IN RE: PETITION FOR ADMIN. VARIANCE W/S Windys Run Road, 434' S of the c/l Caton Glen (2014 Windys Run Road) 1st Election District 1st Council District John F. Geppi Petitioner	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 02-126-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, John F. Geppi. The Petitioner seeks relief from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 17 feet in lieu of the required 30 feet for a proposed addition. 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.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of November, 2001 that the Petition for Administrative Variance seeking relief from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 17 feet in lieu of the required 30 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 11/1/01
By

Baltimore County
Zoning Commissioner

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

November 2, 2001

Mr. John Geppi
2014 Windys Run Road
Catonsville, Maryland 21228

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Windys Run Road, 434' S of the c/l Caton Glen
(2014 Windys Run Road)
1st Election District – 1st Council District
John Geppi - Petitioner
Case No. 02-126-A

Dear Mr. Geppi:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case File

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2014 Windys Run Rd.
which is presently zoned residential 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) 1B01.2.C.1.b.

To allow a Rear yard setback of 17 ft. (for a proposed addition) in lieu of the minimum required 30 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

John F. Geppi
Name - Type or Print

Signature

Name - Type or Print

Signature

2014 Windys Run Rd. 410 7885997
Address Telephone No.

Catonsville MD 21228
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-126-A **Reviewed By** [signature] **Date** 9-24-01

Estimated Posting Date 10-07-01

REV 9/15/98

ORDER RECEIVED FOR FILING
Date
By

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2014 Windys Run Rd.
Address

Cantonsville MD 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

See attached

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Signature

John F. Geppi
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of Sept, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

9/21/01
Date

Mary Blair Kindred
Notary Public

My Commission Expires Mary Blair Kindred
My Commisson Expires
Aug. 14, 2002

RZV 09/15/98

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2014 Windys Run Rd.
Address

Cockeysville MD 21208
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

see attached

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

John F. Geppi
Signature

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of SEPT. 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

9/21/01
Date

Mary Blair Kindred
Notary Public

My Commission Expires Mary Blair Kindred
My Commisson Expires
Aug. 14, 2002

REV 09/15/98

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2014 Windys Run Rd

which is presently zoned residential 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) 1B01.2.C.1b.

To allow a rear yard set back of 17 ft. (for a proposed addition) in lieu of the minimum required 30 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

John F. Geppi
Name - Type or Print

Signature

Name - Type or Print

Signature

2014 Windys Run Rd — 410 7885997
Address — Telephone No.

Catonsville — MD — 21228
City — State — Zip Code

Representative to be Contacted:

Name

Address — Telephone No.

City — State — Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-126-A

Reviewed By _____ **Date** 9-24-01

Estimated Posting Date 10-07-01

REV 9/15/98

We are applying for a variance on our property to allow us to go forth with an addition to our property at 2014 Windys Run Road. We need this addition due to the fact that we are planning on extending our family and have outgrown our current square footage. We need an additional room to have the living space needed for an extended family. Due to the inflated pricing in the Catonsville area we are unable to afford a larger home. We have committed to staying in Catonsville with the schools and extra activities of our children and this is our only option.

#126

ZONING DESCRIPTION FOR 2014 WINDYS RUN ROAD

Beginning at a point on the West side of Windys Run Road which is 50 feet wide at the distance of 434 feet South of the centerline of the nearest improved intersecting street Caton Glen which is 50 feet wide. Being Lot #35 in the subdivision of Caton Glen as recorded in Baltimore County Plat Book #67, Folio #124 containing 5270 SqFt. Also known as 2014 Windys Run Road and located in the 1st Election District, 1st Councilmanic District.

