

IN RE: PETITION FOR ADMIN. VARIANCE
NW/S Leeds Avenue
opposite Knecht Road
13th Election District
1st Councilmanic District
(4312 Leeds Avenue)

*
*
*
*
*

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 01-451-A

Andrea H. Hysten & Charles H. Cox, Jr.
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Andrea H. Hysten and Charles H. Cox, Jr. The variance request is for property located at 4312 Leeds Avenue in the Arbutus area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

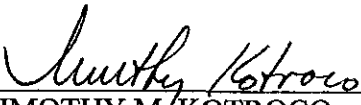
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 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.

CORDER RECEIVED FOR FILING
Date 5/29/01
By R. Spence

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of May 2001, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (swimming pool) to be located in the side 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 may apply for their permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date

5/29/01

By

R. Gannon



Baltimore County
Zoning Commissioner

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

May ²⁹ 28, 2001

Ms. Andrea Hylan
Mr. Charles H. Cox, Jr.
4312 Leeds Avenue
Baltimore, Maryland 21229

Re: Petition for Administrative Variance
Case No. 01-451-A
Property: 4312 Leeds Avenue

Dear Ms. Hylan & Mr. Cox:

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,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4312 Leeds Ave.
which is presently zoned DR 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) 400.1 BCZR

To permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard.

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 Charles Hurley Cox, Jr.

Signature Charles Hurley Cox

Name - Type or Print Andrea L. Hyles

Signature Andrea Hyles

Address 4312 Leeds Ave. 410-536-0220

City Balto, State MD Telephone No. 21229

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

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. 01-451-A

Reviewed By JRF Date 4-24-01

Estimated Posting Date 5-6-01

ORDER RECEIVED FOR FILING

5/28/01
R. C. [Signature]

APR 29 9 15 198

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 4312 Leeds Ave.
Address
Balto, MD. 21229
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):

backyard is all downhill
side is only flat land on property for
installation of swimming pool.

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.

[Signature]
Signature
Charles Nucleo Cox
Name - Type or Print

[Signature]
Signature
Andrea L. Hyles
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of April, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charles Nucleo Cox AND Andrea L. Hyles
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

4/16/2001
Date

[Signature]
Notary Public
My Commission Expires 6/1/2003

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 4312 Leeds Ave.
Address
Balto MD. 21229
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):

backyard is all downhill
side is only flat land on property for
installation of swimming pool.

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.

[Signature]
Signature
Charles Hurley Cox
Name - Type or Print

Andrea L. Hylton
Signature
Andrea L. Hylton
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of April, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charles Hurley Cox AND Andrea L. Hylton
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

4/12/2001
Date

[Signature]
Notary Public

My Commission Expires 6/1/2003



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4312 Leeds Ave.
which is presently zoned DR 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) 400.1 BCZR

To Permit an accessory structure (swimming pool) to be located in side yard in lieu of the required rear yard.

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 _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Charles Hurley Cox
Name - Type or Print _____
Charles Hurley Cox
Signature _____
Andrea L. Hylten
Name - Type or Print _____
Andrea Hylten
Signature _____

Attorney For Petitioner:

4312 Leeds Ave. 410
Address _____ Telephone No. 536-0220
Balto MA
City _____ State _____ Zip Code 21229

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
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. 01-451-A

Reviewed By JRF Date 4-24-01

R20 9/15/98

Estimated Posting Date 5-6-01

Zoning Description

ZONING DESCRIPTION FOR 4312 Leeds Avenue

Beginning at a point on the West side of Leeds Avenue which is 30 feet wide at the distance of 163.8 feet North West of the centerline of the nearest improved intersecting street (Knecht Rd.) which is 25.5 feet wide. As recorded in Deed Liber 313, Folio 122 and includes the measurements and directions here and on the plat in the correct location. Beginning at a point on the West Side of Leeds Ave SW45 249.25 ft., NW45 125ft., SW45 83.35ft., NW55 1/4 582.5ft., NW55 1/4 257.07ft., NE7 8min 50 sec 344.82ft., NW58 29min 16.47ft., N 440.91ft., SE 300.51ft., SW44 13min 110ft., SE45 47min 120ft., NE44 13min 73.36ft., SE 42ft., SW 44 13min 22.38ft., SE45 6min 118.3ft., NE44 13min 50ft., SE41 136.75ft to the place of beginning. being the same property cited as Liber 5539 Folio 88 and containing 3.17 +/- acres.

