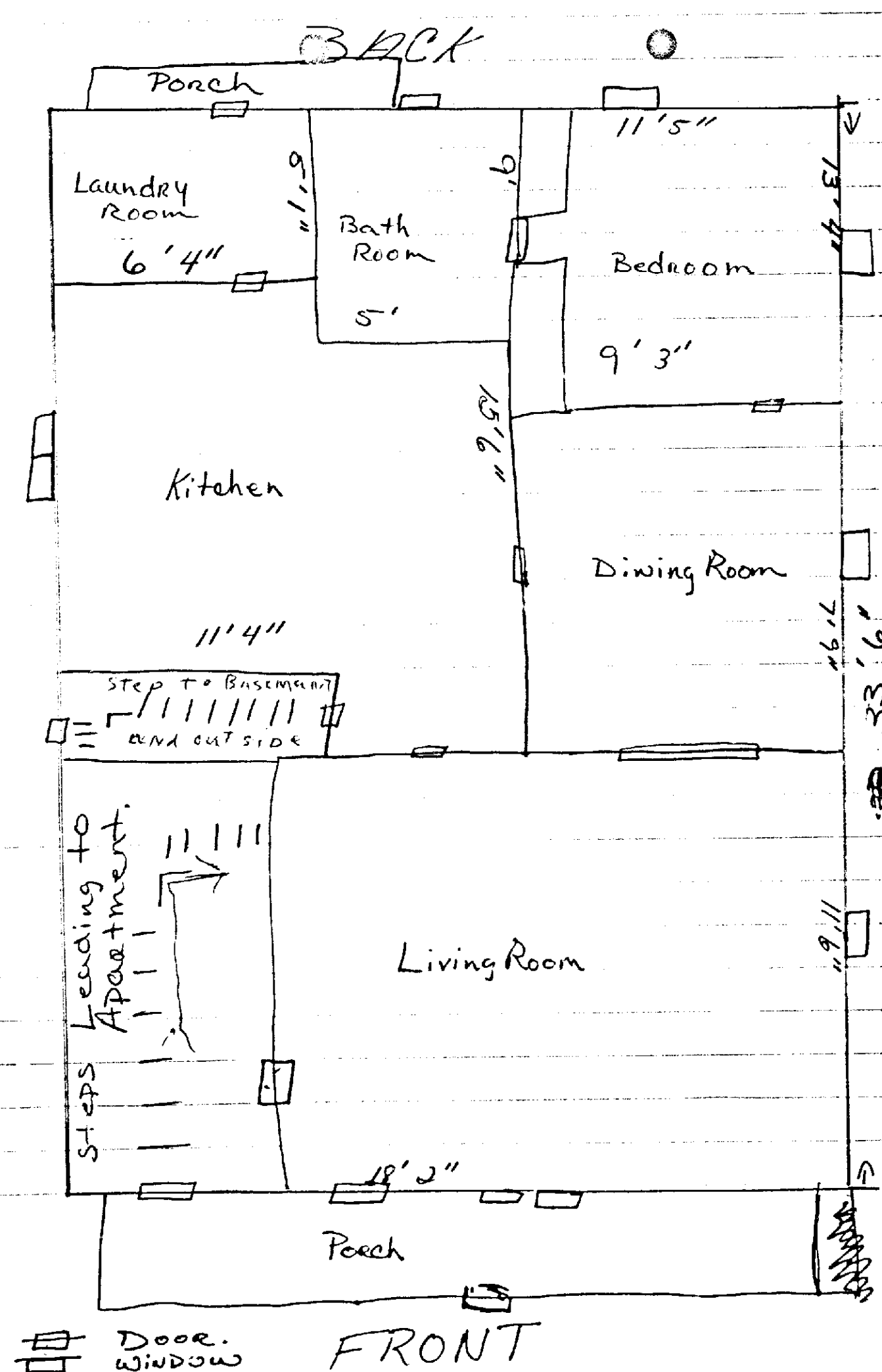
weekly newspapers published in Baltimore County, Maryland, once a week for ONE successive weeks before the 5th day of SEPTEMBER 1980, that is to say, the same was inserted in the issues of

9/4/80

COLUMBIA PUBLISHING CORP.

By *William E. Hammond*

IN THE CIRCUIT COURT
 FOR BALTIMORE COUNTY, IN EQUITY
 Plaintiff
 VS
 Defendant
 CERTIFICATE OF PUBLICATION OF



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 15 day of July, 1980.

