

IN RE: PETITION FOR VARIANCE
NW/S Chestnut Road, 250' SW of
Seneca Road
(3812 Chestnut Road)
15th Election District
5th Councilmanic District

John C. Johlitz, Jr., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-344-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, John C. Johlitz, Jr., and his wife, Elizabeth V. Johlitz. The Petitioners request relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (carport with a second floor storage addition) to be located in the front yard with a height of 18 feet in lieu of the required rear yard location and maximum allowed 15-foot height. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in support of the request were John and Elizabeth Johlitz, property owners. There were no Protestants or other interested persons present; however, the Petition was filed in response to an anonymous complaint registered with the Code Enforcement Division of the Department of Permits and Development Management (PDM) relative to the construction of a garage on the subject property.

Testimony and evidence offered revealed that the subject property is located on the north side of Chestnut Road, just west of its intersection with Seneca Road in the Bowleys Quarters community of eastern Baltimore County. The property is a rectangular shaped parcel, approximately 60 feet wide by 170 feet deep, which was acquired by the Petitioners in 1980. The subject lot was apparently created as the result of a subdivision of a larger parcel into three lots.

ORDER RECEIVED/FOR FILING
Date 4/29/08
By [Signature]

The two other lots front on Seneca Creek and are accessed from Chestnut Road via gravel driveways located on both sides of the subject lot. As shown on the site plan, the subject property consists of a gross area of 10,200 sq.ft., more or less, zoned R.C.5 and is improved with a single family dwelling, which is located just a few feet from the rear property line. Other improvements on the property include a wood shed, to which has been attached a wood patio, and a detached carport structure, above which a second floor storage room has been added. It is this carport structure that is the subject of the instant Petition. Photographs submitted at the hearing show that the second floor addition features a pitched roof.

Mr. Johlitz testified that the second floor addition was necessary to provide much needed storage space. He indicated that he stores pellets for a pellet stove and parts for a 1967 Mustang, which he is restoring, and that he does not use the building for any commercial or business purposes, nor as a dwelling. In an effort to construct the addition in an attractive manner and to retain a residential appearance of the structure, the addition was built with a pitched roof. The addition does not have electricity or water. Moreover, due to the location of the existing dwelling and accessory shed to the rear of the property, the Petitioner was forced to construct the carport/addition structure in the front yard.

In my view, these factors justify the variance relief. Surely the Petitioners could not construct any building in the rear yard in that the rear yard area is extremely narrow, given the location of the existing dwelling. Moreover, I find that substantial basis exists for a variance from the height limitation. As noted above, no one appeared at the hearing in opposition to the request. Additionally, the Petitioners submitted a Petition which had been signed by many of their neighbors indicating their support for the variance. For all of these reasons, I find that the Petitioners have complied with the requirements for variance relief as set out in Section 307 of the B.C.Z.R. and construed by the case law. Thus, relief shall be granted with appropriate restrictions.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

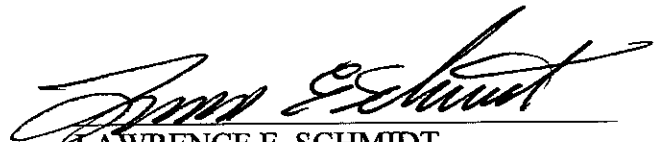
ORDER RECEIVED FOR FILING

Date

By

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of April, 2000 that the Petition for Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (carport with a second floor storage addition) to be located in the front yard in lieu of the required rear yard, with a height of 18 feet in lieu of the maximum allowed 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated March 2, 2000, a copy of which is attached hereto and made a part hereof.
- 3) The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The carport/addition shall contain no living or sleeping quarters, and no kitchen or bathroom facilities. Moreover, the carport/addition shall not be used for any business or commercial purposes.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 4/27/00

By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April 27, 2000

Mr. & Mrs. John C. Johlitz, Jr.
3812 Chestnut Road
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE
NW/S Chestnut Road, 250' SW of Seneca Road
(3812 Chestnut Road)
15th Election District - 5th Councilmanic District
John C. Johlitz, Jr., et ux - Petitioners
Case No. 00-344-A

Dear Mr. & Mrs. Johlitz:

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,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401
Code Enforcement Division, PDM; DEPRM; People's Counsel; Case File



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us



ORIGINAL KEEP IN FILE

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3812 CHESTNUT RD.

which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 AND 400.3 TO PERMIT

AN EXISTING ACCESSORY STRUCTURE IN FRONT YARD WITH A HEIGHT OF 18 FT.
IN LIEU OF REAR YARD WITH A MAXIMUM HEIGHT OF 15 FT.

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

SEE ATTACHED

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

John Calvin Johlitz Jr
Name - Type or Print

x John Calvin Johlitz Jr
Signature

Elizabeth Virginia Johlitz
Name - Type or Print

Elizabeth Virginia Johlitz
Signature

3812 Chestnut Rd 410-335-3635
Address Telephone No.

Balto MD 21220
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING
Reviewed By JE VL Date 4/14/00

2/16/00

ORDER RECEIVED FOR FILING
Date 4/29/00
By [Signature]

Case No. 00 293 A
00 344 A
REC 9/15/98

344

ATTACHMENT

This ~~administrative~~ variance is for the location and height of addition of storage space for the existing carport. The location is due to no back yard (see attached pictures) and is correspond to the other yards in neighborhood. This is the back yards of neighbors, however due to sub dividing of the two adjacent properties it is our front yard. We do not have adequate storage space. This addition is for storage of classic car parts and tools. We were not aware of a height variance.

