

IN RE: PETITION FOR VARIANCE
E/S Turkey Point Road, 90' SW of
and opposite Sue Grove Road
15th Election District
5th Councilmanic District
(1242 Kendrick Road)

Jacqueline M. & Kenneth E. Bull, Sr.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-201-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, Jacqueline and Kenneth Bull, Sr. The Petitioners are requesting a variance for property they own at 2120 Turkey Point Road. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (shed) and addition to be located 2 ft. from the side property line and 0 ft. from the rear property line in lieu of the required 2.5 ft.

Appearing at the hearing on behalf of the variance request were the owners of the property, Jacqueline M. & Kenneth E. Bull, Sr. There were no protestants or other persons in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.864 acres, more or less, zoned DR 3.5. The subject property is improved with a single family residential dwelling and built-in swimming pool. The Bulls reside on the subject property. Recently, Mr. Bull began to replace an old storage shed with a new shed in the same location. He proceeded without the benefit of a building permit. He was cited with a violation for building the shed without a permit, not knowing that a permit was required or the variance that he seeks herein. He submitted at the hearing before me a letter signed by his two adjacent neighbors indicating that they have no objection to the replacement of the shed as

11/8/01
R. O. Mason

shown on the site plan submitted. The new shed is in approximately the same location as the old shed. Having considered the testimony and evidence presented at the hearing, I find that the variance request 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.

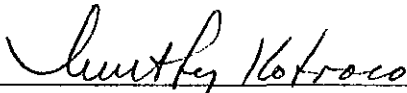
Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

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 8th day of January, 2001, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (shed) and addition to be located 2 ft. from the side property line and 0 ft. from the rear property line in lieu of the required 2.5 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

1/18/01
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

January 8, 2001

Mr. & Mrs. Kenneth E. Bull, Sr.
2120 Turkey Point Road
Baltimore, Maryland 21221

Re: Petition for Variance
Case No. 01-201-A
Property: 2120 Turkey Point Road

Dear Mr. & Mrs. Bull:

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





CBCA

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2120 Turkey Pt. Rd.

which is presently zoned DR-3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 To allow an accessory structure addition (shed) to be located ~~2 ft.~~ 2 1/2 ft. from the side property line in lieu of the minimum required 2 1/2 ft. and 0' from the rear line

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 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr.

UNAVAILABLE FOR HEARING

Reviewed By [Signature]

Date 11-14-00

Case No. 01-201-A

REV 9/15/98

Zoning Description For 2120 Turkey Point Road

Beginning at a point on the north side of
Turkey Point Road which is 21 feet wide at
the distance of 90 feet ^{WEST} of the centerline
of the nearest improved intersecting street
Sue Grove Road which is 40 feet wide.
THENCE;

EXHIBIT "A"

Beginning for the same at a point in the centre of Turkey Point Road on the 18th or South 64 degrees 35 minutes East 650 foot line of the 17.74 acre tract of land which by deed dated May 11, 1938 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. 1029 folio 436 was conveyed by Michael Pelczar and wife to Frederick L. Decker and wife said point of beginning being North 64 degrees 35 minutes West 277.90 feet reversely from the end of said 18th line and thence running and binding reversely on part of the said 18th line along the centre of Turkey Point Road North 64 degrees 35 minutes West 147.10 feet to the beginning of the 2nd line of that parcel of land which by deed dated January 29, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. 3952 folio 321 was conveyed by Joseph Hughes and wife to Robert M. Haddox and wife thence leaving Turkey Point Road and running with and binding on said 2nd line North 25 degrees 25 minutes East 250 feet and thence running for two new lines of division as follows: - South 52 degrees 04 minutes East 180 feet and South 33 degrees 08 minutes West 212.95 feet to the place of beginning. The improvements thereon being known as No. 2120 Turkey Point Road.

201

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

01 201-A 56750

DATE 11-14-00 ACCOUNT R-001-1-150

AMOUNT \$ 50.00

RECEIVED FROM: Pull
* Gove Buils list of sign posters !!
FOR: Resident of Varnum's filling station
2120 Turkey Point Rd.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
11/15/2000 11/16/2000 14:51:50
REQ 4501 CASHIER ORIG JWR DEPT 1
DEPT 5 528 CONING VERIFICATION
REQ 4501 0 020999
CR NO. 186760

Rec'd Tot 50.00
50.00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

The Zoning Commission 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 hereinafter as follows:

Case #01-201-A

2120 Turkey Point Road

W/S Turkey Point Road, 98' SW of and opposite Sue Cove Road

15th Election District - 5th Councilmanic District

Legal Owner(s): Jacqueline M. B. Kennedy E. Hall, Sr.

