

IN RE: PETITION FOR VARIANCE

S/S Greenbank Road, 525' E
of Susquehanna Road
15th Election District
5th Councilmanic District
(7421 Greenbank Road)

Peter J. and Virginia M. Trionfo
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-414-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, Peter and Virginia Trionfo. The Petitioners are requesting a variance for property they own at 7421 Greenbank Road. The property is zoned DR 5.5. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (a shed) to be located in the front yard in lieu of the required rear yard.

Appearing at the hearing on behalf of the variance request were the owners of the property, Peter and Virginia Trionfo. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.172 acres, more or less, zoned DR 5.5. The subject property is improved with an existing single family dwelling and a shed which has already been constructed on the property. The house was built many years ago and is situated as depicted on the site plan, only 2 ft. from the rear property line. Therefore, this particular parcel of property has no rear yard. Accordingly, the shed, which is used for storage by the tenant of the property, was constructed in the front yard. In order to allow the shed to remain, a variance is necessary. Several neighbors from the surrounding community signed a petition requesting that the shed be permitted to

ORDER RECEIVED FOR FILING

Date

By

6/18/01
R. J. [Signature]

remain as is. The shed allows the tenant of the property to store items within the shed which were being stored outside on the property. Therefore, it assists in keeping the property neat and clean in its appearance.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

COPIES RECEIVED FOR FILING

Date

By

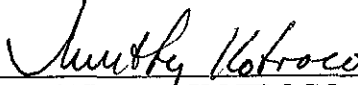
6/8/01
R. Garrison

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

THEREFORE, IT IS ORDERED this 7th day of June, 2001, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (a shed) to be located in the front yard in lieu of the required rear yard., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners shall be required to utilize the shed for the storage of items that use to be stored outside on the property. This restriction is being imposed in an effort to maintain the property in a neat and orderly fashion.

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 6/8/01
By H. J. Jenson



Baltimore County
Zoning Commissioner

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

June 8, 2001

Mr. & Mrs. Peter J. Trionfo, Sr.
7432 Greenbank Road
Baltimore, Maryland 21220

Re: Petition for Variance
Case No. 01-414-A
Property: 7421 Greenbank Road

Dear Mr. & Mrs. Trionfo:

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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. David Bridgeman
7421 Greenbank Road
Baltimore, MD 21220



Today = 4-20-01

01-414-A

400.1

To allow an accessory
structure (shed) to be located
in the front yard in lieu of the
required rear yard.

George:

I added the above to
all 3 petition forms! Pls.
Correct agenda + sign Poster form!

Thanks, John Sr

**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: #01-414-A/
7421 Greenbank Road
S/S Greenbank Road, 525'
Susquehanna Road
15th Election District
5th Councilmanic District
Legal Owner(s): Virginia M.
& Peter J. Trionfo
Variance: to allow an accessory structure (shed) to be located in the front yard in lieu of the rear yard.
Hearing: Monday, June 4, 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.

5/169 May 17 C469362

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

S. Wilkinson

LEGAL ADVERTISING



FLOODPLAIN CB CA Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7421 Greenbank RD

which is presently zoned DR-5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, leg owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto as made a part hereof, hereby petition for a Variance from Section(s) H00.1 To allow an accessory structure (shed) to be located in the front yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Reason why shed can't be in rear of the yard is because the rear of the house is only about 12 feet deep and 40 feet wide. House sits about 2 feet from back property line.

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. 01-414-A

Legal Owner(s):

Fradingas vtm Realty
Peter Joseph Trionfo, Sr.
Name - Type or Print

Peter Joseph Trionfo Sr.
Signature

Fradingas vtm Realty
Virginia Mary Trionfo
Name - Type or Print

Virginia Trionfo
Signature

7432 Greenbank RD 410-335-54
Address Telephone No.

Baltimore md 21220
City State Zip Code

Representative to be Contacted:

David Bridgeman
Name

7421 Greenbank RD 410-335-2011
Address Telephone No.

Baltimore, md 21220
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.00 hr.

UNAVAILABLE FOR HEARING

Reviewed By JRA/DD Date 4-10-01

SAH

ZONING DESCRIPTION
for

7421 Greenbank Rd.

Beginning at a point on the South Side of
Greenbank Rd. 525 ft. East of Susquehanna Rd
Being Lot #199 in the Subdivision of Oliver Beach
As recorded in Baltimore County Plat Book 12 folio
56, Section A. Containing 7500 sq. ft. and located
in the 15th Election District.

