

IN RE: PETITION FOR VARIANCE
E/S Wallace Road, 186' S of
the c/l of Vulcan Road
(8073 Wallace Road)
15th Election District
7th Councilmanic District

Michael A. Lacey, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-185-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 8073 Wallace Road, located in the community of Charlesmont in southeastern Baltimore County. The Petition was filed by the owners of the property, Michael and Laurie Lacey, through their attorney, Joseph A. Sofi, Esquire, in response to a zoning complaint filed by the adjoining property owners, Patrick and Ruby Adams. The Petitioners seek relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 214 R.G., 1960) to permit a rear yard setback of 9.5 feet in lieu of the required 50 feet for an existing swimming pool and deck attached to the dwelling. The subject property, existing improvements, and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Michael and Laurie Lacey, owners of the property. Appearing as a Protestant in the matter was Patrick Adams, adjoining property owner, who filed the initial complaint.

Testimony and evidence offered revealed that the subject property consists of 1,663.1 sq.ft., or .038 acres, zoned D.R. 10.5, and is improved with an inside group, single family townhouse dwelling unit. Attached to

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

the rear of the dwelling are a covered porch and deck which connects to the swimming pool which is the subject of this Petition. In addition to these improvements, a shed exists in the rear yard of the property. As noted above, the Petition was filed in an effort to legitimize existing conditions on the property as a result of a zoning violation notice the Petitioners received from the Zoning Administration and Development Management (ZADM) office as to the subject swimming pool.

Testimony revealed that the subject swimming pool was installed approximately 3 years ago. The Petitioners testified that they purchased the swimming pool from Mrs. Adams, who works for a swimming pool company and, in fact, offered the swimming pool for sale to the Petitioners. Further testimony revealed that the Petitioners and the Protestants have been neighbors for the past 5 years and that both families have had swimming pools in their rear yard. However, the Adams removed their pool some time ago. In the meantime, the children of the two families had a disagreement and the Protestants subsequently lodged a complaint against the Petitioners as to the location of the swimming pool. Testimony indicated that prior to the hearing in this case, the two families had spent the morning in Dundalk's District Court on another matter of contention. It is obvious that the disagreement between the children has caused the relationship between the two families to deteriorate, which in turn, has resulted in a hearing on this matter before me.

As to the relief requested in this matter, an area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

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11/3/95

By

11/3/95

1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

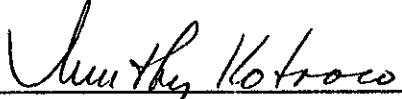
Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that the subject pool has existed on the property for the past three years without prior complaint. It is obvious that the zoning complaint was filed as a result of a domestic dispute between the two families and that the swimming pool itself has not caused any injury to the health, safety or general welfare of the adjoining property owners. In fact, the Petitioners testified that their neighbors on the other side of their property have no objections to the pool. It should also be noted that the requested variance is from the alley to the rear of the property and is not related to any required setback from the adjoining properties. In the opinion of this Deputy Zoning Commissioner, the relief requested meets the spirit and intent of the B.C.Z.R. and should therefore, be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of January, 1995 that the Petition for Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 214 R.G., 1960) to permit a rear yard setback of 9.5 feet in lieu of the required 50 feet for an existing swimming pool and deck attached to the dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners are hereby made aware that a 30-day appeal period exists from the date of this Order. If for any reason an appeal is filed and this Order is reversed, the relief granted herein shall be terminated.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 3, 1995

Joseph A. Sofi, Esquire
1912 Liberty Road
Eldersberg, Maryland 21784

RE: PETITION FOR VARIANCE
E/S Wallace Road, 186' S of the c/l of Vulcan Road
(8073 Wallace Road)
15th Election District - 7th Councilmanic District
Michael A. Lacey, et ux - Petitioners
Case No. 95-185-A

Dear Mr. & Mrs. Lacey:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Michael A. Lacey
8073 Wallace Road, Baltimore, Md. 21222

Mr. & Mrs. Patrick Adams
8071 Wallace Road, Baltimore, Md. 21222

People's Counsel

File

MICROFILMED





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8073 Wallace Rd
which is presently zoned DR-10.5

This Petition shall be filed with the Office of Zoning Administration & 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) 1802.3.B (214 R.G., 1960)

To permit a rear yard setback of 9.5 feet in lieu of the required 50 feet for an existing pool and deck attached to the main house.

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

Due to lack of space in property size, zoning regulations seem unreasonable to consider existing structures (8'x14' pool and 5'x6' platform/deck) unlawful. Pool is for our 2 minor children

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 further 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/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City

State

Zipcode

1912 Liberty Rd.

281-6767

Eldersberg, Md

21784

(410) 781-6767

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.

Legal Owner(s):

Michael A. Lacey

(Type or Print Name)

Michael A. Lacey

Signature

Laurie R. Lacey

(Type or Print Name)

Laurie R. Lacey

Signature

8073 Wallace Rd.

Address

Baltimore, Md.

