

IN RE: PETITION FOR VARIANCE
NW/Corner Northwood Dr. and Tree Lane
(78 Northwood Drive)
8th Election District
4th Council District

Amanda Freve and Nancy Leonard
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-165-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by Amanda Freve, owner of the subject property, and her mother, Nancy Leonard. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing shed to be located in the rear yard in a location other than the required third of the rear yard farthest removed from any street, and with a height of 18 feet in lieu of the maximum permitted 15 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Ms. Freve's husband, Vaughn Wilson. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property is a rectangular shaped lot, located on the corner of the intersection of Northwood Drive and Tree Lane in the Yorkshire community of Timonium. The property contains a gross area of .176 acres, more or less, zoned D.R.5.5 and is improved with a 1½ story single family dwelling, and an accessory shed, 20' x 12' in dimension, which is the subject of the instant request. Mr. Wilson indicated that his wife originally purchased the property with her former husband, who is since deceased, and that she, her mother, her four children from her prior marriage, and himself now reside on the property. It was indicated that in view of the size of the family, additional storage space was

ORDER RECEIVED FOR FILING

Date 12/11/11

By [Signature]

needed. Thus, Mr. Wilson built the subject shed this past June to store bicycles, lawn chairs, and garden tools and equipment, and other personal items. The shed is 20' x 12' x 18' in dimension, and is located towards the rear corner of the yard adjacent to Tree Lane. Apparently, after the shed was constructed, a nearby resident in the community registered a complaint with the Code Enforcement Division of the Department of Permits and Development Management (DPDM) and the Petitioners were advised to file the instant Petition.

Mr. Wilson indicated that his immediate neighbors have no objections to the requested variance. In this regard, he noted that many of his neighbors assisted him when the shed was being constructed and were sympathetic to his wife's plight following the death of her first husband, having four minor children at home.

Based on the testimony and evidence presented, I am persuaded that the requested relief should be granted. The uniqueness of the lot is its corner location and its narrow width. As shown on the site plan, the shed is 11 feet from the side property line adjoining the adjacent property, and 20 feet from the side adjoining Tree Lane. Thus, it would not be practical to place the shed in the third of the yard furthest removed from Tree Lane and to do so would adversely impact the improvements on the adjacent lot. Moreover, the height of the shed was generated by the fact that it was designed with a pitched roof which is consistent with the existing dwelling on the property, and the character of the area. In my view, the relief requested is appropriate in this instance and should therefore be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of December, 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 existing shed to be located in the rear yard in a location other than the required third of the rear yard farthest removed from any street, and with a height of 18 feet in lieu of the maximum permitted 15 feet, in

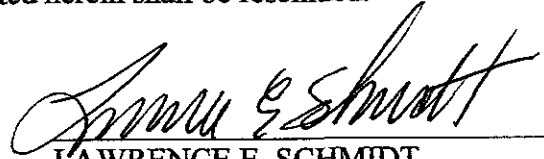
ORDER RECEIVED FOR FILING

Date

By

accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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

By



Baltimore County
Zoning Commissioner

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

December 7, 2000

Ms. Amanda Freve
78 Northwood Drive
Timonium, Maryland 21093

RE: PETITION FOR VARIANCE
NW/Corner Northwood Drive and Tree Lane
(78 Northwood Drive)
8th Election District – 3rd Councilmanic District
Amanda Freve and Nancy Leonard - Petitioners
Case No. 01-165-A

Dear Ms. Freve:

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, DPDM; People's Counsel; Case File





Petition for ^{VIOLATION} Variance

to the Zoning Commissioner of Baltimore County

for the property located at 78 NORTHWOOD DR
which is presently zoned DR5.5

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

Existing shed to be located in an area of the rear, other than the 1/3 Farthest removed from any street with a height of 18' in lieu of the permitted 15'

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

TO BE PRESENTED 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:

Amanda Freue
Name - Type or Print

[Signature]
Signature
78 Northwood Dr 410-252-3735
Address Telephone No.

Timonium Md. 21093
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Case No. 01-165A

REV 9/15/98

Legal Owner(s):

Amanda Freue
Name - Type or Print

[Signature]
Signature

Nancy Leonard
Name - Type or Print

[Signature]
Signature

78 Northwood Dr 410-252-3735
Address Telephone No.

Timonium Md. 21093
City State Zip Code

Representative to be Contacted:

Same
Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By [Signature] Date 10-12-00

ORDER RECEIVED FOR FILING

Date
BY

Zoning Description

ZONING DESCRIPTION FOR 78 Northward Drive

Beginning at a point on the ~~South~~ ~~Point~~ North side of
Northwood Dr. which is 50'
wide at the distance of 25ft of the
centerline of the nearest improved street Tree Lane
which is 30' wide. Being Lot# 36,
Block _____, Section# E in the subdivision of Yorkshire
As recorded in Baltimore County Plat Book# 13, Folio# 90,
Containing 7,680. Also known as 78 Northwood Dr.
And located in the 8 Election District, 4 Councilmanic District 4.

