

IN RE: PETITION FOR VARIANCE
SE/S Stratford Court, 430' +
W centerline of Dulaney Valley Road
9th Election District
4th Councilmanic District
(503 Stratford Court)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-511-A

Walter B. Belitz
By: George W. Belitz, P.O.A.
Petitioners

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Walter B. Belitz. The Petitioner is requesting a variance for property he owns at 503 Stratford Court. The subject property is zoned DR 1. The variance request is from Sections 100, 101, 102, 1B01.1A, 400 and 402 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow 2 detached accessory structures in the front yard in lieu of the required rear yard.

Appearing at the hearing on behalf of the variance request was Cheryl Belitz, the daughter-in-law of the property owner. Mr. Belitz passed away last week and the property is now in the hands of Cheryl Belitz and her husband, George Belitz, the son and daughter-in-law of the property owner.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 5.328 acres, more or less, zoned DR 1. The subject property is improved with a single family dwelling and 2 accessory structures which are the subject of this variance request. The accessory structures were recently placed on the property by George and Cheryl Belitz. They are used to house furniture and equipment to cut and maintain the 5 acres of property owned by the Petitioner. Mrs. Belitz testified that she and her husband recently moved

ORDER RECEIVED FOR FILING

Date

8/14/01

By *H. J. J. J.*

from Annapolis to take care of her husband's aging father. They have resided on the property for the past 2 years. The storage sheds were placed on the property by the Petitioner and provide much needed storage space, given that George and Cheryl Belitz relocated themselves and their possessions to this property. Photographs submitted into evidence show the location of the accessory structures which, from the photographs submitted, do not adversely affect this property or any adjacent properties. It should be noted that no one appeared at the hearing in opposition to this request.

After considering the testimony and evidence offered at the hearing, I find that the variance request to allow the 2 sheds to be located in the front yard in lieu of the required rear yard should be granted.

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.

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 6th day of August, 2001, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Sections 100, 101, 102, 1B01.1A, 400 and 402 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow 2 detached accessory structures in the front yard in lieu of the required rear yard, be and is hereby GRANTED.

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 8/6/01
By M. Green

IN RE: PETITION FOR VARIANCE
SE/S Stratford Court, 430' +
W centerline of Dulaney Valley Road
9th Election District
4th Councilmanic District
(503 Stratford Court)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-511-A

Walter B. Belitz
By: Cheryl and George W. Belitz, P.O.A. *
Petitioners

* * * * *

AMENDED ORDER

WHEREAS, this matter came before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, George and Cheryl Belitz. The Petitioners were granted their variance to allow 2 accessory structures to be located in the front yard in lieu of the required rear yard.

Subsequent to the issuance of the Order granting the variance request, a letter was received from the Hampton Improvement Association requesting that the structures, which were the subject of the variance request, be submitted to the architectural review committee of the Hampton Improvement Association. The original Order dated the 6th of August, 2001 failed to include as a condition of approval the requirement that the property owners submit elevation drawings of the 2 accessory sheds to the Hampton Improvement Association for their review and approval.

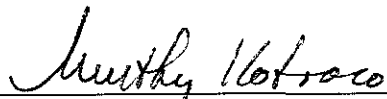
THEREFORE, my previously issued order shall be amended to include this restriction to require that the property owners receive architectural approval from their homeowners association.

ORDER RECEIVED FOR FILING

Date 8/10/01
By R. J. G. Mason

THEREFORE, it is this 10th day of August, 2001, by the Deputy Zoning Commissioner for Baltimore County,

ORDERED, that my previous Order dated the 6th day of August, 2001, be and is hereby amended to require the property owners to submit photographs and/or architectural elevations to the Hampton Improvement Association's architectural review committee for review and approval. In the event that the architectural review committee fails to approve of these structures, then the variance granted herein shall be rescinded.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date 8/10/01
BY R. Jameson



Baltimore County
Zoning Commissioner

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

August 9, 2001

Mr. & Mrs. George Belitz
503 Stratford Court
Towson, Maryland 21286

Re: Amended Order
Case No. 01-511-A
Property: 503 Stratford Court

Dear Mr. & Mrs. Belitz:

Enclosed please find an Amended Order regarding your Petition for Variance in the above-captioned case.

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. James Brochin, President
Hampton Improvement Association
P. O. Box 9735
Baltimore, MD 21284-9735



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



Baltimore County
Zoning Commissioner

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

August 6, 2001

Mr. & Mrs. George Belitz
503 Stratford Court
Towson, Maryland 21286

Re: Petition for Variance
Case No. 01-511-A
Property: 503 Stratford Court

Dear Mr. & Mrs. Belitz:

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

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

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



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 503 Stratford Court

which is presently zoned D.R. 1

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)

Baltimore County Zoning Regulations 100, 101, 2/1 B01.1A, 400, 402 TO PERMIT 2 DETACHED ACCESSORY STRUCTURES IN A FRONT YARD IN LIEU OF THE REQUIRED ~~REAR~~ 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)

Hereby petition for a variance due to a hardship of viable level land/area in which to locate two accessory structures at 503 Stratford Ct. The required location of these structures in the rear of the property is unsuitable due to the rolling rocky terrain along with an environmentally sensitive wetland area at the rear property line. Likewise in this area is a flood zone which has the best level ground for the structures.

The structures also need to be located within reasonable proximity to the main house for security of property stored in the structures. A hardship will occur if the structures are located again in the rear of the property.