City

State

Name, Address and phone number of representative to be contacted.

355-6600 - WORK.

288-2940 - HOME

Phone No.

21222

Zipcode

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: R.T.

DATE 11-15-94

ITEM # 180

Printed with Soybean Ink
on Recycled Paper

ORDER RECEIVED FOR FILING

Date

By

EXAMPLE 3 - Zoning Description

- 3 copies

95-185-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 8073 WALLACE RD

Election District 15

(address)
Councilmanic District 7

Beginning at a point on the EAST side of 8073
(north, south, east or west)

WALLACE RD which is 60 FT
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of 186 ± South of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street VULCAN RD
(name of street)

which is 40 FT wide. *Being Lot # 100
(number of feet of right-of-way width)

Block B, Section # _____ in the subdivision of

CHARLESMONT III as recorded in Baltimore County Plat
(name of subdivision)

Book # B.L.B #22, Folio # 58, containing

1660.8 sq. ft.
(square feet and acres)

ITEM # 180

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-185-A

District 15th

Date of Posting 12/4/94

Posted for: Variance

Petitioner: Michael A. & Laurie R. Lacey

Location of property: 8073 Wallace Rd, E/S

Location of Signs: Facing roadway on property being zoned

Remarks: _____

Posted by M. Shady
Signature

Date of return: 12/9/94

Number of Signs: 1

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Dec. 2, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec. 1, 1994.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

~~Publication~~

NOTICE OF HEARING

The Board of Zoning Appeals of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-185-A
(Item 180)

8073 Wallace Road
E/S Wallace Road, 188' +/-
S of c/ Vulcan Road
18th Election District
7th Councilmanic
Legal Owner(s):

Michael A. Lacey and
Laurie R. Lacey
Hearing: Monday,
December 19, 1994 at
9:00 a.m. in Rm. 118, Old
Courthouse

Variance to permit a rear yard setback of 9.6 feet in lieu of the required 50 feet for an existing pool and deck attached to the main house.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1)Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2)For information concerning the File and/or Hearing, Please Call 887-3353.
12/065 December 1,

1995 DEC 1 07:10



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Date

11-15-94

8073 WALLACE RD,

010 - VARIANCE - \$ 50⁰⁰

080 - SIGN - \$ 35⁰⁰

TOTAL - \$ 85⁰⁰

receipt

95-185-A

Account: R-001-6180

Number

180

E.T

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03A03#0056MICRRC

\$85.00

BA 0002#27PM11-15-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations 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 and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 180

Petitioner: Michaela Lacey

Location: 8073 WALLACE RD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Michael A Lacey

ADDRESS: 8073 WALLACE RD

Balto. MD 21222

PHONE NUMBER: 410-288-2940

AJ:ggs

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY
December 1, 1994 Issue - Jeffersonian

Please forward billing to:

Michael A. Lacey
8073 Wallace Road
Baltimore, Maryland 21222
410-288-2940

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-185-A (Item 180)
8073 Wallace Road
E/S Wallace Road, 186'+/- S of c/l Vulcan Road
15th Election District - 7th Councilmanic
Legal Owner(s): Michael A. Lacey and Laurie R. Lacey
HEARING: MONDAY, DECEMBER 19, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a rear yard setback of 9.5 feet in lieu of the required 50 feet for an existing pool and deck attached to the main house.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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(410) 887-3353

NOTICE OF HEARING

Carl Fabian

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DECEMBER 13, 1994

NOTICE OF CHANGE IN HEARING TIME AND/OR LOCATION

BE ADVISED THAT THE BELOW-NOTED CASE WILL TAKE PLACE
ON THE SAME DATE AS PREVIOUSLY NOTIFIED, HOWEVER THE
TIME AND/OR THE LOCATION OF THE HEARING HAS BEEN
CHANGED AS INDICATED BY UNDERSCORING.

CASE NUMBER: 95-185-A (Item 180)
8073 Wallace Road
E/S Wallace Road, 186'+/- S of c/l Vulcan Road
15th Election District - 7th Councilmanic
Legal Owner(s): Michael A. Lacey and Laurie R. Lacey

Variance to permit a rear yard setback of 9.5 feet in lieu of the required 50 feet
for an existing pool and deck attached to the main house.

HEARING: MONDAY, DECEMBER 19, 1994 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

ARNOLD JABLON
DIRECTOR

cc: Michael and Laurie Lacey
~~Joseph A. Sofi, Esq.~~
Mrs. Adams

AJ:ggs

MICROFILMED



The seal of Baltimore County, Maryland, is a circular emblem. It features a shield with a cross in the center. The cross is divided into four quadrants, each containing a different pattern: a vertical line, a horizontal line, and a diagonal line. The shield is surrounded by a border containing the text "BALTIMORE COUNTY" at the top and "MARYLAND" at the bottom. There are also small stars on the shield.