ORDER RECEIVED FOR FILING

Date

4/27/00

By

[Signature]

~~293~~

ZONING DESCRIPTION FOR 3812 Chestnut Rd

Beginning at a point on the North West side of
Chestnut Rd which is ~~87 feet~~ 20 FT. PAVING
wide at the distance of 250 feet ~~North~~ ^{SOUTH WEST} of the
centerline of the nearest intersecting street Seneca Rd
which is 20 FT. PAVING wide. Being lot # 112 & 113
Block —, Section # — on the subdivision
of Bowleys Quarters as recorded in Baltimore
County Plat Book # 7, Folio # 13,
containing 10200 Square Feet. Also known as 3812
Chestnut Rd and located in the 15th Election
District, 5th Councilmanic District.

344

00-344-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

344 No. 078695

DATE 2/18/00 ACCOUNT Receivable

AMOUNT \$ 50.00

RECEIVED FROM: J. Carlos Suarez

FOR: RV Fee

00-344-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
FOR THE
CASHIER'S VALIDATION
DATE 2/18/00
AMOUNT \$ 50.00
RECEIVED BY J. Carlos Suarez
FOR RV Fee

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #00-344-A

3812 Chestnut Road

NW/SE Chestnut Road, 250' SW of Seneca Road

15th Election District - 5th Councilmanic District

Legal Owner(s): Elizabeth Virginia & John Calvin Johlitz, Jr.

Variance: to permit an existing accessory structure in the front yard with a height of 18 feet in lieu of the rear yard with a maximum height of 15 feet.

Hearing: Wednesday, March 29, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing Contact the Zoning Review Office at (410) 887-3391.

JTJ/655 March 14

C376345

CERTIFICATE OF PUBLICATION

TOWSON, MD, 3/16/, 2000

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 3/14/, 2000.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

ZONING NOTICE

Case # 100-344-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE: *Chestnut Court, Blk. 401, Towson, Md.*
TIME & DATE: *9⁰⁰ AM, TUES. APRIL 18, 2000*

*VARIANCE TO PERMIT AN EXISTING ACCESSORY
STRUCTURE IN THE FRONT YARD WITH A HEIGHT OF
12 FEET IN LINE WITH THE PLANS AND WITH A
MAXIMUM HEIGHT OF 12 FEET.*

POSTPONEMENTS DUE TO WEATHER OR OTHER EMERGENCIES ARE SOMETIMES
NECESSARY. AS CONSIDERED NECESSARY, THE ZONING COMMISSIONER
MAY POSTPONE THE HEARING TO A LATER DATE. IF YOU HAVE ANY
QUESTIONS, PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT
410-588-3000. HEARINGS ARE HANDICAPPED ACCESSIBLE.

Posted at 3812 Chestnut Road

CERTIFICATE OF POSTING

**RE: CASE # 00-344-A
PETITIONER/DEVELOPER
(John Johlitz, Jr.)
DATE OF Hearing
(4-18-00)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

3812 Chestnut Road Baltimore, Maryland 21220_____

THE SIGN(S) WERE POSTED ON _____ 4-1-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____**THOMAS P. OGLE SR.**_____

_____**325 NICHOLSON ROAD**_____

_____**BALTIMORE, MARYLAND 21221**_____

_____**410-687-8405**_____

(TELEPHONE NUMBER)

RE: PETITION FOR VARIANCE
3812 Chestnut Road, NW/S Chestnut Rd,
250' SW of Seneca Rd
15th Election District, 5th Councilmanic

Legal Owner: John C. & Elizabeth V. Johlitz, Jr.
Petitioner(s)

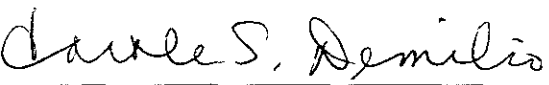
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-344-A

* * * * *

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
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of March, 2000 a copy of the foregoing Entry of Appearance was mailed to John C. & Elizabeth V. Johlitz, Jr., 3812 Chestnut Road, Baltimore, MD 21220, Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 2, 2000

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-344-A
3812 Chestnut Road
NW/S Chestnut Road, 250' SW of Seneca Road
15th Election District – 5th Councilmanic District
Legal Owner: Elizabeth Virginia & John Calvin Johlitz, Jr.

Variance to permit an existing accessory structure in the front yard with a height of 18 feet in lieu of the rear yard with a maximum height of 15 feet.

HEARING: Wednesday, March 29, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

c: Elizabeth & John Johlitz, Jr., 3812 Chestnut Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 14, 2000.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 14, 2000 Issue – Jeffersonian

Please forward billing to:

John C. & Elizabeth V. Johlitz, Jr. 410-335-3635
3812 Chestnut Road
Baltimore, MD 21220

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-344-A

3812 Chestnut Road

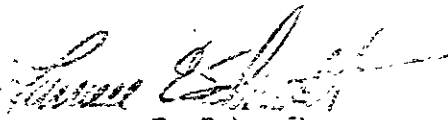
NW/S Chestnut Road, 250' SW of Seneca Road

15th Election District – 5th Councilmanic District

Legal Owner: Elizabeth Virginia & John Calvin Johlitz, Jr.

Variance to permit an existing accessory structure in the front yard with a height of 18 feet in lieu of the rear yard with a maximum height of 15 feet.

HEARING: Wednesday, March 29, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt
SC

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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: ~~273~~ 344

Petitioner: John C & Elizabeth V. Johlitz Jr.

Address or Location: 3812 Chestnut Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: John C & Elizabeth V. Johlitz Jr.