Purpose: to allow an accessory structure (Shed) addition to be located 2 feet from the side property line in lieu of the minimum required 2-1/2 feet.

Meeting: Friday, January 5, 2001 at 11:00 a.m. in Room 100, Baltimore County Office Building, 111 W. 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) 867-4386.

(2) For information concerning the file and/or hearing, Contact the Zoning Review Office at (410) 867-3291.

J1/12/01 Dec. 19

C440515

CERTIFICATE OF PUBLICATION

TOWSON, MD, 12/21, 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 12/19, 2000.

THE JEFFERSONIAN,

J. Williams

LEGAL ADVERTISING

CERTIFICATE OF POSTING

**RE: CASE # 01-201-A
PETITIONER/DEVELOPER
(Kenneth E. Bull, Sr.)
DATE OF Hearing
(1-5-01)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION : MS. GWENDOLYN STEPHENS

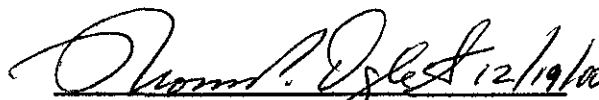
LADIES AND GENTLEMEN:

**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**

2120 Turkey Point Road Baltimore , Maryland 21221_____

THE SIGN(S) WERE POSTED ON_____ 12-19-00_____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)

ZONING NOTICE

Case # : 01-201-1

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

PLACE *ROLLING COUNTRY OFFICE BLDG. 111 RICHMOND AVE*
TIME & DATE *11:00 AM FRI. JANUARY 5, 2001*

*VARIANCE TO ALLOW AN ACCESSORY STRUCTURE (SHED)
ADDITION TO BE LOCATED 8 FEET FROM THE SIDE
PROPERTY LINE IN VIEW OF THE MINIMUM REQUIRE
8 1/2 FEET*

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM HEARINGS. IF YOU HAVE BEEN NOTIFIED OF A
CALL AND HAVE THE TIME OFFICE 1-800-452-7262. HEARINGS DATE
IF YOU ARE NOT NOTIFIED AND YOU ARE AT THE OFFICE DATE 1-800-452-7262
HEARINGS ARE HANDICAPPED ACCESSIBLE

2120 Turkey Point Road

RE: PETITION FOR VARIANCE
2120 Turkey Point Road, W/S Turkey Point Rd,
90' SW of and opp. Sue Grove Rd
15th Election District, 5th Councilmanic

Legal Owner: Kenneth & Jacqueline Bull, Sr.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-201-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 28th day of November, 2000 a copy of the foregoing Entry of Appearance was mailed to Kenneth E. & Jacqueline M. Bull, Sr., 2120 Turkey Point Road, Baltimore, MD 21220, Petitioners.



PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

November 28, 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: 01-201-A
2120 Turkey Point Road
W/S Turkey Point Road, 90' SW of and opposite Sue Grove Road
15th Election District – 5th Councilmanic District
Legal Owners: Jacqueline M. & Kenneth E. Bull, Sr.

Variance to allow an accessory structure (shed) addition to be located 2 feet from the side property line in lieu of the minimum required 2-1/2 feet.

HEARING: Friday, January 5, 2001 at 11:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue

A handwritten signature in cursive script, reading "Arnold Jablon". Below the signature is the number "612".

Arnold Jablon
Director

C: Jacqueline M. & Kenneth E. Bull, Sr., 2120 Turkey Point Road, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, DECEMBER 20, 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, December 19, 2000 Issue – Jeffersonian

Please forward billing to:

Kenneth & Jacqueline Bull
2120 Turkey Point Road
Baltimore, MD 21221

410 574-6691

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: 01-201-A

2120 Turkey Point Road

W/S Turkey Point Road, 90' SW of and opposite Sue Grove Road

15th Election District – 5th Councilmanic District

Legal Owners: Jacqueline M. & Kenneth E. Bull, Sr.

Variance to allow an accessory structure (shed) addition to be located 2 feet from the side property line in lieu of the minimum required 2-1/2 feet.

