

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/S of Gooseneck Road, 1500' E		
centerline of Goose Harbor Road	*	DEPUTY ZONING COMMISSIONER
15th Election District		
5th Councilmanic District	*	OF BALTIMORE COUNTY
(1328 Gooseneck Road)		
	*	CASE NO. 02-180-A
Stephanie & Dean LeGeer		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Stephanie and Dean LeGeer, the legal owners of the subject property. The variance request is for property located at 1328 Gooseneck Road in the eastern area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a shed to be located in the front yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The site plan indicates that the Petitioners have already erected a shed in their front yard and that shed obstructs the view of the adjacent property owner. The Office of Planning, by their comments dated December 17, 2001 (a copy of which is attached hereto and made a part hereof), strongly opposes the Petitioners' request for the reasons stated within their letter. Therefore, based on the position of the Planning Office, I find that the variance request should be denied.

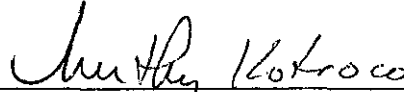
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20th day of December, 2001, that the Petitioners' variance request from Section

UNDER RECEIVED FOR FILING
 2001 12/20/01
 J.R. Gannon

400.1 of the Baltimore County Zoning Regulations, to permit a shed to be located in the front yard in lieu of the required rear yard, be and is hereby DENIED.

IT IS FURTHER ORDERED, that the Petitioners' shall have sixty (60) days from the date of this Order to bring their property into compliance with the Baltimore County Zoning Regulations.

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 12/20/01
R. J. J. J.

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Gooseneck Road, 1500' E
centerline of Goose Harbor Road
15th Election District
5th Councilmanic District
(1328 Gooseneck Road)

Stephanie & Dean LeGeer
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-180-A
*

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

WHEREAS, this matter originally came before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Stephanie and Dean LeGeer. The Petitioners requested a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a shed to exist in their front yard in lieu of the required rear yard. By Order dated the 20th day of December, 2001, the Petitioners' request for variance was denied.

WHEREAS, on January 10, 2002, the Petitioner, Dean LeGeer transmitted to this office, by facsimile, a Motion for Reconsideration asking that my previous denial be modified. The Petitioner submitted along with his Motion for Reconsideration a letter from Michael Vivirito, President of the Bowleys Quarters Improvement Association. The motion and attachment were received on January 10, 2002.

WHEREAS, the denial of the previous request for variance was based on the objection of the president of the Bowleys Quarters Improvement Association.

NOW, THEREFORE, after considering the Motion for Reconsideration, along with the newly revised position of the Bowleys Quarters Improvement Association, I find it appropriate to modify my previous Order dated the 20th day of December, 2001. Based on the withdrawal of

1/14/02
R. Roman

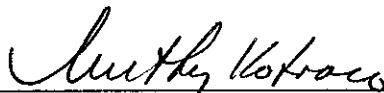
opposition by the Bowleys Quarters Improvement Association and the representations contained within Mr. LeGeer's letter dated January 10, 2002, I shall revise my previous decision and grant the Petitioner's Request for Variance to allow the shed in question to exist in his front yard.

I shall further order that Mr. LeGeer, within 120 days from the date of this Order, relocate the shed in question 12 ft. closer to his dwelling which is basically adjacent to the existing chain link fence. It is further understood that the shed in question shall be situated at least 3 ft. from the side yard property line.

NOW, THEREFORE, IT IS ORDERED, this 17th day of January, 2002, by the Deputy Zoning Commissioner, that the Petitioner's request to allow a shed to exist in his front yard in lieu of the required rear yard, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the shed in question shall be relocated 12 ft. closer to the Petitioner's house while maintaining a 3 ft. side yard setback to the side property line as is depicted on the new site plan, all of which shall occur within 120 days from the date of this Order.

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

2002 JAN 14 11:46 AM
1/14/02
R. J. J. J.



Baltimore County
Zoning Commissioner

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

January 14, 2001

Mr. & Mrs. Dean LeGeer
1328 Gooseneck Road
Baltimore, Maryland 21220

Re: Order on Motion for Reconsideration
Case No. 02-180-A
Property: 1328 Gooseneck Road

Dear Mr. & Mrs. LeGeer:

Enclosed please find the decision rendered in the above-captioned case. Your Motion for Reconsideration 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 that reads "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Michael Vivirito, President
Bowleys Quarters Improvement Assn., Inc.
P. O. Box 18051
Baltimore, MD 21220

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



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Zoning Commissioner

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

December 20, 2001

Mr. & Mrs. Dean LeGeer
1328 Gooseneck Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 02-180-A
Property: 1328 Gooseneck Road

Dear Mr. & Mrs. LeGeer:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Special Hearing has been denied 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 that reads "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



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on Recycled Paper

CRITICAL AREA



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1328 GOOSENECK RD. 21220
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1, BCZR, TO PERMIT

A SHED TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR.

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):

DEAN LEEGER
Name - Type or Print

[Signature]
Signature

STEPHANIE SMITH-LEGER
Name - Type or Print

[Signature]
Signature

4328 GOOSENECK ROAD
Address Telephone No.

BALTO MD 21220
City State Zip Code

Representative to be Contacted: 1-800-633-4328

[Signature]
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 12/20/01 day of December, 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. 02-180A

Reviewed By [Signature] Date 11.2.01

Estimated Posting Date 11.11.01

ORDER RECEIVED FOR FILING
Date 12/20/01
By [Signature]
RBY 9/15/98

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 1328 COOGENEK RD
Address
BALTO MD 21220
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):

THE SHED TO BE LOCATED IN
FRONT YARD BECAUSE IMPOSSIBLE
TO LOCATE IN REAR OF YARD
BECAUSE HOUSE IS UP AGAINST
THE ROAD.

