

IN RE: PETITION FOR VARIANCE
N/S Alan Tree Road, 360' W
centerline of Bucks School House Road
14th Election District
6th Councilmanic District
(8109 Alan Tree Road)

Eloisa D. Coballes
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-015-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Eloisa Coballes. The Petitioner is requesting a variance for property located at 8109 Alan Tree Road. The subject property is zoned DR 3.5. The variance request is from Sections 1B01.2.C.1.b and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an open projection (deck and gazebo) with a rear yard setback of 13 ft. in lieu of the required setback of 22 ½ ft. and to amend the Final Development Plan for the Fiedler Property.

Appearing at the hearing on behalf of the variance request were Mr. and Mrs. Coballes and Mr. Delacruz. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.13 acres, more or less, zoned DR 3.5. The subject property is improved with a two-story, single-family residential dwelling. The owner of the property recently purchased the house in March of 2001. After moving in, they hired a contractor who began construction on a ground mounted deck off the rear of the home. Photographs of the house and deck were submitted into evidence as Petitioner's Exhibit No. 2. In the course of constructing the deck, an anonymous complaint was registered with the Code Enforcement Division inquiring

ORDER RECEIVED FOR FILING

Date

9/10/01

By

R. G. [Signature]

as to whether the deck was a legal structure. An inspector investigated the matter and found that no permit had been pulled for the deck in question. Apparently, Mr. & Mrs. Coballes, the owner of the property, were under the impression that the contractor they hired secured all necessary permits. Ninety percent of the deck has been completed with only a small corner left to be constructed. In addition, the gazebo portion of the deck has not yet been built.

The Petitioner submitted into evidence at the hearing a petition signed by residents of their neighborhood, including neighbors on either side of this house, all of whom support the Petitioner in her request for the deck. The Petitioner also testified that the rear of their yard contains a lot of surface water, given that the storm drain inlet is located in their back yard. All of the surface water that runs off of the surrounding homes renders that area unusable, given its saturated condition. The property owners felt it best to construct a ground mounted deck to afford them the opportunity to utilize their rear yard for family events and cookouts, as well as to allow their small child an area to play. After considering the testimony and evidence offered at the hearing, the petition signed by their many neighbors and the fact that the deck is almost ground level, I find that the variance to allow the deck to have a rear yard setback of 13 ft. in lieu of the required 22 ½ ft. should be granted. However, as was discussed with the Petitioner, I find it would not be appropriate to construct the gazebo on the rear corner of the deck itself. The gazebo structure would in fact be too imposing, given its height and mass. Therefore, I believe it would be appropriate for the Petitioner to finish the decking on the rear corner of their deck and the railing around same, but that no gazebo be constructed on the deck at all. This will certainly lessen the impact of this deck on any adjacent property owner.

THEREFORE, IT IS ORDERED this 10th day of September, 2001, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Sections 1B01.2.C.1.b and

301 of the Baltimore County Zoning Regulations, to permit an open projection (deck and gazebo) with a rear yard setback of 13 ft. in lieu of the required setback of 22 ½ ft. and to amend the Final Development Plan for the Fiedler Property, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the Petitioner shall not be permitted to construct a gazebo on the deck structure. The Petitioner shall be permitted to finish the decking on the deck and the railing around the remainder of the deck.

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

9/10/01

By





Baltimore County
Zoning Commissioner

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

September 10, 2001

Ms. Eloisa D. Coballes
8109 Alan Tree Road
Baltimore, Maryland 21237

Re: Petition for Variance
Case No. 02-015-A
Property: 8109 Alan Tree Road

Dear Ms. Coballes:

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

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8109 ALAN TREE ROAD

which is presently zoned DR 3.5

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) 1001.2.C.1.b AND 301 BCZR

To permit an open projection addition (Deck w/ Gazebo) with a rear yard setback of 13' in lieu of the required setback of 22 1/2'. And to amend the previously approved FDP of Fiedler Property, Lot #57.

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

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.

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JRP

Date 7/10/01

Case No. 02-015-A

RECEIVED 7/15/98

ORDER RECEIVED FOR FILING

ZONING DESCRIPTION FOR 8109 ALAN TREE RD.

Beginning at a point on the north side of Alan Tree Road which is 50 feet right of way wide at the distance of 360 feet west of the centerline of the nearest improved intersecting street Bucks School House Road which is 50 feet right of way wide.

Being lot #57 in the subdivision of Fiedler Property as recorded in Baltimore County

Plat Book # 0069, Folio #0084, containing 5902 square feet, also known as 8109

Alan Tree Road and located in the 14th Election district, 6th Councilmanic district.

Metes and Bounds: N. $31^{\circ} 09' 58''$ W. 90.0 FT., S. $59^{\circ} 06' 16''$ W. 55.91 FT., N.