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):

Walter B. Belitz

Name - Type or Print

Signature

George W. Belitz - P.O.A. (attached)

Name - Type or Print

for Walter B. Belitz

Signature

503 Stratford Court

410-825-9680

Address

Towson, MD 21286

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Geoge & Cheryl Belitz

301-996-7168 (w)

Name

503 Stratford Court

410-825-9680 (h)

Address

Towson, MD 21286

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING

Reviewed By JL

Date 6/01/01

VIOLATION # 01-2010

ORDER RECEIVED FOR FILING

Date 8/6/01
By [Signature]

Case No. 01-511-A

POWER OF ATTORNEY

I, **WALTER B. BELITZ**, of Baltimore County, Maryland, do hereby execute this Power of Attorney with the intentions that the attorney-in-fact, hereinafter named, shall be able to act in my place in all matters.

SECTION 1. Designation of Attorney.

1.01. I constitute and appoint **GEORGE WALTER BELITZ** to be my attorney-in-fact to act for me, in my name, and in my place.

SECTION 2. Effective Date of Power of Attorney.

2.01. This Power of Attorney shall be effective as of the date of execution by me.

2.02. This Power of Attorney shall not be affected by my disability, it being my specific intention that my attorney-in-fact shall continue to act as such even though I may not be competent to ratify the actions of my attorney-in-fact.

SECTION 3. Powers.

3.01. My attorney-in-fact shall have all the powers, discretion, elections, and authorities granted by statute, common law, and under any rule of court, it being my intention that my attorney-in-fact be able to act on my behalf. In addition thereto, and not in limitation thereto, my attorney-in-fact shall also have the powers set forth below.

3.02. My attorney-in-fact may collect and receive, with or without the institution of suit or other legal process, all debts, monies, gifts, objects, interest, dividends, annuities, and demands that now are due or may hereafter become due, owing, or otherwise payable or belonging to me. My attorney-in-fact may use and take all lawful actions in my name or otherwise to recover the same and to compromise the same.

3.03. My attorney-in-fact may sell, convey, lease, exchange, mortgage, pledge, release, hypothecate, or otherwise deal with, dispose of, exchange, or encumber any of my property, either real or personal, and including 503 Stratford Court, Towson. This shall include the power to borrow money or otherwise obtain credit, upon such terms, conditions, and covenants as my attorney-in-fact considers to be appropriate.

3.04. My attorney-in-fact may appear on my behalf in any litigation in which I am or may become a party during the duration of this Power of Attorney.

3.05. My attorney-in-fact may give discharges, releases, consents and receipts on my behalf, and may make decisions concerning me related to health care.

3.06. My attorney-in-fact shall have the power to deposit funds in my name in any banking or savings institution or in any money market account, whether or not insured, including specifically Social Security checks payable to me.

3.07. My attorney-in-fact shall have the power to pay any and all bills, accounts, claims, and demands now due by me or becoming due by me subsequent to the execution of this Power of Attorney. My attorney-in-fact may withdraw funds from and draw and sign checks in my name upon any bank or trust company, savings

institution, or money market fund in which I may have any funds on deposit.

3.08. My attorney-in-fact may endorse all checks drawn to my order for deposit in any account in which I have funds on deposit or in any new account opened in my name, including specifically Social Security checks payable to me.

3.09. My attorney-in-fact shall have the power to hold, invest, reinvest and otherwise deal with and manage all property in which I have any interest.

3.10. My attorney-in-fact shall have the power to transfer or surrender any securities which I may own. In connection therewith, my attorney-in-fact may execute in my name or on my behalf any stock power or other instrument in order to effect any such transfer or surrender.

3.11. My attorney-in-fact shall have the power to enter into or renew any agency or custodian agreement with any bank or trust company at my expense for the investment or safekeeping of any property. This shall include the power to revoke any agency or custodian agreement, whether the agreement is entered into by me, by my attorney-in-fact, or by any other person.

3.12. My attorney-in-fact shall have unrestricted access to, and the right to enter into, any safety deposit box, vault, storage warehouse or other depository which I may own, which may be registered in my name, or in which any property may be held for me.

3.13. My attorney-in-fact shall have the power to contract for, purchase, receive, lease, or otherwise acquire in my name, for my account or on my

behalf, property of any kind, real or personal, tangible or intangible, including, but not limited to, United States Treasury Bills, Notes, Bonds and other obligations of the United States Government or any of its agencies.

3.14. My attorney-in-fact shall have the power to prepare, make, execute, and file any and all federal, state, local or other tax returns, claims for refunds, or declarations of estimated tax. This power shall include the power to represent me, directly or through attorneys, accountants, or other agents, in any matter before the Internal Revenue Service or any other federal, state, or local agency. In connection with such representation, my attorney-in-fact may execute consents extending the statutory period for the assessment or collection of taxes, may pay all taxes and interest thereon which I may properly owe or which may be against me, and may contest the validity of any proposed assessment.

3.15. My attorney-in-fact shall have the power to execute, seal, acknowledge, and deliver any instruments, documents or papers deemed necessary, advisable or expedient with respect to any property.

3.16. My attorney-in-fact may act in all manner with respect to all powers described herein as freely, fully, and effectively as I could or might do personally if present and of sound and disposing mind.

3.17. My attorney-in-fact shall have all rights and powers necessary to negotiate with any and all insurance companies and insurance matters on my behalf.

SECTION 4. Ratification; Use of Photocopy; Revocation of Prior Powers.

4.01. I hereby ratify, allow, acknowledge, and hold firm and valid all acts heretofore or hereafter taken by my attorney-in-fact, by virtue of these presents.

4.02. I hereby authorize the use of a photocopy of this General Power of Attorney, in lieu of the original copy executed by me, for the purpose of effectuating the terms and provisions hereof.

4.03. I hereby revoke and cancel any and all general powers of attorney previously executed by me, if any, and the same shall be of no further force or effect. However, I do not intend in any way in this instrument to affect, modify, or terminate any special, restricted or limited power of attorney I previously may have granted in connection with any banking, borrowing or commercial transaction.