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.

Dean E LeGeer
Signature
DEAN E LEBEER
Name - Type or Print

Stephanie Smith LeGeer
Signature
STEPHANIE SMITH LEBEER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of November, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Dean LeGeer & Stephanie LeGeer
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

11/1/01
Date

Mary Ann Callaghan
Notary Public
My Commission Expires 2/1/04

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 1328 GOOSENECK ROAD
Address
BALTO., MD. 21220
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):

THE SHED TO BE LOCATED IN FRONT YARD. IT IS IMPOSSIBLE TO LOCATE IN REAR OF YARD BECAUSE HOUSE IS UP AGAINST THE ROAD.

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.

Dean E LeGeer
Signature
DEAN E LEBEER
Name - Type or Print

Stephanie Smith LeGeer
Signature
STEPHANIE SMITH-LEBEER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of November, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Dean LeGeer + Stephanie LeGeer
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

11/1/01
Date

Maryann Callaghan
Notary Public
My Commission Expires 9/1/04

CRITICAL AREA



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1328 GOOSENECK RD 21220
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 ; BCZR, TO PERMIT

A SHED TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR

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 _____

Legal Owner(s):

DEAN LEBEER
Name - Type or Print _____
[Signature]
Signature _____
STEPHANIE SMITH-LEBEER
Name - Type or Print _____
[Signature]
Signature _____
1328 GOOSENECK ROAD 335-3908
Address _____ Telephone No. _____
BALTO., MD. 21220
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Representative to be Contacted:

JAME
Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

1-800-633-4328

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. 02-180 A

Reviewed By [Signature] Date 11.2.01

Estimated Posting Date 11.11.01

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 1328 GOOSENECK ROAD
BEGINNING AT THE POINT ON THE SOUTH SIDE OF
GOOSENECK ROAD WHICH IS 50 FEET WIDE
AT A DISTANCE OF 1500 FEET EAST OF THE
CENTER LINE OF THE NEAREST IMPROVED INTERSECTION
STREET GOOSE HARBOR ROAD WHICH IS 50 FEET WIDE
BEING LOT # 248 IN THE SUBDIVISION OF
GOOSE HARBOR AS RECORDED IN BALTIMORE COUNTY
PLAT BOOK # 2, FOLD # 12, CONTAINING
11,225 SQUARE FEET. ALSO KNOWN AS
1328 GOOSENECK ROAD AND LOCATED IN
THE 15TH DISTRICT, ~~5TH DISTRICT~~
ALSO LIBER # 9 5TH COUNSELMANIC

180

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

180

No. 0773

DATE 11 2 01 ACCOUNT 111-1561

AMOUNT \$ 50.00

RECEIVED FROM: LLGLEE 132P (HOUSEWORK)

FOR: Ad. VAM.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JCM

PAID RECEIPT

ISSUED BY: CASHIER
DATE: 11/02/2001
AMOUNT: \$50.00
RECEIVED BY: LLGLEE
OFFICE: 132P (HOUSEWORK)

Permit Tot: 50.00
10.00 EA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-180-A

Petitioner/Developer: LEGER

Date of Hearing/Closing: 11/26/01

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 1328 GOOSENECK RD

The sign(s) were posted on 11/11/01
(Month, Day, Year)

Sincerely,

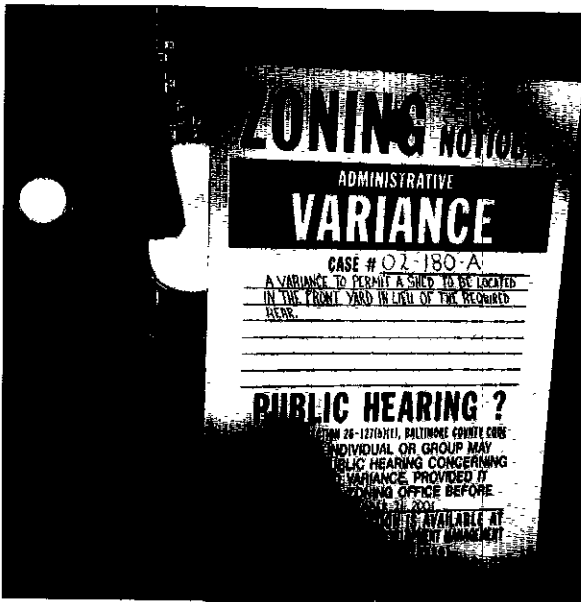
[Signature] 11/11/01
(Signature of Sign Poster and Date)

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: 180

Petitioner: DEAN LEGER

Address or Location: 1328 GOOSENECK RD., BALD. MD. 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: S

Address: SAME

Telephone Number: 410-335-3908

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** December 26, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For December 10, 2001
Item No. [REDACTED]

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

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

In accordance with Bill No. 18-90, Section 26-276, filling within a flood plain is prohibited.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

Building permit shall be required before commencement of construction.

Flood resistant construction shall be in accordance with the requirement of *International Building Code* adopted by the county.

