

IN RE: PETITION FOR VARIANCE

NW/S Avenue B, 400' W
centerline of Ross Road
15th Election District
7th Councilmanic District
(9120 Avenue B)

John and Leona Isaacs
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-260-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, John and Leona Isaacs. The Petitioners are requesting a variance for property they own at 9120 Avenue B which is located in the Fort Howard area of Baltimore County. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow the construction of an attached garage to their dwelling with a tract boundary setback of 27 ft. in lieu of the required 30 ft. and to amend the Final Development Plan.

The owners of the property originally filed an administrative variance request which was granted by my Order dated the 26th day of January, 2001. Apparently, while proceeding through the administrative variance process, an issue arose as to whether or not the property was properly posted with signage. There are two adjacent property owners who have objections to the garage proposed to be constructed by Mr. and Mrs. Isaacs. Had they seen the original posting of the property when the Isaacs proceeded through the administrative variance process, they would have filed for a hearing on that request. As a result of no objections being raised to the original administrative variance request, the variance was granted. Thereafter, the Petitioners obtained a Baltimore County building permit and began construction of the garage.

ORDER RECEIVED FOR FILING

Date

7/9/01

By

R. J. Jamison

Once construction began on the garage, the adjacent property owners called to inquire about what was taking place on their neighbor's property. It was at that time that they first discovered that the administrative variance had been granted allowing Mr. and Mrs. Isaacs to construct a garage 27 ft. from their tract boundary in lieu of the required 30 ft. In addition, these neighbors discovered that the garage, which is currently being constructed on the property at this time, differed from that which was approved through the administrative variance process. Upon learning of this situation, Commissioner Schmidt and I asked that a stop work order be issued on the construction of the garage itself and made a site visit to the property in order to ascertain the best method for handling this matter. Thereafter, it was determined by our office, that Mr. and Mrs. Isaacs, the property owners, should re-petition this office for a variance to allow their garage to be situated 27 ft. from the tract boundary line in lieu of the required 30 ft., a variance of 3 ft. The new variance request is for the garage as it is being constructed on the property at this time. It should be noted that the garage has been moved closer to the rear property line than that which was originally requested. However, the side yard setback has remained the same.

At the public hearing held on this matter, Mr. and Mrs. Isaacs appeared and offered testimony and evidence regarding this variance request. In addition, the adjacent property owners and protestants, Mr. Ron Gajewski and Mr. Robert Short also attended the hearing.

Testimony offered by Mr. Isaacs demonstrated that the lot he owns consists of 10,370 sq. ft., zoned DR 5.5. The subject property is improved with a single-family residential dwelling wherein Mr. and Mrs. Isaacs reside. The subject dwelling has no garage at this time. The property owners are desirous of constructing a garage on the south façade of their dwelling which, from the appearances of the property, is the only logical place to locate same. As stated previously, the Isaacs filed for an administrative variance which was approved and a Baltimore

ORDER RECEIVED FOR FILING
Date 7/9/01
By J. Gajewski

County building permit was issued to start construction on the garage. The property owners would like to finish the construction of the garage which provides additional storage and a place to park a vehicle. As a result of the way this property and the others surrounding it were developed, an unusual variance request is generated by virtue of the garage being situated 27 ft. from the tract boundary line in lieu of the required 30 ft. In essence, the Petitioners are requesting a variance of 3 ft. for this garage.

As stated previously, Mr. Gajewski and Mr. Short appeared in opposition to the Petitioners' request. Mr. Gajewski is concerned that his vision will be impaired when driving to and from his subject property. Mr. Gajewski lives on property situated to the rear of the Petitioners' house. His driveway turns at a 90° angle around the rear of Mr. Isaacs property. Therefore, he is concerned that the garage itself will impair his vision and cause problems when he comes and goes to his property. He believes this to be a safety hazard and is concerned over the welfare of the many children who play along his driveway and in this area. In addition, he believes the garage to be too large for the subject property and requests that the variance be denied.

Also attending the hearing was Mr. Robert Short, whose home is also located to the rear of the Isaacs property. Mr. Short's position was that he neither supports or opposes the garage in question, but wants to make sure that Mr. Isaacs takes all necessary steps to legally construct this garage.

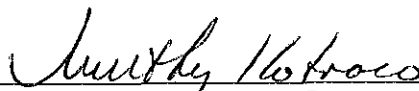
As stated previously, I did make a site visit to the property in order to assist in the rendering of this decision. My site visit showed that the Petitioners have a row of large evergreen pine trees that run along the rear property line of their property. These pine trees are situated adjacent to the driveway which is utilized by Mr. Gajewski. In my opinion, the pine trees which are legally placed on the Petitioners' property would affect Mr. Gajewski's vision

ORDER RECEIVED FOR FILING
Date 7/9/01
By J. H. Gajewski

coming and going to his property more so than the garage itself. In addition, I find the size of the garage to be compatible with the existing home to which it will be attached and is not out of character with the surrounding community. Accordingly, I believe the variance to allow the garage to be situated 27 ft. in lieu of the required 30 ft. from the tract boundary line should be approved.

THEREFORE, IT IS ORDERED this 9th day of July, 2001, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a single-family dwelling with an attached garage to have a building to tract boundary setback of 27 ft. in lieu of the required 30 ft. and to amend the Final Development Plan of the property, be and is hereby APPROVED.

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


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 7/9/01
By R. J. Emerson



Baltimore County
Zoning Commissioner

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

July 9, 2001

Mr. & Mrs. John Isaacs
9120 Avenue B
Baltimore, Maryland 21219

Re: Petition for Variance
Case No. 01-260-A
Property: 9120 Avenue B

Dear Mr. & Mrs. Isaacs:

Enclosed please find a new order printed in connection with the above-captioned case. Unfortunately, due to a computer repagination error, the computer misprinted and a line was omitted at the top of page 4 of the order. Please accept our apologies for any inconvenience this may have caused.

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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Ron Gajewski
9122 Avenue B
Baltimore, MD 21219

Mr. Robert Short
9124 Avenue B
Baltimore, MD 21219



~~John and Leona Isaacs~~
~~Petitioners~~

*

* * * * *

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, John and Leona Isaacs. The Petitioners are requesting a variance for property they own at 9120 Avenue B which is located in the Fort Howard area of Baltimore County. The variance request is from Section 1B02.3B of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow the construction of an attached garage to their dwelling with a tract boundary setback of 27 ft. in lieu of the required 30 ft. and to amend the Final Development Plan.

The owners of the property originally filed an administrative variance request which was granted by my Order dated the 26th day of January, 2001. Apparently, while proceeding through the administrative variance process, an issue arose as to whether or not the property was properly posted with signage. There are two adjacent property owners who have objections to the garage proposed to be constructed by Mr. and Mrs. Isaacs. Had they seen the original posting of the property when the Isaacs proceeded through the administrative variance process, they would have filed for a hearing on that request. As a result of no objections being raised to the original administrative variance request, the variance was granted. Thereafter, the Petitioners obtained a Baltimore County building permit and began construction of the garage.

SECRET

6/22/10

[Signature]

County building permit was issued to start construction on the garage. The property owners would like to finish the construction of the garage which provides additional storage and a place to park a vehicle. As a result of the way this property and the others surrounding it were developed, an unusual variance request is generated by virtue of the garage being situated 27 ft. from the tract boundary line in lieu of the required 30 ft. In essence, the Petitioners are requesting a variance of 3 ft. for this garage.

As stated previously, Mr. Gajewski and Mr. Short appeared in opposition to the Petitioners' request. Mr. Gajewski is concerned that his vision will be impaired when driving to and from his subject property. Mr. Gajewski lives on property situated to the rear of the Petitioners' house. His driveway turns at a 90° angle around the rear of Mr. Isaacs property. Therefore, he is concerned that the garage itself will impair his vision and cause problems when he comes and goes to his property. He believes this to be a safety hazard and is concerned over the welfare of the many children who play along his driveway and in this area. In addition, he believes the garage to be too large for the subject property and requests that the variance be denied.

Also attending the hearing was Mr. Robert Short, whose home is also located to the rear of the Isaacs property. Mr. Short's position was that he neither supports or opposes the garage in question, but wants to make sure that Mr. Isaacs takes all necessary steps to legally construct this garage.

As stated previously, I did make a site visit to the property in order to assist in the rendering of this decision. My site visit showed that the Petitioners have a row of large evergreen pine trees that run along the rear property line of their property. These pine trees are situated adjacent to the driveway which is utilized by Mr. Gajewski. In my opinion, the pine trees which are legally placed on the Petitioners' property would affect Mr. Gajewski's vision

** coming to the site is omitted due to Computer Repagination error.*
garage to be compatible with the existing home to which it will be attached and is not out of

character with the surrounding community. Accordingly, I believe the variance to allow the garage to be situated 27 ft. in lieu of the required 30 ft. from the tract boundary line should be approved.

THEREFORE, IT IS ORDERED this 27th day of June, 2001, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a single-family dwelling with an attached garage to have a building to tract boundary setback of 27 ft. in lieu of the required 30 ft. and to amend the Final Development Plan of the property, be and is hereby APPROVED.

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

Timothy M. Kotroco
TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 6/27/01
By [Signature]



Baltimore County
Zoning Commissioner

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

June 27, 2001

Mr. & Mrs. John Isaacs
9120 Avenue B
Baltimore, Maryland 21219

Re: Petition for Variance
Case No. 01-260-A
Property: 9120 Avenue B

Dear Mr. & Mrs. Isaacs:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Ron Gajewski
9122 Avenue B
Baltimore, MD 21219

Mr. Robert Short
9124 Avenue B
Baltimore, MD 21219

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



Printed with Soybean Ink
on Recycled Paper

IN RE: PETITION FOR ADMIN. VARIANCE

NW/S Avenue B, 400' W
centerline of Ross Road
15th Election District
7th Councilmanic District
(9120 Avenue B)

John & Leona Isaacs
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-260-ASPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by John and Leona Isaacs, property owners, for that property known as 9120 Avenue B in the North Point/Fort Howard area of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) and Section V.B.5.b of the Comprehensive Manual of Development Policies (CMDP), to permit an existing single family dwelling with addition (garage) to have a building to tract boundary setback of 27 ft. in lieu of the required 30 ft. and to amend the Final Development Plan. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation contained in the case file. Based upon the information available, there is no evidence in the file to indicate that the requested administrative variance would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted.

In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that the relief requested sufficiently complies with

FILED
1/26/01
J. P. Johnson

the requirements of Sections 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the B.C.Z.R. As of the date of this Order DEPRM has not completed its review of this project. Therefore, the relief granted herein is subject to the Petitioners' compliance with any recommendations made by DEPRM upon completion of their review.

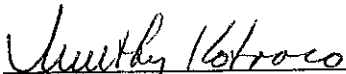
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of January, 2001, that the Petitioners' request for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) and Section V.B.5.b of the Comprehensive Manual of Development Policies (CMDP), to permit an existing single family dwelling with addition (garage) to have a building to tract boundary setback of 27 ft. in lieu of the required 30 ft. and to amend the Final Development Plan, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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.

1/26/01
R. R. Jameson

2. Compliance with any Zoning Advisory Committee (ZAC) recommendations submitted by DEPRM to minimize any effect the proposed development might have on the Bay and its tributaries.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

03/22/10 10:00 AM
1/26/10
H. Johnson



Baltimore County
Zoning Commissioner

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

January 26, 2001

Mr. & Mrs. John Isaacs, Sr.
9120 Avenue B
Baltimore, Maryland 21219

Re: Petition for Administrative Variance
Case No. 01-260-ASPH
Property: 9120 Avenue B

Dear Mr. & Mrs. Isaacs:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative 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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure





CRITICAL

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9120 AVENUE B
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) 1B02.3.B, 504 (BCZR)

V.B.5.6 (CMDP)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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 John P. Isaacs Jr.

Signature JOHN P. ISAACS

Name - Type or Print LEONA M. ISAACS

Signature LEONA M. ISAACS

Address 9120 AVENUE B 4104772991

City BALT State MD Zip Code 21217

Representative to be Contacted:

Name SAME

Address AS Telephone No. _____

City _____ State ABOVE Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 01-260-ASPH

Reviewed By CTM Date 12/21/00

Estimated Posting Date 12/31/00

REV 9/16/98

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 9120 AVENUE B
Address
BALT MD 21219
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty): TO PROTECT THE FAMILY
FROM THE WEATHER + ALSO TO PROTECT VEHICLE FROM WEATHER
+ SAFT AID,

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

John P. Isaac Sr.
Signature
JOHN P. ISAAC
Name - Type or Print

Leona M. Isaac
Signature
LEONA M. ISAAC
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of December, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John P. and Leona M. Isaac
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

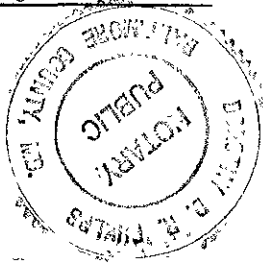
12-11-00

Notary Public

My Commission Expires

05/01/02

REU 09/15/98



Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3120 AVENUE B
Address
BALT MD 21219
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty): TO PROTECT THE FAMILY FROM THE WEATHER & ALSO TO PROTECT VEHICLE FROM WEATHER & BLAST AIR.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

HIM

John P. Isaacs Jr.
Signature

JOHN P. ISAACS
Name - Type or Print

HER

Leona M. Isaacs
Signature

LEONA M. ISAACS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of December 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John P. and Leona M. Isaacs
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

12/11/00

Notary Public

My Commission Expires

05/01/02



CRITICAL

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9120 AVENUE B
which is presently zoned DR55

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) 1802.3.B, 504 (BCZR)

V.B.S. & CNDP

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION (GARAGE) TO HAVE A BUILDING TO TRACT BOUNDARY SETBACK OF 27' IN LIEU OF THE REQUIRED 30' AND TO AMEND THE F.D.P. of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print _____

JOHN P. ISAACS
Name - Type or Print _____

Signature _____

John P. Isaacs Jr.
Signature _____

Address _____ Telephone No. _____

LEONA M. ISAACS
Name - Type or Print _____

City _____ State _____ Zip Code _____

Leona M. Isaacs
Signature _____

Attorney For Petitioner:

9120 AVENUE B 410427 2991
Address Telephone No. _____

Name - Type or Print _____

BALT MD 21219
City State Zip Code _____

Signature _____

Representative to be Contacted:

Company _____

SAME
Name _____

Address _____ Telephone No. _____

AS
Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

ABOVE
City State Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 01-260-ASPM

Reviewed By CTM Date 12/21/00

REU 9/15/98

Estimated Posting Date 12/31/00

Zoning Description

THOMAS E. PHELPS & ASSOCIATES, INC.