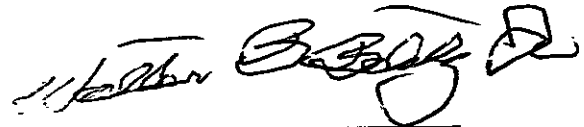
SECTION 5. Designation of Guardian.

5.01. I request that no guardianship proceeding for my property be instituted in the event of my disability, it being my intention that this durable power of attorney shall permit my attorney-in-fact to act on my behalf.

5.02. In the event that it becomes necessary for any court to appoint a guardian for my property, I direct that **GEORGE WALTER BELITZ** shall serve as such guardian.

5.03. Any guardian who at any time shall be appointed by any court shall be excused from the necessity of giving bond.

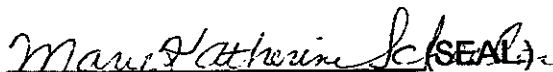
AS WITNESS my hand and seal this 11th day of AUGUST, 1999.


WALTER B. BELITZ

STATE OF MARYLAND)
BALTIMORE COUNTY)

I HEREBY CERTIFY, that on this 11th day of AUGUST, 1999,
before me, the subscriber, a Notary Public in and for the State aforesaid, personally
appeared **WALTER B. BELITZ**, and acknowledged the foregoing Power of
Attorney and Designation of Guardian to be his act.

AS WITNESS my hand and Notarial Seal.

 (SEAL)
Notary Public MARY KATHERINE SCHAEFER

My Commission Expires: 9-1-2002

ZONING DESCRIPTION 511
503 STRATFORD CT,

BEGINNING AT A POINT ON THE ~~EAST~~^{SOUTH} SIDE OF THE CUL-DE-SAC
AT THE END OF STRATFORD COURT AT A DISTANCE OF 430' ±
WEST OF THE CENTER LINE OF DULANEY VALLEY RD..

BEING LOT #6 IN SECTION B AS RECORDED IN THE PLAT OF
HAMPTON BOOK # JWS, 14/100 BEING 5,328 AC. ± IN THE 9TH
EL. DIST, 4TH COUNCIL DIST,

CB

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

511 No. 92979

DATE 6/01/01 ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: CHEYRL BELTZ

FOR: RV FILING

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
6/01/2001 6/01/2001 10:00:32

NET WS03 CASHIER LMI LDM DRYMER 3
RECEIPT # 180807 OFLN

DEPT 5 520 ZONING VERIFICATION
CR NO. 092979

Revt Tot 50.00

50.00 CR .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:

Case # 01-511-A
503 Stratford Court
SE/S Stratford Court 430' +
W centerline Dulany Valley
Road

9th Election District
4th Councilmanic District
Legal Owner(s): George W.
Belliz P.O. A. for Walter Be-
litz

Variance: to permit 2, de-
tached accessory structures
in a front yard in lieu of the
required rear yard.

Hearings: Tuesday, July 31,
2001 at 11:00 a.m. in
Room 407, County Courts
Building, 401 Bonley 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) 867-4386.

(2) For information con-
cerning the file and/or
hearing, Contact the Zoning
Review Office at (410) 867-
3391,
JTU 7/6/01 July 17 C481695

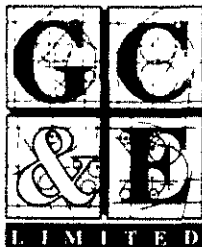
CERTIFICATE OF PUBLICATION

7/19/2001

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 7/17/2001.

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

J. Alvarado



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 01-511-A
PETITIONER/DEVELOPER:
George W. Belitz P.O.A. for Walter
Belitz
DATE OF HEARING:
July 31, 2001

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

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

LOCATION

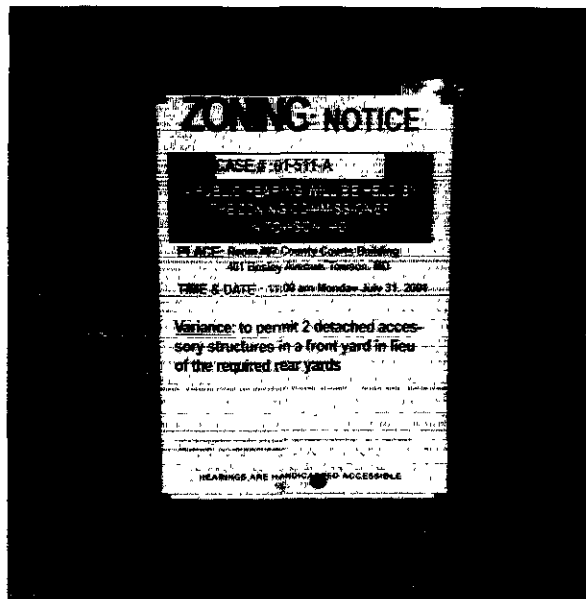
Southeast side of Stratford Court, 430' West of the
centerline of Dulaney Valley Road

DATE: July 16, 2001

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX



POSTED ON : July 15, 2001

7/15/01

**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: 01-201001-511-A
Petitioner: Walter B. Belitz BELITZ
Address or Location: 503 Stratford Court, Towson, Md. 21286

PLEASE FORWARD ADVERTISING BILL TO:

Name: George W. Belitz
Address: 503 Stratford Court
Towson, Md. 21286
Telephone Number: 410. 825-9680

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

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

PROPERTY ADDRESS: _____

Subdivision name: _____

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

OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1" = _____



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: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 17, 2001 Issue – Jeffersonian

Please forward billing to:
George W Belitz
503 Stratford Court
Towson MD 21286

410 825-9680

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: 01-511-A
503 Stratford Court
SE/S Stratford Court 430' + W centerline Dulaney Valley Road
9th Election District – 4th Councilmanic District
Legal Owner: George W Belitz P.O.A. for Walter Belitz

Variance to permit 2 detached accessory structures in a front yard in lieu of the required rear yard.

