

IN RE: PETITION FOR VARIANCE

NW/Corner Right Aileron Street and Right
Wing Drive, 300' W of c/l Blister Street
(37 Right Aileron Street)
15th Election District
5th Council District

Michael B. Maynor, Sr., et ux
Petitioners

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 01-510-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Michael B. Maynor, Sr., and his wife, Katherine L. Maynor. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (8' x 8' shed) 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 the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Katherine L. Maynor, owner of the subject property. There were no Protestants or other interested persons present; however, it is to be noted that the Petition was filed as the result of a complaint registered by the adjacent property owner, Maxine Wyatt, with the Code Enforcement Division of the Department of Permits and Development Management (DPDM) relative to the location of the subject shed..

Testimony and evidence offered revealed that the subject property is located on the northwest corner of Right Aileron Street and Right Wing Drive in the subdivision known as Aero Acres in eastern Baltimore County. The property consists of a gross area of 5,952 sq.ft., more or less, zoned D.R.5.5, and is improved with a one-story frame dwelling, an above-ground swimming pool, and two accessory sheds, one of which is 12' x 20' feet in dimension and located in the rear yard. The other shed is located in the side yard, at the end of an existing macadam paved driveway. That shed is 8' x 8' x 10' in dimension and it is this shed which is at issue in the instant

ORDER RECEIVED FOR FILING

Date

By

case. Ms. Maynor indicated that the subject shed was built in May 2001 in order to provide additional storage space. A series of photographs submitted at the hearing show that the building is attractive and compatible with the existing dwelling. In addition, those photographs show that the shed is located immediately adjacent to a privacy fence located on the adjacent property owned by Ms. Wyatt, known as 35 Right Aileron Street. That privacy fence is nearly as tall as the shed, however, the roof of the shed is visible above the fence. Obviously, this privacy fence buffers the shed and the visual impact of same from the Wyatt property. Moreover, that neighbor also has a large storage shed in her rear yard, not far from the subject shed.

As noted above, the Petitioner seeks relief to permit the subject shed to remain in its present location. In order for variance relief to be granted, the property owner must prove that the subject property is unique in some fashion, that a practical difficulty would result if relief were denied, and that there will be no detriment to the surrounding locale. In fact, it is the corner location of the subject property and the orientation of the dwelling thereon which makes this property unique. The house is cantilevered so as to be oriented towards the intersection. That is, *the front of the dwelling faces the corner of the intersection and does not directly face either street.* This orientation reduces the area of the rear yard. Moreover, the location of the other, larger shed and swimming pool in the rear yard further limits the available space.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioners have satisfied the requirements of Section 307 of the B.C.Z.R. That is, I find that the property is unique by virtue of its corner location, configuration and the orientation of the dwelling. Moreover, owing to the location of the shed and the existing privacy fence, I find that there would be no adverse impact upon adjacent properties. In my view, a denial of the variance would cause a practical difficulty and unreasonable hardship upon the Petitioner, and should therefore be granted.

It was also observed at the hearing that the shed is approximately 2 feet from the side property line. The undersigned Zoning Commissioner drew this fact to the attention of the property owner and asked why a variance had not also been requested seeking relief from the setback requirement that the shed be a minimum 2½ feet from the side property line. Ms. Maynor

ORDER RECEIVED FOR FILING
Date 8/13/11
By [Signature]

indicated that when she and her husband filed the Petition, it was questionable as to whether the 2½-foot distance had been maintained and that the precise location of the property line was unclear. Apparently, the zoning technician who assisted the Petitioners in filing their Petition determined that a variance from setback requirements would not be required. In any event, in that the shed is existing, I will grant relief as is necessary to legitimize its location. Thus, in addition to a variance from Section 400.1 of the B.C.Z.R. to permit its location in the side yard, relief will also be granted to allow a minimum 1-foot setback from the side property line in lieu of the required 2½ feet. It is clear that at least a 1-foot setback has been maintained, and quite possibly, more distance.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore county this 13th day of August, 2001 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from setback requirements to permit the existing shed to remain a minimum distance of 1 foot from the side property line, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECORDED FOR FILING
Date 8/13/01
By [Signature]



Baltimore County
Zoning Commissioner

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

August 13, 2001

Mr. & Mrs. Michael B. Maynor, Sr.
37 Right Aileron Street
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE
NW/Corner Right Aileron Street and Right Wing Drive, 300' W of Blister Street
(37 Right Aileron Street)
15th Election District – 5th Council District
Michael B. Maynor, Sr., et ux - Petitioners
Case No. 01-510-A

Dear Mr. & Mrs. Maynor:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Maxine Wyatt
35 Right Aileron Street, Baltimore, Md. 21220
Code Enforcement Division, DPDM; People's Counsel; Case File

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





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 37 Right Aileron St.