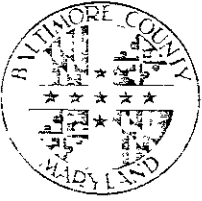
Address: 3812 Chestnut Road

Baltimore, Maryland 21220

Telephone Number: 410.335.3635

Revised 2/20/98 - SCJ

00-344-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 14, 2000

Mr. & Mrs. John Calvin Johlitz
3812 Chestnut Road
Baltimore MD 21220

Dear Mr. & Mrs. Johlitz:

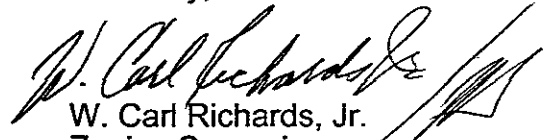
RE: Case Number 00-344-A , 3812 Chestnut Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 18, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County 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.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



Census 2000



For You, For Baltimore County



Census 2000



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

4/1/8

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: April 12, 2000

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For *March 5, 2000*
Item No. 344

The Bureau of Development Plans Review has reviewed the subject zoning items. 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.

Per the FIRM, this site is located in a tidal flood zone B.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

March 1, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED MAR 03 2000

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEBRUARY 28, 2000

Item No.: See Below

Dear Ms. Stephens:

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

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

343, 344, 345 (LOT 700 8c), 341, 342, 339, 340, 338, 336, AND 347

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: March 2, 2000
SUBJECT: Zoning Item #344
3812 Chestnut Road

Zoning Advisory Committee Meeting of February 28, 2000

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X_____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: Keith Kelley

Date: March 1, 2000

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: March 3, 2000

TO: Larry Schmidt
Zoning Commissioner

FROM: John M. Altmeyer / RL
Code Enforcement Supervisor

Gwen

SUBJECT: ITEM NO.: 344

PETITIONER: John Calvin Johiltz, Jr. and Elizabeth Virginia Johiltz

VIOLATION CASE NO.: 99-8231

LOCATION OF VIOLATION: 3812 Chestnut Rd.

DEFENDANTS: John Calvin Johiltz and Elizabeth Virginia Johiltz

Please be advised that the aforementioned petition is the subject of an active Violation case. When the petition is scheduled for a public hearing, please notify the Following person(s):

NAME

ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JMA/RL/klh

BALTIMORE COUNTY, MARYLAND

PP 4/15/00
4:15 PM
Jim
MAR 14

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 13, 2000

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

SUBJECT: 3812 Chestnut Road

INFORMATION:

Item Number: 344

Petitioner: Johlitz Property

Zoning: RC-5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

There appears to be no justification for the relief requested; therefore, it will be incumbent upon the petitioner to prove to the satisfaction of the Zoning Commissioner that the subject request is warranted.

Section Chief:

Jeffrey W. Long

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.1.00

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

RE: Baltimore County
Item No. 344 JLL

RECEIVED MAR 9 3 2000

Dear Ms. Jackson:

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 affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

4118



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 23, 2000

Mr. & Mrs. John C. Johlitz, Jr.
3812 Chestnut Road
Baltimore, MD 21220

Dear Mr. & Mrs. Johlitz:

RE: Case Number 00-344-A, 3812 Chestnut Road

The above matter, previously scheduled for March 29, 2000, has been postponed at your request. The hearing has been **rescheduled for Tuesday, April 18, 2000 at 9:00 a.m. in room 407, County Courts Building, 401 Bosley Avenue.**

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. **The property must be posted by April 3, 2000.**

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

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

Arnold Jablon
Director

AJ:scj

MAR 24

Handwritten initials or a signature, possibly "bcb" or "JCB", written in a cursive style.



John C. Johlitz Jr.
3812 Chestnut Road
Baltimore, MD 21220
Home Phone 410.335.3635

December 31, 1999

To whom this may concern,

Following is a list of signatures from neighbors surrounding 3812 Chestnut Road in Middle River, Maryland. All signed agreed that they have no concern or problem with the storage space addition onto the existing car port.

Sincerely,

John C. Johlitz Jr.

1. Harold T Rosenblatt as long as it is off of property
2. Al & Jerry ^{plus off 3810 CHESTNUT.} ~~Thompson~~ - 3814 Chestnut Rd.
3. RONALD Bohler 3806 CHESTNUT RD
4. Helen A. Braman 3816 CHESTNUT RD BALTO, MD 21220
5. ~~Walter W. Gme~~ 3900 CHESTNUT RD 21220
6. J. L. Ock 3820 Chestnut RD 21220
7. Chas M Johnson 3808 CHESTNUT RD
8. Carol Larsen 3802 Chestnut Rd.
9. Robert A Larsen Jr. 3802 Chestnut Rd
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.

3/20/00
8 ss ok
March 17, 2000

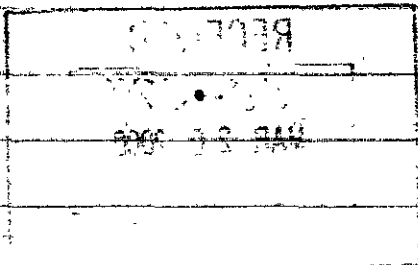
John C & Elizabeth V Johlitz Jr
3812 Chestnut Rd
Baltimore MD 21220
Case No. 00-344-A

Soph

To Whom It May Concern,

We need a postponement
for the Variance Hearing scheduled
for March 29, 2000. Due to an error
on our part we did not notify the
sign poster in enough time for a allotted
time. Could you please reschedule the
hearing.