HEARING: Tuesday, July 31, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDS
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: 01-511-A

503 Stratford Court

SE/S Stratford Court 430' + W centerline Dulaney Valley Road

9th Election District – 4th Councilmanic District

Legal Owner: George W Belitz P.O.A. for Walter Belitz

Variance to permit 2 detached accessory structures in a front yard in lieu of the required rear yard.

HEARING: Tuesday, July 31, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon G D Z
Director

C: George W Belitz P.O.A. for Walter B Belitz, 503 Stratford Court, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JULY 16, 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

George W Belitz P.O.A.
Walter B Belitz
503 Stratford Court
Towson MD 21286

Dear Mr. Belitz:

RE: Case Number: 01-511-A, 503 Stratford Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 01, 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:  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



Jim
7/31

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 26, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-505, 01-511, & 01-512

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

JUN 26

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. 511 JLL

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,

Ken 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

RE: PETITION FOR VARIANCE
503 Stratford Court, SE/S Stratford Ct,
430'+/- W of c/I Dulaney Valley Rd
9th Election District, 4th Councilmanic

Legal Owner: Walter B. Belitz, by George W.
Belitz, attorney-in-fact
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case No. 01-511-A

* * * * *

ENTRY OF APPEARANCE

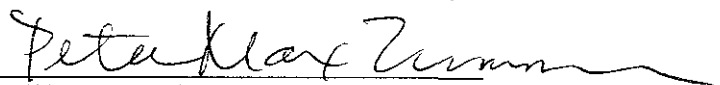
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed 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 Walter B. Belitz, by George W. Belitz, attorney-in-fact, 503 Stratford Court, Towson, MD 21286, Petitioners.


PETER MAX ZIMMERMAN



JUL 23

The Honorable Timothy Kotroco
Chief Zoning Commissioner – Baltimore County
County Courts Building- 401 Bosley Ave. Room 405
Towson, Maryland
21204

Dear Mr. Kotroco,

I am writing to you about a hearing that you have on July 31st (case #01-511-a) regarding a variance request on 503 Stratford Ave. This property lies within the boundaries of Hampton which is bound by covenants that are a part of every homeowners deed. To date, we have not received a request from the property owners to construct the free standing structures that is part of their request to your office.

I am asking that your decision be contingent on approval of these plans by the architectural committee and the board of The Hampton Improvement Association. The board approves approximately 98% of all requests, and will do everything it can to work with the current homeowners.

Thank you for your time, and I can be reached at my office at 410-277-6421 if you have any questions.

Sincerely,

James Brochin
President, Hampton Improvement Association

CHERYL J. BELITZ

503 STRATFORD COURT - TOWSON, MD - 21286

PHONE: 410-825-9680 FAX: 410-825-9689

- 9

November 07, 2001.

Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County Zoning Commissioner
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Md. 21204

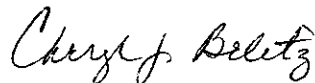
Re: Amended Order
Case No: 01-511-A
Property: 503 Stratford Court

Dear Mr. Kotroco,

The Hampton Improvement Association in response to my Petition has rendered a decision per your letter dated August 9, 2001, for Variance in the above-captioned case. The decision by the Hampton Improvement Association is favorable to the location of two accessory structures at 503 Stratford Court. Enclosed is a copy of the letter stating this approval for your filing and information.

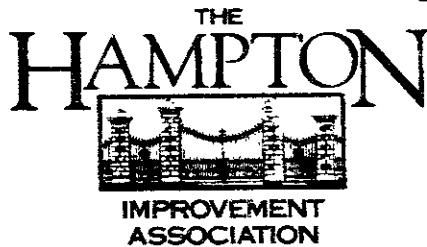
I thank you for your assistance in completing my request for Petition for Variance. Should you have any questions regarding this request, please do not hesitate to contact me. Thank you very much for your continue assistance.

Sincerely,



Cheryl J. Belitz

Enc: (2)



Mr. & Mrs. George Belitz
503 Stratford Court
Baltimore, Maryland 21286

October 21, 2001

Dear George & Cheryl,

The current committee members have completed reviewing your plans for the alterations to your property for out buildings, accessory structure #1 and accessory structure #2.

The Hampton ARC at this time approves the plans submitted on October 19, 2001. If you have any questions, please do not hesitate to contact me.

Sincerely,

Richard Openshaw
Chairperson, Architectural Review Committee
728 Milldam Road
Towson, Maryland 21286
HP:410.825.0496
BP:410.933.7571

FOR
P.O.A.
CERT.

DATE ISSUED: DEC 6 1997

Julia S. Davidson-Randall
STATE REGISTRAR OF VITAL RECORDS

WARNING: It is unlawful to duplicate this copy by photostat/photograph.

VALID ONLY
WITH
IMPRESSED
SEAL

I HEREBY CERTIFY THAT THE ATTACHED IS A TRUE COPY OF A
RECORD ON FILE IN THE DIVISION OF VITAL RECORDS.

Please Type or Print in Black Indelible Ink. Assure All Copies Are Legible.

State of Maryland / Department of Health and Mental Hygiene

Certificate of Death

Reg. No.

