

IN RE: PETITION FOR VARIANCE
NW/Corner Salt Lake Drive and
Twin Lakes Court
(8100 Salt Lake Drive)
2nd Election District
2nd Council District

Nicole M. Ingram
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-231-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Nicole Martin Ingram. The Petition was filed as the result of a zoning violation the Petitioner received from the Code Enforcement Division of the Department of Permits and Development Management (DPDM) relative to the height of an existing fence on her property. Specifically, the Petitioner seeks relief from Section 102.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a fence with a height of 4 feet in lieu of the maximum allowed 3 feet on a corner lot within 25 feet of the point of intersection. The subject property and requested relief 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 hearing in support of the request was Nicole Ingram, property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a corner lot, located on the northwest side of the intersection of Twin Lakes Court and Salt Lake Drive in the community known as The Cedars in western Baltimore County. The property contains a gross area of .091 acres, more or less, zoned D.R.16, and is improved with a two-story, single family, end-of-group townhouse dwelling. The Petitioner has owned and resided on the property for the past 8 years. Testimony and evidence revealed that Ms. Ingram contracted with Precision Fence Company to install the subject fence in March, 2000, apparently to replace an existing 42-inch

ORDER RECEIVED FOR FILING

Date 1/25/01

By [Signature]

fence that had deteriorated. The new fence is 48 inches in height and runs from the front of the dwelling out to the front property line, down the side and across the rear of the property, and connecting to the rear of her home, essentially enclosing her entire yard. Apparently, Ms. Ingram was unaware that a permit was required until she received a zoning violation notice from the Code Enforcement Division of the Department of Permits and Development Management. Moreover, she was not aware that the maximum height allowed for a fence on a corner lot is 42 inches and that a variance would be necessary in order to keep the fence at its present height. Ms. Ingram testified that she has a 2-year old daughter and that she is concerned about her safety, due to the existence of some large dogs in her neighborhood. She would like the fence to remain at its present height in order to provide security for her daughter as well as privacy for her corner yard.

Based upon the testimony and evidence presented, I am persuaded to grant the variance. It is clear that a practical difficulty and unreasonable hardship would result if strict compliance with the zoning regulations were required and the existing fence had to be altered. There were no adverse Zoning Advisory Committee comments submitted by any Baltimore County reviewing agency and no one appeared in opposition to the request. In fact, the Petitioner testified that homeowners' association in her community supports her request. Thus, it appears that relief can be granted without detriment to the health, safety or general welfare of the surrounding locale.

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 25th day of January, 2001 that the Petition for Variance seeking relief from Section 102.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a fence with a height of 4 feet in lieu of the maximum allowed 3 feet on a corner lot within 25 feet of the point of intersection, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

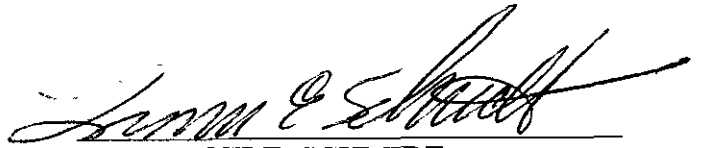
- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that

ORDER RECEIVED FOR FILING

Date

By

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 1/25/01

By [Signature]



Baltimore County
Zoning Commissioner

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

January 25, 2001

Ms. Nicole M. Ingram
8100 Salt Lake Drive
Windsor Mill, Maryland 21244

RE: PETITION FOR VARIANCE
NW/Corner Salt Lake Drive & Twin Lakes Court
(8100 Salt Lake Drive)
2nd Election District – 2nd Council District
Nicole M. Ingram - Petitioner
Case No. 01-231-A

Dear Ms. Ingram:

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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Code Enforcement Division, DPDM; People's Counsel; Case File

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 8100 SALT LAKE DRIVE

which is presently zoned DR-16

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) 102.5 *To allow a fence,*

with a height of 4 ft on a corner lot within 25 ft of the point of intersection in lieu of the maximum allowed 3 ft. height,

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

I HIRED A FENCE CONTRACTOR TO INSTALL THE FENCE IN MARCH 2000. THE CONTRACTOR, PRECISION FENCE CO., DID NOT OBTAIN A PERMIT AND I WAS NOT AWARE THAT THE 48' FENCE WAS IN VIOLATION. I AM REQUESTING THE VARIANCE TO LEAVE THE FRONT FENCE AREA AT 48' FOR SAFETY CONCERNS AND PRIVACY I HAVE A SMALL CHILD AND THERE ARE SEVERAL LARGE DOGS IN MY DEVELOPMENT.