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) 400.1 to permit an accessory

structure (shed) 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 following reasons: (indicate hardship or practical difficulty)

to be determined at the hearing

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):

Michael B. Maynor Sr.

Name - Type or Print

Signature

Katherine L. Maynor

Name - Type or Print

Signature

37 Right Aileron St. 410-391-9642

Address

Telephone No.

Middle River, Md.

21220

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 BK Date 5/30/01

ORDER RECEIVED FOR FILING

Date

By

Case No. 01-510-A

REC'D 9/15/98

Zoning Description

- Zoning Description for 37 Right Aileron St.

EAST Beginning at a point on the North side of Right Aileron St, which is 50' wide at the distance of 300 feet ~~W~~ of the centerline of the nearest improved intersecting street Blister St. which is 50' wide. Being Lot #144, Section # I in the subdivision of Aero Acres as recorded in Baltimore County Plat Book # 13, Folio # 139 containing 5,952 Square Feet. Also known as 37 Right Aileron St. and located in the 15th Election District, 5th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 92978

DATE 5/30/01 ACCOUNT R 006-006-615

AMOUNT \$ 50.00

RECEIVED FROM Kathy + Mary + Lori

FOR variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 510

PAID RECEIPT

PAYMENT	ACTUAL	TIME
5/31/2001	5/30/2001	14:39:46
REF: W502	CASHIER: SMAT	SMAT: DROWER
RECEIPT # 175893		DEFIN
DEPT: 5 526 ZONING VERIFICATION		
R NO. 092978		

Dept. Tot.	50.00
50.00 OK	.00 CA
Baltimore County	Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

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

37 Right Alieon Street,
N/S Right Alieon Street,
309 W. centering Elster St.
15th Election District
6th Councilmanic District
Legal Owner(s): Katherine
L. & Michael B. Maynor, Sr.
Variance to permit an ac-
cessory structure (shed) to
be located in the side yard
in lieu of the required rear
yard.
Hearing: Monday, July 30,
2001 at 11:00 a.m. in
Room 407, County Courts
Building, 401 Boston Ave-
nue.

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

(2) For information con-
cerning the file and/or
Hearing Contact the Zoning
Review Office at (410) 887-
3391.
7/12/01 July 12 C490511

CERTIFICATE OF PUBLICATION

7/12/2001

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 7/12/2001.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE POSTING

RE: Case No.: 01
02-510-A

Petitioner/Developer: KATHERINE L.

& MICHAEL B MAYNOR SR

Date of Hearing/Closing: JULY 30, 2001

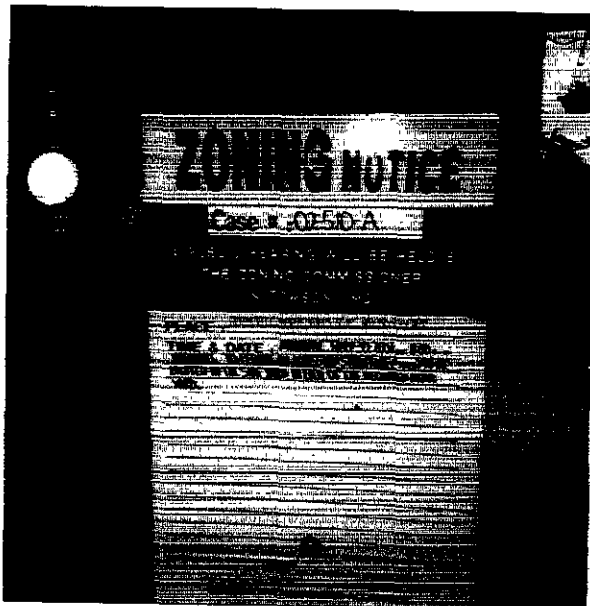
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 37 RYHALLERON ST.