#126

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. 02-126-A

5680

DATE 9-24-01 ACCOUNT R-001-006-6150

AMOUNT $ 50.00

RECEIVED FROM: MR. Gepp

FOR: Residential Variance filing fee at 2014 Windys Point Rd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

POSTED	ACTUAL	TIME
9/24/2001	9/24/2001	14:35:18

REC'PT B 05460

Part Tot 50.00

Total 50.00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-126-A

Petitioner/Developer: JOHN F. GEPPI

Date of Hearing/Closing: 10/22/01

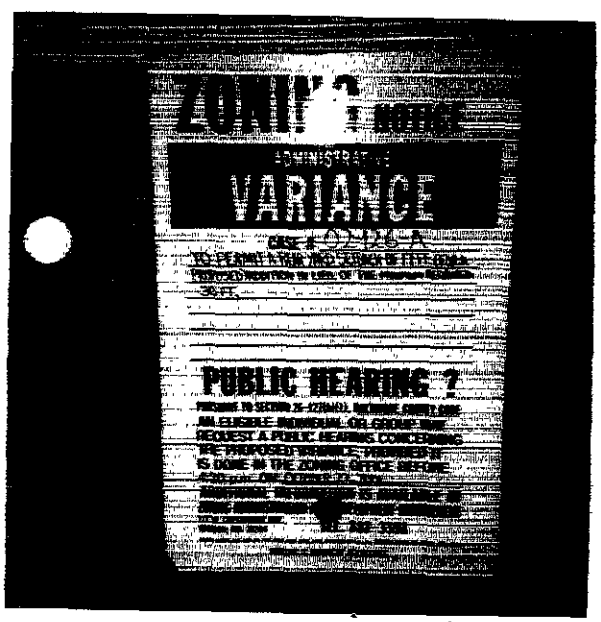
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 2014 WINDYS RUN ROAD

The sign(s) were posted on 10/7/01
(Month, Day, Year)



Sincerely,

10/7/01
(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: 02-126-A

Petitioner: John F. GEPPI

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO: Same

Name: 2024 Windys Run Rd.

Address: Balto., Md. 21228

Telephone Number: (410) 788-5997

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02-126 -A , Address 2014 Windys Run RD

Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 9-24-01 **Posting Date:** 10-07-01 **Closing Date:** 10-22-01

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

1. POSTING/COST: The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. DEADLINE: The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. ORDER: After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

4. POSSIBLE PUBLIC HEARING AND REPOSTING: In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 02-126 -A Address 2014 Windys Run RD

Petitioner's Name John F. Geppi Telephone (410) 788-5997

Posting Date: 10-07-01 **Closing Date:** 10-22-01

Wording for Sign: To Permit a rear yard setback of 17 ft. (for a proposed addition in lieu of the minimum required 30 ft.

WCR - Revised 6/28/00

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 30, 2001

John F. Greppi
2014 Windys Run Rd.
Catonsville MD 21228

- 1 -

Dear Mr. Greppi:

RE: Case Number:02-126-A, 2014 Windys Run Rd.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 24.2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning & Community Conservation	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: rjc

Enclosures

C: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 26, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For November 5, 2001
Item Nos. 121, 123, 124, 125, 127,
128, 129, 130, 131, 133, 134, 135, 162,
and 163

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

October 30, 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 October 29, 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:

121, 122, 123, 124, 125, 126, 127, 128, 130, 133, 134, 135, and 163

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 1, 2001

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 02-125 and 02-126**

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

Prepared by: Mark A Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC

Maryland Department of Transportation
State Highway Administration

Parris N Glendening
Governor

John D Porcari
Secretary

Parker F. Williams
Administrator

Date: 10-29-01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 126 JJS

Dear. Mr. Zahner:

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,

for 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

FOR ZC's file.

We the undersigned have no complaints or disputes with an addition being added to the residence of 2014 Windys Run Road.

Michael R. Alakness 2012 WINDYS RUN ROAD

Jim Irwin Dwyer 2016 Windys Run Rd

Joann McCleary 2015 Windys Run Rd

Becky Phelps 2013 Windys Run Rd

Norma Bettinger 2203 Rockwell

#126

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: October 30, 2001

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

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

SUBJECT:	Item No.:	126
	Legal Owner/Petitioner	Greppi, John f.
	Contract Purchaser:	n/a
	Property Address:	2014 Windys Run Rd.
	Location Description:	w/s Windys Run Rd. 434' S of centerline of Caton Glen Rd.

