

IN RE: PETITION FOR VARIANCE
S/S Wentworth Avenue, 420' E
Of Sindall Avenue
11th Election District
5th Councilmanic District
(1711 Wentworth Avenue)

John and Tina Doak
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-487-A

*
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, John and Tina Doak. The variance request is for property located at 1711 Wentworth Avenue, which property is located in Parkville. The variance request is from Sections 1B02.3(c)1 and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an addition (attached deck and swimming pool) with a side yard setback of 6 inches in lieu of the required 7.5 ft. The Petitioner originally requested some alternative relief in their petition form; however, given that I find the deck and pool to be an open projection, the appropriate setback from the side property line is 7.5 ft. Therefore, the alternative relief to allow the pool and deck to be situated 6 inches in lieu of the required 2.5 ft. shall be dismissed as moot.

Appearing at the hearing on behalf of the variance request were John and Tina Doak, property owners. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, is a rectangularly shaped lot comprising 7500 sq. ft. and is improved with a 1 1/2-story frame dwelling wherein the Petitioners reside. To the rear of the subject property exists a 15 ft. x 24 ft. pool and a newly constructed deck that connects the pool to the dwelling. The newly

ORDER RECEIVED FOR FILING

Date 7/13/00

By J. P. Johnson

constructed deck is situated 6 inches from the property line shared with the Petitioners' neighbor, Mrs. Marion Fickert. The Petitioners submitted a letter written by Mrs. Fickert indicating that she has no objections to the deck and pool as situated in the rear yard of the subject property.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 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 a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient 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 special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel.

In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date

7/13/00

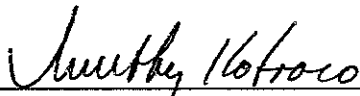
By

R. J. Jenson

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 13th day of July, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Sections 1B02.3(c)1 and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an addition (attached deck and swimming pool) with a side yard setback of 6 inches in lieu of the required 7.5 ft, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall be required to complete the construction of the deck, including the construction of a railing around its perimeter.
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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
DATE 7/13/00
By J. P. Jameson



Baltimore County
Zoning Commissioner

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

July 13, 2000

Mr. & Mrs. John Doak, Jr.
1711 Wentworth Avenue
Baltimore, Maryland 21234

Re: Petition for Variance
Case No. 00-487-A
Property: 1711 Wentworth Avenue

Dear Mr. & Mrs. Doak:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1711 Wentworth Ave

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) 130a, 3(c)1 + 301 of BCZR to permit an addition (attached deck + swimming pool) with a side yard setback of 6" in lieu of the required 7.5' or in the alternative, Section 400 to allow an accessory structure (pool with deck) with a side yard setback of 6" in lieu of the required 8.5' of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The reason the deck needs to be at the property line is 1) if deck was on the other side - it would cover the pool filter and wall skimmer (which is NOT moveable.) Also, pool ladder is on this side and access from an area next to fence would be difficult and unsafe.
2) too close to sidewalk
3) it would be hard to maintain a grass strip close to fence and this space is not in proportion with rest of deck.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Baltimore

City

Md

State

Telephone No.

410-665-5123

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JF/TG

Date 5/19/00

Case No. 00-437-A

By

REB 9/15/98

ORIGINAL FILED FOR FILING

Zoning Description

Zoning Description for 1711 Westworth Ave.

Beginning at a point on the ~~North~~ ^{SOUTH} ~~N-S-E-W~~ side of

Westworth Ave which is ~~40~~ ⁴⁰ ~~FEET~~ ^{FEET}

wide at the distance of ~~420~~ ⁴²⁰ ~~FEET~~ ^{FEET} ~~WEST~~ ^{EAST} of the

center line of the nearest improved intersecting street

Sindell Ave which is 40 Feet. Being lot # 191-192

Block _____, Section # ~~191-192~~ in the subdivision

of ~~Westworth~~ ^{Hillendale Park} as recorded in the Baltimore County Plat

Book # CWB Jr. #12, Folio # 12 containing 7500 sq ft

Also known as 1711 Westworth Ave and located in

the 11th Election District, 5th Councilmanic District.