414

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

92923

Card No.
01-414-A

DATE 4-10-01 ACCOUNT R-001-06-6150

AMOUNT \$ 50.00

RECEIVED FROM: Mr. Victoria Bridge

FOR: Residential Variance Filing fee
at 7421 Greenbank Rd.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT METHOD: CASH
DATE: 4/10/2001 TIME: 12:25:00
REF: 0005 CASHIER: MSL RES: DRHAM 5
DEPT: 5000 CLERK: 0000
CR: 01. 042923

Printed: 50.00
50.00
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-414-A

Petitioner/Developer: VIRGINIA M
J PETER J TRIONFO

Date of Hearing/Closing: JUNE 4, 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 7421 GREENBANK RD

The sign(s) were posted on MAY 19, 2001
(Month, Day, Year)

Sincerely,

SSG [Signature] MAY 19, 2001
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

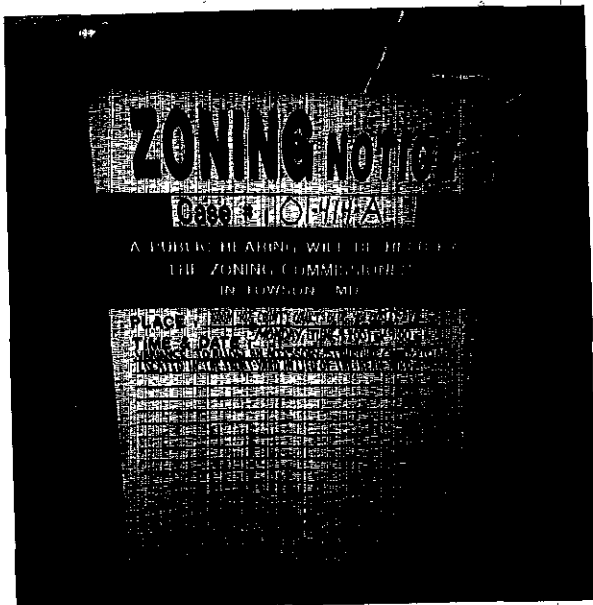
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





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 30, 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: 01-414-A
7421 Greenbank Road
S/S Greenbank Road, 525' Susquehanna Road
15th Election District – 5th Councilmanic District
Legal Owners: Virginia M & Peter J Trionfo

Variance to allow an accessory structure (shed) to be located in the front yard in lieu of the rear yard.

HEARING: Monday, June 4, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G32
Director

C: Virginia M & Peter J Trionfo, 7421 Greenbank Road, Baltimore 21220
David Bridgeman, 7421 Greenbank Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 19, 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, May 17, 2001 Issue – Jeffersonian

Please forward billing to:
Peter J Trionfo
7432 Greenbank Road
Baltimore MD 21220

410 335-5462

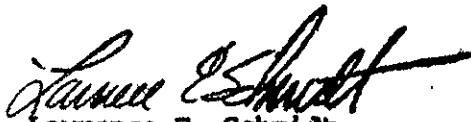
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HEARING: Monday, June 4, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT CDD
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

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

June 1, 2001

Virginia & Peter Trionto Sr
7432 Greenbank Road
Baltimore MD 21220

Dear Mr. & Mrs. Trionto:

RE: Case Number: 01-414-A, 7421 Greenbank Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 10, 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: David Bridgeman, 7421 Greenbank Road, Baltimore 21220
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 26, 2001

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 01-414**

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



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 25, 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 APRIL 23, 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:

412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422,
423, 424, 425, AND 426

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



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.25.01

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

RE: Baltimore County
Item No. 414 JRA

Dear Ms. Jackson:

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

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

Very truly yours,

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

My telephone number is _____

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

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: April 30, 2001
SUBJECT: Zoning Item # 414
7421 Greenbank Road

Zoning Advisory Committee Meeting of April 23, 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:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer : Keith Kelley

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 4, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For April 30, 2001
Item Nos. 412, 413, 414, 415, 416, 417,
418, 419, 420, 421, 422, 424, and 426

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

RWB:HJO:jrb

cc: File

RE: PETITION FOR VARIANCE
7421 Greenbank Road, S/S Greenbank Rd,
525' E of Susquehanna Rd
15th Election District, 5th Councilmanic