(410) 887-3353

Joseph A. Sofi, Esquire
1912 Liberty Road
Eldersberg, Maryland 21784

Dear Mr. Sofi:

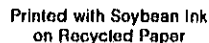
Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce N. Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jnw
Enclosure(s)





**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

11-25-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109

111 W. Chesapeake Avenue
Towson, Maryland 21204

ATTN: Ms. JOYCE WATSON

Dear Ms. Winiarski:

Re: Baltimore County

Item No.: \$180 (RT)

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Dec. 5, 1994
Zoning Administration and Development Management

FROM: *Rob* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for December 5, 1994
Items 179, (180), and 181

The Developers Engineering Section has reviewed
the subject zoning items and we have no comments.

RWB:sw

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: November 30, 1994

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 178, 179, 180, 181, 182, 183, 185, 187, 188 and 189

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Pat Keller

PK/JL

hearing 12/19

RE: PETITION FOR VARIANCE	*	BEFORE THE
8073 Wallace Road, E/S Wallace Road,		
86'+/- S of c/l Vulcan Road, 15th	*	ZONING COMMISSIONER
Election Dist., 7th Councilmanic		
	*	OF BALTIMORE COUNTY
Michael A. and Laurie R. Lacey		
Petitioners	*	CASE NO. 95-185-A
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of December, 1994, a copy of the foregoing Entry of Appearance was mailed to Joseph A. Sofi, Esquire, 1912 Liberty Road, Eldersburg, MD 21784, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED



Zoning Enforcement

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

* * * * * CORRECTION NOTICE * * *

CASE NUMBER C-95-644

ELECTION DISTRICT: 15TH

LOCATION: 8073 WALLACE ROAD

OWNERS: MICHAEL A. LACEY, SR.

LAURIE R. LACEY

DEAR PROPERTY OWNERS:

PLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED
LOCATION REVEALED THAT THERE IS AN APPARENT VIOLATION AND THE FOLLOWING
CORRECTION IS REQUIRED:

REMOVE ALL ADDITIONS TO THE REAR PORCH (DECK AND POOL) THAT DO NOT
CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS, OR APPLY FOR A
VARIANCE (PUBLIC HEARING) IN ROOM 109 OF THE BALTIMORE COUNTY OFFICE
BUILDING. THE REQUIRED REAR YARD SETBACK FOR PROPERTY ZONED D.R.10.5
IS 40 FEET, PURSUANT TO YOUR PLATT THAT WAS TENTATIVELY APPROVED
DECEMBER 8, 1954 AND SIGNED BY THE PLANNING COMMISSION ON JANUARY 2,
1955.

IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT THIS OFFICE AT
887-5681. FAILURE TO COMPLY BY NOVEMBER 11, 1994 WILL RESULT IN THE
ISSUANCE OF A CITATION WHEREIN YOU ARE SUBJECT TO A CIVIL PENALTY OF
\$200.00 FOR EACH VIOLATION, AND EACH DAY SHALL BE CONSIDERED A SEPARATE
VIOLATION (CIVIL PENALTY BILL #132-85).

INSPECTOR: WASILEWSKI

October 11, 1994

111 WEST CHESAPEAKE AVENUE

TOWSON, MARYLAND 21204

MICROFILMED

ITEM # 180

3022B (214-RG 1400)

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

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

CASE NUMBER C-95-684

ELECTION DISTRICT: 15TH

LOCATION: 8071 WALLACE ROAD
OWNERS: PATRICK WADE ADAMS
RUBY MARY ADAMS

DEAR PROPERTY OWNERS:

PLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED
LOCATION REVEALED THAT THERE IS AN APPARENT VIOLATION AND THE FOLLOWING
CORRECTION IS REQUIRED:

(X) ACCESSORY STRUCTURES (SWIMMING POOL) MUST BE LOCATED IN THE REAR
YARD 2 1/2 FEET FROM THE SIDE AND REAR PROPERTY LINES OR A PETITION FOR
VARIANCE (PUBLIC HEARING) MUST BE FILED IN THE ZONING OFFICE, ROOM 113.

IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT THIS OFFICE AT
887-5681. FAILURE TO COMPLY BY NOVEMBER 11, 1994 WILL RESULT IN THE
ISSUANCE OF A CITATION WHEREIN YOU ARE SUBJECT TO A CIVIL PENALTY OF
\$200.00 FOR EACH VIOLATION, AND EACH DAY SHALL BE CONSIDERED A SEPARATE
VIOLATION (CIVIL PENALTY BILL #132-85).