487
00-487-A

No. 1341

FD-302 (Rev. 11-27-70)

AMOUNT	\$	50.00	100.00

100-4147

Taken by: SP/RS

FOR: 01 YULIA

YELLOW - CUSTOMER

CASHIER'S VALIDATION

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 # 06-487-A
1711 Westworth Avenue
585 Westworth Avenue, 420' E of Sindall Avenue
11th Election District - 5th Ceruleo/Marino District
Legal Owner(s): John Romaniello Doak, Jr.
and Tina Potter Doak

Hearing: Thursday, July 6, 2000 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204.

Variance: to permit an addition (attached deck and swimming pool) with a side yard setback of 6 feet in lieu of the required 7.5 feet or to allow an accessory structure (pool with deck) with a side yard setback of 6 inches in lieu of the required 2.5 feet.

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.

JT/6/887 June 20 0399407

CERTIFICATE OF PUBLICATION

TOWSON, MD, 6/22, 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 6/20, 2000.

THE JEFFERSONIAN,
S. Williams Jr.

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE Case No: 00-487-A
 Petitioner/Developer: DOAK, ETAL

Date of Hearing/Closing: 7/6/00

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 #1711 - WENTWORTH AVE.

The sign(s) were posted on

6/20/00
 (Month, Day, Year)

Sincerely,

Patrick MOK 6/21/00
 (Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
 (Printed Name)

523 PENNY LANE
 (Address)

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

410-466-5366 ; CELL 410-905-8571
 (Telephone Number)

ZONING NOTICE
 Case # 00-487-A
 A PUBLIC HEARING WILL BE HELD BY
 THE ZONING COMMISSIONER
 IN TOWSON, MD.
 UPON THE CHARTER OFFICE BLDG
 PLACE 111 W CHESAPEAKE AVE
 TIME & DATE: THURSDAY, JULY 27, 2000
 VARIANCE TO PERMIT AN ADJUTANT (ASSISTANT)
 AND SWIMMING POOL WITH A ONE VARIANCE OF
 6 FEET IN THE FRONT YARD SETBACK OF 10 FEET
 IN THE REAR YARD SETBACK OF 10 FEET IN THE
 YARD SETBACK OF 6 FEET IN THE REAR YARD
 (SEE 111 W CHESAPEAKE AVE)

RE: PETITION FOR VARIANCE
1711 Wentworth Avenue, S/S Wentworth Ave,
420' E of Sindall Ave
11th Election District, 5th Councilmanic

Legal Owner: John R. & Tina P. Doak, Jr.
Petitioner(s)

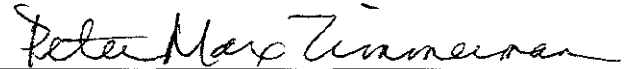
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-487-A

* * * * *

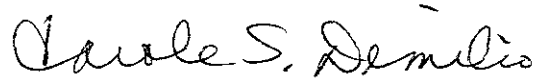
ENTRY OF APPEARANCE

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.

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



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 12TH day of June, 2000 a copy of the foregoing Entry of Appearance was mailed to John R. & Tina P. Doak, Jr., 1711 Wentworth Avenue, Baltimore, MD 21234, Petitioners.



PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

June 14, 20000

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

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: 00-487-A

1711 Wentworth Avenue

S/S Wentworth Avenue, 420' E of Sindall Avenue

11th Election District – 5th Councilmanic District

Legal Owner(s): John Romaniello Doak, Jr., and Tina Potter Doak

HEARING: Thursday, July 6, 2000 at 2:00 p.m. in Room 106, County Office Building,
111 W. Chesapeake Avenue, Towson, MD 21204.

Variance to permit an addition (attached deck and swimming pool) with a side yard setback of 6 feet in lieu of the required 7.5 feet or to allow an accessory structure (pool with deck) with a side yard setback of 6 inches in lieu of the required 2.5 feet.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

C: John and Tina Doak, 1711 Wentworth Avenue, Baltimore, MD 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JUNE 21, 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.