165

01-165-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 165 86890

DATE 10-12-00

ACCOUNT

6101-6150

AMOUNT

\$ 50.00

RECEIVED

11-12-00

FROM:

78 N. M. P. 1311

FOR:

(610) Van

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JKM

PAID RECEIPT

PAYMENT

THE

07/13/2000 10/12/2000

14:28:00

PAID 4006

CASHIER JRLC

1

DEPT 5

528 ZONING VERIFICATION

OPEN

RECEIPT #

017905

CR NO. 086890

Receipt Tot

50.00

50.00 CK

.00 CR

Baltimore County Maryland

CASHIER'S VALIDATION

01-165-A

CERTIFICATE OF POSTING

**RE: CASE # 01-165-A
PETITIONER/DEVELOPER
(Amanda Freve)
DATE OF Hearing
(11-30-00)**

**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**

78 Northwood Drive Baltimore , Maryland 21093_____

THE SIGN(S) WERE POSTED ON_____ 11-11-00_____
(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: #01-185-A
78 Northwood Drive
NWG, Northwood Drive &
Tree Lane
8th Election District
4th Councilmanic District
Legal Owner(s): Amanda
Freya & Nancy Leonard
Variance: to permit an
existing shed to be located
in an area of the rear other
than the 1/3 farthest, re-
moved from any street with
a height of 18 feet in lieu of
the permitted 15 feet.
Hearing: Thursday, No-
vember 30, 2000 at 9:00
a.m. in Room 407, County
Courts Building, 401 Bos-
ley 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 con-
cerning the file and/or
hearing, contact the Zoning
Review Office at (410) 887-
3991.

JTT/1850 Nov. 14 C434028

CERTIFICATE OF PUBLICATION

TOWSON, MD, 11/16/, 2000

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published in
Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 11/14/, 2000.

S. Williams
THE JEFFERSONIAN,

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE
78 Northwood Drive, NWC Northwood Drive
and Tree Lane
8th Election District, 4th Councilmanic

Legal Owner: Amanda Freve and Nancy Leonard
Petitioner(s)

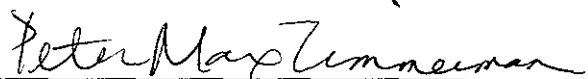
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-165-A

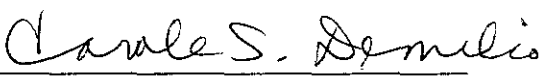
* * * * *

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 18th day of October, 2000 a copy of the foregoing Entry of Appearance was mailed to Amanda Freve and Nancy Leonard, 78 Northwood Drive, Timonium, MD 21093, Petitioners.


PETER MAX ZIMMERMAN

ZONING NOTICE

CASE # 104-165-4

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

PLACE *Revised Court Case Ben 411/16/17/18*
TIME & DATE: *9:00 AM THURSDAY, 3/2/18*

*Location: 78 Northwood Drive, Baltimore, MD 21206
At address of the rear of the property, a
massive concrete foundation with a
height of 18 feet in rear of the property
is built.*

NOTIFICATION OF THE HEARING SHALL BE GIVEN TO THE
OWNER OF THE PROPERTY AND TO THE ADJACENT
PROPERTY OWNERS BY FIRST CLASS MAIL AT LEAST
10 DAYS PRIOR TO THE HEARING DATE.
HEARINGS ARE HELD ON THE 1ST, 3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH, 19TH, 21ST, 23RD, 25TH, 27TH, 29TH, AND 31ST OF EACH MONTH.

78 Northwood Drive



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 19, 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: 01-165-A
78 Northwood Drive
NWC Northwood Drive & Tree Lane
8th Election District – 4th Councilmanic District
Legal Owners: Amanda Freve & Nancy Leonard

Variance to permit an existing shed to be located in an area of the rear other than the 1/3 farthest removed from any street with a height of 18 feet in lieu of the permitted 15 feet.

HEARING: Thursday, November 30, 2000, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon". Below the signature is the handwritten number "622".

