

IN RE: PETITION FOR VARIANCE
SE/S Wills Road, 240' N of Flood Road
(1921 Wills Road)
12th Election District
7th Council District

Bruce P. Keller, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* Case No. 01-097-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, Bruce P. and Brenda E. Keller. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached carport) to be located in the side yard with a setback of 2 feet in lieu of the required rear yard with a setback of 2.5 feet. The subject property and relief requested are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Bruce P. Keller, property owner. There were no Protestants or other interested persons present. However, it is to be noted that the Petition was filed in response to a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management as to the Petitioner's construction of a building in the side yard without benefit of a building permit.

Testimony and evidence offered revealed that the subject property is a rectangular shaped lot, consisting of a gross area of 12,500 sq.ft., zoned M.L.-I.M., and is improved with a single family dwelling and detached carport. The property is a waterfront lot located with frontage on Bear Creek in eastern Baltimore County. The subject of the request relates to the detached carport, which Mr. Keller constructed approximately 5 years ago. The carport is 16' x 30' in dimension and is located in the side yard of the property, adjacent to the dwelling. Mr. Keller testified that he constructed the carport for reasons of security and protection. Specifically, he has

ORDER RECEIVED FOR FILING
Date 11/14/00
By [Signature]

a pick-up truck in which he keeps tools and other equipment and constructed the carport so that his truck and those items would be protected from the elements and hidden from view. It is to be noted that the location of the carport is appropriate in that it is located at the end of an existing driveway which accesses the property from Wills Road.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. In my judgment, the Petitioner has satisfied the requirements for variance relief under Section 307 of the B.C.Z.R. Moreover, it is clear from the testimony that the carport has existed on the property for over 5 years without prior complaint. Thus, it appears that the relief requested has not been detrimental to the surrounding locale. The Petitioner is reminded, however, that due to the location of the property within the Chesapeake Bay Critical Areas, any future improvements to the property are subject to those regulations and any recommendations made by the Department of Environmental Protection and Resource Management to mitigate its effects.

Pursuant to the advertisement and 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 of Baltimore County this 14th day of November, 2000 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached carport) to be located in the side yard with a setback of 2 feet in lieu of the required rear yard with a setback of 2.5 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 11/14/00
By [Signature]



Baltimore County
Zoning Commissioner

November 14, 2000

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

Mr. & Mrs. Bruce P. Keller
1921 Wills Road
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE
SE/S Wills Road, 240' N of Flood Road
(1921 Wills Road)
12th Election District – 7th Council District
Bruce P. Keller, et ux - Petitioners
Case No. 01-097-A

Dear Mr. & Mrs. Keller:

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: Code Enforcement Division, PDM; DEPRM; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1921 Wills Road
which is presently zoned ML-1M

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 (BC2R) to permit an accessory structure (detached carport) in the side yard with a 2 feet setback in lieu of the required rear yard and 2 1/2 feet setback respectively

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) EXISTING STRUCTURE / TO BE DISCUSSED AT HEARING

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:

Legal Owner(s):

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

BRUCE P. KELLER
Name - Type or Print _____
Bruce P. Keller
Signature _____
Brenda E Keller
Name - Type or Print _____
Brenda E Keller
Signature _____

Attorney For Petitioner:

1921 Wills Road
Address _____ Telephone No. _____
Baltimore Md
City _____ State _____ Zip Code 21222

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Representative to be Contacted:

SHANE
Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By JNP/JF Date 8/23/06

Case No. 01-097-A

ORDER RECEIVED FOR FILING
Date 8/23/06
By _____

REV 9/15/98

ZONING DESCRIPTION FOR 1921 Wills Road

As recorded in Deed Liber SM No. 8547, folio 494; North 43 degrees, 26 minutes East, 60', South 48 degrees 36 minutes East 209' thence southwesterly binding on the waters of Bear Creek, 64' to intersect a line drawn South 48 degrees 36 minutes East 189' to the place of beginning. Also known as 1921 Wills Road and located in the 15th Election District.