HEARING: Friday, January 5, 2001 at 11:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue



Lawrence E. Schmidt

G D Z

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: 01-201-A
Petitioner: Kenneth & Jacqueline Bull
Address or Location: 2120 Turkey Point Rd. Balto., Md. 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kenneth & Jacqueline Bull
Address: 2120 Turkey Point Rd.
Balto., Md. 21221
Telephone Number: (410) 574-6691

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

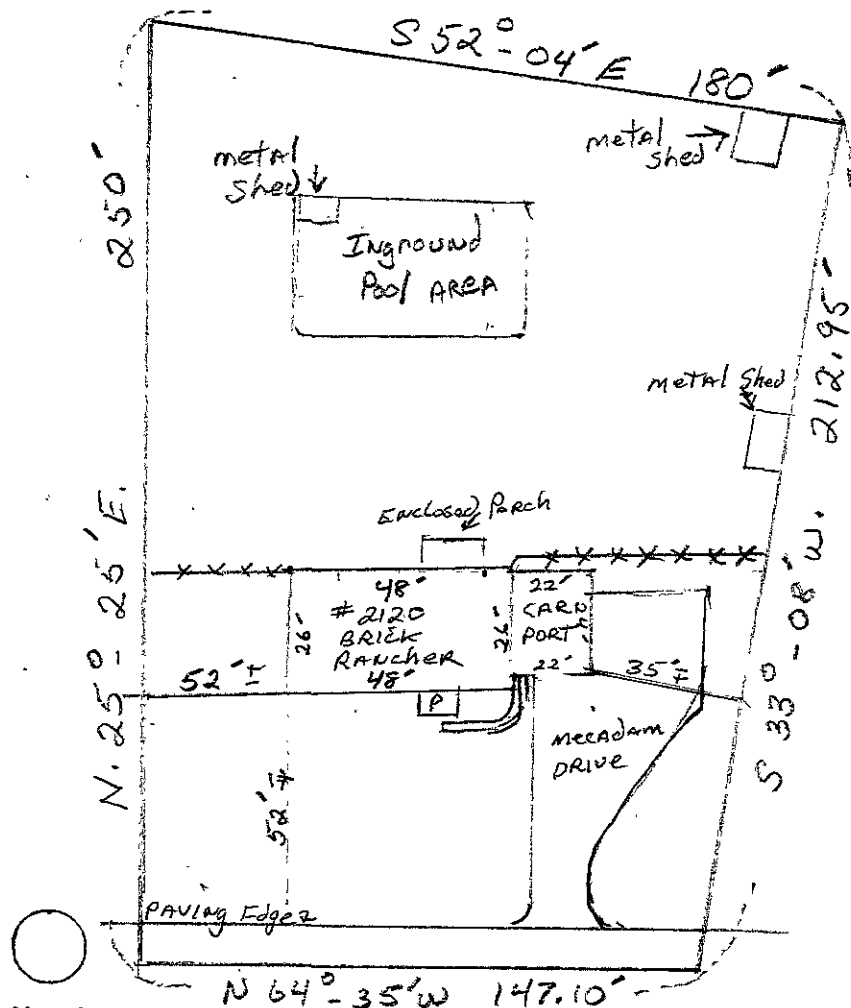
PROPERTY ADDRESS: 2120 Turkey Point Rd.

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

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: Kenneth & Jacqueline Bull



North

date: 3/29/00

prepared by: Kenneth Bull

Scale of Drawing: 1" = 50'



-Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1"=200' scale map#:

Zoning:

Lot size: 0.76 _____
acres square feet

public private

SEWER: ☒ ☐

WATER : ☒ ☐

Chesapeake Bay Critical Area:

Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

ser
11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 4, 2000

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

SUBJECT: 2120 Turkey Point Road

INFORMATION:

Item Number: 01-201

Petitioner: Kenneth E. Bull, Sr.

Zoning: DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to allow an addition to an existing shed located 2 feet from the side property line in lieu of the required 2 1/2 feet.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey M. Lutz

AFK:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 29, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For November 27, 2000
Item Nos. 178 (5113 Old Court Road), 180,
181, 182, 183, 184, 185, 186, 187, 188, 189,
191, 192, 193, 194, 195, 196, 198, 199, 201,
and 202

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

November 27, 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 November 20, 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:

179, 180, 182, 183, 184, 185, 186, 187, 188, 189, 190, 192, 193,
194, 195, 196, 197, 198, 200, 201, 202, and 203

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

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RC/RBS*
DATE: November 27, 2000
SUBJECT: Zoning Item #201
2120 Turkey Point Road

Zoning Advisory Committee Meeting of November 20, 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.
- X 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 must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X 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).

GOV'S & VON

Reviewer: Keith Kelley

Date: November 27, 2000



Maryland Department of Transportation
State Highway Administration

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

Date: 11.27.00

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

RE: Baltimore County
Item No. 201 (JSS)

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,

/s/ 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: December 8, 2000

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

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

SUBJECT: Item No.: 201
Legal Owner/Petitioner: Jacqueline M. & Kenneth E. Bull, Sr.
Contract Purchaser: n/a
Property Address: 2120 Turkey Point Rd.
Location Description: w/s Turkey Point Rd., 90' sw of & opposite Sue Grove Rd.