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):

NICOLE MARTIN INGRAM

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

WINDSOR MILL MD

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 hr

UNAVAILABLE FOR HEARING

Reviewed By [Signature]

Date 12-4-06

ORDER RECEIVED FOR FILING

REV 9/15/98

Date
By

Case No. 01-231-A

PROPERTY DESCRIPTION
8100 SALT LAKE DRIVE

THE PROPERTY BEING KNOWN AND DESIGNATED AS LOT # 109 AS SHOWN ON A PLAT ENTITLED AMENDED PLAT 3, SECTION 1, THE CEDARS WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK 40, FOLIO 140 AND AS SHOWN ON REFERENCE TO AMENDED PLAT 3, SECTION 1, THE CEDARS WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK 43 FOLIO 1. THE IMPROVEMENTS THEREON BEING KNOWN AS 8100 SALT LAKE DRIVE ON THE North west Corner of Salt Lake DR. and Twin Lakes CT. in the 2nd Election District.

231

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 081464

DATE 12-4-00 ACCOUNT R 001-6150
AMOUNT \$ 50.00

RECEIVED FROM: Visa/Master Income

FOR: Rodentia Varina F. J. Inc.
1100 Latt Oak Dr

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

7410 RECEIPT
DATE 12/04/00 TIME 15:46:30
NO. 081464
Des: 5.00 CASH
Receipt # 074039
12/04/00 081464

From To: 50.00
50.00 OF 00.00
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-231-A
8100 Salt Lake Drive
NWC Salt Lake Drive and
Twin Lakes Court
2nd Election District
2nd Councilmanic District
Legal Owner(s): Nicole M.
Ingram

Variance: to allow a fence
with a height of 4 feet on a
corner lot within 25 feet of
the point of intersection in
lieu of the maximum al-
lowed 3-foot height.

Hearing: Wednesday,
January 24, 2001 at 11:00
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-
3391.

JT/1/659 Jan. 9 C443209

CERTIFICATE OF PUBLICATION

TOWSON, MD, 1/11/, 2001

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 1/9/, 2001.

S. Williams
THE JEFFERSONIAN,
LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE. Case No. 01-231-A

Petitioner/Developer INGRAM, ETAL

Date of Hearing/Closing 1/24/01
11 AM

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 #8/00 SALT LAKE CT.

The sign(s) were posted on 1/6/01
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 1/10/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

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

410-666-5366 ; CELL 410-905-8571
(Telephone Number)

ZONING NOTICE

Case # 01 231-A

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

BY COUNTY COURTS 101 BOSLEY
DATE JANUARY 24, 2001 @ 11 AM

ALLOW A FENCE WITH A
HEIGHT OF 1 FEET ON A CORNER LOT WITHIN
10 FEET OF THE POINT OF INTERSECTION IN LIEU OF
A FENCE ALLOWED 3 FOOT HEIGHT
#8/00 SALT LAKE CT (INGRAM)

CERTIFICATE OF POSTING

RE Case No. 01-231 A
Petitioner or Developer: INGRAM, ETAL

Date of Hearing Closing 1/24/01
HKG

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 #8100 SALT LAKE CT.