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

TO: PATUXENT PUBLISHING COMPANY
June 20, 2000 Issue – Jeffersonian

Please forward billing to:
John & Tina Doak
1711 Wentworth Avenue
Baltimore MD 21234
410-665-5123

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: 00-487-A
1711 Wentworth Avenue
S/S Wentworth Avenue, 420' E of Sindall Avenue
11th Election District – 5th Councilmanic District
Legal Owner(s): John Romaniello Doak, Jr., and Tina Potter Doak

HEARING: Thursday, July 6, 2000 at 2:00 p.m. in Room 106, County Office Building,
111 W. Chesapeake Avenue, Towson, MD 21204.

Variance to permit an addition (attached deck and swimming pool) with a side yard setback of 6 feet in lieu of the required 7.5 feet or to allow an accessory structure (pool with deck) with a side yard setback of 6 inches in lieu of the required 2.5 feet.

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/neighbor 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: 487
Petitioner: John + Tina Doak
Address or Location: 1711 Wentworth Ave Barto, Md 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: John + Tina P. Doak
Address: 1711 Wentworth Ave
Baltimore, Md 21234
Telephone Number: 410-665-5123

Revised 2/20/98 - SCJ

00-487-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 30, 2000

Mr. John Doak
1711 Wentworth Avenue
Baltimore MD 21234

Dear Mr. Doak:

RE: Case Number 00-487-A , 1711 Wentworth Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 05/19/00.

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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosure



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 14, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For June 5, 2000
Item Nos. 477, 478, 479, 480, 481, 482,
483, 485, 486, 487, and 488

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

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

June 2, 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 May 29, 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:

477, 478, 479, 480, 482, 483, 485, ~~487~~, and 488

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

cc: File



April 18th, 2000

To Whom it may concern.

I, Marion Fickert, owner of property at 1713 Wentworth Ave, have given John Doak, Jr. the owner of 1711 Wentworth Ave. permission to build his deck up to my fence which is on the property line. I was told he is planning on building it with a railing within code.

Sincerely,
Marion D. Fickert

BA Ex 2

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

00-487

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: June 7, 2000

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 00-487
Legal Owner/Petitioner: Doak, John R. Jr. & Tina P.
Contract Purchaser:
Property Address: 1711 Wentworth Ave.
Location Description: SFD with deck on rear house

VIOLATION INFORMATION: Case No. 00-2204
Defendants: Doak, John & Tina

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) regarding the hearing date:

NAME	ADDRESS
------	---------

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- | | | |
|---|-----|---|
| X | 1. | Complaint letter/memo/email/fax (if applicable) |
| X | 2. | Complaint Intake Form/Code Enforcement Officer's report and notes |
| X | 3. | State Tax Assessment printout |
| | 4. | State Tax Parcel Map (if applicable) |
| | 5. | MVA Registration printout (if applicable) |
| | 6. | Deed (if applicable) |
| | 7. | Lease-Residential or Commercial (if applicable) |
| | 8. | Photographs including dates taken |
| X | 9. | Correction Notice/Code Violation Notice |
| | 10. | Citation and Proof of Service (if applicable) |
| | 11. | Certified Mail Receipt (if applicable) |
| | 12. | Final Order of the Code Official/Hearing Officer (if applicable) |
| | 13. | Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable) |
| X | 14. | Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable). |

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/RF/kdh
C: Code Enforcement Officer

CODE ENFORCEMENT REPORT

DATE: 4 / 13 / 00 INTAKE BY: K. Hopkins CASE #: 2204 INSPEC: R. Faulkner

COMPLAINT

LOCATION: 1711 Wentworth Ave

ZIP CODE: 21234 DIST: 9

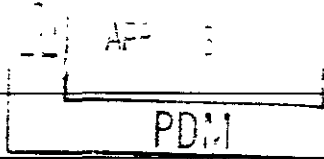
COMPLAINANT

NAME: Anonymous PHONE #: (H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: Neighbor constructing deck w/o permit

**OWNER/TENANT
INFORMATION:**



TAX ACCOUNT #: _____ ZONING: _____

INSPECTION:

REINSPECTION:

REINSPECTION:

REINSPECTION:

DE ENFORCEMENT REPORT

DATE: 4/13/00 INTAKE BY: K. H. CASE #: 220 INSPEC: 1

COMPLAINT
LOCATION:

ZIP CODE: 71234 DIST:

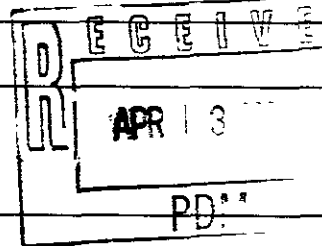
COMPLAINANT
NAME:

PHONE #: (H) (W)

ADDRESS: ZIP CODE:

PROBLEM:

OWNER/TENANT
INFORMATION:



TAX ACCOUNT #: 09-23-870180

ZONING:

INSPECTION: 4-14-00 CITATION ISSUED, VIOLATION # 116359, BOCA 107.1 WORKING WITHOUT PERMIT. DECK UNDER CONSTRUCTION. SITE POSTED STOP WORK, PERMIT TO BE OBTAINED BY 4-21-00. SPOKE WITH HOMEOWNER 2:45 PM, 4-14-00, SHE ADVICES SHE WILL OBTAIN PERMIT

REINSPECTION: 4-24-00 (RE CHECK) FAUCKNER

REINSPECTION:

REINSPECTION:

STANDARD ASSESSMENT INQUIRY (1)

DEL LOAD DATE
04/05/99

04/18/2000
TIME: 15:29:49
PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC
09 23 870180 00 2-1 04-00 H NU
DOAK JOHN R, JR
DOAK TINA P
1711 WENTWORTH RD

DESC-1.. IMPSLI 191-192
DESC-2.. HILLENDALE PARK
PREMISE.. 01711 WENTWORTH

AVE
00000-0000

MD 21234-6126 FORMER OWNER OWENS JOHN R

BALTIMORE

	FCV			PHASED IN		
	PRIOR	PROPOSED		CURR	CURR	PRIOR
				FCV	ASSESS	ASSESS
LAND..	28,500	28,500	TOTAL..	91,612	30,640	35,090
IMPV	58,380	65,480	PREF..	0	0	0
TOTL..	86,880	93,980	CURF..	91,612	30,640	35,090
PREF..	0	0	EXEMPT..	0	0	0
CURF..	86,880	93,980				
DATE..	10/95	08/98				

----- TAXABLE BASIS -----
00/01 ASSESS.. 30,640 08/25/98
99/00 ASSESS.. 35,090 06/04/99
98/99 ASSESS.. 34,750 06/05/98
ENTER-INQUIRY2 PAI-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

RA10001

STANDARD ASSESSMENT INQUIRY (2)

DATE: 04/18/2000
TIME: 15:30:05

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC
09 23 870180 00 2-1 04-00 H NU
LOT.... 191 BOOK.... 0012 MAP.... 0080
BLOCK.. FOLIO.... 0012 GRID.... 0006
SECTION.. PARCEL.. 0141

DEL LOAD DATE
04/05/99
LOT WIDTH..... 50.00
LOT DEPTH..... 150.00
LAND AREA... 7,500.000
YEAR BUIL..... 52

----- TRANSFER DATA -----
NUMBER..... 077881
DATE..... 07/27/92
PURCHASE PRICE..... 55,000
GROUND RENT..... 0
DEED REF LIBER..... 09294
DEED REF FOLIO..... 0772
CONVEYED IND..... 1
TOT-PART TRAM IND..... 1
GRANTOR ACCT NO.. 04-23-870180
CRITICAL NEW CONST CARD
AREAS CODE YEAR NO
1/019

----- EXEMPT DATA -----
STATUS..... 000
CLASS CODE..... 000
STATE EXEMPT CODE..... 000
COUNTY EXEMPT CODE..... 000
CURR STATE EX ASMT... 0
PRIOR STATE EX ASMT... 0
CURR COUNTY EX ASMT... 0
PRIOR COUNTY EX ASMT... 0

----- STRUCTURE -----
CODE SQ. FEET
1254

ENTER-INQUIRY3 PAI-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF
RA1000

STANDARD ASSESSMENT INQUIRY (3)

DATE: 04/18/2000
TIME: 15:30:16

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC
09 23 870180 00 2-1 04-00 H NU

DEL LOAD DATE
04/05/99

----- STATE -----
REC CREATE DATE.. 10/23/92
DELETE CODE.....
DATE DELETED.....
LAST FM DATE..... 08/25/98
LAST FM TYPE..... C
PREV FM DATE.....
PREV FM TYPE.....