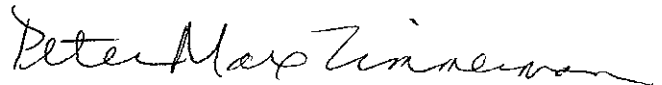
Legal Owner: Peter J. & Virginia M. Trionfo
Contract Purchaser/Lessee: David Bridgeman
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-414-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 26th day of April, 2001 a copy of the foregoing Entry of Appearance was mailed to Legal Owners Peter J. & Virginia M. Trionfo, 7432 Greenbank Road, Baltimore, MD 21220, and to Contract Purchaser/Lessee David Bridgeman, 7421 Greenbank Road, Baltimore, MD 21220, Petitioners.



PETER MAX ZIMMERMAN

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: April 25, 2001

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

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

SUBJECT: Item No.: 414
Legal Owner/Petitioner: Virginia M. & Peter J. Triofo
Contract Purchaser: N/A
Property Address: 7421 Greenbank Rd.
Location Description: S/S Greenbank Rd., 525' E. of Susquehanna Rd.

VIOLATION INFORMATION: Case No. 01-0016
Defendants: David Bridgeman (Tenant)

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
------	---------

Rae Cullings	7409 Greenbank Rd.
--------------	--------------------

*sent letter
5-3-01
GDZ*

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

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

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

RSW/jk
C: Code Enforcement Officer

TE: 010201 INTAKE BY: JMA CASE #: 01-0016 INSPEC: Kemp

COMPLAINT LOCATION: 7421 Greenbank Rd. ZIP CODE: 21220 DIST: 15

COMPLAINANT NAME: RAE Cullings PHONE #: (H) 335-7700 (W) 410 ZIP CODE:

ADDRESS: 7409 Greenbank Rd.

PROBLEM: CONST OF Shed IN FRONT YARD

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

TAX ACCOUNT #: 15-23-505160 ZONING:

INSPECTION: S. J. Insp 1/4/01 - 8'x12' Shed placed in front yard, stop work given to H/O, RC 1/14/01
1/16/01 Applying for Variance

REINSPECTION: RC 1/23/01; 2/2/01 3 spikes w/ Mr. Bridgman, Zoning Dept. 2/7 RC 2/9
2/16/01 Appl. Data No Show for Appl.
2/21/01 Called Mr. Bridgman. He said he could not obtain prop. owner info.

REINSPECTION: Prop. Owner was on vac. & has returned, will submit all info for zoning Variance 2/22/01 RC 2/23 OK

REINSPECTION: Zoning Appl. Data 4/3 RC 4/4
4/10/01 Zoning Case 01-414A
RC 5/10/01

DATE: 01/02/2001
TIME: 14:12:45
PROPERTY NO. 15 23 505160 DIST 15 GROUP 3-1 CLASS 04-00 OCC. HISTORIC N
TRIONFO PETER JOSEPH, SR
TRIONFO VIRGINIA MARY T/A V&M RTY
11160 RED LION RD
WHITE MARSH
STANDARD ASSESSMENT INQUIRY (1)
DEL LOAD DATE 04/25/00
RD 00000-00

MD 21162-1402 FORMER OWNER: DIETRICH LEO A
DESC-1.. IMPS
DESC-2.. OLIVER BEACH
PREMISE. 07421 GREENBANK
PHASED IN
CURR FCV 82,433
CURR ASSESS 32,970
PRIOR ASSESS 32,540
LAND: 34,500
IMPV: 46,860
TOTL: 81,360
PREF: 0
CURT: 0
DATE: 10/96
TAXABLE BASIS 09/99
00/01 ASSESS: 32,970
99/00 ASSESS: 32,540
98/99 ASSESS: 31,960
ENTER-INQUIRY2
PA1-PRINT
FM DATE 03/02/00
06/04/99
06/05/98
PF4-MENU
PF5-QUIT
PF7-CROSS REF

DATE: 01/02/2001
TIME: 14:13:30
PROPERTY NO. 15 23 505160 DIST 15 GROUP 3-1 CLASS 04-00 OCC. HISTORIC N
BOOK... 0012
FOLIO... 0056
STANDARD ASSESSMENT INQUIRY (2)
DEL LOAD DATE 04/25/00
RA1001L

