

IN RE: PETITION FOR VARIANCE
E/S Woods Court, 351' N of the c/l
Francis Green Circle
(1 Woods Court)
15th Election District
5th Council District

Edgar M. Albano, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-372-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Edgar M. and Robin L. Albano. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two accessory structures (swimming pool and detached garage) on a corner lot with setbacks of 25 feet and 4 feet, respectively, in lieu of the required 40½ feet (one-half the width of the lot). The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The instant Petition was filed in response to a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management office by Ray Little, who resides on nearby Myrth Avenue, relative to the construction of the subject garage on the property. The Petitioners were advised to seek variance relief as set forth above, and the matter was scheduled for a public hearing on April 25, 2000. On that date, Thomas Phelps, a Registered Property Line Surveyor retained by the Petitioners to prepare a site plan of their property, appeared on behalf of the Petitioners. Also appearing on that date as an interested person was Polly Wise, a nearby resident of 3 Paisley Court. As a preliminary matter, Mr. Phelps indicated on that date that the sign giving public notice of the hearing had not been properly posted. The Baltimore County Code requires that notice of zoning hearings be provided by the posting of a sign on the property in question for a period of at least 15 days prior to the hearing date. Mr. Phelps indicated that the

ORDER RECEIVED FOR FILING

Date

By

sign had not been timely erected on the property. Thus, the case was continued and rescheduled for May 15, 2000. Mr. Phelps, the Petitioners, and Ms. Wise were notified accordingly, and a second sign was placed on the property for at least 15 days prior to May 15, 2000. Appearing at the May 15th hearing was Robin L. Albino, property owner. Mr. Phelps was unavailable to appear and Ms. Wise also did not attend.

Testimony and evidence presented revealed that the subject property is a corner lot located adjacent to the intersection of Woods Court and Francis Green Circle in the Woodward Square community in Essex. The property consists of a gross area of 8,377 sq.ft., more or less, zoned D.R.5.5, and is improved with a single family dwelling, an above-ground swimming pool, and a detached garage. The Petitioners are the original owners of this property and have resided thereon for over 10 years. The subject of the variance request relates to the swimming pool and garage. The swimming pool, which is 20 feet in diameter, was installed approximately 2 years ago in essentially the center of the rear yard. In January, 2000, a 12' x 26' pre-fab garage was placed in the rear corner of the lot, adjacent to the side property line abutting Francis Green Circle. In addition, a white stockade fence was erected around the perimeter of the yard to screen these accessory structures from their neighbors' view. Ms. Albino testified that her husband owns an antique car, which he is in the process of restoring, and that the car is being stored in the garage for safety and security purposes. Photographs of the site were submitted which show that the materials used on the garage match the house and that the property is well-maintained.

As noted above, no one appeared in opposition to the Petitioners' request. In fact, numerous letters in support of the Petitioner's request were submitted by their neighbors, including those who reside immediately adjacent to the property and would be most affected by the variance. All of the letters indicate that the garage and pool are attractive and appropriate for this site and do not pose any problems for any of these neighbors. Additionally, a letter was submitted by the law firm of Kantor, Winegrad & Hess which suggests that the Woodward Square Homeowners' Association is no longer a viable organization. Apparently, the Association was founded by the Developer of this community but was not actively maintained after the community was built out.

ORDER RECEIVED FOR FILING
Date 4/11/00
By [Signature]

Based upon the testimony and evidence presented, I am persuaded to grant the variance. The uniqueness of the property is the fact that it is a corner lot and strict compliance with the zoning regulations would be unduly burdensome. Moreover, I give significant weight to the fact that all of the neighbors, including those who would be most affected by the variance, submitted letters of support indicating that they have no objections to the request and that the accessory structures are appropriate and not offensive to the community. Thus, I am persuaded that the relief requested will not be detrimental to the health, safety or general welfare of the surrounding locale and should be granted. However, although no one appeared in opposition to the request, I will condition approval as follows.

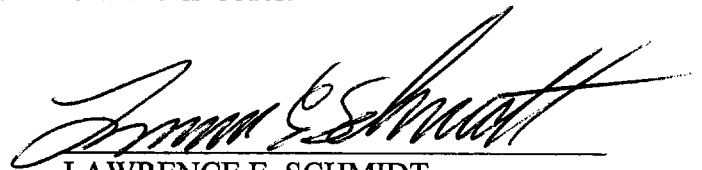
Specifically, photographs submitted at the hearing show that there is presently no driveway or other impervious surface leading from the garage to the street. Apparently, the antique car will be kept inside the garage for long periods of time and will not be driven to and from the site on a regular basis. This arrangement is appropriate in that the construction of a driveway from the garage to the nearest public street (Francis Green Circle) could be problematic. Thus, as a condition precedent to the relief granted, the Petitioners shall not install any driveway leading from the garage to Francis Green Circle without a public hearing and an amendment of the site plan approved in this case. At that time, Baltimore County and the residents of Woodward Square will be given an opportunity to determine if the construction of such a driveway at this location would cause any sight distance or traffic difficulties.

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.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of June, 2000 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two accessory structures (swimming pool and detached garage) on a corner lot with setbacks of 25 feet and 4 feet, respectively, in lieu of the required 40½ feet (one-half the width of the lot), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

ORDER RECEIVED FOR FILING
Date 6/6/00
By [Signature]

- 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) The Petitioners shall not install any driveway leading from the garage to Francis Green Circle without a public hearing and an amendment of the site plan as set forth above.
- 3) 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 6/6/00
By Rjs



Baltimore County
Zoning Commissioner

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

June 5, 2000

Mr. & Mrs. Edgar M. Albano
1 Woods Court
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
SE/Corner Woods Court and Francis Green Circle
(1 Woods Court)
15th Election District – 5th Council District
Edgar M. Albano, et ux - Petitioners
Case No. 00-372-A

Dear Mr. & Mrs. Albano:

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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Thomas Phelps, 945 Barron Avenue, Baltimore, Md. 21221
Ms. Polly Wise, 3 Paisley Court, Baltimore, Md. 21221
Mr. Ray Little, 812 Myrth Avenue, Baltimore, Md. 21221
Code Enforcement Division, PDM; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1 Woods Court

which is presently zoned DR 5.5

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 To allow 2 accessory structures (pool & detached garage) with a corner lot setbacks of 25 ft & 4 ft, respectively in lieu of the minimum required 40 1/2 ft (1/2 the width of the lot).

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

POOL & GARAGE EXIST. THE LOT CONFIGURATION IS SUCH THAT THERE IS NO OTHER WAY TO LAY THEM OUT AND IT WOULD BE A COST HARDSHIP.

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.

X

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

Case No. 00-372-A

Date 9/5/98

By

Legal Owner(s):

Edgar M Albano

Name - Type or Print

Signature

Robin L Albano

Name - Type or Print

Signature

1 Woods Court

Address

410 686 8443

Telephone No.

Baltimore

City

Maryland

State

21221

Zip Code

Representative to be Contacted:

Thomas Phelps

Name

945 Barron Avenue

Address

410 574 6744

Telephone No.

Baltimore

City

Maryland

State

21221

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.00 hr

UNAVAILABLE FOR HEARING

Reviewed By [Signature]

Date 3-14-00

ORDER RECEIVED FOR FILING

● Zoning Descriptive ●

THOMAS E. PHELPS & ASSOCIATES, INC.

945 Barron Avenue

Baltimore, Maryland 21221-5202

(301) 574-6744

LAND SURVEYING

LAND PLANNING

ZONING DESCRIPTION FOR 1 Woods Court
(address)

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

WOODS COURT which is 50
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 351 NORTH of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street FRANCIS GREEN CIRCLE
(name of street)

which is 120 wide. *Being Lot # 41
(number of feet of right-of-way width)

Block 30, Section # 1 in the subdivision of WOODWARD SQUARE
(name of subdivision)

as recorded in Baltimore County Plat Book # 62, Folio # 20,

containing 8,377.50 FT. Also known as 1 Woods Court
(square feet or acres) (property address)

and located in the 15 Election District, 5 Councilmanic District.

372

00-372-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 3-14-00 ACCOUNT R-001-6150
AMOUNT \$ 50.⁰⁰

RECEIVED FROM: Tom Phelps
FOR: Residential Variance filing fee
711 Woods Ct. (21221)

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

No. 076747

00.372-A

CASHIER'S VALIDATION

PAID
BALTIMORE COUNTY
OFFICE OF BUDGET & FINANCE
RECEIVED
MARCH 14 2000
TOM PHELPS
711 WOODS CT.
BALTIMORE, MD 21221

**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: #00-372-A

1 Woods Court
E/S Woods Court, 35' N of
centerline Francis Green Circle
15th Election District
5th Councilmanic District
Legal Owner(s): Robin L. &
Edgar M. Albano

Variance: to allow two accessory structures (pool and detached garage) with corner lot setbacks of 25 feet and 4 feet, respectively, in lieu of the minimum 40-1/2 feet.

Hearing: Tuesday, April 25, 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.

4/24 Apr. 6 0381901

CERTIFICATE OF PUBLICATION

TOWSON, MD, 4/7/, 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 4/6/, 2000.