945 Barron Avenue

Baltimore, Maryland 21221-5202

(301) 574-6744

LAND SURVEYING

LAND PLANNING

ZONING DESCRIPTION FOR 9120 AVENUE B
(address)

Beginning at a point on the NORTHWEST
EAST side of
(north, south, east or west)

AVENUE B which is 20'
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 400
(number of feet) WEST of the
(north, south, east or west)

centerline of the nearest improved intersecting street ROSS RD
AVENUE B
(name of street)

which is 50
(number of feet of right-of-way width) wide. *Being Lot # 6.

Block —, Section # — in the subdivision of FALCO PROPERTY
(name of subdivision)

as recorded in Baltimore County Plat Book # 51, Folio # 55.

containing 10,770
(square feet or acres) Also known as 9120 AVENUE B
(property address)

and located in the 15 Election District, 7 Councilmanic District.

Zoning Description.

This states east side of Avenue B 20 foot right of way. There is no 20 foot right of way. That is my property being described .9120 Avenue B has a 12 foot entrance from Avenue B.

95 foot west of center line of Avenue B makes no sense.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

30601

DATE

12/21/00

ACCOUNT

R0016150

AMOUNT

\$ 100.00

RECEIVED
FROM:

TOM RILEY

FOR:

CIO VARIANCE

SPECIAL MFG.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT NO. 0001
12/22/2000 12/21/2000 12:04:27
MS05 CASHIER RILEY WES DPMER
Doc 5 528 ZONING REGISTRATION
Report R FICIS
OR NL 09000

Receipt Tot 100.00
100.00 GE 100.00
Baltimore County - Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING HEARING
CHANGE OF DATE**

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: #01-260-ASPH

9120 Avenue B

NW/S Avenue B, 400' W of Ross Road

15th Election District -- 7th Councilmanic District

Legal Owner(s): Leona M & John P Isaacs

Administrative Variance: to permit an existing family dwelling with addition (garage) to have a building to tract boundary setback of 27 feet in lieu of the required 30 feet and to amend the FDP.

Hearing: Friday, June 1, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5/16/01 May 17

C469346

CERTIFICATE OF PUBLICATION

5/17, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/17, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ADMIN

RE: Case No.: 01-260-ASPH

Petitioner/Developer: T. PHELPS, ETAL

Date of Hearing/Closing: 1/15/01

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 #9120 AVENUE 'B'

The sign(s) were posted on 12/30/00
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe SR 1/8/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

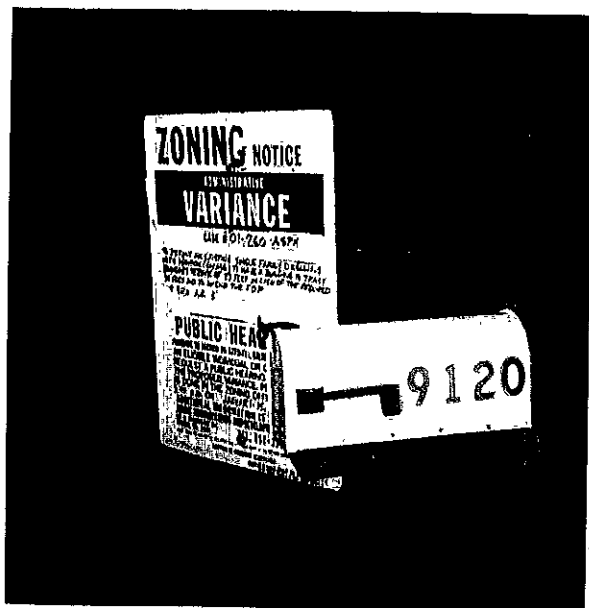
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



#9120 01-260 ASPH
AVE 'B'

CL-1/15/01

Certificate of Posting.

#1. Sign was posted in the dark as shown by the picture.

#2. Sign was posted at the mailbox ,on the property of Gordon L Diven and not on the property Known as 9120 Avenue B.

#3. Picture shows sign at mailbox that is less then 20 feet from mine and Robert Short's mailbox. This sign was not seen by either of us.

#4. We cannot respond to a hearing if we didn't know about it..

CERTIFICATE OF POSTING

RE: Case No. 01-260 ASPH
Petitioner/Developer: ISSAACS, ETAL

Date of Hearing/Closing JUNE 1, 2001

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

MAY 30

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 9120 - AVENUE 'B' - ONSITE

The sign(s) were posted on

5/16/01
(Month, Day, Year)

Sincerely,

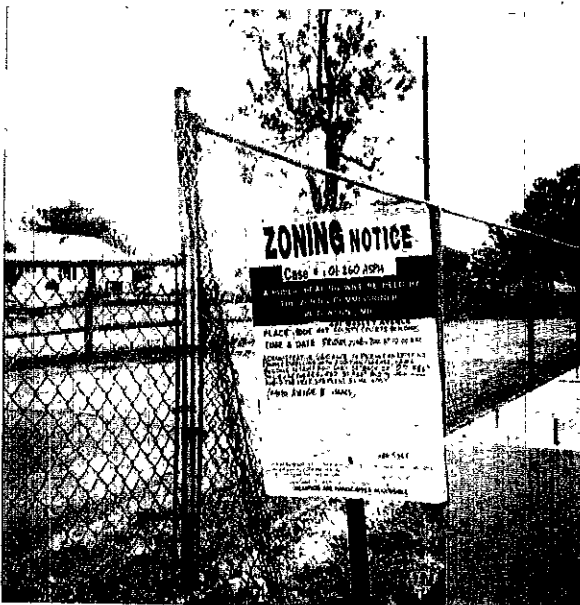
Patrick M. O'Keefe 5/20/01
(Signature of Sign Poster and Date)

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)



ISSAACS AVE 'B'
01-260 ASPH

5/25/01



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

April 18, 2001

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: 01-260-ASPH
9120 Avenue B
NW/S Avenue B, 400' W of Ross Road
15th Election District – 7th Councilmanic District
Legal Owners: Leona M & John P Isaacs

Administrative Variance to permit an existing family dwelling with addition (garage) to have a building to tract boundary setback of 27 feet in lieu of the required 30 feet and to amend the FDP.

HEARING: Friday, May 25, 2001 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon GDZ
Director

C: Leona M & John P Isaacs Sr, 9120 Avenue B, Baltimore 21219
Ronald T Gajewski Sr, 9122 Avenue B, Baltimore 21219
Robert Short, 9124 Avenue B, Baltimore 21219
Lawrence Schmidt, Zoning Commissioner

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 10, 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.



Baltimore County
Department of Permits and
Development Management

Jim 1/15/01 AV
W/H 5/15/01 H
Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 25, 2001

NOTICE OF ZONING HEARING CHANGE OF DATE

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: 01-260-ASPH
9120 Avenue B
NW/S Avenue B, 400' W of Ross Road
15th Election District – 7th Councilmanic District
Legal Owners: Leona M & John P Isaacs

Administrative Variance to permit an existing family dwelling with addition (garage) to have a building to tract boundary setback of 27 feet in lieu of the required 30 feet and to amend the FDP.

HEARING: Friday, June 01, 2001 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

Arnold Jablon
Director

C: Leona M & John P Isaacs Sr, 9120 Avenue B, Baltimore 21219
Ronald T Gajewski Sr, 9122 Avenue B, Baltimore 21219
Robert Short, 9124 Avenue B, Baltimore 21219
Lawrence Schmidt, Zoning Commissioner

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 17, 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.



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

APPROVED SIGN POSTERS

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

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

Richard Hoffman
904 Dellwood Drive
Fallston MD 21047

Telephone: 410-879-3122

SSS Robert Black
1508 Leslie Road
Dundalk, MD 21222

Telephone: 410-282-7940
Fax: 410-282-7940
Cell Phone: 410-499-7940
Pager: 410-373-9662

Garland E Moore
3225 Ryerson Circle
Baltimore, MD 21227

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

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

Telephone: 410-666-5366
Cell: 410-905-8571
Fax: 410-666-0929
410-882-2469

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

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

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

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

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 10, 2001 Issue – Jeffersonian

Please forward billing to:
John P Isaacs
9120 Avenue B
Baltimore MD 21219

410 477-2991

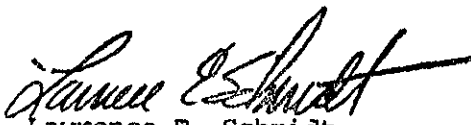
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HEARING: Friday, May 25, 2001 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.Z.
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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 17, 2001 Issue – Jeffersonian

Please forward billing to:
John P Isaacs
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Baltimore MD 21219

410 477-2991

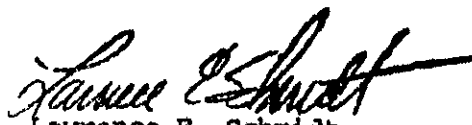
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CHANGE OF DATE**

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401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G72
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.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 260 -ASPM Address 9120 AVENUE B

Contact Person: LOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/21/00 Posting Date: 12/31/00 Closing Date: 1/15/01

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 260 -ASPM Address 9120 AVENUE B

Petitioner's Name JOHN P. ISAACS Telephone 410 477 2991

Posting Date: 12/31/00 Closing Date: 1/15/01

Wording for Sign: TO PERMIT AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION (GARAGE) TO HAVE A BUILDING TO TRACT
BOUNDARY SETBACK OF 27' IN LIEU OF THE REQUIRED
30' AND TO AMEND THE F.D.P.

TEM PHILLIPS
574 5111

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

APPROVED SIGN POSTERS

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

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

Richard Hoffman
904 Dellwood Drive
Fallston, MD 21047

Telephone: 410-879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

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

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

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

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

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

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

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

Staff Sergeant Robert A. Black
1508 Leslie Road
Dundalk, MD 21222

Telephone: 410-282-7940
Cell: 410-499-7940
Pager: 410-373-9662
Work: 410-288-3284

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

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

WCR – Revised 11/17/99

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BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 260 -ASPH Address 9120 AVENUE B

Contact Person: LOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/21/00 Posting Date: 12/31/00 Closing Date: 1/15/01

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I HAVE RECEIVED POSTING INFO

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 260 -ASPH Address 9120 AVENUE B
Petitioner's Name JOHN P. ISACS Telephone 410 477 2991
Posting Date: 12/31/00 Closing Date: 1/15/01

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION (GARAGE) TO HAVE A BUILDING TO TRACT
BOUNDARY SETBACK OF 27' IN LIEU OF THE REQUIRED
30' AND TO AMEND THE F.D.P.

**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: 01-260-ASPH
Petitioner: JOHN P LEACS
Address or Location: ~~7120~~ 9120 AVENUE B

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN P. LEACS
Address: 9120 AVE B
BALT. MD. 21217
Telephone Number: 410-477-2991

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

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

OWNER: _____



Vicinity Map

scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____
acreage square feet

SEWER: ☐ public ☐ private

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

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



North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____



Baltimore County
Department of Permits and
Development Management

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

January 16, 2001

Leona M. & John P. Isaacs, Sr.
9120 Avenue B
Baltimore MD 21219

Dear Mr. & Mrs. Isaacs:

RE: Case Number: 01-260-ASPH, 9120 Avenue B

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 21, 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
Department of Permits and
Development Management

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

May 25, 2001

Leona M & John P Isaacs
9120 Avenue B
Baltimore MD 21219

Dear Mr. & Mrs. Isaacs:

RE: Case Number: 01-260-ASPH, 9120 Avenue B

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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: March 6, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For January 16, 2001
Item Nos. 251, 252, 253, 254, 255, 256,
257, 259, 260, 261, 262, 263, 264, and
265

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

January 9, 2001

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 January 8, 2001

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:

253, 256, 258, 259, 260, 261, 263, 264, 265

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

cc: File

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: January 18, 2001
SUBJECT: Zoning Item #260
9120 Avenue B

Zoning Advisory Committee Meeting of January 8, 2001.

- _____ 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:
- _____ If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to 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).

Reviewer: Keith Kelley

Date: January 11, 2001

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 25, 2000

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-260 and 01-264.

