

IN RE: PETITION FOR VARIANCE
E/S Jeffers Circle, 112' N of the c/l
Jeffers Road
(8203 Jeffers Circle)
8th Election District
3rd Council District

Randolph E. Evensen, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-014-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, Randolph E. and Danielle M. Evensen. The Petitioners seek relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 211.3 of the old regulations) to permit a side yard setback of 7.5 feet in lieu of the required 8 feet and a sum of the side yards of 17 feet in lieu of the minimum required 20 feet for an existing addition. The Petition was filed as the result of an anonymous complaint registered with the Code Enforcement Division of the Department of Permits and Development Management (DPDM) relative to the subject addition and the Petitioners were advised to file the instant Petition to resolve the matter. 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 were Randy and Danielle Evensen, property owners, Larry Paglia, Builder, and Karl Nelson, Esquire, attorney for the Petitioners. Appearing in opposition to the request were Gerard and Teresa Athaide, and Ray Crawford, adjacent property owners.

Testimony and evidence offered revealed that the subject property is an irregularly shaped parcel located on the east side of Jeffers Circle, just north of Jeffers Road in the community known as Thornleigh in Towson. The property contains a gross area of 0.138 acres, more or less, zoned D.R.5.5, and is improved with a single family dwelling. The Petitioners testified that they

ORDER RECEIVED FOR FILING

Date 9/19/07

By [Signature]

have owned and resided on the property with their 3 children for the past 5 years. As originally constructed, the house contained approximately 1500 sq.ft. of living space. Approximately 1 year ago, the Petitioners explored the possibility of constructing an addition to provide more living space and retained an architect to develop plans for same. Later, Mr. Paglia was retained for the actual construction. Testimony indicated that in March, 2001, Mr. Paglia went to the Department of Permits and obtained a building permit for the subject addition. Mr. Paglia testified that the two-story addition, which was constructed across the rear of the house, required the construction of a new foundation. As shown on the site plan, the addition is 37.3' wide and 14' – 16' in depth. The first floor of the addition contains a new kitchen, family room and laundry/mud room, while the second floor provides a master bathroom and closet space.

The Petitioners indicated that the plan submitted with the permit application showed a 7.5-foot setback to the side property line. Although this is less than the 8 feet required, Baltimore County signed off and issued the permit. Moreover, coupled with the 9.5 feet maintained on the other side of the house, the sum of the setbacks on both sides after construction will be 17 feet, 3 feet less than the minimum 20 feet required. In any event, construction began in late spring/early summer 2001. Testimony indicated that during various phases of construction, a Baltimore County Building Inspector came to the site and never raised an issue relative to the deficient setbacks. Ultimately, a complaint was made by a neighbor and upon investigation, it was determined that the setback provided was insufficient. The Code Enforcement Division subsequently issued a citation and the Petitioners were advised to file the instant Petition to correct the matter.

As noted above, the addition is located 7.5 feet from the common property line shared with the adjacent neighbors, Mr. & Mrs. Athaide. Apparently, there has been some dispute between these neighbors relative to the addition. Moreover, due to the height of the new addition, a utility wire maintained by BG&E need be relocated to avoid contact with the roof of the house. The neighbors have also had a dispute regarding a fence proposed by the Athaieds.

ORDER RECEIVED FOR FILING
Date 9/19/01
By [Signature]

The above is but a summary of the testimony and evidence offered at the hearing. The tape recording maintained at the hearing will reflect all of the testimony offered by both parties. In any event, it is clear that Baltimore County improperly issued a building permit. Although the County has some culpability, it is well-settled at law that it is the property owner who is ultimately responsible for a building permit. (See McLean v. Soley, 270 Md. 208 (1973), and Permanent Financial Corp. v. Montgomery Co., 308 Md. 239 (1986).) That is, even though the County inappropriately issued the permit, the property owner is ultimately charged with any violation of the setback requirements. Moreover, as noted at the hearing, the enforcement of covenants incorporated into the Land Records for the Thornleigh subdivision is a matter for the Homeowners' Association and the individual property owners, not the Zoning Commissioner, whose authority rises from the Baltimore County Code and regulations adopted thereto.

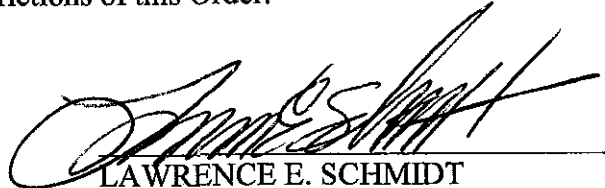
However, based upon the testimony and evidence offered, I am persuaded to grant the variance. In my judgment, the Petitioners have made a showing sufficient for variance relief to be granted, pursuant to Section 307 of the B.C.Z.R. and the case law in Cromwell v. Ward, 102 Md. App. 691 (1995). The required uniqueness associated with this property is its unusual configuration and elements of the existing house. Specifically, Mr. Paglia indicated that the addition was designed and constructed in a manner so as to preserve an existing window and accommodate a reasonable floor plan. Additionally, I believe the Petitioners would suffer a practical difficulty if relief were denied. Moreover, I find that a grant of the relief will not cause any adverse impact upon adjacent properties.

In granting the relief, however, I will require that the Petitioners take the steps necessary to relocate the utility line and remove same from the roof of the addition. Such relocation should not be on any neighbors' property. It was indicated that the wire can be raised by the installation of a taller pole, which appears to be an appropriate remedy. Moreover, it is hoped that the Petitioners will cooperate with Mr. & Mrs. Athaied who wish to construct a privacy fence to provide a buffer between their property and the Petitioners' addition. This appears to be a matter within the discretion of the Homeowner's Association and their Covenant Committee.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of September, 2001 that the Petition for Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 211.3 of the old regulations) to permit a side yard setback of 7.5 feet in lieu of the required 8 feet and a sum of the side yards of 17 feet in lieu of the minimum required 20 feet for an existing addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners and/or any party to this case shall have thirty (30) days from the date of this Order to file an appeal of this decision.
- 2) Within sixty (60) days of the date of this Order, the Petitioners shall take appropriate steps to relocate the utility line and remove same from the roof of the addition.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 9/19/01
By [Signature]



Baltimore County
Zoning Commissioner

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

September 19, 2001

Karl J. Nelson, Esquire
Kramon & Graham
1 South Street, Suite 2600
Baltimore, Maryland 21202-3281

RE: PETITION FOR VARIANCE
E/S Jeffers Circle, 112' N of the c/l Jeffers Road
(8203 Jeffers Circle)
8th Election District – 3rd Council District
Randolph E. Evensen, et ux - Petitioners
Case No. 02-014-A

Dear Mr. Nelson:

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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Randolph Evensen, 8203 Jeffers Circle, Towson, Md. 21204
Mr. Larry Paglia, 3006 Andover Road, Forest Hill, Md. 21050
Mr. & Mrs. Gerard Athaide, 1416 Jeffers Road, Towson, Md. 21204
Mr. Ray Crawford, 8205 Jeffers Circle, Towson, Md. 21204
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 8203 Jeffers Circle

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) 1B02.3.B (211.3 old Regs)

~~SEE REVERSE~~
To allow a side yard setback of 7'12" for a proposed addition & a sum of side yard setbacks of 17' in lieu of the minimum required 8' + 20' respectively

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

See Reverse Side

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 02-014-A

Legal Owner(s):

Randolph E. Evensen
Name - Type or Print

Signature

Danielle M. Evensen
Name - Type or Print

Signature

8203 Jeffers Circle (410) 847-9269
Address Telephone No.

Towson, MD 21204
City State Zip Code

Representative to be Contacted:

Larry Paglia - Paglia Contracting Co. Inc.
Name

3006 Andover Road (410) 557-7444
Address Telephone No.

Forest Hill, MD 21050
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.5 hr

UNAVAILABLE FOR HEARING
Reviewed By [Signature] Date 7-10-01

ORDER RECEIVED FOR FILING

Date

By [Signature] 7/15/98

In applying for a building permit, we submitted an accurate, scaled site plan to the zoning department of Baltimore County. dictating a proposed side yard setback of 7.5 feet.