THE JEFFERSONIAN,
J. Wilkinson

LEGAL ADVERTISING

RE: Case No.: 00-372-A

Petitioner/Developer: %T.PHELPS, ETAL

Date of Hearing/Closing: 4/25/00

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen.

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #1 WOODS CT.

The sign(s) were posted on 4/9/00
(Month, Day, Year) FIXED 4/17/00

Sincerely,

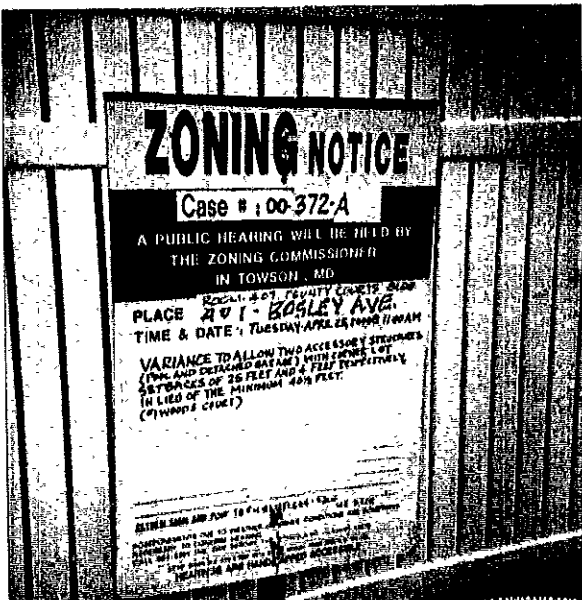
Patrick M. O'Keefe 4/18/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



00-372-A #1 - WOODS COURT
sign damaged
& FIXED 4/17/00 H-4/25/00

RE: PETITION FOR VARIANCE
1 Woods Court, E/S Woods Ct,
35' N of c/l Francis Green Cir
15th Election District, 5th Councilmanic

Legal Owner: Edgar M. & Robin L. Albano
Petitioner(s)

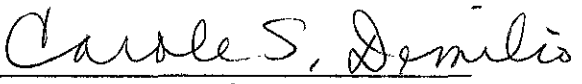
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-372-A

* * * * *

ENTRY OF APPEARANCE

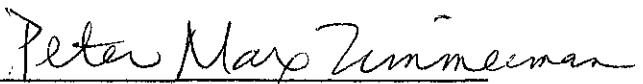
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


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 10th day of April, 2000 a copy of the foregoing Entry of Appearance was mailed to Thomas Phelps, , 945 Barron Avenue, Baltimore, MD 21221, representative for 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 27, 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: 00-372-A

1 Woods Court

E/S Woods Court, 35' N of centerline Francis Green Circle

15th Election District – 5th Councilmanic District

Legal Owner: Robin L. & Edgar M. Albano

Variance to allow two accessory structures (pool and detached garage) with corner lot setbacks of 25 feet and 4 feet, respectively, in lieu of the minimum 40-1/2 feet.

HEARING: Tuesday, April 25, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

C: Robin & Edgar Albano, 1 Woods Court, Baltimore 21221
Thomas Phelps, 945 Barron Avenue, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY APRIL 10, 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
Thursday, April 6, 2000 Issue – Jeffersonian

Please forward billing to:

Edgar Albano
1 Woods Court
Baltimore, MD 21221

410-686-8443

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: 00-372-A

1 Woods Court

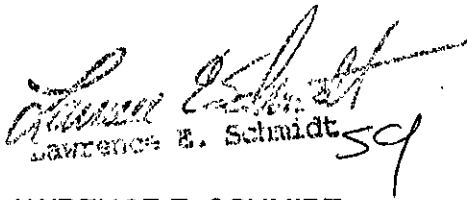
E/S Woods Court, 35' N of centerline Francis Green Circle

15th Election District – 5th Councilmanic District

Legal Owner: Robin L. & Edgar M. Albano

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HEARING: Tuesday, April 25, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

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: 00-372

Petitioner: EDGAR & ROBIN ALRANO

Address or Location: 1 Woods Court

PLEASE FORWARD ADVERTISING BILL TO:

Name: EDGAR ALRANO

Address: 1 Woods Court

BALTIMORE, MD 21221

Telephone Number: 410 686 8443

Revised 2/20/98 - SCJ

- 16 -

00-372-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 21, 2000

Mr. Thomas Phelps
945 Barron Avenue
Baltimore MD 21221

Dear Mr. Phelps:

RE: Case Number 00-372-A , 1 Woods Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 14, 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





Baltimore County
Fire Department

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

March 30, 2000

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

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MARCH 27, 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:

371, 372, 374, 375, 376, 377, 378, AND 379

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 *MB*

DATE: April 10, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of March 27, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
370	103 Riverton Road
372	1 Woods Court
374	323 N. Beaumont Road
375	5701 & 5709 Trumps Mill Road
376	301 Golf Course Road
378	2 Forest Drive
379	1603 Dennis Avenue
380	10324 S. Dolfield Road
334	8741-8771 Mylander Lane

FYI-THIS CASE HAS GONE TO THE ZONING COMMISSIONERS OFFICE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: March 23, 2000

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - GB
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 372
PETITIONER: Edgar M. Albano and Robin L. Albano

VIOLATION CASE NO.: 00-0318

LOCATION OF VIOLATION: E/S of Woods Ct. 35 feet N of centerline of
Francis Green Cir. (1 Woods Ct.)

DEFENDANT(S): Edgar M. Albano and Robin L. Albano

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):

<u>NAME</u>	<u>ADDRESS</u>
Mr. Ray Little	812 Myrth Avenue Baltimore, MD 21221

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.

JHT/gb/lmh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: March 29, 2000

TO: Larry Schmidt
Zoning Commissioner

FROM: John M. Altmeyer /
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 372

PETITIONER: Edgar M. Albano and Robin L. Albano

VIOLATION CASE NO.: 00-0318

LOCATION OF VIOLATION: 1 Woods Ct.

DEFENDANTS: Edgar & Robin Albano

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/GB/klh



Baltimore County
Department of Permits and
Development Management

00-0318

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Code Enforcement: 410-887-3351 Extension _____
Building Inspection: 410-887-3953

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. 113749
Case No.: _____

Election District 15 Permit No. _____

Name (s) _____

Address 1 WOODS CT

Location of Violation (if different than address) _____

Vehicle License No.: _____ Vehicle ID: _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

County Code
§§ DOCA 107.1
§§ _____

Zoning Regulations:
§§ _____
§§ _____

Building Code (BOCA):
§§ _____
§§ _____

Livability Code (18-66):
§§ _____
§§ _____

Investment Property Act (7-66):
§§ _____

Electrical Code (NEC):
§§ _____

Plumbing Code (NSPC):
§§ _____

Dwelling (CABO):
§§ _____

Other: §§ _____

COMMENTS OR OTHER VIOLATIONS:
PERMIT REQ FOR GARAGE
12 X 24 - ANY STRUCTURE
OVER 300 SQ FT REQS FOOTINGS.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE
1-1-0 FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON
THE REVERSE SIDE OF THIS VIOLATION NOTICE.
DATE ISSUED: 1-1-0 INSPECTOR: R. J. W.

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: _____
DATE ISSUED: _____ INSPECTOR: _____

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

DEFENDANT

It is important that you read this notice carefully and follow the instructions to avoid you with the commission of a crime.

2. If you fail to correct the violation(s) cited, you may be penalized by a fine or imprisonment, or both.

3. A lawyer can give important assistance to you (as to how to correct the violation(s)) in order to avoid trial or, at trial if you fail to correct the violation(s) noted. He can help to determine whether there are any defenses to the charges against you or any circumstances helpful to you that should be brought at the trial. A lawyer can help you by developing and presenting information which could affect how you correct the violation(s) cited.

4. You have been ordered on the reverse side to correct the violation(s) cited by a date certain. Failure to comply with the deadline stated is a misdemeanor. A conviction for each violation subjects you to potential fines of \$200, \$500 or \$1000 per day per violation, depending on the violation or 90 days in jail, or both.

5. It is your responsibility to obtain any required permit(s) to correct the cited violation(s). All repairs must be in accordance with applicable laws, Code of Baltimore County Regulations, and standards.

6. Upon correction of these violations, contact the inspector for a reinspection. If you have any questions, contact the inspector promptly.

1. OWNER CALLED ASKED TO EXT
TO 2-4-00 GB.

~~* BRUNSON SAYS OWNER WILL NOT
LET THEM ON~~

2. OWNERS CAME TO COUNTY, HAVE
TO APPLY FOR VAP. - WILL DO SO
WITHIN 2 WEEKS - EXT - TO 3-7-00 GB

3. TOM PHELPS - 574-6744
HAS BEEN OBTAINED TO HANDLE
AP. VAP, 3-10-00 HAS MET WITH
ZON TO SCH. VAP EXT-4-8-00 GB

4/25

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 4, 2000

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

SUBJECT: 1 Wood Court

APR - 4

INFORMATION:

Item Number: 372

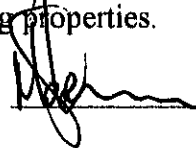
Petitioner: Edgar M. Albano

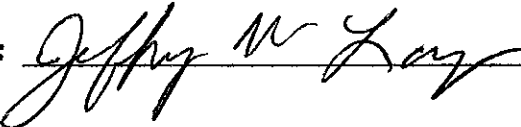
Zoning: DR5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

A field visit conducted by the Office of Planning determined that the subject accessory structures already exist on the property. The location of said structures is inconsistent with the current development pattern in the community. Should the applicant's request be granted, however, Planning staff recommends that the petitioner be required to submit a landscaping plan to the Office of Planning for review and approval. This plan should provide adequate screening to the adjoining properties.