VIIOLATION INFORMATION: Case No. 01-6235
Defendants: John F. Greppi

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)
☐ 8. Photographs including dates taken
X 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/tk
C: Code Enforcement Officer

CODE ENFORCEMENT REPORT NCF

DATE: 9/12/01 INTAKE BY: JT CASE #: 01-635 INSPEC: K

COMPLAINT LOCATION: 2014 WINDYS RUN RD

ZIP CODE: 21218 DIST:

COMPLAINANT NAME: ANON Letter PHONE #: (H) (W)

ADDRESS: ZIP CODE:

PROBLEM: BUILDING ADDITIONS TO THIER HOME WITHOUT PERMITS DECKS ALSO.

IS THIS A RENTAL UNIT? YES NO
IF YES, IS THIS SECTION 8? YES ~~NO~~ 33 NO
OWNER/TENANT INFORMATION:

TAX ACCOUNT #: NOT FOUND ZONING:

INSPECTION: 9.13.01 Cause STOP work to secure permit for Enclosing Part of Existing Deck.
9.14.01 owner called to inform he would be in to secure permits today. Recheck 9.18.01 [illegible]

REINSPECTION: 15 SET FOR HEARING VOL. CLOSE.

REINSPECTION:

REINSPECTION:

RA1001B

DATE: 10/30/2001 STANDARD ASSESSMENT INQUIRY (1)
TIME: 08:44:34

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
22 00 024296	01	1-2	04-00	H	NO		09/25/01

GEPPI JOHN F
DESC-1.. 1MPS.121 AC
DESC-2.. CARON GLEN
2014 WINDYS RUN RD
PREMISE. 02014 WINDYS RUN RD
00000-0000

BALTIMORE MD 21228-5883 FORMER OWNER: FORTY WEST GROUP INC

---------- FCV ----------			---------- PHASED IN ----------		
	PRIOR	PROPOSED		CURR FCV	CURR ASSESS	PRIOR ASSESS
LAND:	40,270	45,270				
IMPV:	105,310	116,070	TOTAL...	156,086	156,086	150,833
TOTL:	145,580	161,340	PREF...	0	0	0
PREF:	0	0	CURT...	156,086	156,086	150,833
CURT:	145,580	161,340	EXEMPT.		0	0
DATE:	01/99	08/00				

---- TAXABLE BASIS ----
02/03 ASSESS: 156,086 11/09/00
01/02 ASSESS: 150,833 06/01/01
00/01 ASSESS: 58,230 06/01/00

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

RA1001C

DATE: 10/30/2001 STANDARD ASSESSMENT INQUIRY (2)
TIME: 08:44:44

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
22 00 024296	01	1-2	04-00	H	NO		09/25/01

LOT..... 55 BLOCK..... 006. MAP..... 0100 LOT WIDTH..... .00
BLOCK.. FOLIO... 0124 GRID.... 0064 LOT DEPTH..... .00
SECTION.. PARCEL.. 0048 LAND AREA.. 24,000 S
PLAT.. YEAR BUILT..... 00

----------TRANSFER DATA----------
NUMBER..... 158527
DATE..... 02/06/99
PURCHASE PRICE..... 169,748
GROUND RENT..... 0
DEED REF LIBER..... 14512
DEED REF FOLIO..... 0016
CONVEYED IND..... 1
NOT-PART TRAN IND..... 1
TRANSFER ACCT NO.. 22-00-024296

----------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

ORIGINAL ADMIN CODE	NEW CONST YEAR	LAND NO	------STRUCTURE------ CODE	SQ. FEET
	98	18225		1155

ENTER INQUIRY1 PA1-PRINT PF2-INQUIRY3 PF4-MENU PF5-QUIT PF7-CROSS REF

RA1001D

DATE: 10/30/2001 STANDARD ASSESSMENT INQUIRY (3)
TIME: 08:44:50

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
22 00 024296	01	1-2	04-00	H	NO		09/25/01

[illegible] DIALS
NEW CODE R/A CONDITION
98 [illegible] R
[illegible]
DATE DELINQUENT.....
LAST PM DATE..... 11/09/00
[illegible]
[illegible]
[illegible]
---------- COUNTY ----------
LAST LOAD DATE... 09/25/01
PRIOR LOAD DATE.. 09/07/00

STATE TAXABLE ASSESS
02/03 ASSESS: 156,086

Baltimore County
Department of Permits and
Development Management

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

1ST DIST

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.	Property No.	Zoning:
01-6235	NOT on file	

Name(s):

Address: 2014 Windys Run Rd Catonsville MD. 21228

Violation Location: Same as above

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BOCA 107.1. Permit Requirie
Stop work Investigation Fee. / Bill 37-97
"Pending" call ASAP / Sec 736
410 887-3953.
Secure permit to
Add on and Enclose Deck with
walls & Roof / Deck with structure
built on Existing pieces to Save
Footers. Subject to a $1,000 Fine
or $200 a Day until permit is secured.