Thank You
Elizabeth Johlitz



RECEIVED

00-674
MAR 20 2000

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT



Department of Permits and
Development Management

County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Code Enforcement: 410-3351 Extension _____
Building Inspection: 41 7-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE VIOLATION NOTICE

VIOLATION(S) OF TITLE 3, 7, 18, 24, OR 26 OF THE
BALTIMORE COUNTY CODE, ZONING, OR OTHER
CODES, REGULATIONS, AND POLICIES AS
INDICATED BELOW

Violation Notice No.
114395

Case No.:
99-8231

Election District 15 Permit No. —

Name (s) _____

Address 3812 Chestnut Rd

Location of Violation (if different than address) Variance 00/344 A

Vehicle License No: _____ Vehicle ID: _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

County Code:

§§ _____
§§ _____

Zoning Regulations:

§§ _____
§§ _____

Building Code (BOCA):

§§ 1071
§§ Permit Reg

Livability Code (18-66)

§§ _____
§§ _____

Investment Property Act (7-66):

§§ _____

Electrical Code (NEC):

§§ _____

Plumbing Code (NSPC):

§§ _____

Dwelling (CABO):

§§ _____

Other: §§ _____

COMMENTS OR OTHER VIOLATIONS

Secure permit for violation
not existing covered permit

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE
_____ FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON
THE REVERSE SIDE OF THIS VIOLATION NOTICE.

DATE ISSUED: _____ INSPECTOR: _____

STOP WORK NOTICE

PURSUANT TO INSPECTION AND IDENTIFICATION OF THE FOREGOING VIOLATIONS,
YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER
PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE
INSPECTIONS AND ENFORCEMENT.

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN: 1/10/00

DATE ISSUED: 12/14/99 INSPECTOR: Robert J. ...

IMPORTANT INFORMATION ON FINES AND PENALTIES PRINTED ON REVERSE SIDE.
PLEASE READ CAREFULLY.

BALTIMORE COUNTY GOVERNMENT
DEPARTMENT OF PUBLIC WORKS
— DIRECTOR'S OFFICE
410-887-3452 OR 410-887-3984

34A

FLOODPLAIN DETERMINATION

Date: 01-27-00

Prepared By: Suzi Hale *Shale*

Requested By: John C. Johlitz, III
3812 Chestnut Rd
Baltimore MD 21220-4023

Address: 3812 Chestnut Rd

Floodmap: 240010-0435B

Zone: B

Elevation:

Comments: **REVISED Determination dated 01-19-00.**
Dwelling is in Zone B; it is not in 100 year floodplain. Dwelling
incorrectly identified on 01-19-00. Suzi Hale 1-27-00

This determination is based on the best information made available to Baltimore County. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in a flood zone may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map. This letter does not create liability on the part of the County, or any officer or employee thereof, for any damage that results from reliance on this determination.

00-344-A
344West Chesapeake Avenue
Baltimore, MD 21204-4604NO PERMIT
FLOODPLAIN REQUEST FORM

ZADM Staff

TAX ACCOUNT # 1600001710 DISTRICT 15
ADDRESS 3812 Chestnut Road PHONE 410.335.3635
NEAREST INTERSECTION ROAD Seneca Road
SUBDIVISION NAME (IF APPLICABLE) Bowleys Quarters
TAX MAP # 91 BLOCK # 22 PARCEL # 150
OWNER'S NAME John C & Elizabeth V. Johlitz Jr
REQUEST BY John C Johlitz III
ADDRESS 3812 Chestnut Road Baltimore, MD 21220
REQUEST Determine Flood Plain location on lot

NOTE: To ensure the accuracy of the response include a scale site or location plan

OFFICE USE ONLY

FLOODMAP 240010-0435B FLOODWAY MAP _____
ZONE A-10 ELEVATION 10' NOT IN FLOODPLAIN _____
INQUIRY ☒ WALK IN _____ FAX _____ LETTER _____ OTHER _____
DATE 1/19/00 BY Purpura Nak
RESPONSE _____

1/19/00 DATE
☒

SENT COPY OF FEMA MAP

SENT CORRESPONDENCE

COMMENTS: GIS Study (copy attached)
shows ground elevation at dwelling
5.7' (BCD).

SEE
ATTACHED
REVISION
FLOOD ZONE
IS "B"