Councilmanic District - 1
Election District - 13

451

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 92963

DATE 4-24-01 ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Charles Cox
4312 Leeds Ave ITEM # 451
FOR: 01 - VARIANCE TAKEN BY: JRF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
6/24/2001	6/24/2001	15:55:02
REQ #	CASHIER POSTE NEG	DRAWER 5
CLIP #	210309	OFLH
Dep	5 526 ZONING VERIFICATION	
CR #	072963	

Receipt tot 50.00
.00 CR 50.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

ZONING NOTICE

**ADMINISTRATIVE
VARIANCE**

CASE # 01-451-A

TO PERMIT AN ACCESSORY
STRUCTURE (SWIMMING POOL) TO BE
LOCATED IN THE SIDE YARD IN LIEU
OF THE REQUIRED REAR YARD

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MAY 21, 2001
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
TEL. 887-3391

ZONING NOTICE

**ADMINISTRATIVE
VARIANCE**

CASE # 01-451-A

TO PERMIT AN ACCESSORY
STRUCTURE (SWIMMING POOL) TO BE
LOCATED IN THE SIDE YARD IN LIEU
OF THE REQUIRED REAR YARD

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MAY 21, 2001

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST WITHIN 30 DAYS AFTER DATE UNLESS PERMITTED BY LAW. RETURN BOTH TO ZADM, A101

MEETING IS HANDICAP ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 01-451-A

Petitioner/Developer: _____

CHARLES COX AND ANDREA HULEN

Date of Hearing/Closing: MAY 21, 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 _____

4312 LEEDS AVE.

The sign(s) were posted on MAY 4, 2001
(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)

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: # 451
Petitioner: Hurley Cox
Address or Location: 4312 Leeds Ave., Balto., Md 21229

PLEASE FORWARD ADVERTISING BILL TO:

Name: Hurley Cox
Address: 4312 Leeds Ave.
Balto, Md. 21229
Telephone Number: 410-536-0220

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
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 451 -A Address 4312 LEEDS AVE.

Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4-24-01 Posting Date: 5-6-01 Closing Date: 5-21-01

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

- 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.
- 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.
- 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.
- 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- 451 -A Address 4312 LEEDS AVE.

Petitioner's Name Charles Cox & Andrea Hylan Telephone 410-536-0220

Posting Date: 5-6-01 Closing Date: 5-21-01

Wording for Sign: To Permit an accessory structure (swimming pool)
to be located in the side yard in lieu of the required
rear yard.



Baltimore County
Department of Permits and
Development Management

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

May 21, 2001

Andrea L Hylan &
Charles Hurley Cox Jr
4312 Leeds Avenue
Baltimore MD 21229

Dear Ms. Hylan & Mr. Cox:

RE: Case Number: 01-451-A, 4312 Leeds Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 24, 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. G D Z
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

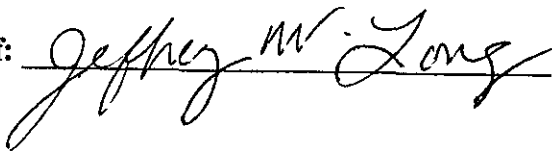
DATE: May 24, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-430, 01-443, 01-444, 01-445, 01-446,
01-451, 01-457 and 01-459

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.

Section Chief:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.16.01

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

RE: Baltimore County
Item No. 451 JRF

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,

A handwritten signature in black ink, appearing to read 'K. A. McDonald Jr.'.