Filing Fee \$ 75.00 Received: ☒ Check
☐ Cash
☐ Other

Item # 19

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Joseph Mayo Submitted by Joseph Mayo
Petitioner's Attorney _____ Reviewed by u.c.r.

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Mr. & Mrs. Joseph Mayo
38 First Avenue
Baltimore, Maryland 21227

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 25th day of July, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Joseph Mayo, et ux

Petitioner's Attorney _____

Reviewed by Nicholas B. Commodari

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCIAL REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 095196

DATE March 11, 1981 ACCOUNT 01-662

AMOUNT \$5.00 (Cash)

RECEIVED FROM Theresa M. Lowry

FOR Posting of Sign for Appeal of Case No. 81-61-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCIAL REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 095195

DATE March 11, 1981 ACCOUNT 01-662

AMOUNT \$35.00

RECEIVED FROM Theresa M. Lowry

FOR Appeal of Case No. 81-61-A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

81-61-A

District 13th Date of Posting 3-23-81

Posted for: APPEAL - VARIANCE

Petitioner: JOSEPH MAYO, ET UX

Location of property: NW/4 FIRST AND BALTIMORE AVES.

Location of Signs: NW/4 FIRST AND BALTIMORE AVES.

Remarks:

Posted by William E. Hammond

Date of return 3-27-81

Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCIAL REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 091780

DATE 9/25/80 ACCOUNT 01-662

AMOUNT \$39.21 (Cash)

RECEIVED FROM Joseph Mayo

FOR Adv. & Posting of Case No. 81-61-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCIAL REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 091710

