

IN RE: PETITION FOR VARIANCE  
N/S Jestor Court, 49.3' NE of the c/l  
Real Princess Lane  
(6 Jestor Court)  
2<sup>nd</sup> Election District  
2<sup>nd</sup> Council District

William Roberts, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 02-294-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, William Roberts, and his wife, Sheila Veney-Roberts. The Petition was filed in response to a complaint registered by an adjacent property owner with the Code Enforcement Division of the Department of Permits and Development Management relative to the location of a shed on the subject property, and the Petitioners were advised to file the instant Petition. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (shed) to be located adjacent to the property line in lieu of the required 2.5-foot setback. The subject property and requested relief are more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were William and Sheila Roberts, property owners, and Karen Wright, Secretary of the Featherbed Windsor Mill Community Association. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is roughly square-shaped lot located on the northeast side of Jestor Court, a cul-de-sac off of Princess Lane in the subdivision of Featherbed, not far from Windsor Mill Road in western Baltimore County. The property contains a gross area of 0.101 acres (7600 sq.ft.), more or less, zoned D.R.5.5, and is improved with a single family dwelling, which features an attached deck to the rear, an in-ground

ORDER RECEIVED FOR FILING

Date

By

swimming pool, and two storage sheds, one of which is the subject of the request. The shed in question is an 8' x 10' shed which is located in the northern (rear) corner of the property, immediately adjacent to the rear and side property lines. In that it is not located 2.5 feet from the property lines as required, the requested relief is necessary.

Mrs. Roberts testified that she and her husband have resided on the property for approximately 11 years, and that the shed was built about 10 years ago. In that it is less than 100 sq.ft. in area, a building permit was not required. Mrs. Roberts indicated that she operates a day care facility on her property for 8 children and that because of this operation, the Petitioners located the shed in the rear corner of the site, adjacent to the fence, to prevent children from being able to crawl behind the structure. To require its relocation in compliance with the regulation might cause a potential safety hazard to children. Photographs of the property and improvements thereon were submitted at the hearing which show that the property is well-maintained and attractive.

Based upon the testimony and evidence presented, I am persuaded that the Petitioners have met the requirements of Section 307 of the B.C.Z.R. for relief to be granted. The Petitioners' concern over the children who visit the property as part of the day care operation is well-founded. The shed appears appropriate and does not adversely impact any adjacent properties. In fact, the property owner who would be most affected by the shed signed a Petition in support of the Petitioners' request. Moreover, the Petitioners submitted a letter of support signed by the President of their community association, which was marked as Petitioner's Exhibit 2. That letter opines that the current position of the shed is the best possible location on the property and that maintaining the 2.5-foot setback could present a potential safety hazard to small children. The letter further indicates that several of the neighboring residents were polled and none had any objections. Thus, it appears that relief can be granted without detriment to the surrounding locale.

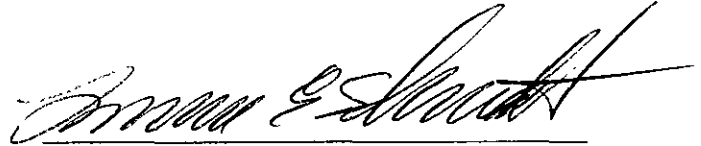
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10<sup>th</sup> day of April, 2002 that the Petition for Variance seeking relief from Section 400.1 of

ORDERED BY THE ZONING COMMISSIONER  
4/11/02  
[Signature]  
LAW

the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (shed) to be located adjacent to the property line in lieu of the required 2.5-foot setback, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

Any appeal of this decision by any party must be filed within thirty (30) days of the date of this Order.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date 4/11/12  
By [Signature]



Baltimore County  
Zoning Commissioner

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

April 1, 2002

Mr. & Mrs. William Roberts  
6 Jestor Court  
Baltimore, Maryland 21207

RE: PETITION FOR VARIANCE  
N/S Jestor Court, 49.3' NE of the c/l Real Princess Lane  
(6 Jestor Court)  
2<sup>nd</sup> Election District – 2<sup>nd</sup> Council District  
William Roberts, et ux - Petitioners  
Case No. 02-294-A

Dear Mr. & Mrs. Roberts:

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

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

Very truly yours,

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

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Code Enforcement Division, DPDM; People's Counsel; Case File





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at # 6 JESTOR LN.  
which is presently zoned DR.S.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 to Permit a Detached.