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

My telephone number is _____

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

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: May 18, 2001

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

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

SUBJECT: Item No.: 451 (01-451-A)
Legal Owner/Petitioner: Andrea L. Hylan & Charles H. Cox, Jr.
Property Address: 4312 Leeds Avenue
Location Description: NW/S Leeds Avenue, opposite Knecht Road

VIOLATION INFORMATION: Case No.: 01-1989

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

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

- ◆ Complaint Intake Form/Code Enforcement Officer's report and notes

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

RSW/scj

c: Code Enforcement Officer Creed

CODE ENFORCEMENT REPORT

DATE: 4/27/01 INTAKE BY: E.C. CASE #: 01-1889 INSPEC: 9

COMPLAINT LOCATION: 4312 HEDDS AVE

ZIP CODE: 21227 DIST: _____

COMPLAINANT NAME: DEL MALONE PHONE #: (H) 21227 (W) _____

ADDRESS: _____ ZIP CODE: 21227

PROBLEM: T/O CHECK FOR OTHERS

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

TAX ACCOUNT #: 13-08-002162 ZONING: _____

INSPECTION:

REINSPECTION:

REINSPECTION:

REINSPECTION:

UPDATE/MESSAGE FORM

Date: 4/28/01

Time: 11⁰⁰ a.m. p.m.

Inspector: CRADY JR

Case Number: 01-1889

Address: 4312 LEEDS AVE

Comments: Blue VAN gone, pressure
CAMP will be Soho, By
next wk.

R/V 5/23/01

COMING IN FOR POOL VARIANCE

ENTERED INTO AS400 scf

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

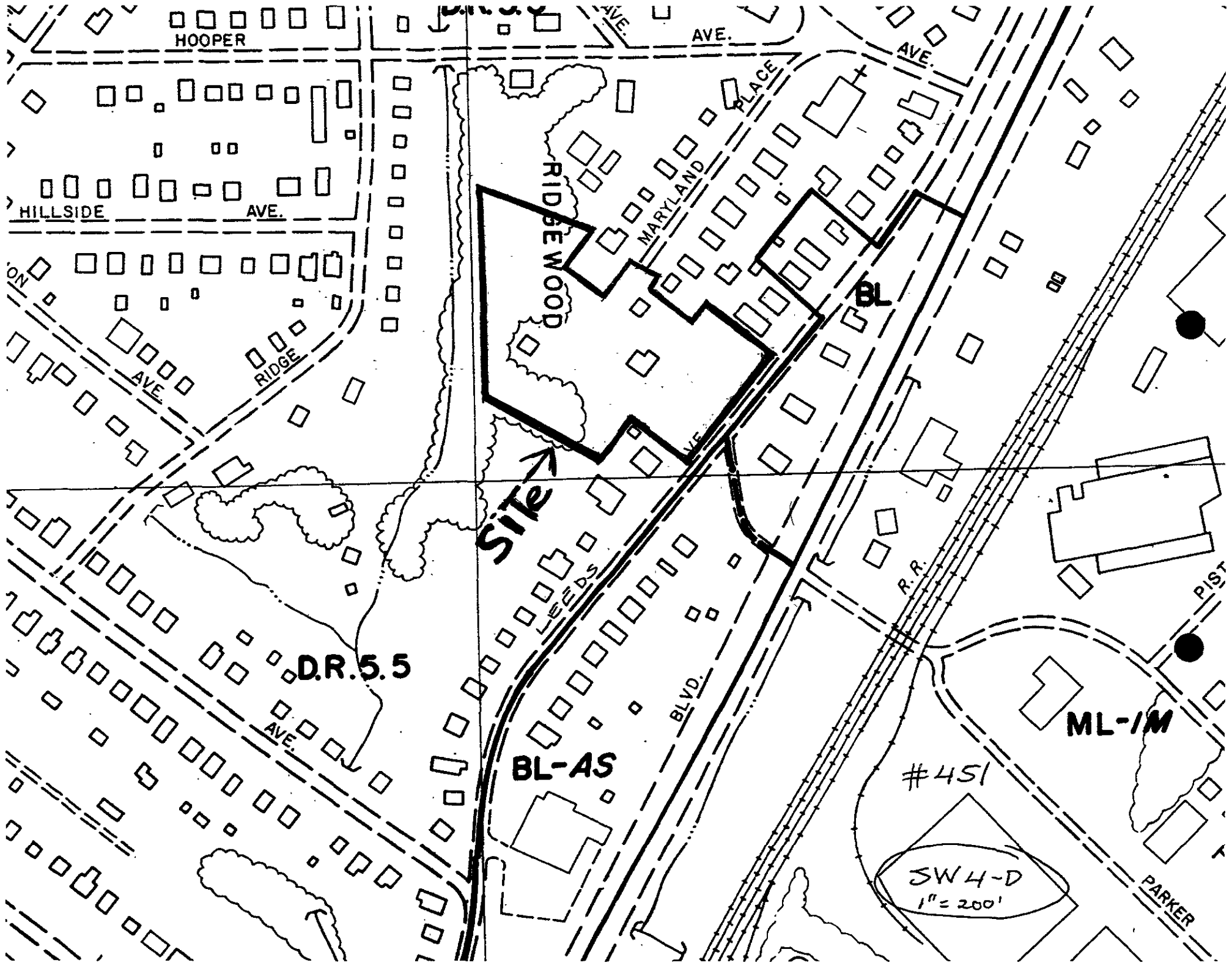
Dt Rec: 4272001 Intake: CREED, E Act: _____ Case #: 01-1989
Insp: CREED, E Insp Grp: ENF Insp Area: 9 Tax Acct: 1308002162
Address: 4312 LEEDS AVE Apt #: _____ Zip: 21227
Problem Descript.: TRASSH & DEBRIS, CHECK FOR OTHERS