The sign(s) were posted on JULY 14, 2001
(Month, Day, Year)



Sincerely,

[Signature] 7/14/01
(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)

Example 5 Advertising

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: 01-510-A

Petitioner: Michael & Katherine Maynor

Address or Location: 37 Right Aileron St. 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michael B. Maynor

Address: 37 Right Aileron St.
Baltimore, Md. 21220

Telephone Number: 410-391-9642

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 12, 2001 Issue – Jeffersonian

Please forward billing to:
Michael B Maynor
37 Right Aileron Street
Middle River MD 21220

410 391-9642

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: 01-510-A

37 Right Aileron Street

N/S Right Aileron Street, 300' W centerline Blister Street

15th Election District – 5th Councilmanic District

Legal Owners: Katherine L & Michael B Maynor Sr

Variance to permit an accessory structure (shed) to be located in the side yard in lieu of the required rear yard.

HEARING: Monday, July 30, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
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

June 25, 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: 01-510-A

37 Right Aileron Street

N/S Right Aileron Street, 300' W centerline Blister Street

15th Election District – 5th Councilmanic District

Legal Owners: Katherine L & Michael B Maynor Sr

Variance to permit an accessory structure (shed) to be located in the side yard in lieu of the required rear yard.

HEARING: Monday, July 30, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon G.D.Z.
Director

C: Katherine L & Michael B Maynor Sr, 37 Right Aileron Street, Middle River 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 14, 2001.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

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

July 27, 2001

Katherine L & John B Maynor Sr
37 Right Ailerion Street
Middle River MD 21220

Dear Mr. & Mrs. Maynor:

RE: Case Number: 01-510-A, 37 Right Ailerion Street

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 30, 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
INTEROFFICE CORRESPONDENCE

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

DATE: July 18, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For July 2, 2001
Item Nos. 502, 503, 505, 506, 507, 508,
509, 510, 511, 512, 513, 516, 517, 519,
and 520

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

June 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 June 25, 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:

502, 503, 504, 505, 508, 510, 511, 512, 513, 515, 516, 517,
518, and 519

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



his
7/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 29, 2001

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

JUN 29

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-496, 01-510, & 01-517

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6.25.01

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

RE: Baltimore County
Item No. 510 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,

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

May 29, 2001

To Whom This May Concern:

We have been neighbors of Mr. and Mrs. Michael Maynor at 37 Right Aileron, Aero Acres, MD. for quite some time. They have been quiet neighbors keeping their home and grounds looking neat, clean and orderly. We see nothing wrong about the shed they have put up which might indicate that it is unsightly. Actually, the shed cannot even be seen over the privacy fence erected by their next door neighbor at 35 Right Aileron St.

Name: James R. Murphy IV
Address: 58 Right Wing Dr.
Phone: 410 391-3144
Signature: James R. Murphy

Name: Lois Bellini
Address: 1328 Ingle Ave
Phone: Baltimore Md
Signature: 410 574 5009

Name: Tom Schmitt
Address: 49 Right Wing Dr
Phone: 443 604 4125
Signature: Tom Schmitt

Name: Patti Bruno
Address: 32 Right Aileron St
Phone: 410-579-1416
Signature: Patti Bruno

Name: Janice Rudolph
Address: 30 Right Aileron St.
Phone: 410 2687-3702
Signature: Janice Rudolph

Name: _____
Address: _____
Phone: _____
Signature: _____

510

RE: PETITION FOR VARIANCE
37 Right Aileron Street, N/S Right Ailerson St,
300' W of c/I Blister St
15th Election District, 5th Councilmanic

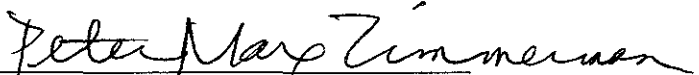
Legal Owner: Michael B. & Katherine L. Maynor
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-510-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 13th day of July, 2001 a copy of the foregoing Entry of Appearance was mailed to Michael B. & Katherine L. Maynor, 37 Right Aileron Street, Baltimore, MD 21220, Petitioners.


PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: June 26, 2001

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

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

SUBJECT: Item No.: 510 (01-510-A)
Legal Owner/Petitioner: Katherine L. & Michael B. Maynor, Sr.
Property Address: 37 Right Alleron Street
Location Description: N/S Right Alleron Street, 300' W centerline Blister Street

MAILED
6-26-01

VIOLATION INFORMATION: Case No.: 01-2425
Defendants: Michael B. & Katherine L. Maynor

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
Maxine Wyatt	35 Right Alleron Street, Baltimore 21220

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

Complaint Intake Form/Code Enforcement Officer's report and notes
State Tax Assessment printout
Photographs including dates taken
Correction Notice

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 Jacobson

CODE ENFORCEMENT REPORT

00-2490

DATE: 5-19-01 INTAKE BY: PC CASE #: 01-2425 INSPEC: 6

COMPLAINT LOCATION: 37 RIGHT ALLERON ST.

