

IN RE: PETITION FOR VARIANCE
N/S Kauffman Road, 600' S
centerline Bentley Road
7th Election District
3rd Councilmanic District
(404 Kauffman Road)

William and Debra Quade
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-145-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, William and Debra Quade. The Petitioners are requesting a variance for property they own at 404 Kauffman Road, to permit an accessory structure (a detached garage) to be located in the front yard in lieu of the required rear yard.

Appearing at the hearing on behalf of the request were William Quade, property owner and Larry Snyder, a real estate agent. There were no others in attendance.

Testimony and evidence indicated that the property which is the subject of this variance request consists of 8.96 acres, more or less, zoned RC 4. The subject property is improved with a single-family dwelling wherein the Quade's reside. Last year they began the construction of a two-car garage which is situated in the front yard of the property as shown on the site plan. The Quade's relied on their builder, Mark Elliott, to obtain all necessary building permits for the construction of the garage. However, the building permit that was issued indicated that the garage was to be located in the rear yard of the property. Recently, it was discovered that the garage was not built in the area as represented on the permit. It was clear at the hearing that Mr. Quade had no participation in obtaining the permit or indicating that the garage would be in the

11/14/00
R. J. J. J.

rear yard. He is now requesting a variance to allow the garage, which is now completed, to remain in its present location.

Testimony revealed that the property consists of approximately 9 acres and this particular area of the property is heavily wooded. Therefore, the garage is well screened from any adjacent properties and is not a detriment to this property or any of the neighboring properties. Given this, the variance shall be granted.

After considering the testimony and evidence offered at the hearing and the lack of opposition from any neighbors, I find that the Petitioners' request for variance should be granted.

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).

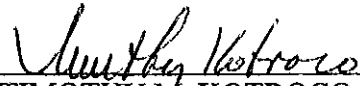
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of 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.

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 14th day of November, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from the Baltimore County Zoning Regulations, to permit an accessory structure (a detached garage) to be located in the front yard in lieu of the required rear yard., be and is hereby GRANTED.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

11/14/00
R. J. J. J.



Baltimore County
Zoning Commissioner

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

November 14, 2000

Mr. Mark W. Elliott
P. O. Box 700
Phoenix, Maryland 21131

Re: Petition for Variance
Case No. 01-145-A
Property: 404 Kauffman Road

Dear Mr. Elliott:

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 M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. & Mrs. William Quade, Jr.
404 Kauffman Road
Baltimore, Maryland 21019



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



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 404 KAUFFMAN ROAD
which is presently zoned RC-4

9/16/00 Gamm
HEARING

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)

TO PERMIT AN ACCESSORY STRUCTURE (DETACHED GARAGE)
TO BE LOCATED ON THE FRONT YARD IN LIEU OF THE
REQUIRED REAR YARD

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

THE GARAGE WAS LOCATED AND BUILT ON
THE NORTHEAST FRONT CORNER OF THE HOUSE BECAUSE OF
THE PRACTICAL DIFFICULTY OF THE GARAGE TOWARDS THE REAR
OF THE HOUSE SITE.

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

Case No. 01-145-A

Legal Owner(s):

WILLIAM QUADE

Name - Type or Print

Signature

DEBRA QUADE

Name - Type or Print

Signature

404 KAUFFMAN RD. 410 329.2526

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

MARK W ELLIOTT

Name

P O Box 700

410 666 1492

Address

Telephone No.

PHOENIX

MD

21131

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

JRP

Date

9/29/00

ORDER RECEIVED FOR FILING

Date 11/14/00

by

11/15/98

ZONING DESCRIPTION FOR 404 KAUFFMAN ROAD
BEGINNING AT A POINT ON THE NORTH SIDE OF
KAUFFMAN ROAD WHICH IS 20 FT. WIDE AT
THE DISTANCE OF 600 FT SOUTH OF THE
CENTERLINE OF THE NEAREST IMPROVED
INTERSECTING STREET BENTLEY ROAD WHICH
IS 20 FT WIDE. AS RECORDED IN DEED
LIBRE #65, FOLIO #79 CONTAINING 8.96 ^{AC.} ~~8.96~~.
ALSO KNOWN AS 404 KAUFFMAN ROAD AND
LOCATED IN THE 7TH ELECTION DISTRICT,
3RD COUNCILMAN DISTRICT.