BALTIMORE COUNTY, MARYL D
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 85291

DATE 2/25/00 ACCOUNT R-001-0150

AMOUNT \$ 50.00

RECEIVED FROM: ROLLER
1701 WILKS RD. ITEM # 007

FOR: SI VARIANCE Taken by: JAG/JRE

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

ck#2778

PAID RECEIPT

PAYEE: ROLLER DATE: 02/25/00 TIME: 10:14:00
AMOUNT: 50.00 CHECK NO: 1497
CASHIER: JAG/JRE DATE: 02/25/00
CASHIER NO: 12312
BALTIMORE COUNTY - MARYLAND

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

**RE: CASE # 01-097-A
PETITIONER/DEVELOPER
(Bruce P. Keller)
DATE OF Hearing
(10-12-00)**

**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**

1921 Wills Road Baltimore, Maryland 21222_____

THE SIGN(S) WERE POSTED ON _____ 9-20-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

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

_____**325 NICHOLSON ROAD**_____

_____**BALTIMORE, MARYLAND 21221**_____

_____**410-687-8405**_____

(TELEPHONE NUMBER)

**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: #01-097-A
1921 Willis Road
SE/S Willis Road, 240 fee
N of Flood Road
12th Election District

7th Councilmanic District
Legal Owner(s): Brenda E.
& Bruce P. Keller

Variance: to permit an accessory structure (detached carport) in the side yard with a 2-foot setback in lieu of the required rear yard and 2-1/2 feet, respectively.

Hearing: Thursday, October 12, 2000 at 10:00 a.m. in Room 106, Baltimore County Building, 111 West Chesapeake 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.

JT/9/795 Sept. 26 CA22340

CERTIFICATE OF PUBLICATION

TOWSON, MD, 9/28/, 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 9/26/, 2000.

THE JEFFERSONIAN,
S. Wilkinson

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE
1921 Wills Road, SE/S Wills Rd,
240' N of Flood Rd
12th Election District, 7th Councilmanic

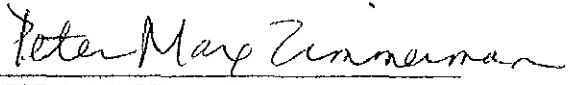
Legal Owner: Bruce P. & Brenda E. Keller
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-97-A

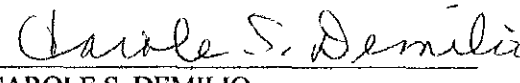
* * * * *

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



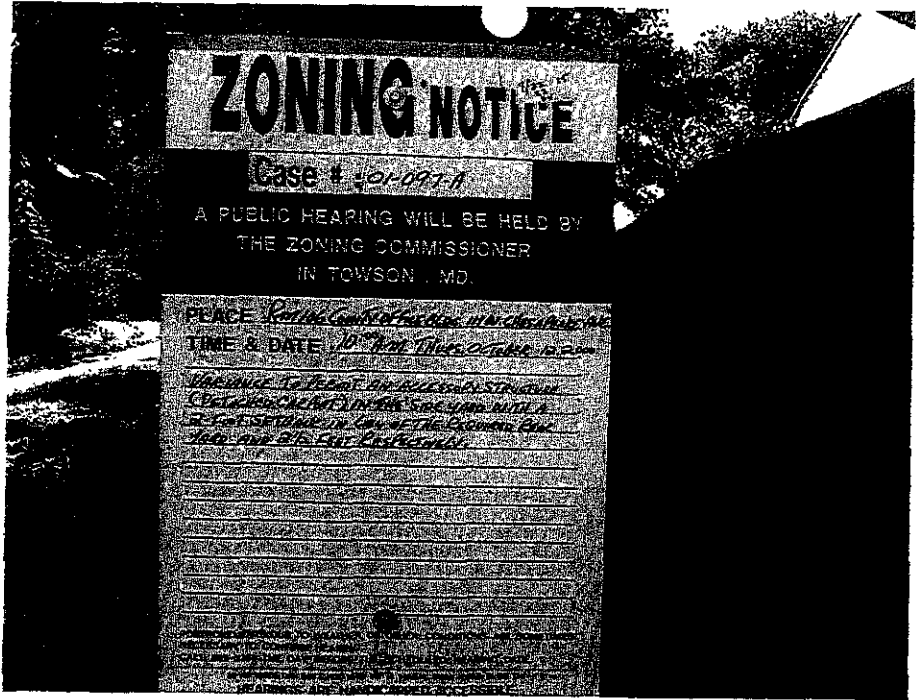
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of September, 2000 a copy of the foregoing Entry of Appearance was mailed to Bruce P. & Brenda E. Keller, 1921 Wills Road, Baltimore, MD 21222, Petitioners.