Complainant Name (Last): MALONE (First): DEL
Complainant Addr: _____
Complainant City: _____ State: _____ Zip: 21227
Complainant Phone (H): _____ (W): _____
Date of Reinspection: 5232001 Date Closed: _____ Delete Code (P): _____

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change



HOOPER AVE.

AVE.

AVE.

HILLSIDE AVE.

AVE.

RIDGEWOOD

MARYLAND PLACE

BL

AVE.

RIDGE

Site

D.R. 5.5

BL-AS

BLVD.

R.R.

ML-1M

#451

SW 4-D
1" = 200'

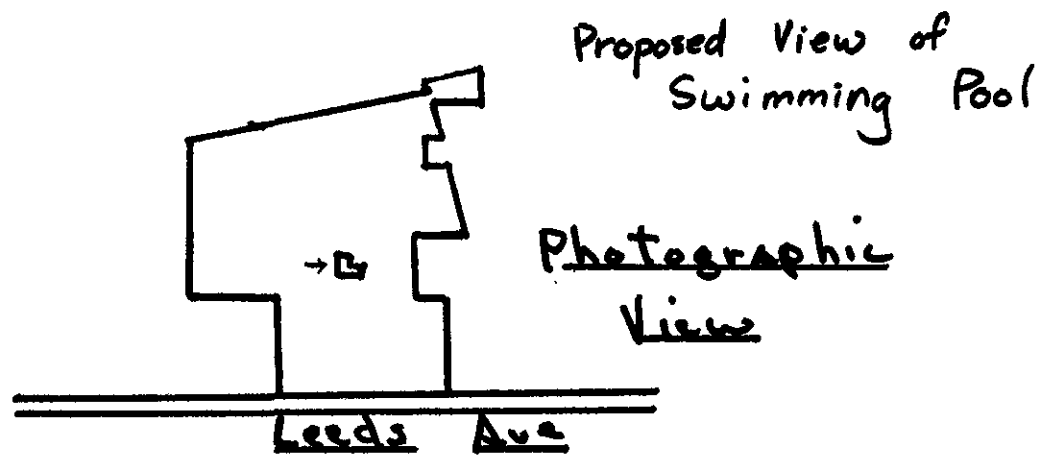
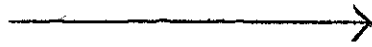
PIST