The sign(s) were posted on _____

1/10/01
(Month/Day/Year)

Sincerely,

Patrick M. O'Keefe
1/10/01

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

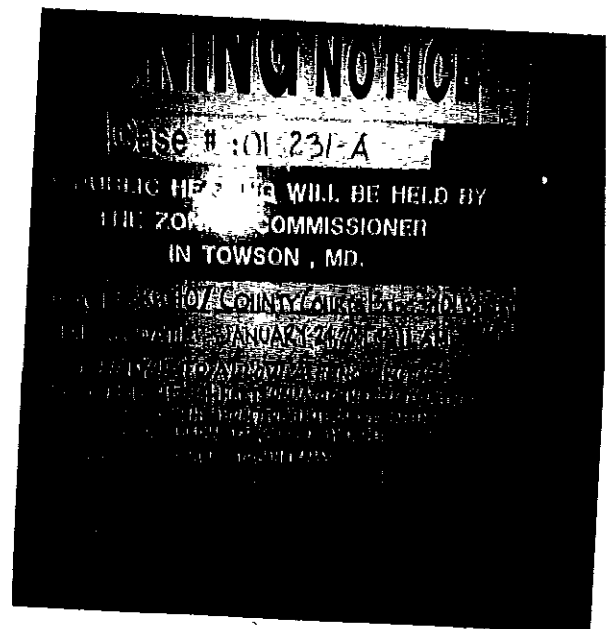
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-40905-8571

(Telephone Number)



RE: PETITION FOR VARIANCE
8100 Salt Lake Drive, NWC Salt Lake Dr and
Twin Lakes Ct
2nd Election District, 2nd Councilmanic

Legal Owner: Nicole Martin Ingram
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-231-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 December, 2000 a copy of the foregoing Entry of Appearance was mailed to Nicole Martin Ingram, 8100 Salt Lake Drive, Baltimore, MD 21244, Petitioner.


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

December 21, 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: 01-231-A
8100 Salt Lake Drive
NWC Salt Lake Drive and Twin Lakes Court
2nd Election District – 2nd Councilmanic District
Legal Owner: Nicole M. Ingram

Variance to allow a fence with a height of 4 feet on a corner lot within 25-feet of the point of intersection in lieu of the maximum allowed 3-foot height.

HEARING: Wednesday, January 24, 2001 at 11:00 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, the initials "GJZ" are printed.

GJZ

Arnold Jablon
Director

C: Nicole M. Ingram, 8100 Salt Lake Drive, Windsor Mills 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 9, 2001.**
- (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, January 9, 2001 Issue – Jeffersonian

Please forward billing to:
Nicole M. Ingram
8100 Salt Lake Drive
Windsor Mills, MD 21244

410 521-3906

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: 01-231-A
8100 Salt Lake Drive
NWC Salt Lake Drive and Twin Lakes Court
2nd Election District – 2nd Councilmanic District
Legal Owner: Nicole M. Ingram

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HEARING: Wednesday, January 24, 2001 at 11:00 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: 01-231-A

Petitioner: NICOLE MARTIN INGRAM

Address or Location: 8100 SALT LAKE DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: NICOLE M INGRAM

Address: 8100 SALT LAKE DRIVE

WINDSOR HILLS, MD 21244

Telephone Number: 410 521-3906



Baltimore County
Department of Permits and
Development Management

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

January 19, 2001

Nicole Martin Ingram
8100 Salt Lake Drive
Windsor Mill MD 21244

Dear Ms. Ingram:

RE: Case Number: 01-231-A, 8100 Salt Lake Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 4, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

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

WCR: gdz

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 18, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For January 2, 2001
Item No. 231

The Bureau of Development Plans Review has reviewed the subject zoning item.

The proposed fence shall be located such that it does not interfere with the line of sight.

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

December 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 December 26, 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:

231, 233, 234, 235, 236, 237, 238, 240, 241, 243, 244,
245, 246, 247, 249, and 250

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *ARBS*

DATE: January 18, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of December 26, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
231	8100 Salt Lake Drive
233	1305 Lincoln Woods Drive
234	3 Arrowhead Court
235	1223 Lake Falls Road
238	Oak Grove Parcel B
239	Crondall Corner
241	10 McCormick Avenue
242	1324 & 1325 Chippendale Road
243	Pikesville Giant
244	4800 Mt. Carmel Road
245	6 Aston Court
246	3700 Essex Road
247	7163 E. Baltimore Street
248	113 Westminster Road
250	10002 & 10002A Lodge Road

10002 & 10002A

45
1/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JH/JS 3

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

DATE: January 2, 2000

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-231, 01-234, 01-235, 01-238, & 01-249.

