

IN RE: PETITION FOR VARIANCE
W/S Valley Hill Drive, 325' N
centerline of Courtleigh Drive
2nd Election District
2nd Councilmanic District
(3704 Valley Hill Drive)

Lloyd Seaton
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-351-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Variance for the property located at 3704 Valley Hill Drive in Randallstown. The petition for variance was filed by Lloyd Seaton, property owner. Variance relief is requested from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front yard setback of 9 ft. in lieu of the required 25 ft. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the petition for zoning variance.

Appearing at the public hearing held for this case was Lloyd Seaton, property owner and his wife. There were no protestants or other interested persons present.

Testimony and evidence presented was that the subject property is an irregularly shaped parcel with frontage on Valley Hill Drive in the Randallstown community of Baltimore County. The property is located not far from Courtleigh Drive and Liberty Road. The property is approximately .14 acres in area, zoned DR 5.5. The lot is improved with a brick and aluminum sided split-level, single-family dwelling in which Mr. and Mrs. Seaton and their 3 children reside. The lot also features an attached wooden deck to the rear of the structure and a detached metal storage shed. The building under consideration is an attached single-car garage which will be located adjacent to an existing parking pad. Mr. Seaton indicated that he is primarily building

ORDER RECEIVED FOR FILING

Date

4/23/01

By

R. P. [Signature]

the garage himself and that he was unaware of the permit requirements. Thus, the garage has not been completed and the Bureau of Code Enforcement has issued a violation notice requiring him to secure the necessary permits and variance relief.

A variance is necessary from Section 1B02.3.B of the B.C.Z.R., in that the garage will be located within 9 ft. of the right-of-way line for Valley Hill Drive. It is to be noted, however, that the building is actually approximately 20 ft. from the edge of paving for that road.

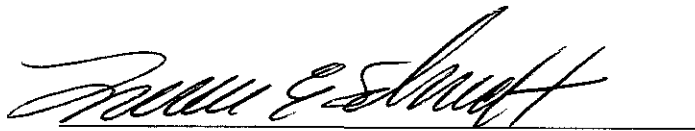
Mr. Seaton testified that the proposed location is the only appropriate part of the lot where the garage can be located. Vehicular access and the shape of the lot would not permit a side yard or rear yard location for the garage. Moreover, due to the curvature of Valley Hill Drive and the siting of the dwelling on the lot, a reduced setback will result.

Based on the testimony and evidence offered, I am persuaded to grant the relief requested. In my judgment, the Petitioner has satisfied the requirements set forth in Section 307.1 of the B.C.Z.R. I believe that the property is unique by virtue of its unusual shape. The Petitioner would suffer a practical difficulty if relief were denied, and relief can be granted so as to not be detrimental to adjacent properties.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 23rd day of April, 2001, by this Zoning Commissioner, that the Petitioner's request for variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front yard setback of 9 ft. in lieu of the required 25 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR FILING

Date

4/23/02

By





Baltimore County
Zoning Commissioner

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

April 24, 2001

Mr. Lloyd Seaton
3704 Valley Hill Drive
Randallstown, Maryland 21133

Re: Petition for Variance
Case No. 01-351-A
Property: 3704 Valley Hill Drive

Dear Mr. Seaton:

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,

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3704 Valley Hill Dr.

which is presently zoned D.R.-5.5

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 to permit a front yard setback of 9 ft. in lieu of the required 25 ft.

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

There is no easy way to get to the back of the due to the trees and shrubs at the side of the house also due to the sidewalk to get to the doorway I also suffer with my back.

Property is to be posted and advertised as prescribed by the zoning regulations.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Case No. 01-351-A

RE 9/15/98

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BR Date 3/7/01

ORDER RECEIVED FOR FILING

Date 4/23/01

By

ZONING DESCRIPTION for 3904 VALLEY HILL DRIVE
RANDALLSTOWN, MARYLAND

Z1133

3904 VALLEY HILL DRIVE begins on the West Side of VALLEY HILL DRIVE, which is 50' wide, and 325' NORTH of the centerline of Courtleigh Drive, which is 60' wide.

3904 VALLEY HILL DRIVE is Lot #21, Block 'C', in the subdivision of 'Courtleigh', as listed in Baltimore County PLAT Book #4, containing 6140 sq. ft., or .14 Acres, in the 2ND Election District & the 2ND Councilmanic District.