Accessory Structure (shed) in the rear yard to be 0 ft from  
Property Line in lieu of Required 7.5 ft.

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

SEE ATTACHED.

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):

Sheila Veney-Roberts  
Name - Type or Print

Sheila Veney-Roberts  
Signature

William Roberts  
Name - Type or Print

William Roberts  
Signature

6 Jestor Ct. 410 265-5476  
Address Telephone No.

Baltimore MD 21207  
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 snf Date 01-11-02

ORDER RECEIVED FOR FILING

Date  
By

Case No. 02-294-A

REV 9/15/98

**Affidavit**

We, William and Sheila Roberts, do solemnly attest, on this 6  
day of January 2002, that we are the primary  
residents of the property located at 6 Jestor Court.

**Signatures:**

William Roberts

1-6-02

William Roberts/Date

Sheila Roberts 1/6/02

Sheila Roberts/Date

**Notary:**

Mary E. Martin

My Commission Expires 6/21/03

The Yard is used for daycare as well as personal activities, and as such, the placement of the pool and other already stationery yard equipment (8x10 shed and swing set) prohibit moving it to another area with ample space without blocking the rear exit gate.

ZONING DESCRIPTION FOR 6 JESTOR COURT

Beginning at the point on the NORTH side of ~~REAL PRINCESS LANE~~ <sup>JESTOR CT.</sup>

Which is 50 Feet wide at the distance of 49.3 FEET NE of the centerline

Of the nearest improved intersection street ~~JESTOR COURT~~ <sup>REAL PRINCESS LANE</sup> which is

40 FEET wide. Being lot #24 in the subdivision of FEATHERBED as

recorded in the baltimore county plat book # 56, folio # 116, containing,

LESS THAN 5000 SQ. FT. Also known as 6 JESTOR COURT

And located in the 2 Election District, 2 Councilmanic District.

02-294-A

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 08848

DATE 01-11-02 ACCOUNT R-001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: SHELIA VERRY REBELTY.

FOR: RES. VAR. 5150  
TOTAL \$50

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

502A

PAID RECEIPT

PAYMENT ACTUAL TIME  
1/11/2002 1/11/2002 12:01:58

REG 0806 CASHIER KAREN KAH DAWMER 4  
>> RECEIPT # 060521 OFLN  
Dest 5 528 ZONING VERIFICATION  
CR NO. 008948

Recpt Tot 50.00  
50.00 OK .00 CA  
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-234-A  
6 Jester Court  
NW/end Jester Court approximately 300' NW Featherbed Lane  
2nd Election District  
2nd Councilmanic District  
Legal Owner(s): Sheila & William Roberts  
**Variance:** to permit a detached accessory building (shed) in the rear yard, to be zero feet from property line in lieu of the required 2.5 feet.

**Hearing: Thursday, March 14, 2002 at 9:00 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.

2/301 Feb. 28 0522862

# CERTIFICATE OF PUBLICATION

3/11, 2002

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 2/28/, 2002.

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

*S. Wilkins*

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE: Case No.: 02-294-A

Petitioner/Developer: Sheila +

William Roberts

Date of Hearing/Closing: 3/14/02

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 6 JESTER COURT

The sign(s) were posted on 2/24/02  
(Month, Day, Year)

Sincerely,

[Signature] 2/24/02  
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

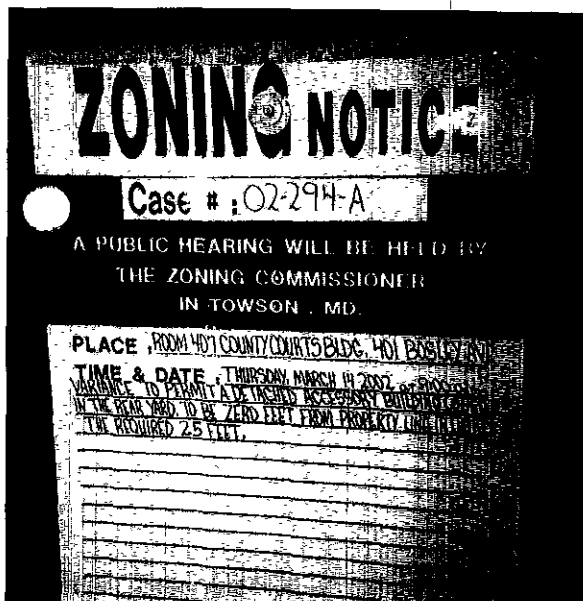
(Address)

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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 02-294-A.