MAP... 0084
GRID... 0002
PARCEL... 0040
LOT WIDTH... 50.00
LOT DEPTH... 150.00
LAND AREA... 7500.000 3
YEAR BUILT... 52
EXEMPT DATA
STATUS...
CLASS CODE...
STATE EXEMPT CODE...
COUNTY EXEMPT CODE...
CURR STATE EX ASMT...
PRIOR STATE EX ASMT...
CURR COUNTY EX ASMT...
PRIOR COUNTY EX ASMT...
STRUCTURE
CODE
SQ. FEET 1119

TRANSFER DATA
BASE PRICE... 050394
AD RENT... 03/06/91
REF LIBER... 50,000
REF FOLIO... 08727
ED IND... 0386
RT TRAN IND... 1
R ACCT NO... 15-23-505160
CAL NEW CONST CARD
CODE YEAR NO
INQUIRY3 PA1-PRINT 07172
PF2-INQUIRY1
PF4-MENU
PF5-QUIT
PF7-CROSS REF



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, 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.	Property No.	Zoning
0158016	13-23	505180

Name(s)	Address

Violation Location
7421 Greenbank Rd

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:
Balt. Co. Zoning Regulation 106,
109.1, 400
Accessory structure (shed)
must be in rear yard

"Subject to \$200⁰⁰ / Day Fine if
not brought into compliance"

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

On or Before:	Date Issued:
1/14/01	1/4/01

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
Jim Kemp

INSPECTOR: *James S. Kemp*

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:	Date Issued:

INSPECTOR: _____
DEFENDANT

June 4, 2001

Zoning Commissioner
401 Bosley Avenue
Towson, MD 21204

Gentlemen:

Please be advised that we are property owners affected by the requested approval of a shed that was built in the front yard located in the 7400 block of Greenbank Road.

We have been victims of previous occupants who have kept their belongings thrown throughout the yard. This shed does allow a place for the residents of this property to keep their possessions in a confined area.

There does not appear to be much space behind their house to build a shed.

Unfortunately, most of us are unable to attend the hearing due to our work schedules. Please approve this request.

Sincerely,
Names

Address

Laurence Kirby

7422 GREENBANK RD

Mark Jenkins

13243 EAST GREENBANK RD.

Joseph L. Just

13239E GREENBANK RD

Janice Jacksits

13241 E. Greenbank Rd.

Dan S. Schumacher

7426 Greenbank Rd.

Toni Bruch

7425 Greenbank Rd.

Alvin B. Coates Jr.

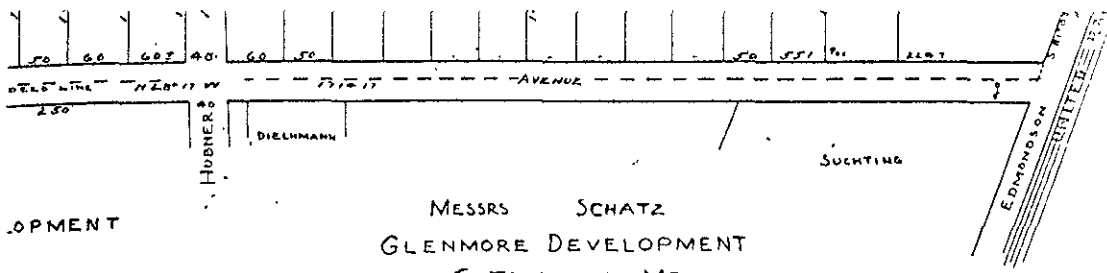
7419 Greenbank Rd.