----- COUNTY -----
LAST LOAD DATE... 04/05/99
PRIOR LOAD DATE.. 06/15/90

STATE TAXABLE ASSESS

00/01 ASSESS.. 30,640



Baltimore County
Department of Permits and
Development Management

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.

116359

Case No :

Election District 9 Permit No _____

Name (s) DOAK JOHN R. JR & TINA P.

Address 1211 WENTWORTH AVE

Location of Violation (if different than address) _____

Vehicle License No _____

Vehicle ID _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS

County Code

§§ _____

§§ _____

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

CONSTRUCTION OF DECK WITHOUT PERMIT. PERMIT
MUST BE OBTAINED BEFORE ANY FURTHER WORK
IS PERFORMED. PERMIT MUST BE OBTAINED
by 4-21-00 Failure to do so will result
in \$200.00 PER DAY FINE

PLEASE CONTACT BUILDING INSP. OFFICE

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE
4-21-00 FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON
THE REVERSE SIDE OF THIS VIOLATION NOTICE.

DATE ISSUED: 4-14-00

INSPECTOR: RALPH FALLKNER

REINSPECT 4-24-00

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

AGENCY

TO THE PERSON(S) CHARGED:

1. It is important that you read this document very carefully, as it charges you with the commission of a crime.

2. If you fail to correct the violations noted by the date dictated, you could be penalized by a fine or imprisonment, or both.

3. A lawyer can give important assistance to you (a) on how to correct the violation(s) in order to avoid trial, or (b) 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.

CODE ENFORCEMENT REPORT

DATE: 4/13/00 INTAKE BY: K. Hopkins CASE #: 00-2204 INSPEC: R. F...

COMPLAINT LOCATION: 1711 Wentworth Ave

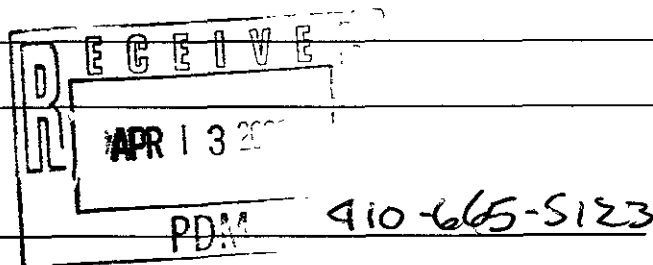
ZIP CODE: _____ DIST: 7

COMPLAINANT NAME: Anonymous PHONE #: (H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: Neighbor constructing deck w/o Permit

OWNER/TENANT INFORMATION: Mr & Mrs Douks



TAX ACCOUNT #: 09-23-870180 ZONING: _____

INSPECTION: 4-14-00 CITATION ISSUED, VIOLATION #116359, BOCA 107.1 WORKING WITHOUT PERMIT. DECK UNDER CONSTRUCTION. SITE POSTED, STOP WORK, PERMIT TO BE OBTAINED BY 4-21-00. SPOKE WITH HOMEOWNER 2:45 PM, 4-14-00, SHE ADVISES SHE WILL OBTAIN PERMIT

REINSPECTION: 4-24-00 Mrs Douks ADVISES that permit could NOT BE ISSUED WITHOUT VARIANCE HEARING, FURTHER that she will file for ZONING VARIANCE HEARING

REINSPECTION: 5-26-00 Mrs Douks ADVISES that she has filed for VARIANCE HEARING AND IS WAITING FOR Paper ^{work} FROM ZONING

REINSPECTION: _____

Via Facsimile: 410-887-8081
April 13, 2000

TO: Karen
Violations - Baltimore County

SUBJECT: Construction of Deck
1711 Wentworth Avenue -Baltimore County
(Located off of Perring Parkway and Oakleigh Road)

I was given your number yesterday when I called in to make a complaint regarding the residents at 1711 Wentworth Avenue.