Physician /Medical Examiner	1. Decedent's Name (First, Middle, Last) Mary Stewart Belitz				2. Date of Death Month Day Year December 14 1997		3. Time of Death 2:30PM	
	4a. Facility Name (If not institution, give street and number) Genesis Elder Care Spa Creek Center				4b. City, Town, or Location of Death Annapolis		4c. County of Death Anne Arundel	
Funeral Director	5. Social Security Number 216-44-2090		6. Sex 1 ☐ M 2 ☒ F		7. Age (In yrs. last birthday) 84 Yrs.		8. Date of Birth (Month, Day, Year) April 14 1913	
	9. Birthplace (State or Foreign Country) Maryland		10a. State MD		10b. County Baltimore		10c. City, Town or Location Towson	
To Be Completed by Funeral Director	10d. Inside City Limits 1 ☐ Yes 2 ☒ No		10e. Street and Number 503 Stratford Court		10f. Zip Code 21204		10g. Citizen of What Country? United States	
	11. Marital Status 1 ☐ Never Married 2 ☒ Married 3 ☐ Widowed 4 ☐ Divorced		12. Was Decedent Ever in U.S. Armed Forces? 1 ☐ Yes 2 ☒ No If Yes, Give Year or Dates:		13. Was Decedent of Hispanic Origin? (Specify Yes or No- If Yes, specify Cuban, Mexican, Puerto Rican, etc.) 1 ☐ Yes 2 ☒ No Specify:		14. Race - American Indian, Black, White, etc. Specify: White	
To Be Completed by Physician/Medical Examiner	15. Decedent's Education (Specify only highest grade completed) Elementary/Secondary (0-12) 12 College (1-4 or 5+) 4		16a. Decedent's Usual Occupation (Give kind of work done during most of working life. DO NOT use retired) School Teacher		16b. Kind of Business/Industry Education		17. Father's Name (First, Middle, Last) George H. Lewis	
	18. Mother's Name (First, Middle, Maiden Surname) Mary W. (unknown)		19a. Informant's Name/Relationship (Type, Print) George Belitz (Son)		19b. Mailing Address (Street and Number or Rural Route Number, City or Town, State, Zip Code) 1001 Dreams Landing Way Annapolis, Maryland 21401		20a. Method of Disposition 1 ☐ Burial 2 ☒ Cremation 3 ☐ Removal from State 4 ☐ Donation 5 ☐ Other (Specify)	
Physician /Medical Examiner	20b. Place of Disposition (Name of cemetery, crematory or other place) Ft. Lincoln Crematory		20c. Date 12/16/97		20d. Location - City or Town, State Brentwood, Maryland		21. Signature of Funeral Service Licensee <i>[Signature]</i>	
	22. Name and Address of Facility John M. Taylor Funeral Home, Inc. 147 Duke of Gloucester St. Annapolis, MD 21401		23a. Part I. Enter the disease, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. Immediate Cause (Final disease or condition resulting in death) a. <i>Alzheimer's Disease</i> Due to (or as a consequence of): b. Due to (or as a consequence of): c. Due to (or as a consequence of): d. Sequentially list conditions, if any, leading to immediate cause. Enter underlying Cause (Disease or injury that initiated events resulting in death) Last		23b. Did tobacco use contribute to the cause of death? 1 ☐ Yes 2 ☐ No 3 ☐ Probably 4 ☒ Unknown		24a. Was an autopsy performed? 1 ☐ Yes 2 ☒ No	
Division of Vital Records, P.O. Box 68760, Baltimore, Maryland 21215-0020	24b. Were autopsy findings available prior to completion of cause of death? 1 ☐ Yes 2 ☐ No		25. Was case referred to medical examiner? 1 ☐ Yes 2 ☒ No		26. Place of Death (Check only one) Hospital: 1 ☐ Inpatient 2 ☐ ER/Outpatient 3 ☐ DOA Other: 4 ☒ Nursing Home 5 ☐ Residence 6 ☐ Other (Specify)		27. Manner of Death 1 ☒ Natural 2 ☐ Accident 3 ☐ Suicide 4 ☐ Homicide 5 ☐ Pending investigation 6 ☐ Could not be determined	
	28a. Date of Injury (Month, Day Year) 28b. Time of Injury M 28c. Injury at Work? 1 ☐ Yes 2 ☐ No		28d. Describe how injury occurred		28e. Place of Injury - At home, farm, street, factory, office building, etc. (Specify)		28f. Location (Street and Number or Rural Route Number, City or Town, State)	
State Registrar	29a. Certifier (Check only one) 1 ☒ Medical Examiner: To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) and manner as stated. 2 ☐ Medical Examiner: On the basis of examination and/or investigation, in my opinion, death occurred at the time, date and place, and due to the cause(s) and manner as stated.		29b. Signature and title of certifier <i>[Signature]</i>		29c. License number D25499		29d. Date signed (Month, Day, Year) 12/15/97	
	30. Name and address of person who completed cause of death (Item 23a) (Type, Print) James W. Ruppel 180 Admiral Cochrane Dr Annapolis, MD 21401		31. Date filed (Month, Day, Year) DEC 16 1997		32. Registrar's Signature <i>[Signature]</i>			

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: June 29, 2001

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

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

SUBJECT: Item No.: 511 (01-511-A)
Legal Owner/Petitioner: George W. Belitz, P.O.A. for Walter B. Belitz
Property Address: 503 Stratford Court
Location Description: SE/S Stratford Court, 430'+ W centerline Dulaney Valley Road