INSPECTOR: WASILEWSKI
111 W. Chesapeake Ave.
Towson, Maryland 21204

October 11, 1994

MAILED 10/11/94



APPLICATION FOR BUILDING PERMIT

PERMIT #: B213587 CONTROL #: MR DIST: 15 PREC: 21

LOCATION: 8073 WALLACE RD
SUBDIVISION: CHARLESMONT III
TAX ASSESSMENT #: 1501330090

OWNERS INFORMATION

NAME: LACEY, MICHAEL C & LAURIE
ADDR: 8073 WALLACE RD, 21222

APPLICANT INFORMATION

NAME: MICHAEL C LACEY
COMPANY:
ADDR1: 8073 WALLACE RD
ADDR2: BALTIMORE MD 21222
PHONE #: 388/2940 LICENSE #:

NOTES

TRACT: BLOCK:
PLANS: CONST 0 PLOT 1 R PLAT 0 DATA 0 ELEC NO PLUM NO
TENANT:
CONTR: OWNER
ENGR:
SELLR:
WORK: ERECT 6' HIGH WOOD PRIVACY FENCE IN REAR YARD
OF SFTH 30 LF/ IF FENCE IS TO BE ERECTED WITHIN
ANY EASEMENTS, IT MUST BE REMOVED AT OWNER'S
EXPENSE IF NECESSARY/ LMC ESSEX OFFICE

PROPOSED USE: SFTH & FENCE
EXISTING USE: SFTH

BLDG. CODE: BOCA CODE
RESIDENTIAL CATEGORY: GROUP OWNERSHIP: PRIVATELY OWNED
ESTIMATED COST OF MATERIAL AND LABOR: 100.00

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION

USE: OTHER - RESIDENTIAL

FOUNDATION: BASEMENT:
SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST
CONSTRUCTION: FUEL:
CENTRAL AIR:

SINGLE FAMILY UNITS

TOTAL 1 FAMILY BEDROOMS

MULTI FAMILY UNITS

EFFICIENCY (NO SEPARATE BEDROOMS): NO. OF 1 BEDROOM:

NO. OF 2 BEDROOMS: NO. OF 3 BEDROOMS OR MORE:

TOTAL NO. OF BEDROOMS: TOTAL NO. OF APARTMENTS:

MICROFILMED

PERMIT #: B213587

DIMENSIONS - INSTALL FIXTURES

GARBAGE DISP: BUILDING SIZE
POWDER ROOMS: FLOOR: 0
BATHROOMS: WIDTH:
KITCHENS: DEPTH:
HEIGHT: 6'
STORIES:

LOT NOS: 100
CORNER LOT: N

LOT SIZE AND SETBACKS
SIZE: 0016.02 X 0000.00
FRONT STREET:
SIDE STREET:
FRONT SETB: N/C
SIDE SETB: N/C-1"
SIDE STR SETB
REAR SETB: N/C

ZONING INFORMATION

DISTRICT: BLOCK:
PETITION: SECTION:
DATE: LIBER: 002
MAP: FOLIO: 058
CLASS: 04

ASSESSMENTS

LAND: 0018000.00
IMPROVEMENTS: 0047670.00
TOTAL ASS.:

PLANNING INFORMATION

MASTER PLAN AREA: SUBSEWERSHED: CRITICAL AREA.

DATE APPLIED: 09/28/94 INSPECTOR INITIALS: 15R
FEE: \$10.00 PAID: \$10.00 RECEIPT #: A234539
PAID BY: OWNER

(I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE. AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS)

COMPANY OR OWNER

DATE

ADDRESS

AGENT ____
OWNER ____

SIGNATURE OF APPLICANT

PHONE

12/19/94 6042-94
v8 65
BARTOLINI & SEAMAN, P. A.

Attorneys at Law

DANIEL J. BARTOLINI
KIRK SEAMAN
KEVIN KULESA

OF COUNSEL
JOSEPH A. SOFI*
JAY S. BLOCK†
MICHAEL H. HIRSCH

PARALEGAL
CAROLE THURSTON FONTENOT

* ADMITTED IN MD., MASS., D.C., N.Y.
† ALSO CERTIFIED PUBLIC ACCOUNTANT

REPLY TO:

- ☒ CARROLL COUNTY OFFICE
1912 LIBERTY ROAD
ELDERSBURG, MARYLAND 21784
(410) 549-6363 FAX (410) 781-4263
- ☐ HOWARD COUNTY OFFICE
30 CORPORATE CENTER, STE. 570
10440 LITTLE PATUXENT PKWY.
COLUMBIA, MARYLAND 21044
(410) 997-6767 FAX (410) 992-7493

December 15, 1994

Mr. Arnold Jablon
Director
Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

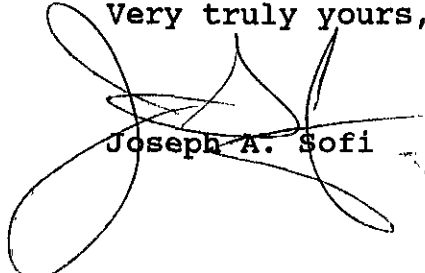
RE: Case No.: 95-185-A (Item 180)
8073 Wallace Road
E/S Wallace Road, 186'+/-S of c/l Vulcan Road
15th Election District - 7th Councilmanic
Legal Owner(s): Michael A. Lacey
Laurie R. Lacey
Hearing: Monday, December 19, 1994
2:00 p.m., Room 118, Old Courthouse

Dear Mr. Jablon:

Please be advised that I am withdrawing my legal representation of Mr. and Mrs. Lacey in the above-referenced matter. However, Mr. and Mrs. Lacey will be proceeding with this matter as scheduled.