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: 1.10.01

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

RE: Baltimore County
Item No. 260 LTM

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



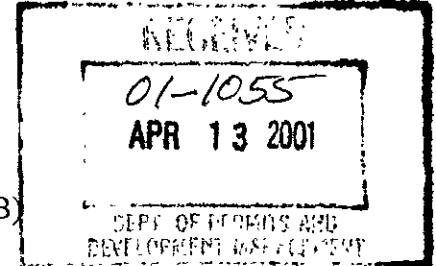
Baltimore County
Zoning Commissioner

April 11, 2001

4/13/01
TO WORK
please post
schedule
+ address
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

Mr. John Isaacs
9120 Avenue B
Baltimore, Maryland 21219

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/S Avenue B, 400' W of the c/I Ross Road (9120 Avenue B)
15th Election District – 7th Council District
Case No. 01-260-A



Dear Mr. Isaacs:

As you are aware, you filed for variance relief through the administrative variance process, pursuant to the provisions of Section 26-127 of the Baltimore County Code. That Section allows the owner of a residentially zoned property who resides thereon to request and obtain a variance from height and/or area requirements of the Baltimore County Zoning Regulations (B.C.Z.R.) without a public hearing. Under that process, the property owner files a Petition for Administrative Variance identifying the specific relief being requested and the property is conspicuously posted giving public notice of the requested relief for a period of 15 days. If there is no request for public hearing within that time frame by any interested person who resides within 1,000 feet of the property, the variance can be considered by the Zoning Commissioner or Deputy Zoning Commissioner without a public hearing.

In this case, certification was submitted to Baltimore County indicating that the property had been posted the requisite 15 days and since no request for public hearing had been made, the file was referred to Mr. Kotroco for consideration. By his Order dated January 26, 2001, Mr. Kotroco granted your request for variance to permit a building to tract boundary setback of 27 feet in lieu of the required 30 feet to allow construction of a proposed garage, in accordance with the site plan submitted with your Petition. In addition, you requested approval of an amendment to the final development plan to reflect the proposed improvements.

The Baltimore County Code further provides that any relief granted by either Zoning Commissioner may be appealed within 30 days of the date thereof. The appellate process is more fully set forth in the code. No timely appeal was taken in this case; however, on or about March 28, 2001, correspondence was received from two of your neighbors, namely, Ronald T. Gajewski and Robert Short. These neighbors indicated they were unaware that a variance had been requested and objected to the ongoing construction of the garage on your property. Primarily, the nature of the objection was that the property had not been properly posted with notice of the requested relief.

As you know, I have had a series of discussions with you, your engineer, and your neighbors in this regard. Mr. Kotroco and I also visited the site on April 10, 2001. As a result of

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

Mr. John Isaacs
April 12, 2001
Page 2

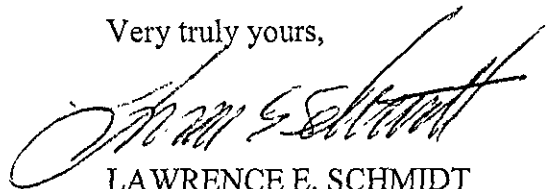
our discussions and our site visit to the property, it is apparent that there has not been compliance with the administrative variance process in at least two areas. First, notwithstanding the written certification received, it is now clear that the sign advertising the variance request was not posted on your property for the required 15 day period. Moreover, although the photograph of the sign submitted shows that same is located immediately adjacent to your mailbox, it is obvious that your mailbox is not located on your property. Thus, through what appears to be an honest mistake by the sign poster, the sign was incorrectly located. Furthermore, based upon the conversations I have had with the various participants in this case, it is apparent that the sign did not remain posted for 15 days.

More importantly, the site visit disclosed that the subject garage is not being constructed where shown on the plan submitted with your request. Specifically, that plan shows that the garage will be located in the front and side yard of your property, beyond the front building wall of your dwelling. However, the garage is being constructed along the side and into the rear yard, closer to both the Gajewski and Short properties.

Under the circumstances, I have requested that the Department of Permits and Development Management schedule this matter for a public hearing, pursuant to the authority conferred upon the Zoning Commissioner in Section 500.7 of the B.C.Z.R. At that time, your Petition for Administrative Variance will be reconsidered as well as an amendment to the site plan to show the actual location of the garage. When a hearing date has been determined, your property will be advertised and posted to provide public notice of same and a copy of the Notice of Hearing will be forwarded to all participants. I suspect the hearing will be scheduled before Deputy Zoning Commissioner Kotroco in that he considered the initial variance and I have conducted discussions with all of the parties.

Please contact me should you have any other questions in this regard.

Very truly yours,



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Charles Berquist, Berquist Home Improvements
1444 Maple Avenue, Baltimore, Md. 21221
Mr. Ronald Gajewski, Sr., 9122 Avenue B, Baltimore, Md. 21219
Mr. Robert Short, 9124 Avenue B, Baltimore, Md. 21219
✓ Mr. Arnold Jablon, Director, DPDM; People's Counsel; Case File

Mr. John Isaacs
April 12, 2001
Page 2

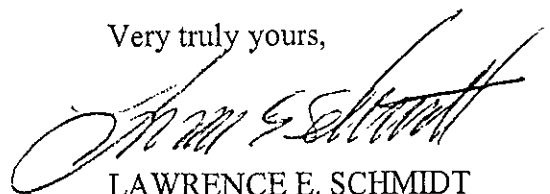
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Baltimore County
Zoning Commissioner

April 11, 2001

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Baltimore, Maryland 21219

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Printed with Soybean Ink
on Recycled Paper

Tuesday, April 2, 2001.

**Mr. Timothy M. Kotroco,
Deputy Zoning Commissioner.**

Today while Bob Short and I were installing polls to show our property lines we were informed by John Isaccs of "9120" Avenue B that now that Towson has informed Mr. Isaccs that now our property has been shown as really being Avenue B that we should not be putting up any poles or fences because he intends to remove his fence so that he can use our property as his driveway.

On Tuesday April 3, 2001 at 8:30 am I called Zoning enforcement and explained the problem and was told that they could not help me. The man on the phone recommended that I install a fence to keep Mr Isaccs from using my property .

The problems here are beginning to escalate due to the fraudulent information submitted by Thomas E. Phelps and associates. In reference to the zoning variance.

If we are coming to the wrong office for help please inform me of where I need to go to get relief before this situation gets completely out of hand because now this is getting pretty ugly.

**Respectfully,
Ronald T. Gajewski Sr.
9122 Avenue B
Baltimore, Maryland. 21219.
410-477-6920.
And
Robert Short
9124 Avenue B
Baltimore, Maryland. 21219.
410-477-8245.**



Baltimore County
Department of Permits and
Development Management

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

Code Enforcement:

410-887-3351

Plumbing Inspection:

410-887-3620

Building Inspection:

410-887-3953

Electrical Inspection:

410-887-3960

Any? Call Me 8-8-30 AM or 3-4 PM.
BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 01-1520	Property No. 19 00 012437	Zoning:
------------------------------	------------------------------	---------

Name(s): ISAACS, John & Leona

Address: 9120 Avenue B

Violation: Same

Location:
DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:
BOCA 107.6 "Site Plan"; 117.0 Stop Work
Order

All Construction under building
permit B442037 shall cease. Zoning
Variance Case # 01-260-A has been
rescinded due to questionable plot
plan submitted.

To Rectify: Call - Tim Kotroco
410-887-4386

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: 4/18/01	Date Issued: 4/4/01
----------------------------	------------------------

INSPECTOR: Jim Kemp AGENCY

PANEL BP1004M
TIME: 13:46:38 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 02/21/2001
DATE: 04/03/2001 BUILDING DETAIL 1 PLF 13:21:56
DRC#
PERMIT # B442037 PLANS: CONST 00 PLOT 3 PLAT 0 DATA 0 EL 2 PL 2
TENANT
BUILDING CODE: 1 CONTR: BERGQUIST HOME IMPROVEMENTS
IMPRV 2 ENGR:
USE 01 SELLR:

FOUNDATION BASE WORK: CONSTRUCT 1 STORY GARAGE, STORAGE & WORKSHOP
2 3 ADDITION ON SIDE OF SFD, 17'X38'X14'6=646SF,
CONSTRUC FUEL SEWAGE WATER ZONING CASE 01-250-A, CBCA, ZONE B, ELEV 9.3'
2 1E 1E SE 86
CENTRAL AIR PLANS WAIVED-JAV
ESTIMATED COST
17,000 PROPOSED USE: SFD & ADDITION
OWNERSHIP: 1 EXISTING USE: SFD
RESIDENTIAL CAT: 1
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:
1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

*I spoke w/ John Altmyers.
Will send in generator down
1st thing in AM to rescind
permit. 4/3/01*

John
X 3953
AR

TIME: 13:45:59
DATE: 04/03/2001

AUTOMATED PERMIT TRACKING SYSTEM
BUILDING DETAIL 2

PANEL BP1005M
LAST UPDATE 02/21/2001
PLF 13:21:56

PERMIT #: B442037

BUILDING SIZE

LOT SIZE AND SETBACKS

FLOOR: 646
WIDTH: 17'
GARBAGE DISP: DEPTH: 38'
POWDER ROOMS: HEIGHT: 14'6
BATHROOMS: STORIES: 1
KITCHENS:

SIZE: 0086.12 X 0000.00
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: NC
SIDE STR SETB: 3'
REAR SETB: 31'

LOT NOS: 6
CORNER LOT: N

ZONING INFORMATION

ASSESSMENTS

DISTRICT: BLOCK:
PETITION: SECTION:
DATE: LIBER: 005
MAP: FOLIO: 055
CLASS: 04

LAND: 0032600.00
IMPROVEMENTS: 0092100.00
TOTAL ASS.:

PLANNING INFORMATION

MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 13:46:29 AUTOMATED PERMIT TRACKING SYSTEM PANEL BP1003M
DATE: 04/03/2001 GENERAL PERMIT APPLICATION DATA LAST UPDATE 02/21/2001
PLF 13:16:58

PERMIT #: B442037 PROPERTY ADDRESS
RECEIPT #: A420377 9120 AVENUE B
CONTROL #: MR SUBDIV: DEFALCO PROPERTY
XREF #: B442037 TAX ACCOUNT #: 1900012437 DISTRICT/PRECINCT 15 21
OWNERS INFORMATION (LAST, FIRST)
FEE: 65.00 NAME: ISAACS, JOHN & LEONA
PAID: 65.00 ADDR: 9120 AVENUE B
PAID BY:

DATES APPLICANT INFORMATION
APPLIED: 02/21/2001 NAME: CHARLES BERGQUIST
ISSUED: 03/16/2001 COMPANY: BERGQUIST HOME IMPROVEMENTS
OCCPNY: ADDR1: 1444 MAPLE AVE
ADDR2: BALTO MD 21221
INSPECTOR: 15R PHONE #: 410 686 2163 LICENSE #: 28950
NOTES: JT/SD

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

IMPORTANT MESSAGE

FOR Ramsey - FBI
 DATE 4/16 TIME A.M.
 M. Arnold/Stella
 OF
 PHONE AREA CODE NUMBER EXTENSION
☐ FAX
☐ MOBILE AREA CODE NUMBER TIME TO CALL

TELEPHONED	☒	PLEASE CALL	
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE He wants this prop.
proofed and advertised
don't revised the letter
somewhat to reflect that
will take the file over
to George tomorrow
 SIGNED

Butte

IMPORTANT MESSAGE

FOR Jim Tine
 DATE 7/5 TIME 11:00 A.M.
 M. Mr. Krajewski
 OF
 PHONE AREA CODE NUMBER 410-477-6920 EXTENSION
☐ FAX
☐ MOBILE AREA CODE NUMBER TIME TO CALL

TELEPHONED	☐	PLEASE CALL	
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE Case 01-260-A
Isaacs
Bottom Page 3 & Page 4.
 SIGNED (line omitted)

Plat Requirements:

12 copies required. The plat shall be legible and clear enough for micro-filming and in no case can it be larger than 24" x 36". Plats must be trimmed or folded to a neat 8-1/2" x 11" size. It shall contain all the information as set forth on the checklist as follows:

1. NORTH ARROW, ELECTION AND COUNCILMANIC DISTRICT, TITLE PLAN "PLAN TO ACCOMPANYHEARING". THE OWNER'S NAME, PROPERTY ADDRESS AND DATE.
2. SCALE OF DRAWING: 1"=20' or 1"=50'. If acreage exceeds 40 acres, use 1"=100' scale.
3. OUTLINE OF PROPERTY: Indicated by a heavy bold line include lot lines, distances and area of the parcel(s) by square feet and acreage. (To figure acreage, divide square feet by 43,560.)
4. VICINITY MAP: A vicinity map must be included on all plats with the scale of 1"=1,000' WITH SITE CLEARLY AND ACCURATELY DEPICTED. DO NOT PUT THIS MAP ON A SEPARATE SHEET; IT MUST BE ON THE SAME SHEET AS THE SITE PLAT!
5. PRIOR ZONING HEARINGS: The case number(s), date of the order(s), what was granted or denied, and any restrictions must be listed and addressed on the plat of any prior zoning hearings.
6. OWNERSHIP: Of all adjacent parcel(s) of property including owner's name(s), lot numbers, subdivision names, tax account numbers, and/or deed references. (This information is available from the Tax Assessment Office, 2nd floor, Jefferson Building, 105 West Chesapeake Avenue, Towson.)
7. LOCATION: Street address and name of adjoining street(s), beginning point of description and distance from property corner to the nearest intersecting public street centerline. (Check record plats, State tax maps, or utility maps in room 206, County Office Building.) This beginning point and distance should also be the first statement in the zoning description.
8. STREETS WIDENING R/W EASEMENTS: Include all existing public boundary streets with the existing right-of-way and paving width. Include any existing or proposed easements or right-of-ways and indicate if it is public or private.
9. BUILDINGS: Use dimensions, height and location of all existing buildings and improvements on property with building-to-property line and building-to-building setbacks shown for each structure. Also, the front orientation of any dwellings and the use, dimension and location of all proposed buildings or additions and the proposed use if the use is to be changed. The general use, building and lot dimensions and all facing property line setbacks of buildings on adjoining lots.
10. STREET SETBACKS: If a new dwelling is proposed or the proposed addition or improvement is located on the street side (front) and if either adjacent side is unimproved and your property is zoned D.R.-2, D.R.-3.5 or D.R.-5.5, then you must show on your site plan the front setback of all dwellings on your side of the street within a distance of 200 feet from the joint side property lines.