Sherry Sanders

7425 Greenbank Rd.

Zoning Case #01-414-A

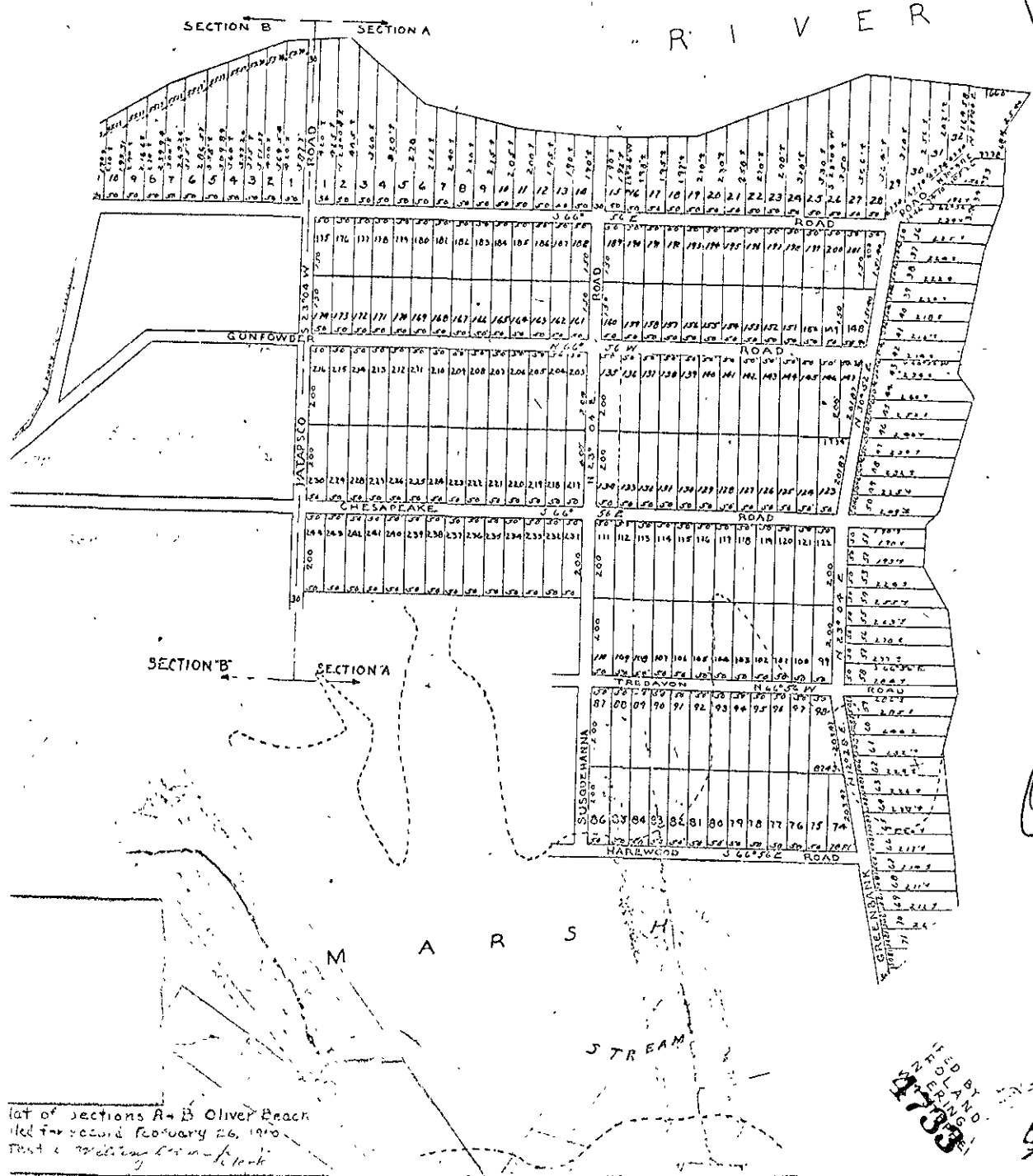
Pct Cx #2



Record with Lease
 ph M. Schatz et al
 L. Myers, Jrf