If you have any questions please call me.

Very truly yours,


Joseph A. Sofi

JAS:ctf

RECEIVED

DEC 19 1994

MICROFILMED

ZADM

12/15/94
8

6023-94
275

Hearing 12/19/94

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27. [illegible]
28. [illegible]
29. [illegible]
30. [illegible]

[illegible]

[illegible]

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Michael A. Lacey, Sr.
Laurie R. Lacey

8073 Wallace Rd - 21222
8073 Wallace Rd - 21222



Printed with Soybean Ink
on Recycled Paper

UNRECORDED

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Derrick Adams

8071 Wallace Rd.
Baltimore, Md. 21222



01/10/2014 11:15 AM

ML-CS-1

9F 2-C

PATAPSCO

ITEM # 180

95-185-A

ML-1M

BL-CS-1

BR VULCAN

RD.

KIMBERLY RD.

RD.

WALLACE

POINT

BELSFORD COURT

D.R. 10.5

95-185-A

ALT 20

CHARLES MONT

BATTLE ACRE
B.C.L.C.

WALFORD

MICROFILMED

ROAD

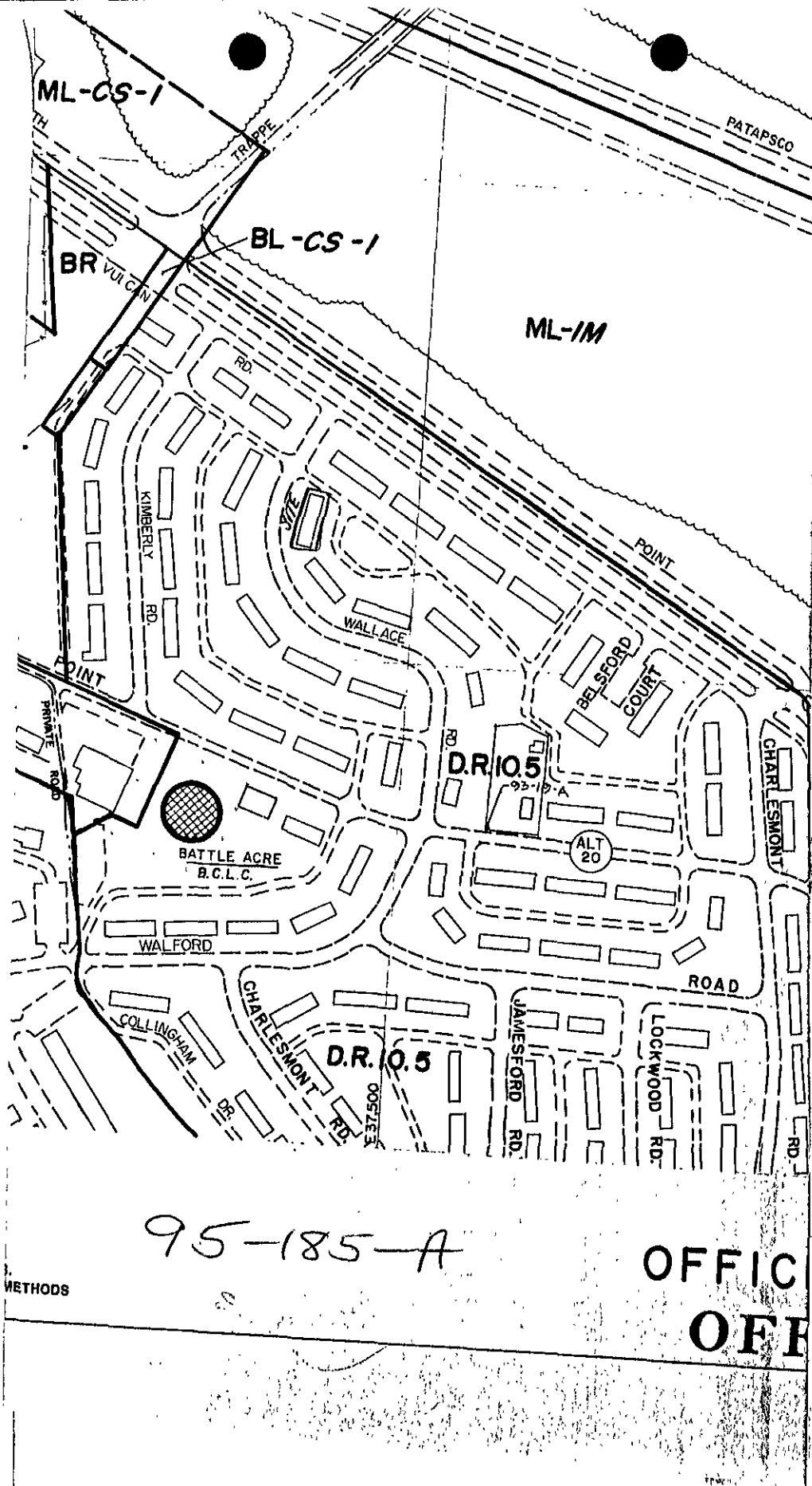
D.R. 10.5

CHARLES MONT

JAMES SEC

LOCKW

COLLINGHAM



SE 2-G

ITEM# 180

95-185-A

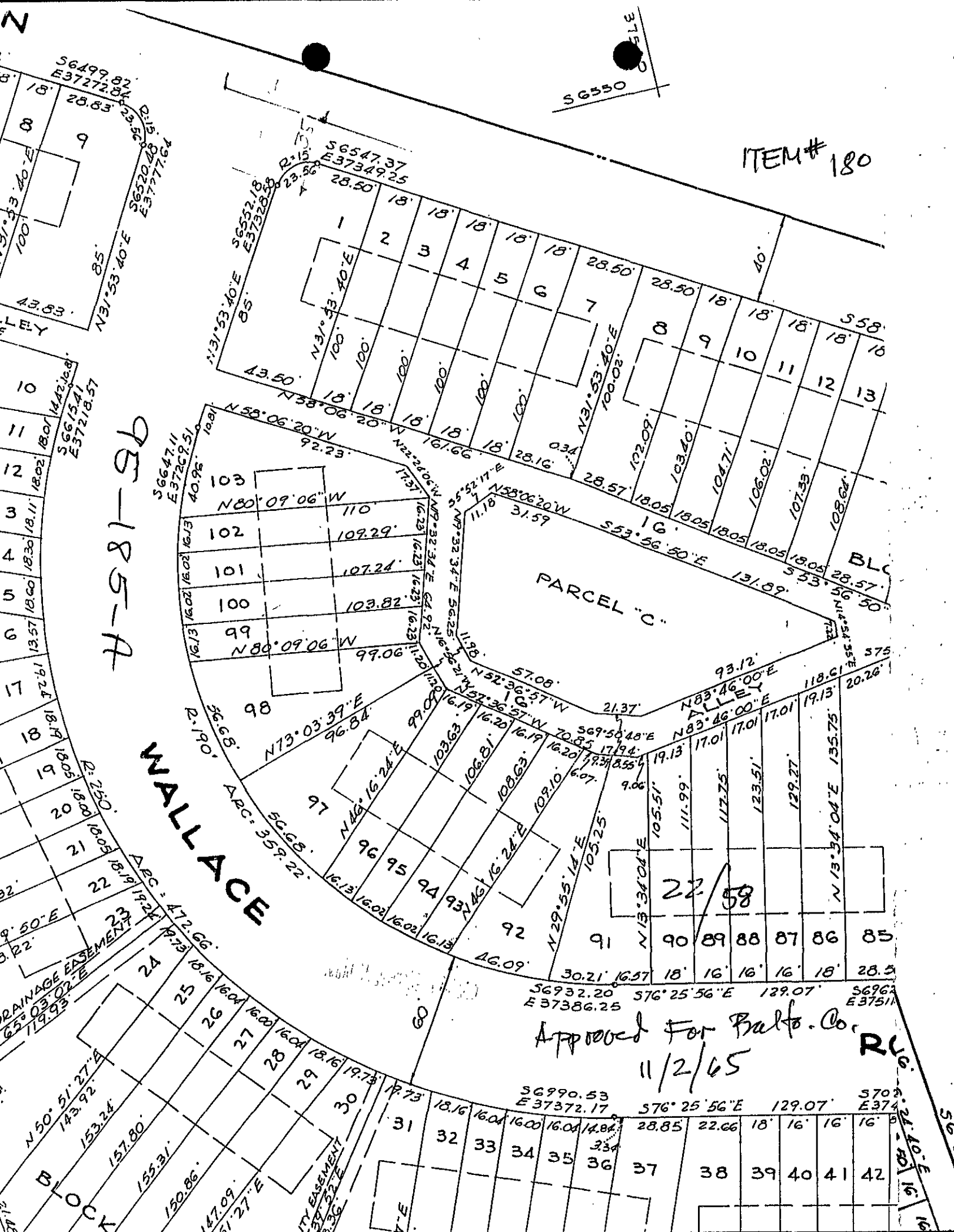
OFFICE
OFF

METHODS

MICROFILM

2

ITEM# 180



95-185-A

WALLACE

Approved For Balto. Co.
11/2/65

R

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 8073 WALLACE RD see pages 5 & 6 of the CHECKLIST for additional required information