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:	Date Issued:
~~10-13~~ 11-7 9-20-01	9-13-01

INSPECTOR: Tim Kidd Tim Kidd

AGENCY

Baltimore County

Code Inspections and Enforcement
County Office Building

TO THE PERSON(S) CHARGED:

1. It is important that you read this document carefully, as it charges you with a commission of a crime.

2. If you fail to correct the violations noted by the date dictated, you could be penalized by a fine, or imprisonment, or both.

3. A lawyer can give important assistance to you: (a) on how to correct the violation(s) in order to avoid trial, or (b) at trial, if you failed to correct the violation(s) noted. Assistance can be provided to determine whether there are any defenses to the charges against you or any circumstances helpful to you that should be brought to the trial. A lawyer can help you by developing and presenting information which could affect how you correct the violation(s) cited.

4. You have been ordered to correct the violation(s) cited on the front of this notice by a certain date. 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 the violation, or 90 days in jail, or both.

5. It is your responsibility to obtain any required permit(s) to correct the cited violation(s). All repairs must be in accordance with applicable laws, Code of Baltimore County Regulations, and standards.

6. Upon correction of these violations, contact the inspector for a reinspection. If you have any questions contact the inspector promptly.

FOLLOW UP INSPECTIONS (include date and time of each):

9.28.01 Talked to owner he informed
that he has to go thru variance set-
back issue. he has papers forms to fill
out & to return for Hearing Date.
Extend. 11-3.01 Hearing case #02-126-A
Hearing Date to be in first week
Nov. Recheck 11.7.01 NJ

DATE CLOSED

September 20,2001 → this should be 9/10/01!

Code Enforcement Division
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention;
Code Enforcement Room 119

This is a complaint about 2014 Windys Run Road, Catonsville, Maryland 21228. The owners are building multiple additions to their home without permits, and have said so. They have built a large deck, then added another deck with a roof and now they are building a big room addition on the back of the house.

How is it that they can do all this building when we as other owners in the neighborhood were told we couldn't even have a decent size deck or shed because of the size of our yards and a county utility easement?

Please check into this as soon as possible. We believe this is a blatant zoning violation. At the very least shouldn't they have permits because it is the law.

Sincerely, Concerned Caton Glen Neighbors

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2014 WIDY'S RUN R.D.