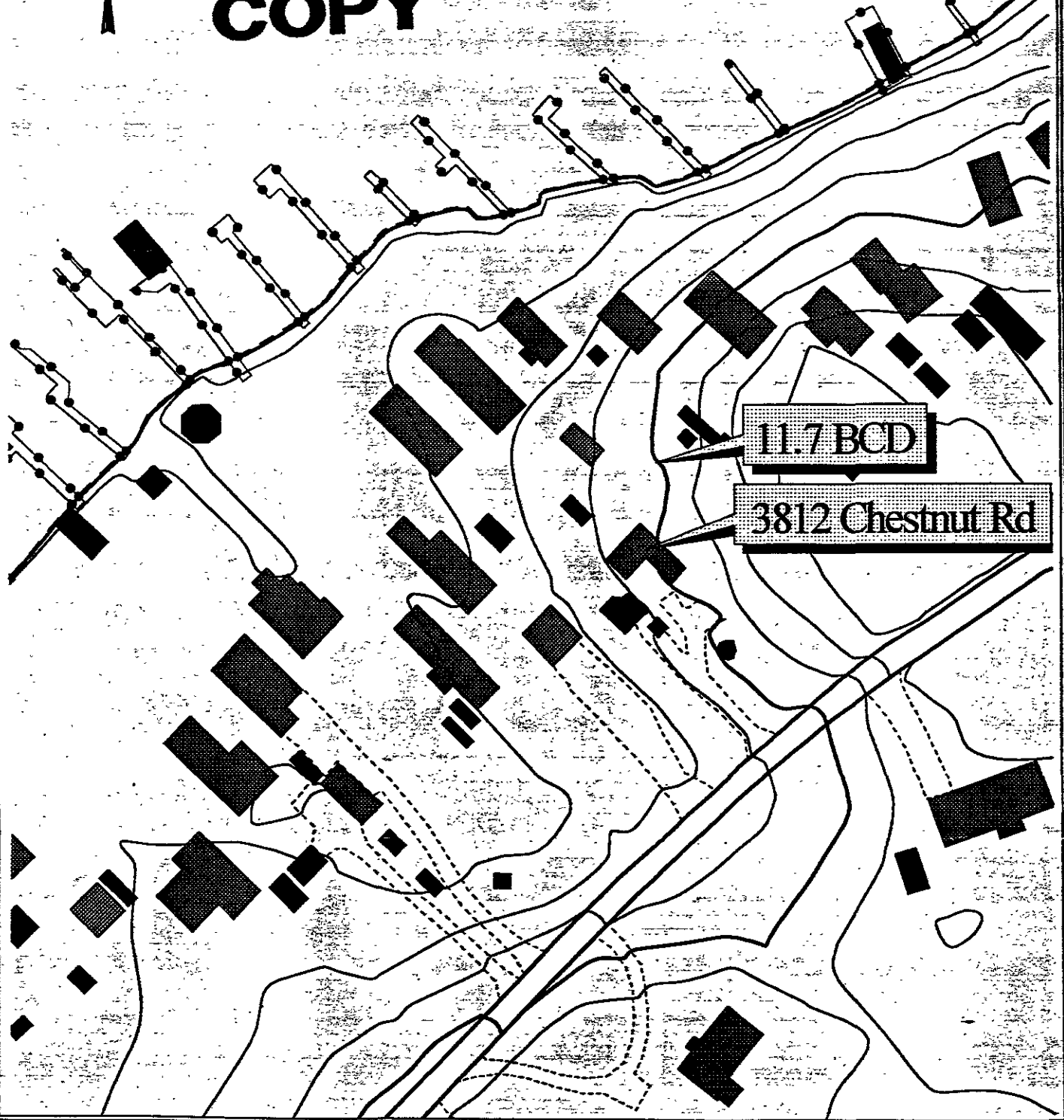
Purpura Nak
1-19-00
DHW Staff

Revised 1-27-00, See letter of Det.



COPY

3AA



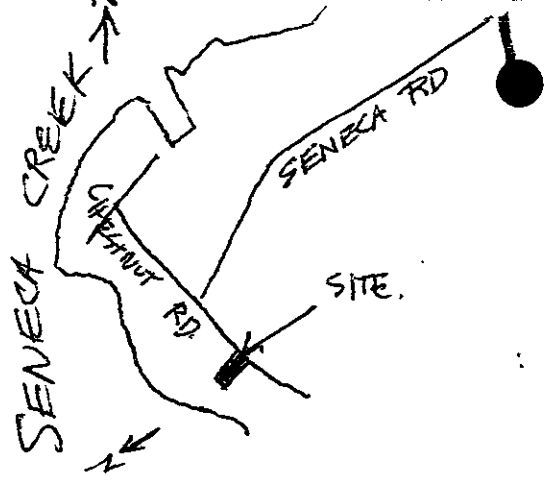
Baltimore County, MD
Department of Public Works
GIS Services



Coordinate System:
Maryland State Plane: NAD83/91 Horizontal Datum
Elevations in Feet: NAVD88 Vertical Datum

Date of Data Capture: March 1995
Scale of Data Capture: 1" = 100'