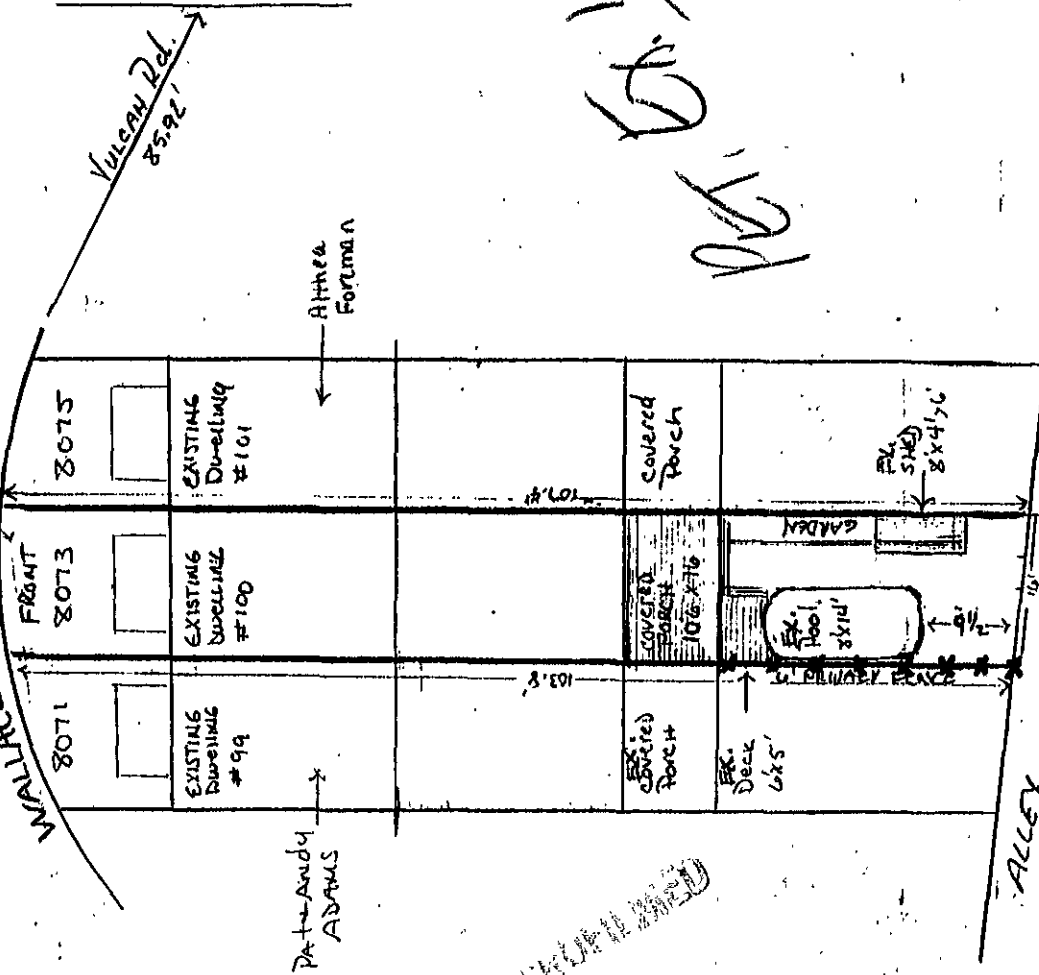
Subdivision name: CHARLES MONT III 95-185-A

plat book # 22, folio # 5B, lot # 100, section #

OWNER: MICHAEL A + LAURIE R. LACEY

Mike + Laurie Lacey

WALLACE ROAD



Pat + Andy ADAMS

Althea Fortman

LOCATION INFORMATION

Election District: 15

Councilmanic District: 7

1"=200' scale map#: SE 2-6

Zoning: DR 10.5

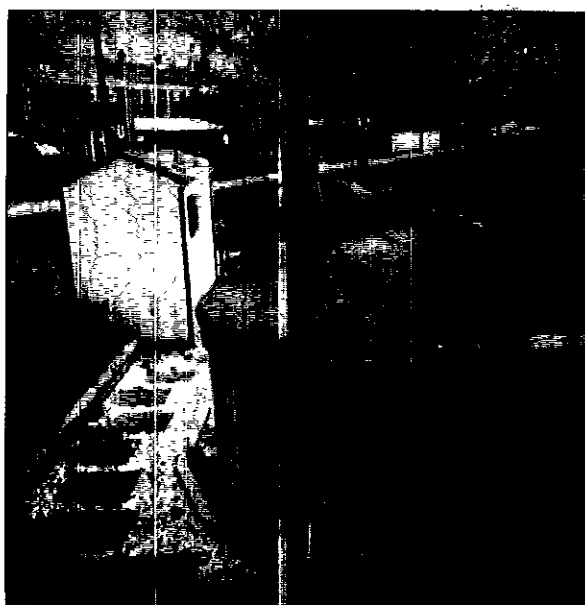
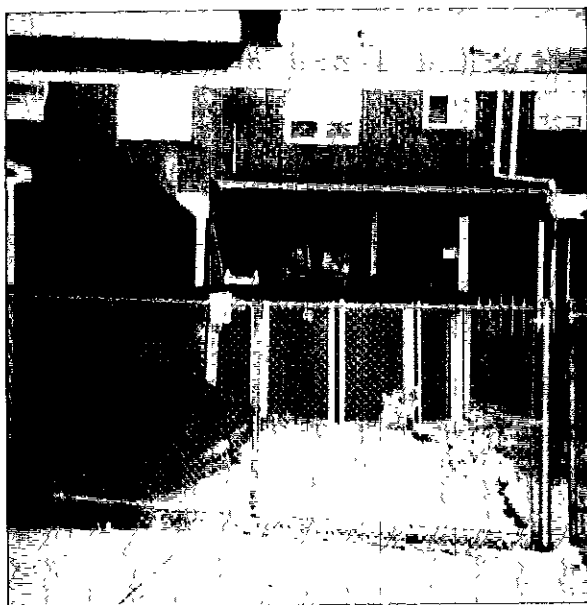
Lot size: 0.38 acreage 1663.1 square feet