Prepared by:  _____

Section Chief:  _____

AFK:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.27.00

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

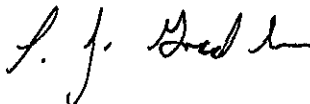
RE: Baltimore County
Item No. 372 JJS

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

LAW OFFICES

KANTOR, WINEGRAD & HESS

MCDONOUGH CROSSROADS

SUITE 215

20 CROSSROADS DRIVE

OWINGS MILLS, MARYLAND 21117-5419

AUG 11 1999

STANLEY KANTOR
ROBERT M. WINEGRAD
STEPHEN S. WINEGRAD
RACHEL M. HESS, P.A.

TELEPHONE
410-581-0600
FAX
410-581-0455

August 9, 1999

Mr. Mark Bennett
Greenebaum & Rose Associates, Inc.
1829 Reisterstown Road
Woodholme Center, Suite #410
Baltimore, Maryland 21208

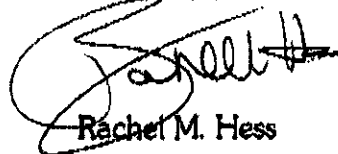
Re: Woodward Square Homeowners
Association, Inc.

Dear Mark:

Enclosed please find an Approved for Record copy of the Resignation of Resident Agent from the State Department of Assessments and Taxation.

If you should have any questions, kindly contact me.

Very truly yours,



Rachel M. Hess

RMH/bgp
Enclosure

RESIGNATION OF RESIDENT AGENT

I, Stewart J. Greenebaum, Resident Agent for Woodward Square Homeowners' Association, Inc., resign effective immediately.

Very truly yours,


Stewart J. Greenebaum

(SEAL)

1999 APR 14 P 12:57

STATE DEPARTMENT OF ASSESSMENTS
AND TAXATION

APPROVED FOR RECORD

4-14-99 at 12:57 P.m.

TOTAL P.03

TOTAL P.03

GREENEBAUM AND ROSE ASSOCIATES, INC.

FACSIMILE TRANSMITTAL SHEET

TO: Robin Albano FROM: Mark Bane
COMPANY: DATE:
FAX NUMBER: 887-6724 TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER: SENDER'S TELEPHONE NUMBER:
(410) 484-8400
RE: SENDER'S FAX NUMBER:
(410) 484-1943

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

SUITE 410 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21208



Baltimore County
Zoning Commissioner

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

April 26, 2000

Mr. & Mrs. Edgar M. Albano
1 Woods Court
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
E/S Woods Court, 35' N of the c/l Francis Green Circle
(1 Woods Court)
15th Election District – 5th Councilmanic District
Edgar M. Albano, et ux - Petitioners
Case No. 00-372-A

Dear Mr. & Mrs. Albano:

This letter is to confirm that the above-captioned matter was postponed in open hearing on April 25, 2000, due to the fact that the subject property was not posted for the requisite 15-day period. Please be advised that your hearing has been rescheduled for Monday, May 15, 2000 at 3:00 PM in Room 407 of the County Courts Building. By copy of this letter, all parties to this case have been notified of the new date and time; however, you are responsible for having your property re-posted with a new sign and I have advised Mr. Patrick O'Keefe, accordingly.

Should you have any questions on the subject, please do not hesitate to call my office.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Thomas Phelps, 945 Barron Avenue, Baltimore, Md. 21221
Ms. Polly Wise, 3 Paisley Court, Baltimore, Md. 21221
Mr. Ray Little, 812 Myrth Avenue, Baltimore, Md. 21221
Mr. Patrick M. O'Keefe, 523 Penny Lane, Hunt Valley, Md. 21030
Code Enforcement Division, PDM; People's Counsel; Case File



Robert F. Boudier Jr.
2 Paisley Court
Baltimore, Maryland 21221

May 14, 2000

Lawrence Schmidt
Zoning Commissioner
Baltimore County

Dear Sir:

I am a resident of the Woodward Square Community at 2 Paisley Court. I am a direct neighbor of the Albano's, as my house sits directly behind them. I have no problem with the Albano's new garage. As I mentioned to them, I like the fact that their garage gives my yard a little more privacy from the road. Also, I feel it is important to add that the garage is in no way blocking the view of traffic in our community. The Albano's have taken additional steps to enhance their property by adding a white fence around their backyard. In my opinion the Albano's have taken every step possible to enhance their property to satisfy our community. In closing I feel this variance should be granted.

Please feel free to contact me if I can be of any further help in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert F. Boudier Jr.", with a stylized flourish at the end.

Robert F. Boudier Jr.

7 Woods Ct.
Essex, Md. 21221

Laurence Schmidt
Zoning Commissioner
Baltimore County.

Dear Sir:

I understand the family
of 7 Woods Ct. was cited for
some kind of zoning violation.

There is a garage in the
yard which is beautifully fenced
and could barely ~~be~~ be seen.
It matches their home and very
neat looking.

In my perception:

1. It does not obstruct vision
2. It does not cause hardship
in our neighborhood.
3. It is not offensive.
4. It does not present a
safety issue.
5. It provides the storage of
an antique vehicle which was
previously parked in the
street attracting unknown
personalities in the neighborhood.

I am not aware of any neighborhood association. I bought my home last Dec. 11, 1998. I was told during our settlement that there is no existing association in the community.

In conclusion ~~and~~ I respectfully request the zoning variance be granted to the family of 1 woods ct.

Sincerely yours.

Miranda Miranda Alonso

7 woods ct.

(410) 238 7291

May 12, 2000

The Honorable Lawrence E. Schmidt
Zoning Commissioner, Baltimore County
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

RE: Zoning Case #00372-A

Dear Mr. Schmidt:

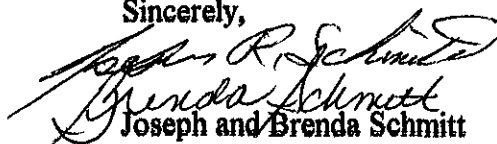
Please be advised that I have been a resident of the Woodward Square Community in Baltimore County for the past ten years. I reside at 908 Boundbrook Way which is very near the subject property of One Woods Court. I know that several zoning variances of a similar nature have been granted in this community. I have no objections to any of them nor do I have any objections to this case. The Albanos have only improved their property by adding the lovely fence and garage. I believe they have increased the value of their home as well as the value of other homes in the community. I believe this variance should be granted.

It is also my understanding that someone may be claiming to represent the Homeowners Association of Woodward Square. Please be advised that no one has ever been elected as a representative of the association which was abandoned several years ago. The "mothers club" of Woodward Square is not representative of all the residents of this community and I take offense to anyone claiming that it is. The only issue in this case is whether this variance should be allowed and I as well as many other members of this community believe it should be granted.

Should you have any questions or require further information, please feel free to contact me at 410-686-7190.

Thank you for your time and attention.

Sincerely,


Joseph and Brenda Schmitt
908 Boundbrook Way
Baltimore, MD 21221

May 11, 2000

Lawrence E. Schmidt
Zoning Commissioner, Baltimore County
County Court Building
Bosley Avenue
Towson, Maryland

Dear Sir:

We are neighbors of the Albano's, living directly next door to them at 3 Woods Court. We are writing in support of their request for a Zoning Variance for their garage. We understand Mr. Albano is storing and restoring his antique car in his new garage. We feel that the Albano's garage looks nice on their property. They took much consideration on the style and especially the color, which matches their house perfectly. They also took an extra step by hiring a company to install an attractive white fence to enclose their yard including the garage. All of the mentioned above enhance their property and blend very well in the community.

We are sorry we could not attend the zoning hearing in person but we did want you to know that we do support the Albano's request for a zoning variance. Please feel free to contact us if you have any further need to speak with us.

Sincerely,



Patricia A. Parks

John H. & Patricia A. Parks
3 Woods Court
Baltimore, Md 21221
410-391-5623

May 12, 2000

Lawrence Schmidt
Zoning Commissioner
Bosley Ave.
Baltimore, MD. 21204

RE: Case # 00372A

Dear Mr. Schmidt,

I am a resident of Woodward Square and I am responding to the Case # 00372A involving Mr. & Mrs. Albano. I see no problem with the garage they have placed in their back yard. I understand that it is to be used to store Mr. Albano's antique car and will not be used on a daily basis therefore it is of no danger to the community. It is placed where it is not blocking any view from any of the adjoining roads. The color of the garage matches their house. They have placed a white fence around their yard in consideration of the neighbors who do not like to view this garage, which I feel adds to the beauty of our neighborhood. I feel that the Albano's have taken measures to preserve the beauty of our neighborhood and to satisfy the concerns of all neighbors. Please feel free to contact me if you have any questions. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Farmer".