 1940
 William C. Clark

MESSRS. SCHATZ
 GLENMORE DEVELOPMENT
 CATONSVILLE, MD.
 SCALE 100. DEC. 4, 1925
 J. L. BARNES, LHO

J. L. Barnes

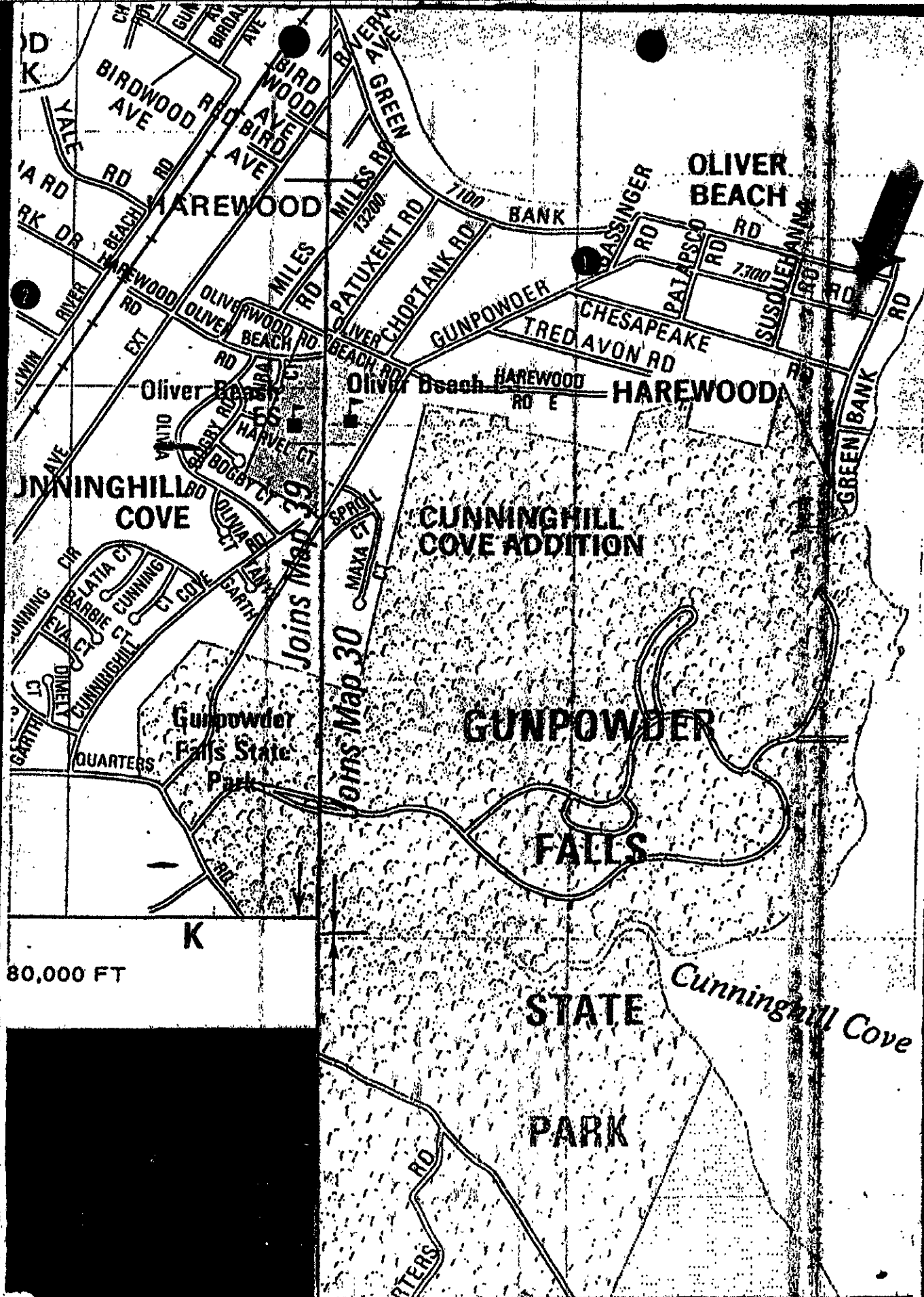