01-351-A

351

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 93021

DATE 3/7/01 ACCOUNT RO-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Lloyd Sraton

FOR: Zoning Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 351

PAID RECEIPT

ISSUED BY: ANJAL TIME: 09:45:35
DATE: 3/07/2001

ISSUED TO: LLOYD LUTL LDM DRIVER

RECEIPT # 17547
DATE: 3/07/2001 VERIFICATION: OK

Amount: 50.00
Total: 50.00
Balance: 00.00
Baltimore County, Maryland

CASHIER'S VALIDATION

01-351-17

**NOTICE OF ZONING
HEARING**

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

Case: #01-351-A
3704 Valley Hill Drive
W/S Valley Hill Drive, 325' N
of centerline Courtleigh Drive
2nd Election District
2nd Councilmanic District
Legal Owner(s): Lloyd Seaton
Variance: to permit a front
yard setback of 9 feet in lieu
of the required 25 feet.
Hearing: Friday, April 20,
2001 at 9:00 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.

4/011 April 5 C460397

CERTIFICATE OF PUBLICATION

4/5, 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 4/5, 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

RE: Case No.: 01-351-A

Petitioner/Developer: _____

MR. LLOYD STATION

Date of Hearing/Closing: APRIL 20, 2001

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 _____

#3204 VALLEY HILL DRIVE

The sign(s) were posted on APRIL 4TH 2000
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

ZONING NOTICE

CASE # 01-351-A

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

ROOM 407 COUNTY COURTS

PLACE: BLDG - 401 BOBLEY AVENUE

DATE AND TIME: FRIDAY, APRIL 26, 2001
AT 9:00 A.M.

REQUEST: VARIANCE TO PERMIT A

FRONT YARD SETBACK OF 9 FEET

IN LIEU OF THE REQUIRED

25 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 387-3381

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ZONING NOTICE
CASE # 01-351-A
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD
ROOM 407 COUNTY COURTS
PLACE: BLDG - 401 BOBLEY AVENUE
DATE AND TIME: FRIDAY, APRIL 26, 2001
AT 9:00 A.M.
REQUEST: VARIANCE TO PERMIT A
FRONT YARD SETBACK OF 9 FEET
IN LIEU OF THE REQUIRED
25 FEET.

APR 5 2001

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: 01-351-A 414d SEASON

Petitioner: _____

Address or Location: 3704 Valley Hill Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: 4104 SEASTON

Address: 3704 Valley Hill Drive
Randallstown M.D. 21133

Telephone Number: 410-496-7329

Revised 2/20/98 - SCJ



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

March 20, 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: 01-351-A
3704 Valley Hill Drive
W/S Valley Hill Drive, 325' N of centerline Courtleigh Drive
2nd Election District – 2nd Councilmanic District
Legal Owner: Lloyd Seaton

Variance to permit a front yard setback of 9 feet in lieu of the required 25 feet.

HEARING: Friday, April 20, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon".
CDZ

Arnold Jablon
Director

C: Lloyd Seaton 3704 Valley Hill Drive, Randallstown 21133

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, APRIL 5, 2001.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Thursday, April 5, 2001 Issue – Jeffersonian

Please forward billing to:

Lloyd Seaton
3704 Valley Hill Drive
Randallstown MD 21133

410 496-7329

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: 01-351-A
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W/S Valley Hill Drive, 325' N of centerline Courtleigh Drive
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401 Bosley Avenue



Lawrence E. Schmidt

672

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

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

April 13, 2001

Lloyd Seaton
3704 Valley Hill Drive
Randallstown MD 21133

Dear Mr. Seaton:

RE: Case Number: 01-351-A, 3704 Valley Hill Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 7, 2001.

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

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

Very truly yours,

W. Carl Richards, Jr.

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

WCR: gdz

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 27, 2001

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

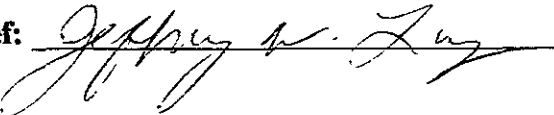
SUBJECT: Zoning Advisory Petition(s): **Case(s) 01-348 and 351**

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:



Section Chief:



AFK/JL:MAC



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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 March 19, 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:

346, 347, 348, 349, 351, 352, 353, 354, 355, 356, and 01-322-SPHA

REVIEWER: LIEUTENANT JIM MEZICK, 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
INTEROFFICE CORRESPONDENCE

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

DATE: March 28, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For March 26, 2001
Item Nos. 346, 348, 350, 351, 352, 354,
355, and 356

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.15.01

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

RE: Baltimore County
Item No. 351 BR

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,

1- Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

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

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *MB/RS*

DATE: March 28, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of March 19, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
346	13800 Princess Anne Way
348	1 Glencliffe Circle
351	3704 Valley Hill Drive
352	5 Wildon Court
354	324 Fox Lair Drive
355	7817 Ellenham Avenue
356	1919 Calais Court
322 Revised	8105 McDaniel Avenue