145

01-145-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

36870

DATE 9/29/00 ACCOUNT R-CC1-6150

AMOUNT \$ 50.00

RECEIVED FROM: Building Services Unlimited, Inc.

404 RAUFMAN RD.

ITEM # 145

FOR: 01 - VARIANCE

TAKEN BY: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
8/29/2000 9/29/2000 10:30:22

REC #501 CASHIER JRF JRF

DEPT 5 529 ZONING VERIFICATION

Receipt # 164609

CR NO. 086870

Receipt Tot 50.00

50.00 OK 00 00

Baltimore County, Maryland

01-145-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-145-A

Petitioner/Developer: _____

DEBRA & WILLIAM QUADE, JR

Date of Hearing/Closing: 11/14/00

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 _____

404 KAUFMAN RD

The sign(s) were posted on _____

10/27/00

(Month, Day, Year)

Sincerely,

Richard E. Hoffman 10/27/00
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



404 KAUFMAN RD.

POSTED 10/27/00

Richard E. Hoffman 10/27/00

**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: #01-145-A
404 Kauffman Road
N/S Kauffman Road,
600-feet S of centerline
Bentley Road
7th Election District
3rd Councilmanic District
Legal Owner(s): Debra &
William Guade, Jr.

Variance: to permit an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard.

Hearing: Tuesday, November 14, 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.

10/27/00 Oct. 26 C429241

CERTIFICATE OF PUBLICATION

TOWSON, MD, 10/26/, 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 10/26/, 2000.

S. Wilkinson
THE JEFFERSONIAN,
LEGAL ADVERTISING

RE: PETITION FOR VARIANCE
404 Kauffman Road, N/S Kauffman Rd,
600' S of c/l Bentley Rd
7th Election District, 3rd Councilmanic

Legal Owner: William & Debra Quade
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-145-A

* * * * *

ENTRY OF APPEARANCE

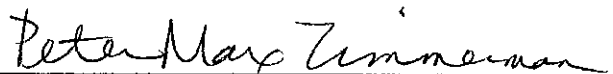
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed 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 16th day of October, 2000 a copy of the foregoing Entry of Appearance was mailed to Mark W. Elliott, P.O. Box 700, Phoenix, MD 21131, representative for Petitioners.


PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 26, 2000 Issue – Jeffersonian

Please forward billing to:

Mark Elliott

410 666-1492

Post Office Box 700

Phoenix, MD 21131

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: 01-145-A

404 Kauffman Road

N/S Kauffman Road, 600-feet S of centerline Bentley Road

7th Election District – 3rd Councilmanic District

Legal Owners: Debra & William Quade, Jr.

Variance to permit an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard.

HEARING: Tuesday, November 14, 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 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.



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

October 6, 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: 01-145-A
404 Kauffman Road
N/S Kauffman Road, 600-feet S of centerline Bentley Road
7th Election District – 3rd Councilmanic District
Legal Owners: Debra & William Quade, Jr.

Variance to permit an accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard.

HEARING: Tuesday, November 14, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon", with the initials "GDZ" written below it.

Arnold Jablon
Director

C: Debra & William Quade, Jr., 404 Kauffman Road, Baltimore 21019
Mark E. Elliott, Post Office Box 700, Phoenix 21131

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY OCTOBER 27, 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.



APPROVED SIGN POSTERS

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Eldersburg, MD 21784

Telephone: 410-781-4000
Toll Free: 800-368-2295
Fax: 410-781-4673

Richard Hoffman
904 Dellwood Drive
Fallston, MD 21047

Telephone: 410-879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: 410-242-4263
Mobile: 410-382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

Telephone: 410-687-8405
Mobile: 410-262-8163
Fax: 410-687-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: 410-666-5366
Cell: 410-905-8571
Fax: 410-628-2574
410-882-2469

Linda M. Jones
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Telephone: 410-296-3333
Fax: 410-296-4705

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST BE ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

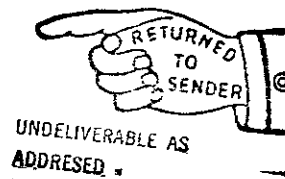
THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.