Building shall be adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

December 12, 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 December 3, 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:

176, 177, 178, 179, ~~180~~ 181, 182, 183, 184, 185, 186, 187,
188, 190, 191, 192, 193, 195, 198, 199, 223

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: Todd G. Taylor ^{TGT}
DATE: 1/07/02
SUBJECT: Zoning Item 180
Address 1328 Gooseneck Road

Zoning Advisory Committee Meeting of December 3, 2001

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Kieth Kelley

Date: 12/17/01

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd G. Taylor *TGT*

DATE: 1/07/02

SUBJECT: Zoning Item 180
Address 1328 Gooseneck Road

Zoning Advisory Committee Meeting of 12/03/01

Ground Water Management Comments:

The shed must be at least 20 feet from any part of the septic system. An inspection may be required prior to permit approval.

Reviewer: Sue Farinetti

Date: 12/14/01

AV
10/26

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 17, 2001

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

SUBJECT: 1328 Gooseneck Road

18

INFORMATION:

Item Number: 02-180

Petitioner: Dean LeGeer

Zoning: RD 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning visited the subject site and discovered that the shed in question has already been erected and blocks the water view of the adjacent property owner, thereby detracting from his or her quality of life and potentially lowering property values.

Additionally, the president of the Bowleys Quarters Community Association is concerned that allowing this infraction of the regulations would set a bad precedent and could encourage others to emulate the action.

Considering the aforementioned, this office recommends that the request be **DENIED**.

Prepared by: Macl-A Cunniff

Section Chief: Jeffrey W. Z
AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.11.01

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

RE: Baltimore County
Item No. ~~180~~ JCM

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,

A handwritten signature in cursive script, appearing to read 'K. A. McDonald Jr.'.

ln

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

November 17, 2001.

AV
11/26

ZONING COMMISSIONERS
MR. LARRY SCHMIDT
MR. TIM KOTROCKO
400 WASHINGTON AVE.
TOWSON, MARYLAND
21204

27

DEAR MR. SCHMIDT & MR. KOTROCKO,

I AM A CONCERNED RESIDENT OF GOOSE NECK ROAD, IN THE BOWLEYS QUARTERS AREA OF BALTIMORE COUNTY. I HAVE A GREAT CONCERN ABOUT ONE OF THE RESIDENTS AT 1328 GOOSE NECK ROAD MR. DEAN LEAGER, WHO HAD A VERY LARGE SHED BUILT ON HIS WATER FRONT PROPERTY. THE SHED MUST BE ABOUT 15 FOOT BY 30 FEET IN SIZE, THE SHED IS LOCATED ABOUT 200 FEET FROM HIS HOUSE AND ABOUT 25 FEET FROM THE BULK HEAD AND PIER, IT IS VERY CLOSE TO THE WATER. IS THERE A LAW ABOUT BUILDINGI SOME TYPE OF BUILDING THAT CLOSE TO THE WATER FRONT? MY CONCERN IS THAT MR. LEAGER IS ABLE TO CONSTRUCT A BUILDING WITHOUT A PERMIT AND THAT CLOSE TO THE WATER, WHAT RIGHTS WILL OTHER RESIDENTS HAVE? ~~SUPPOSE~~ ALL OF THE RESIDENTS DID THE SAME, THEN NONE OF THE 25 RESIDENTS WILL BE ABLE TO VIEW THE WATER FROM THEIR HOUSES OR THEIR DECKS. IT HAS BEEN SAID BY SOME OF THE NEIGHBORS THAT MR. LEAGER PAID OFF THE BALTIMORE COUNTY INSPECTOR WITH \$1,000.00 IS THAT NOT BRIEBRY? DO YOU THINK THE COUNTY EXUCITIVE OR THE BALTIMORE COUNTY LAW OFFICE IS AWARE OF THIS MATTER? PLEASE HELP THE OTHER 24 RESIDENTS WHO PAY TAXES AND LIVE ON GOOSE NECK ROAD. THER IS A SIGN ON MR. LEAGERS PROPERTY STATING THAT THERE IS A ZONING HEARING ON NOVEMBER 26, 2001. THE CASE NUMBER IS 02 A-180A-. PLEASE TAKE ØINTO CONSIDERATION THAT THE NEIGHBORS ON GOOSE NECK ROAD OPPOSE THIS VERY LÄRGE BUILDING, BUT WE DO NOT WANT TO GO TO THE COURT HEARING BECAUSE WE ALL LIVE HERE AND DO NOT WANT ANY ENEMIES IN THE AREA. WE ARE CONCERNED ABOUT RETALIATION. WE ARE VERY HØPEFULL THAT YOU WILL ASSIST US WITH THIS PROBLEM. THANK YOU FOR YOUR ASSISTANCE.

A CARING COMMUNITY.

TO: TIMOTHY M KOTROCO

FROM :

Dean LeGeer
1328 Gooseneck Rd
Baltimore MD 21220
410-335-3908

JANUARY 10, 2002

Dear Mr. Timothy M. Kotroco, Deputy Zoning Commissioner

Per our conversation I am writing this letter to ask for reconsideration of a ruling made December 20, 2001.