414

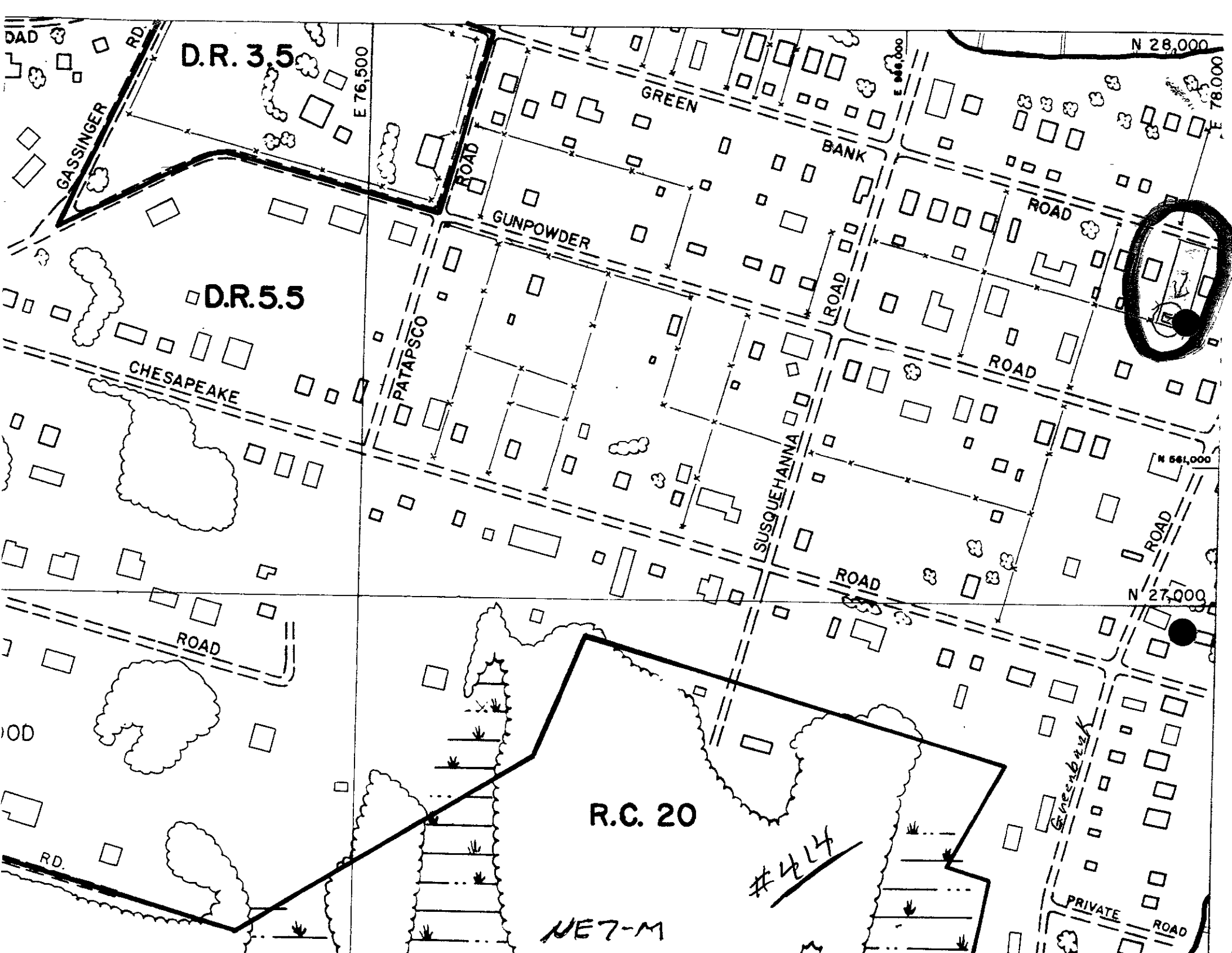
lot of sections A & B Oliver Beach
 Held for record February 26, 1940
 Plat & recording to be made