PETER MAX ZIMMERMAN



1921 Wills Road



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

September 8, 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: 01-097-A
1921 Willis Road
SE/S Willis Road, 240 feet N of Flood Road
12th Election District – 7th Councilmanic District
Legal Owners: Brenda E. & Bruce P. Keller

Variance to permit an accessory structure (detached carport) in the side yard with a 2-foot setback in lieu of the required rear yard and 2-1/2 feet, respectively.

HEARING: Thursday, October 12, 2000, at 10:00 a.m. in Room 106, Baltimore County Building, 111 West Chesapeake Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon", with the initials "CJZ" written below it.

Arnold Jablon
Director

C: Bruce & Brenda Keller, 1921 Willis Road, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY: SEPTEMBER 25, 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, September 26, 2000 Issue – Jeffersonian

Please forward billing to:
Bruce P. Keller
1921 Willis Road
Baltimore, MD 21222

410 284-7343

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: 01-097-A
1921 Willis Road
SE/S Willis Road, 240 feet N of Flood Road
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HEARING: Thursday, October 12, 2000, at 10:00 a.m. in Room 106, Baltimore County Building, 111 West Chesapeake Avenue.


Lawrence E. Schmidt
GDZ

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/neighborhood 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: 01-097-A

Petitioner: Bruce P Keller

Address or Location: 1921 Wills Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Bruce P. Keller

Address: 1921 Wills Rd.

Balt. Md. 21222

Telephone Number: 410-284-7343

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

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

October 6, 2000

Bruce & Brenda Keller
1921 Wills Road
Baltimore, MD 21222

Dear Mr. & Mrs. Keller

RE: Case Number: 01-097-A, 1921 Wills Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 25, 2000.

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

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 3, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For September 18, 2000
Item Nos. 070, 071, 072, 073, 075, 078,
079, 081, 082, 085, 086, 087, 088, 089,
090, 091, 092, 093, 094, 095, 097, 098,
100, 101, 103, and 104

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

RWB:HJO:jrb

cc: File



September 19, 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 September 11, 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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS REGARDING THE FOLLOWING:

ITEM #'S 070, 071, 072, 073, 074, 075, 079, 080, 081, 082, 083,
084, 085, 086, 087, 088, 089, 092, 093, 094, 095, 097,
098, 099, 100, 101, 102, 103, AND 104

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

cc: File

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: September 27, 2000
SUBJECT: Zoning Item #097
1921 Willis Road

Zoning Advisory Committee Meeting of September 11, 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.
- 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 may need to comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- 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: September 25, 2000

As
10/12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 18, 2000

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

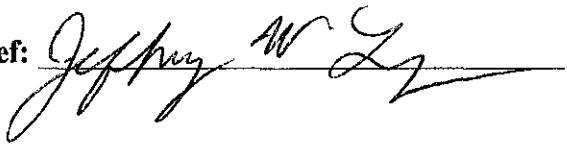
SUBJECT: Zoning Advisory Petition(s): Case(s) 01-097, 01-098, and 01-101

The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:  _____

19

Section Chief:  _____

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 10.5.00

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

RE: Baltimore County
Item No. 797 JNP/JR

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,

A handwritten signature in black ink, appearing to read 'K. A. McDonald Jr.'.