$42^{\circ} 37' 31''$ W. 90 FT., with radius of 370.0 FT. and length of 74.0 FT. in front of property.

#015

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No.

4000

DATE 7-10-01 ACCOUNT 001-006-6150AMOUNT \$ 100.00RECEIVED
FROM:ELOISA COBALLE

FOR:

8109 ALAN TREE ROAD01 VARIANCEITEM: 015TAKEN BY: JRF

PAID RECEIPT

PAYMENT ACTUAL TIME

7/11/2001 7/10/2001 15:42:32

MS03 CASHIER RDOG LRD, DRAWER 3

RECEIPT # 190782

OFLN

PORT 5 528 ZONING VERIFICATION

LR NO. 004000

Recpt Tot

100.00

100.00 CK

.00 CA

Baltimore County, Maryland

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

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: #02-015-A
8109 Alan Tree Road
N/S Alan Tree Road, 380 W Centerline Bucks School House Road
14th Election District - 6th Councilmanic District
Legal Owner(s): Eloisa D. Coballes

Variance: to permit an open projection addition (Deck w/Gazebo) with a rear yard setback of 13 feet in lieu of the required setback of 22 1/2 feet and to amend the previously approved FDP of Fiedler Property, lot # 57.

Hearing: Wednesday, September 5, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

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

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT/8/17 Aug. 21 C488863

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 8/21/, 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. 02-015-A

Petitioner/Developer COBALLES, ETAL
663-7087

Date of Hearing/Closing: 9/5/01

887-3468

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 # 8109 ALAN TREE RD.

The sign(s) were posted on 8/12/01
(Month, Day, Year)

Sincerely,

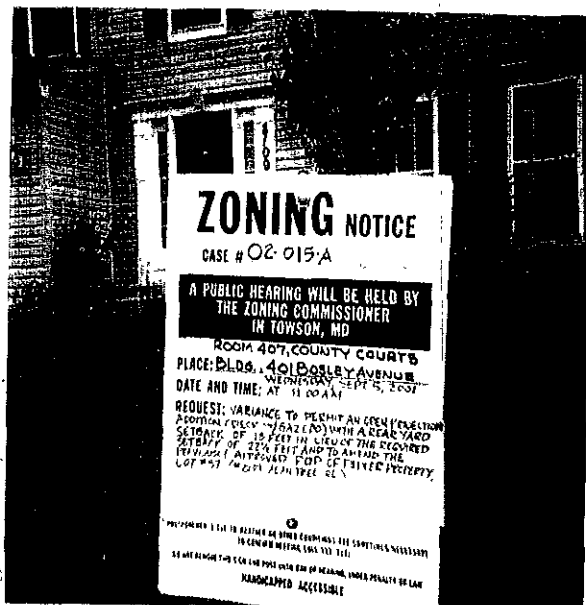
Patrick M. O'Keefe 8/16/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



8109 ALAN TREE RD
COBALLES

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: 02-015-A
Petitioner: ELOISA D. COBALLE S
Address or Location: 8109 ALAN TREE RD
ROSEDALE , MD 21237

PLEASE FORWARD ADVERTISING BILL TO:

Name: ELOISA D. COBALLE S
Address: 8109 ALAN TREE RD
ROSEDALE , MD 21237
Telephone Number: (410) 663 - 7087

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 21, 2001 Issue – Jeffersonian

Please forward billing to:
Eloisa D Coballes
8109 Alan Tree Road
Rosedale MD 21237

410 663-7087

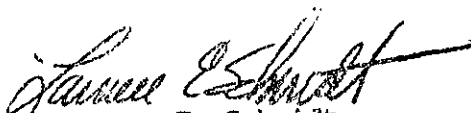
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8109 Alan Tree Road
N/S Alan Tree Road, 360' W centerline Bucks School House Road
14th Election District – 6th Councilmanic District
Legal Owner: Eloisa D Coballes

Variance to permit an open projection addition (Deck w/Gazebo) with a rear yard setback of 13 feet in lieu of the required setback of 22 ½ feet and to amend the previously approved FDP of Fiedler Property, lot # 57.