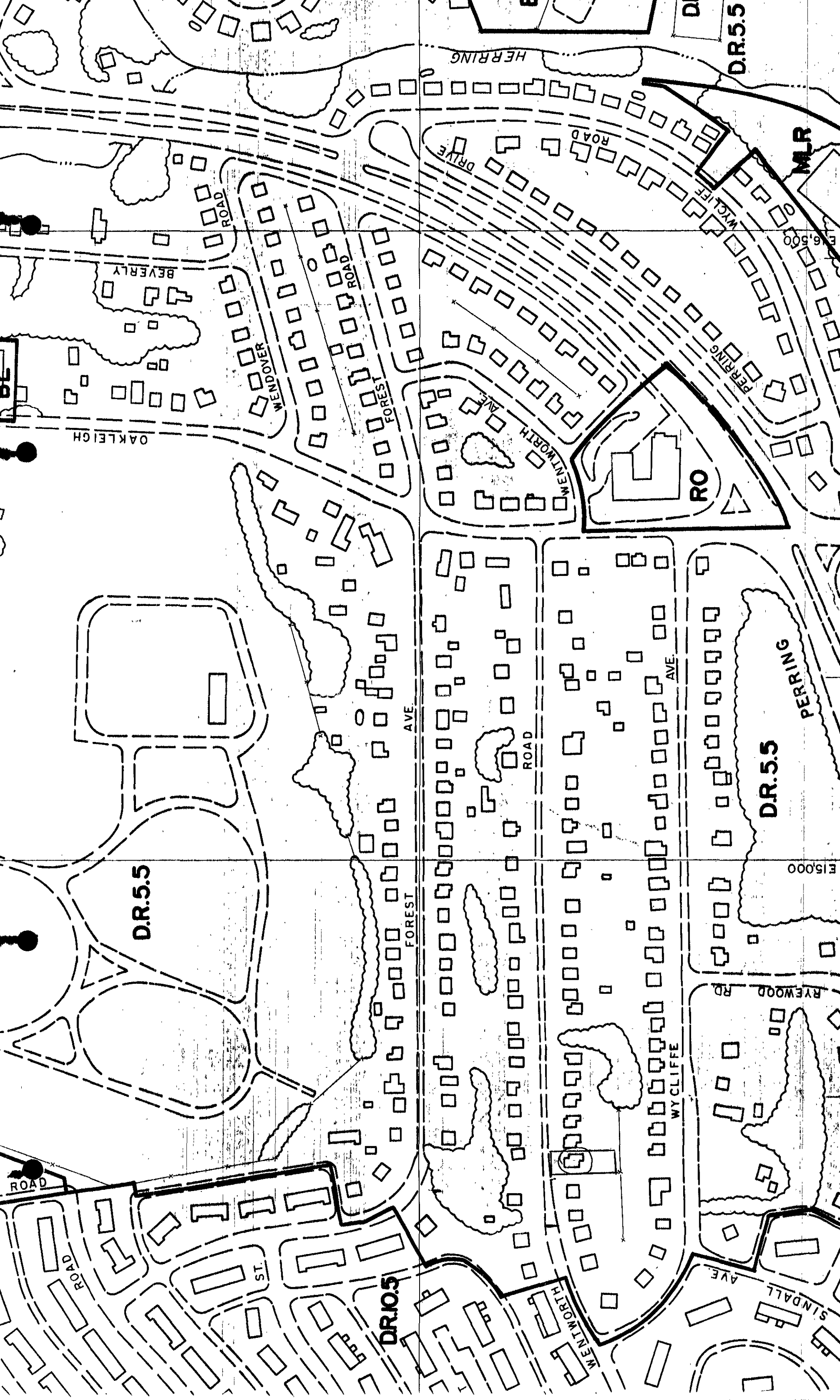
For the past year, they have been constructing a deck in the rear of their home. I have not seen a permit posted and I believe the deck violates certain codes and regulations of Baltimore County. One side of the deck practically touches the next door neighbor's fencing. I was lead to believe from another neighbor that a deck must be so many inches or at least a foot from the next door neighbor's property.