Re: Petition for Administrative Variance
Case No. 02-180-A
Property: 1328 Gooseneck Road

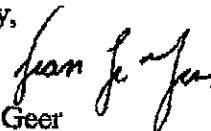
I met with Mr. Mike Vivirito, The President of the Bowleys Quarters Community Association at the property in Question on January 8, 2002. Upon Mr. Vivirito's inspection of the property he and the association would be satisfied if the shed was moved 12'0" towards the chain link fence. I will also make sure the shed is 3'0" from neighbors property line.

Furthermore, Allowing the shed in the front yard in lieu of back yard. I have provided a revised site plan to support the proposed move. Please give me 120 days to make the correction due to the frozen ground.

Also attached is a letter from Mr. Vivirito & The Bowley Quarters Community Assoc. supporting the move of the shed.

Thank You so much for your consideration and your time.

Sincerely,



Dean LeGeer

The Bowleys Quarters Improvement Association, Inc.

P.O. Box 18051

Baltimore, Maryland 21220

(410) 335-9802

January 8, 2002

Mr. Dean Legeer
1328 Gooseneck Road
Middle River, MD. 21220

Dear Mr. Legeer,

In regard to the request of the Zoning Commissioner to move your shed twelve feet back to the chain link fence, it also needs to be three feet from the side property line. When you comply with the Zoning Commissioners request the Bowleys Quarters Improvement Association will have no concern for the location of the shed.

Very Truly Yours,



Michael Vivirito
President

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: December 14, 2001

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

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

SUBJECT: Item No.: 180
Legal Owner/Petitioner Dean LeGeer
Contract Purchaser: N/A
Property Address: 1328 Gooseneck Rd.
Location Description: S/S of Gooseneck Rd.

VIOLATION INFORMATION: Case No. 01-6301
Defendants: Dean LeGeer
Stephanie Smith

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)
- 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- 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
- 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/jk
C: Code Enforcement Officer

CODE ENFORCEMENT REPORT

DATE: 9/14/01 INTAKE BY: Shelton, N. CASE #: 01-6301 INSPEC: Kemp, J

COMPLAINT LOCATION: 1328 Gooseneck Rd.

ZIP CODE: 21220 DIST: 15

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

ADDRESS: _____ ZIP CODE: _____

PROBLEM: Erecting a bldg on water front w/o permit

IS THIS A RENTAL UNIT? YES _____ NO _____
IF YES, IS THIS SECTION 8? YES _____ NO _____

OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: 1507581820 ZONING: _____

INSPECTION: 9/17/01 Site Insp. - Observed from street (yard fenced) New shed appears to be less than 100 sq. ft, NCA, Case Closed
IN JK

REINSPECTION: 10/2/01 Case re-opened, SWO Posted and mailed, RC 10/16/01
JK

10/12/01 B464192 Applied for, being held

REINSPECTION: per EIR, zoning var. req'd for front ydc per applicant, RC 10/19/01
JK

IN 10/14/01 Status same RC 11/2/01
JK

REINSPECTION:

IN 11/1/01 Zoning Appl. Date 11/2/01 RC 11/16/01
11/20/01 Var. Cs. # 02-180 A RC 01/03/02
JK

DATE 09/14/2001

STANDARD ASSE

10

TIME 13:38:46

PROPERTY NO.	DIST	GROUP	CLASS	UCC.	HIST.	DEL.	LOAD DATE
15 07 581820	15	3-2	34-90	H	NO		01/08/01

LEVEER DEAN
SMITH STEPHANIE
1328 GOOSE NECK RD

DESC-1.. IMP5
DESC-2.. BOWLEYS QUARTERS
PREMISE.. 01328 GOOSE NECK

00000-0000

BALTIMORE MD 21220-4027 FORMER OWNER: BECHTEL WARDEN L

	FCV		PHASED IN			
	PRIOR	PROPOSED	CURR	CURR	PRIOR	
LAND:	101,200	110,200				
IMPV:	51,850	52,600	TOTAL..	159,550	159,550	62,520
TOTL:	153,050	162,800	PREF..	0	0	0
PREF:	0	0	CURT..	159,550	159,550	62,520
CURT:	153,050	162,800	EXEMPT.		0	0
DATE:	10/96	07/99				

----- TAXABLE BASIS ----- FM DATE

01/02 ASSESS:	159,550	09/30/00
00/01 ASSESS:	62,520	06/01/00
99/00 ASSESS:	61,220	06/04/99

ENTER-INQUIRY2 F01-PRINT F04-MENU F05-QUIT F07-CROSS REF

141001

DATE: 09/14/2001

STANDARD ASSESSMENT INQUIRY (2)

TIME: 13:40:03

PROPERTY NO.	DIST	GROUP	CLASS	UCC.	HISTORIC	DEL.	LOAD DATE
15 07 581820	15	3-2	34-00	H	NO		01/08/01

LOT....	248	BOOK....	0009	MAP....	0091	LOT WIDTH....	50.00
BLOCK..		FOLIO...	0012	GRID....	0023	LOT DEPTH.....	224.75
SECTION..				PARCEL..	0133	LAND AREA...	11300.0000
PLAT...	2					YEAR BUILT.....	54

----- TRANSFER DATA -----

NUMBER..... 018873
DATE..... 09/30/93
PURCHASE PRICE..... 155,000
GROUND RENT..... 0
DEED REF LIBER..... 10946
DEED REF FOLIO..... 0538
CONVEYED IND..... 1
LOT-PART TRAN IND..... 1
GRANTOR ACCT NO.. 15-07-581820

----- EXEMPT DATA -----

STATUS.....
CLASS CODE..... 090
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