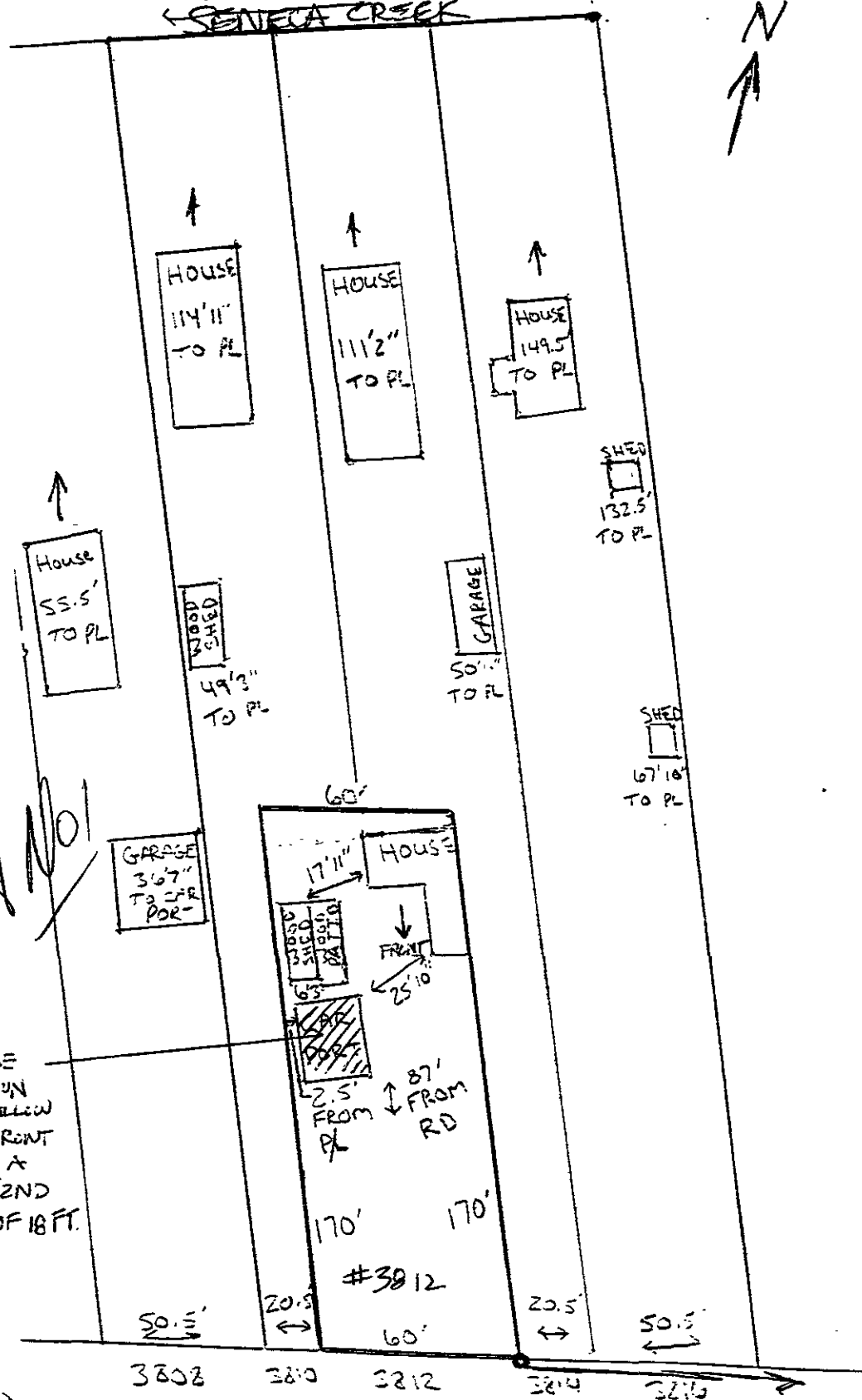
Prepared By:
S. Hale, EAI
DPW Directors' Office
01-27-2000



Plat to accompany Petition for Zoning VARIANCE
 PROPERTY ADDRESS: 3812 Chestnut Rd
 Subdivision name: BOWLEYS QUARTERS
 Plat book # 7, folio # 13, lot # 113, section # 2
 OWNER: John Calvin & Elizabeth Virginia Johnson

LOCATION INFORMATION

Election District: 15
 Councilmanic District: 5
 1"=200 scale map#: NE. 2-K.
 Zoning: RC-S
 Lot size: 10,200 square feet
 acreage: 10,200
 SITE IS NOT IN 100YR. FLOOD PLAIN
 public private
 SEWER: ☐ ☒
 WATER: ☒ ☐
 Chesapeake Bay Critical Area: ☒ ☐
 Prior Zoning Hearings: None