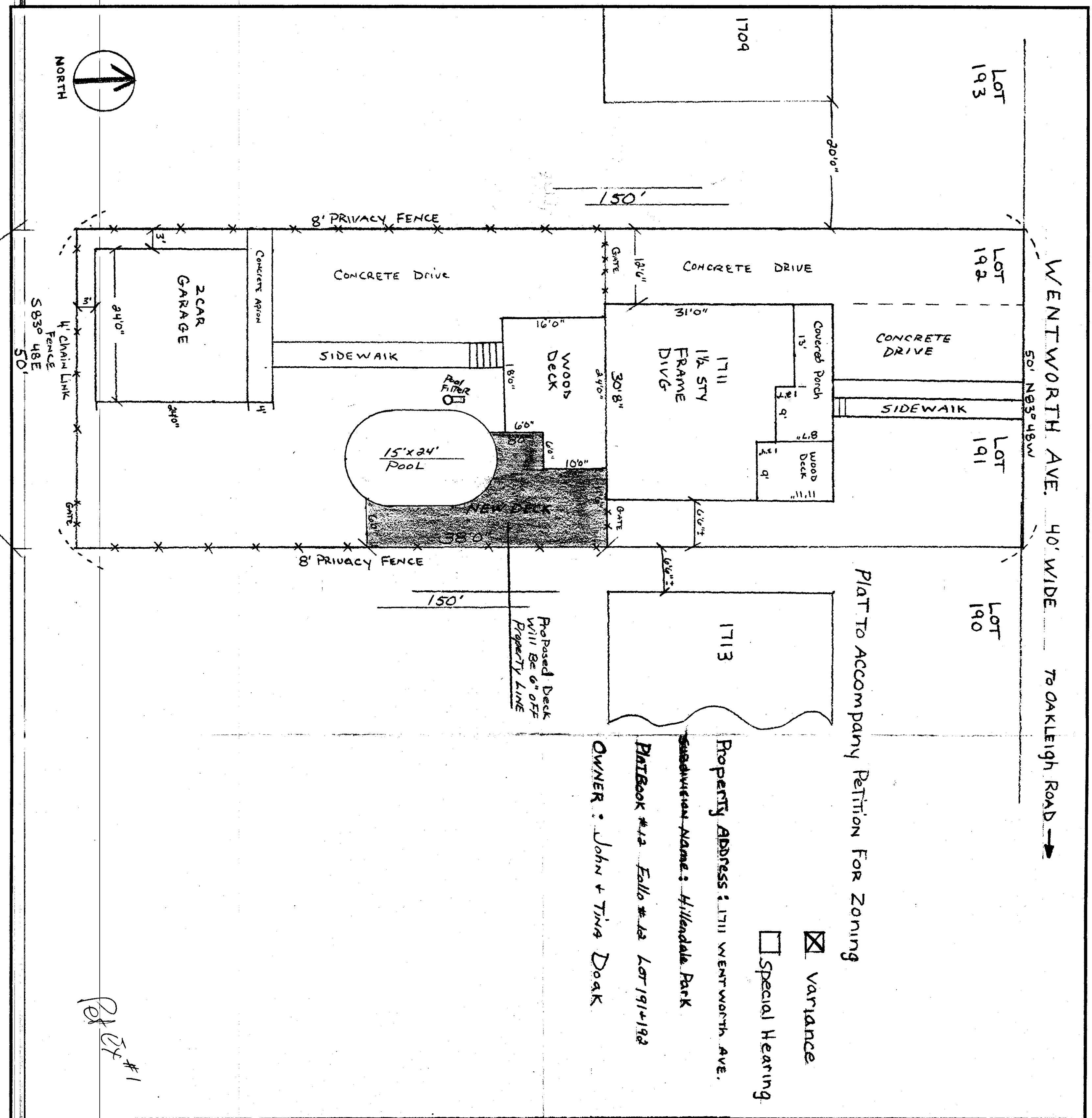
In addition, there dogs have been seen jumping off the deck and over their front fence since the deck is lined up practically exactly with the front fence.