RE: PETITION FOR VARIANCE
3704 Valley Hill Drive, W/S Valley Hill Dr,
325' N of c/l Courtleigh Dr
2nd Election District, 2nd Councilmanic

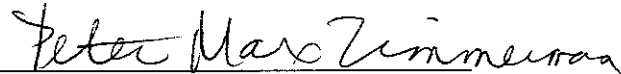
Legal Owner: Lloyd Seaton
Petitioner(s)

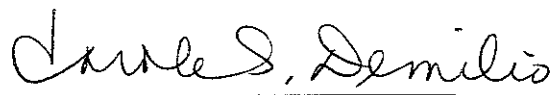
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-351-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of April, 2001 a copy of the foregoing Entry of Appearance was mailed to Lloyd Seaton, 3704 Valley Hill Drive, Randallstown, MD 21133, Petitioners.


PETER MAX ZIMMERMAN

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: March 21, 2001

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

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

SUBJECT: Item No.: 351
Legal Owner/Petitioner: Bartko, Cheryl L. & Cameron J.
Contract Purchaser: N/A
Property Address: 3704 Valley Hill Dr.
Location Description: SE/S Rosebank Ave., 919' SW of
centerline Edgewater Place

VIOLATION INFORMATION: Case No. 00-8316
Defendants: Cheryl & Cameron Bartko

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
Vivian Noonan	3674 Clifmar Rd. Baltimore, Md. 21244

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- | | | |
|-------------------------------------|---|--------|
| ☐ | 1. Complaint letter/memo/email/fax (if applicable) | |
| ☒ | 2. Complaint Intake Form/Code Enforcement Officer's report and notes | |
| ☒ | 3. State Tax Assessment printout | |
| ☐ | 4. State Tax Parcel Map (if applicable) | |
| ☐ | 5. MVA Registration printout (if applicable) | MAILED |
| ☐ | 6. Deed (if applicable) | NOTICE |
| ☐ | 7. Lease-Residential or Commercial (if applicable) | 3/21 |
| ☒ | 8. Photographs including dates taken | |
| ☒ | 9. Correction Notice/Code Violation Notice | |
| ☒ | 10. Citation and Proof of Service (if applicable) | |
| ☐ | 11. Certified Mail Receipt (if applicable) | |
| ☒ | 12. Final Order of the Code Official/Hearing Officer (if applicable) | |
| ☐ | 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable) | |
| ☐ | 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable). | |

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/r
C: Code Enforcement Officer



3704 VALLEY HILL DR
2-8-01



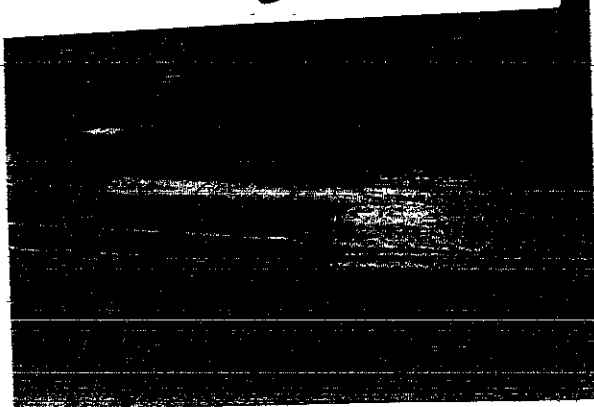
3704 VALLEY HILL DR
2-8-01



3704 VALLEY HILL DR
2-8-01



3704 VALLEY HILL DR
2-8-01



3704 VALLEY HILL DR



3704 VALLEY HILL DR

ENTER - LOG REQUEST

PF7 - PREV S

INQRY
RA1001B

DATE: 01/04/2001

STANDARD ASSESSMENT INQUIRY (1)

TIME: 16:24:29

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
02 13 855260	02	1-3	04-00	H	NO		06/09/00

BEATON LLOYD T

DESC-1.. IMPS

DESC-2.. COURTLEIGH

3704 VALLEY HILL DR

PREMISE. 03704 VALLEY HILL

DR

00000-0000

RANDALLSTOWN

MD 21133-4823

FORMER OWNER: JOHNSON CHARLES, JR

FCV		PHASED IN	
PRIOR	PROPOSED	CURR	CURR
LAND: 31,700	31,700	FCV	ASSESS
IMPV: 68,690	66,590	TOTAL.. 98,290	39,310
TOTL: 100,390	98,290	PREF... 0	0
PREF: 0	0	CURT... 98,290	39,310
CURT: 100,390	98,290	EXEMPT.. 0	0
DATE: 09/94	01/97		