VIOLATION INFORMATION: **Case No.: 01-2010**
Defendants: Mary and Walter Belitz

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

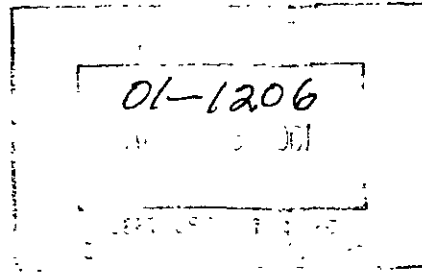
In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- Complaint letter
- Complaint Intake Form/Code Enforcement Officer's report and notes
- State Tax Assessment printout
- Correction Notice
- Letter from George W. Belitz to Mr. Derek Propalis, dated May 27, 2001
- Memo from the Maryland Department of Natural Resources, dated May 30, 2001
- Memo from George W. Belitz to Derek Propalis, dated May 31, 2001
- Letter from Lavette Street to Mr. and Mrs. Walter B. Belitz, Jr., dated June 28, 2001

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 Street



4/26/01
JF

April 25, 2001

To Whom It May Concern:

This is an anonymous letter to complain about possible zoning violation. The owners of 502 and 503 Stratford Court have property along a major stream. They are clearing large areas of land and leaving the brush and wood in a huge pile. They are also allowing the use of four wheel "quads" in and around the stream next to their properties, causing erosion and pollution of the watershed. Recently two out buildings have been set in the front yard causing an eye soar.

Please visit this site to assure all zoning guidelines have been met.

Sincerely,

A concerned homeowner and tax payer

CODE ENFORCEMENT REPORT

LCF

DATE: 4/27/01 INTAKE BY: letter CASE #: 01-2010 INSPEC: 14

COMPLAINT LOCATION: 503 Stratford Ct

ZIP CODE: 21286 DIST: _____

COMPLAINANT NAME: Anon letter PHONE #: (H) _____ (W) _____

ADDRESS: _____ ZIP CODE: ~~21286~~

PROBLEM: tight ; accessory structure

IS THIS A RENTAL UNIT? YES _____ NO _____

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

OWNER/TENANT

INFORMATION: _____

TAX ACCOUNT #: 09-02-206180 ZONING: _____

INSPECTION:

REINSPECTION:

REINSPECTION:

REINSPECTION:

assent

UPDATE/MESSAGE FORM

Date: ~~01-2010~~ 5/30/01

Time: _____ a.m. p.m.

Inspector: DP

Case Number: 01-2010

Address: 543 Stratford Ct

Comments: Received letter dated 5/27 reminding
me of my assent to his property being a
part of the Wild Acres Certification Program
(brush piles are a part of this)

P/C 6/15

ENTERED INTO AS400

JP 5/31

UPDATE/MESSAGE FORM

Date: 6/1/01

Time: _____ a.m. p.m.

Inspector: DP

Case Number: 01-2010

Address: 503 Stratford

Comments: documentation received, property
accepted into Wild Acres program Brush
piles now acceptable

ENTERED INTO AS400

Off 6/4

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Dt Rec: 4272001 Intake: LETTER Act: _____ Case #: 01-2010
Insp: PROPALIS, D Insp Grp: ENF Insp Area: 14 Tax Acct: 90226180
Address: 503 STRATFORD CT Apt #: _____ Zip: 21286
Problem Descript.: TRASH, JUNK & DEBRIS, ACCESSORY STRUCTURE

MAP: 27,E-2

Complainant Name (Last): ANON. LETTER (First): _____
Complainant Addr: _____
Complainant City: _____ State: _____ Zip: _____
Complainant Phone (H): _____ (W): _____
Date of Reinspection: 7012001 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: **4/30/01-NO ONE HOME. NO EVIDENCE OF OFF-ROAD VEHICLES ON STREAM BANK.
THERE IS A LOT OF TREE DEBRIS ALONG 503/502'S PROPERTY LINE. CELL PHONE LINE
BUSY, BUSY, BUSY. SPOKE TO OCCUPANT. NO COMPLAINANT. POP-UP 6/1/01. (DP/SCJ)
**05/14/01 A STEVE ZUMBRUN CALLED TO SAY HE WAS HIRED TO WORK ON 503. HE ASKED
ME TO CALL HIM (410-222-6370,71) TO TALK ABOUT THIS. I CALLED 5/10 AND LEFT
MESSAGE AND CALLED 5/14 I WAS INFORMED HE'D BE OUT ALL WEEK. I LEFT ANOTHER
MESSAGE. DP/JF**.
**05/30/01 RECEIVED LETTER DATED 5/27 REMINDING ME OF MY ASSENT TO HIS PROPERTY
BEING A PART OF THE WILD ACRES CERTIFICATION PROGRAM. (BRUSH PILES ARE A PART
OF THIS. DP/JF**.
**06/01/01 DOCUMENTATION RECEIVED, PROPERTY ACCEPTED INTO WILD ACRES PROGRAM.
BRUSH PILES NOW ACCEPTABLE. DP/JF**.
**06/18/01 HOLD TO SPEAK WITH D.P. CHECK FOR UPDATED/RETURN CALL FROM S. ZUMBRUN
ABOUT CONSTRUCTION. CF/JF**.
06/21/01 SHEDS REMAIN IN "FRONT-SIDE" YARD. FINAL NOTICE LETTER. LS/JF**.