Baltimore County
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Return Service Requested

10/10/00 PRESORT 1ST CLASS



Census 2000



Debra & William Quade, Jr.

404 Kauffman Road

Baltimore, MD 21019

SINGLE

**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: 145
Petitioner: WILLIAM AND DEBRA QUADE
Address or Location: 404 KAUFFMAN ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: MAM BUNO
Address: PO BOX 700
PHOENIX, MD 21131
Telephone Number: 410 666 1492

Revised 2/20/98 - SCJ

01-145-A



Baltimore County
Department of Permits and
Development Management

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

November 9, 2000

Mark E. Elliott
Post Office Box 7000
Phoenix, MD 21131

Dear Mr. Elliott:

RE: Case Number: 01-145-A, 404 Kauffman Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 29, 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. 602
Supervisor, Zoning Review

WCR:

Enclosures

C: Debra & William Quade, Jr., 404 Kauffman Road, Baltimore 21019
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 9, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For October 16, 2000
Item Nos. 118, 136, 137, 138, 140, 141,
142, 143, 144, and 145

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

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

October 12, 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 OCTOBER 10, 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:

118, 137, 140, 141, 142, 144, 145, 146, 147,

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: October 19, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of October 10, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
118	9616 Reisterstown Road
136	1501 Francke Avenue
137	7659 Old Battle Grove Road
138	6300 Baltimore National Pike
139	8335 Philadelphia Road
140	1401 Broadway Road
141	15 Bright Sky Court
142	14400 Green Road
144	8204 Anita Road
145	404 Kauffman Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 25, 2000

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 01-135, 01-140, 01-141, and 01-145.**

The Office of Planning has reviewed the above referenced case(s) 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:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

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

Date: 10-11-00

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

RE: Baltimore County
Item No. 145 JRF

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 +10-545-5606 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

DATE: 10/12/2000 STANDARD ASSESSMENT INQUIRY (1)
 TIME: 15:25:54
 PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL. LOAD DATE
 22 00 016160 07 2-2 04-00 H NO 01/25/00
 QUADE WILLIAM H, JR DESC-1.. IMPROV. 9528 AC
 QUADE DEBRA M DESC-2.. SIMPSON PROPERTY
 404 KAUFFMAN RD PREMISE. 00404 KAUFFMAN RD

PARKTON MD 21120-9032 FORMER OWNER HYSOP DANIEL V

----- FCV ----- PHASED ID -----
 PRIOR PROPOSED CURP CURP FCV
 LAND 55,910 55,910
 IMPV 235,010 300,310 TOTAL.. 334,452 133,789 125,070
 TOTL: 290,920 356,220 PREF.. 0 0 0
 PREF. 0 0 CURT.. 334,452 133,789 125,070
 CURT: 290,920 356,220 EXEMPT.. 0 0
 DATE: 03/97 08/98

----- TAXABLE BASIS ----- FM DATE
 00/01 ASSESS: 133,789 07/24/97
 99/00 ASSESS: 125,070 06/04/99
 98/99 ASSESS: 116,360 06/05/98

ENTER-INQUIRY: F41-PRINT F4-MENU F5-QUIT F7-CROSS REF

DATE: 10/12/2000 STANDARD ASSESSMENT INQUIRY (2)
 TIME: 15:27:01
 PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL. LOAD DATE
 22 00 016160 07 2-2 04-00 H NO 01/25/00
 LOT... 4 BOOK... 0065 MAP... 0007 LOT WIDTH...
 BLOCK... FOLIO... 0079 GRID... 0020 LOT DEPTH...
 SECTION... PARCEL... 0012 LAND AREA...
 PLAT... YEAR ROLL... 2

----- TRANSFER DATA -----
 NUMBER... 146346
 DATE... 07/30/98
 PURCHASE PRICE... 399,000
 GROUND RENT... 0
 DEED REF LIBER... 13043
 DEED REF FOLIO... 0108
 CONVEYED IND... 1
 LOT-PART TRAN IND... 1
 GRANOR ACCT NO.. 22-00-016160