11. UTILITIES: Show location and size of all public utilities and right-of-ways both adjacent to and on-site. If no public water or sewer exist, well and septic system locations and setbacks must be indicated. (Public utilities reference - Room 206, County Office Building.)
12. FEATURES: Location of streams, storm water management systems drainage, pipe systems on or within 50 feet of the property, and 100 year floodplain (if any). If floodplain or not, state this on the plan, including the elevation.
13. B.O.C.A.: Buildings must meet the building code, as well as the fire code requirements, with regard to type of construction, windows, etc.
14. SPECIAL REQUIREMENTS: For special hearings on 2 apartment dwellings, floor plans detailing each floor with room square footages and uses are required. For waterfront construction (over the water), such as piers and piles, ask for a copy of the checklist for waterfront construction (available in room 111).

**ALL OF THE ABOVE INFORMATION MUST BE
COMPLETE AND ACCURATE OR THE PETITION
CANNOT BE ACCEPTED FOR FILING!**

"Plat Requirements".

3 There are no heavy bold lines showing lot lines.

#6 Ron Gajewski owns adjacent parcels and is not listed.

#7 Names of adjoining streets are misrepresented because the plat is not correct .Thomas E Phelps and assoc. are showing my property and Robert Shorts's property as Avenue B when it is not.Please refer to exhibit D.

#8 There is no right of way or easement as listed on zoning description.

#9 The garage is not located as per plat.

#10 No set backs are shown for adjacent properties lot # 5&7 .The ones for lot #8&4 are incorrect as per the recorded plat.

#11 No utility locations are shown.

#12 No elevation is shown on submitted plat.

The plat submitted by Thomas E. Phelps and associates contains many inaccuracies .

Exhibit A.

Which is highlighted describes my property and Robert Short's property as being Avenue B which it is not. The proper location is shown on exhibit D.

Exhibit B.

Which is highlighted indicates an island, that does not exist. This is Robert Short's property.

Exhibit C.

Describes where the garage is to be built (orange) it is not being built there.

Exhibit D.

Shows the property as it really is Ronald Gajewski's (green) and Robert Short (orange) and 9122 (white) and Avenue B (yellow).

Mr. Timothy M. Kotroco.
Deputy Zoning Commissioner.

March 28, 2001.

On Sunday March 25, 2001 at 7:00 am in the morning construction was started at 9120 Avenue B to build a garage along side of my property, which I was very surprised to see that considering property setbacks that were being ignored. My next door neighbor Robert Short walked over to the site to see what was going on and was told that they had got a zoning variance to build a garage. Robert Short asked how they got a variance without a hearing, and was told that the sign was in the window. I found this hard to believe because I thought that a sign had to be posted on the property. I called zoning and was told that they indeed had a variance and I asked about the sign and was told that they have a picture of the sign being posted and I could see the picture if I come into the office. I went to Towson to see for myself. They showed me a picture of a sign that was posted at a mailbox at 9120 Avenue B in the dark which is not at the property in question, but on the property of Gordon L. Diven. This sign is impossible to miss due to its size. The 9120 mailbox is less than 20 feet from 9122 and 9124 mailboxes which belong to me and to Robert Short. Never the less it was never seen by Robert Short or his wife Mary Short or their son Butch Short nor my wife or son nor myself. The disappearance of the sign is a mystery as we haven't found anyone that has seen it.

While looking at the file I started finding inaccurate information which I have included. If Robert Short or I would have seen the sign we certainly would have asked for a hearing. We are respectfully asking you to revisit this variance because of the mysterious sign disappearance and the list of inaccuracies that I found in the application.

Respectfully,
Ronald T. Gajewski
9122 Avenue B
Baltimore, Maryland 21219-2414
410-477-6920.

And
Robert Short
9124 Avenue B
Baltimore, Maryland 21219-2414
410-477-8245.

PLEASE PRINT CLEARLYPETITIONER(S) SIGN-IN SHEETNAMEADDRESS

Mark H. WITTSTADT
ATTY FOR PETITIONER

7214 Holabird Ave
Baltimore, MD 21222

John P. ISAACS
Leona M. Isaacs

9120 AVE B.
"9120 Ave. B. Balt Md
21219

TOM PHILLIPS

945 BARNOR AVE 21221



Case Number #01-260-ASPH

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

**allfirst**

Allfirst Bank
 400 Mitchell Road
 Millsboro, Delaware 19966
 Attention: Installment Services, 501-740

Maryland

MORTGAGE
 (CLOSED-END CREDIT)
 PAGE 1 OF 3

20002971514160

TAX ID: 1900012437

This MORTGAGE, is made this Tenth day of November, 2000

by and between

JOHN P. ISAACS SR.

LEONA M. ISAACS

(Hereinafter called, whether one or more, "Mortgagor"), and Allfirst Bank, 25 South Charles Street, Baltimore, Maryland 21201 (hereinafter called "Mortgagee").

WHEREAS, as evidenced by a Simple Interest Installment Note And Security Agreement dated 11/10/2000 and incorporated herein by this reference (hereinafter called the "Note"),

Borrower, as Borrower is defined in the Note, is justly indebted unto Mortgagee in the principal amount of \$ 34,769.00

and Mortgagor has agreed that this Mortgage will secure the repayment of all the "Obligations", which term means all amounts loaned to Borrower under the Note, and any extensions or renewals thereof, as it now exists or may hereafter be amended, and all interest on such Obligations, and all future advances and readvances under the Note, and all costs and expenses incurred in respect to the Obligations, including reasonable counsel fees incurred to obtain collection after default, and all amounts which Mortgagor promises to pay hereunder, as is hereinafter provided:

NOW, THEREFORE, THIS MORTGAGE WITNESSETH, That in consideration of the aforesaid indebtedness and of the sum of One Dollar, and to secure the Obligations, Mortgagor does hereby grant, assign and convey unto Mortgagee, its successors and assigns, all that lot of ground and premises located

in BALTIMORE, Maryland, known as 9120 AVENUE B
 BALTIMORE MD 21219-2414

and more fully described in a Deed from JOHN P. ISAACS SR. AND LEONA M. ISAACS

to Mortgagor dated 02/04/1994, recorded among the Land Records of BALTIMORE

in Liber 10420 Folio 56, together with the buildings and improvements thereon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in any wise appertaining and any right, title, interest or estate hereafter acquired by Mortgagor, and all insurance proceeds and proceeds from any condemnation or taking by eminent domain (hereinafter called the "Mortgaged Property").

LEGAL DESCRIPTION: LOT 6, PLAT OF DEFALCO PROPERTY ON AVENUE B PLAT BOOK EHK

JR 51 AT FOLIO 55

TO HAVE AND TO HOLD the Mortgaged Property unto Allfirst Bank, its successors and assigns, in fee simple with power of sale, except that if the Mortgaged Property is subject to a ground rent, then for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal thereof from time to time, forever, subject to the payments of the annual ground rent.

If, however, Borrower shall pay the Obligations in full, and perform its other promises and covenants hereunder, then at any such time Mortgagee will at Mortgagor's request execute and deliver a release to the Mortgagor, and upon the filing of such request, this Mortgage shall be void.

1. Right to possession. Mortgagor may retain possession of the Mortgaged Property unless and until there is a default hereunder and foreclosure proceedings have been filed in a court of equity, but not thereafter.

2. Warranty of title. Mortgagor warrants generally the Mortgaged Property hereby granted and will execute further assurances of the land as Mortgagee may require. Mortgagor warrants that the only mortgages or deeds of trust on the Mortgaged Property are those which Mortgagor disclosed in writing to Mortgagee before obtaining credit from Mortgagee, and that Mortgagor has obtained any necessary approvals for this Mortgage from the party secured by such mortgage or deed of trust.

3. Borrower's and Mortgagor's promises. Borrower and Mortgagor jointly and severally covenants and promises to Mortgagee as follows:

- (1) To pay the Obligations in accordance with the terms of the Note and this Mortgage, and to comply with the promises of the Mortgagor in the Note;
- (2) To pay all ground rent and taxes or public charges for which the Mortgaged Property may become liable, when payable;
- (3) To make all payments and perform all other obligations as required by any other mortgage, deed of trust, or other encumbrance on the Mortgaged Property;
- (4) To keep the improvements on the Mortgaged Property fully insured from loss by fire or other hazards and casualties as Mortgagee may from time to time require, in some company acceptable to the Mortgagee (Mortgagee reserves the right to reject, for reasonable cause, a company offered by Mortgagor) insuring Mortgagee as a beneficiary of such policy to the extent of its interest therein, under a standard mortgagee clause acceptable to Mortgagee;
- (5) To neither commit nor permit waste of the Mortgaged Property;
- (6) To keep all improvements in good repair;
- (7) To not tear down or materially change the improvements or permit them to be torn down or materially changed;
- (8) To not abandon the Mortgaged Property;
- (9) To sign and deliver to Mortgagee upon request such instruments as Mortgagee may deem useful or necessary to permit Mortgagee to cure any default under any other mortgage or deed of trust on the Mortgaged Property or permit Mortgagee to take such other action as Mortgagee considers desirable to cure or remedy the default and preserve the interest of Mortgagee in the Mortgaged Property;

Ref 4A

LIC# 2050
MHIC 333-6309
BERGQUIST

HOME IMPROVEMENT

1-301-285-5531

410-686-2163

Proposal-Acceptance

Page of Pages

SUBMITTED TO:

John Isaacs

DATE

11-13-00

DATE OF PLANS

STREET

9120 Ave B

JOB NAME

Garage

CITY, STATE AND ZIP CODE

Edgewater

JOB LOCATION

9120 Ave

PHONE

410-477-2991

JOB PHONE

410-886-3550

PROJECT DIRECTOR

Charles C. Bergquist

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

Garage Approx size 17'x38' Blacktop removed from where garage is
To be built - 32" in ground for Footers - blacktop to be 2 block above
ground level - concrete floor for garage - 3' apron in front - walls 2x4s
+ OSC Sheeting - fire proof sheetrock where needed - Sided with vinyl
siding - color to match house as close as possible - Shingles to be similar
to house roof - all exterior wood capped with white aluminum - Rain spout 1" in
front + back of garage - A-Frame roof with 4/12 pitch - Pitch angle same
as house - Insulated garage door with small lights of glass Approx size
8'x12' - 2 windows in rear - Opening cut in basement wall inside garage
for steel door (approx price steel door 120.00 - windows 120.00 each)
\$1,000.00 down - \$500.00 non-refundable if permit is not issued

Surveyor + Variations not included in price also no Plumbing-Elec. - Sewage
underground
Customer has 3 days to cancel

Approx starting date 11-17-00 Approx Ending date 1-17-01
starting + ending dates depend on permit, delivery of material + weather

WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR - COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS, FOR THE SUM OF

Eighteen Thousand Eight Hundred DOLLARS (\$ 18,800.00)

PAYMENT TO BE MADE AS FOLLOWS:

\$1,000.00 down until permit is issued - \$9,000.00 when permit is issued
\$5,000.00 when Block work is done - \$3,800.00 when JOB is done

All material is guaranteed to be as specified. All work shall be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the amount set forth above. We shall not be responsible for delays caused by strikes, accidents, or other contingencies beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

AUTHORIZED SIGNATURE

C. C. Bergquist

NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN _____ DAYS.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, terms and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:

11-13-00

SIGNATURE

John P. Isaacs Sr.