~~299~~

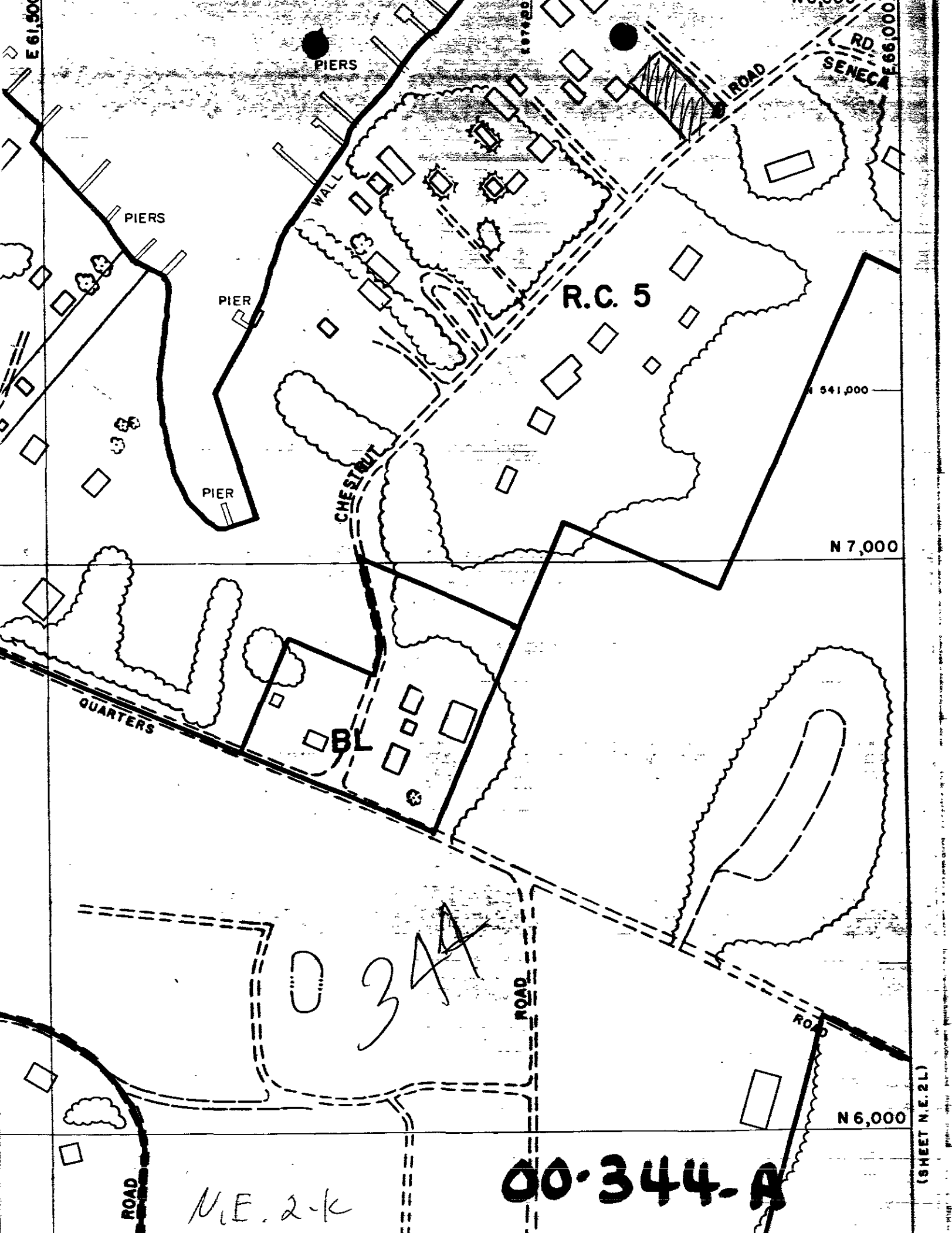
344

ALL BUILDINGS ARE EXISTING AS SHOWN. THE VARIANCE IS TO ALLOW THE GARPORT (IN FRONT YARD) TO ALSO HAVE A STORAGE ADDITION (2ND FLOOR) WITH A HT. OF 18 FT.

THE UNDERSIGNED IS RESPONSIBLE FOR THE ACCURACY OF ALL PETITION INFORMATION AS DRAWN BY BALTO Co.
 John Calvin Johnson
 1/14/2000 SCALE: 1"=50'

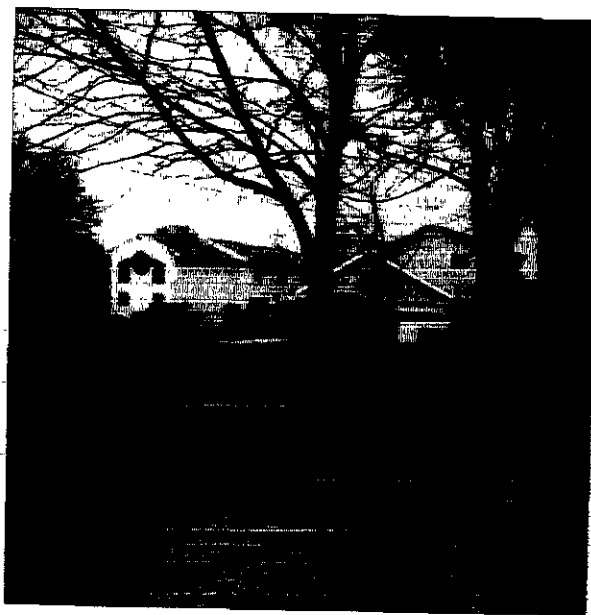
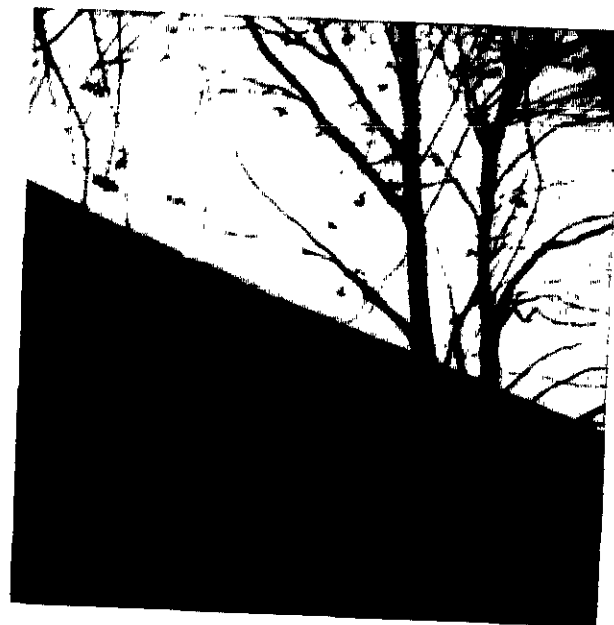
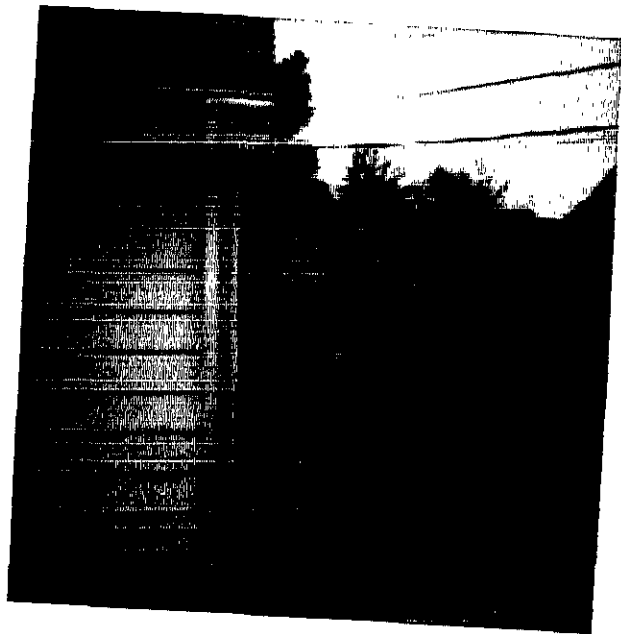
CHESTNUT ROAD
 20 FT. PAVING
 TO SENECA RD.