----- TAXABLE BASIS ----- FM DATE

00/01 ASSESS: 39,310 06/06/00

99/00 ASSESS: 39,310 06/04/99

98/99 ASSESS: 39,310 06/05/98

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

RA1001C

DATE: 01/04/2001

STANDARD ASSESSMENT INQUIRY (2)

TIME: 16:24:39

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
02 13 855260	02	1-3	04-00	H	NO		06/09/00

LOT.... 21	BOOK.... 0024	MAP..... 0077	LOT WIDTH..... 93.37
BLOCK.. C	FOLIO... 0068	GRID.... 0016	LOT DEPTH..... .00
SECTION..		PARCEL.. 0708	LAND AREA.. 7700.000 S
PLAT.. 4			YEAR BUILT..... 57

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

NUMBER..... 147228

DATE..... 08/12/98

PURCHASE PRICE..... 109,900

GROUND RENT..... 2,000

DEED REF LIBER..... 13071

DEED REF FOLIO..... 0733

CONVEYED IND..... 1

TOT-PART TRAN IND..... T

GRANTOR ACCT NO.. 02-13-855260

CRITICAL NEW CONST CARD

AREAS CODE YEAR NO

01799

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

STATUS.....

CLASS CODE..... 000

STATE EXEMPT CODE..... 000

COUNTY EXEMPT CODE..... 000

CURR STATE EX ASMT.... 0

PRIOR STATE EX ASMT... 0

CURR COUNTY EX ASMT... 0

PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----

CODE SQ. FEET

1794

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

RA1001D

DATE: 01/04/2001

STANDARD ASSESSMENT INQUIRY (3)

TIME: 16:24:42

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
02 13 855260	02	1-3	04-00	H	NO		06/09/00

STATE		GEO CODE	N/A	LAND-USE
REC CREATE DATE.. 10/23/92		80	NO	R

DELETE CODE..... A

DATE DELETED.....

LAST FM DATE..... 06/06/00

LAST FM TYPE..... C

PREV FM DATE.....

PREV FM TYPE.....

----- COUNTY -----

LAST LOAD DATE... 06/09/00

PRIOR LOAD DATE.. 06/09/00

STATE TAXABLE ASSESS

00/01 ASSESS: 39,310

99/00 ASSESS: 39,310

98/99 ASSESS: 39,310

ENTER-INQUIRY4 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF

Code Enforcement - Daily Worksheet

Coulton

Inspector -

ea Case # Location Apt Zip Date Rec Reinsp Dt
 00-8316 3704 VALLEY HILL DR 21133 11/17/2000
 x Acct #: 0213855260

Complainant Name: (Last) NOONAN

(First) ~~JUDITH~~

VIVIAN

Addr: 3674

CLIFMAR RD

Str #

Dir

Street Name

Type

Apt

BALTIMORE

MD 21244

City

ST Zip

Phone: (Home)

(Work)

Problem: CONSTRUCTED GARAGE FRONT & DECK REAR, SEE PHOTOS

2-5-0

11/20/00 OBSERVED (AS PHOTOS SUPPLIED BY
 COMPLAINANT) GARAGE BUILT ~~ON~~ ^{ONTO} FRONT OF
 HOUSE EXCEEDING FRONT LINE OF HOUSE IN
 THIS BLOCK. DECK UNDER CONSTRUCTION IN
 2542. No call HOME

NO PERMIT

11-22-00 issued stop work order
 for above items.

Re back 12-7-00 *Reback*

CASE NO. 008816
8316

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, Plaintiff, vs. LLOYD SEATON, Defendant

Hearing Date 2-21-01 Issued Date 1-4-01 Expiration Date _____

REQUEST FOR SERVICE

Please serve the attached process on the person shown.

ORDER FOR SERVICE

You are hereby commanded to serve the attached process and to make your return promptly on this Order if served, and if you are unable to serve, you are to make your return on this Order and return the original process no later than the last day following the termination of the validity of the process.

PROOF OF SERVICE

I hereby CERTIFY that:

☐ A Citation and all other papers filed with it were served by restricted delivery mail, return card attached.

☒ A Citation and all other papers filed with it were served by personal delivery to LLOYD SEATON Name

Property owner Title, on 1-13-01 Date, at 4:30 Time am p.m.

Description of defendant: Race B Sex M Height 5'5

Weight 170 Age 35 Other _____

☐ The premises at _____ were posted.

☐ I was unable to serve because _____

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief, and do further affirm that I am a competent person over 18 years of age and not a party to the case.