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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: 1.3.01

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

RE: Baltimore County
Item No. 231

JJS

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,

K.A. 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

December 5, 2000

MEMO TO THE FILE

TO: Zoning Commissioner/Deputy Zoning Commissioner

FROM: John Sullivan, Planner II
Zoning Review



SUBJECT: Variance Case # 01-231-A
8100 Salt Lake Drive

Ms. Martin-Ingram filed for a variance from the zoning regulations for fence height even though Code Inspector Len Wasilewski, cited her with a BOCA Code Regulations for the fence height.

12/8/00

I telephoned Ms. Martin-Ingram at her place of business and informed her that she has to call John Reisinger to request a waiver of the BOCA Code. I explained again why and gave her Mr. Reisinger's telephone number. She thanked me and stated that she would call him.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: December 20, 2000

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

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

SUBJECT: Item No.: 231 (01-231-A)
Legal Owner/Petitioner: Nicole Martin Ingram
Contract Purchaser: N/A
Property Address: 8100 Salt Lake Drive
Location Description: NWC Salt Lake Drive and Twin Lakes Court

VIOLATION INFORMATION: Case No.: 00-7800
Defendants: Nicole Martin

Please be advised that the aforementioned petition is the subject of an active violation case.

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:

- Complaint Intake Form/Code Enforcement Officer's report and notes
- State Tax Assessment printout
- Correction Notice
- Citation and Proof of Service
- Certified Mail Receipt – Unclaimed
- Motion to dismiss the hearing scheduled for 12/5/00

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/scj

c: Code Enforcement Officer Frink

CIVIL ENFORCEMENT REPORT

DATE: 10/17/00 INTAKE BY: LW CASE #: 00-7800 INSPEC: 8

COMPLAINT LOCATION: 8100 Salt Lake Dr

ZIP CODE: 21244 DIST: _____

COMPLAINANT NAME: Balto Co Govt PHONE #: (H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: Fence Erected w/o Permits
Fence in front yard over 42" in height.
~~Concrete or brick fence~~ ~~w/o~~ ~~permits~~

IS THIS A RENTAL UNIT? YES _____ NO _____
 IF YES, IS THIS SECTION 8? YES _____ NO _____
 OWNER/TENANT INFORMATION: NICOLE INGRAM w- 563-6400 EXT 3106 Give to Lenny

TAX ACCOUNT #: 1700 012085 ZONING: _____

INSPECTION: 10/16/00 Fence erected in front yard over 42" in height w/o permit.

REINSPECTION: 12-1-00 PHONED & STATES SHE IS FILING FOR A VARIANCE

REINSPECTION: _____

REINSPECTION: _____

Update / Message Form

Date: 12 4 / 00

Time: _____ a.m. p.m.

Intake: CF

Case #: 01- 7800

Comments

VARIANCE 01-231-A / ITEM # 231
OWNER SUBMITTED DOCUMENTS FOR HEARING
on 12-4-00 CONCER HEARING HOLD FOR
VARIANCE RESULTS

PU 2-2-01

DATE: 10/17/2000

STANDARD ASSESSMENT INQUIRY (1)

RA1001B

TIME: 11:49:48

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE
17 00 012085 02 1-3 04-00 H NO 07/17/00

MARTIN NICOLE MONIQUE

DESC-1.. IMPS

DESC-2.. THE CEDARS

8100 SALT LAKE DRIVE

PREMISE. 08100 SALT LAKE

DR

00000-0000

BALTIMORE

MD 21244-3701 FORMER OWNER: WHITE ANDREA DENISE

FCV		PHASED IN		
PRIOR	PROPOSED	CURR	CURR	PRIOR
		FCV	ASSESS	ASSESS
LAND: 25,000	25,000			
IMPV: 58,970	61,810	TOTAL.. 86,810	34,720	34,340
TOTL: 83,970	86,810	PREF... 0	0	0
PREF: 0	0	CURT... 86,810	34,720	34,340
CURT: 83,970	86,810	EXEMPT.	0	0
DATE: 04/94	10/97			