The zoning department signed off and the building permit was issued. We constructed the residential addition as per plans maintaining all necessary inspections. With the construction complete except for painting, we were told by the Baltimore County building inspector that there was an anonymous complaint about the setbacks.

Upon inspection of all documents, we were told that the zoning department had erred in approving the permit and we had to get a variance.

Apparently the setbacks are 8' minimum. with 20' combined minimum. We have 7.5' on one side with a combined of 17.'

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Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8203 Jeffers Circle

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)

To allow a side yard setback of 7 1/2 ft for a proposed addition and a sum SEE REVERSE of side yard setbacks of 17 ft. in lieu of the minimum required 8 ft & 20 ft respectively.

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

See Reverse Side

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):

Randolph Evensen

Name - Type or Print

Signature

Danielle Evensen

Name - Type or Print

Signature

8203 Jeffers Circle (410) 847-9269

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

Representative to be Contacted:

Larry Paglia - Paglia Contracting Co. Inc.

Name

3006 Andover Road (410) 557-7444

Address

Telephone No.

Forest Hill, MD 21050

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.00

UNAVAILABLE FOR HEARING

Reviewed By [Signature]

Date 7-10-01

Case No. 02-014-A

ZONING DESCRIPTION FOR 8203 Jeffers Circle, Towson, MD 21204

Beginning at a point on the EAST side of Jeffers Circle which is
— feet wide at the distance of 112' North of the
centerline of the nearest improved intersecting street Jeffers Road
which is — feet wide. Being lot # 6, Block 5, Section 2,
in the subdivision of Thornleigh as recorded in Baltimore County Plat
Book # 25, Folio # 66, containing 6,045 sq. ft./~~acres~~. Also known
as 8203 Jeffers Circle and located in the 8th Election District, 3rd Councilmanic
District.

014

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Cash No.

1792

02-014-A

DATE 7-10-01 ACCOUNT R-001-06-6150

AMOUNT \$ 50.00

RECEIVED
FROM:

Paglia Contractors

FOR:

Residential Variance Filing Fee
8203 Jefferson Circle

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
7/10/2001 7/10/2001 11:12:52

W304 CASHIER DDOL DMD: DRAMER 2

> RECEIPT # 146697 OFLN

D-# 5 528 ZONING VERIFICATION

C NO. 001792

Recpt Tot. 50.00

50.00 TK .00 DA

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: #02-014-A
8203 Jeffers Circle
E/S Jeffers Circle, 112' +/- N.
centerline Jeffers Road
8th Election District
3rd Councilmanic District
Legal Owner(s): Danielle &
Randolph Evensen
Variance: to allow a side
yard setback of 7½ feet for
a proposed addition and a
sum of side yard setbacks
of 17 feet in lieu of the
minimum required 8 feet &
20 feet respectively.
Hearing: Monday, Sep-
tember 10, 2001 at 10:00
a.m. in Room 407, County
Courts Building, 401 Bos-
ley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

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

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

8/236 Aug. 23 C489006

CERTIFICATE OF PUBLICATION

8/23/, 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 8/23/, 2001.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-014-A

Petitioner/Developer: DANIELLE

+ RANDOLPH EYENSEN

Date of Hearing/Closing: SEPT 10, 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 8203 JEFFERS

CIRCLE

The sign(s) were posted on AUGUST 25, 01
(Month, Day, Year)

Sincerely,

[Signature] 8/25/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

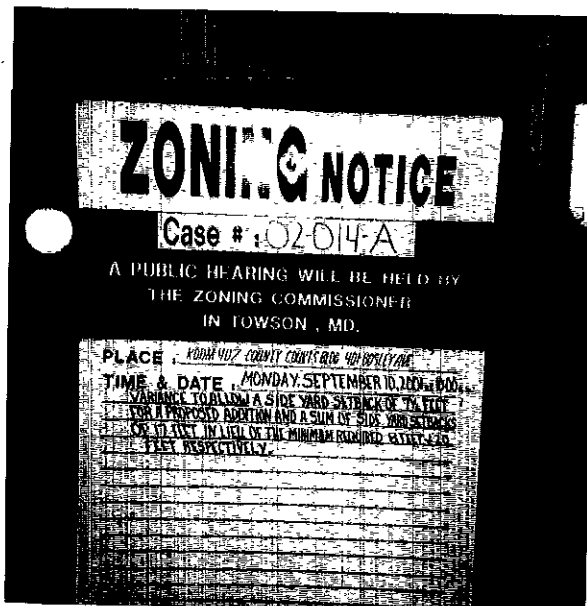
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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: 02-014-A

Petitioner: MR & Mrs Randolph Evensen

Address or Location: 8203 Seafers Circle

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mrs Paglia, Paglia Contractors

Address: 3006 Andover Rd.

Forest Hill, Md, 21050

Telephone Number: _____

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 14, 2001 Issue – Jeffersonian

Please forward billing to:

Mrs. Paglia
Paglia Contractors
3006 Andover Road
Forest Hill MD 21050

410 557-7444

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: 02-214-A

8203 Jeffers Circle

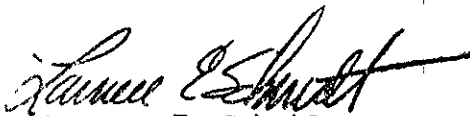
E/S Jeffers Circle, 112' +/- N centerline Jeffers Road

8th Election District – 3rd Councilmanic District

Legal Owners: Danielle & Randolph Evensen

Variance to allow a side yard setback of 7 ½ feet for a proposed addition and a sum of side yard setbacks of 17 feet in lieu of the minimum required 8 feet & 20 feet respectively.

HEARING: Tuesday, August 28, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

AD
CANCEL
GZ 8-7

LAWRENCE E. SCHMIDT GZ
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

August 1, 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: 02-214-A
8203 Jeffers Circle
E/S Jeffers Circle, 112' +/- N centerline Jeffers Road
8th Election District – 3rd Councilmanic District
Legal Owners: Danielle & Randolph Evensen

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HEARING: Tuesday, August 28, 2001 at 10:00 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: Danielle M & Randolph E Evensen, 8203 Jeffers Circle, Towson 21204
Larry Paglia, Paglia Contracting Co Inc, 3006 Andover Road, Forest Hill 21050

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 13, 2001.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 23, 2001 Issue – Jeffersonian

Please forward billing to:

Mrs. Paglia
Paglia Contractors
3006 Andover Road
Forest Hill MD 21050

410 557-7444

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: 02-014-A

8203 Jeffers Circle

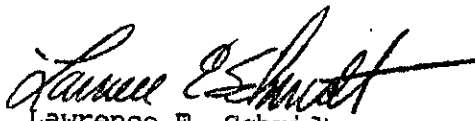
E/S Jeffers Circle, 112' +/- N centerline Jeffers Road

8th Election District – 3rd Councilmanic District

Legal Owners: Danielle & Randolph Evensen

Variance to allow a side yard setback of 7 ½ feet for a proposed addition and a sum of side yard setbacks of 17 feet in lieu of the minimum required 8 feet & 20 feet respectively.

HEARING: Monday, September 10, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D Z
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

August 9, 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: 02-014-A
8203 Jeffers Circle
E/S Jeffers Circle, 112' +/- N centerline Jeffers Road
8th Election District – 3rd Councilmanic District
Legal Owners: Danielle & Randolph Evensen

Variance to allow a side yard setback of 7 ½ feet for a proposed addition and a sum of side yard setbacks of 17 feet in lieu of the minimum required 8 feet & 20 feet respectively.

HEARING: Monday, September 10, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon G.D.Z.
Director

C: Danielle M & Randolph E Evensen, 8203 Jeffers Circle, Towson 21204
Larry Paglia, Paglia Contracting Co Inc, 3006 Andover Road, Forest Hill 21050

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 25, 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

September 7, 2001

Danielle M & Randolph E Evensen
8203 Jeffers Circle
Towson MD 21204

Dear Mr. & Mrs. Evensen:

RE: Case Number: 02-014-A, 8203 Jeffers Circle

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 10, 2001.

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

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

Very truly yours,

W. Carl Richards, Jr.

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

WCR: gdz

Enclosures

c: Larry Paglia, Paglia Contracting Co Inc, 3006 Andover Road, Forest Hill 21050
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 23, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For August 6, 2001
Item No. 014

The Bureau of Development Plans Review has reviewed the subject zoning item.