possible approvals
SEWER: ☒ WATER: ☒
Chesapeake Bay Critical Area: ☐ YES ☒ NO
Prior Zoning Hearings: NONE

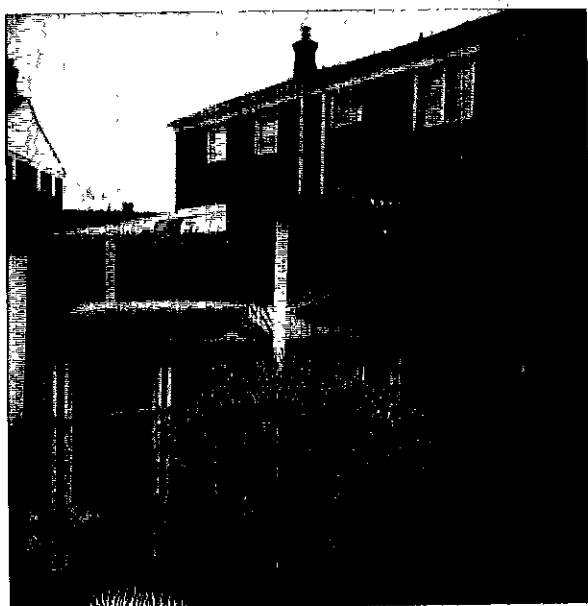
Zoning Office USE ONLY!

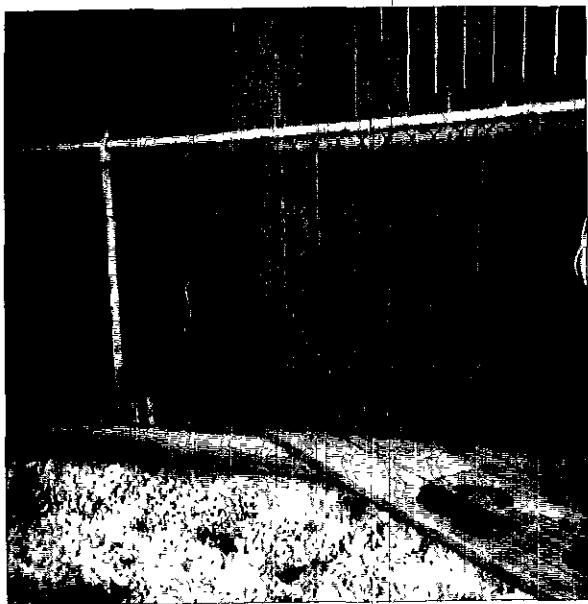
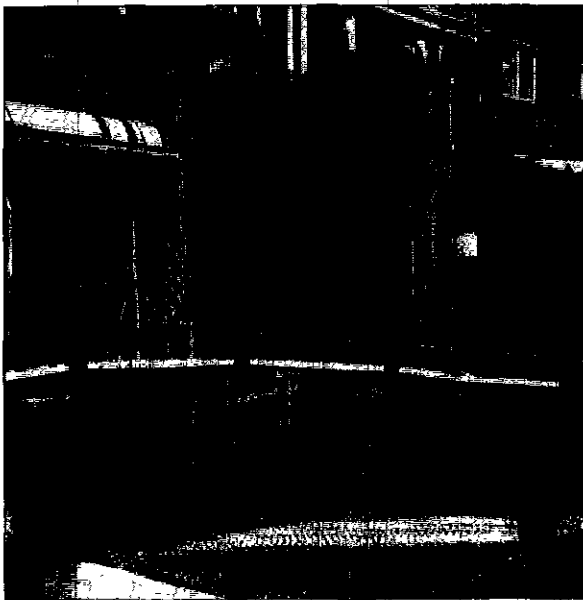
reviewed by: R.T. ITEM #: 180 CASE#:

North
date: 11-15-94
prepared by: Michael A. Lacey
Scale of Drawing: 1"= 20'



12-19-94 8⁰⁸ A.M.





12-18-94
6 3/4" OFF FOUND 3:40 PM.

12-18-94 3:35 PM