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

RA1001B

DATE: 04/27/2001 STANDARD ASSESSMENT INQUIRY (1)

TIME: 10:39:53

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
09 02 206180	09	2-3	04-00	H	NO		01/08/01

BELITZ WALTER B, JR DESC-1.. IMPS

BELITZ MARY L DESC-2.. HAMPTON

503 STRATFORD CT PREMISE. 00503 STRATFORD

CT
00000-0000

TOWSON MD 21286-1328 FORMER OWNER:

FCV			PHASED IN		
PRIOR	PROPOSED		CURR	CURR	PRIOR
			FCV	ASSESS	ASSESS
LAND: 105,930	134,750				
IMPV: 118,430	128,510	TOTAL..	263,260	263,260	100,110
TOTL: 224,360	263,260	PREF...	0	0	0
PREF: 0	0	CURT...	263,260	263,260	100,110
CURT: 224,360	263,260	EXEMPT.		0	0
DATE: 10/95	09/98				

TAXABLE BASIS		FM DATE
01/02 ASSESS:	263,260	09/30/00
00/01 ASSESS:	100,110	06/01/00
99/00 ASSESS:	94,930	06/04/99

ENTER-INQUIRY2 PA1-PRINT 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. 01-2010	Property No. 0902 206180	Zoning:
Name(s): Walter Belitz Mary Belitz		
Address: 503 Stratford Ct Towson MD 21286		
Violation Location:		

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

- Balto Co Code 22-1, 2, 47, 49
18-86 (a) (2)
Balto Co Zoning reg 100, 101, 2-1 B01.1A
400, 402
- ① Eliminate tree/brush debris pile
 - ② Move accessory structures to rear or
file a zoning variance petition
(Call 410 887-3391)
 - ③ No ATV riding within 300' of
property line

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

On or Before: 5/30/01	Date Issued: 4/30/01
--------------------------	-------------------------

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: Derek Propolis

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:	Date Issued:
-----------------	--------------

INSPECTOR:

AGENCY

GEORGE W. BELITZ

May 27, 2001

Mr. Derek Propalis
Baltimore County, Dept. of Permits & Dev. Mgt.
Code Inspections and Enforcement
County Office Bldg.
111 West Chesapeake Ave.
Towson, MD 21204

Reference: Case No. 01-2010
Property No: 09-02-206180

Dear Mr. Propalis:

I enjoyed the conversation we had on Friday , May 25 2001. To recap our conversation, to date I have applied for The Maryland Wild Acres Certification Program to include my brush pile as a preservation measure for the protection of the wildlife that exists on the property known as 503 Stratford Court. Upon receipt of this certification from the Department of Natural Resources for the Wild Acres Program a copy of the certification will be forwarded to your attention. At this time, I am requesting an extension of time on the brush pile issue in order to complete the certification process with the DNR .

I appreciate your time and assistance with this case.

Sincerely,



George W. Belitz



Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt. Governor

Maryland Department of Natural Resources

Tawes State Office Building
Annapolis, Maryland 21401

Sarah J. Taylor-Rogers, Ph.D.
Secretary

Stanley K. Arthur
Deputy Secretary

May 30, 2001

TO: Whom It May Concern
FROM: Linda L. Wiley, Wildlife and Heritage Division
RE: Wild Acres program in Maryland

A handwritten signature in black ink, appearing to read "Linda L. Wiley", is written over the "FROM:" line of the letterhead.

01-2010

The Wildlife & Heritage Division Wild Acres program has received Mr. George W. Belitz's application to become a certified Wild Acres property in Maryland

Please note that one of the recommendations made by this state program, along with many others, is that citizens leave brush piles on their property to benefit wildlife in Maryland. Certification in Wild Acres is based on the property owner providing habitat for wildlife.

If you have any questions about the Wild Acres program, please call 410-260-8540.

WIX® FILTERS



5/31/01

To: Derek Prognan

Fr: George Belitz

Re: DNR Wildlife Acres Program
Certification for 503 Stratford Ct.

Attached is a copy of a letter regarding
the current application process of
503 Stratford Court. As soon as the
certification of the property has been received,
I'll forward the papers to you.

George L. Belitz

Northern Virginia Supply

Alexandria(703) 751-5550
Forestville(301) 568-5353
Fredericksburg ..(540) 898-6609

Manassas(703) 361-3154
Rockville(301) 279-2430
Springfield(703) 569-7177



Baltimore County
Department of Permits and
Development Management

Code Inspections and
Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmenforce@co.ba.md.us
pdminspect@co.ba.md.us

June 28, 2001

Mr. and Mrs. Walter B. Belitz, Jr.
503 Stratford Court
Baltimore, MD 21286

Dear Mr. and Mrs. Belitz:

RE: Case Number 01-2010, 503 Stratford Court

Please be advised that a re-inspection of the above-referenced property revealed that you are still in violation of the Baltimore County Zoning Regulations. You are to move the two accessory structures to the rear of the property by July 10, 2001.

Failure to comply will result in the issuance of a citation wherein monetary fines of \$200.00 per day from the date of the original correction notice, April 30, 2001 may be imposed.

If you have any questions, please contact me at 410-887-3351.

Sincerely,

A handwritten signature in cursive script that reads "Lavette Street".

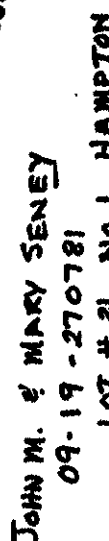
Lavette Street
Code Inspections and
Enforcement Officer

LS:scj

☒

see pages 5 & 6 of the CHECKLIST for additional

OWNER: Walter B. Belitz



WALTER B. BELITZ
503 STRATFORD COURT
TOWSON, MD. 21286

① NORTH

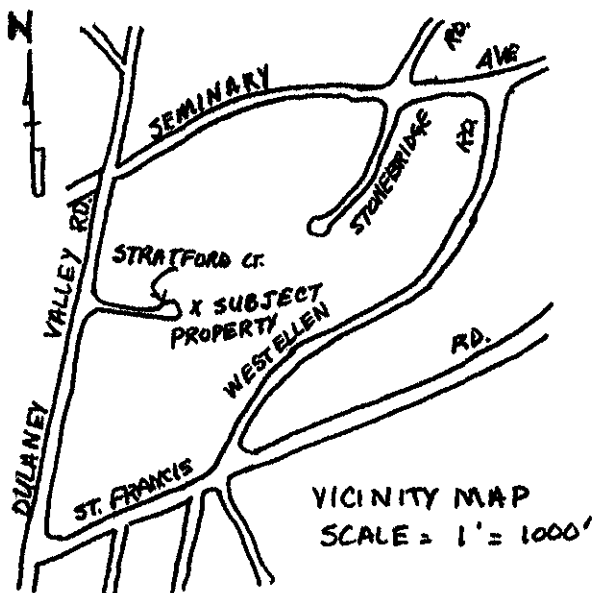
date: May 23, 2001
Prepared by: CJB

Scale of Drawing: $1' = 100'$

Det. Ex. #1

Hearing

required information



Vicinity Map
Scale: 1" = 1000'