TAXABLE BASIS		FM DATE
00/01 ASSESS:	34,720	07/15/00
99/03 ASSESS:	34,340	06/04/99
98/99 ASSESS:	33,960	06/05/98

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



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Buil
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 00-7800	Property No. 1700 0120 85	Zoning: DR
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Name(s): Nicole Morique Martin
8100 Salt Lake Dr

Address: Balto Md 21244 - 3701

Violation Location: 8100 Salt Lake Dr 21244

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

- 1) Erection of a 48" high fence with out a permit. BOCA sec 107
 - 2) Erection of a fence over 42" in front of a ~~single~~ single family townhouse 3509
- Must obtain a permit or reduce height of fence to 42"
- potential \$1000.00 fine
- pastel Precision Fence
- 281 1396
- Fax 944 8908

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before:	Date Issued:
---------------	--------------

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 VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name

INSPECTOR:

STOP WORK NOTICE

PURSUANT TO INSPECTION 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.

Not Later Than: 10/21/00	Date Issued: 10/16/00
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INSPECTOR:



Baltimore County
Department of Permits and
Development Management

Code Inspection and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION
SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

Citation/Case No. 00-7800	Property No. 1700012085	Zoning:
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Name(s): **NICOLE MARTIN**

Address: **8100 SALT LAKE DR, BALT. MD 21244**

Violation Location: **8100 SALT LAKE DR.**

Violation Dates: **10-16-00 THROUGH 11-13-00**

BALTIMORE COUNTY FORMALLY CHARGES THAT THE ABOVE-NAMED PERSON(S) DID
UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS

**509.1 FAILURE TO REDUCE FENCE
HEIGHT IN FRONT TO 42 INCHES
OR LESS**

Pursuant to Section 1-8, Baltimore County Code, a civil penalty
has been assessed, as a result of the violation cited herein, in
the amount indicated:

\$ **2,800.00**

A quasi-judicial hearing has been pre-scheduled in Room 116,
111 West Chesapeake Avenue, Towson, Maryland, for:

Date: **12-5-00**

Time: **9:00 AM**

Citation must be served by:

Date: **11-30-00**

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true
and correct to the best of my knowledge, information, and belief.

Print Name: **CHRISTINA FRINK**

Date: **11-15-00** Inspector's Signature: **Christina Frink**

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name: Citation/Case No.:

Address:

Date: Defendant's Signature:

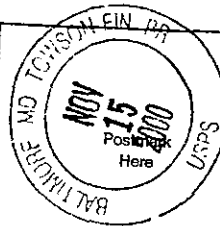
AGENCY

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To:

NICOLE MARTIN

C.F.	Postage	\$ 33
00-7800	Certified Fee	1.40
	Return Receipt Fee (Endorsement Required)	1.25
	Restricted Delivery Fee (Endorsement Required)	
	Total Postage & Fees	\$ 2.98



Name (Please Print Clearly) (To be completed by mailer)

NICOLE MARTIN

Street, Apt. No., or PO Box No.