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**

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: September 19, 2000

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

MAILED

COPY

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

9-20-00

GDZ

SUBJECT: Item No.: 097
Legal Owner/Petitioner: Brenda E. & Bruce P. Keller
Contract Purchaser: n/a
Property Address: 1921 Wills Rd.
Location Description: SE/S Wills Rd., 240' of Flood Rd.

VIOLATION INFORMATION: Case No. 00-5225
Defendants: Brenda E. & Bruce P. Keller

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
Peggy Fried	1919 Wills Rd. Balto, Md. 21222

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:

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)
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/lm
C: Code Enforcement Officer

CODE ENFORCEMENT REPORT

01-097A

DATE: 7/10/00 INTAKE BY: M. SHELLON CASE #: 00-5225 L Mayer

COMPLAINT LOCATION: 1921 Willis Rd

ZIP CODE: 21222 DIST: 12

COMPLAINANT NAME: Peggy Fried PHONE #: (H) 410-285-6800 (W)

ADDRESS: 1919 Willis Rd ZIP CODE:

PROBLEM: Building a paint shop - No permit +

OWNER/TENANT INFORMATION: Bruce P + Brenda E Keller - Variance Case 01-097A

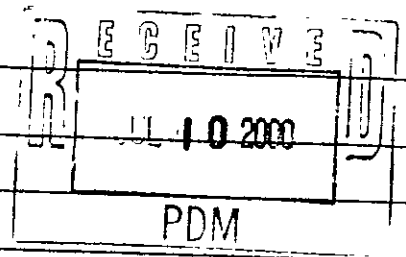
TAX ACCOUNT #: ZONING:

INSPECTION: 7/12/00 - Visited Site Observed Metal Framed Building Being Built on Side of Property - Issued Stop Work Order to Obtain Permit + Inspections w/ 500.00 Fine - Notified Complainant of Action Taken Recheck 8/26/00

REINSPECTION: 8/28/00 - Owner Has Applied For Variance to Obtain Building Permit - Recheck 9/26/00 Len Mayer

REINSPECTION:

REINSPECTION:





Baltimore County
Department of Permits and
Development Management

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

01-097A

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. 122737
Case No.: 00-5325

Election District 12 Permit No. _____

Name (s) Bruce P. - Brenda E. Keller

Address 1921 Wills Rd, Balt, MD, 21222

Location of Violation (if different than address) 1921 Wills Rd

Vehicle License No. _____ Vehicle ID _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS

<u>County Code</u> §§ <u>7-36(b)(2)</u>	<u>Zoning Regulations:</u> §§ _____ §§ _____
<u>Building Code (BOCA)</u> §§ <u>107.1</u> §§ <u>113.2</u>	<u>Livability Code (18-65):</u> §§ _____ §§ _____
<u>Investment Property Act (7-66):</u> §§ _____	<u>Electrical Code (NEC)</u> §§ _____
<u>Plumbing Code (NSPC):</u> §§ _____	<u>Dwelling (CABO)</u> §§ _____
Other: §§ _____	

COMMENTS OR OTHER VIOLATIONS

FAILURE TO OBTAIN BUILDING PERMIT FOR
BUILDING ON SIDE OF HOUSE
FAILURE TO OBTAIN REQUIRED INSPECTIONS
OBTAIN BUILDING PERMIT + REQUIRED INSPECTIONS
ZONING SETBACKS MUST BE ADHERED TO
\$2000 STOP WORK FEE TO BE PAID

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 OF 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: 8/2/00

DATE ISSUED: _____ INSPECTOR: Lew...