VIOLATION INFORMATION: Case No. 00-8081
Defendants: Jacqueline M. & Kenneth E. Bull Sr.

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 |
| 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/jk
C: Code Enforcement Officer

CODE ENFORCEMENT REPORT

DATE: 10/31/00 INTAKE BY: N. Shelton CASE #: 00-8081 INSPEC: J. Kemp

COMPLAINT LOCATION: 2120 Turkey Point RD

ZIP CODE: 21221 DIST: 15

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

ADDRESS: _____ ZIP CODE: _____

PROBLEM: Building a garage or large shed

IS THIS A RENTAL UNIT? YES _____ NO _____
IF YES, IS THIS SECTION 8? YES _____ NO _____
OWNER/TENANT INFORMATION: _____

Ken Boll
433 255 3042

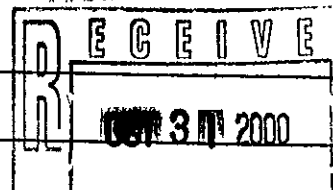
TAX ACCOUNT #: 1503 472510 ZONING: _____

INSPECTION: 11/1/00
Site Insp - shed being built, no permit on E.R. stop work given to owner RC 11/8/00

Ext. to 11/20/00 per Home owner request
REINSPECTION: 11/15/00 Zoning CS# 01-201-A RC 11/30/00
Zoning Hearing 1/5/01, RC 1/12/01

REINSPECTION: _____

REINSPECTION: _____



PDM

Code Enforcement - Daily Worksheet

Inspector - _____

Area	Case #	Location	Apt	Zip	Date Rec	Reinsp Dt
015	00-8081	2120 TURKEY POINT RD.		21221	10/31/2000	1/12/2001

Tax Acct #: 1503472510

Complainant Name: (Last) ANONYMOUS (First)

Addr:

Str #

Dir

Street Name

Type

Apt

City

ST Zip

Phone: (Home)

(Work)

Problem: BLDG. A GAR. OR LARGE SHED

Notes:

11/1 SHED BEING BUILT. NO PERMIT ON FILE. STOP WORK GIVEN TO
OWNER R/C 11/8/00. JAKE KEMP. EXTENDED TO 11/20 J. KEMP.
11/22 ZONING HEARING 1/5/01 RE/CK 1/12/01 J.KEMP.

RA1001B

DATE: 10/31/2000

STANDARD ASSESSMENT INQUIRY (1)

TIME: 14:24:47

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 03 472510	15	3-1	04-00	H	NO		04/25/00

BULL KENNETH E, SR

DESC-1.. IMPSLT NES TURKEY POINT

BULL JACQUELINE MARY

DESC-2.. W OF GREYHOUND RD

2120 TURKEY POINT RD

PREMISE. 02120 TURKEY POINT

RD

00000-0000

BALTIMORE

MD 21221-1826 FORMER OWNER: COSSENTINO THOMAS A

----- FCV -----		----- PHASED IN -----				
	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	41,910	39,660		FCV	ASSESS	ASSESS
IMPV:	96,300	91,990	TOTAL..	131,650	52,660	55,280
TOTL:	138,210	131,650	PREF...	0	0	0
.PREF:	0	0	CURT...	131,650	52,660	55,280
CURT:	138,210	131,650	EXEMPT.		0	0
DATE:	10/96	10/99				

----- TAXABLE BASIS -----		FM DATE
00/01 ASSESS:	52,660	11/21/99
99/00 ASSESS:	55,280	06/04/99
98/99 ASSESS:	53,040	06/05/98

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

DATE: 10/31/2000

STANDARD ASSESSMENT INQUIRY (2)

TIME: 14:25:02

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 03 472510	15	3-1	04-00	H	NO		04/25/00
LOT....		BOOK....	0000	MAP.....	0098	LOT WIDTH.....	147.10
BLOCK..		FOLIO...	0000	GRID....	0014	LOT DEPTH.....	.00
SECTION..				PARCEL..	0209	LAND AREA..	37653.000 S
PLAT..						YEAR BUILT.....	64

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

NUMBER..... 031677
DATE..... 06/17/94
PURCHASE PRICE..... 159,900
GROUND RENT..... 0
DEED REF LIBER..... 10595
DEED REF FOLIO..... 0169
CONVEYED IND..... 1
TOT-PART TRAN IND..... T
GRANTOR ACCT NO.. 00-00-000000

CRITICAL NEW CONST CARD
AREAS CODE YEAR NO
14641

-----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-----

CODE SQ. FEET
1248

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

RA1001D

DATE: 10/31/2000 STANDARD ASSESSMENT INQUIRY (3)

TIME: 14:25:16

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 03 472510	15	3-1	04-00	H	NO		04/25/00

-----STATE-----

REC CREATE DATE.. 10/23/92

DELETE CODE.....