Cindy Farmer
902 Boundbrook Way
Baltimore, MD. 21221

May 11, 2000

Lawrence E. Schmidt
Zoning Commissioner, Baltimore County
County Court Building
Bosley Avenue
Towson, Maryland

Dear Sir:

I am writing to you in reference to the Zoning Notice Case # 00372-A. We live at 909 Boundbrook Way. We understand that The Albano's are requesting a Zoning Variance from Baltimore County. We would like to let you know that we are in support of the Albano's request. The garage is not in any way a burden to our neighborhood. We also appreciate the attractive white fence that they recently put around their back yard. Our community is quite well maintained and attractive and we do not feel that the Albano's garage in any way takes away from our community.

Please know we available to support this request in any way possible.

Sincerely,

A handwritten signature in cursive script that reads "John M. Kimble Jr.".

John Kimble
909 Boundbrook Way
Baltimore, Maryland 21221
(410) 687-7973

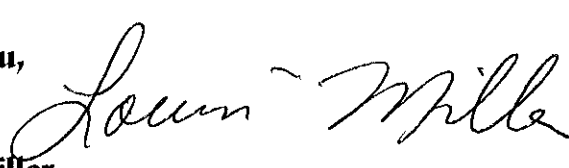
May 10, 2000

Lawrence Schmidt
Commissioner for Zoning
Baltimore County

Dear Mr. Schmidt:

We are neighbors of Edgar and Robin Albano. We live at 4 Woods Court. We wanted you to know that we feel that the Albano's garage looks fine on their property. Honestly it can hardly be seen due to the fact that they went to the expense of purchasing an attractive white fence around their back yard. The fence and the garage perfectly match the colors of their house. More importantly, we drive by their house many times a day and we do not feel that the garage is any kind of a burden to our community. Please know that we are supporting the Albano's request for a Zoning Variance from Baltimore County.

Thank You,


Louise Miller

OWNER ROBERT BOUDER
152100003548
2 FAISLEY COURT
LOT 40

PROPERTY IN C.B.E.A.
PROPERTY IS IN FLOOD ZONE "C"
IMP SURFACE 1956
 $\% = \frac{1956}{8377} = 23.3\%$

N 14° 51' 18" E

81.00'

LOT AREA 8,377.49 FT²
ZONING DR 5.5
PRIOR ZONING HEARING NONE
2000 SCALE MAP NE 2/36

LOT 42

LOT 41
AREA 8,377

ABOVE
GROUND
POOL
20' DIA.
EXISTING

12' x 26'
PREFAB
GARAGE

OPEN
DECK

CELLAR
ENT

44.5'
EXNT
1/2 STY
DWLG

CONC
S.W.
&
DRIVE

RESEX AVE
FAISLEY COURT
FRANCE
GREEN
CIRCLE
VICINITY MAP
1" = 100.0'

N 75° 08' 42" W

25' BRL

27.0'

71.00'

S 14° 31' 18" W

WOODS COURT (50' R.O.W.)

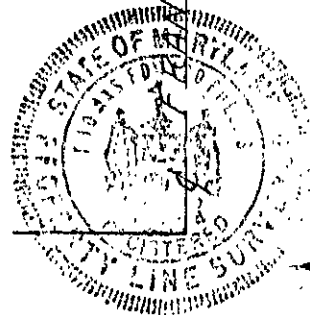
OWNER EDGAR & ROBIN ALBANO
152100003543
1 WOODS COURT
4106868443

COUNCIL DISTRICT 5
ELECTION DISTRICT 15
PLAT TO ACCOMPANY PETITION ADMIN VARIANCE

THIS DOES NOT CONSTITUTE A PROPERTY LINE SURVEY.
THIS WILL CERTIFY THAT I HAVE LOCATED THE IMPROVEMENTS
ON THE ABOVE PROPERTY AS INDICATED.

Thomas Phelps

THOMAS E. PHELPS AND ASSOCIATES, INC.
REGISTERED PROPERTY LINE SURVEYORS
945 BARRON AVENUE
BALTIMORE, MARYLAND 2122
OFFICE: (301) 574-6744

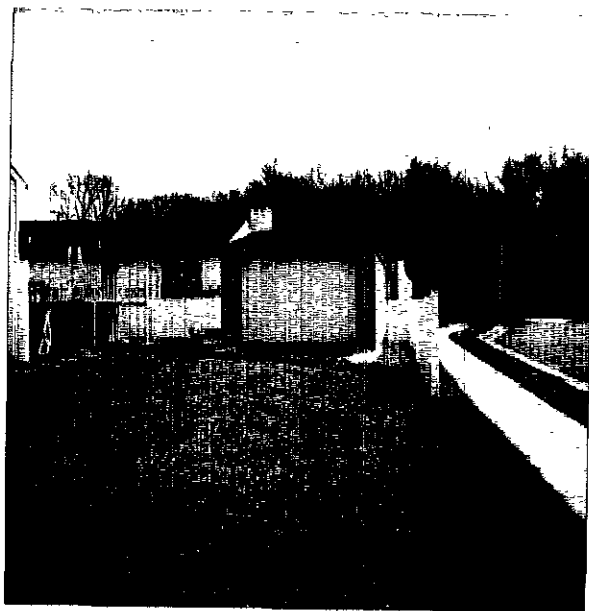


LOCATION SURVEY
ALBANO PROPERTY
1 WOODS COURT
WOODWARD SQUARE
BALTIMORE COUNTY
Plat Book 62 Folio 20

Scale 1" = 20'... Date 2/10/00...