A review of the recorded record plat #25/folio 66 indicated the 10-foot drainage and utility easement is centered on the property line between lots number 6 and 7, five feet each way.

Therefore, we have no objection to the requested variance for the addition to the existing dwelling.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

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

August 7, 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 July 30, 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:

001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012,
013, 014, and 015

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Jim
8/28
PP
9/10

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

DATE: August 13, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-014

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:

Gary Keller

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8-6-01

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

RE: Baltimore County
Item No. 014

JSS

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

RE: PETITION FOR VARIANCE
8203 Jeffers Circle, E/S Jeffers Cir,
112' +/- N of c/l Jeffers Rd
8th Election District, 3rd Councilmanic

Legal Owner: Randolph & Danielle Evensen
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-14-A

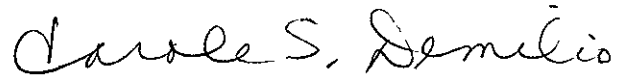
* * * * *

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 17th day of August, 2001 a copy of the foregoing Entry of Appearance was mailed to Larry Paglia, 3006 Andover Road, Forest Hill, MD 21050, representative for Petitioners.



PETER MAX ZIMMERMAN



Baltimore County
Zoning Commissioner

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

November 21, 2001

Mr. Randolph Evensen
8203 Jeffers Circle
Towson, Md. 21204

RE: PETITION FOR VARIANCE
(8203 Jeffers Circle)
Case No. 02-014-A

Dear Mr. Evensen:

In response to your letter of November 16, 2001, received via facsimile, in which you have requested an extension of time to comply with the Order issued in the above-captioned matter, the following comments are offered.

Based upon the representations made in your letter, I am persuaded to grant your request. You have indicated that a pole relocation contract between you and BGE has been signed and that the requisite deposit has been forwarded to that agency in order to effectuate the relocation of their utility line from the roof of your addition. It is further understood, however, that BGE is unable to promise that the work will be completed within the original 60-day time frame required pursuant to my Order (by November 19, 2001). Therefore, by this letter, I will extend the deadline for compliance for an additional 60 days, or, January 19, 2002.

Should you have any further questions in this regard, please do not hesitate to call me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Larry Paglia, 3006 Andover Road, Forest Hill, Md. 21050
Mr. & Mrs. Gerard Athaide, 1416 Jeffers Road, Towson, Md. 21204
Mr. Ray Crawford, 8205 Jeffers Circle, Towson, Md. 21204
Code Enforcement Division, DPDM; People's Counsel; Case File



Randy and Danielle Evensen
8203 Jeffers Circle
Towson, Maryland 21204
410-847-9269

VIA Fax: 410-887-3468 (page 1 of 1)

November 16, 2001

Lawrence E. Schmidt, Zoning Commissioner
Baltimore County Zoning Commission ~ Office of Planning
Suite 405 County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Case No.: 02-014-A

Dear Commissioner Schmidt,

Danielle and I have received your ruling dated September 19th, 2001 for the above-referenced case and we thank you for granting our variance request. In accordance with your directions, I have signed the pole relocation contract with BGE and, after allowing the 30-day appeal period to expire, have forwarded it along with the required deposit to my contact at BGE. I have confirmed verbally and via registered mail that BGE has received everything it requires to move forward.

Although BGE confirms that this work is scheduled they cannot promise that the work will be complete within the time frame outlined in your ruling. Please understand that we have faithfully followed your instructions and are anxious to have the cables lifted from our home, but to date I have not been able to confirm, let alone expedite BGE's schedule.

If a formal request for an extension of our original 60-day time frame to comply with your written ruling is in order, please treat this letter as such a formal request.

We appreciate your attention to this matter. Should you have any questions, or require additional information, we can be reached at 410-847-9269.

Sincerely,


Randy Evensen

*Add'l 60 days OK
per the 11/16/01*



Baltimore County
Zoning Commissioner

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

January 28, 2002

Mr. Randolph Evensen
8203 Jeffers Circle
Towson, Md. 21204

RE: PETITION FOR VARIANCE
(8203 Jeffers Circle)
Case No. 02-014-A

Dear Mr. Evensen:

In response to your letter of January 18, 2002, received via facsimile, in which you have requested an additional 60 days to comply with the Order issued in the above-captioned matter, the following comments are offered.

Based upon the representations made in your letter, I am persuaded to grant your request. You have indicated that BGE has completed their portion of the work; however, Verizon and Comcast have yet to do their part to complete the relocation of the utility/cable lines. Therefore, by this letter, I will extend the deadline for compliance for an additional 60 days, or, March 19, 2002.

Should you have any further questions in this regard, please do not hesitate to call me.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Larry Paglia, 3006 Andover Road, Forest Hill, Md. 21050
Mr. & Mrs. Gerard Athaide, 1416 Jeffers Road, Towson, Md. 21204
Mr. Ray Crawford, 8205 Jeffers Circle, Towson, Md. 21204
Code Enforcement Division, DPDM; People's Counsel; Case File



Randy and Danielle Evensen
8203 Jeffers Circle
Towson, Maryland 21204
410-847-9269

VIA Fax: 410-887-3468 (page 1 of 1)

January 18, 2002

Lawrence E. Schmidt, Zoning Commissioner
Baltimore County Zoning Commission ~ Office of Planning
Suite 405 County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Case No.: 02-014-A

Dear Commissioner Schmidt,

I wish to request an additional 60 days to comply with the requirements set forth in your September 19, 2001 ruling in the above referenced case.

BGE has completed their portion of the work, but did not advise Verizon and Comcast that they could proceed until yesterday. I have signed Verizon's contract, and still await paperwork from Comcast. Neither has committed to a completion date, however, I believe 60 days should be sufficient and will do everything in my power to see that we meet that deadline.

Thank you for your previous consideration. Should you have any questions, or require additional information, I can be reached at 410-847-9269.

Sincerely,


Randy Evensen

Paglia Contracting Company, Inc.
3006 Andover Road
Forest Hill, Maryland 21050
(410) 557-7444
M.H.I.C. #32355

8/10/01
Maz
of

August 8, 2001

Baltimore County
Department of Permits and Development Mgmt.
Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204
Attn: Mr. Arnold Jablon

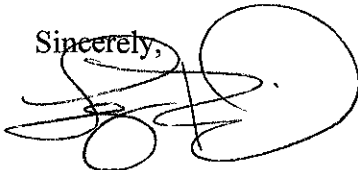
RE: Case #02-214A

Dear Mr. Jablon:

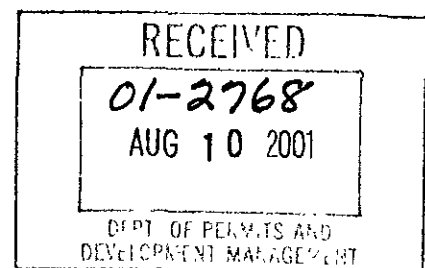
In regards to case #02-214A, I would like to reschedule the hearing date at this time. We will be on vacation and unable to attend.

Please contact me as soon as possible with a new hearing date.

Sincerely,



Larry J. Paglia
Owner



Thornleigh Improvement Association, Inc.

09 September 2001

Mr. and Mrs. Randy Evensen
8203 Jeffers Circle
Baltimore, MD 21204

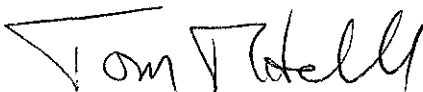
Dear Randy and Danielle:

Thank you for your discussions with me concerning the zoning issues that have developed during the construction of your addition. As we discussed, the Covenant Committee of the Thornleigh Improvement Association, Inc. approved your request to build an addition; your request form did not indicate that a zoning variance would be required. The Covenant Committee further understands that the need for a zoning variance was not determined until well into the construction process, and that Baltimore County should have advised you and your builder of the need for such a variance before construction began.