HEARING: Wednesday, September 5, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 672
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 2, 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: 02-015-A
8109 Alan Tree Road
N/S Alan Tree Road, 360' W centerline Bucks School House Road
14th Election District – 6th Councilmanic District
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HEARING: Wednesday, September 5, 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 G02
Director

C: Eloisa D Coballes, 8109 Alan Tree Road, Rosedale 21237

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 21, 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

August 31, 2001

Eloisa D Coballes
8109 Alan Tree Road
Rosedale MD 21237

Dear Ms. Coballes:

RE: Case Number: 02-015-A, 8109 Alan Tree Road

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. G D Z
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: August 20, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For August 6, 2001
Item Nos. 514, 001, 002, 003, 005, 006,
007, 008, 010, 011, 012, and 015

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**

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

See
file
9/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 8, 2001

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

SUBJECT: 8109 Alan Tree Road

INFORMATION:

Item Number: 02-015

Petitioner: Eloisa D. Cobles

Zoning: DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The property in question, 8109 Alan Tree Road, is also known as Lot 57 in the subdivision of the Fiedler Property. The Fiedler Property (PDM#XIV-359) contains 73 single-family lots on 27.27 gross acres. The development plan was approved by Hearing Officer's Hearing on August 8, 1996. Subsequently, a blanket variance (98-315SPHA) was granted for all lots in the subdivision. The variance also allowed Lots 1, 61 and 63 to have a 12 foot setback for a deck in lieu of 22.5 feet. These lots were viewed as being unique in that Lots 61 and 63 are corner lots and Lot 1 is located between Lots 2 and 3 and the Fiedler dwelling, which is not part of this subdivision. The maximum size deck for any of the other lots was limited to 12'x18' with a setback of 18'.

The petitioner is currently requesting a rear yard setback of 13' in lieu of 22.5 feet in order to construct a deck that is 33'x 20'.

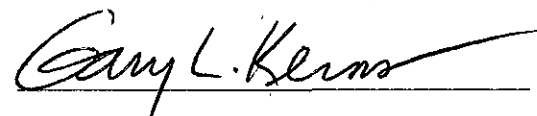
The issue of rear property line setbacks for decks was thoroughly reviewed and carefully considered as part of the blanket variance case. The Office of Planning is of the opinion that the request is not in keeping with Zoning Commissioner's order. Therefore, this office recommends that the subject request be **DENIED**.

Prepared by:



Section Chief:

AFK: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. 015 JRF

Dear Ms. Jackson:

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

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

Very truly yours,

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
8109 Alan Tree Road, N/S Alan Tree Rd,
360' W of c/I Bucks Schoolhouse Rd
14th Election District, 6th Councilmanic

Legal Owner: Eloisa D. Coballes
Petitioner(s)

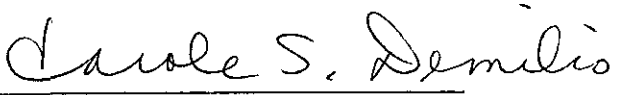
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-15-A

* * * * *

ENTRY OF APPEARANCE

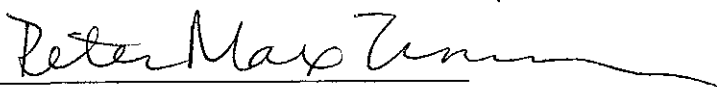
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation 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 Eloisa D. Coballes, 8109 Alan Tree Road, Baltimore, MD 21237, Petitioner.


PETER MAX ZIMMERMAN

CERTIFICATION

This is to certify that we the undersigned are neighbors of Eloisa D. Coballes and Rene Arnold Coballes

That they are presently building a deck at the back of their house at 8109 Alan Tree Road Rosedale, Maryland 21237

That we don't have any objection to their project.

Signed this _____ day of _____ 2001

1. Name: LARRY LOZANO
Address: 8108 ALAN TREE RD. 6/28/01

2. Name: Ruben Maxney
Address: 8111 Alan Tree Rd. 6/28/01

3. Name: Li Ming Huang
Address: 8110 Alan Tree Rd 6/28/01

4. Name: JEFF HEWITT
Address: 8142 ROSE HAVEN Rd. 6/28/01

5. NAME: Robert Sadek 6/28/01
ADDRESS: 8112 Alan Tree Rd.

6. NAME: Chan Aung  6-28-01.
ADDRESS: 8104 Jacob Field Rd.

7. NAME: Amy Rosenthal 7/01/01
ADDRESS: 8104 Jacob Field Rd

8. NAME: ANDREW WOJCIK
ADDRESS: 8110 JACOB FIELD RD, 07-01-2001

9. NAME: BRITTO KATE WOOD 7/01/01
ADDRESS: 8108 Jacob Field Rd

CERTIFICATION

This is to certify that we the undersigned are neighbors of Eloisa D. Coballes and Rene Arnold Coballes

That they are presently building a deck at the back of their house at 8109 Alan Tree Road Rosedale, Maryland 21237

That we don't have any objection to their project.