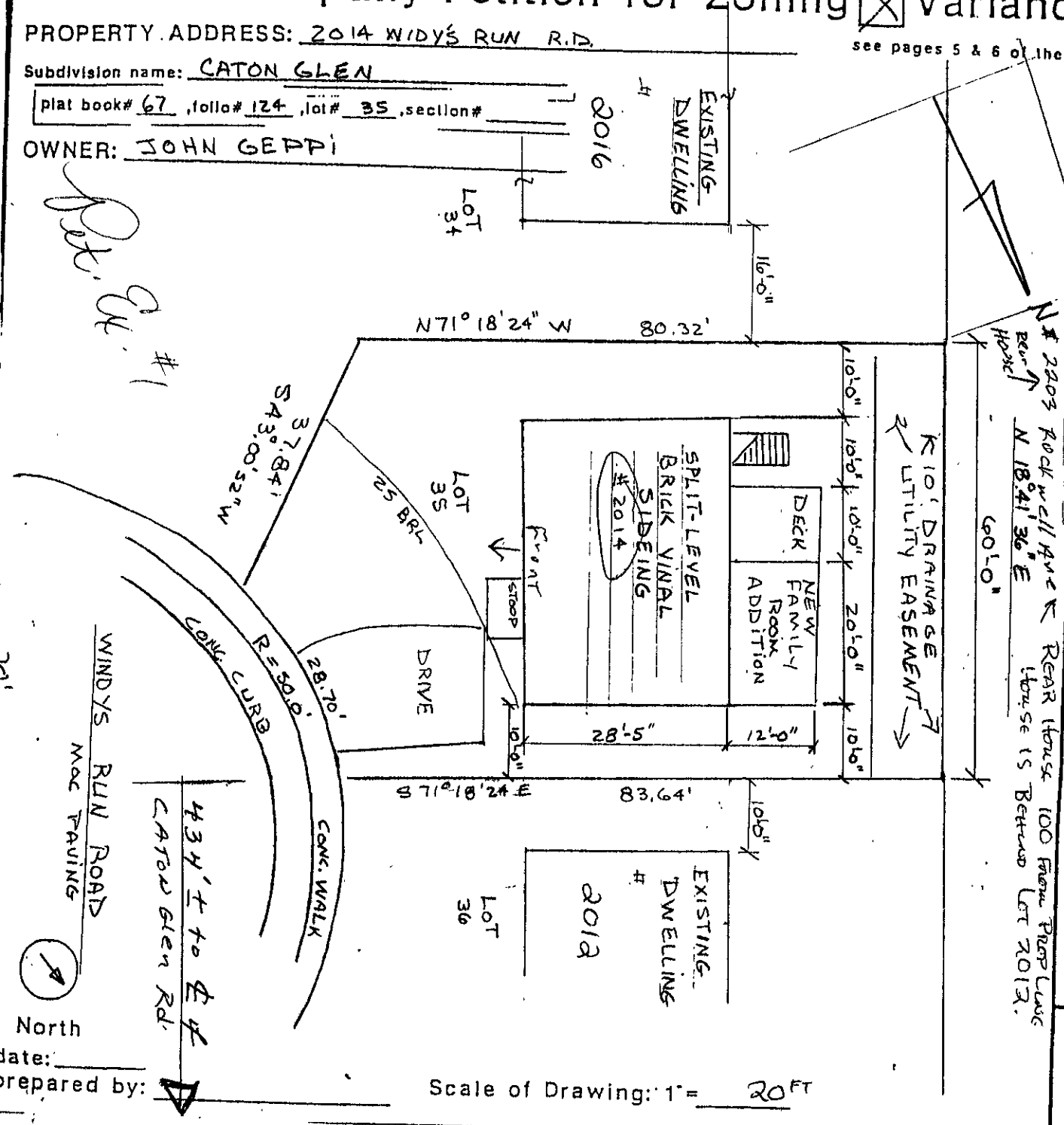
see pages 5 & 6 of the CHECKLIST for additional required information

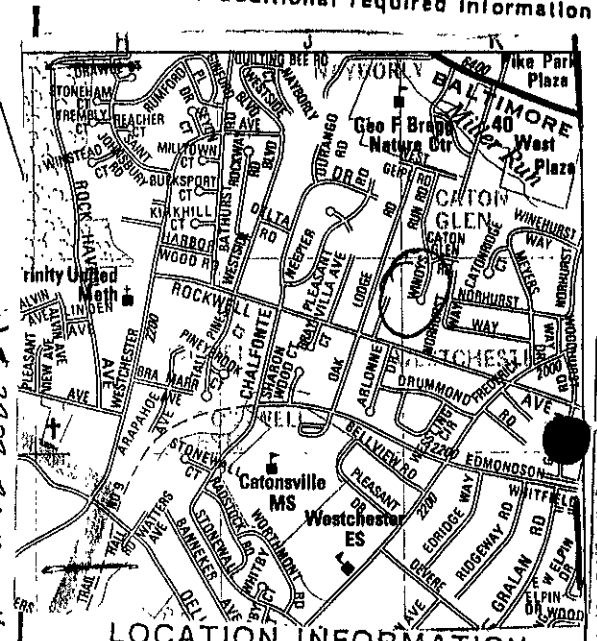
Subdivision name: CATON GLEN

plat book# 67 ,folio# 124 ,lot# 35 ,section# ____

OWNER: JOHN GEPPI

Ex. #1





LOCATION INFORMATION

Election District: (ONE) 1st

Councilmanic District: (ONE) 1st

1"=200' scale map#: SW 2 H

Zoning: DR 5.5

Lot size: 0.12 acreage 5270 SQ.FT. square feet

	public	private
SEWER:	☒	☐
WATER:	☒	☐

	yes	no
Chesapeake Bay Critical Area:	☐	☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