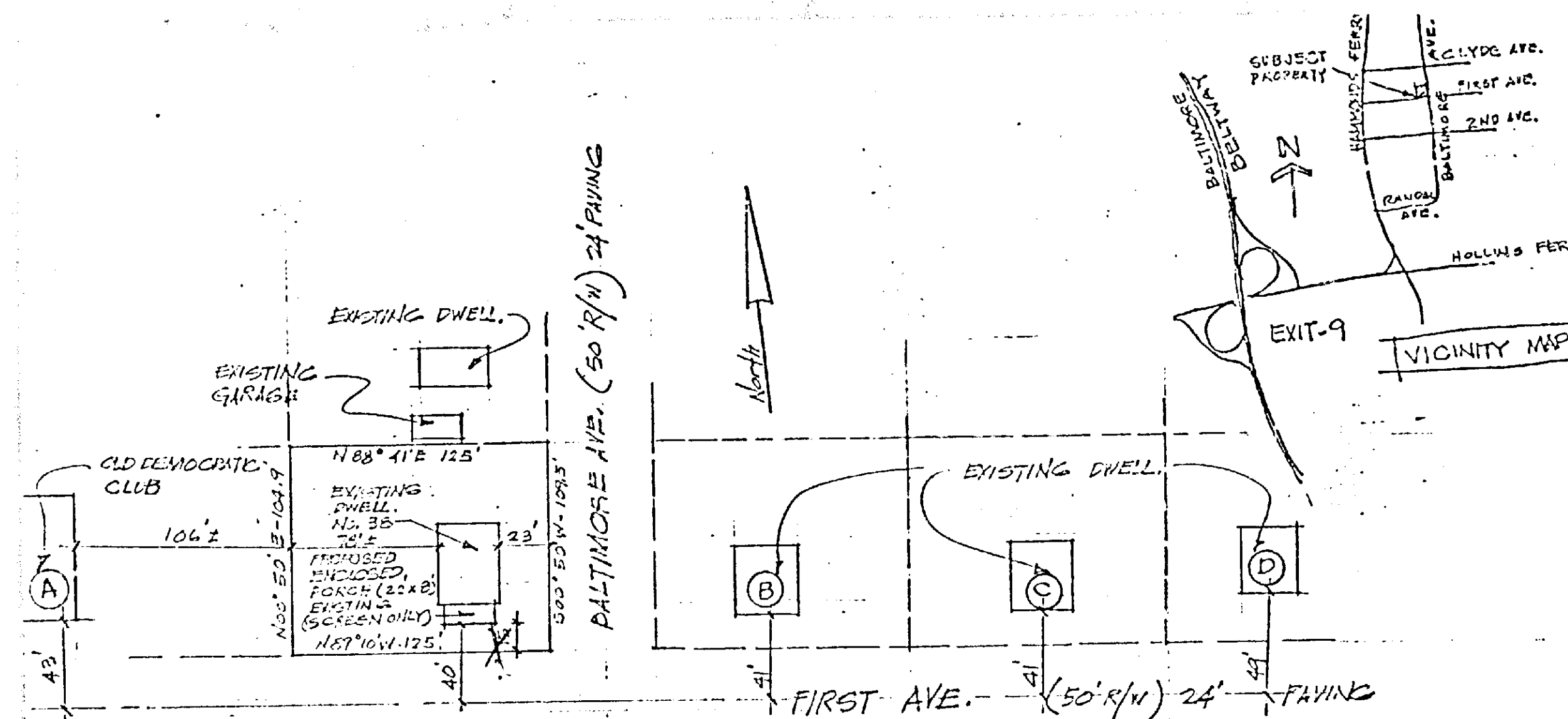
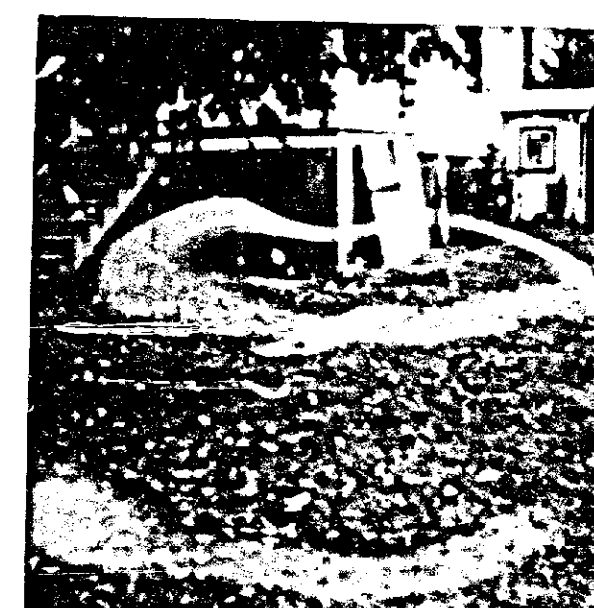
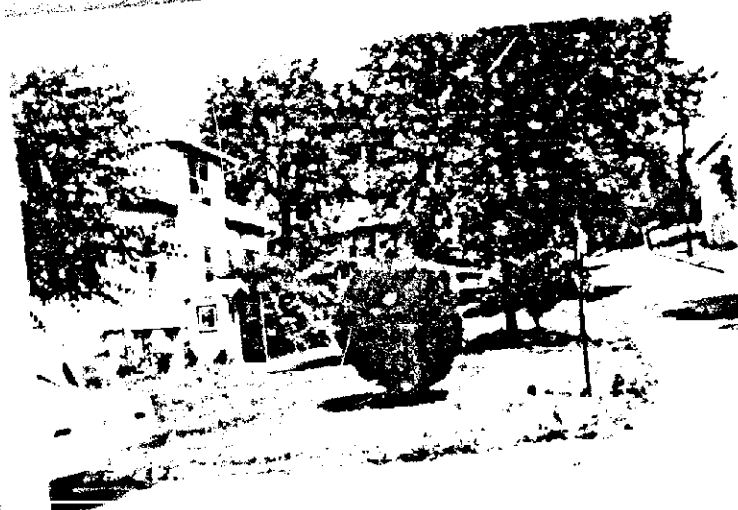
DATE August 27, 1980 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Joseph E. Mayo

FOR Filing Fee for Case No. 81-61-A

VALIDATION OR SIGNATURE OF CASHIER



PLAT TO ACCOMPANY ZONING VARIANCE FOR
JOSEPH + THELMA MAYO
13th ELECT. DISTRICT, ZONED D.R.5.5
LINTHICUM FARM (LANSDOWNE)
LOT 11, 12, 13, 14 & 15, BLK. 1
WATER & SEWER EXISTING IN THE STREET
SCALE: 1"=30'

FRONT YARD SETBACKS AVE.
A - 43 FT.
B - 41"
C - 41"
D - 49"
 $174 \div 4 = 43.5$ to $\frac{1}{2}$ "
 25.0
AVE. TO FRONT PROPERTY LINE $\rightarrow 18.5$

OWNERS WILL TAKE FULL RESPONSIBILITY
AS TO THE INFORMATION PROVIDED ON
SAID PLOT PREPARED BY BALTO. CO.

Th. Mayo 6/14/80
OWNER DATE
Joseph Mayo 6-14-80
OWNER DATE