Signed this _____ day of _____ 2001

1. Name: *Remi Morales* *7/01/01*
Address: *8109 Jacob Field Rd.*
2. Name: *STEVEN HUNACHT* *7/05/01*
Address: *8113 Alan Tree Rd*
3. Name: *Brian Bethea* *7/08/01*
Address: *8106 Alan Tree Rd*
4. Name: *Sandy Libby* *7/08/01*
Address: *8114 Alan Tree Rd*

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.: 015
Legal Owner/Petitioner: Eloisa D. Coballes
Contract Purchaser: n/a
Property Address: 8109 Alan Tree Rd.
Location Description: N/S Alan Tree Rd. 360' W. centerline Bucks
Schoolhouse Rd.

VIOLATION INFORMATION: Case No. 01-3990
Defendants: Eloisa D. Coballes

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:

- | | | |
|---|-----|---|
| | 1. | Complaint letter/memo/email/fax (if applicable) |
| X | 2. | Complaint Intake Form/Code Enforcement Officer's report and notes |
| X | 3. | State Tax Assessment printout |
| | 4. | State Tax Parcel Map (if applicable) |
| | 5. | MVA Registration printout (if applicable) |
| | 6. | Deed (if applicable) |
| | 7. | Lease-Residential or Commercial (if applicable) |
| | 8. | Photographs including dates taken |
| X | 9. | Correction Notice/Stop Work 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/ee

C: Code Enforcement Officer

Code Enforcement - Daily Worksheet

Inspector - Ech

Area	Case #	Location	Apt	Zip	Date Rec	Reinsp Dt
015	01-3990	8109 ALAN TREE RD		21237	6/25/2001	

Tax Acct #: 2200029710

Complainant Name: (Last) ANONYMOUS (First)
Addr:

Str #	Dir	Street Name	Type	Apt
City	ST	Zip		
Phone: (Home)	(Work)			

Problem: BLDG DECK W/O PERMIT (IT TAKES UP ENTIRE YARD)

6-26-01, Visited site, wrote swp,
owner has variance meeting on 7-10-01, same
var applied on 6-26-01 for permit. R/cher
7-10-01
Inal Lee

CODE ENFORCEMENT REPORT

DATE: 6/25/01 INTAKE BY: Hopkins CASE #: 01-3570 INSPEC: Eden E

COMPLAINT

LOCATION: 3100 Ash Ave. #1

ZIP CODE: 21237 DIST: 14

COMPLAINANT

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

ADDRESS: _____ ZIP CODE: _____

PROBLEM: Bag to the ground & has front yard

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

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

RA1001B

DATE: 06/25/2001

STANDARD ASSESSMENT INQUIRY (1)

TIME: 12:13:22

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
22 00 029710	14	3-2	04-00	H	NO		04/13/01

COBALLES ELOISA D

DESC-1.. IMPS.135 AC

DESC-2.. FIEDLER PROPERTY

8109 ALAN TREE RD

PREMISE. 08109 ALAN TREE

RD

00000-0000

BALTIMORE

MD 21237-3354 FORMER OWNER: TRUNZO KATHRYN J

FCV		PHASED IN			
PRIOR	PROPOSED	CURR	CURR	PRIOR	
LAND: 40,900	56,500	FCV	ASSESS	ASSESS	
IMPV: 133,710	137,390	TOTAL.. 187,462	187,462	72,410	
TOTL: 174,610	193,890	PREF... 0	0	0	
PREF: 0	0	CURT... 187,462	187,462	72,410	
CURT: 174,610	193,890	EXEMPT.	0	0	
DATE: 10/99	09/99				

TAXABLE BASIS		FM DATE
01/02 ASSESS:	187,462	04/11/01
00/01 ASSESS:	72,410	06/01/00
99/00 ASSESS:	4,080	06/04/99

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

CODE ENFORCEMENT REPORT

DATE: 6/25/01 INTAKE BY: Hopkins, K CASE #: 01-3990 INSPEC: Ecker, E

COMPLAINT
LOCATION: 8109 Alan Tree Rd.

ZIP CODE: 21237 DIST: 14

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

ADDRESS: _____ ZIP CODE: _____

PROBLEM: Bldg deck w/o permit (takes up entire yard)

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

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION:

REINSPECTION:

REINSPECTION:

REINSPECTION:

ERROL

8109
ALAN TREE
RD

Hearing date

7/10/01 3pm

ELOISE COBARRIES
410 663 7087



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. 01-3990	Property No. 22-00-029710	Zoning:
Name(s): ELISA D COBALES		
Address: 8109 Glan Tree Rd. 21237		
Violation		
Location:		

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

**① Failure to obtain Bld.
Permit for deck in rear
yard. in violation of the
B.O.C.A. code sec. 107.1**

*** Subject to fine if permit
is not obtained**

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

On or Before:	Date Issued:
---------------	--------------

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

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: 7-9-01	Date Issued: 6-26-01
----------------------------------	--------------------------------

INSPECTOR:

AGENCY

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 8109 ALAN TREE ROAD

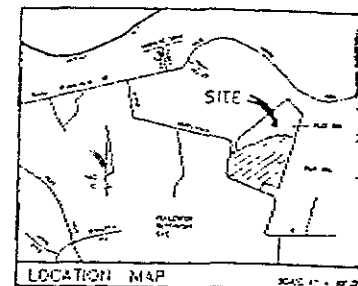
Subdivision name: FIEDLER PROPERTY

plat book # 69, folio # 084, lot # 57, section #

OWNER: ELOISA COBALLES

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

Rel Ex #1



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 14

Councilmanic District: 6

1"=200' scale map #: NE-8F 7G 7F

Zoning: DR-3.5

Lot size: 0.13 acreage 5902.0 square feet

SEWER: ☒ ☐

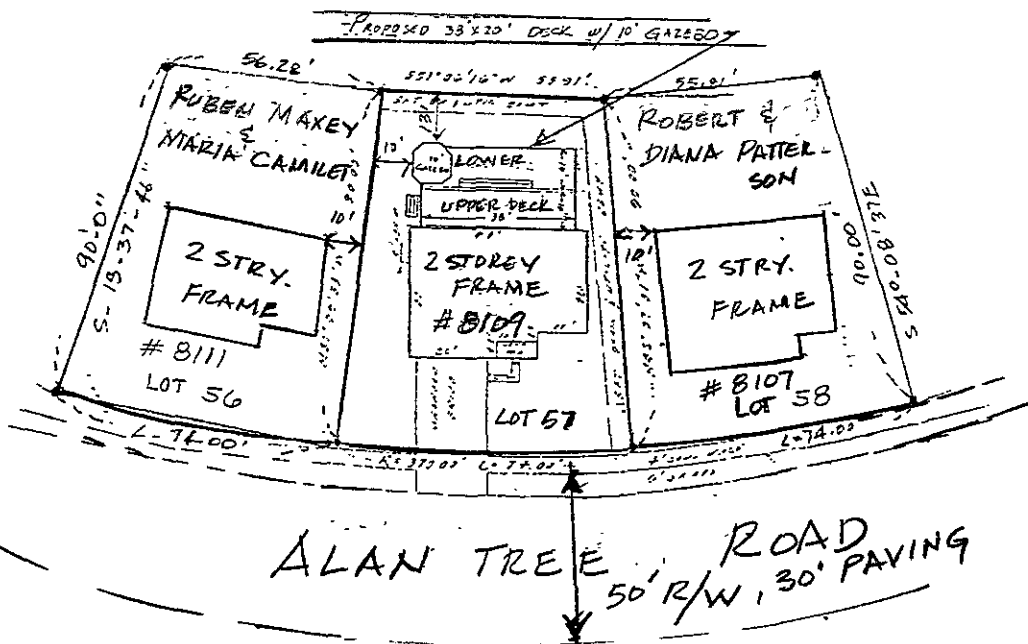
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: JRF ITEM #: 015 CASE #:



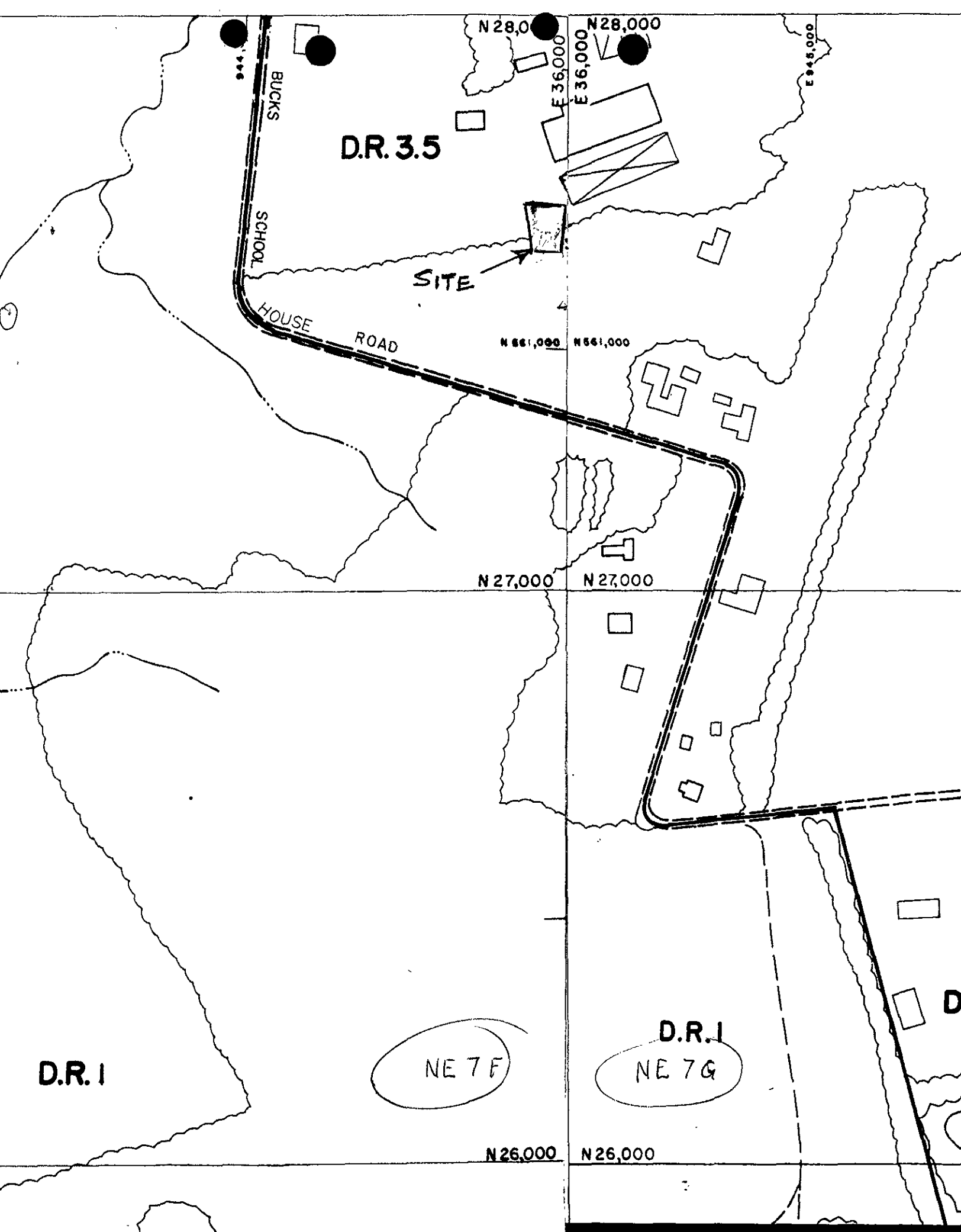
North

date: 6-28-01

prepared by: R.B.C.

Scale of Drawing: 1"= 50'