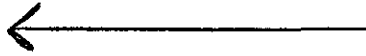
PARKER

Photos of
4312 Leeds Ave
Pool site

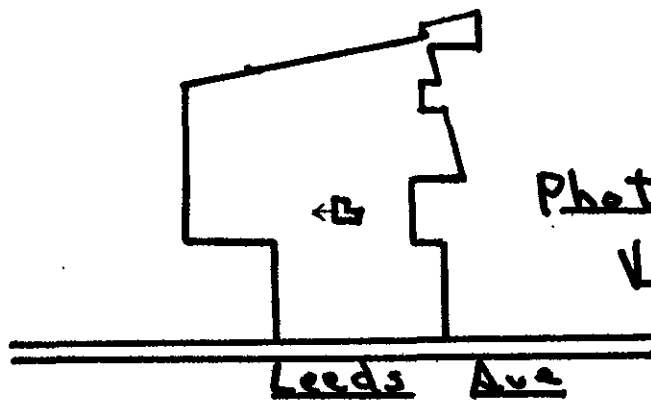


451



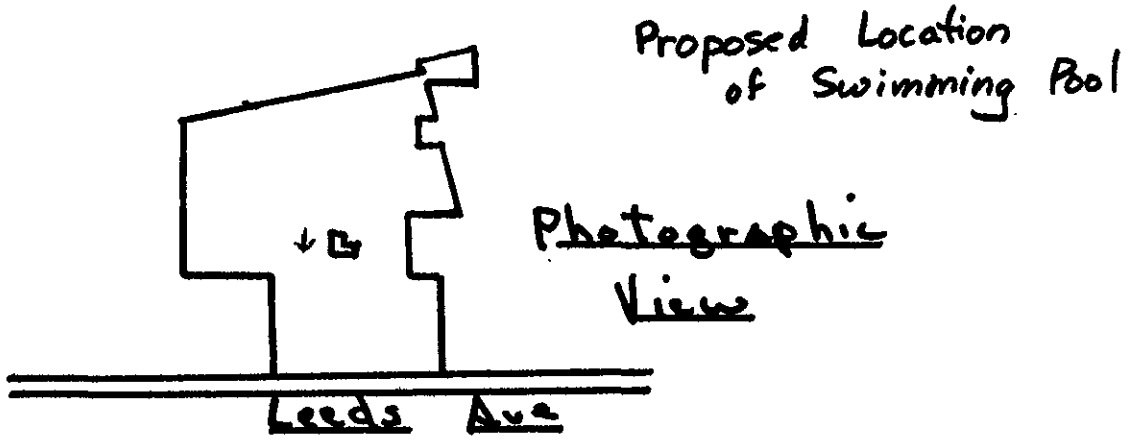


Proposed View of
Swimming Pool



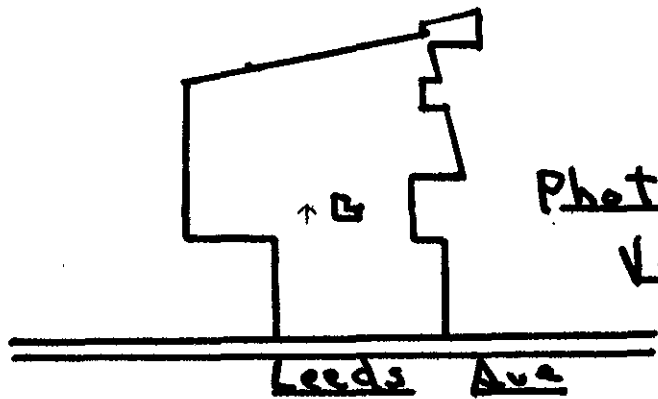