LOCATION INFORMATION

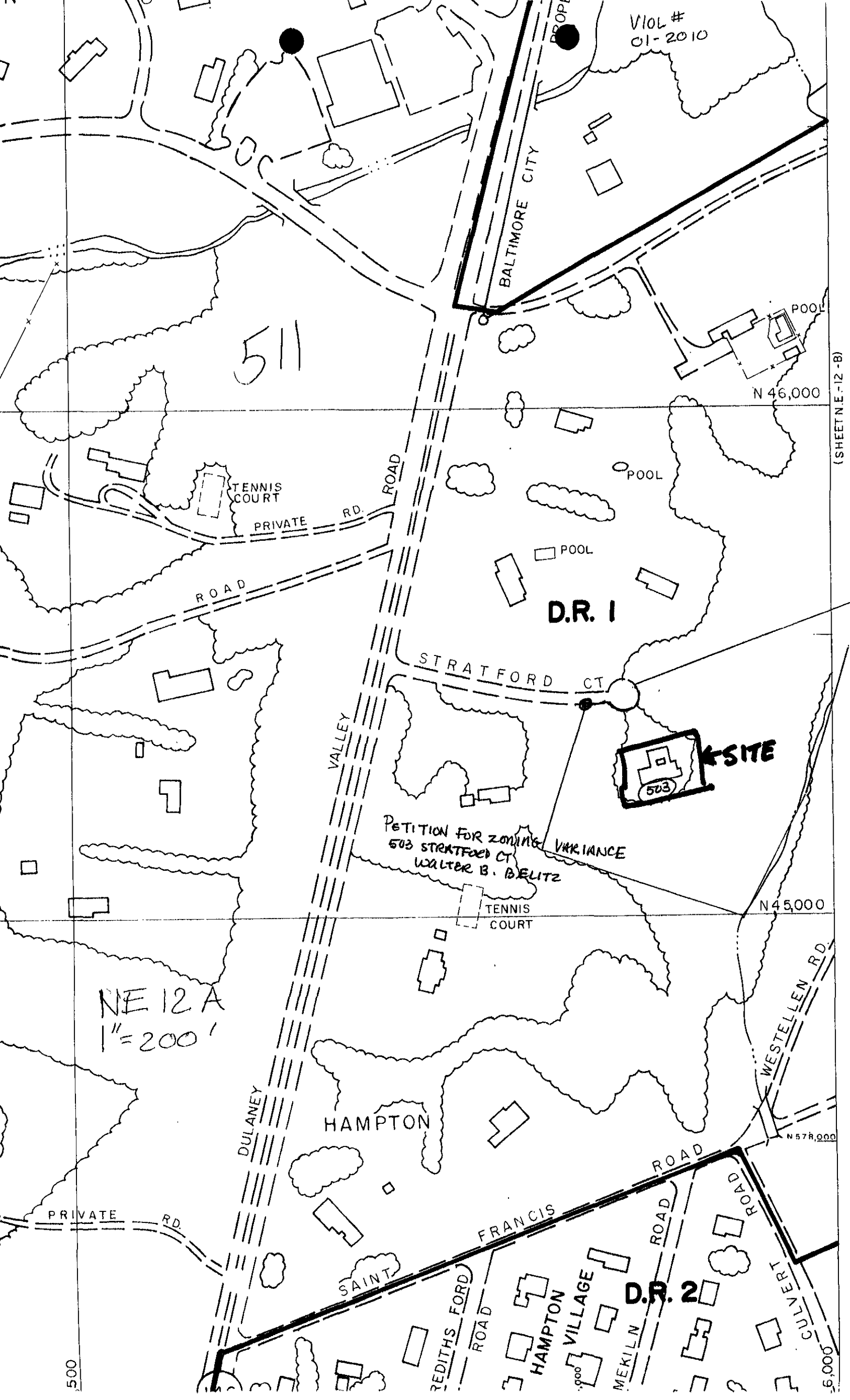
Election District: 9
Councilmantic District: 4
1" ~ 200' scale map #: NE-10G
Zoning: D.R. 1
Lot size: 5.328 acreage 232,087.68 square feet

SEWER: private
WATER: public

Chesapeake Bay Critical Area: NO
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

Revised by:	ITEM #:	CASE #:
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VIOL #
01-2010

BALTIMORE CITY

511

N 46,000

TENNIS COURT

PRIVATE RD.

POOL

POOL

D.R. 1

STRATFORD CT

SITE
503

PETITION FOR ZONING VARIANCE
503 STRATFORD CT
WALTER B. BELITZ

TENNIS COURT

N 45,000

NE 12 A
1" = 200'

HAMPTON

DULANEY VALLEY ROAD

WESTELLEN RD.

N 578,000

PRIVATE RD.

FRANCIS ROAD

SAINT

REDITHS FORD ROAD

HAMPTON VILLAGE

MEKILN ROAD

D.R. 2

CULBERT ROAD

500

(SHEET N.E. 12-B)

6,000



Pet Ex 2A



DB



2C