Arnold Jablon
Director

C: Amanda Freve, 78 Northwood Drive, Timonium 21093
Nancy Leonard, 78 Northwood Drive, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, NOVEMBER 13, 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, November 14, 2000 Issue -- Jeffersonian

Please forward billing to:
Amanda Freve
78 Northwood Drive
Timonium, MD 21093

410 252-3735

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: 01-165-A
78 Northwood Drive
NWC Northwood Drive & Tree Lane
8th Election District -- 4th Councilmanic District
Legal Owners: Amanda Freve & Nancy Leonard

Variance to permit an existing shed to be located in an area of the rear other than the 1/3 farthest removed from any street with a height of 18 feet in lieu of the permitted 15 feet.

HEARING: Thursday, November 30, 2000, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley 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/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: _____

165

Petitioner: AMANDA FREVE & NANCY LEONARD

Address or Location: 78 Northwood Dr. Timonium

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amanda Freve

Address: 78 Northwood Dr

TIMONIUM MD 21093

Telephone Number: 410-252-3735

Revised 2/20/98 - SCJ

01-165-A



Baltimore County
Department of Permits and
Development Management

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

November 27, 2000

Amanda Freve
78 Northwood Drive
Timonium, MD 21093

Dear Ms. Freve:

RE: Case Number: 01-165-A, 78 Northwood Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 12, 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: Nancy Leonard, 78 Northwood Drive, Timonium 21093
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 24, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For October 30, 2000
Item Nos. 161, 164, and 165

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

October 26, 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 23, 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:

160, 161, 162, 164, 165,³ and 166

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



hs
11/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

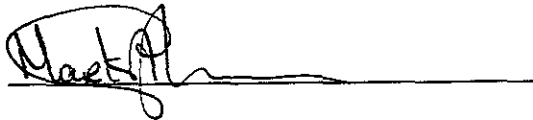
DATE: October 20, 2000

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-160 and 01-165.

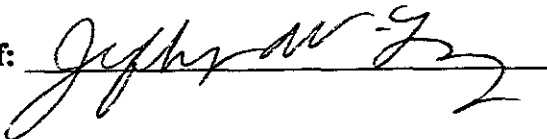
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



23

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: 10-23-00

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

RE: Baltimore County
Item No. 165 JCM

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

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

Very truly yours,

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

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: October 24, 2000

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

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

SUBJECT: Item No.: 165
Legal Owner/Petitioner: Amanda Freve/Nancy Leonard
Contract Purchaser: N/A
Property Address: 78 Northwood Dr.
Location Description: NWC Northwood Dr./Tree Lane

VIOLATION INFORMATION: Case No. 00-7072
Defendants: Amanda H. Freve/Nancy B. Leonard

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:

- | | | |
|---|-----|---|
| | 1. | Complaint letter/memo/email/fax (if applicable) |
| X | 2. | Complaint Intake Form/Code Enforcement Officer's report and notes |
| | 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) |
| X | 13. | Petition For Variance |
| X | 14. | Notice of Zoning Hearing |

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/jg
C: Code Enforcement Officer

C DE ENFORCEMENT REPORT

19A12

DATE: 9/13/00 INTAKE BY: Hohn CASE #: 00-7072 INSPEC: Garland

COMPLAINT
LOCATION: 78 Northwood Dr.ZIP CODE: 21093 DIST: 8th RCOMPLAINANT
NAME: Anonymous PHONE #: (H) (W)

ADDRESS: ZIP CODE:

PROBLEM: Shed w/o Permit

Mike Wilson 410-252-3735

1-800-683-5000 x261

IS THIS A RENTAL UNIT? YES ☐ NO ☐
IF YES, IS THIS SECTION 8? YES ☐ NO ☐

OWNER/TENANT

INFORMATION: Amanda M. Freve / Nancy B Leonard

TAX ACCOUNT #: 08 04 035325

ZONING:

INSPECTION: 9.14.00 on site inspection - stop work
issued # 114550 - must file for permit
to construct approx. 12' x 20' Access. Bldg.
May exceed 15' height limitation -REINSPECTION: Recheck 9.21.00 failed
set for hearing 11.28.00 9:00 A.M.
Hearing Canceled - Zoning Variance Filed -
Zoning Hearing 11.30.2000 9:00 A.M. Rm. 407
Case # 01-165A
REINSPECTION: Recheck 12.1.2000 failed

REINSPECTION:



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.
114550

Case No.:
00-7072

Election District **8th** Permit No. **None**

Name (s) **Amanda M. Freve / Nancy B. Leonard**

Address **78 Northwood Dr. 21093**

Location of Violation (if different than address) **Same**

Vehicle License No.: _____

Vehicle ID: _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

County Code:

§§ **Balt. County Code**
§§ **Sec. 7-36 PAR 13**

Zoning Regulations:

§§ _____
§§ _____

Building Code (BOCA):

§§ _____
§§ _____

Livability Code (18-66):

§§ _____
§§ _____

Investment Property Act (7-66):

§§ _____

Electrical Code (NEC):

§§ _____

Plumbing Code (NSPC):

§§ _____

Dwelling (CABO):

§§ **111.1**

Other: §§ _____

COMMENTS OR OTHER VIOLATIONS:

**Must File For Permit to construct
approx 12'x20' Accessory Bldg.
in Rear of Property - May exceed
15' Height Limitation - Investigation
Fee Charged 50.00/00**

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

DATE ISSUED: **9.14.00**

INSPECTOR: **[Signature]**

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: **9.14.00**

INSPECTOR: **[Signature]**

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

AGENCY

RA1001D

DATE: 10/23/2000 STANDARD ASSESSMENT INQUIRY (3)

TIME: 14:48:13

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
08 04 035325	08	2-2	04-00	H	NO		04/25/00

-----STATE-----

REC CREATE DATE.. 10/23/92

DELETE CODE.....

DATE DELETED.....

LAST FM DATE..... 06/03/99

LAST FM TYPE..... H

PREV FM DATE.....

PREV FM TYPE.....

----- COUNTY -----

LAST LOAD DATE... 04/25/00

PRIOR LOAD DATE.. 04/05/00

STATE TAXABLE ASSESS

00/01 ASSESS: 49,290

99/00 ASSESS: 49,210

98/99 ASSESS: 49,140

ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF

RA1001C

DATE: 10/23/2000

STANDARD ASSESSMENT INQUIRY (2)

TIME: 14:48:08

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
08 04 035325	08	2-2	04-00	H	NO		04/25/00
LOT.... 36	BOOK....	0013	MAP....	0060	LOT WIDTH.....		46.78
BLOCK..	FOLIO...	0090	GRID....	0012	LOT DEPTH.....		.00
SECTION.. E			PARCEL..	0505	LAND AREA..		7680.000 S
PLAT.. 1					YEAR BUILT.....		52

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

NUMBER..... 029004
 DATE..... 05/17/94
 PURCHASE PRICE..... 120,000
 GROUND RENT..... 0
 DEED REF LIBER..... 10534
 DEED REF FOLIO..... 0046
 CONVEYED IND..... 1
 TOT-PART TRAN IND..... T
 GRANTOR ACCT NO.. 08-04-035325

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

STATUS.....
 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-----

CRITICAL	NEW CONST	CARD	CODE	SQ. FEET
AREAS CODE	YEAR	NO		
		09689		1253

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

RA1001B

DATE: 10/23/2000

STANDARD ASSESSMENT INQUIRY (1)

TIME: 14:47:54

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
08 04 035325	08	2-2	04-00	H	NO		04/25/00
FREVE AMANDA M				DESC-1.. IMPSPT LT 36			
LEONARD NANCY B				DESC-2.. YORKSHIRE			
78 NORTHWOOD DR				PREMISE. 00078 NORTHWOOD		DR	

00000-0000

LUTH-TIMONIUM

MD 21093-4221 FORMER OWNER: DIX AMY CAROL

FCV		PHASED IN			
PRIOR	PROPOSED	CURR	CURR	PRIOR	
		FCV	ASSESS	ASSESS	
LAND: 49,680	49,680				
IMPV: 73,170	73,740	TOTAL.. 123,230	49,290	49,210	
TOTL: 122,850	123,420	PREF... 0	0	0	
PREF: 0	0	CURT... 123,230	49,290	49,210	
CURT: 122,850	123,420	EXEMPT.	0	0	
DATE: 07/95	08/98				