Photographic
View

Leeds Ave





Proposed View of
Swimming Pool



Photographic
View

Leeds Ave

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

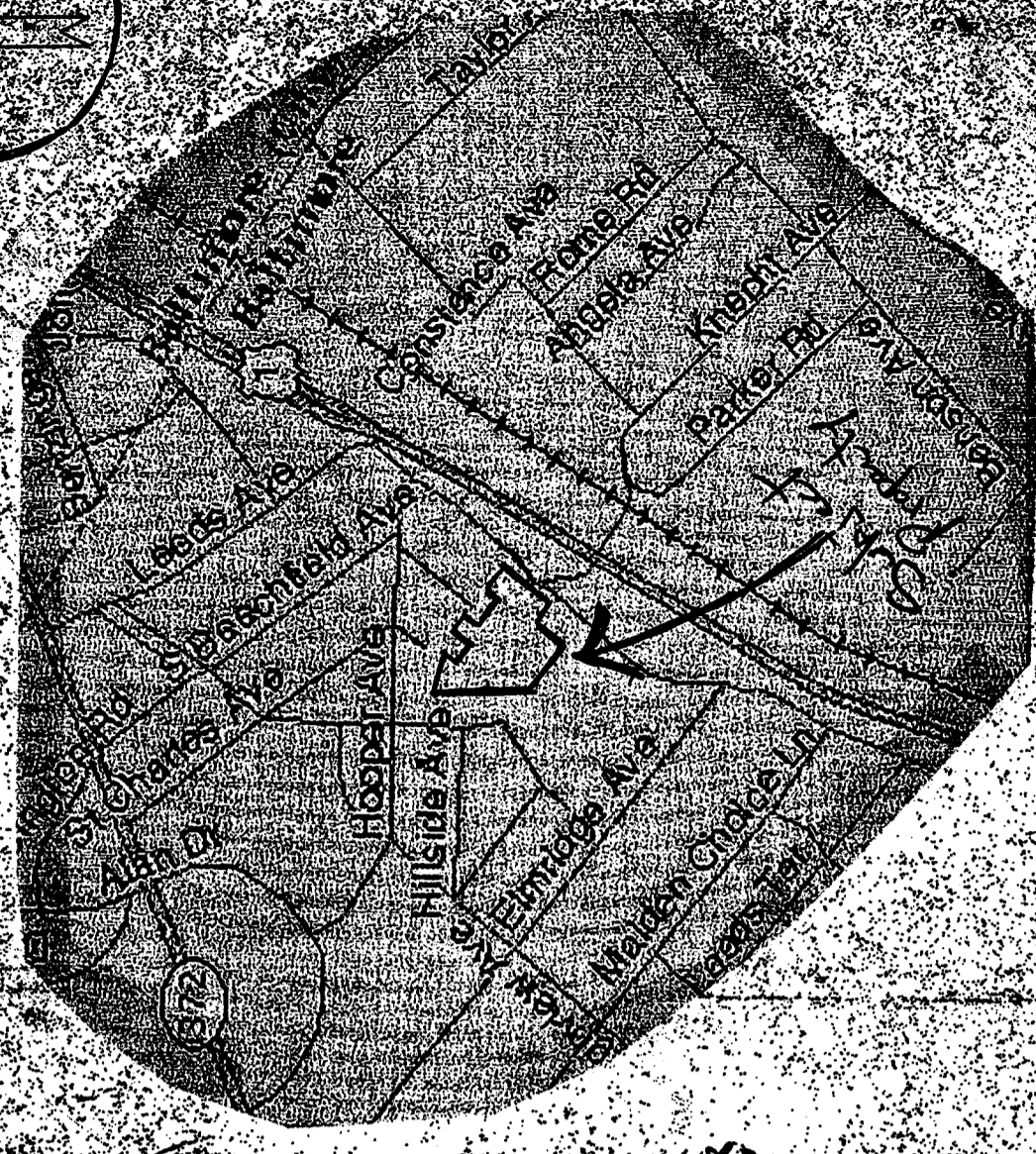
Property Address:

4312 Leads Ave
 Arbutus, MD 21229

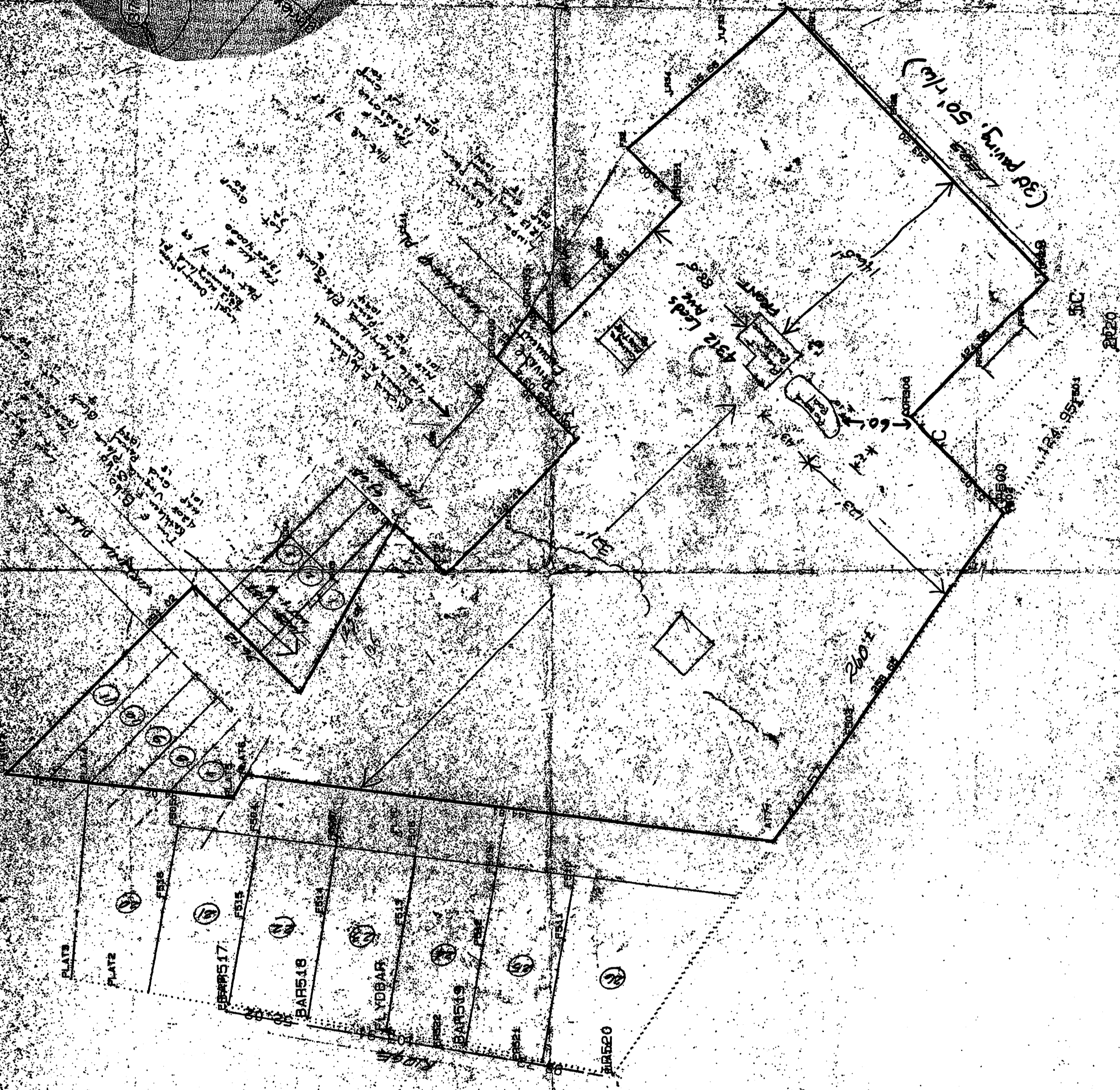
Subdivision Name:

Ridgewood
 Plat book #7 folio 69
 Lots 314
 Block #7

Owners: Charles Horley Cox
 Andrea Hyles



Vicinity Map
 scale: 1" = 1000'