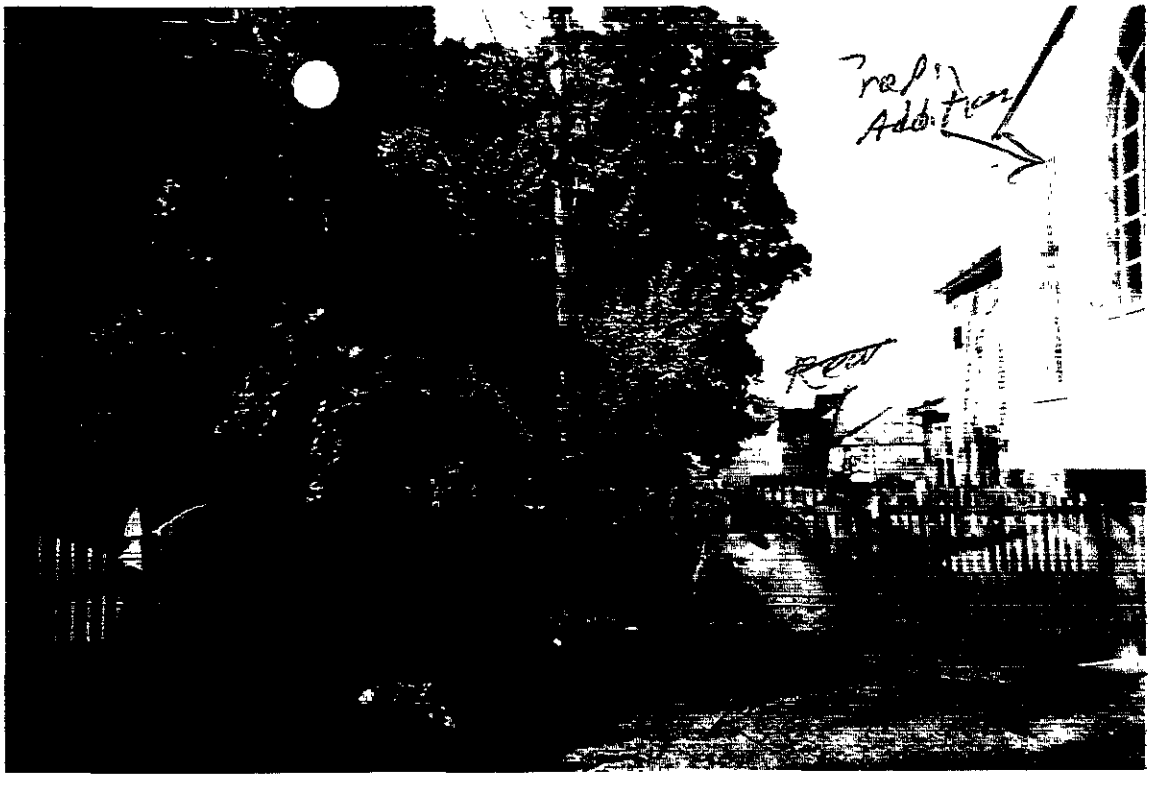
reviewed by:	ITEM #:	CASE#:
	126	

date: ____

prepared by: ____

Scale of Drawing: 1" = 20 FT


Tyvek


rail
Addition
Rear

Prop. Line
Rear Yard

Tyvek
HomeWrap
Tyvek
HomeWrap
Tyvek
HomeWrap

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

Joseph Bartenfelder
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	WESTCHESTER	S.W. 2-H
DATE OF PHOTOGRAPHY JANUARY 1986		

SW 2 H

Baltimore County GIS Services Unit Date of Photography: March 1995 Scale: 1 inch = 200 feet

MAP # SW2-H Baltimore County Tile: 100b1

#126