Petitioner: SHEILA ROBERTS

Address or Location: 6 JESTOR CT BALTIMORE MD 21207

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: SHEILA ROBERTS

Address: 6 JESTOR CT.

BALTO. MD 21207

Telephone Number: 410-265-5476

Revised 2/20/98 - SCJ

- 10 -  
02-294-A

TO: PATUXENT PUBLISHING COMPANY  
Thursday, February 28, 2002 Issue – Jeffersonian

Please forward billing to:  
Sheila Roberts  
6 Jestor Court  
Baltimore MD 21207

410 265-5476

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## 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: 02-294-A

6 Jestor Court

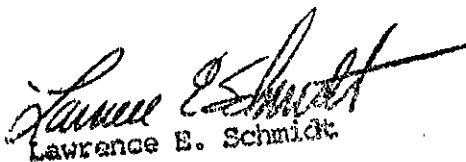
NW/end Jestor Court approximately 300' NW Featherbed Lane

2<sup>nd</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owner: Sheila & William Roberts

Variance to permit a detached accessory building (shed) in the rear yard, to be zero feet from property line in lieu of the required 2.5 feet.

HEARING: Thursday, March 14, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 602  
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

February 12, 2002

## 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: 02-294-A

6 Jestor Court

NW/end Jestor Court approximately 300' NW Featherbed Lane

2<sup>nd</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owner: Sheila & William Roberts

Variance to permit a detached accessory building (shed) in the rear yard, to be zero feet from property line in lieu of the required 2.5 feet.

HEARING: Thursday, March 14, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon GJZ  
Director

C: Sheila & William Roberts, 6 Jestor Court, Baltimore 21207

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, FEBRUARY 27, 2002**
- (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  
pdmlandacq@co.ba.md.us

March 8, 2002

Sheila & William Roberts  
6 Jestor Court  
Baltimore MD 21207

Dear Mr. & Mrs. Roberts:

RE: Case Number: 02-294A, 6 Jestor Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 11, 2002.

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. 602  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Sept  
3/14

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits & Development  
Management

**DATE:** March 7, 2002

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

**SUBJECT:** Zoning Advisory Committee Meeting  
for February 19, 2002  
Item Nos. 293, 294, 295, 296, 297, 298,  
299, 300, 301, 304, 305, 306, 308,  
310 and 311

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:cab

cc: File

JH [signature]  
3/14

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd Taylor T6T

DATE: March 14, 2002

Zoning Advisory Committee Meeting of February 11, 2002

SUBJECT: NO COMMENTS for the FOLLOWING ZONING ITEMS:

285, 293, 294, 295, 296, 297, 305, 308, 309, 310, 311,

EIR is still reviewing Zoning Item: 312

*John*  
3/14

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** February 22, 2002

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

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 02-277, 02-294, 02-295, 02-296

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:

*Lynne Larkins*

AFK/LL:MAC

FEB 25



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 2.12.02

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

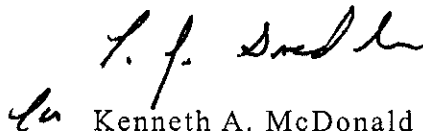
RE: Baltimore County  
Item No. 294 JRF

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,

  
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  
6 Jestor Court, NW/end Jestor Ct,  
appx. 300' from NW Featherbed Ln  
2nd Election District, 2nd Councilmanic

Legal Owner: Sheila Veney-Roberts  
Petitioner(s)

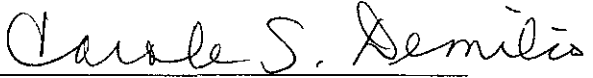
\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 02-294-A

\* \* \* \* \*

**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 13<sup>th</sup> day of February, 2002 a copy of the foregoing Entry of Appearance was mailed to Sheila Veney-Roberts, 6 Jestor Court, Baltimore, MD 21207, Petitioner.