Would it be possible to send an examiner there to check out the situation?

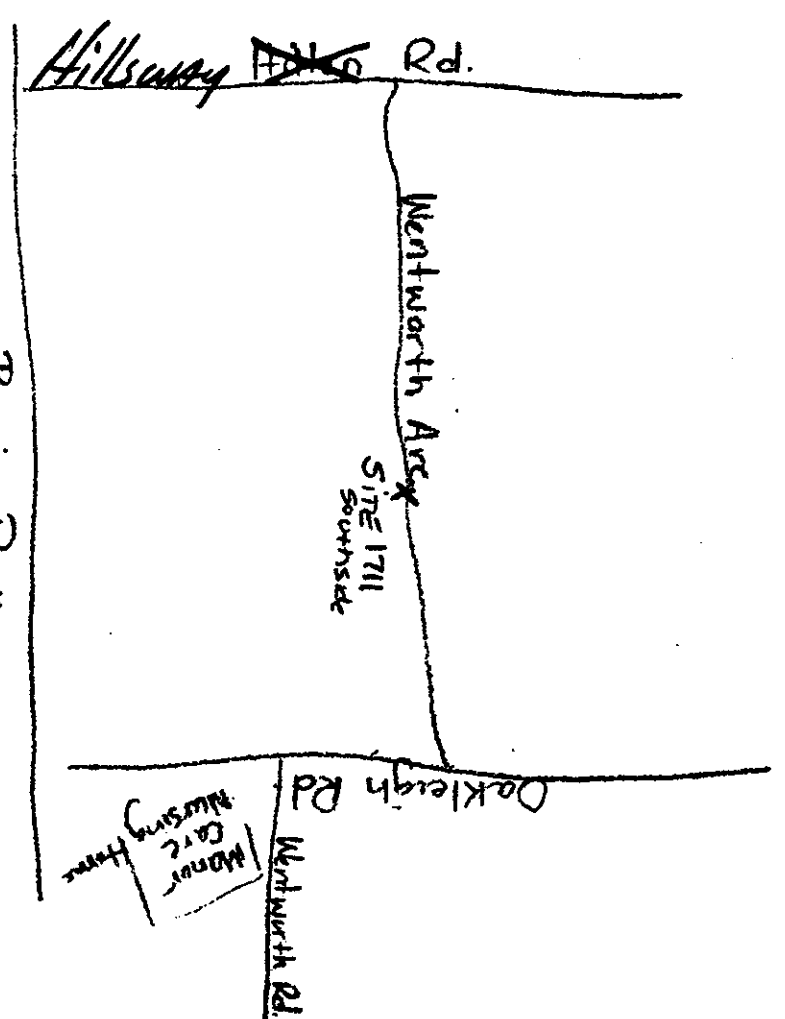
I thank you in advance for your assistance and courtesy.

Due to the closeness of the neighborhood, I would like to remain anonymous - I do hope you understand.





Plat #1



LOCATION INFORMATION

ELECTION DISTRICT: 9

COUNCILMANIC DISTRICT: 6

1"=800' SCALE MAP#: NE8C

ZONING: DR 5.5

LOT SIZE: 7500 SQFT

Square Feet

SEWER: ☒ Public ☐ Private

WATER: ☒ ☐

Chesapeake Bay Critical Area ☐ ☒

Prior Zoning Hearings:

ZONING OFFICE USE ONLY!

Reviewed By: TG/JF Item #: 487 Case #:

1711 WENTWORTH AVE John + Tina Doak

WOOD POOL DECK

SCALE: 1"=10'

APPROVED BY:

DRAWN BY: JRD

DATE: 5-13-00

REVISED

DRAWING NUMBER

C-1

00-487-A