ZIP CODE: _____ DIST: _____

COMPLAINANT NAME: MAXIME WYATT PHONE #: (H) 687 7503 (W) 110

ADDRESS: 35 RIGHT ALLERON ST. ZIP CODE: 21220

PROBLEM: SHED INSTALLED - IN CORRECT LOCATION

"NOTE" CASE 00-2490 WAS NEVER CLOSED "

IS THIS A RENTAL UNIT? YES _____ NO _____

IF YES, IS THIS SECTION 8? YES _____ NO _____

OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: 1513208590 ZONING: _____

INSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

UPDATE/MESSAGE FORM

Date: 6/5/01
Time: _____ a.m. p.m.
Inspector: Hope Jacobson

Case No.: 01-2425
Address: 37 Right Aileron

Comments: Variance applied for
upop/up 8/3/01 to check findings
case #01-510A. HJ

ENTERED INTO AS400

JF6/5

Case Entry/Update

Format : CASREC

Mode : CHANGE

File : PDLV0001

Dt Rec: 5092001 Intake: COHEN, P Act: Case #: 01-2425

Insp: Insp Grp: ENF Insp Area: 6 Tax Acct: 1513208590

Address: 37 RIGHT AILERON ST Apt #: Zip: 21220

Problem Descript.: SHED INSTALLED-INCORRECT LOCATION. "NOTE" CASE 00-2490 WAS N
EVER CLOSED.

Complainant Name (Last): WYATT (First): MAXINE

Complainant Addr: 35 RIGHT AILERON ST.

Complainant City: BALTIMORE State: MD Zip: 21220

Complainant Phone (H): 4106877503 (W):

Date of Reinspection: 8032001 Date Closed: Delete Code (P):

F3=Exit

F9=Insert

F5=Refresh

F10=Entry

F6=Select format

F11=Change

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Notes: **05/10/01 SHED ON SIDE OF HOUSE. MAILED NOTICE. COMPLAINANT UPDATED. HJ/JF**.

06/05/01 VARIANCE APPLIED FOR. POP-UP TO CHECK ON FINDINGS. CASE #01-510A. HJ/JF.

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

RA1001B

DATE: 05/09/2001 STANDARD ASSESSMENT INQUIRY (1)

TIME: 13:55:40

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 13 208590	15	3-2	04-00	H	NO		01/08/01

MAYNOR MICHAEL B DESC-1.. IMPS

MAYNOR KATHERINE L DESC-2.. AERO ACRES

37 RIGHT AILERON PREMISE. 00037 RIGHT AILERON ST

00000-0000

BALTIMORE MD 21220-4628 FORMER OWNER: MARTIN CHARLES E

----- FCV -----		----- PHASED IN -----	
	PRIOR	PROPOSED	CURR
LAND:	29,950	29,950	FCV
IMPV:	46,720	54,260	ASSESS
TOTL:	76,670	84,210	ASSESS
PREF:	0	0	PRIOR
CURT:	76,670	84,210	ASSESS
DATE:	10/96	07/99	ASSESS

----- TAXABLE BASIS -----		FM DATE
01/02 ASSESS:	81,696	09/30/00
00/01 ASSESS:	31,670	06/01/00
99/00 ASSESS:	30,660	06/04/99

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

PHOTOGRAPHIC RECORD

Citation/Case Number: 01-2425
Date of Photographs: 5-20-01



HEREBY CERTIFY that I took the 1 (number of photos) photographs set out above, and that these photographs
y and accurately depict the condition of the property that is the subject of the above-referenced
tion/case number on the date set out above.