Rel. Ex. #1



D.R. 3.5

SITE

BUCKS
SCHOOL

HOUSE
ROAD

N 28,000

N 28,000

E 36,000

E 36,000

E 945,000

N 561,000

N 561,000

N 27,000

N 27,000

D.R. 1

NE 7 F

D.R. 1

NE 7 G

N 26,000

N 26,000

Det Ex #2

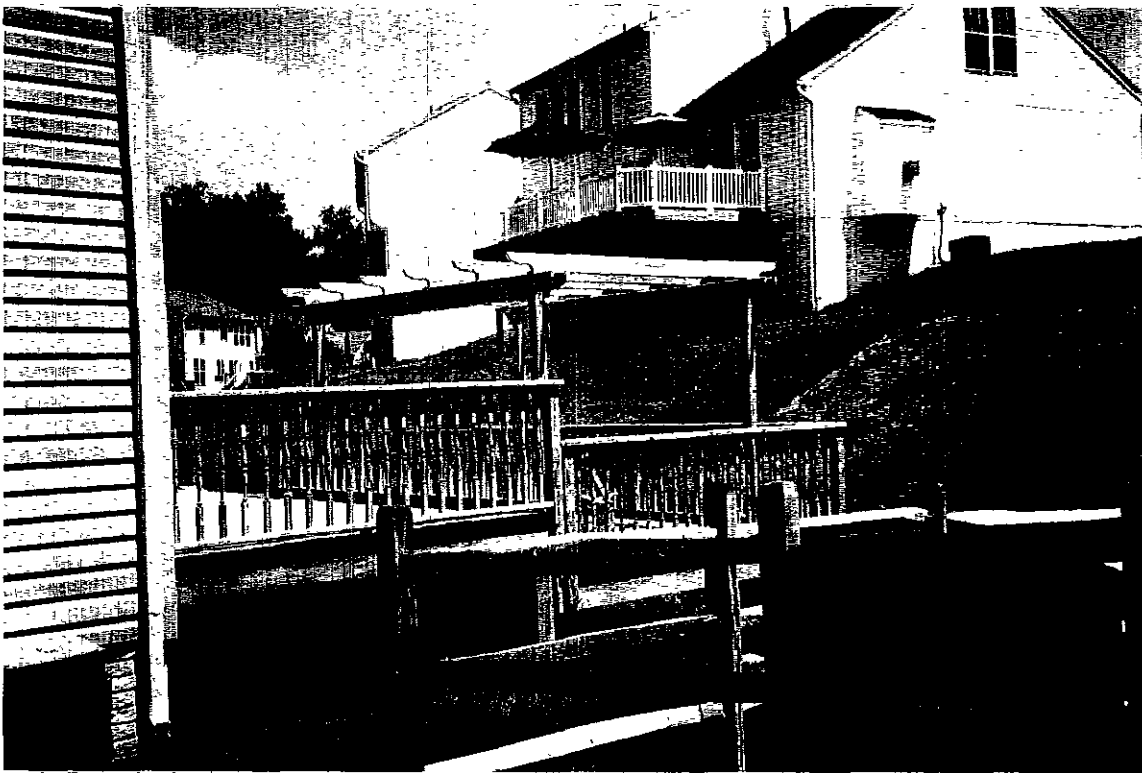
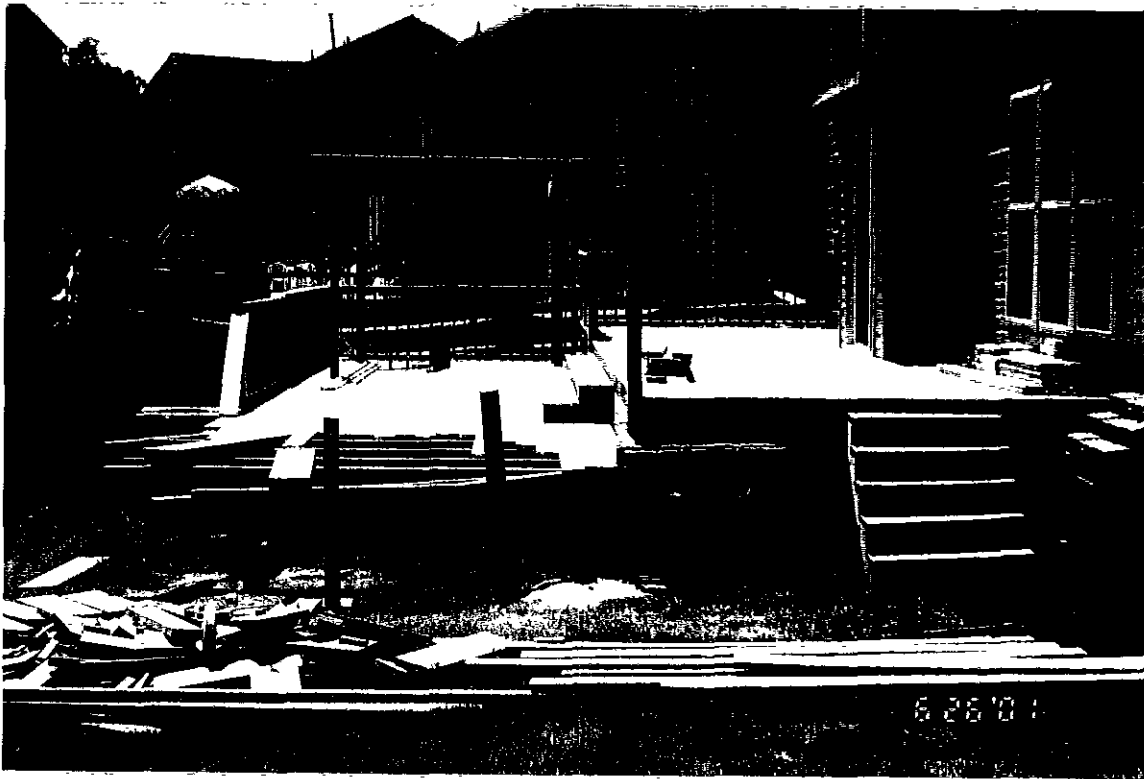