DATE DELETED.....

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

LAST FM TYPE..... C

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: 52,660

99/00 ASSESS: 55,280

98/99 ASSESS: 53,040

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



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: 410-887-3963

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE VIOLATION NOTICE

VIOLATION(S) OF TITLE 16, 18, 24, OR 26 OF THE BALTIMORE
BALTIMORE COUNTY CODE, ZONING OR OTHER CODES, REGULATIONS AND POLICIES AS INDICATED BELOW

Election District: 12

Violation Notice No.	<u>1229774</u>
Case No.	<u>00-080901</u>

Name (s): _____

Address: _____

Location of Violation (if different than address): 2120 York Rd. Apt. 201

Vehicle License No.: _____

Vehicle ID: _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

County Code: "Finds for Construction"
 §§ 7-36 w/o permit
 §§ _____

Zoning Regulations:

§§ _____
 §§ _____

Building Code (BOCA):

§§ _____
 §§ _____

Livability Code (18-66):

§§ _____
 §§ _____

Investment Property Act (7-66):

§§ _____

Electrical Code (NEC):

§§ _____

Plumbing Code (NSPC):

§§ _____

Dwelling (CABO):

§§ 11.1 Permit required

Other: §§ _____

COMMENTS OR OTHER VIOLATIONS

Shed (Approx. 350 sq. ft.) built
w/o permit. Please secured permit

"Subject to \$1,000" plus \$200.00/Day
fine if not brought into compliance.

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/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: 11/6/00

DATE ISSUED: 11/1/00

INSPECTOR: John Kemp

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

DEFENDANT

Ref Ex #2

11/4/00

To Our Surrounding Neighbors:

Mr. Ken E. Bull, Sr. has commenced to rebuilding his existing shed which was in need of major repairs. This shed is located on the northeast corner of the property. This shed is on the property line on the northside, and two feet from the eastside property line. This shed was built by the prior property owner. Mr. Ken E. Bull, Sr. has left the west wall and the north wall of the original shed standing. Mr. Ken E. Bull, Sr. has gone from six foot high to eight foot high walls. The shed was sixteen foot by twelve foot. He has added a six by twelve foot addition on the front, and an eight by sixteen foot addition on the side. The adjoining property owners have no problem with this improvement:

<u>name</u>	<u>address</u>	<u>phone #</u>
1. Charles J. Dwyer	610 Greyhound Rd	410-682-3735
2. Philly Hock	2126 Turkey Pt. Rd	410-687-3579

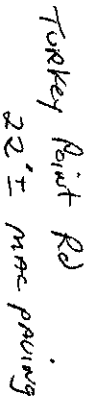
Thank you, Ken E. Bull, Sr.

Special Hearing

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

	plat book#	,folio#	,lot#	,section#
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100				

OWNER: Kenneth J. Aquilino, Ball



Scale of Drawing: 1"= 50'

Vicinity Map
Scale: 1"=1000'

Councilman District. 5

Zoning:

Lot size: 100

acreage	square feet
---------	-------------

SEWER: ☒ public ☐ private

WATER: ☒ ☐

Chesapeake Bay Critical Area:

Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

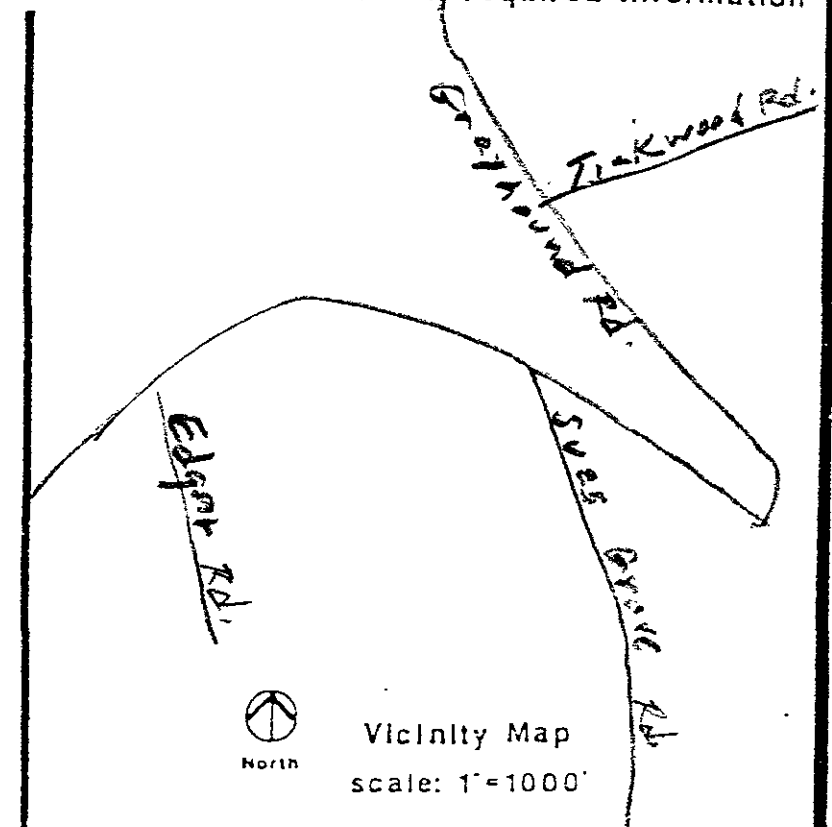
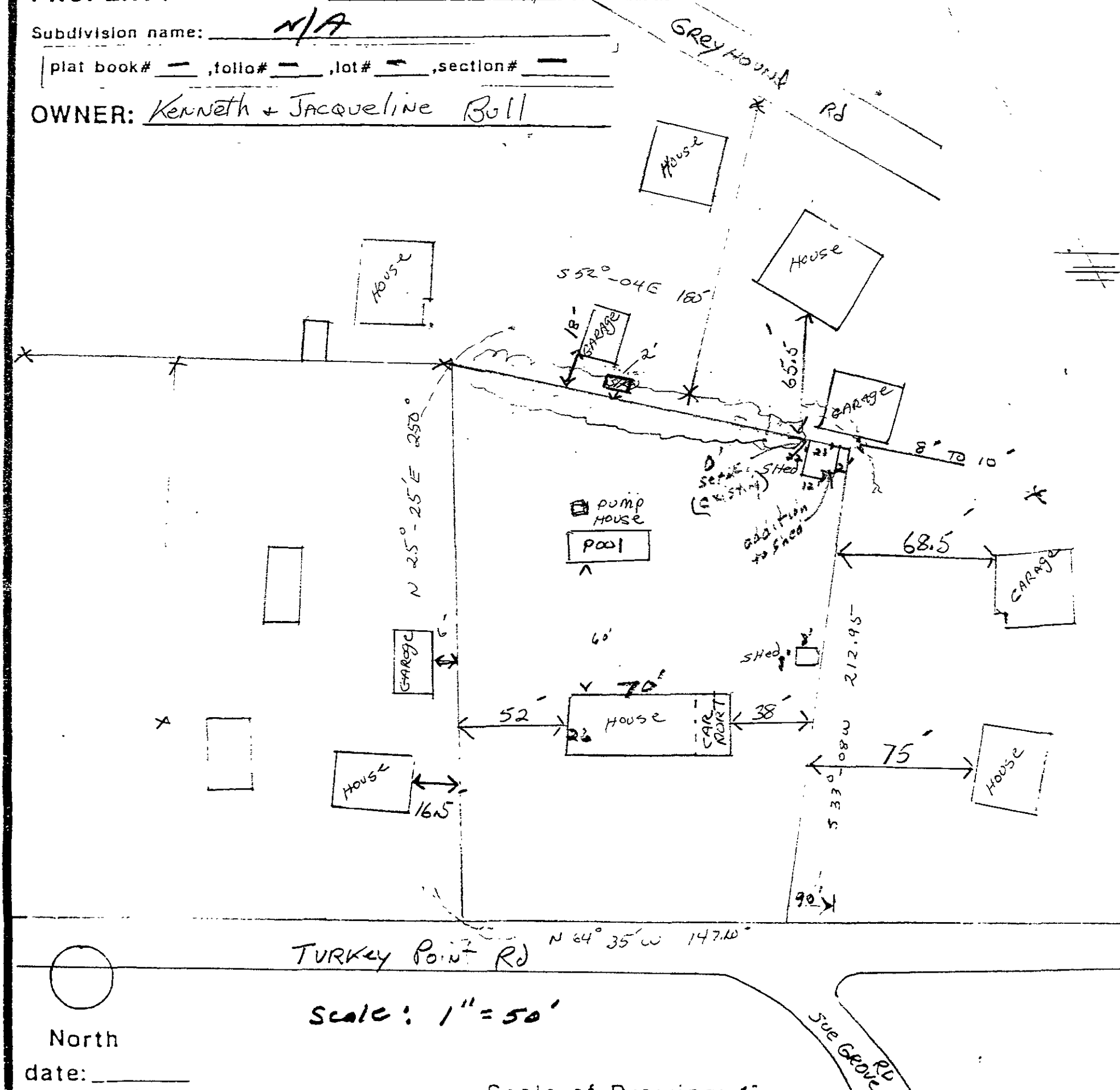
PROPERTY ADDRESS: 2120 Turkey Point Rd 21221