MS Powell Signature
111 W - Chesapeake Ave Address

Code Enforcement Officer Title
410 887 3953 Telephone No.

1-16-01 Date

330



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
Building Inspection: 410-887-3953

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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 008916	Property No. 0213855260	Zoning:
-----------------------------	----------------------------	---------

Name(s): LLOYD SEATON

Address: 3704 VALLEY HILL DR.

Violation Location: SAME

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

CABO 110.1

BUILDING PERMITS REQUIRED
FOR GARAGE ON FRONT OF
HOUSE AND DECK ON REAR
PADA

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: 12-6-00	Date Issued: 11-22-00
-------------------------	-----------------------

INSPECTOR:

ROHLER

ADMONIZ

PERL



Baltimore County
Department of Permits and
Development Management

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

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

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

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

Citation/Case No. 00 8316	Property No. 0213855260	Zoning:
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Name(s): **LLOYD SEATON**

Address: **3704 VALLEY HILL DR**

Violation Location: **SAME**

Violation Dates: **12-6-00 - 1-4-01**

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

**CABO 110.1 FAILURE to OBTAIN
BUILDING PERMITS FOR GARAGE
ON FRONT and DECK ON REAR
OF HOUSE.**

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

\$ **4,000**

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

Date: **2-21-01**

Time: **9AM**

Citation must be served by:

Date: **1-19-01**

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

Print Name: **Richard ROHLFS**

Date: **1-4-01** Inspector's Signature: **MD Rohlfs**

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name: Citation/Case No.:

Address:

EXZ

CASE NO.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, Plaintiff, vs. LLOYD SEATON, Defendant

Hearing Date 2-21-01 Issued Date 1-4-01 Expiration Date _____

REQUEST FOR SERVICE

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ORDER FOR SERVICE

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PROOF OF SERVICE

I hereby CERTIFY that:

☐ A Citation and all other papers filed with it were served by restricted delivery mail, return card attached.

☒ A Citation and all other papers filed with it were served by personal delivery to LLOYD SEATON

Property Owner Title on 1-13-01 Date at 4:30 Time a.m. Name

Description of defendant: Race B Sex M Height 5'5

Weight 170 Age 35 Other _____

☐ The premises at _____ were posted.

☐ I was unable to serve because _____

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief, and do further affirm that I am a competent person over 18 years of age and not a party to the case.

AD Poter
Signature

111 W - Chesapeake Ave
Address

1-16-01
Date

Code Enforcement Officer
Title
410 887 3953
Telephone No.

3:30
p.m.

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

In the Matter of

Civil Citation No. 00-8316

Lloyd Seaton

3704 Valley Hill Drive

Respondent

FINDINGS OF FACT AND CONCLUSIONS OF LAW

FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on 21 February 2001, for a hearing on a citation for violations under the Baltimore County Code for failing to obtain building permits for garage and deck on residential property located at 3704 Valley Hill Drive.

Richard Rohlfs, code enforcement inspector stated that the County received a complaint concerning the condition of the property. The property was inspected on 20 November 2000 and the inspector found a garage built onto the front of the house and the deck under construction in the rear of the house without permits.

On 22 November 2000, the inspector issued a written correction notice and stop work order pursuant to §7-36 and §1-7(c), Baltimore County Code, which described with particularity the nature of the violation and the manner of correction. The correction notice was marked in evidence as PEx1 and was served on the Respondent.

On 4 January 2001, pursuant to §1-7(d), Baltimore County Code, a code enforcement citation was issued. The citation was marked as PEx2 and was legally served on the Respondent.

The citation described the violations as follows: Baltimore County Code, CABO, §110.1; failure to obtain building permits for garage on the front and on the deck on rear of the house.

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

Further, the citation proposed a civil penalty of \$4000 to be assessed. A code enforcement hearing date was scheduled for 21 February 2001.

Mr. Lloyd Seaton appeared and testified.

Richard Rohlfis also testified.

Testimony and evidence presented shows that the Respondent build the garage and the deck without a permit. Photographs of the garage and deck were introduced as PEx3.

The Respondent said he did not know he needed a permit for these projects.

Pursuant to the correction notice and subsequent code enforcement citation issued, and hearing held, and for the reasons set forth above, it is found as a matter of law that code violations existed from 6 October 2000 and the violations are continuing.

THEREFORE IT IS ORDERED by the Code Enforcement Hearing Officer, this 27 day of February 2001 that a civil penalty is imposed in the amount of \$4000.

The Respondent is advised that he must remove the structures immediately or obtain permits for a garage and a deck immediately.