8100 SALT LAKE DRIVE

City, State, ZIP+4

BALTO MD 21244

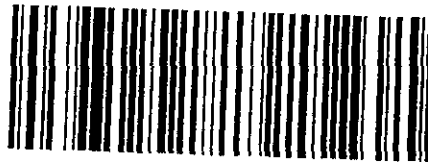
PS Form 3800, July 1999

See Reverse for Instructions

ES92 0014 4100 0222 6402

RETURN RECEIPT REQUESTED

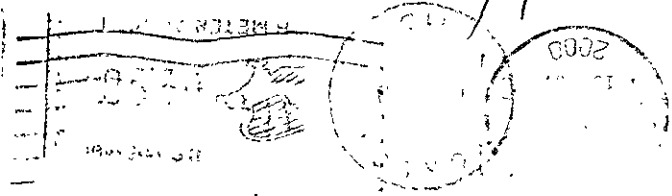
CERTIFIED MAIL



7099 3220 0003 4100 2653

4/10
11/16/00
11/22
12/1

~~NICOLE MARTIN
8100 SALT LAKE DRIVE
BALTIMORE MD 21244~~



UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

RECEIVED

ZONING ENFORCEMENT

111 West Chesapeake Ave.
Towson, MD 21204

DEC - 8 2000

00-7800

IN THE MATTER OF
BALTIMORE COUNTY

vs. NICOLE MARTIN

Defendant/Property Owner

* * * * *

* BEFORE THE CODE OFFICIAL
* OF BALTIMORE COUNTY
*

* Case No.: 00-7800
* Violation Address:
* 8100 SAW LAKE DRIVE
* BALG. MD 21244
* * * * *

MOTION

TO THE DIRECTOR:

Please dismiss the above-entitled matter scheduled for hearing on _____

12-5-00

for the following reason(s):