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

01-097A

DATE: 07/19/2000

STANDARD ASSESSMENT INQUIRY (1)

07/19/00

TIME 12:22:13

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL. LAND VALUE

12-13-049770 12 3-1 34-00 H NO 29,440

KELLER BRUCE P
KELLER BRENDA E
1921 WILLS RD

DESC-1.. 1MPS.274 AC
DESC-2.. 250 FT N FLOOD RD
PREMISE.. 01921 WILLS

09000-0000

BALTIMORE MD FORMER OWNER: KELLER BRUCE P

FCV	PHASE 1	PHASE 2	PHASE 3	PHASE 4
PRIOR	PROPOSED	CURR	CURR	
LAND: 53,980	53,980	FCV	ASSESS	ASSESS
IMPV: 44,630	48,030	TOTAL: 99,743	39,890	39,440
TOTL: 98,510	102,010			
PREF: 0	0			
CURT: 98,510	102,010	EXEMPT:	39,890	39,440
DATE: 10/98	10/99			

----- TAXABLE BASIS -----

00/01 ASSESS: 39,890 11/21/99

99/99 ASSESS: 39,440 06/04/99

98/99 ASSESS: 38,300 07/03/98

ENTER-INQUIRY PFI-PRINT PFL-LOAD PFD-DEP PFE-DEL PFF-DELETE

STANDARD ASSESSMENT INQUIRY (1)

DATE: 07/19/2000 TIME: 12:22:21

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL. LAND VALUE

12-13-049770 12 3-1 34-00 H NO 29,440

LOT... BOOK... 0000 MAP... 0103 LU 4700

BLOCK... FOLIO... 0000 GRID... 0023 LOT DEPTH...

SECTION... PARCEL... 0677 LAND AREA... 11351.00

PLAT... YEAR BUILT...

-----TRANSFER DATA-----

NUMBER..... 144095

DATE..... 06/19/98

PURCHASE PRICE..... 0

GROUND RENT..... 0

DEED REF LIBER..... 12950

DEED REF FOLIO..... 0291

COMPLETE IND..... 7

TOT-PART TRAN IND..... 1

GRANTOR ACCT NO. 12-13-041770

-----EXEMPT DATA-----

STATUS.....

CLASS CODE..... 01

STATE EXEMPT CODE..... 000

COUNTY EXEMPT CODE..... 000

CURR STATE EX ASMT.....

PRIOR STATE EX ASMT.....

CURR COUNTY EX ASMT.....

PRIOR COUNTY EX ASMT.....

CRITICAL NEW CONST CARD

AREAS CODE YEAR NO

04894

-----STRUCTURE-----

CODE SQ. FEET

739

ENTER-INQUIRY PFI-PRINT PFL-LOAD PFD-DEP PFE-DEL PFF-DELETE

DATE: 07/19/2000

STANDARD ASSESSMENT INQUIRY (1)

TIME: 12:22:21

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL. LAND VALUE

12-13-049770 12 3-1 34-00 H NO 29,440

-----DATE-----

REC CREATE DATE... 07/20/92

DELETE CODE.....

DATE DELETED.....

LAST FM DATE..... 11/21/99

LAST FM TYPE..... C

PREV FM DATE.....

PREV FM TYPE.....

-----LOAD-----

LAST LOAD DATE... 07/22/00

PRIOR LOAD DATE... 01/05/00

STATE TAXABLE ASSESS

at to accompany Petition for Zoning Variance Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