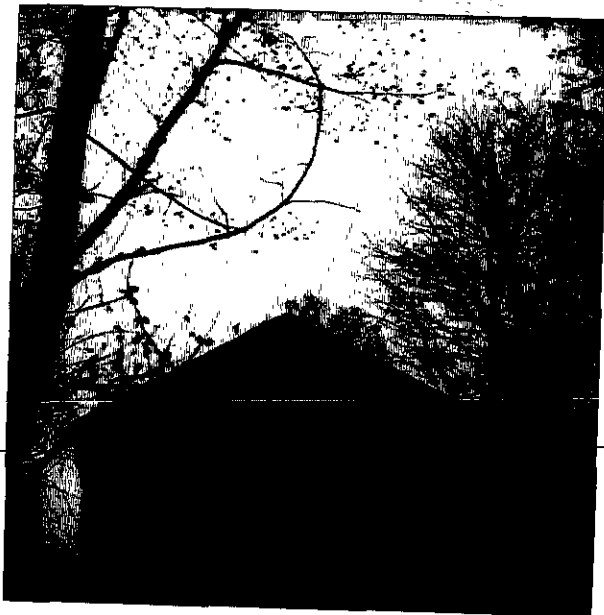
00-344-A



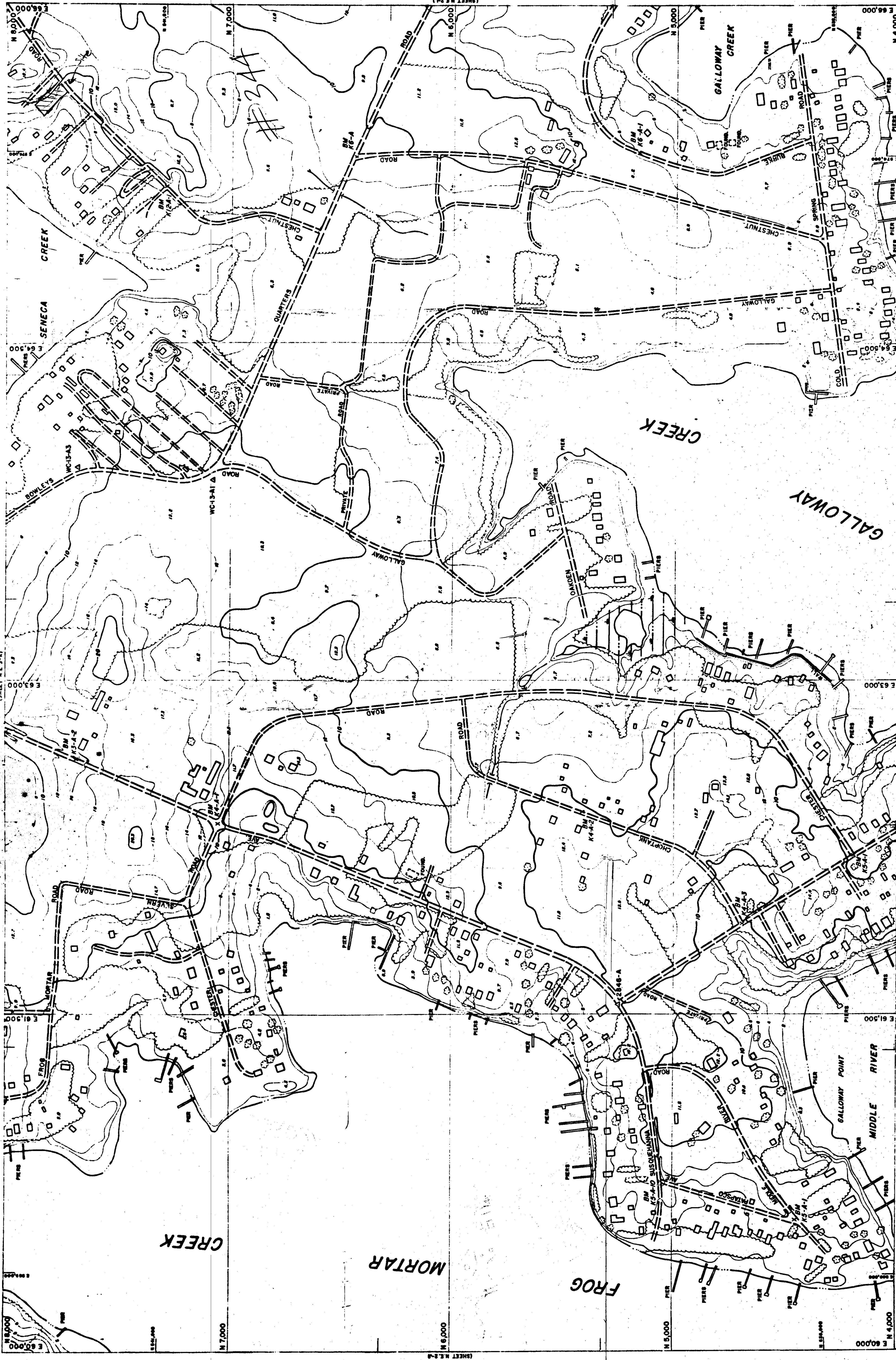
(SHEET N.E.2L)

photographs
#00-344-A





00-344-A



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		DATE	BY

SCALE	LOCATION	SHEET
1" = 200'	BOWLEYS QUARTERS	N.E. 2-K

Topography Compiled By Photogrammetric Methods
AERIAL SURVEY CORP. LANSING, MICH.
DEC. 1954