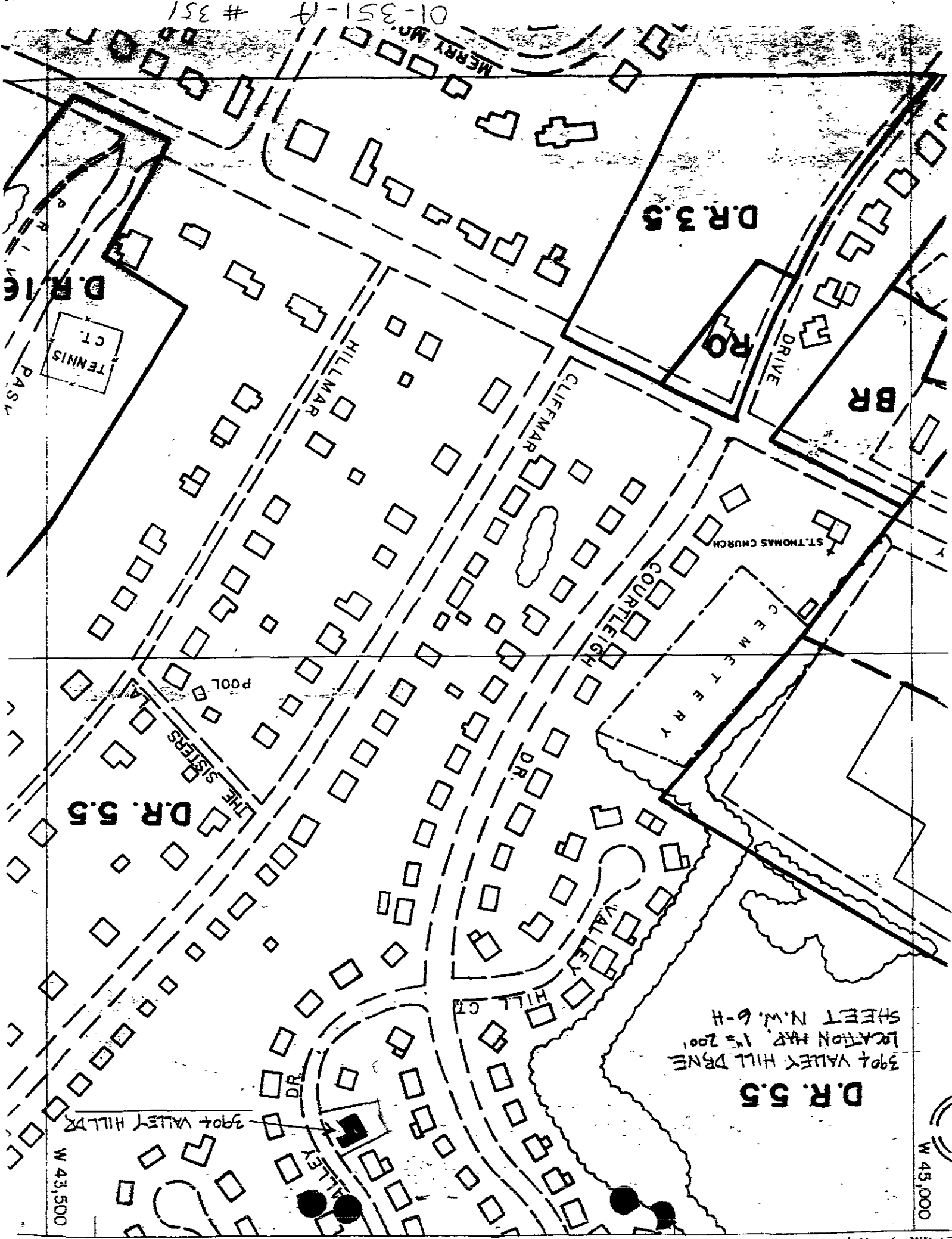
IT IS FURTHER ORDERED that if the Respondent obtains permits for both structures or removes them on or before 14 March 2001, then the civil penalty in the amount of \$4000 shall be suspended.

IT IS FURTHER ORDERED that the inspector, monitor the property to determine whether the violations have been corrected.

Signed: _____

Stanley J. Schapiro
Stanley J. Schapiro
Code Enforcement Hearing Officer

The violator is advised that pursuant to §1-7(g)(1), Baltimore County Code, an appeal to the Baltimore County Board of Appeals may be taken within fifteen (15) days after the date of a final Order. §1-7(g)(2) requires the filing of a petition setting forth the grounds for appeal and a filing fee of \$150. The appellant is urged to read the requirements for the appeal petition. Security in the amount of the civil penalty must be posted with the Director.



D.R. 16
TENNIS CT.
PASS.