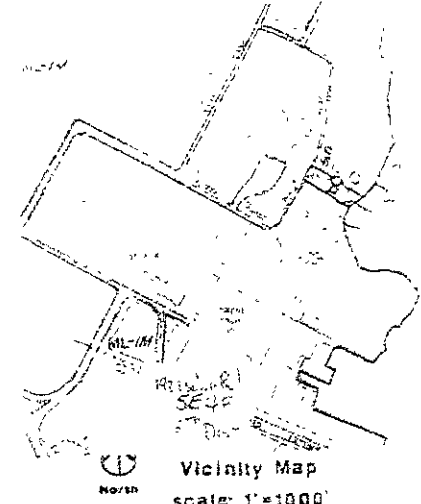
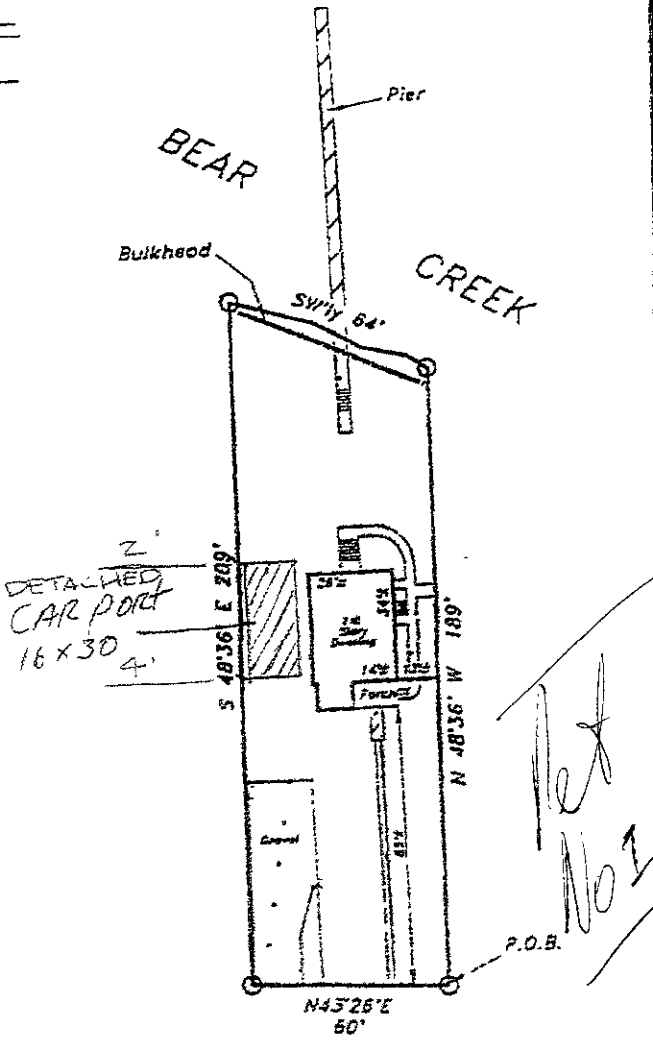
PROPERTY ADDRESS: _____

Division name: 1921 Wills Road

at book# 85, folio# 7, lot# _____, section# _____

OWNER: COLE & JENNIFER S.

Ref No 1



LOCATION INFORMATION

Election District: 12
 Councilmanic District: 7
 1"=200' scale map#: SE 4F
 Zoning: ML-1M
 Lot size: 0.274 acreage 12,500 square feet

	public	private
SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chesapeake Bay Critical Area:	<input checked="" type="checkbox"/> <small>yes</small>	<input type="checkbox"/> <small>no</small>

Prior Zoning Hearings:
NONE

Zoning Office USE ONLY!