00.372-A

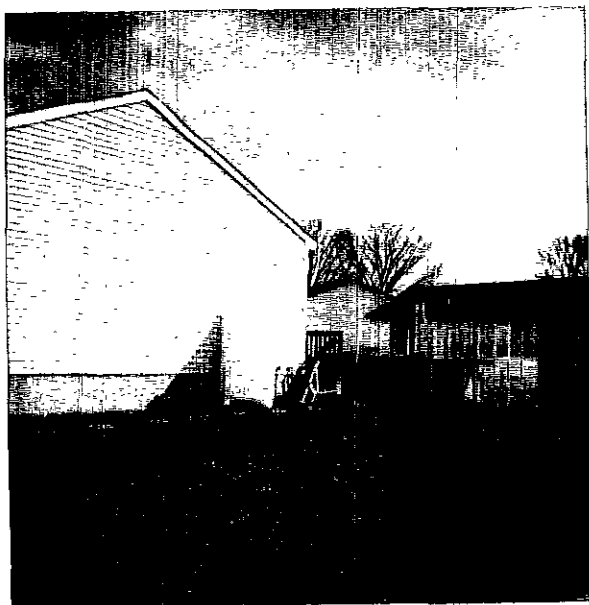
#377



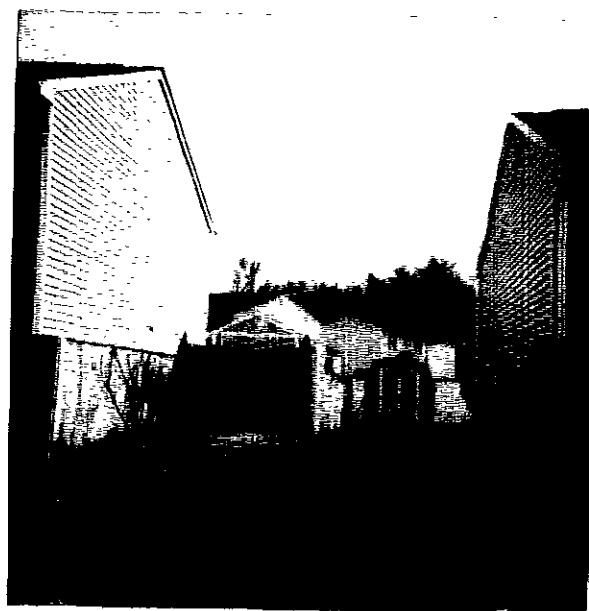
GARAGE ON RIGHT SIDE
372



RIGHT FRONT 372



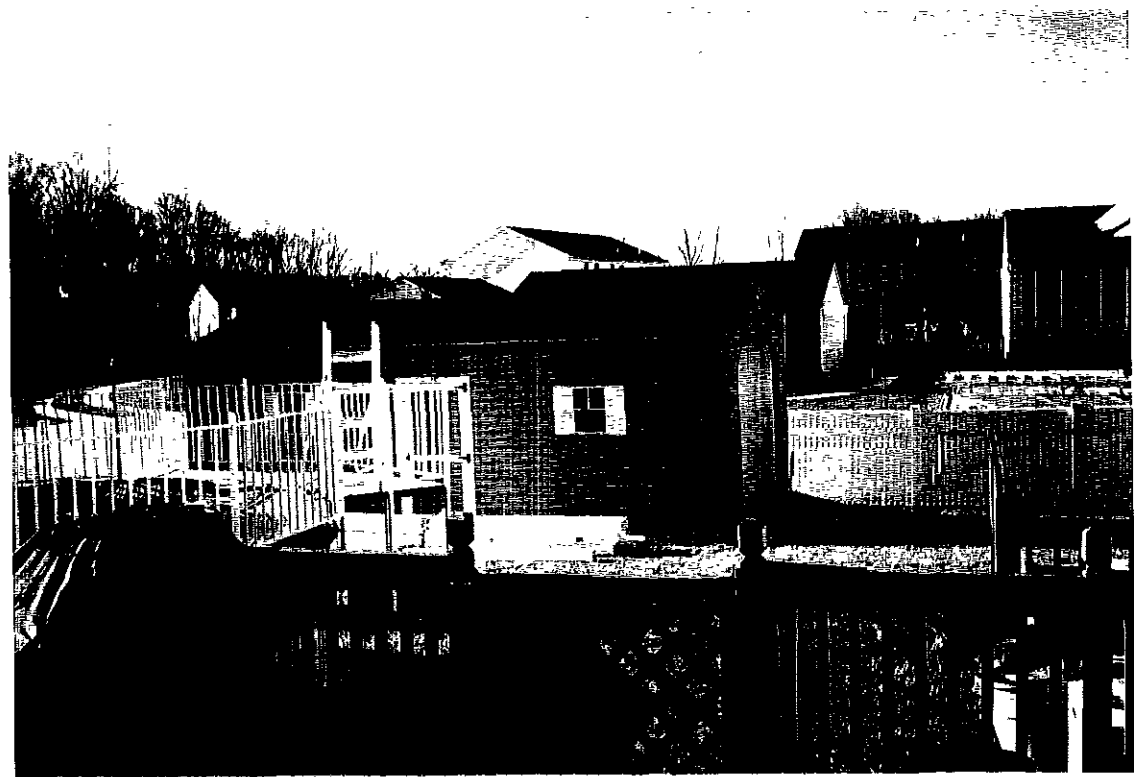
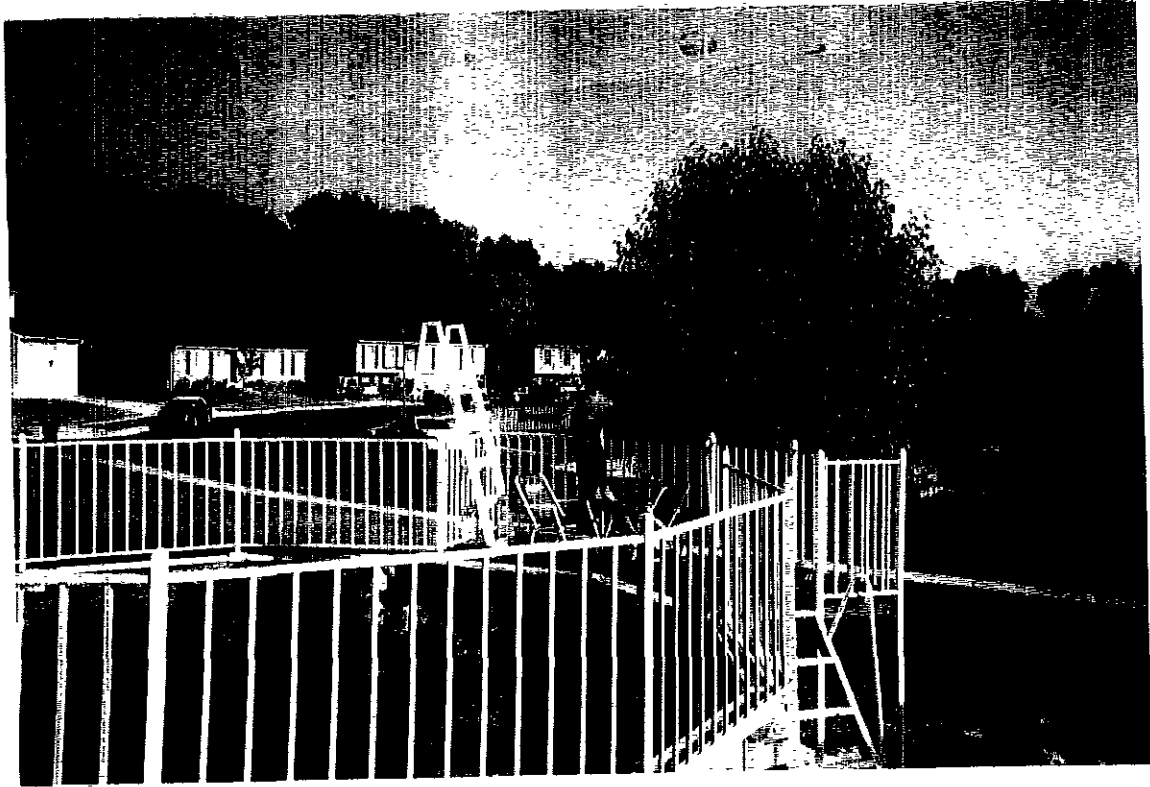
RIGHT SIDE 372

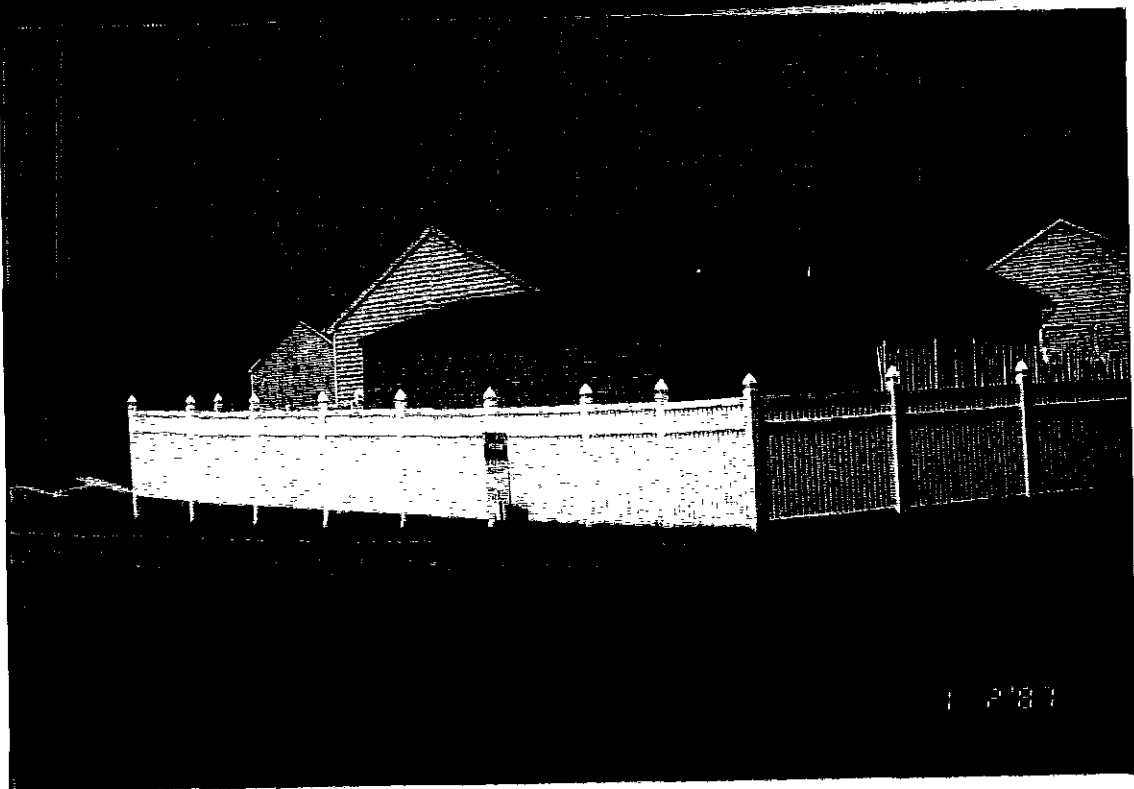
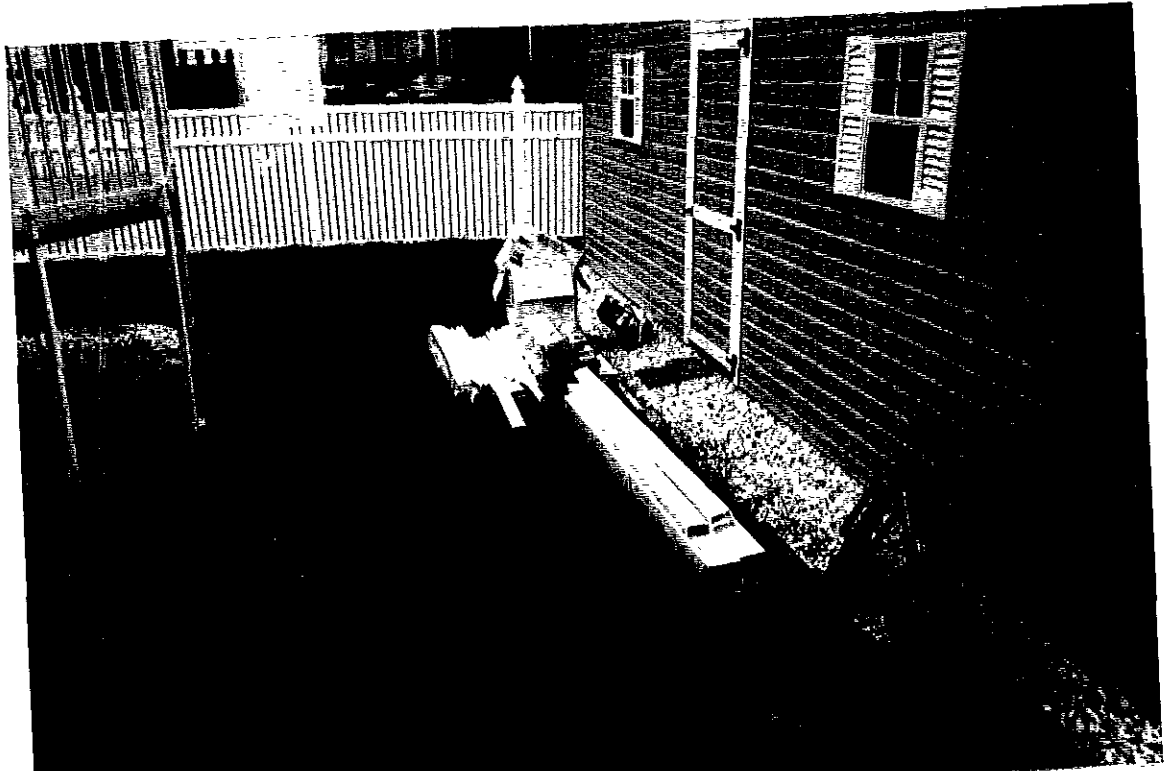