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

Subdivision name: N/A

plat book# —, folio# —, lot# —, section# —

OWNER: Kenneth + Jacqueline Bull



LOCATION INFORMATION

Election District: 15th

Councilmanic District: 5th

1"=200 scale map#: SE 1-J

Zoning: PR-3.5

Lot size: 0.864 acreage 37,653 square feet

Ref E#1

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

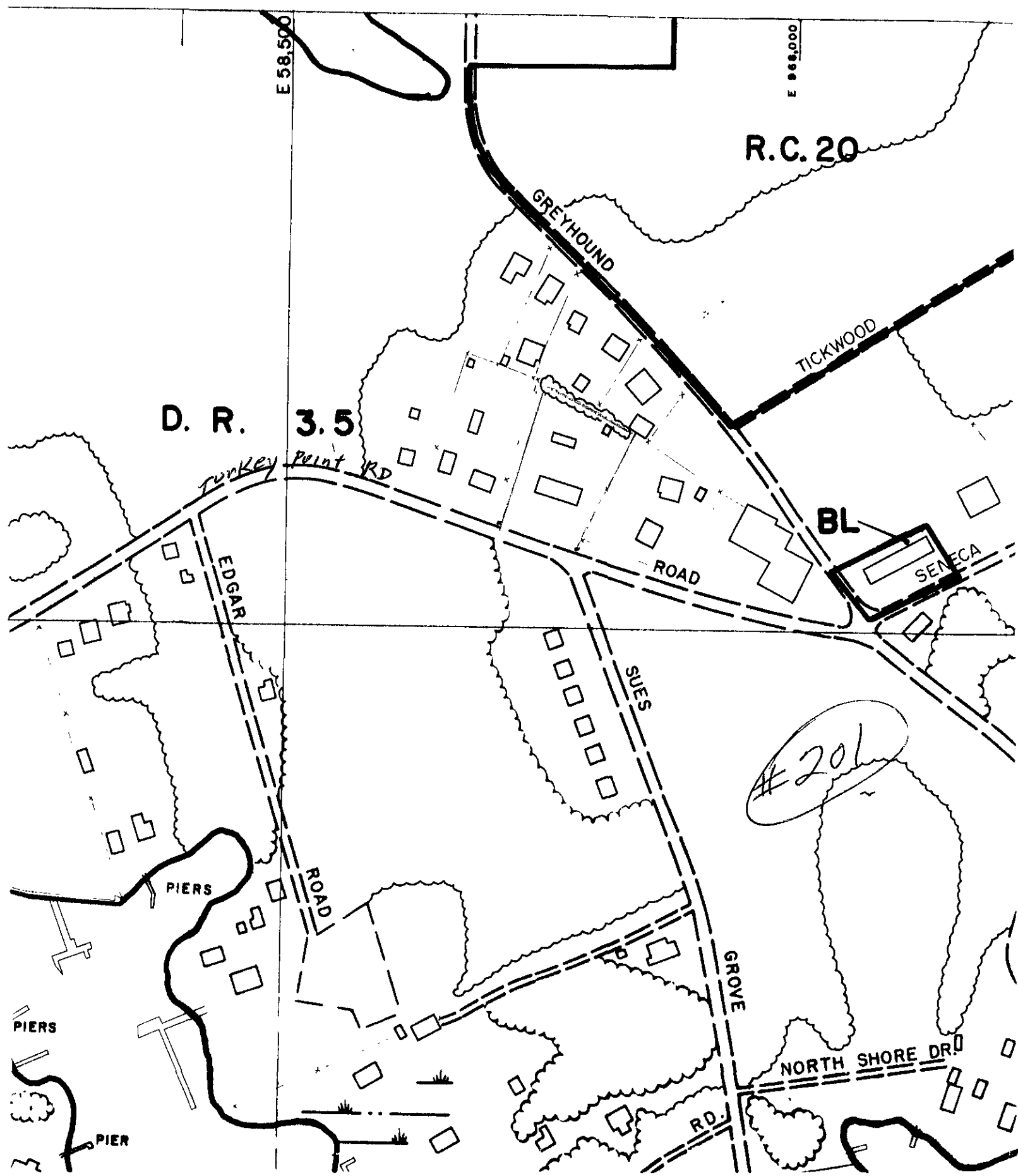
Chesapeake Bay Critical Area: ☒ yes ☐ no