SIGNATURE

Dona M. Isaacs Pet 4B

PROPERTY IS IN FLOOD ZONE "C" OF FIRM MAP 555
PUBLIC WATER & SEWER PLANS IT
ZONED DR 5.5
ELEC DIST 15 COUNCIL DIST 7

OWNER JOHN & LEONA ISAACS
9120 AVENUE B

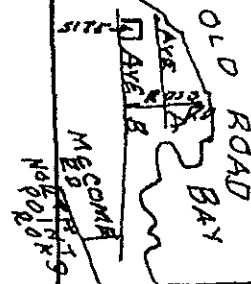
PHONE 410 477 1991

410 866 3530

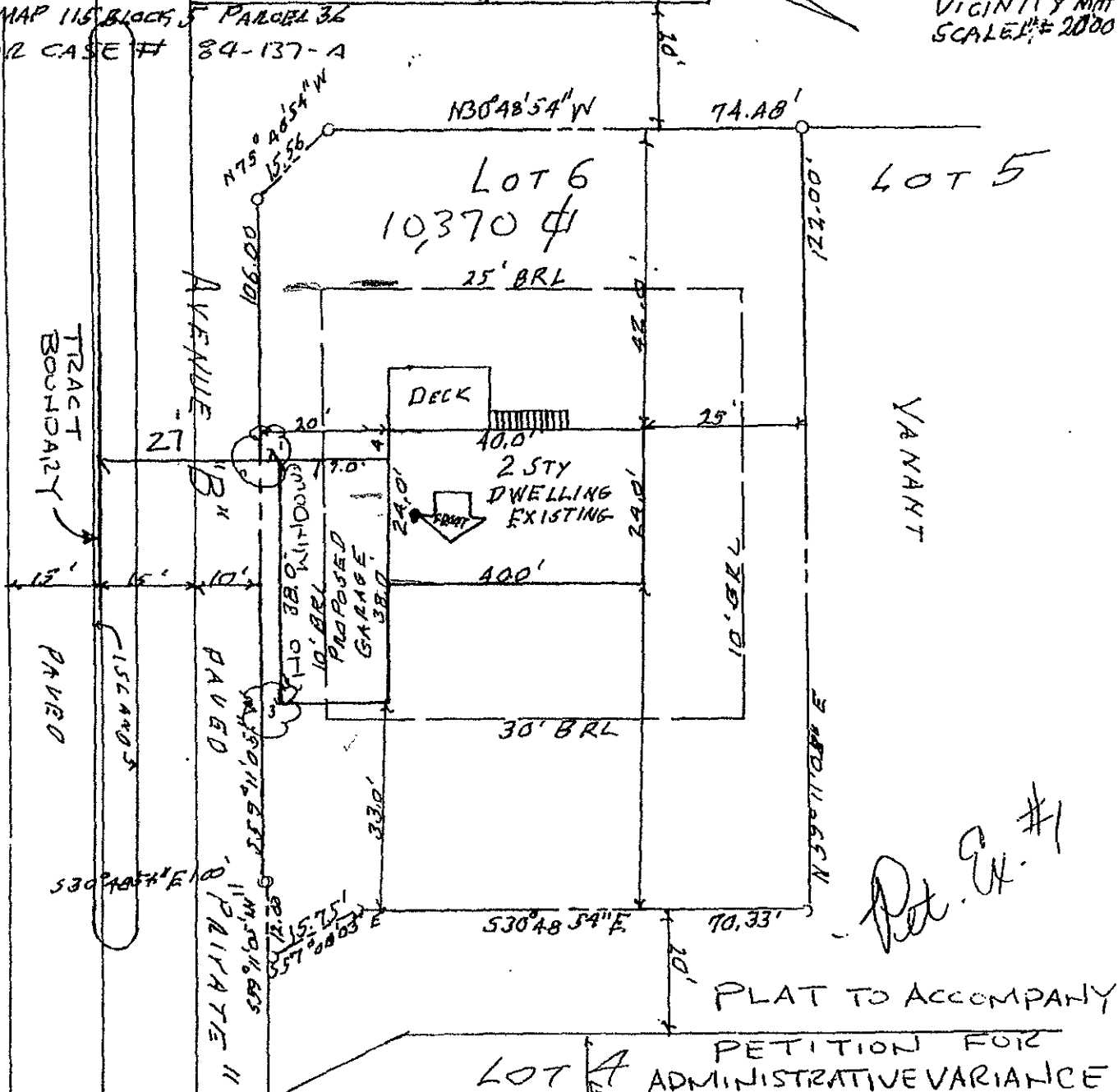
TAX ID# 1900012437

TAX MAP 115 BLOCK 5 PARCEL 36

PRIOR CASE # 84-137-A



VICINITY MAP
SCALE: 1" = 2000'



THIS DOES NOT CONSTITUTE A PROPERTY LINE SURVEY.
THIS WILL CERTIFY THAT I HAVE LOCATED THE IMPROVEMENTS
ON THE ABOVE PROPERTY AS INDICATED.

Thomas E. Phelps

THOMAS E. PHELPS AND ASSOCIATES, INC.

REGISTERED PROPERTY LINE SURVEYORS

945 BARRON AVENUE

LTM

LOCATION SURVEY

PROPOSED ADDITION
9120 AVENUE "B"

DE FALCO SUBDIVISION

Plat Book 57 Folio 55

PROPERTY IS IN FLOOD ZONE "C" OF FIRM MAP 555
PUBLIC WATER & SEWER BY ITS
ZONED DR. 5.5
ELEC DIST 15 COUNCIL DIST 7

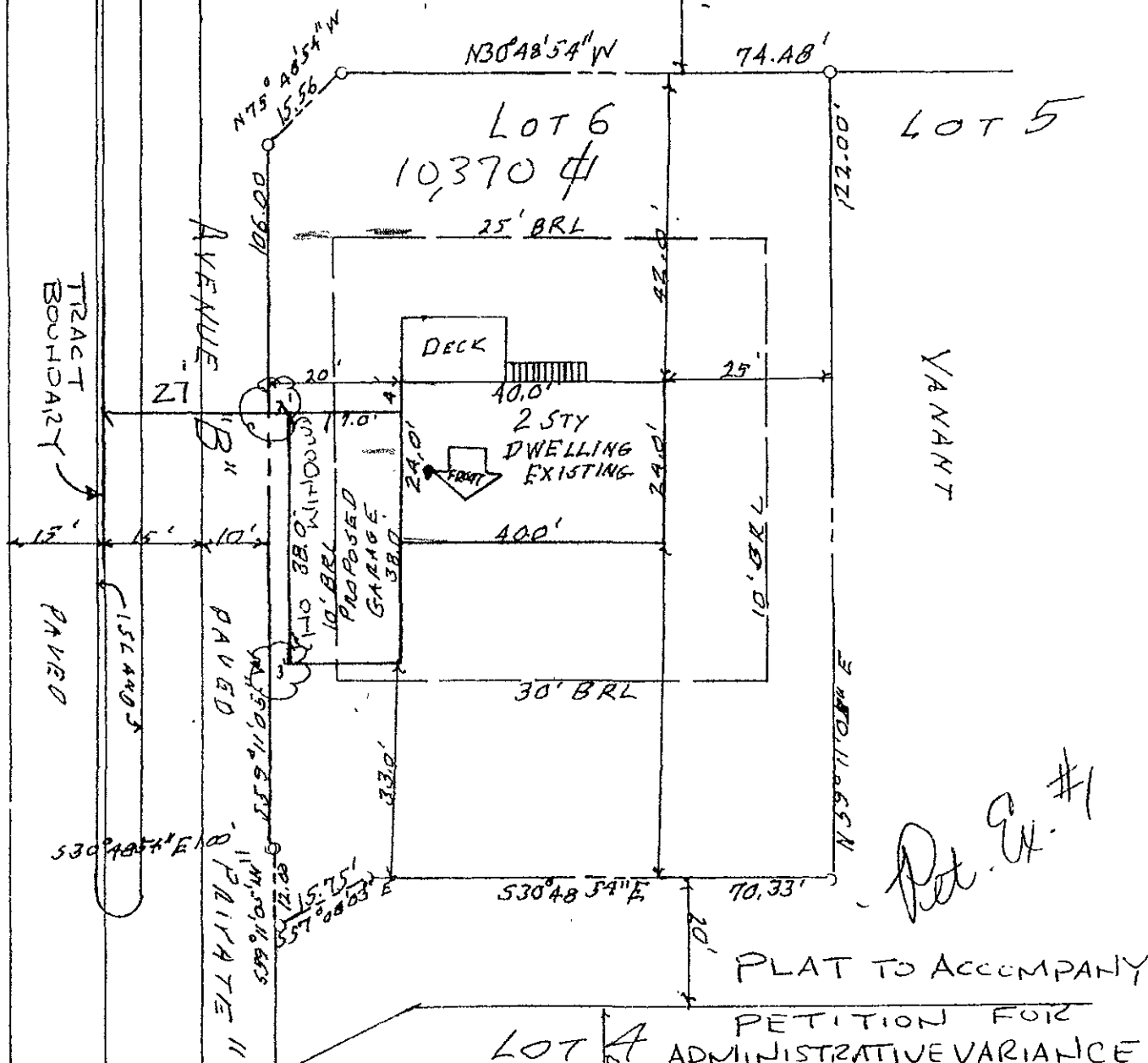
OWNER JOHN & LEONA ISAACS
9120 AVENUE B

PHONE H 410 477 2991
D 410 866 7550

TAX ID# 1900012437

TAX MAP 115 BLOCK 5 PARCEL 36

PRIOR CASE # 84-137-A



THIS DOES NOT CONSTITUTE A PROPERTY LINE SURVEY.
THIS WILL CERTIFY THAT I HAVE LOCATED THE IMPROVEMENTS
ON THE ABOVE PROPERTY AS INDICATED.

THOMAS E. PHELPS AND ASSOCIATES, INC.

REGISTERED PROPERTY LINE SURVEYORS

845 BARRON AVENUE

~~LOCATION SURVEY~~

PROPOSED ADDITION
9120 AVENUE "B"
DE FALCO SUBDIVISION

Plat Book 57 Folio 55

PROPERTY IS IN FLOOD ZONE "C" OF FIRM MAP 555
PUBLIC WATER & SEWER ON SITE
ZONED DR5.5
ELEC DIST 15 COUNCIL DIST 7

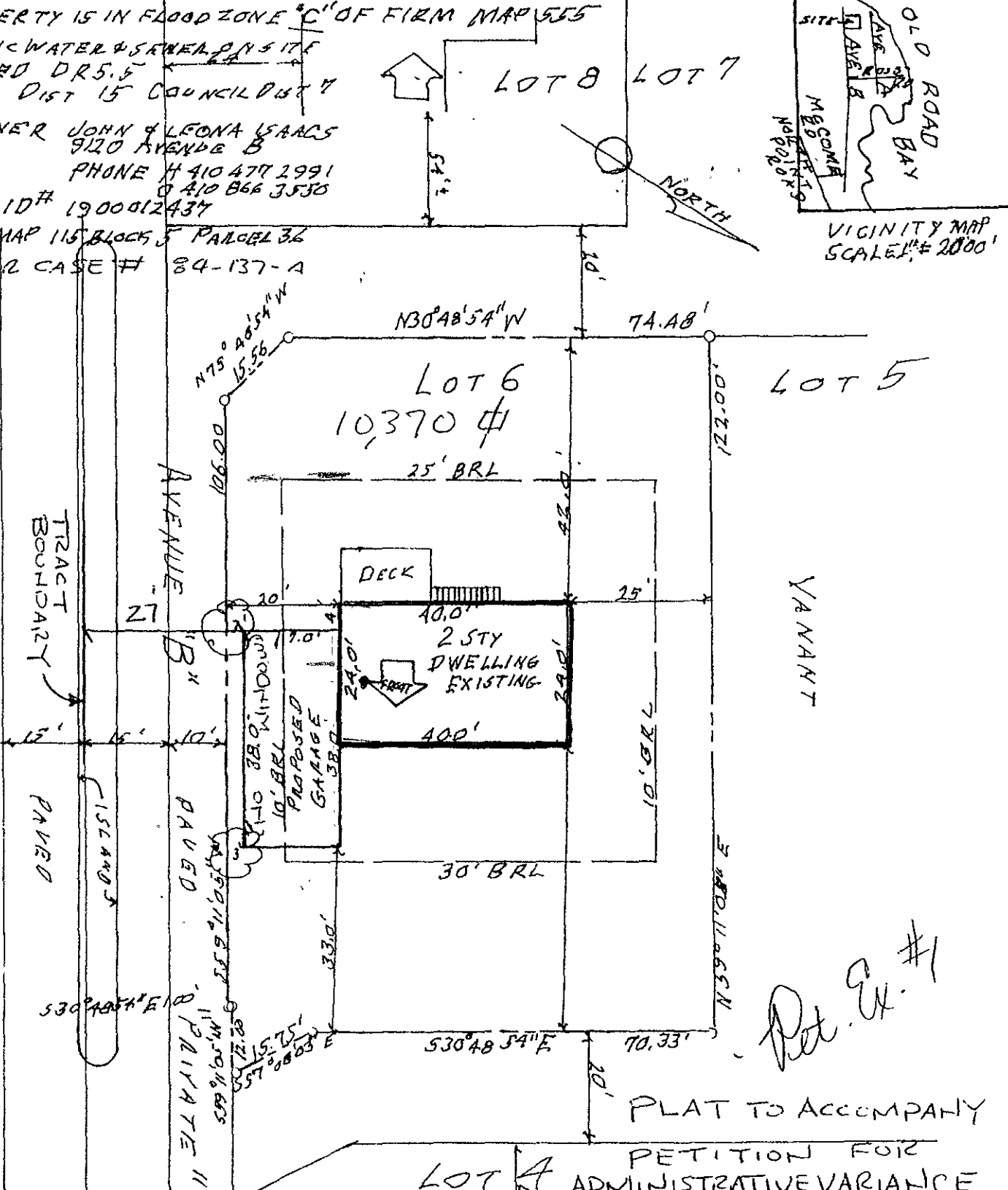
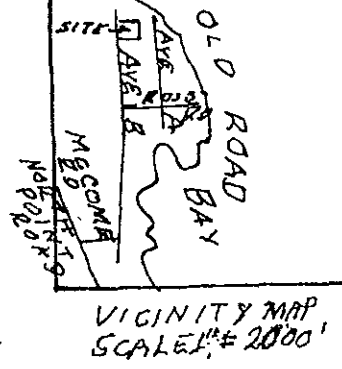
OWNER JOHN & LEONA ISAACS
9120 AVENUE B

PHONE H 410 477 2991
O 410 866 3530

TAX ID# 1900012437

TAX MAP 115 BLOCK 5 PARCEL 36

PRIOR CASE # 84-137-A



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ON THE ABOVE PROPERTY AS INDICATED.

Thomas E. Phelps

THOMAS E. PHELPS AND ASSOCIATES, INC.