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

CRITICAL NEW CONST CARD
 AREAS CODE YEAR NU
 96 00224

----- STRUCTURE -----
 CODE SQ. FEET
 2687

ENTER-INQUIRY:3 F41-PRINT F4-INQUIRY: F4-MENU F5-QUIT F7-CROSS REF

DATE: 10/12/2000 STANDARD ASSESSMENT INQUIRY (3)
 TIME: 15:27:04
 PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL. LOAD DATE
 22 00 016160 07 2-2 04-00 H NO 01/25/00

----- STATE -----
 REC CREATE DATE.. 05/22/93
 DELETE CODE.....
 DATE DELETED...
 LAST FM DATE... 09/23/99
 LAST FM TYPE... C
 PREV FM DATE...
 PREV FM TYPE...
 ----- COUNTY -----
 LAST LOAD DATE.. 04/25/00
 PRIOR LOAD DATE.. 04/25/00

STATE TAXABLE ASSESS



Baltimore County
Department of Permits and
Development Management

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

Code Enforcement: 410-887-3361 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(S) TO
CODES, REGULATIONS, AND POLICIES AS
INDICATED BELOW:

Violation Notice No. 118670
Case No. 410-666-1492

Election District 7 Permit No. B 385392

Name(s) QUADE, WILLIAM + DEBRA E. MARK ELLIOTT BLOS.

Address (BUILDER) - P.O. BOX 700, PHOENIX, MD 21131

Location of Violation OWNER 404 KAUFFMAN RD

Vehicle License No.: _____ Vehicle ID: _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

County Code:	Zoning Regulations:
§§ _____	§§ _____
§§ _____	§§ _____
Building Code (BOCA):	Livability Code (18-66):
§§ <u>111.2, 111.3, 111.4</u>	§§ _____
§§ _____	§§ _____
Investment Property Act (7-66):	Electrical Code (NEC):
§§ _____	§§ _____
Plumbing Code (NSPC):	Dwelling (CABO):
§§ _____	§§ _____
Other: §§ _____	

COMMENTS OR OTHER VIOLATIONS:

GARAGE + SITE PLAN IS NON-COMPLIANCE
AT SITE. GARAGE ALREADY BUILT AT FRONT, SIDE
OF HOUSE. MUST APPLY FOR VARIANCE TO REFLECT
CORRECT SITE PLAN + WORKING ON PERMIT.

ANY QUESTIONS CALL HAS 8:00-30/3:30-4:00

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE
8/10/00 FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON
THE REVERSE SIDE OF THIS VIOLATION NOTICE.

DATE ISSUED: 7/31/00 INSPECTOR: GRANT KIDD

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:

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.

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.

FOLLOW UP INSPECTIONS (include date and time of each):

8/15/00 - MARK ELLIOTT CAME TO ZONING OFFICE TO PICK UP VARIANCE PAPERS. RE-CHECK 8/28/00 M.Y.J.

8/28/00 - MARK ELLIOTT HAS APPT AT ZONING ON 8/29/00 AT 11:00 RE-CHECK 9/11/00 M. Kidel

9/11/00 - BUILDER CALLS, VARIANCE PAPERS WORK FILLED OUT, COMING TO TOWSON WED FOR APPT. RE-CHECK 9/25/00 M.Y.J.

9/25/00 - MET BUILDER, HAS APPT FOR FRIDAY, RE-CHECK WITH ZONING - OCT 10, 00

10/10/00 - ZONING CASE APPLIED FOR # 145

RE-CHECK - 12/11/00 B. KIDD

REPORT

ORDERED TO CORRECT (SEE VIO(1) PAGE)