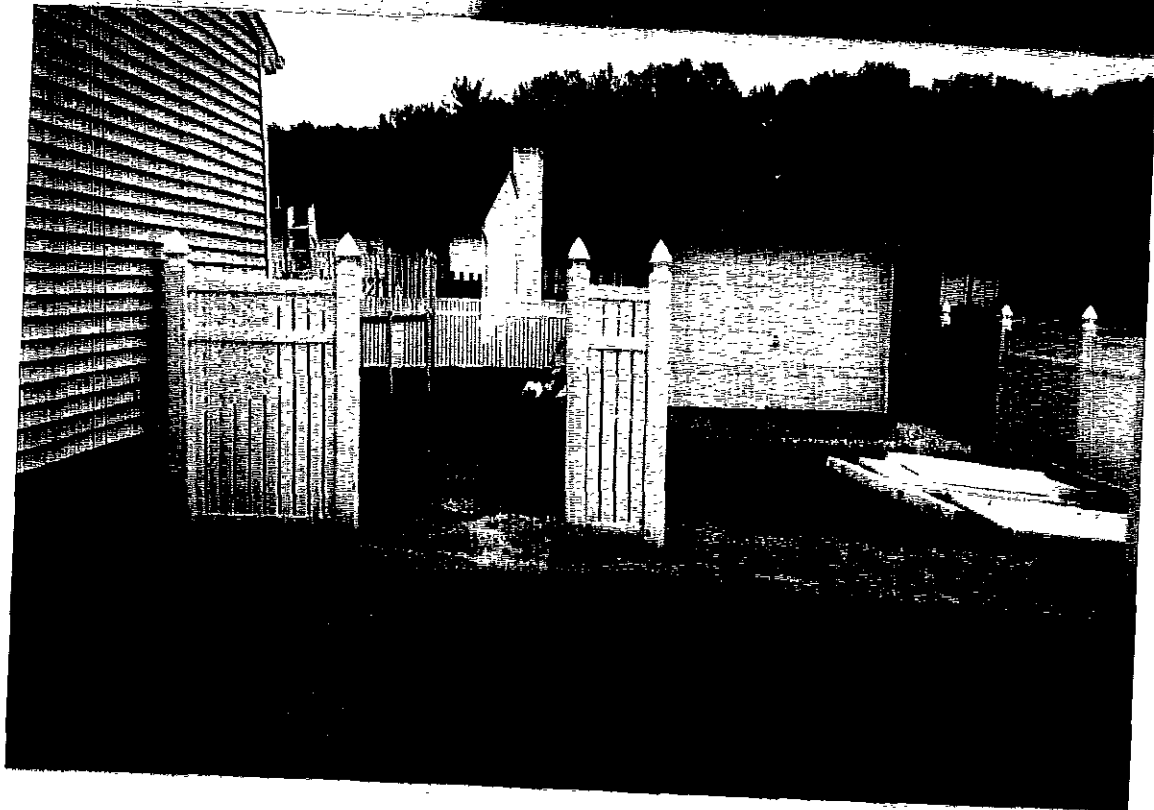
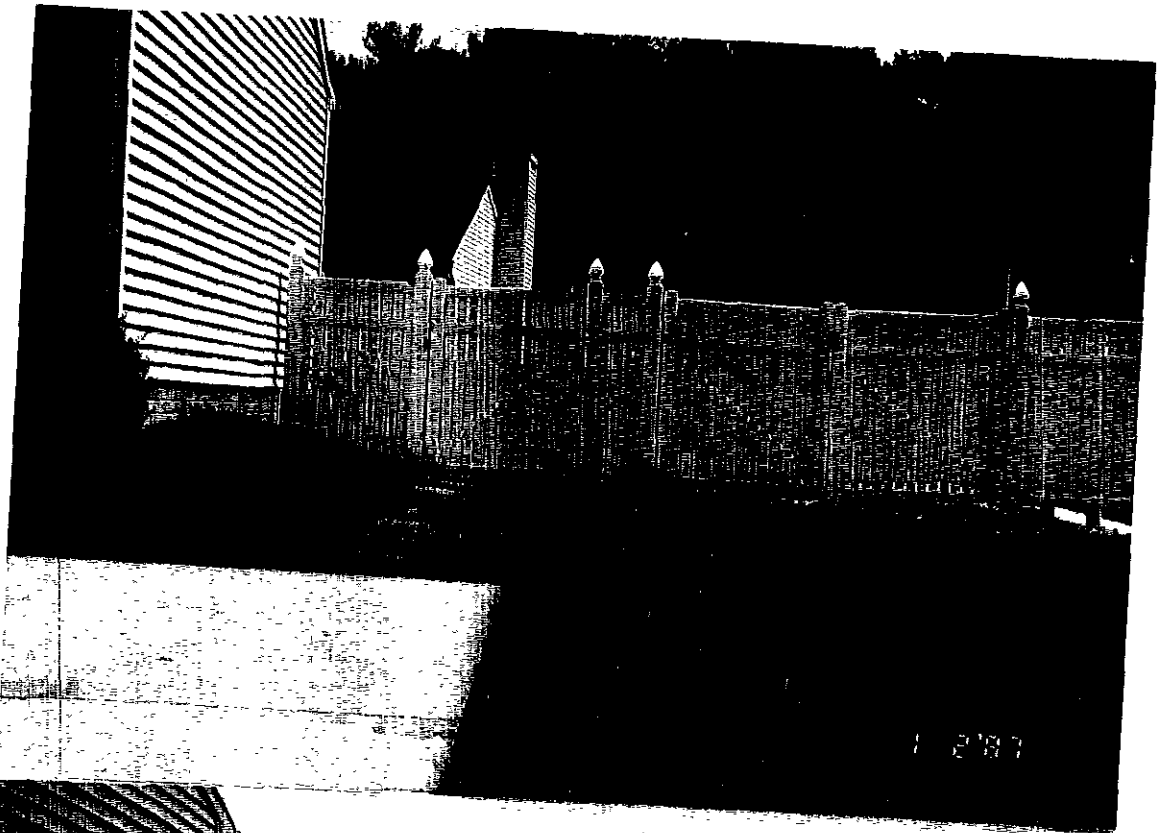
LEFT FRONT 372