LOCATION INFORMATION

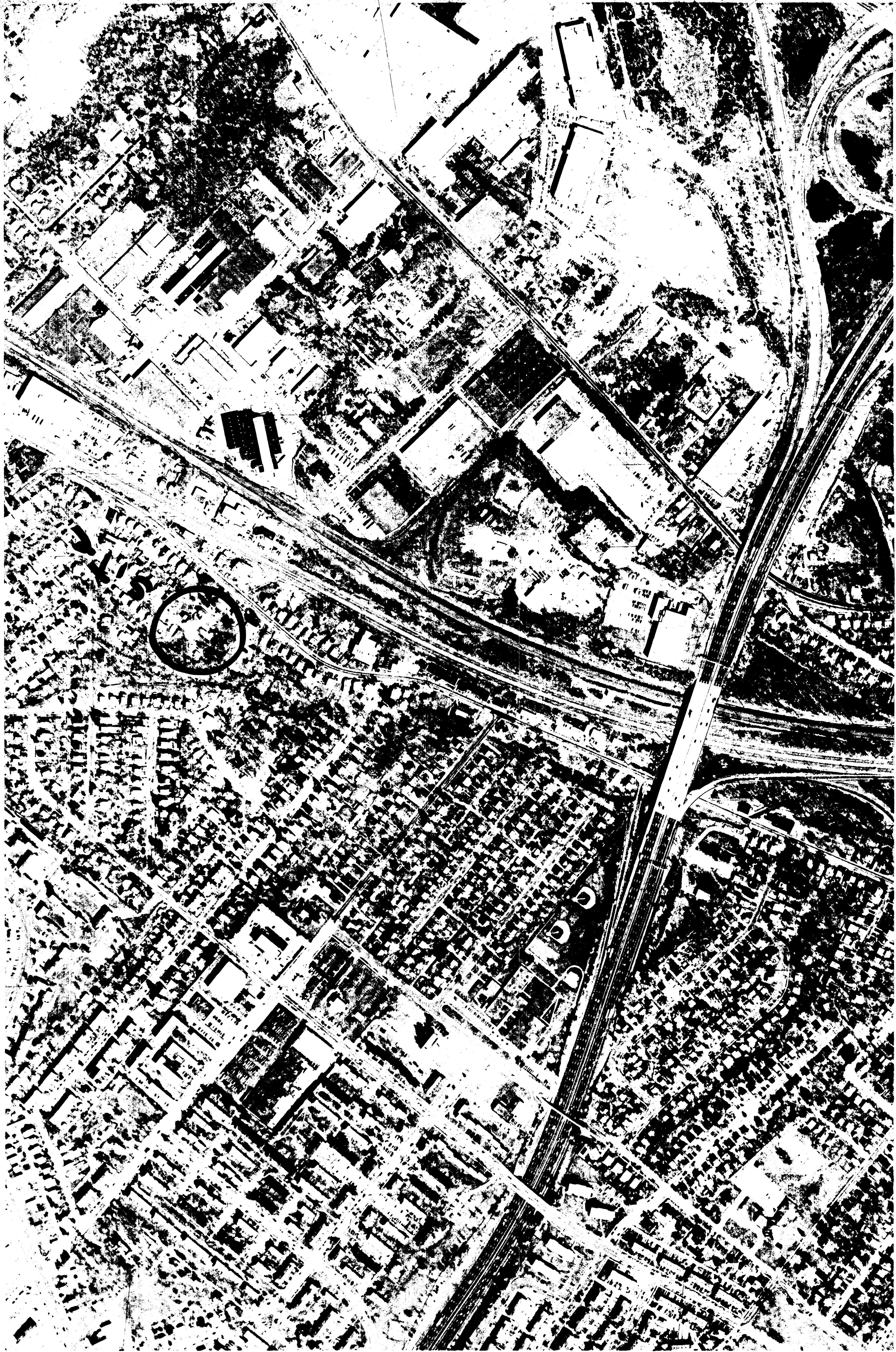
Councilmanic District: 1
 Election District: 13
 1' = 200' scale map: SW - 4D
 Zoning: DR 5.5
 Lot size 3.17 +/- acres
 SEWER: Public
 WATER: Public
 Chesapeake Bay Critical Area: No
 Prior Zoning Hearings: none

ZONING OFFICE USE ONLY!

REVIEWED BY: ITEM #: CASE #:
 JRF 451

Pet. Ex #1

EXPANDED TRAYVERSE / APPROX OUTLINE
 NEE27 / COX / 4312 LEADS AVE / 01/14/00 SCALE 1" = 50'



SCALE 1" = 200'	LOCATION ARBUTUS COWDENTOWN	SHEET S.W. 4-D
DATE OF PHOTOGRAPHY JANUARY 1986		

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 26401