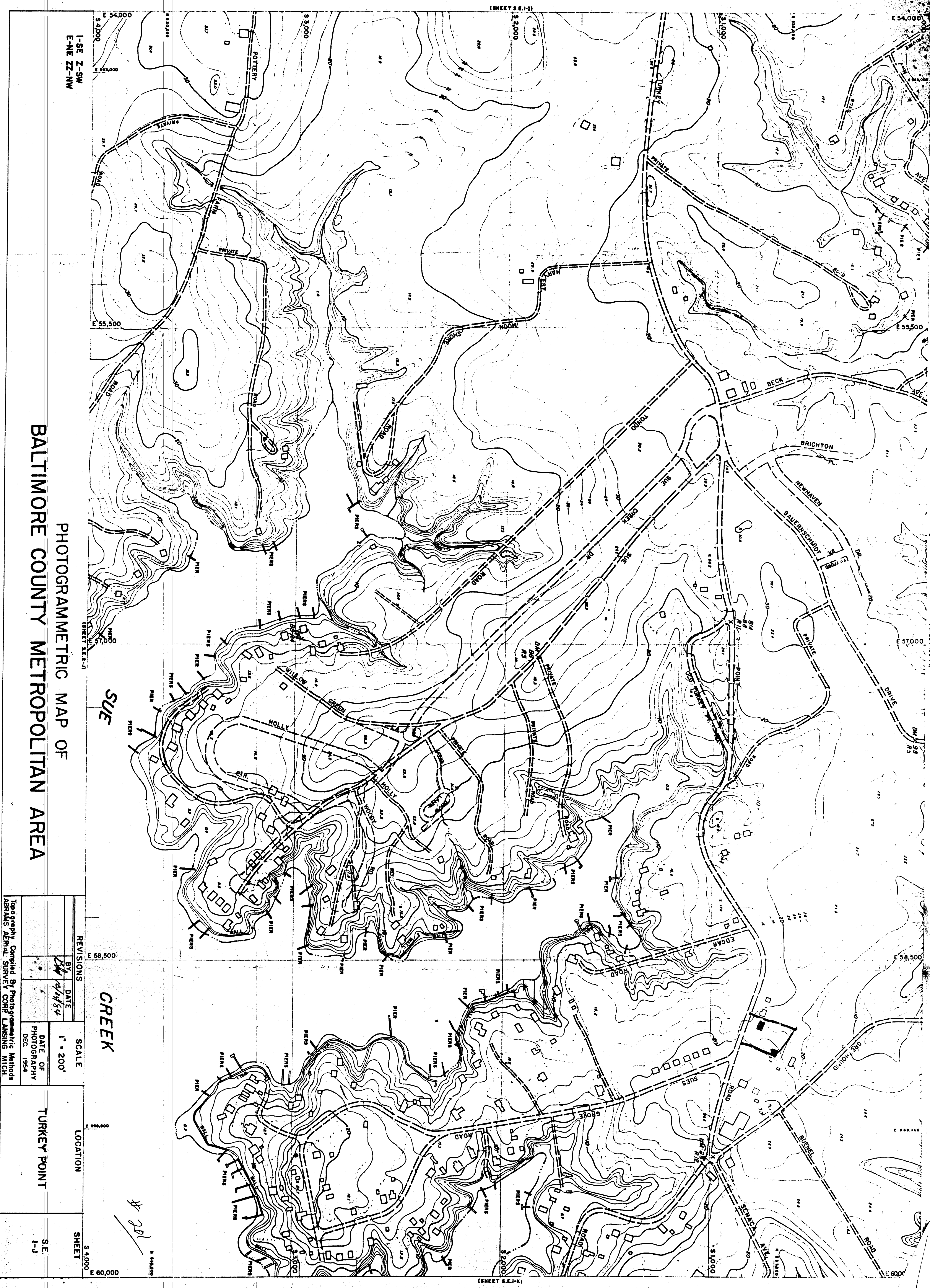
Prior Zoning Hearings: 00-406-A

Zoning Office USE ONLY!

reviewed by: [Signature] ITEM #: 201 CASE#: —

SEC. 1-J.





PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

		34,000	
		SHEET	
REVIEWS		LOCATION	
BY	DATE	1" = 200'	
DM	9/18/84		
		DATE OF PHOTOGRAPHY DEC. 1954	
Topography Compiled By Photogrammetric Methods ABRAMS AERIAL SURVEY CORP LANSING MICH		TURKEY POINT	
		S.E. 1-J	