REGISTERED PROPERTY LINE SURVEYORS

945 BARRON AVENUE

LTM

PLAT TO ACCOMPANY
PETITION FOR
ADMINISTRATIVE VARIANCE

LOCATION SURVEY

PROPOSED ADDITION
9120 AVENUE "B"
DE FALCO SUBDIVISION

Plat Book 51 Folio 55

PROPERTY IS IN FLOOD ZONE "C" OF FIRM MAP 525
PUBLIC WATER SYSTEM ON SITE
ZONED D-5.5
ELEC DIST 15 COUNCIL DIST 4

OWNER JOHN J. LEONARDI

920 Avenue D

PHONE # 410 437 259

04128663554

TAX ID# 1900013437

TAX MAP 115 BLOCK 6 PARCEL 36

PRIOR CASE # 84-137-A

Hand-drawn map of the Old Road Bay area. The map shows a coastline with a small structure marked near Ave 2212. Ave 8 runs horizontally across the map. McComa is labeled vertically along the coastline. The text 'OLD ROAD BAY' is written vertically along the right side of the map.

VICINITY MAP
SCALE: 1" = 2000'

~~NORTH~~

TRANSACT
BOOKING

PAVED

PAVE

PLATE

YANAN

Ret. G. #1

PLAT TO ACCOMPANY

PETITION FOR
ADMINISTRATIVE VARIANCE

~~LOCATION SURVEY~~

PROPOSED ADDITION
9120 AVENUE "B"
DE FALCO SUBDIVISION

Plat Book 57 Folio 55

THIS DOES NOT CONSTITUTE A PROPERTY LINE SURVEY.
THIS WILL CERTIFY THAT I HAVE LOCATED THE IMPROVEMENTS
ON THE ABOVE PROPERTY AS INDICATED.

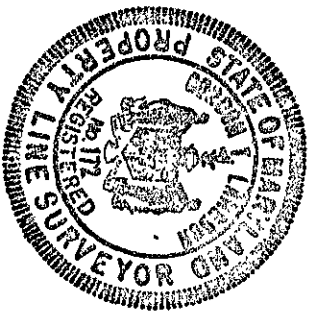
THOMAS E. PHELPS AND ASSOCIATES, INC.
REGISTERED PROPERTY LINE SURVEYORS

945 BARRON AVENUE

LTm

Scale 1/2 2/2 3/2 4/2 5/2 6/2 7/2 8/2 9/2 10/2 11/2 12/2

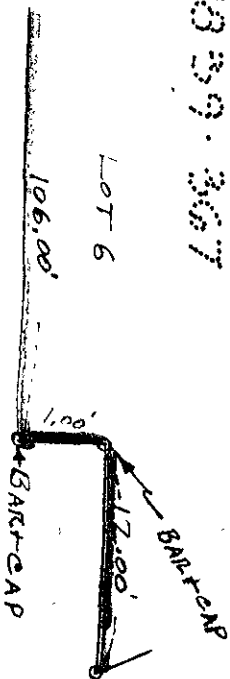
Scale 1"=25' Date 12/10/00 . . .



GORDON L. DRIVEN

4339-367

SUBSKETCH - MARKING LOT 6 - NO SCALE



LOT 6
TRUP
UP 4003-290

LOT 7

Ret EX # 2
02.01.2010
CH 11/3-82

12 REVERTIBLE EASE
FOR INGRESS & EGRESS
AND FROM LOT 8, SEE E
U-6639/261 "EASEMENT 549,
AT SUE TOWN 125 "D" Q1A, M

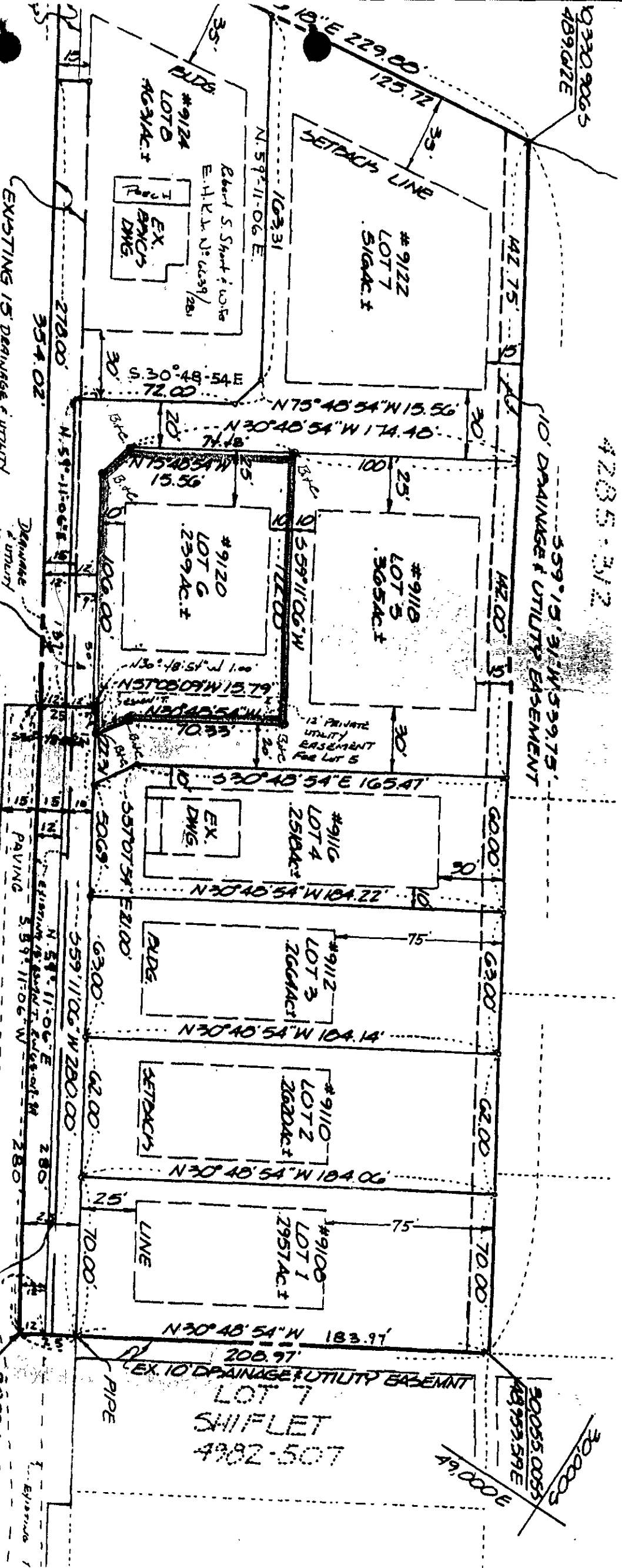
EXISTING 15' DRAINAGE & UTILITY
EASEMENT SEE P.W.G.S. 07-94
(P.W.G. 4430-619)

SUBJECT TO MAINTENANCE
AGREEMENT FOR CONSTRUCTION
AND MAINTENANCE OF ROADWAY
FOR INGRESS AND EGRESS FOR
LOT 7 AND LOT 8

25' HIGHWAY WIDENING (LOT 6)

AVENUE "B"

30234.4845
49060.551E



103309065
48962E

4205-312

559'15"31"W 539.75'
10' DRAINAGE & UTILITY EASEMENT

300050055
48953.59E

49000E

LOT 7
SHIFLET
4902-507

BAY

PIERS

PIER

PIERS

PIERS

PIERS

D.R. 5.5

PIERS

PIERS

PIERS

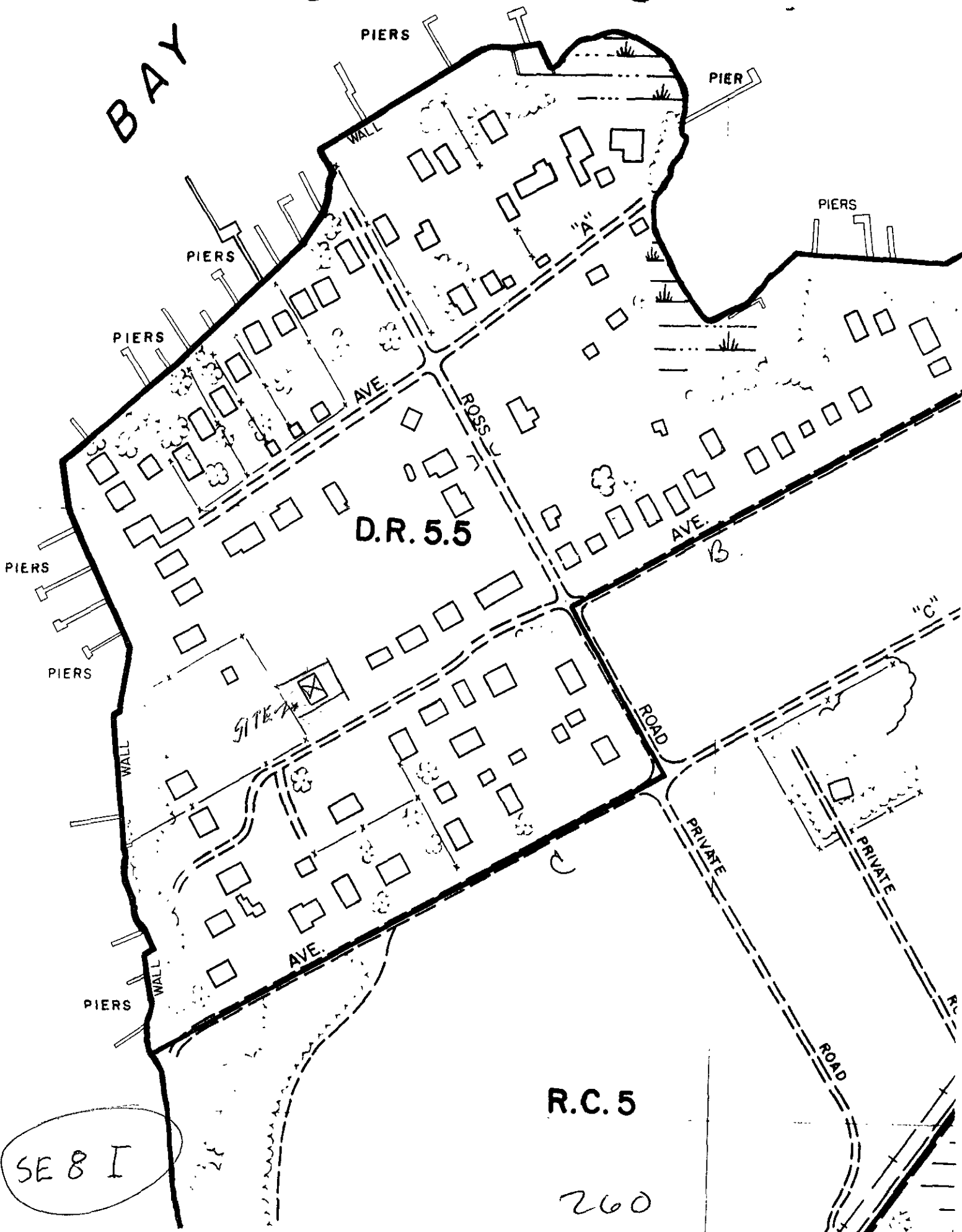
SITE 7

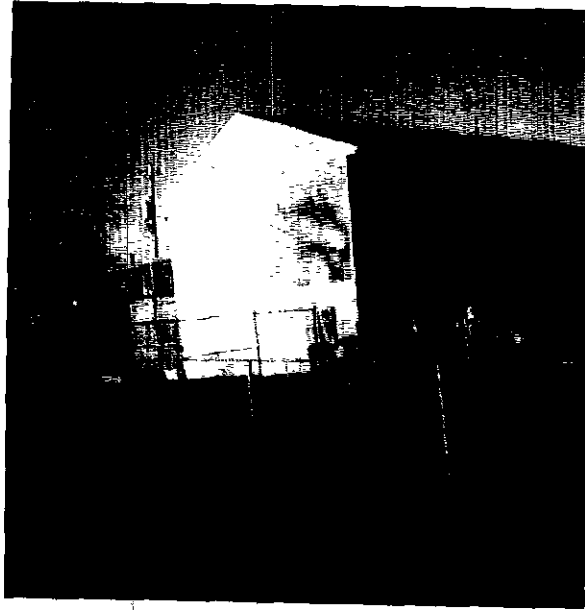
AVE.