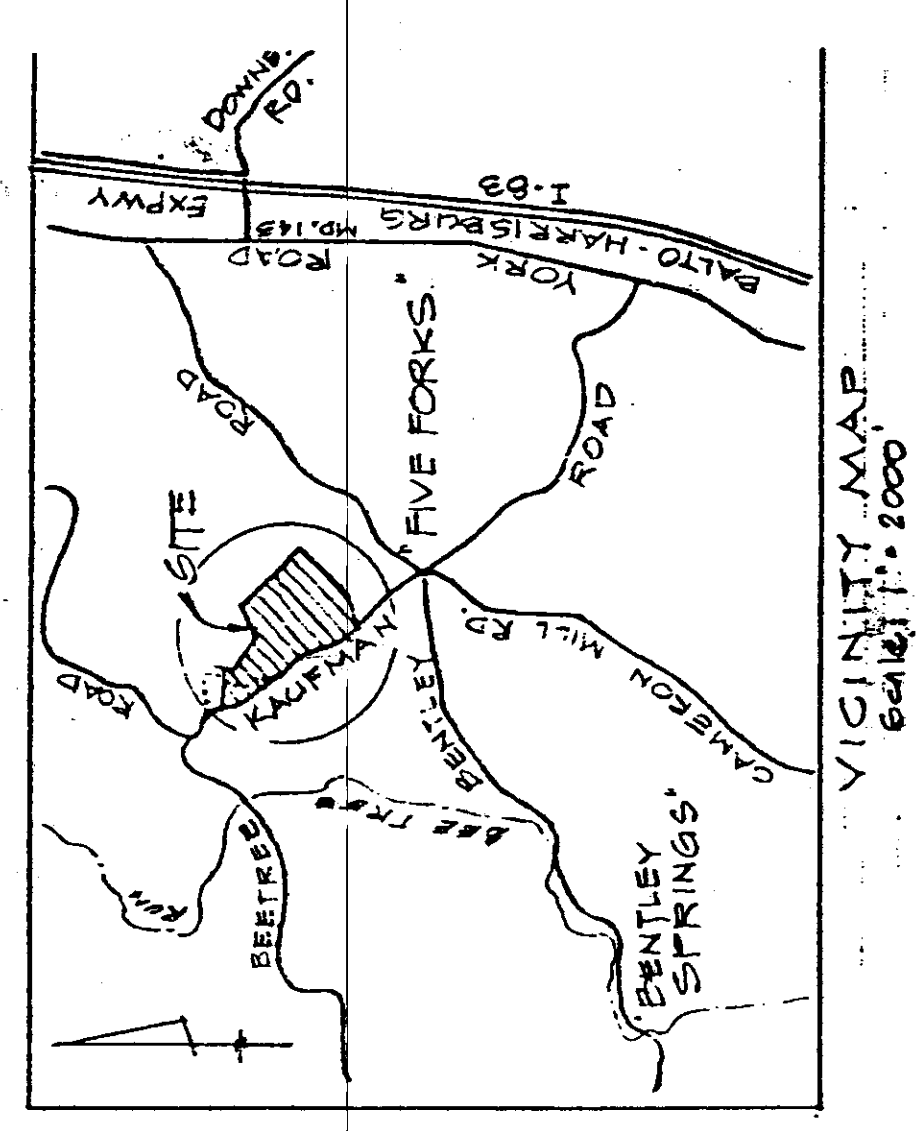
THE OTHER SIDE OF THIS INSPECTION NOTICE

STOP WORK

DATE CLOSED

INSPECTOR

PLEASE READ CAREFULLY



NOTES:

LOCATION INFORMATION

ELECTION DIST 7

COUNCILMAN DIST 3

1.200 S. MAP NW 35.300

ZONING RC4

LOT SIZE 8.96 AC. 390,271 SF

SEWER: PRIVATE

WATER: PRIVATE

CHESAPEAKE Bay CRITICAL AREA: NO

VIOLATION NO 118670 - NSP 6100

No prior zoning hearing

FINAL DEVELOPMENT PLAN
SIMPSON PROPERTY
7TH ELECTION DISTRICT, BALTO. COUNTY MD
SCALE: 1" = 100' MARCH 25, 1993
DEED REFERENCE: EHKJR 555/180 & 7145/740
PROPERTY NO: 17-00-009496 & 07-19-030075
PUBLIC SERVICES C.R.S.G. NO 20030