CRITICAL NEW CONST CARD

AREAS CODE	YEAR	NO	CODE	SQ. FEET
		08425		1120

ENTER-INQUIRY3 F01-PRINT F02-INQUIRY1 F04-MENU F05-QUIT F07-CLASS REF

06: 0911

DATE: 09/14/2001

STANDARD ASSESSMENT INQUIRY (3)

TIME: 13:40:14

PROPERTY NO.	DIST	GROUP	CLASS	UCC.	HISTORIC	DEL.	LOAD DATE
15 07 581820	15	3-2	34-00	H	NO		01/08/01

REC CREATE DATE..	STATE	GEO CODE	N/A	LAND-USE
10/23/92		82	NO	R

DELETE CODE.....
DATE DELETED.....
LAST FM DATE..... 09/30/00
LAST FM TYPE..... R
PREV FM DATE.....
PREV FM TYPE.....

----- COUNTY -----

LAST LOAD DATE... 01/08/01
PRIOR LOAD DATE.. 04/25/00

STATE TAXABLE ASSESS



1571

Code Enforcement: 410-887-3351 Plumbing Inspection: 410-887-3620
Building Inspection: 410-887-3953 Electrical Inspection: 410-887-3960

Any? Call Me 8-8:30 AM or 3-4 PM
BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 01-6301	Property No. 15 07 581820	Zoning:
-------------------------------------	-------------------------------------	---------

Name(s): **Leaer Dean**
Smith Stephanie

Address: **Same**

Violation Location: **1328 Gooseneck Rd J1220**

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:
Balto. Co. Code 7-36 "Fines for construction w/o permits" BOCA 107.0 "Permit required"

**Shed built w/o permit. Please, obtain permit or remove.
(Shed on water side of water front property)**

- 1) \$1,000 fine**
- 2) Subject to \$200/day fine if not brought into compliance.**

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 10/16/01	Date Issued: 10/2/01
-----------------------------------	--------------------------------

INSPECTOR: *[Signature]* (Jim Kemp)
AGENCY

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 1328 GOOSENECK ROAD

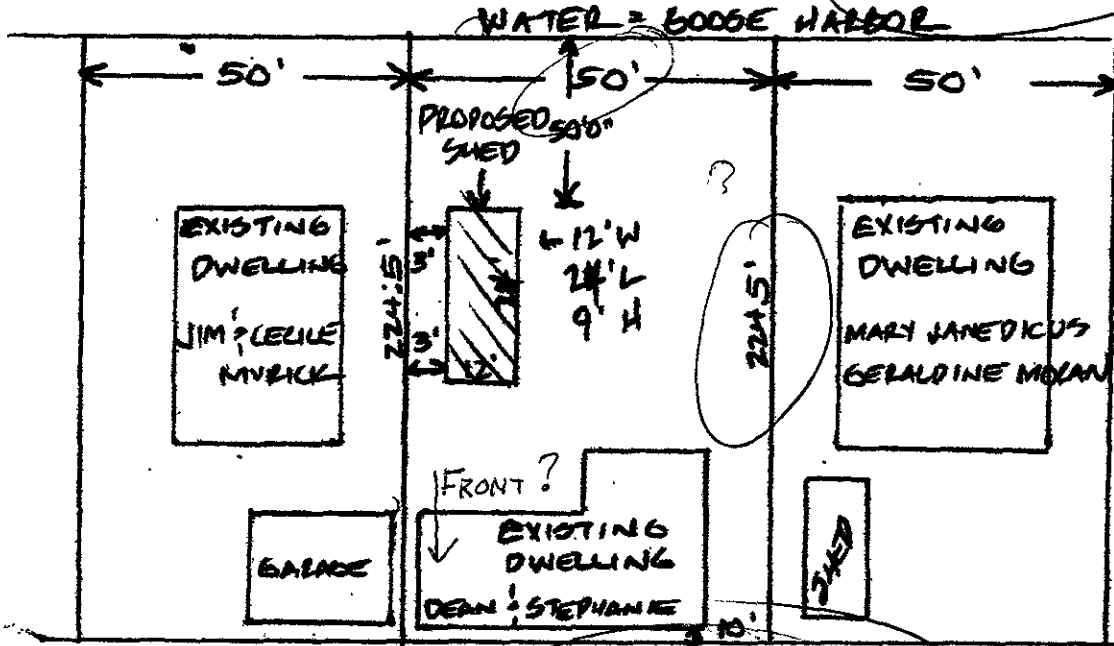
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: GOOSE HARBOR - BOWLEYS QUARTERS

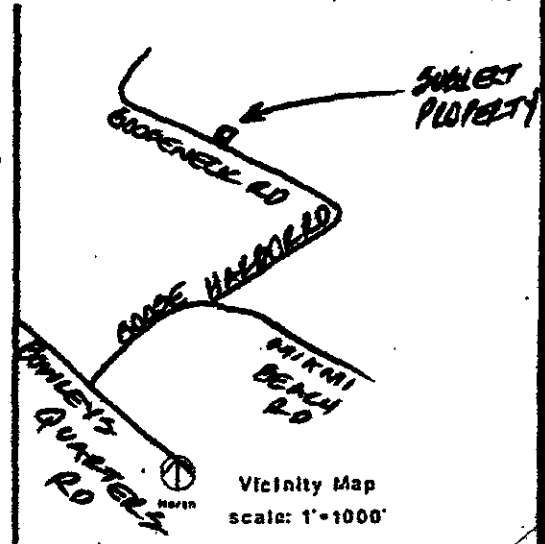
plat book # 2, folio # 12, lot # 248, sections _____

OWNER: DEAN LEBER; STEPHANIE SMITH LEBER

NOT TO SCALE!