RECORDED
 1940
 4733

4734



414



D.R. 3.5

E 76,500

N 28,000

E 78,000

GREEN

BANK

GUNPOWDER

D.R. 5.5

CHESAPEAKE

PATAPSCO

SUSQUEHANNA

N 58,000

N 27,000

R.C. 20

#414

NE 7-M

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

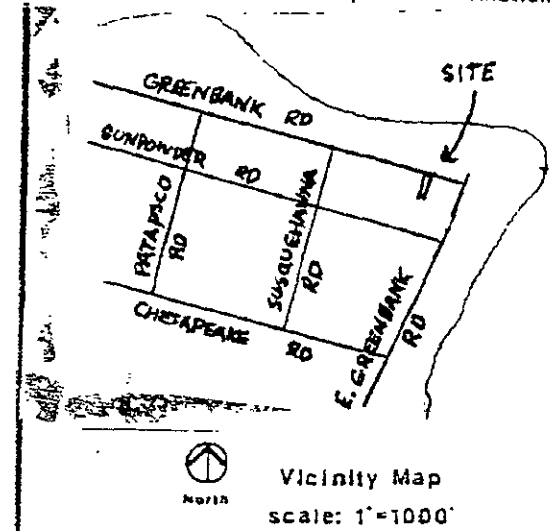
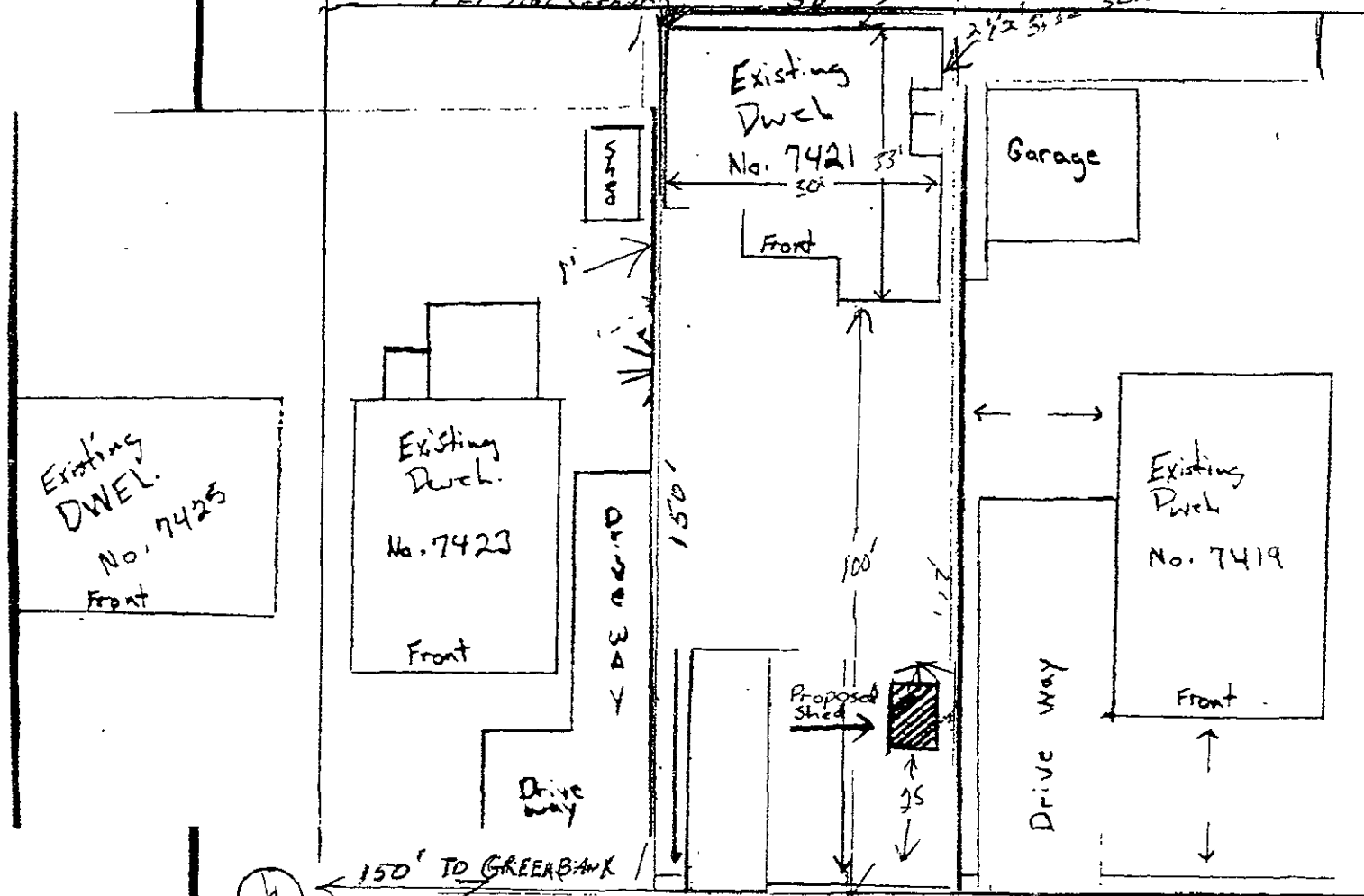
PROPERTY ADDRESS: 7421 Greenbank Rd.

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

Subdivision name: Oliver Beach

plat book # 12, folio # 056, lot # 199, section # A

OWNER: Peter J. Sr. & Virginia M. Tridolfo
1st side setback 30' 2 1/2' side setback



LOCATION INFORMATION

Election District: 15th
 Councilmanic District: 5th
 1"=200' scale map #: NE 7-M
 Zoning: DR-5.5
 Lot size: 0.172 acreage 7500 square feet

SEWER: ☒ public ☐ private
 WATER: ☒ public ☐ private
 Chesapeake Bay Critical Area: ☒ yes ☐ no
 Prior Zoning Hearings: N/A

Zoning Office USE ONLY!

reviewed by: SRA ITEM #: 414 CASE #: 01-414-A
DD



North

date: April '01 SRA

prepared by: DD & JS / Tridolfo

GREENBANK Rd. (40' R/W)

Scale of Drawing: 1" = 30' 525' x 0 Susquehanna Rd

Ref EX #1