Hope Quirkson
Enforcement Officer



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. 01-2425	Property No. 15 13 208590	Zoning:
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Name(s): **Michael B. MAYNOR**
KATHERINE L. MAYNOR

Address: **37 Right Aileron Baltimore MD 21220-4628**

Violation Location:

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BCZR 101, 102.1, 1BONA,

**Accessory structure (shed) must be
stored in rear of property at
least 30' from any property line.
or apply for a variance.**

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

On or Before: 6/30/01	Date Issued: 5/30/01
------------------------------	-----------------------------

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: **Hope Jacobson**

INSPECTOR:

Hope Jacobson

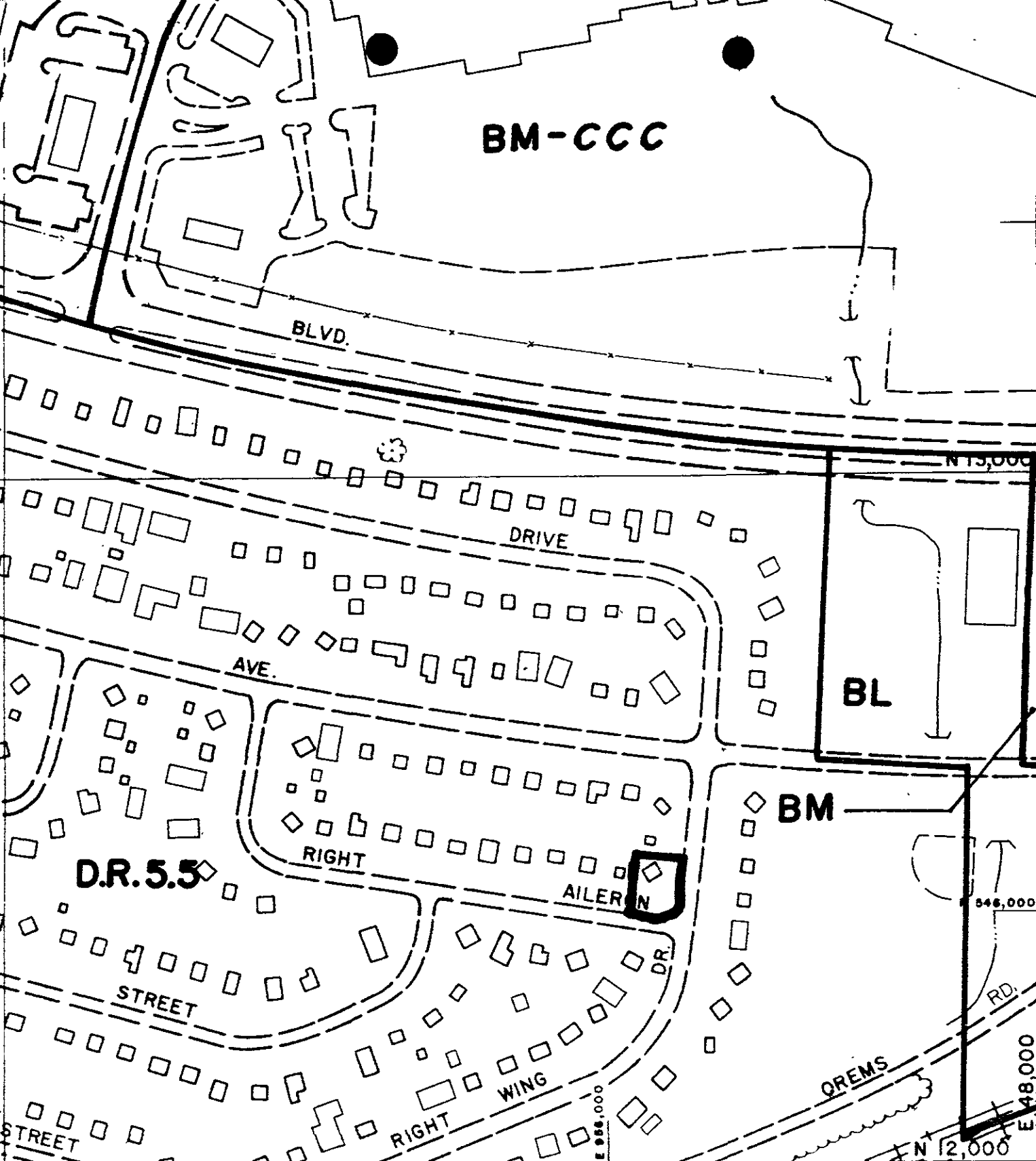
STOP WORK NOTICE

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: _____

AGENCY



SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

MIDDLE RIVER

SHEET

N.E
4-H

510

Pictures of Shed

37 Right Airleon St.

01-510-60
Red No2