SE 8 I

R.C. 5

260





FRONT LEFT
260



FRONT RIGHT
260

01-260-ASPH



LOOKING FRONT
260



DIVIDED ROAD
260

01-260-ASPH



LOOKING
TO REAR

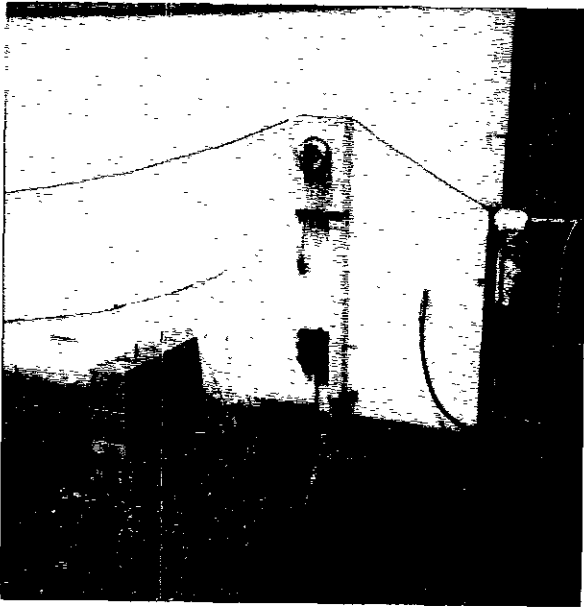
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01-260-ASPH

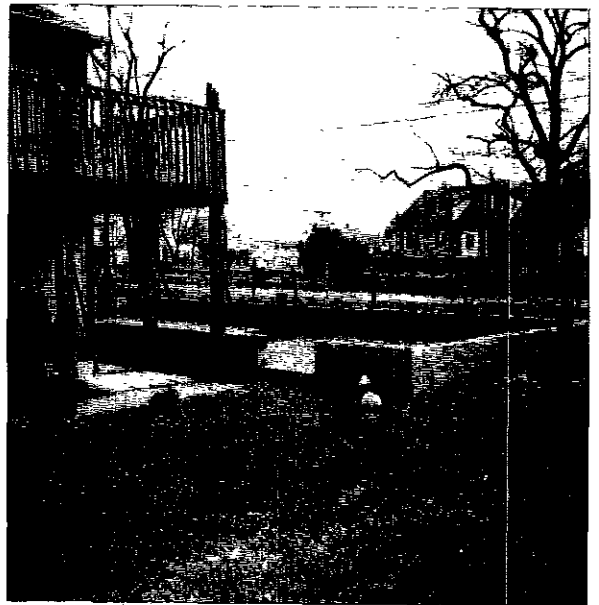


Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

*Photographs
01-204SPH*



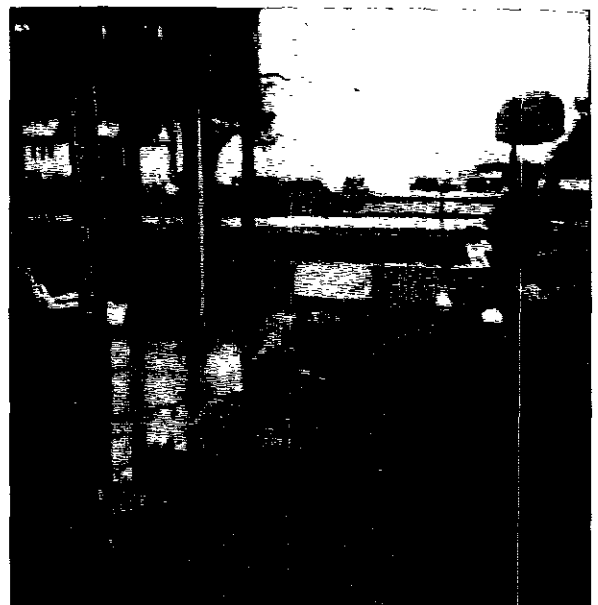
6A



6B



6C



6D



6E



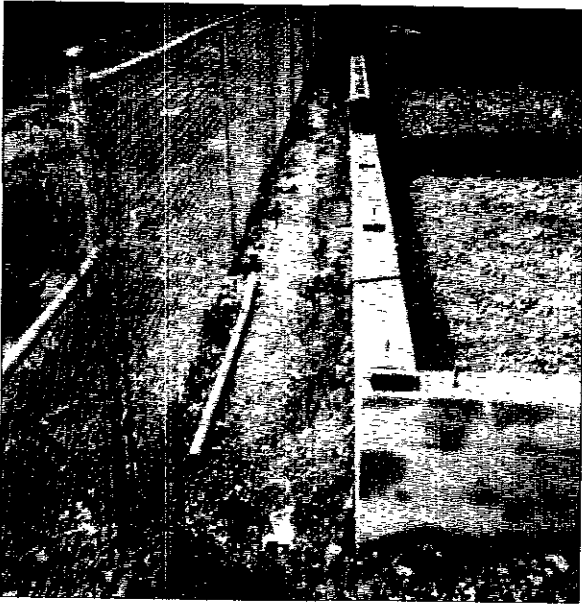
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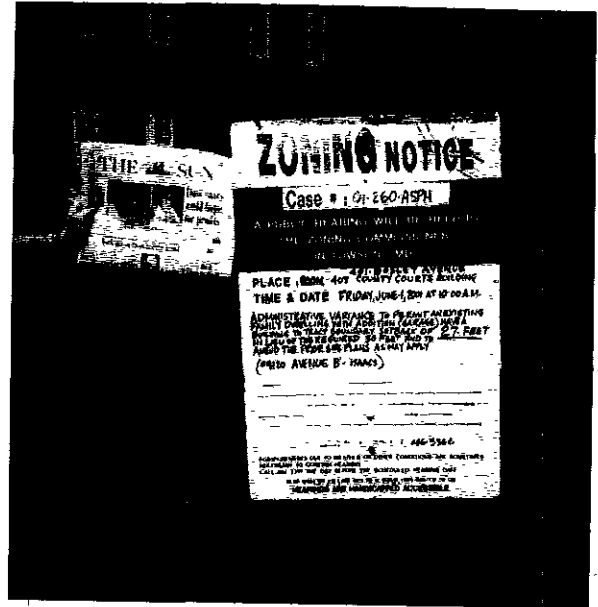
6G