Gerard and Teresa Athaide, your neighbors at 1416 Jeffers Road, have requested permission to erect a six foot (6') high, thirty-two foot (32') long section of privacy fence between your yard and theirs. While such fences are not usually permitted in our community, an exception was made under these circumstances and Covenant Committee Approval was issued to the Athaides on 31 July 2001. Furthermore, the Covenant Committee has suggested to the Athaides that they either slide their proposed fence eight feet (8') to the east or to extend the length to forty feet (40') to block you view of their shed.

I hope this information answers your queries. Please let me know if you have additional questions or need more information.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Tom Mitchell". The signature is stylized with a large, sweeping initial "T" and a cursive "Mitchell".

Thomas N. Mitchell
Chair, Covenant Committee

September 1, 2001

Mr. Lawrence Schmidt
Zoning Commissioner
401 Bosley Avenue
4th Floor
Towson, Md. 21204

Dear Mr. Schmidt:

RE: Proposed Zoning Hearings-Sept. 10, 2001
02-014-A and 02-068-A

We are a group of concerned neighbors writing to express our objections to your agency's granting variances for the above mentioned hearings. In the case of 02-014-A the notice reads "proposed addition" when in fact the addition has already been completed. As long standing residents in the Thornleigh community, we feel that if you start making exceptions in these particular cases, this will only lead to more and more infringements of property lines.

Myself as well as other neighbors have put on additions to our homes in the past and went through the proper channels and built within the allowed setbacks. Most of us would have liked to have constructed larger additions, but respected the proper setbacks as previously imposed by Baltimore County as well as the Thornleigh Improvement Association.

We urge you to disapprove the requested variances.
Thank you for your attention to this important neighborhood matter.

Concerned Thornleigh Residents and Taxpayers

TIME: 09:47:54 AUTOMATED PERMIT TRACKING SYSTEM PANEL BP1005M
DATE: 07/10/2001 BUILDING DETAIL 2 LAST UPDATE 03/27/2001
PDM 11:29:47

PERMIT #: B445054

BUILDING SIZE
FLOOR: 1,413SF
WIDTH: 37'4"
DEPTH: 18'
HEIGHT: 30'
STORIES: 2+BSMT

GARBAGE DISP:
POWDER ROOMS:
BATHROOMS:
KITCHENS:

LOT NOS: 6
CORNER LOT:

LOT SIZE AND SETBACKS

SIZE: 6045SF

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: NC/NC

SIDE STR SETB:

REAR SETB: 32'

ZONING INFORMATION

DISTRICT:

PETITION:

DATE:

MAP:

BLOCK:

SECTION:

LIBER: 002

FOLIO: 066

CLASS: 04

ASSESSMENTS

LAND: 0059500.00

IMPROVEMENTS: 0076470.00

TOTAL ASS.:

PLANNING INFORMATION

MSTR PLAN AREA:

SUBSEWER:

CRIT AREA:

PASSWORD:

ENTER - NEXT DETAIL

PF2 - APPROVALS

PF7 - PREV. SCREEN

PF9 - SAVE

PF1 - GENERAL PERMIT

PF3 - INSPECTIONS

PF8 - NEXT SCREEN

CLEAR - MENU

10' LS
24' RS

54'

Keep for ze's
file!

#014

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Dt Rec: 6212001 Intake: ALTMEYER, J Act: Case #: 01-4071
Insp: GARLAND, J Insp Grp: ENF Insp Area: 15 Tax Acct: 819048120
Address: 8203 JEFFERS CIRCLE Apt #: Zip: 21204
Problem Descript.: NEW ADDITION DOES NOT CONFORM TO SIDE SETBACK.

Complainant Name (Last): ANONYMOUS (First):
Complainant Addr:
Complainant City: State: Zip:
Complainant Phone (H): (W):
Date of Reinspection: 8232001 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: 06/22/01 MET WITH BLDR. & HOMEOWNER. RECEIVED COPY OF PLOT PLAN & PERMIT
APPLICATION. CHECKED W/ZONING- OWNER/BLDR. NEED TO FILE FOR VARIANCE FOR SIDE
SETBACK. J. GARLAND/JM***
06/27/01 ISSUED CORR. NO., MUST REVISE PERMIT OR FILE FOR VARIANCE. P/U 7/8/01
J. GARLAND/JM***
07/10/01 ISSUED CIVIL CITATION TO HOME OWNER (RANDOLPH EVENSEN) HEARING SET FOR
08/28/01. P/U 08/23/01. J.GARLAND/KH.***

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

Memo To The File

To: ZC / deputy ZC

From: John Sullivan, Zon. Rev.

Subject: Case # 02-014-A

Mrs. Paglio, the Builder's wife came in today for a 9:00 AM filing appointment. The Site plan contained approximately 20% of the required info. Additionally the 3 descriptions were blank and no 200' scale zoning map was submitted. The site plan scale was 1" = 25' (NOT to an Engineer scale). I ended up drawing the entire. While here Mrs Paglio called her husband for some setback, etc. info. Mr. Paglio became angry & stated that he should not have to have an accurate plan because the County erred. The original permit read an addition with NO change to side setbacks & a 32 ft rear setback which meets the requirements for a DR-5.5 zone. However the info provided was incorrect. See cc of a portion of the permit. When I informed Mr. Paglio of this he denied it! I informed Mrs. Paglio that the proposed addition would project 2 1/2 ft into the 10 ft easement. I noted this on the site plan & had her initial it.

IMPORTANT MESSAGE

FOR 20
 DATE 1/18 TIME 2:30 A.M.
 P.M.
 M Randy Evensen
 OF H. 410-847-9269
 PHONE 0. 410-238-6128
☐ FAX
☐ MOBILE

TELEPHONED		PLEASE CALL	
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE #02-014-A

Needs
60 day extension
by Filing Request
today

SIGNED

Tops FORM 3002P
 MADE IN U.S.A.

IMPORTANT MESSAGE

FOR Larry
 DATE 1/18 TIME 8:25 A.M.
 P.M.
 M Randy Evensen
 OF Daniella (wife)
 PHONE home 410-847-9269
☐ FAX
☐ MOBILE off 410-238-6128

TELEPHONED		PLEASE CALL	
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE #02-014-A

Hearing: 9/10/08
Rest in his order.
He needs an extension
of time because BJE
still hasn't moved

SIGNED

Tops FORM 3002P
 MADE IN U.S.A.

Case Number _____

PLEASE PRINT LEGIBLY

PETITIONER'S SIGN-IN SHEET

[illegible]

Case Number _____

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: August 8, 2001

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

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

SUBJECT: Item No.: 014
Legal Owner/Petitioner: Danielle & Randolph Evensen
Contract Purchaser: N/A
Property Address: 8203 Jeffers Cir.
Location Description: E/S Jeffers Cir., 112' N.centerline Jeffers Rd.

VIOLATION INFORMATION: Case No. 01-4071
Defendants: Randolph E. Evensen

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

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:

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

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

RSW/jg
C: Code 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 CITATION
SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

Citation/Case No. 01-4071	Property No. 08-19-048120	Zoning:
-------------------------------------	-------------------------------------	---------

Name(s): **Randolph E. Evensen**
Danielle Marie Evensen

Address: **8203 Jeffers Cir.**

Violation Location: **8203 Jeffers Cir.**

Violation Dates: **6-27-01 - Present**

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

CABO Sec. 112

**Must revise plot Plan or
File for Variance to reflect
side setback condition - as
built in Field (Rear Addition)
Bldg. Permit # B445054**

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

\$ **1,000.00/00**

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

Date: **8.28.01**

Time: **9:00 A.M.**

Citation must be served by:

Date: **7.25.01**

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

Print Name:

James Garland (JAMES Garland)

Date:

7.10.01

Inspector's Signature

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name:

Citation/Case No.:

Address:

Date

Defendant's Signature

AGENCY

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

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

BALTIMORE COUNTY, Plaintiff, vs. Randolph, Danielle Evensen, DefendantHearing Date 8.28.01 Issued Date 7.10.01 Expiration Date 7.25.01

REQUEST FOR SERVICE

Please serve the attached process on the person shown.