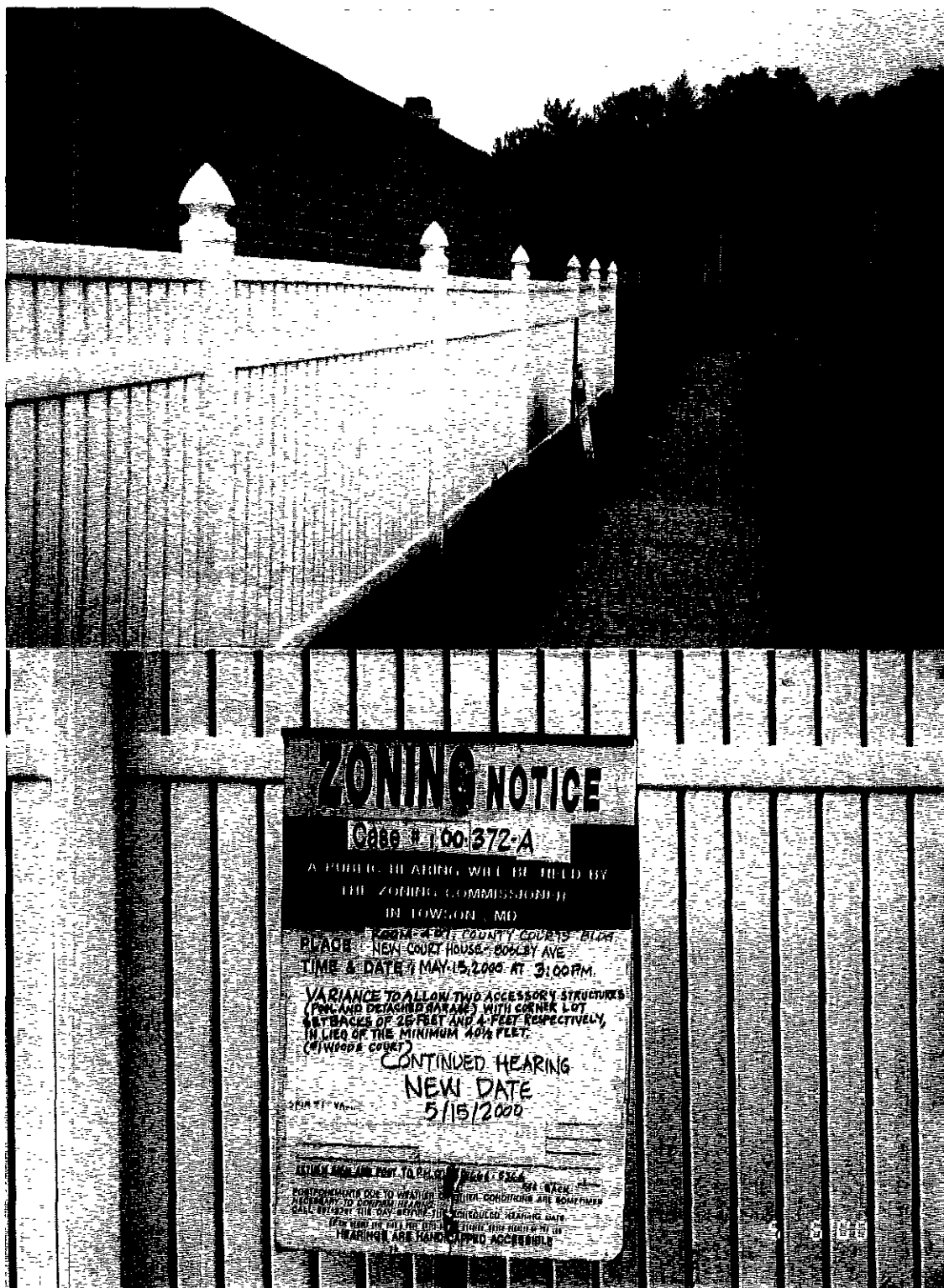
00-372-A

photographs
Case # 00-372-A









ZONING NOTICE

Case # 160-372-A

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

PLEASE RETURN TO: KORTA & BRY COUNTY COURTS BLDG
NEW COURT HOUSE, 800 EBY AVE
TIME & DATE: MAY 15, 2000 AT 3:00 PM

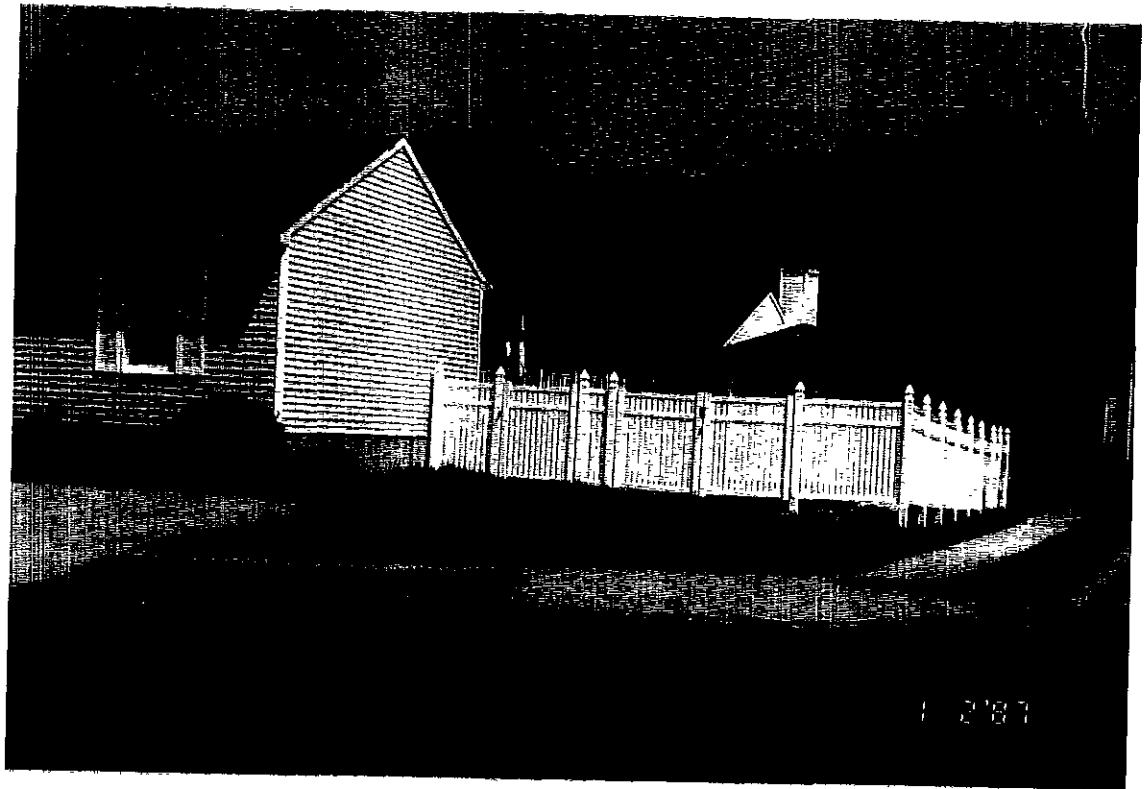
VARIANCE TO ALLOW TWO ACCESSORY STRUCTURES
(POOL AND DETACHED GARAGE) WITH CORNER LOT
SETBACKS OF 25 FEET AND 4 FEET RESPECTIVELY,
IN LIEU OF THE MINIMUM 40 1/2 FEET.
(WINDYBROOK COURT)

CANCELLED HEARING
NEW DATE
5/15/2000

STATE OF VA

RETURN MAIL AND POST TO: PLANNING DEPT. 15666

POSTAL SERVICE DUE TO WEATHER DELAYS, CONDITIONS ARE BOATFIRE
RETURN TO COMMISSION HEARING
CALL OR VISIT THE CITY OFFICE FOR CANCELLED HEARING DATE
IF YOU HAVE ANY QUESTIONS, RETURN THE SIGN TO THE
HEARING AND HANDICAPPED ACCESSIBLE





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SHEET

LOCATION

SCALE 5/175

1" = 200' ±

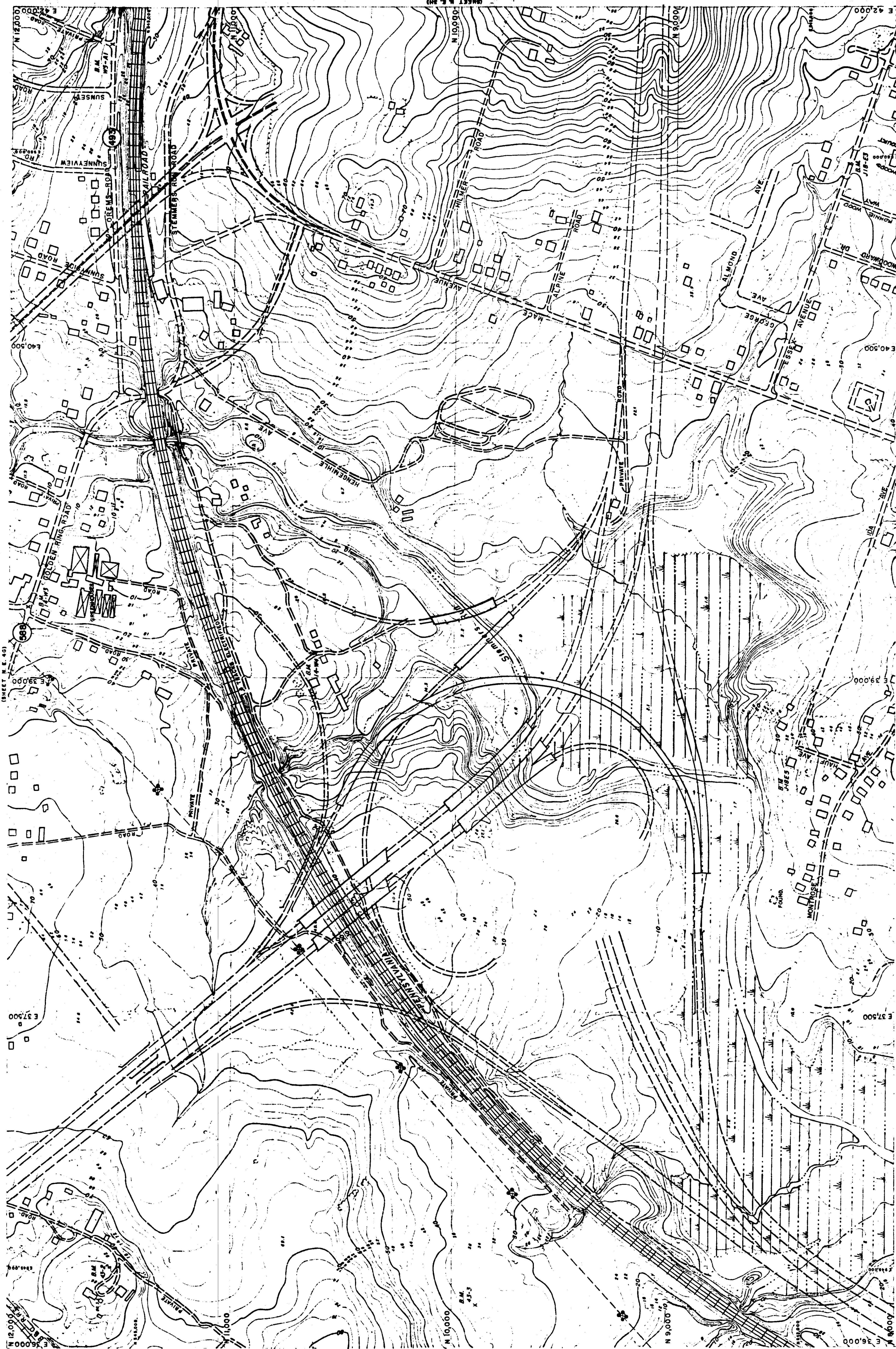
STEMMERS RUN

DATE
OF
PHOTOGRAPHY
JANUARY
1986

N.E.