PetEx #9



Pet Ex #10



May 17, 2008¹⁰



Pet 1A



11B



11C



11D



11E



11F



116



7/99

114



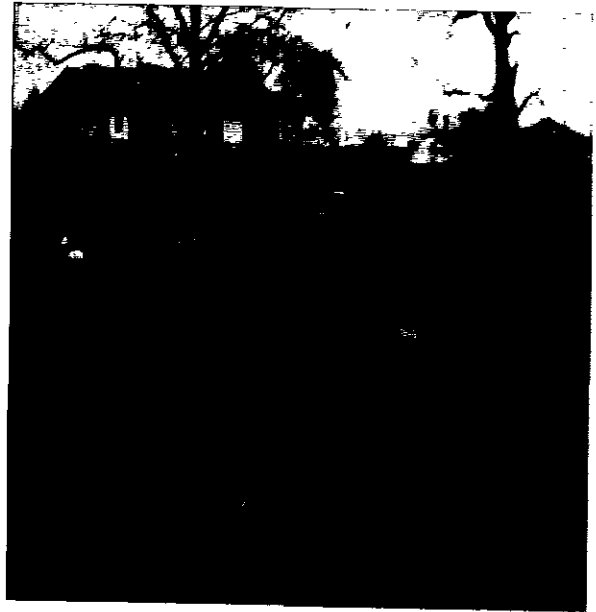
115



115



11K

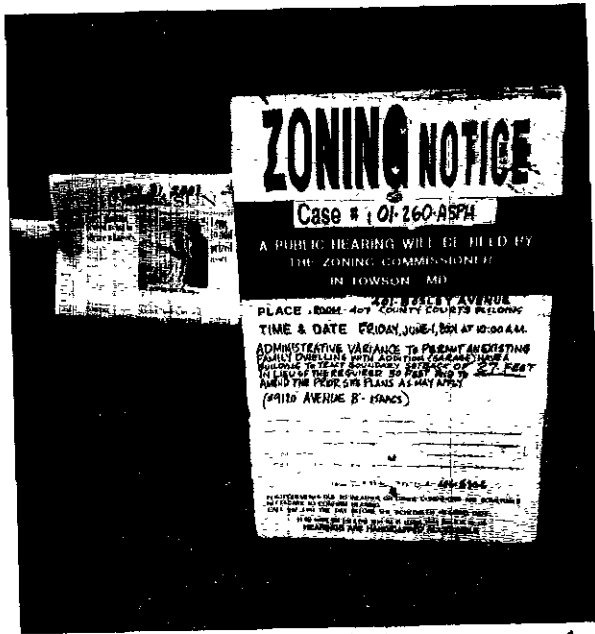


11L



Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

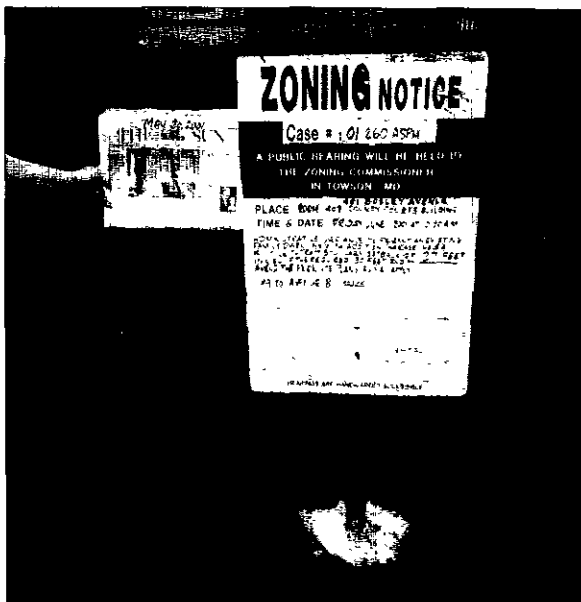
*Photographs
#01-260-ASPH*



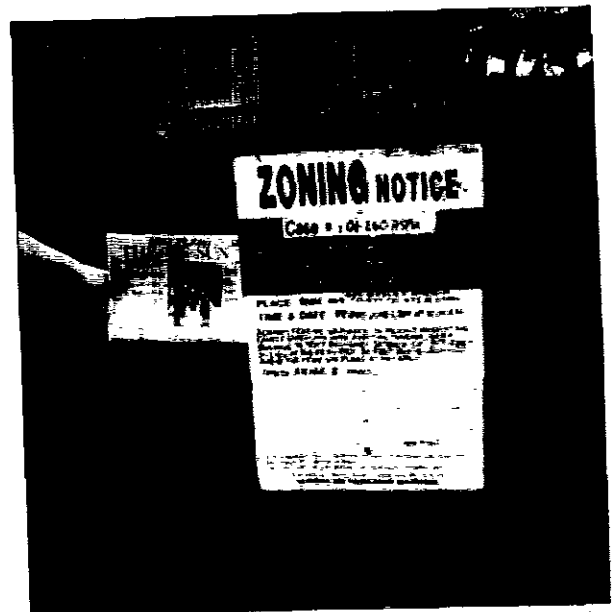
May 31, 2007¹ Ex 1A



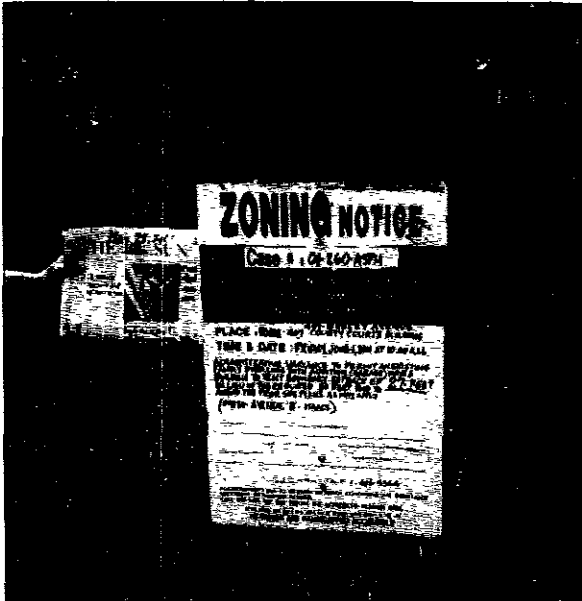
Pet Ex #1



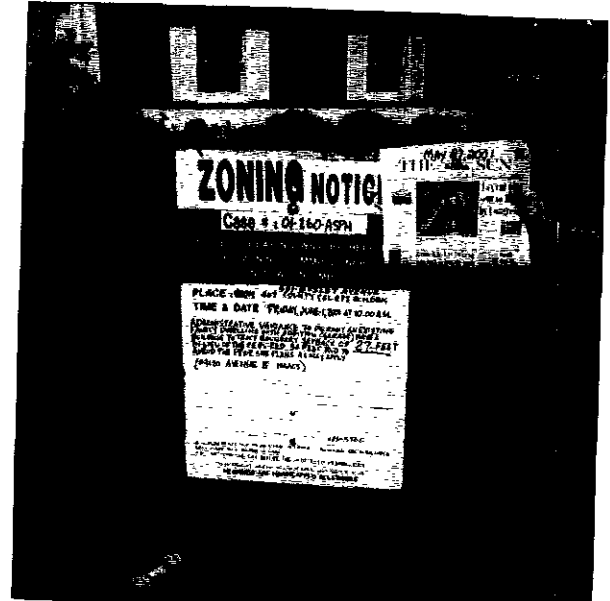
May 30, 2007^{1B}



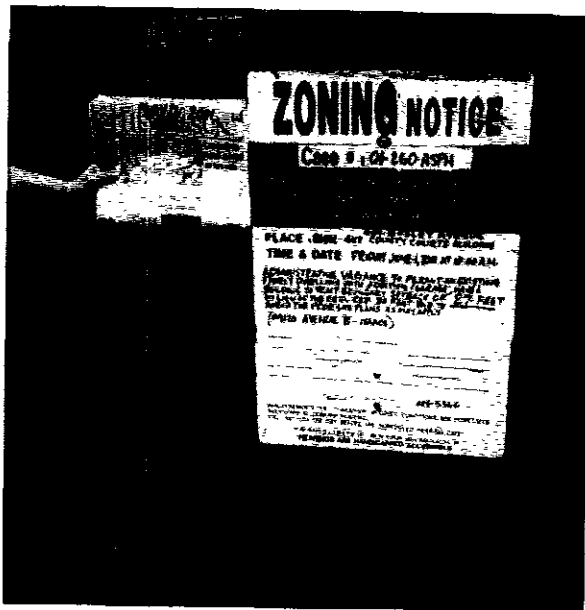
May 29, 2007^{1C}



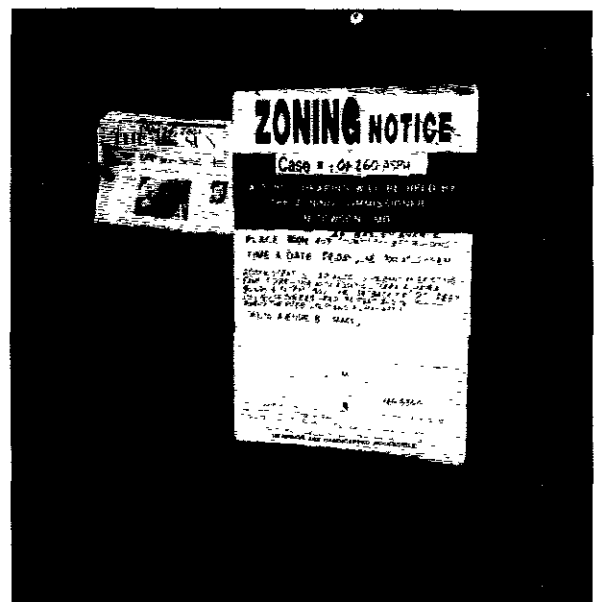
MAY 28, 2001/D



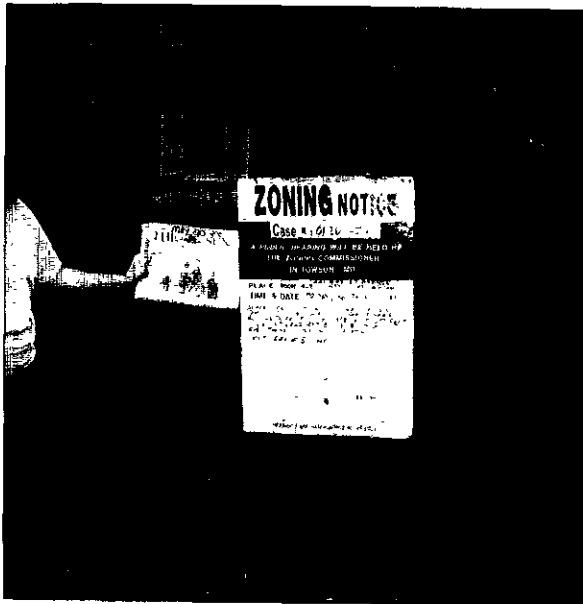
MAY 27, 2001/E



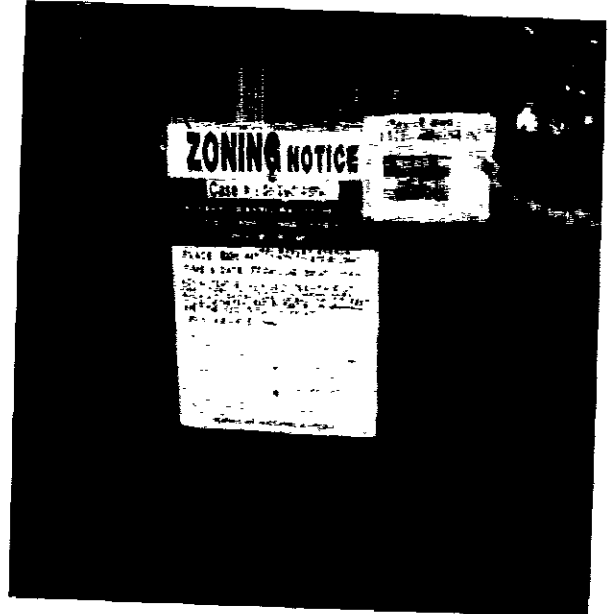
MAY 26, 2001/F



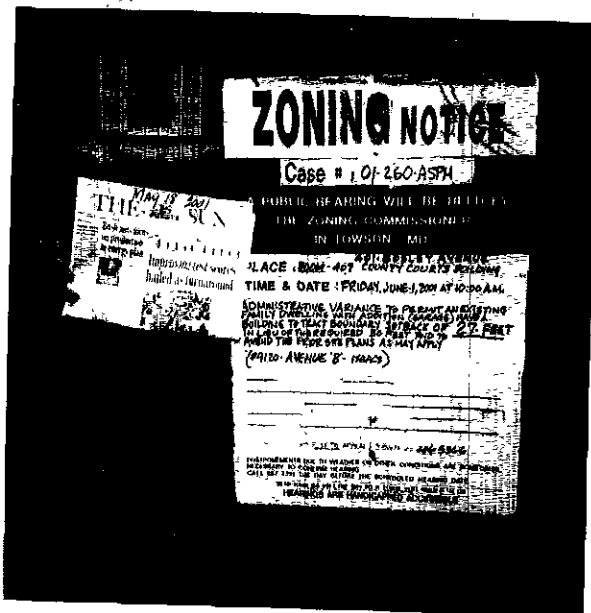
MAY 25, 2001/G



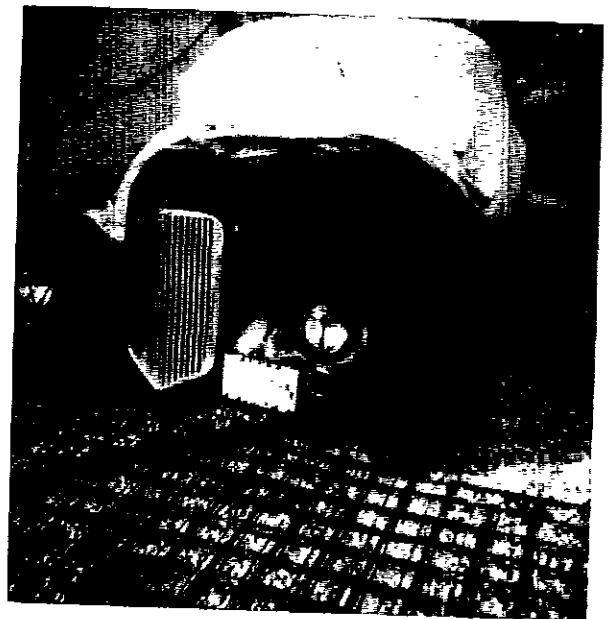
May 20, 2001



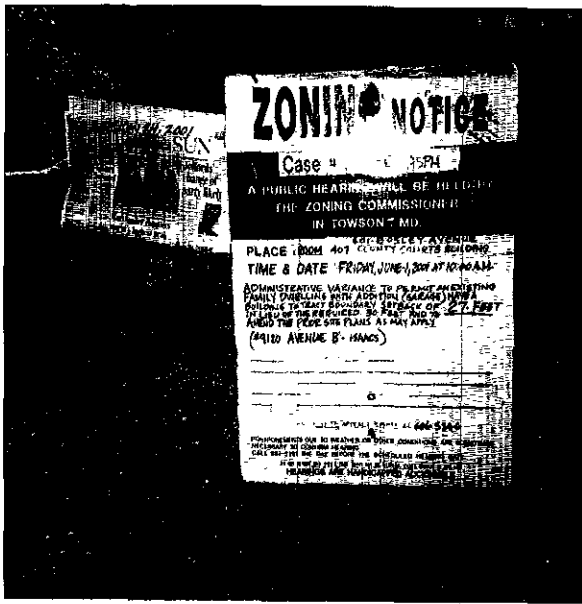
May 19, 2001^{1m}



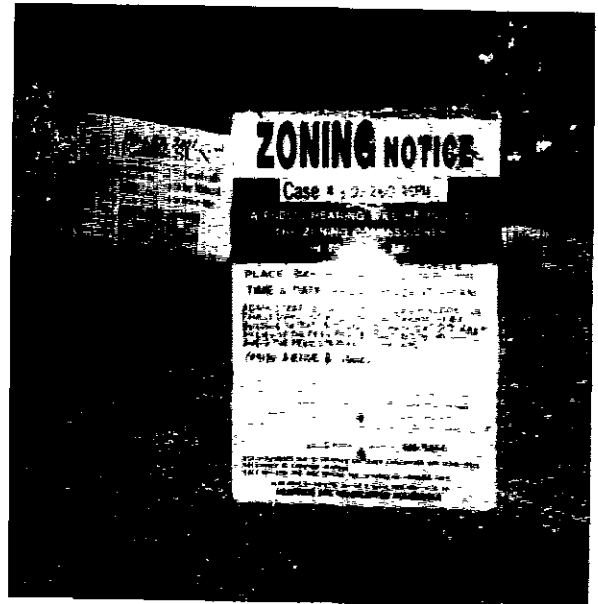
May 18 2001^W



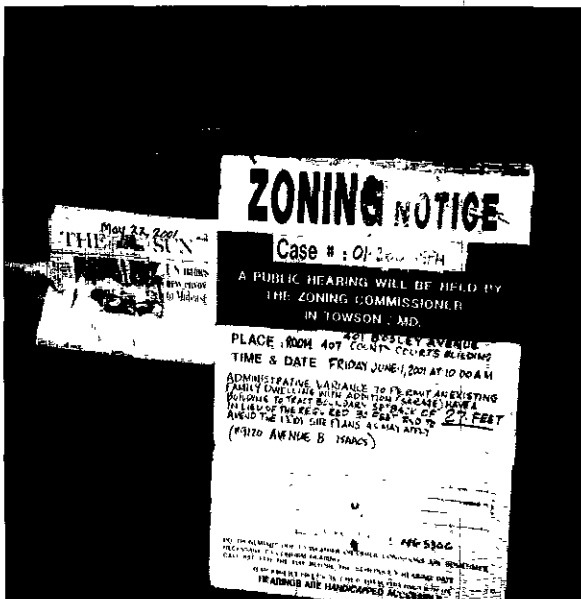
Ref Ex #3A



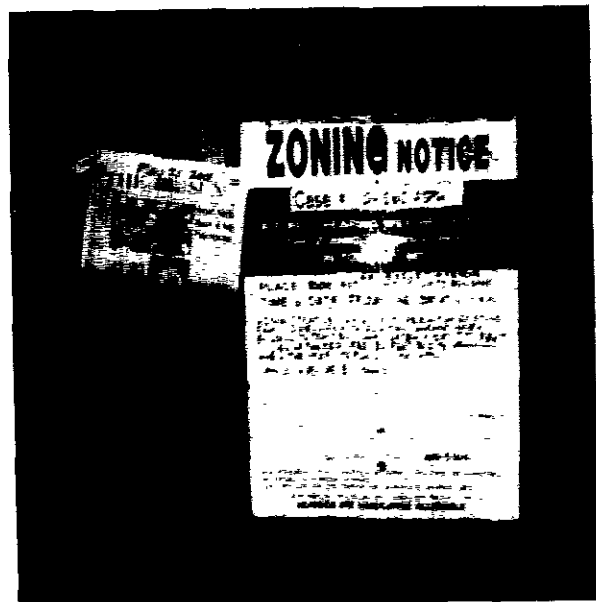
MAY 24, 2001¹⁴



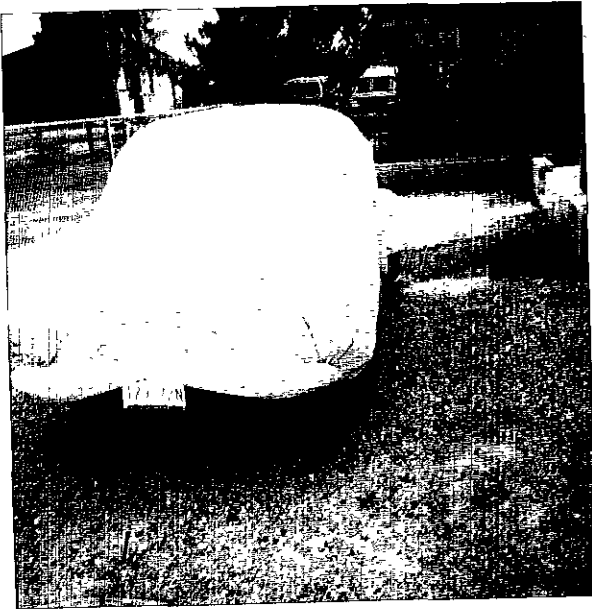
MAY 23, 2001¹⁵



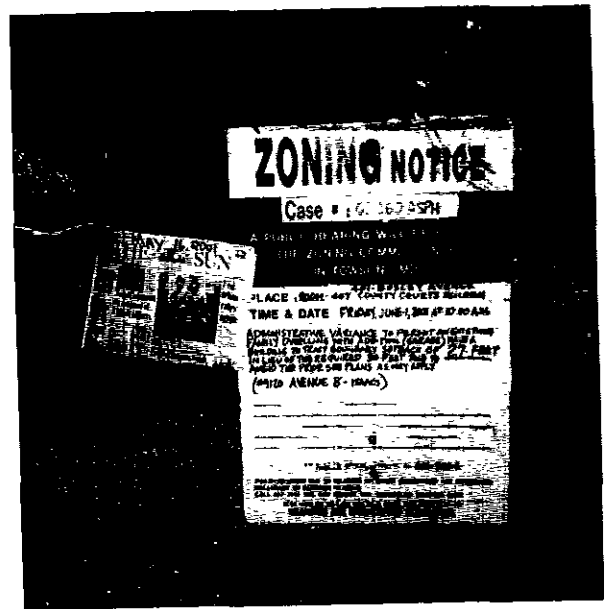
MAY 22, 2001¹⁶



MAY 21 2001^{1K}



Ref 3B



MAY 16, 2001 CP







George,

#01-260-ASPH

Stop work order is being
issued in this case. Per
Tim, Mr. Isaacs will have to
pursue hearing in this case
because it appears his drawings,
etc. were inaccurate. Robin 4/3/01





PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION	SHEET
1" = 200' ±	DATE OF PHOTOGRAPHY JANUARY 1986		
		NORTH POINT FORT HOWARD	S.E. 8-1 #260