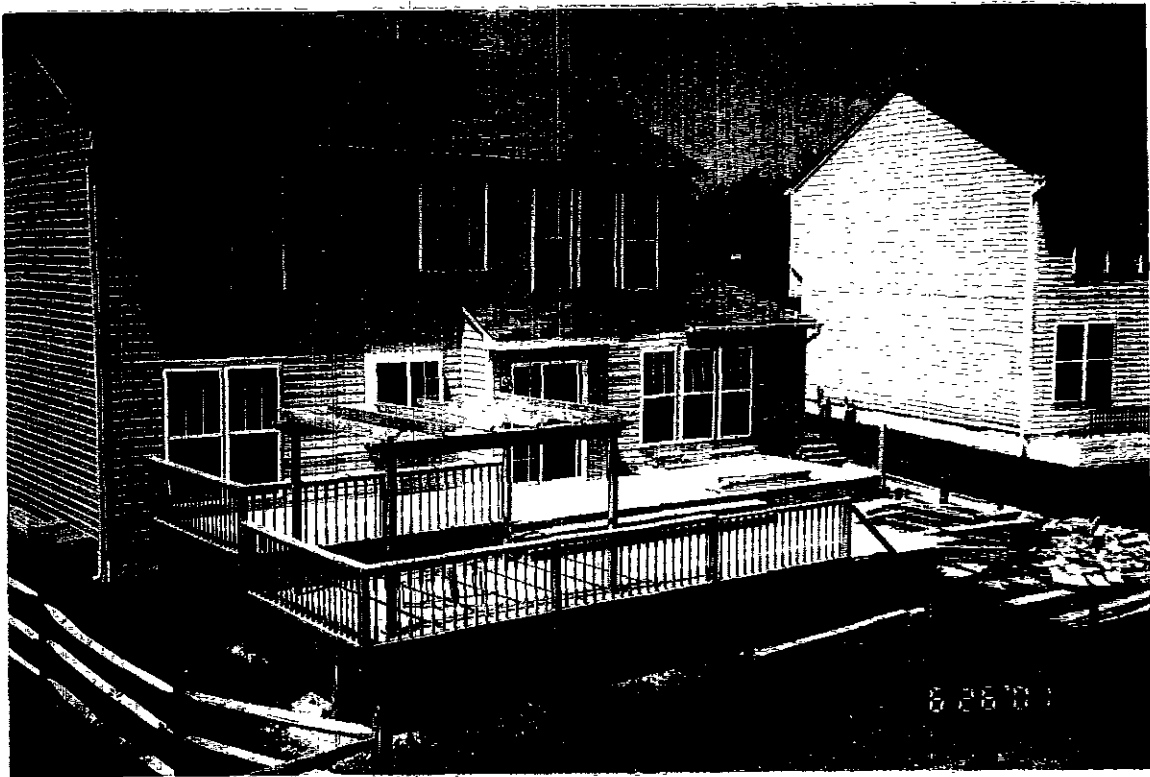
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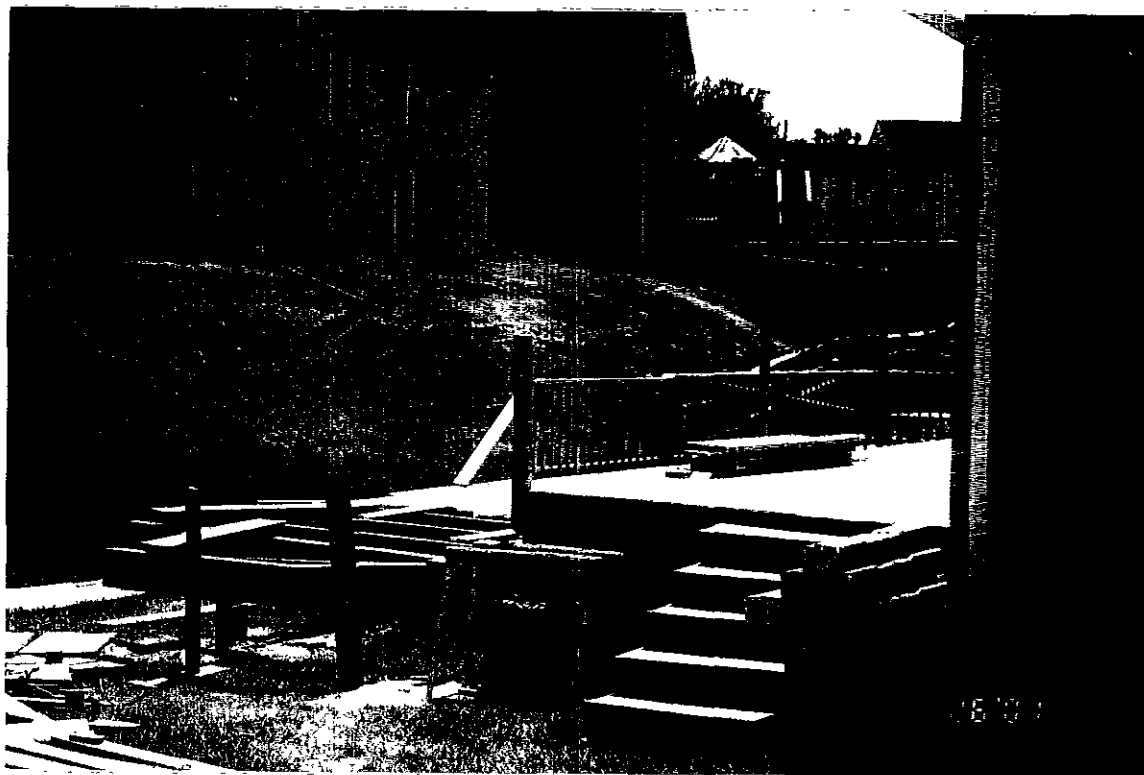




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