ORDER FOR SERVICE

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

PROOF OF SERVICE

I hereby CERTIFY that:

☐ A Citation and all other papers filed with it were served by restricted delivery mail, return card attached.☒ A Citation and all other papers filed with it were served by personal delivery to Randolph E. Evensen
Adult person's name

8203 Jeffers Cir., on 7.10.01, at 9:00 a.m./p.m.
At this address Date Time

Description of person served: Race _____ Sex _____ Height _____

Weight _____ Age _____ Other _____

The premises at _____ were posted

I was unable to serve because _____

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

[Signature]
Signature
Balt. County
Address

Bldg. Insp.
Title

Telephone No. _____

7.10.01
Date

_____ a.m./p.m.
Time

DATE: 07/10/2001

STANDARD ASSESSMENT INQUIRY (1)

R010011

TIME: 07:46:32

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE
 08 19 048120 08 2-3 04-00 H NO 04/17/01
 EVENSEN RANDOLPH E DESC-1.. IMPS
 EVENSEN DANIELLE MARIE DESC-2.. THORNLEIGH
 8203 JEFFERS CIR PREMISE.. 09203 JEFFERS

LIR

00000-0000

BALTIMORE

MD 21204-1925

FORMER OWNER: ARGABRIGHT JOSEPH W, JR

FCV		PHASED IN	
PRIOR	PROPOSED	CURR	CURR
LAND.. 59,500	59,500	FCV	ASSESS
IMPV: 72,130	76,470	TOTAL.. 135,970	135,970
TOTL: 131,630	135,970	PREF.. 0	0
PREF: 0	0	CURT... 135,970	135,970
CURT: 131,630	135,970	EXEMPT.. 0	0
DATE: 09/95	12/97		

----- TAXABLE BASIS ----- FM DATE
 01/02 ASSESS: 135,970 04/13/01
 00/01 ASSESS: 53,800 06/01/00
 99/00 ASSESS: 53,236 06/04/99

ENTER-INQUIRY2 F01-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 07/10/2001

STANDARD ASSESSMENT INQUIRY (2)

R010011

TIME: 07:46:48

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE
 08 19 048120 08 2-3 04-00 H NO 04/17/01
 LOT... 6 BOOK... 0025 MAP... 0060 LOT WIDTH... 59.00
 BLOCK... 8 FOLIO... 0066 CHID... 0022 LOT DEPTH... 2.00
 SECTION... 2 PARCEL... 0621 LAND AREA... 3542.00
 PLAT... YEAR BUILT... 00

----- TRANSFER DATA -----
 NUMBER... 098701
 DATE... 02/02/96
 PURCHASE PRICE... 141,000
 GROUND RENT... 0
 DEED REF LIBER... 11728
 DEED REF FOLIO... 0421
 CONVEYED IND... 1
 LOT-PART PLAN IND... 1
 GRANTOR ALCI NO... 08-19-048120

----- EXEMPT DATA -----
 STATUS...
 CLASS CODE... 000
 STATE EXEMPT CODE... 000
 COUNTY EXEMPT CODE... 000
 CURR STATE EX ASMT... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT... 0

----- STRUCTURE -----
 CRITICAL NEW CONST CARD
 AREAS CODE YEAR NO CODE SQ. FEET
 12582 1260

ENTER-INQUIRY3 F01-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF



Baltimore County
Department of Permits and
Development Management

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

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

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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 01-4071	Property No. 08-19-048120	Zoning:
-------------------------------------	-------------------------------------	---------

Name(s): **Randolph & Danielle Evensen**

Address: **8203 Jeffers Circle**

Violation Location: **8203 Jeffers Circle**

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

CABO Sec. 112

**MUST REVISIT plot plan or
File For Variance to reflect
side setback conditions
as built (Rear Addition)**

Bldg. Permit # B445054

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

On or Before: 7.8.01	Date Issued: 6.27.01
--------------------------------	--------------------------------

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: **James Gaerland**

INSPECTOR: **James E. Gaerland**
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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204
BUILDING PERMIT

cab

PERMIT #: R445054 CONTROL #: BR

DATE ISSUED: 05/27/2001 BY ACCOUNT # 0819048120 DIS: 08

PREP: *John P. Ring*
CLASS: 04
BUILDINGS ENGINEER

PLANS: CONIST 20 PLOT: K-FLAT 0 DATA: 0 ELEC: YES PLUM: YES
LOCATION: 0007 JEFFERS CIR
SUBDIVISION: PHARMELTON

OWNERS INFORMATION

NAME: EVERDEN, ROUGHLEY & CHARLENE MAINE
ADDR: 8101 JEFFERS CIR, TOWSON MD 21204

TENANT:

OWNER: EVERDEN, ROUGHLEY & CHARLENE MAINE

PHONE: 410-557-7444

SELLER:

WORK:

REMODELING WORK ON REAR OF PROPERTY OVER
GARAGE. NEW GARAGE DOOR. NEW SIDING ON EXTERIOR
WALLS. NEW ROOF. NEW FLOORING. NEW KITCHEN
CABINETS. NEW BATHROOM. NEW HALLWAY. NEW
STAIRS. NEW BASEMENTS.

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OWNER: EVERDEN, ROUGHLEY & CHARLENE MAINE

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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 CITATION
SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

Citation/Case No. 01-4071	Property No. 08-19-048120	Zoning:
Name(s): Randolph E. Evensen Danielle Marie Evensen		
Address: 8203 Jeffers Cir.		
Violation		
Location: 8203 Jeffers Cir.		
Violation		
Dates: 6-27-01 - Present		

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

CABO Sec. 112

Must revise plot Plan or
File for Variance to reflect
side setback condition - as
built in Field (Rear Addition)
Bldg. Permit # B 445054

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

\$ **1,000.00/00**

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

Date: **8-28-01**

Time: **9:00 A.M.**

Citation must be served by:

Date: **7-25-01**

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

Print Name:

James Garland (James Garland)

Date:

7-10-01 Inspector's Signature

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name:

Citation/Case No.:

Address:

Date

Defendant's Signature

AGENCY

CODE ENFORCEMENT REPORT

DATE: 6/21/01 INTAKE BY: Altmeier CASE #: 01-4071 INSPEC: Garland
 COMPLAINT LOCATION: 8203 Jeffers Cir 15th

ZIP CODE: 21204 DIST: 8th

COMPLAINANT NAME: Anonymous PHONE #: (H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: New addition does not conform to side setback

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

TAX ACCOUNT #: 08 19 048120 ZONING: _____

INSPECTION: 6.22.01 M/w Bldger & Home owner received copy of Plot Plan & Permit application - Checked w/ zoning - Owner/Bldger need to file for Variance for side setback (AT)

REINSPECTION: 6.27.01 issued Corr. Notice - must revise permit or file for Variance
Recheck 7.8.01 (AT)

REINSPECTION: 7.10.01 - issued civil citation to Home Owner (Randolph Evensen) Hearing set for 8.28.01
Recheck 8.23.01 (AT)

REINSPECTION: _____

CODE ENFORCEMENT REPORT

DATE: 6/21/01 INTAKE BY: Altmyer CASE #: 01-4071 INSPEC: Garland
 COMPLAINT LOCATION: 8203 Jeffers Ave ZIP CODE: 21204 DIST: 8th
 15th

COMPLAINANT NAME: Anonymous PHONE #: (H) _____ (W) _____
 ADDRESS: _____ ZIP CODE: _____

PROBLEM: New addition does not conform to side setback

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

TAX ACCOUNT #: 09 19 048120 ZONING: _____

INSPECTION: 6.22.01 M/ur Bldg & Home owner received copy of Plat Plan & Permit application - Checked w/ Zoning - Owner / Bldg need to file for Variance For side setback (AV)

REINSPECTION: 6.27.01 issued Corr. Notice - must revise permit or file for Variance
Recheck 7.8.01 (AV)

REINSPECTION: 7.10.01 - issued civil citation to Home Owner (Randolph H. Fuchsman) Hearing set for 8.28.01
Recheck 8.23.01 (AV)

REINSPECTION: _____



Baltimore County
Department of Permits and
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Code Inspections and Enforcement
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BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 01-4071	Property No. 08-19-048120	Zoning:
-------------------------------------	-------------------------------------	---------

Name(s): **Randolph & Danielle Evensen**

Address: **8203 Jeffers Circle**

Violation Location: **8203 Jeffers Circle**

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

CABO Sec. 112

**MUST REVISIT plot plan OR
File for Variance to reflect
side setback conditions
as built (REAR Addition)**

Bldg. Permit # B445054

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

On or Before: 7.8.01	Date Issued: 6.27.01
--------------------------------	--------------------------------

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: **JAMES GARLAND**

INSPECTOR: **James E. Garland**

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

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 3-27-01

OEA: 1144/170
HISTORIC DISTRICT/BLDG.