This drawing is worthless!



LOCATION INFORMATION

Election District: #15 PRELUDE

Councilmanic District: 5 ~~#8~~

1"=200' scale map #: NE 2L

Zoning: RC-5

Lot size: 1.12 acreage 11,225 square feet

6th Council

SEWER: PUBLIC PRIVATE

WATER: PUBLIC PRIVATE

Chesapeake Bay Critical Area: YES NO

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: DCM ITEM #: 180 CASE#: _____

North 

date: 10-28-01

prepared by: DEAN LEBER

Scale of Drawing: 1" = 75'

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/neighborhood 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: _____

Petitioner: _____

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Telephone Number: _____

Revised 2/20/98 - SCJ

20:15 418667

ADVANCE TITLE CO.

PAGE 04

Flood Hazard Zone B
FIRM Panel N^o
2A0010 OAGS B

Lot N = 248

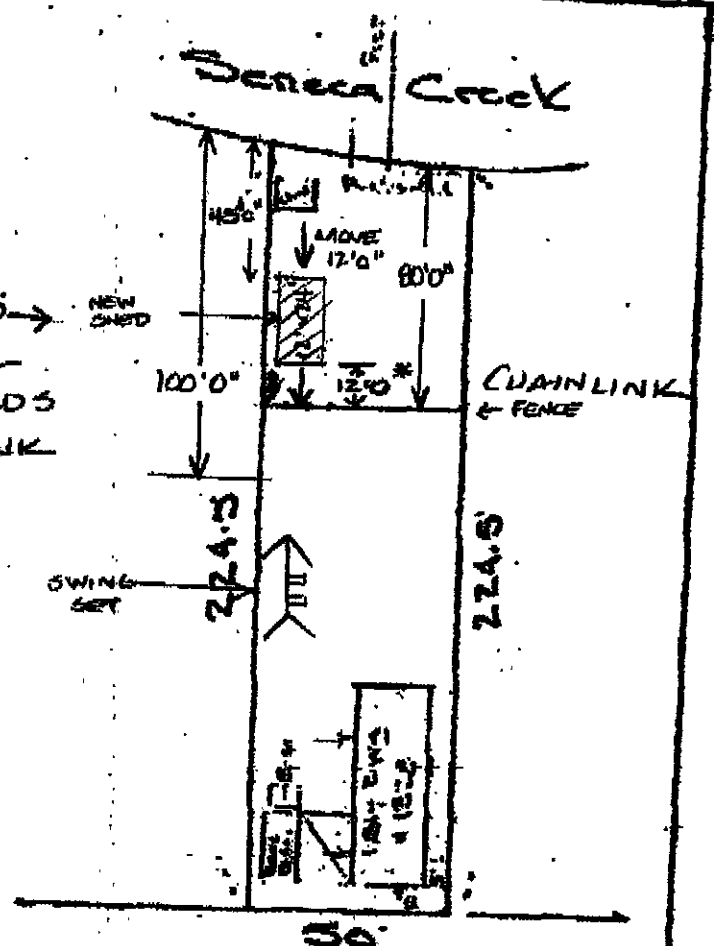
First Addition to
P.M.N. #2

Bowleys Quarter
9/12

*
MOVE THE SHED →
AN ADDITIONAL
12'0" TOWARDS
THE CHAINLINK
FENCE

*
REVISED
1-9-2001

Jan J. Jones



Gooseneck Road
(Seneca Road)

DATE: September 14, 1993

SCALE: ONE INCH Equals 50 FEET.