  
PETER MAX ZIMMERMAN

## NEIGHBORHOOD ACKNOWLEDGEMENT

The signatures below with listed addresses and telephone numbers acknowledge with no complaint and/or conflict that they are aware of and have been a witness to the shed as it stands on the property located on 6 Jestor Court.

|     | <u>Signature</u>                        | <u>Printed Name</u>  | <u>Address</u>       | <u>Phone No.</u> |
|-----|-----------------------------------------|----------------------|----------------------|------------------|
| 1.  | <i>Karen Wright</i>                     | KAREN WRIGHT         | 1 Jestor Ct.         | (410) 597-9733   |
| 2.  | <i>Gina Boston</i>                      | Gina Boston          | 8 Jestor Ct          | (443) 436-6220   |
| 3.  | <i>Mrs. Mrs. Oliver E. James</i>        | Oliver E. James      | 3 Jestor Ct.         | (410) 298-8952   |
| 4.  | <i>Mr. &amp; Mrs. Robert King</i>       | Robert King          | 5 Regent Ct.         | 410/597-9513     |
| 5.  | <i>Syreeta Gray</i>                     | Syreeta Gray         | 5 Regent Court       | (410) 597-9513   |
| 6.  | <i>Mr. &amp; Mrs. Dan Lumsden</i>       | Dan Lumsden          | 3 Regent Ct.         | 410 265 1275     |
| 7.  | <i>Mr. &amp; Mrs. Stephen E. Angela</i> | Stephen E. Angela    | 8 Pa Pod Ct          | 410 281-2570     |
| 8.  | <i>Thomas Sullivan</i>                  | Thomas Sullivan      | 10 Tomber Ct         | 410 298-0679     |
| 9.  | <i>Jacqueline S. Sledge</i>             | Jacqueline S. Sledge | 6771 Real Princes Ln | 410-547-4659     |
| 10. |                                         |                      |                      |                  |
| 11. |                                         |                      |                      |                  |
| 12. |                                         |                      |                      |                  |
| 13. |                                         |                      |                      |                  |
| 14. |                                         |                      |                      |                  |
| 15. |                                         |                      |                      |                  |

02-294-A



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.<br>01-3796 | Property No.<br>2000008237 | Zoning:<br>DR |
|------------------------------|----------------------------|---------------|

Name(s):  
ROBERTS WILLIAM V  
ROBERTS SHEILA V

Address:  
6 JESTOR CT BALT. MD 21207

Violation Location:  
SANE

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

REMOVE SHED, MUST BE  $2\frac{1}{2}$  F. FROM  
PROPERTY LINE

101 102.1 1801.1A 400 404

Posted & nailed.

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

|                         |                        |
|-------------------------|------------------------|
| On or Before:<br>2.3.02 | Date Issued:<br>1.3.02 |
|-------------------------|------------------------|

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  
PERUZOVIC

INSPECTOR: *[Signature]*

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

|                 |              |
|-----------------|--------------|
| Not Later Than: | Date Issued: |
|-----------------|--------------|

INSPECTOR: \_\_\_\_\_

VIOLATION SITE

02-294-A

Case Entry/Update  
Format . . . . : CASREC

Mode . . . . : CHANGE  
File . . . . : PDLV0001

At Rec: 6152001 Intake: TSIGOUNIS, J Act:            Case #: 01-3796  
nsp:            Insp Grp: ENF Insp Area: 8 Tax Acct: 2000008237  
Address: 4 JESTOR CT Apt #:            Zip: 21207  
Problem Descript.: SHED JUST PUT IN. TOO CLOSE TO PROPERTY LINE.

Complainant Name (Last): GERDES (First): RUDY  
Complainant Addr: 4 JESTOE CT  
Complainant City: BALTIMORE State: MD Zip: 21207  
Complainant Phone (H): 4102655412 (W): 4434631733  
Date of Reinspection:            Date Closed:            Delete Code (P):   

F3=Exit  
F9=Insert

F5=Refresh  
F10=Entry

F6=Select format  
F11=Change

07-294-A

D.R. 5.5

BL

6 JESTOR COURT  
NW 3 F  
2ND DIST

D.R. 16

TOMBER CT.

RICH

GLEN

DR.

WELLS

JESTOR CT.

PRINCESS LA

KAPERN

DR.

PRIVATE RD

RONA

RD

NASAM

POOL

ROAD

LANE

N 11,000

N 10,000

RICHARDSON

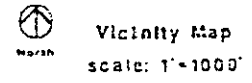
(SHEET NW-3-G)

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

OWNER: Sheila Roberts



date: 2/6/02  
prepared by: Sheila Roberts Scale of Drawing: 1" = 30'



reviewed by:      ITEM #:      CASE#.