PERMIT #: 8445054
RECEIPT #: 470597
CONTROL #: MK.
XREF #:

PROPERTY ADDRESS 8203 Jeffers Circle ☐ YES ☒ NO
SUITE/SPACE/FLOOR Towson MD 21204
SUBDIV: Thornleigh ☐ DO NOT KNOW
TAX ACCOUNT #: 08-19-048120 DISTRICT/PRECINCT

OWNER'S INFORMATION (LAST, FIRST)
NAME: Mr. & Mrs. Randy Evensen, Randolph & Danielle
ADDR: 8203 Jeffers Circle, Towson, MD 21204

FEE: 60.75
PAID: 659
PAID BY: App'l.
INSPECTOR:

DOES THIS BLDG.
HAVE SPRINKLERS
YES ☐ NO ☒

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

BUILDING 1 or 2 FAM ☒
CODE CODE ☒
BOCA CODE

TYPE OF IMPROVEMENT

1. NEW BLDG CONST
2. ☒ ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

TYPE OF USE

RESIDENTIAL

01. ☒ ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY
(ENTER NO UNITS)
05. SWIMMING POOL
06. GARAGE
07. OTHER

TYPE FOUNDATION

- | | |
|--|---|
| 1. SLAB | 1. ☒ FULL |
| 2. ☒ BLOCK | 2. PARTIAL |
| 3. CONCRETE | 3. NONE |

APPLICANT INFORMATION

NAME: Paglia Contracting Co. Inc.
COMPANY: 3000 Andover Road
STREET: Forest Hill, MD 21050
CITY, ST, ZIP: 410-557-7444 MHC LICENSE #: 32355
PHONE #: 32355
APPLICANT: [Signature] DRCH#
SIGNATURE: [Signature] EL. / PL. /
PLANS: CONST ☒ PLOT ☐ PLAT ☐ DATA ☐
TENANT: Paglia Contracting Co. Inc.
CONTR: [Signature]
ENGR: [Signature]
SELLR:

DESCRIBE PROPOSED WORK:

Const Two-story rear addition (
Over a full foundation w/Brmt,
To Be Used As: Unfinished Bsmt,
1st Fl: Fam Rm w/Fireplace (Outside Project
not to Exceed 4x10), New Kitchen Cold
Taproom Din Rm,
2nd Fl: Master Bath,
+ closet space
37'4" x 18' x 30' = 14.

NON-RESIDENTIAL

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT) Laundry, Mud Rm.
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME + closet space
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE MERCANTILE RESTAURANT
20. SWIMMING POOL SPECIFY TYPE
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER

TYPE OF CONSTRUCTION

1. MASONRY
2. ☒ WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

TYPE OF HEATING FUEL

1. ☒ GAS
2. OIL
3. ELECTRICITY
4. COAL

TYPE OF SEWAGE DISPOSAL

1. ☒ PUBLIC SEWER ☒ EXISTS ☐ PROPOSED
2. PRIVATE SYSTEM ☐ SEPTIC ☐ EXISTS ☐ PROPOSED
- PRIVY ☐ EXISTS ☐ PROPOSED

CENTRAL AIR: 1. 2.
ESTIMATED COST: \$100,000
OF MATERIALS AND LABOR

1. ☒ PUBLIC SYSTEM ☒ EXISTS ☐ PROPOSED
2. PRIVATE SYSTEM ☐ EXISTS ☐ PROPOSED

PROPOSED USE: SF + Addition 11/15/01
EXISTING USE: SF

OWNERSHIP

1. ☒ PRIVATELY OWNED
2. PUBLICLY OWNED
3. SALE
4. RENTAL

RESIDENTIAL CATEGORY: 1. ☒ DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#EFF: #1BED: #2BED: ☒ #3BED: TOT BED: TOT APTS/CONDOS: 6. MIRISE

1 FAMILY BEDROOMS

GARBAGE DISPOSAL ☒

POWDER ROOMS

2. N. BATHROOMS

KITCHENS

CLASS - 04

LIBER 35

FOLIO 66

Black-5

sect-2

BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR 1413 SIZE 59 W. 1/2
WIDTH 37'4" FRONT STREET
DEPTH 18' SIDE STREET
HEIGHT 30' FRONT SETBK
STORIES 2 1/2 REAR SETBK
LOT #'S 6 SIDE STR SETBK
CORNER LOT REAR SETBK 32
1. V 2. N ZONING DR-5.5

APPROVAL SIGNATURES

DATE

BLD INSP :
BLD PLAN :
FIRE :
SEDI CTL :
ZONING : 111 BR F. 100AL 3/27/01
PUB SERV :
ENVRMNT :
PERMITS : 477

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

approved 8/5/8 140 30' rear

jaltmeyer - RUMBA Mainframe Display			
File Edit View Connection Transfer Options Tools Help			
TIME: 13:20:12		PANEL BP1003M	
DATE: 06/29/2001		LAST UPDATE 03/27/2001	
AUTOMATED PERMIT TRACKING SYSTEM		PDM 11:21:34	
GENERAL PERMIT APPLICATION DATA			
PERMIT #: B445054	PROPERTY ADDRESS		
RECEIPT #: A425447	8203 JEFFERS CIR		
CONTROL #: MR	SUBDIV: THORNLEIGH		
XREF #: B445054	TAX ACCOUNT #: 0819048120	DISTRICT/PRECINCT 08 17	
OWNERS INFORMATION (LAST, FIRST)			
FEE: 65.00	NAME: EVENSEN, RAUDALPH & DANIELLE MANE		
PAID: 65.00	ADDR: 8203 JEFFERS CIRCLE, TOWSON MD 21204		
PAID BY: APPL			
DATES		APPLICANT INFORMATION	
APPLIED: 03/27/2001		NAME:	
ISSUED: 03/27/2001		COMPANY: PAGLIA CONTRACTING CO INC	
OCCPNY:		ADDR1: 3006 ANDOVER ROAD	
		ADDR2: FOREST HILL MD 21050	
INSPECTOR: 08R	PHONE #: 410-557-7444	LICENSE #: 32355	
NOTES: KRA/TLN			
PASSWORD :			

ENTER - PERMIT DETAIL	PF3 - INSPECTIONS	PF7 - DELETE	PF9 - SAVE
PF2 - APPROVALS	PF4 - ISSUE PERMIT	PF8 - NEXT PERMIT	PF10 - INQRY
Ready Running APP NUM FLD 167 LOVR CAP INQRY 510			
Start jaltmeyer - RUMB HB&G Home Netsca Acrobat Reader PP N20 PM			

The Buyers acknowledge they have been advised that the shed and the driveway encroach into the 10' Drainage and Utility Easement. They are purchasing the property subject to.