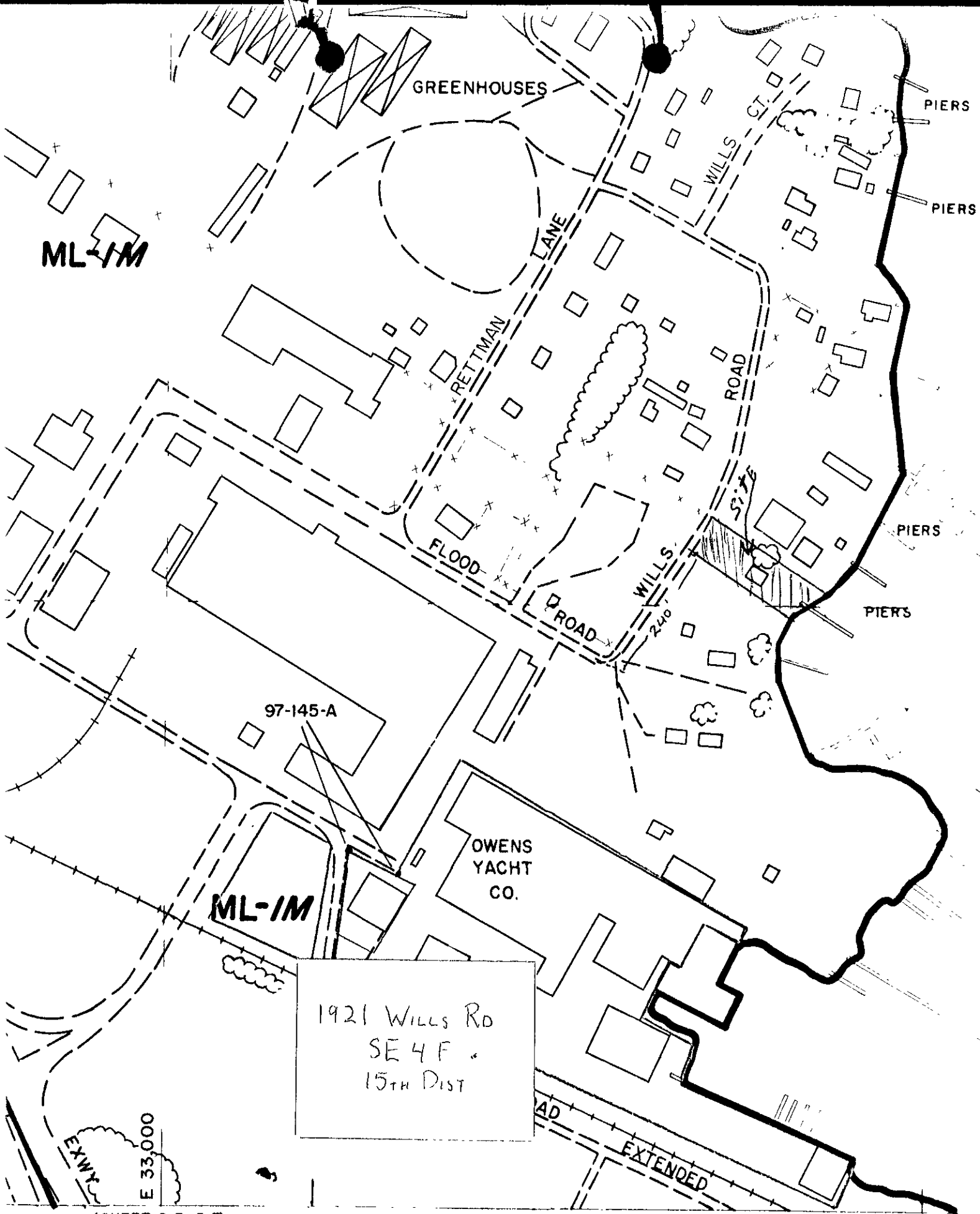
reviewed by: _____ ITEM #: _____ CASE#: _____

JNP/JF | 097



date: 8/23/00
 prepared by: BRENDA E. KILGER Scale of Drawing: 1"= 60'