D.R. 5.5
THE SISTERS
POOL

D.R. 3.5

DRIVE

BR

ST. THOMAS CHURCH

C E M E T E R Y

COURTLEIGH

DR.

VALLEY HILL

HILL CT.

3904 VALLEY HILL DRIVE
LOCATION MAP, 1/5, 200'
SHEET N.W. 6-H

D.R. 5.5

3904 VALLEY HILL DR

W 43,500

W 45,000

(H-H-7-NW)

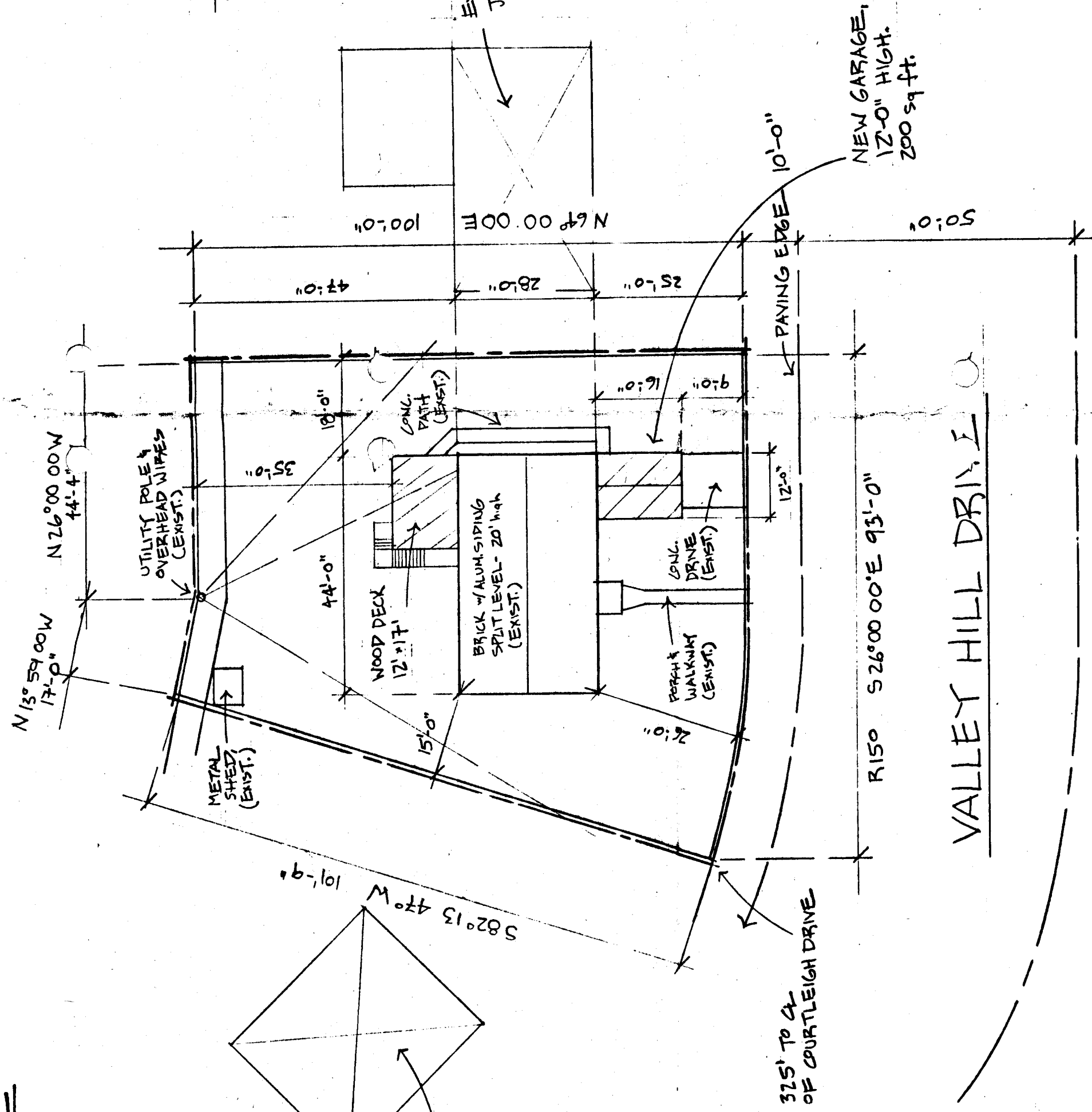
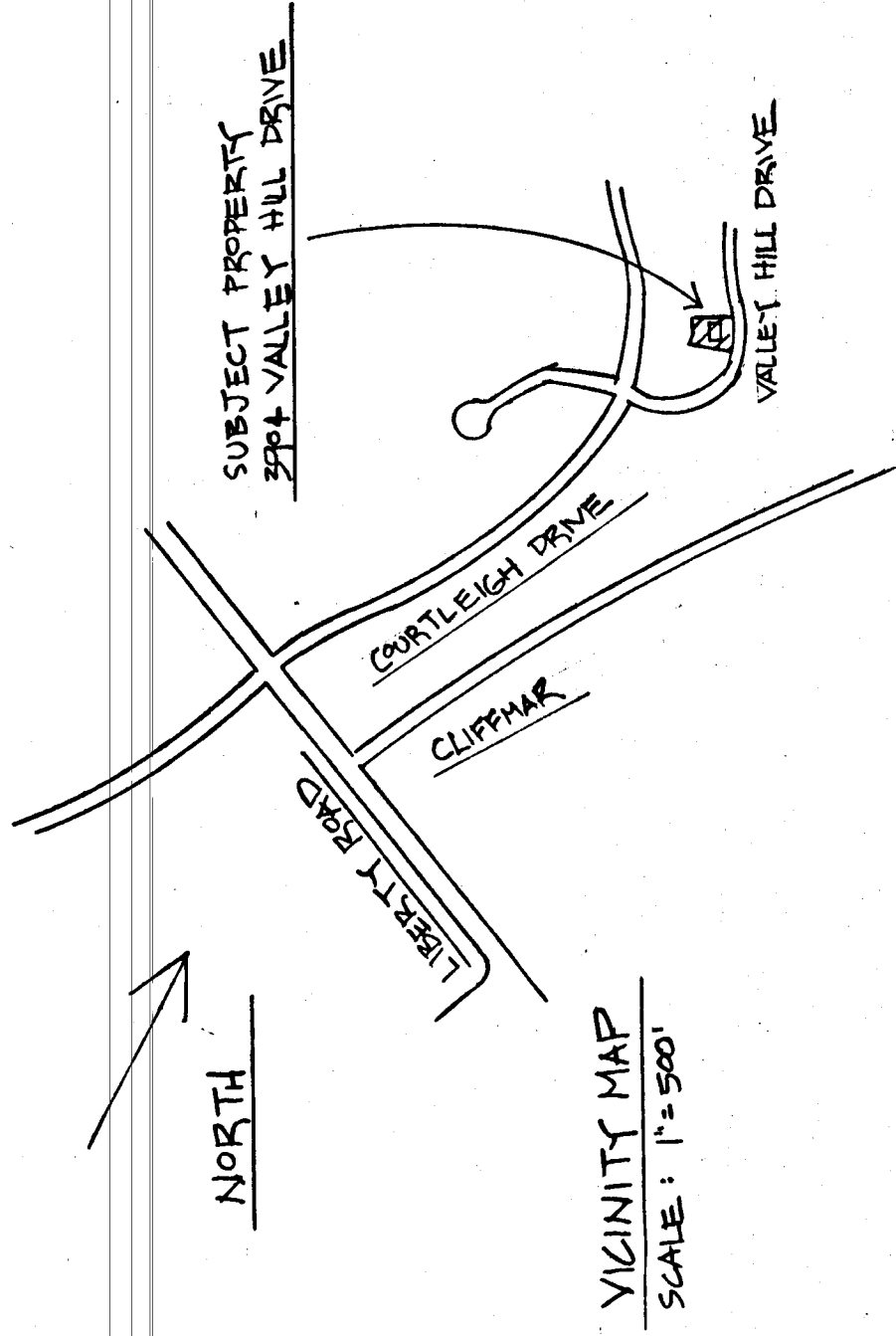
MERRY NO. 01-351-17 # 351

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE OF
3904 VALLEY HILL DRIVE

for OWNER LLOYD SEATON,

FEBRUARY, 2001

EXIST. DWELLING # 3902
John CARL LJR
Stephanie Vaughan



LOCATION INFORMATION for 3904 VALLEY HILL DRIVE
RANDALLSTOWN, MARYLAND 21133

LOT 21, BLOCK C, PLAT #4, COURTLEIGH,
1" = 200' SCALE MAP: N.W. 6-H, LOCATION ROCKDALE

COUNCILMANIC DISTRICT: 2
ELECTION DISTRICT: 2
ZONING: D.R. 5.5

LOT SIZE: 6,140 sq. ft. .14 ACRE
PRIOR ZONING HEARINGS: NONE
DEED REFERENCE: 6755-613

SEWER: PUBLIC
STORM: NONE
CHESAPEAKE BAY CRITICAL AREA: NO

Violation # 00-8316

351

Pet. Ex. #1

01-351-A