3-6

00-372-A

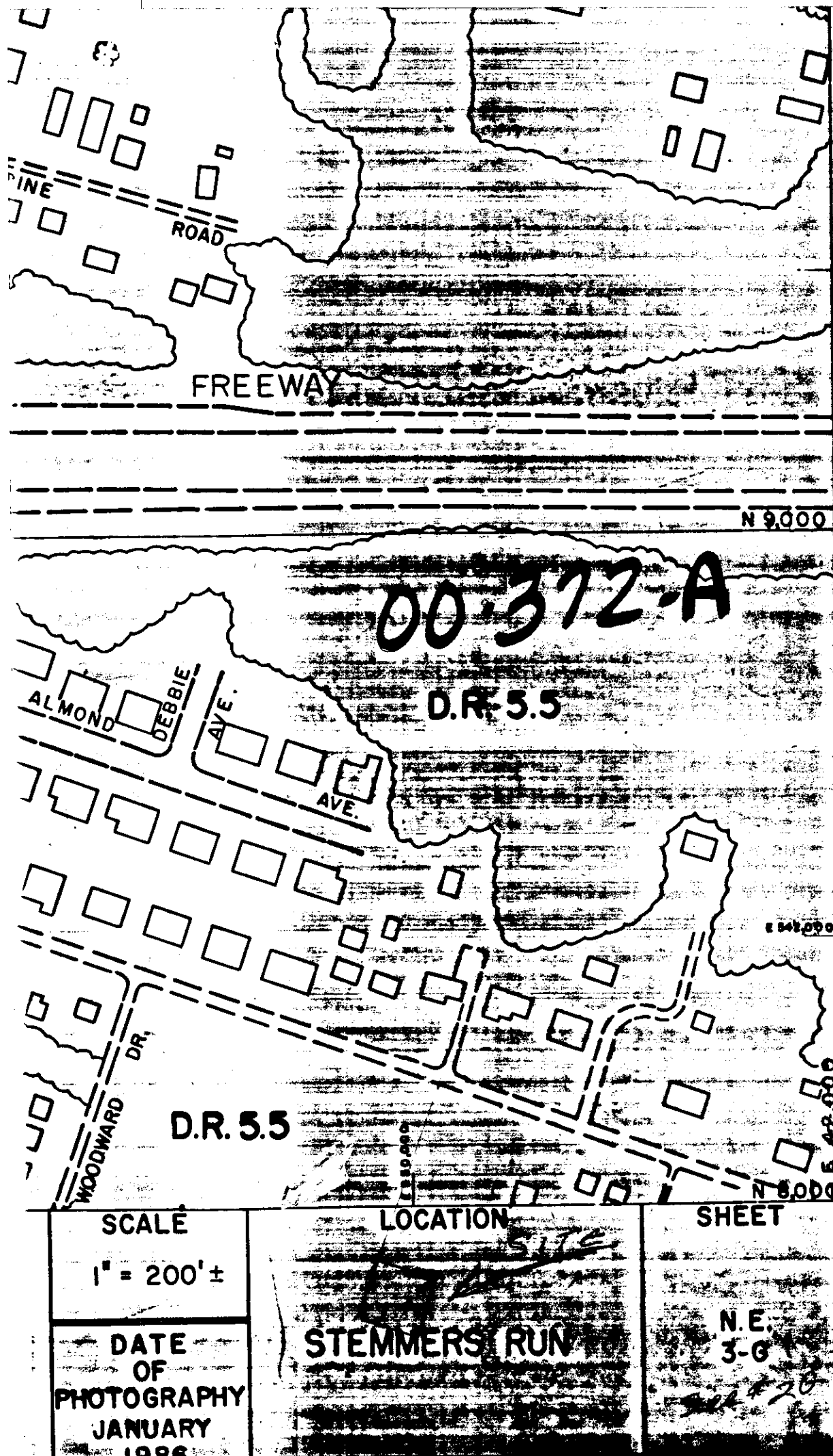


PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'		N.E. 36
	10/15/85			
		DATE OF PHOTOGRAPHY	STEMMERS RUN	
		DEC. 1954	00-372-A	

Topography Compiled By Photogrammetric Methods
ADAMS AERIAL SURVEY CORP LANSING MICH.

1-SW
1-NW

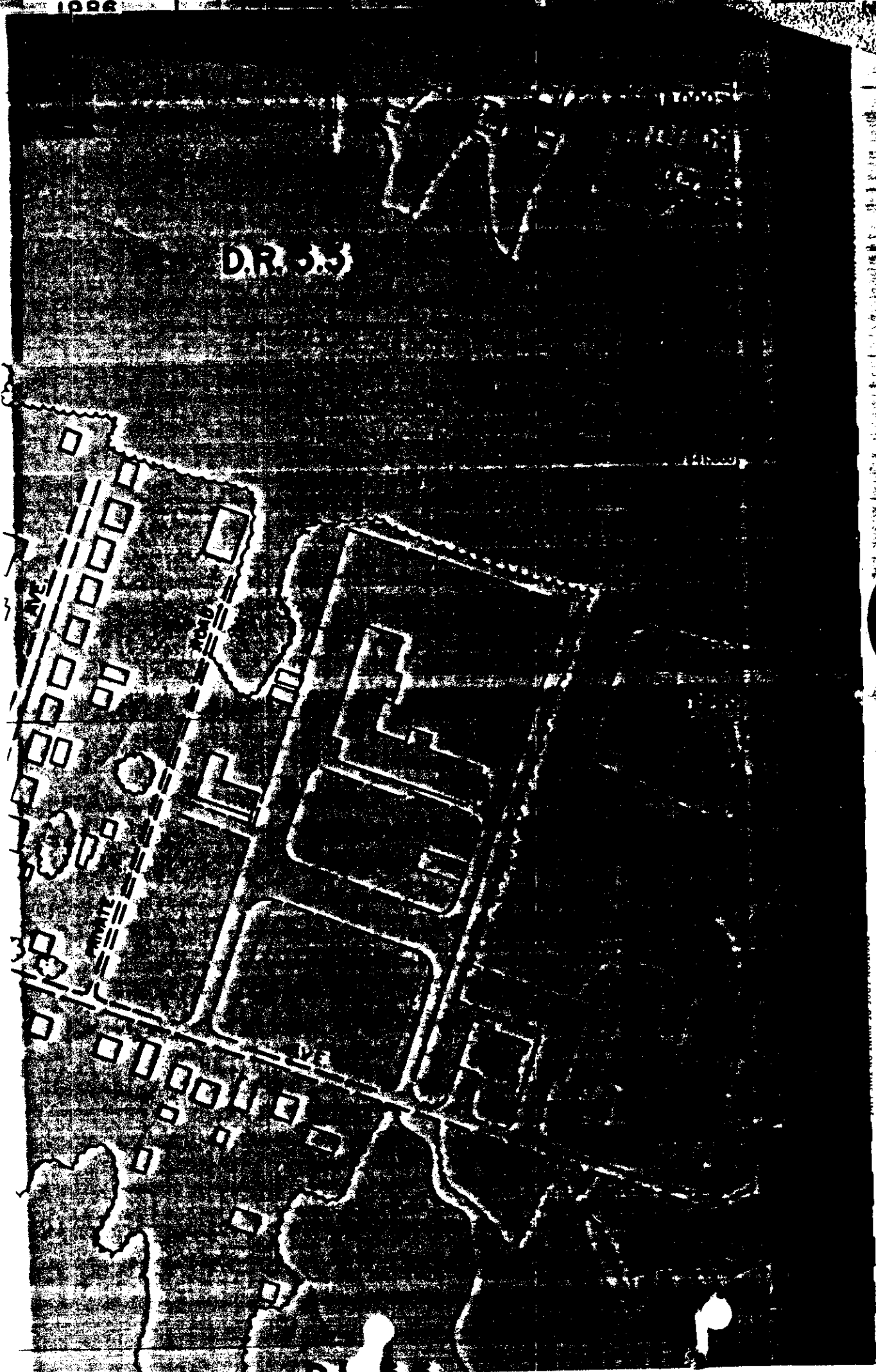


PLAN HOLD CORPORATION - IRVINE, CALIFORNIA

Item #372

PLAN HOLD CORPORATION - IRVINE, CALIFORNIA

NE 3-G



PLAN HOLD CORPORATION - IRVINE, CALIFORNIA

DRAWING NUMBER
NE 2-G

PLAN HOLD CORPORATION - IRVINE, CALIFORNIA

DRAWING NUMBER