Location Drawing

The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. The approximate location of the dwelling is shown in relation to the apparent property lines for the property known as

8203 Jeffers Circle
Baltimore County, Maryland

William T. Matthews

6/11/96

Ruxton Design Corporation
8422 Bellona Lane
Fountain, Maryland 21204
(410) 821-1000

1 (410) 821-0111

Scale 1" = 25'

RANDOLPH E. EVENSEN

DANIELLE MARIE EVENSEN

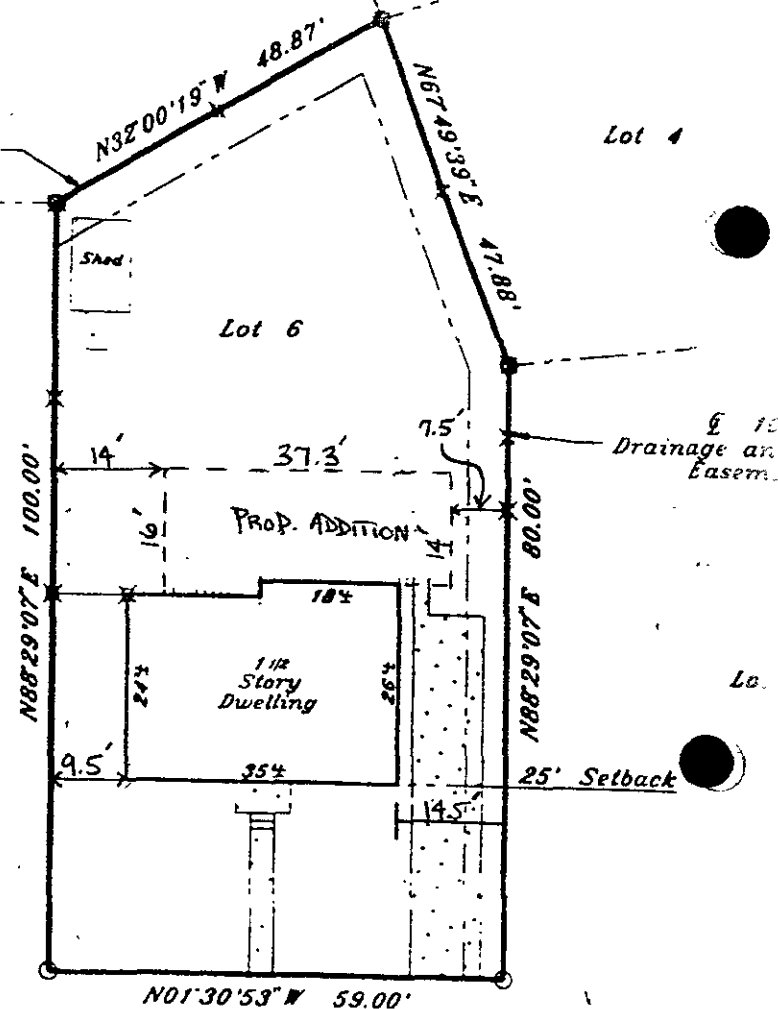
10'
Drainage and Utility
Easement

Lot 28

Lot 3

Lot 4

Lot 7

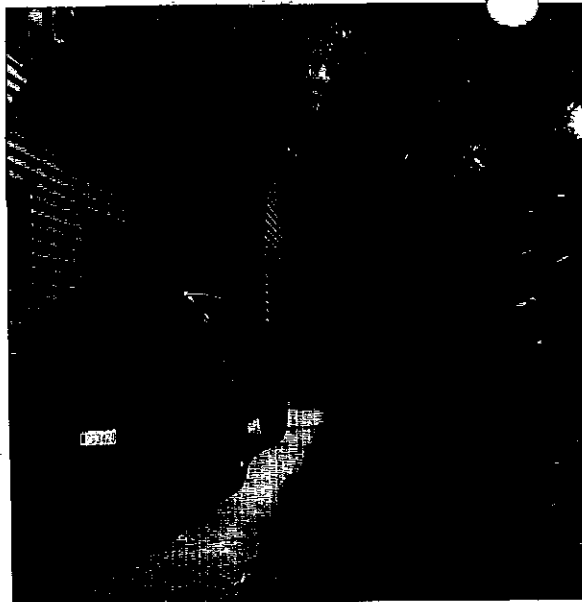


JEFFERS CIRCLE



8.7.01

8203 Jeffers Cir.



8.7.01

8203 Jeffers Cir.

↑
Pipe
Line

Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111
Towson, MD 21204
410-887-3391

To whom it may concern,

We are writing the Department of Permits to express our opinion on the recent home addition which has taken place @ 8203 Jeffers Circle, Towson Maryland, home to Mr. & Mrs. Randy Evensen and family. Having viewed the additions progress from directly across the street we could not be more pleased with the project. The addition not only has improved the aesthetic value of the property of 8203 Jeffers circle but also has improved our view of their home and increased the overall curb appeal of the neighborhood. Having purchased a home in this neighborhood with plans to remain in this community we feel this addition has added not only financial value to our home but has upgraded the neighborhood in which we live.

Should the Department have any questions or would like to seek further information from us please feel free to contact us at any time. Our home phone number is 410-337-2656 or we can be reached at our office numbers, Tom 410-439-5082 or Anne 410-536-8100.

Sincerely,

A handwritten signature in black ink that reads "Tom Angel". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Tom & Anne Angel

Ref No 3

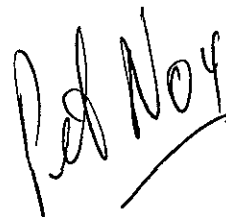
1414 Jeffers Road
Towson, Maryland 21204
July 29, 2001

Dear Sirs,

This letter is being written on behalf of Randy and Danielle Evensen who reside at 8203 Jeffers Circle. Randy and Danielle have added a beautiful addition to their home by an extremely reputable builder, Larry Paglia. Our home's back property line adjoins their property. The addition is in good taste and adds value to this neighborhood.

Sincerely,


Mary Kay O'Neill



Show to ZC file!

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 8203 Jeffers Circle, Towson, MD

subdivision name: Thornleigh

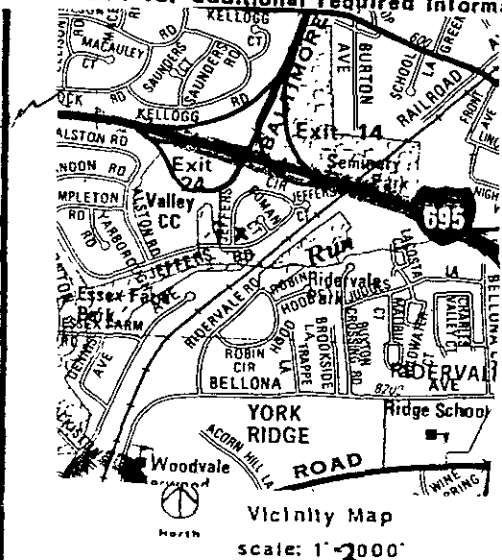
plat book # 25, folio , lot # 6, section # 0 Page 66

OWNER: Mr. & Mrs. Randolph Evensen

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

Submitted
Tues 7-10-01

ALSO Blank 200' scale
ALSO no map.



LOCATION INFORMATION

Election District: 8th

Councilmanic District: ~~08~~ 3rd

~~Kreemich~~ 17

1:200 scale map#: NW, 11-D
3

Zoning: DR-5.5

Lot size: 0.138 6,045
acres square feet

SEWER: ☒ public ☐ private

WATER : ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

~~Prior Zoning Hearings:~~ *N/A*

~~Zoning~~ Office USE ONLY!

reviewed by: ITEM #: CASE#:

North

File: _____

Prepared by:

N01'30'53" W 59.00'

Street Name

Scale of Drawing: $1'' = 25'$

MUST BE
ENGINEER
SCALE 1" = 1'

Original Plan - Tied to Submit 7-10-01
by Applicant (Buddens wife). Keep for -15-
22's file.