LOCATION SURVEY of
1328 Gooseneck Road

Baltimore County



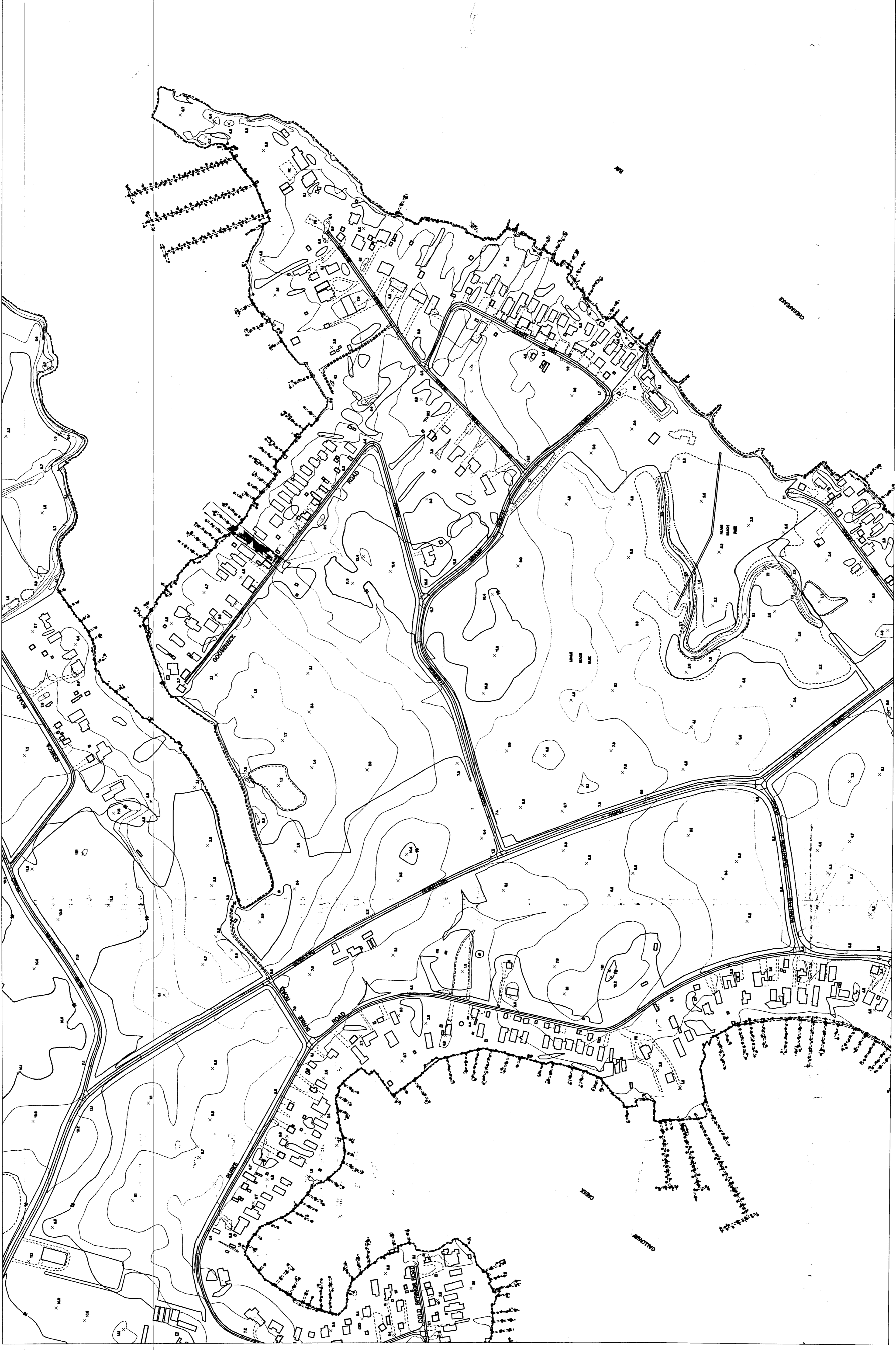
*Revised Site
Plan
TAK*

Photos 80
1





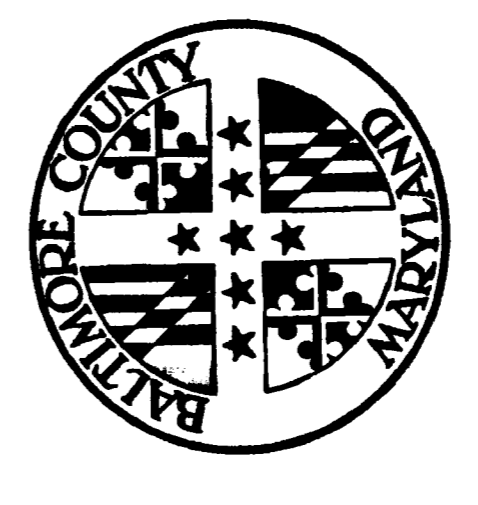
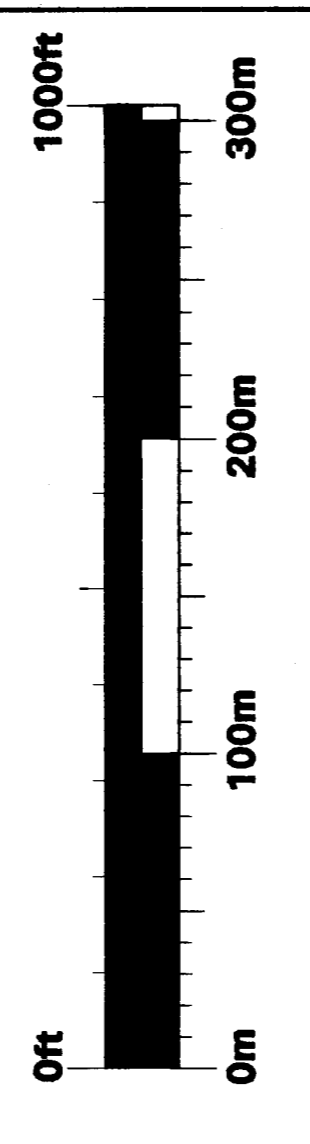
PLANIMETRICS PLOT