WILLS ROAD

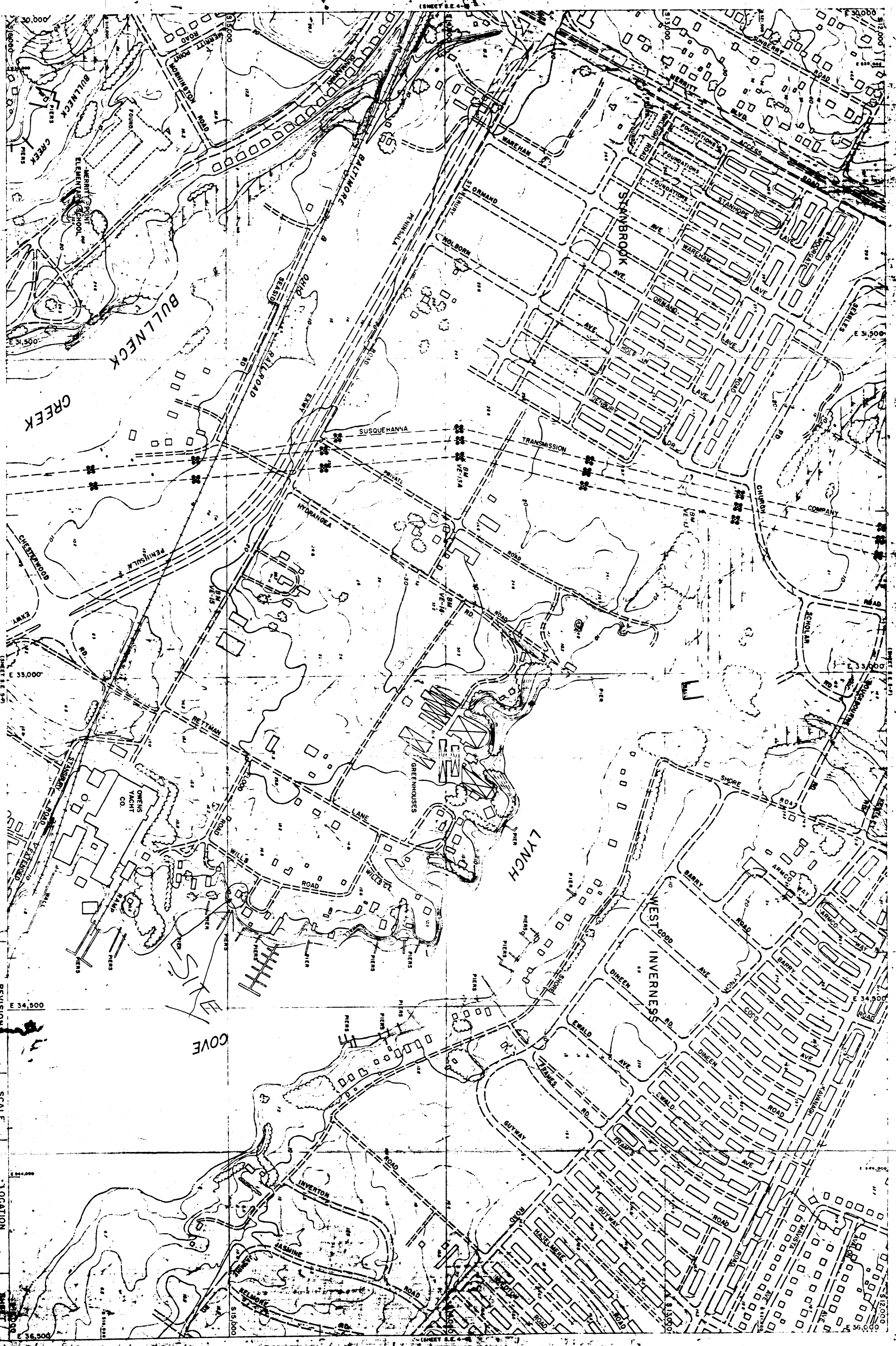


1921 WILLS RD
 SE 4 F
 15TH DIST

(SHEET S.E. 5-F)

097

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA



REVISION	DATE	SCALE
87		1" = 200'
DATE OF PHOTOGRAPHY		
DEC 1950		

LOCATION
DUNDACK
SHEET

Photography Compiled by Photogrammetric Methods
ADAMS AERIAL SURVEY CORP. LANSING, MICH.

097