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

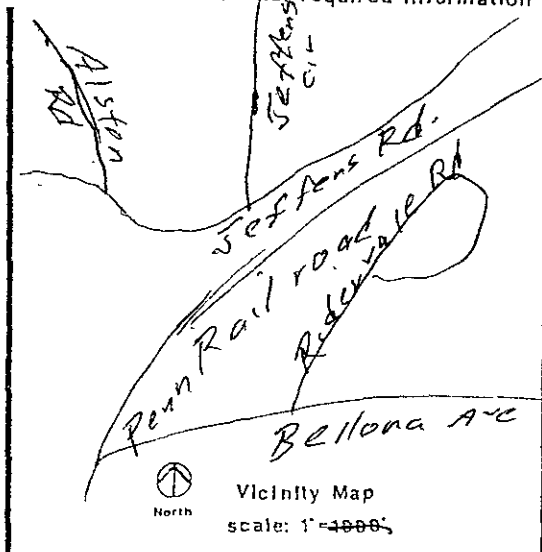
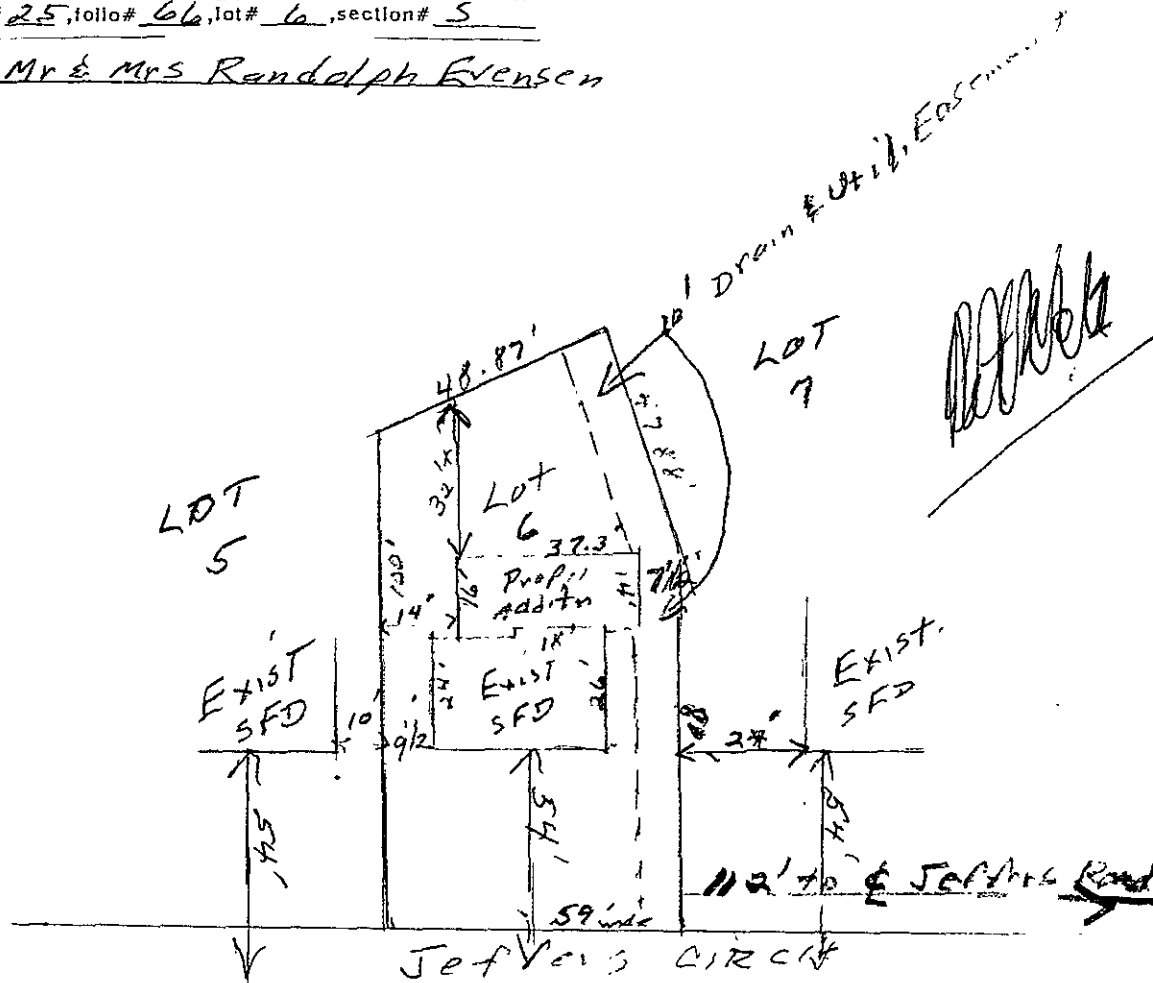
PROPERTY ADDRESS: 8203 Jeffers Circle

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

Subdivision name: Thornleigh

plat book# 25, folio# 66, lot# 6, section# 5

OWNER: Mr & Mrs Randolph Evensen



LOCATION INFORMATION

Election District: 8th

Councilmanic District: 3rd

1"=200' scale map#: NW, 11-B

Zoning: DR-5.5

Lot size: 0.138 acreage 6045 square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: n/a

Zoning Office USE ONLY!

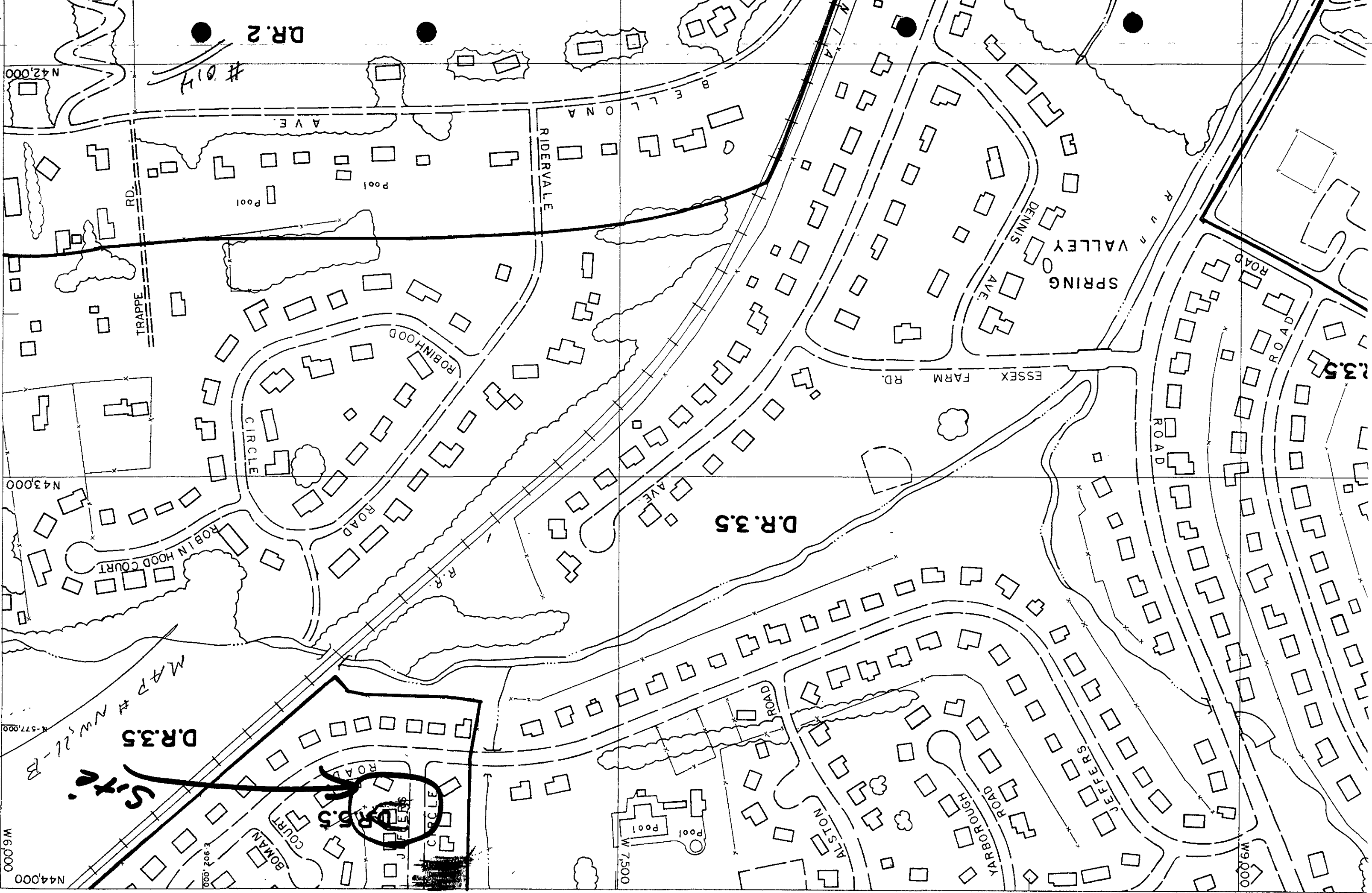
reviewed by: JP ITEM #: 014 CASE#:



date:
prepared by: MR P/JP Scale of Drawing: 1"= 40'

7-10-01 Builder Rep advised of 10' easement JP





D.R. 2

014

D.R. 3.5

D.R. 3.5

D.R. 3.5

D.R. 3.5

NWS

97.2

256.9

at NE

Jeffers Rd.