Legend

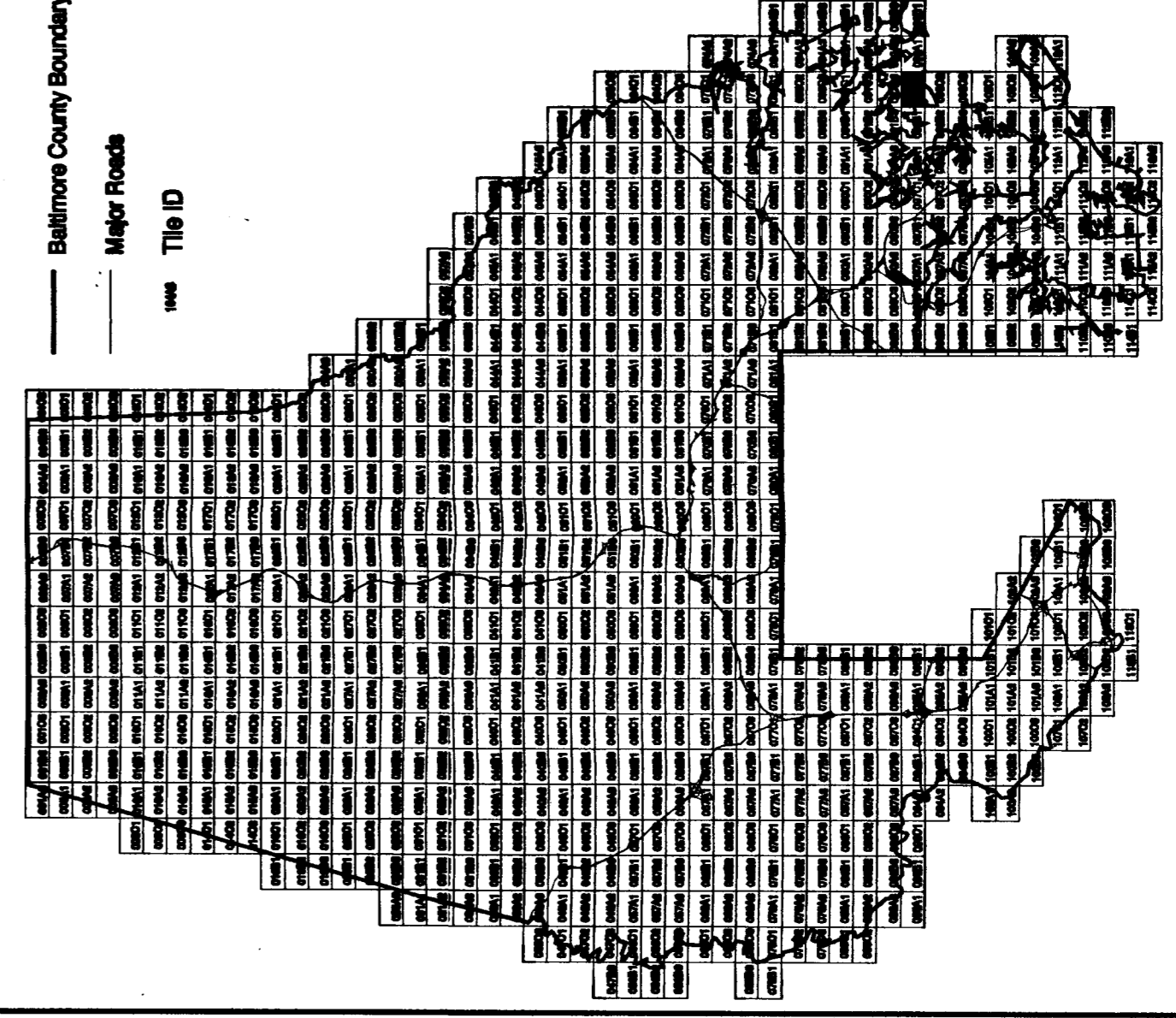
Mapsheet Index	Ramp Centerlines
Residential Buildings	Recreational Areas, Golf Courses
Commercial Buildings	Commercial Pools
Institutional Buildings	Bike/Hike Areas
Garages and Other Structures	Athletic Fields, Tennis Courts, Playgrounds
Buildings Under Construction	Natural Hydrography
Toll Booths and Rail Stations	Reservoirs
Water Towers and Storage Tanks	SW Retention Ponds
Curbs	Bay Area
Paved Roads	Boat Ramps, Piers, Dams, and Bulkheads
Unpaved Roads	Drainage Connector
Paved Alleys	Culverts
Unnamed Roads	Headwall/Floodwall
Hidden Roads, Roads Under Construction	Hidden Hydrography
Road Intersections	Index Contour
Paved Parking Lots, Driveways, Runways, Taxiways	Intermediate Contour
Bridges and Overpasses	Index Depression Contour
Tunnel Portal	Intermediate Depression Contour
Rail Line	Obscured Index Contour
Hidden Rail Line	Obscured Intermediate Contour
Abandoned Rail	Obscured Index Depression Contour
Metro Rail	Obscured Intermediate Depression Contour
Light Rail	Hidden Contour
Transmission Line	Neatline
Pipeline	Radio Towers
Junkyards, Landfills, Quarries, Gravel and Sand Pits	Transmission Towers
Areas Under Construction, Power Stations	Microwave Transmitters
Race Tracks, Cemeteries	Spot Elevations
Wooded Areas, Orchards/Nurseries	Water Elevations
Tree Rows	Bridge Elevations
Wetlands/Swamps	Rooftop Elevations
State Plane Grid Lines	
Street Centerlines	
Alley Centerlines	

1:2400



Baltimore County - OIT GIS Services Unit

Layers:
 INDEX, BLDG, ROADS, CLINE, TRANS
 CULT, VEG, REC, HYDROL, HYDROP
 COMIM, SPOT, TOPO
 Coordinate System:
 Maryland State Plane: NAD83/91 Horiz. Datum
 Elevations in Feet: NAVD88 Vertical Datum
 Date of Data Capture: March 1995



Tile ID: 098c1