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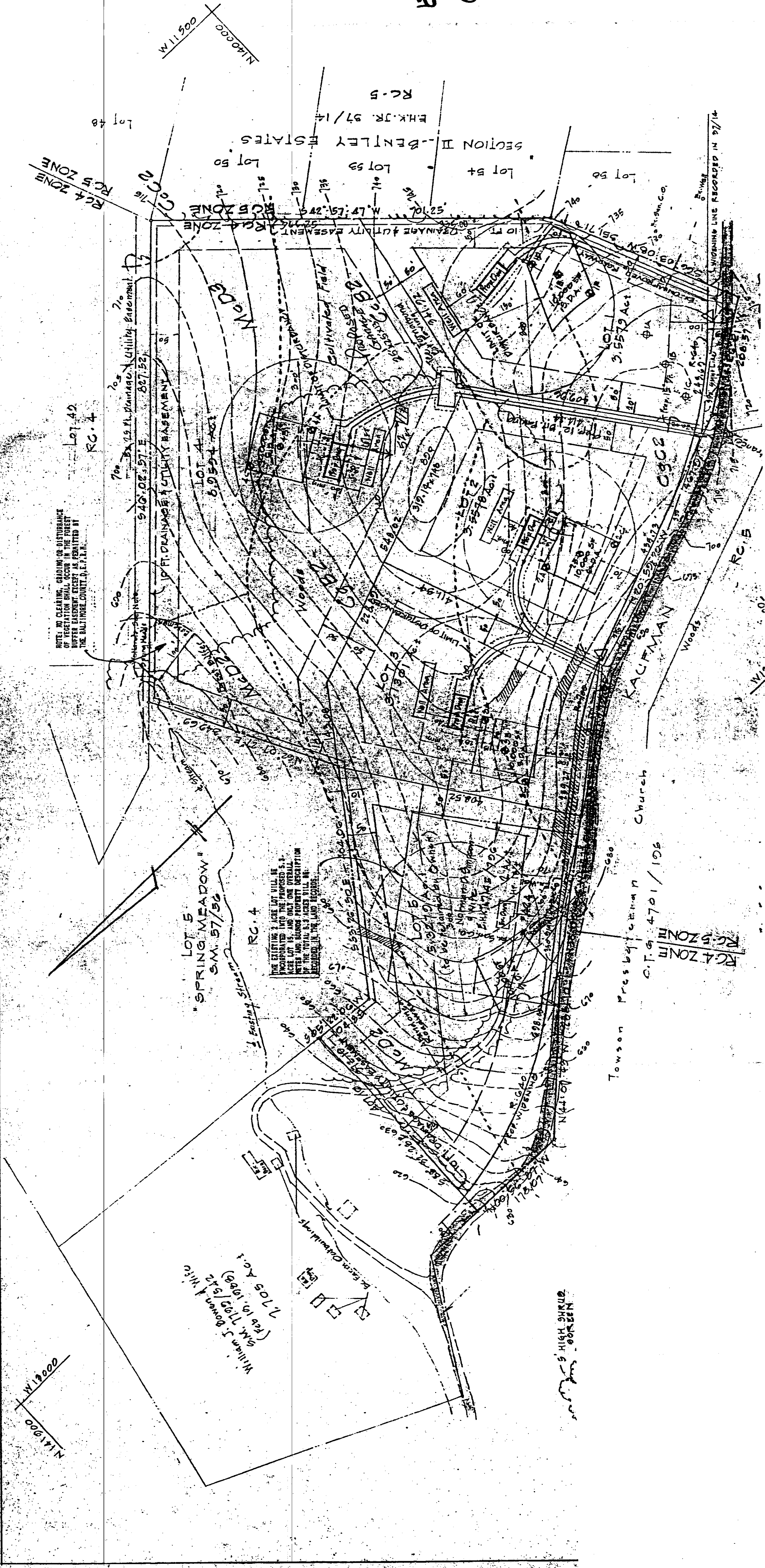


SURVEYOR
ROAD
11. 472-2860

OWNERS: NORMAN D SIMPSON & JANET C. SIMPSON (W/F)
424 KAUFFMAN ROAD
PARKTON, MD. 21120 357-8276

MICROFILMED

01-145-A



PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

ADDRESS: 404 KAUFFMAN ROAD

SUBDIV: SIMPSON PROPERTY

PLATBOOK 65 FOLIO 79 LOT 4

OWNER: WILLIAM AND DEBRA QUASE

DATE: SEPT 2000

PREPARED BY: MARK ELLIOTT

SCALE 1" = 1000 FT.