OWNER HAS SUBMITTED FORMS FOR VARIANCE

S.E. # 01-231-A

Christine Burk

Inspector

12-4-00

Date

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

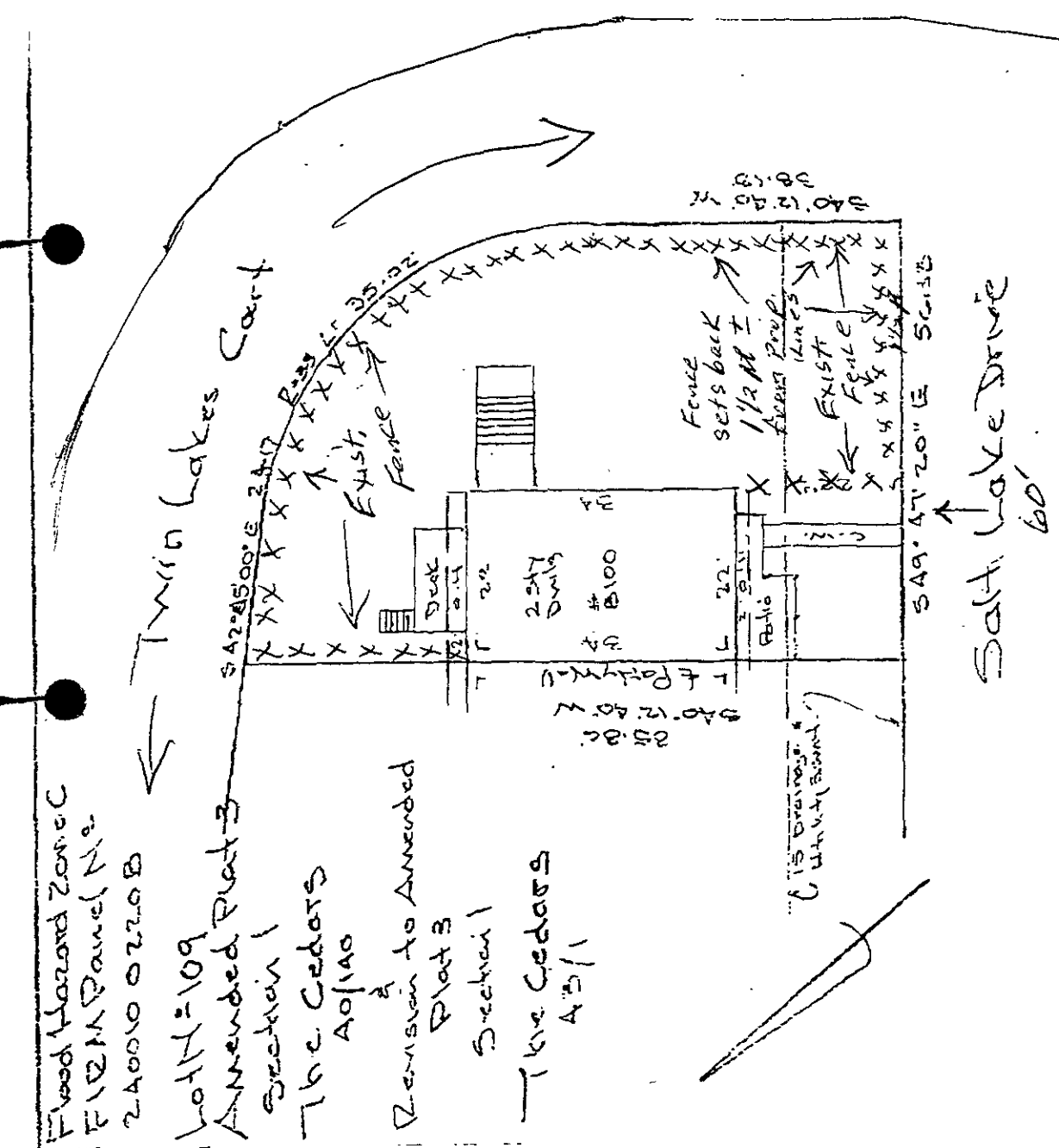
PROPERTY ADDRESS: 8100 SALT LAKE DRIVE

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

Subdivision name: THE CEDARS

Plat book # 43, folio # 001, lot # 109, section # 1 Plat 3

OWNER: NICOLE MARTIN - INGRAM



DATE: March 13, 1993

SCALE: ONE INCH Equals 20 FEET.

LOCATION SURVEY of:

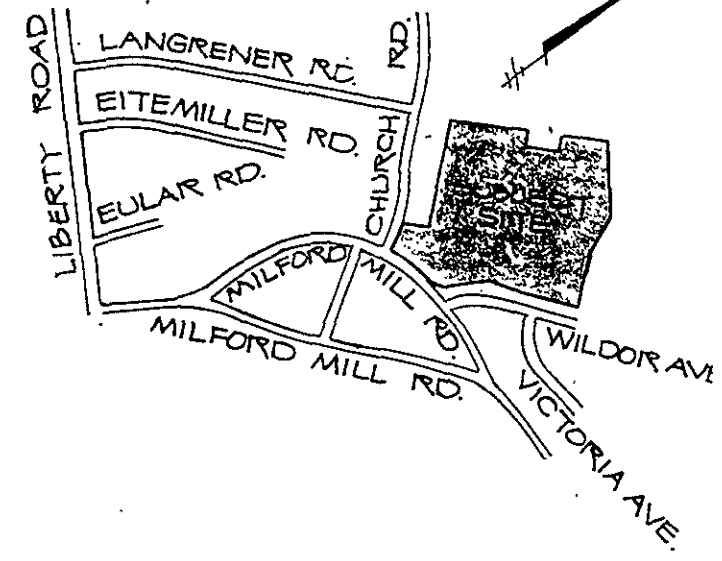
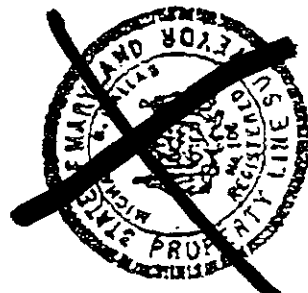
8100 Salt Lake Drive

Baltimore County, MARYLAND.

The information on this plat shows only that the improvements indicated hereon are contained within the outlines of the lot upon which they are erected and is not to be used to establish property lines or corners.

Registered Surveyor

~~Michael B. Dallas
Registered Surveyor
Office 301-30-626
210 W. Pennsylvania Avenue
Towson, Maryland 21204
Phone: 410-938-7058~~



VICINITY MAP
SCALE: 1"=1000'

LOCATION INFORMATION

Election District: 2nd
Councilmanic District: 2nd
1"=200 scale map #: NW 6-G
Zoning: DR-16
Lot size: .091 acreage 3975 square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: N/A

Zoning Office USE ONLY!

reviewed by: [Signature] ITEM #: 231 CASE #:

D.R. 10.5

● D.R. 5.5

NW 6-G
1" = 200'

RO

D.R. 16

D.R. 16

BALT LAKE DR.

LAKES CT.

Branch

SITE

D.R. 16

BL

D.R. 5.5

NORTH

231