TAXABLE BASIS		FM DATE
00/01 ASSESS:	49,290	06/03/99
99/00 ASSESS:	49,210	06/04/99
98/99 ASSESS:	49,140	06/05/98

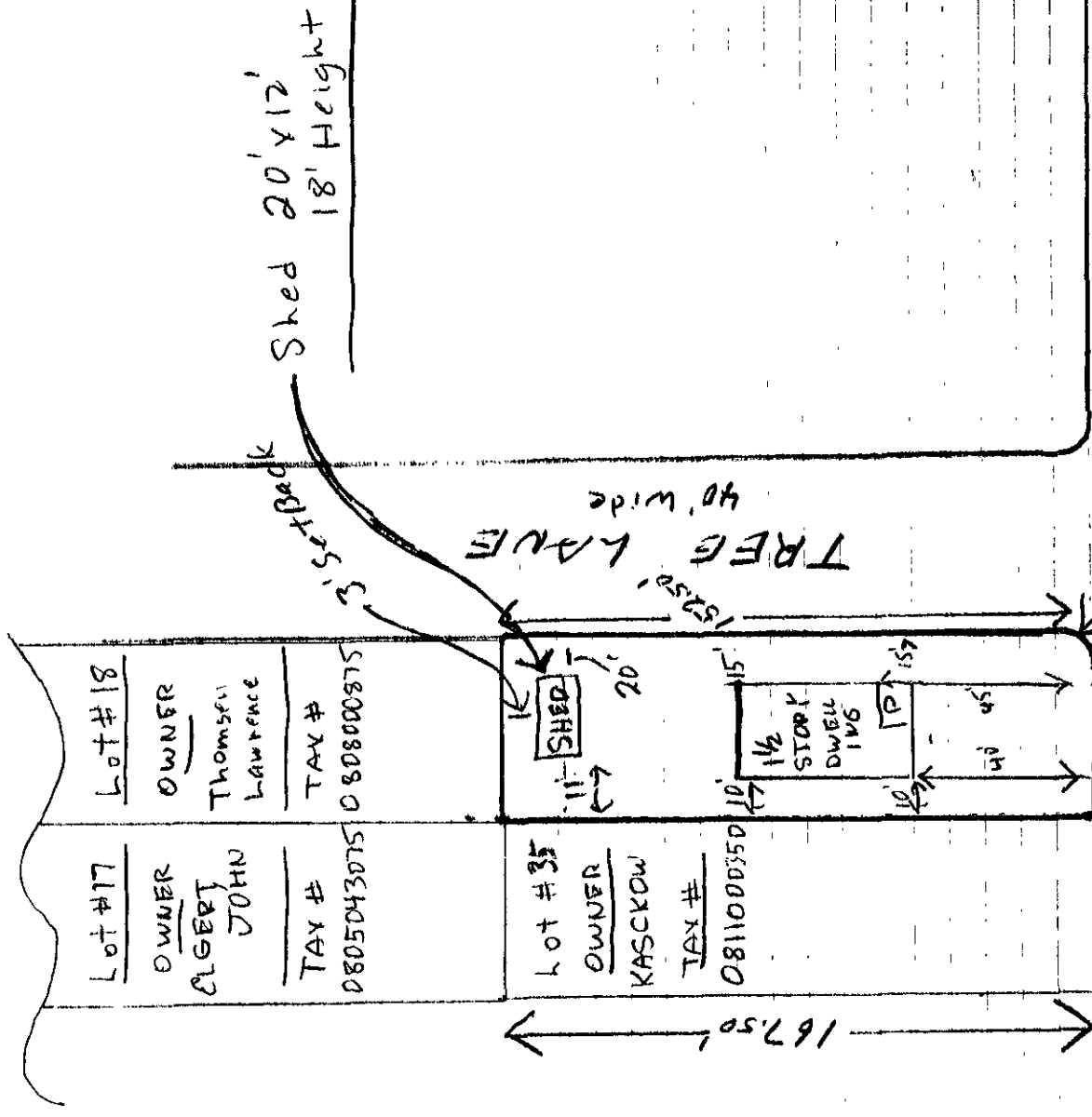
ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

Plat to accompany Petition for Zoning

Subdivision Name Yorkshire

Plat Book # 13, folio # 90, lot # 36, section # E

Owner: Amanda Wilson Nancy Leonard



Northwood Dr.
(40' wide)

DATE: 10/10/00
Prepared by: VMW

Scale of Drawing 1" = 50'

01-165-A

Vicinity Map



NORTH

SUBJECT PROPOSED

Northwood
Dr.

Shed 20' x 12' 18' Height

TIMONUM RD

Location Information

Councilman District: 4

Election District: 8

26W
1" = 50' Scale Map #: NW 13A

Zoning: DR-55

Lot Size: .176 acreage
7,680.00 square feet

Public ☒ Private ☐

Sewer: ☒ Yes ☐ No ☒

Water: ☒ Yes ☐ No ☒

Chesapeake Bay Critical Area: ☐

NO SIGNIFICANT USE ON

5/1/2000

01-165-A •

NW 13 A 1" = 200'

165