  
***Featherbed Windsor Mill Community Association***  
***6800 Windsor Mill Road***  
***Baltimore, Maryland 21228***  
***410 281 1416 / Fax 410 747 2437***

March 11, 2002

Dear Mrs. Roberts,

In response to correspondence received from Councilman Kevin Kamanetz regarding Zoning Case #02-294-A, the **Featherbed Windsor Mill Community Association (FWMCA)** issues this conclusion in the investigation of this matter.

We find no justification why the shed, referenced in this citation should be a hardship to anyone in this community as it is, clearly, located within the perimeter of Mrs. Roberts' fenced in backyard. After viewing the situation firsthand, we find it most likely positioned in the best possible location, especially in lieu of the fact that the backyard is utilized by Mrs. Roberts for child day care activities. If the shed were moved any further away from the fence, it could pose a potential safety hazard to small children.

After speaking with several of the neighboring residents, we find that there were no objections or comments of opposition to the shed as it is positioned now.

If I can be of further assistance in this matter, please feel free to contact me utilizing the information provided above.

Sincerely,

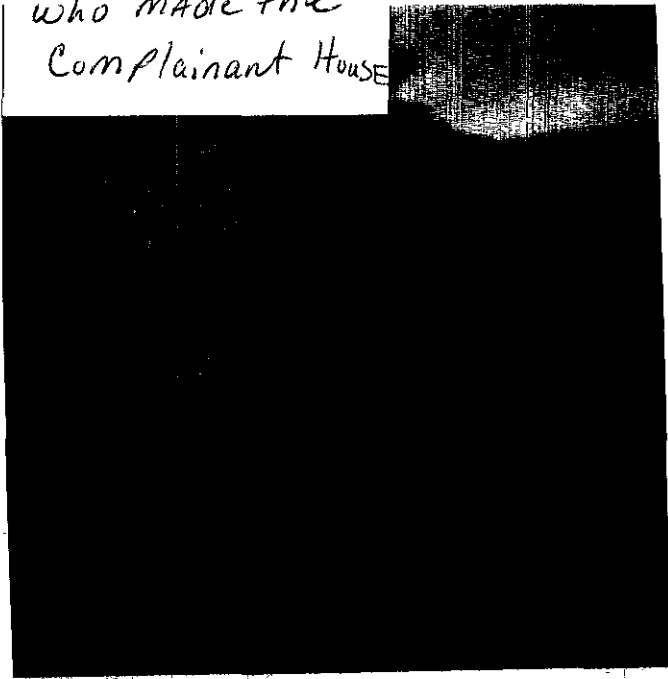
*Patricia Barnhard.*  
Patricia Barnhard, President  
Featherbed Windsor Mill Community Association

*Pat Nor*

cc: Councilman K. Kamanetz

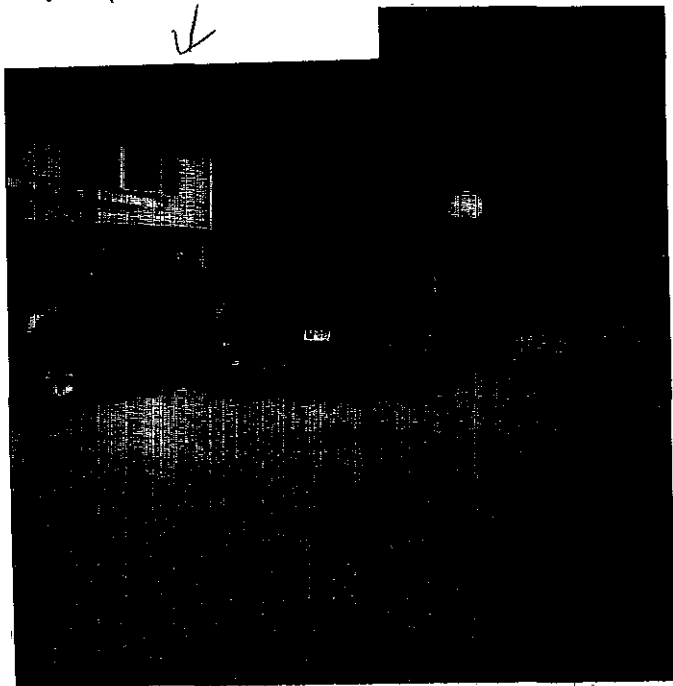


This is the side  
of the neighbor  
who made the  
Complainant House



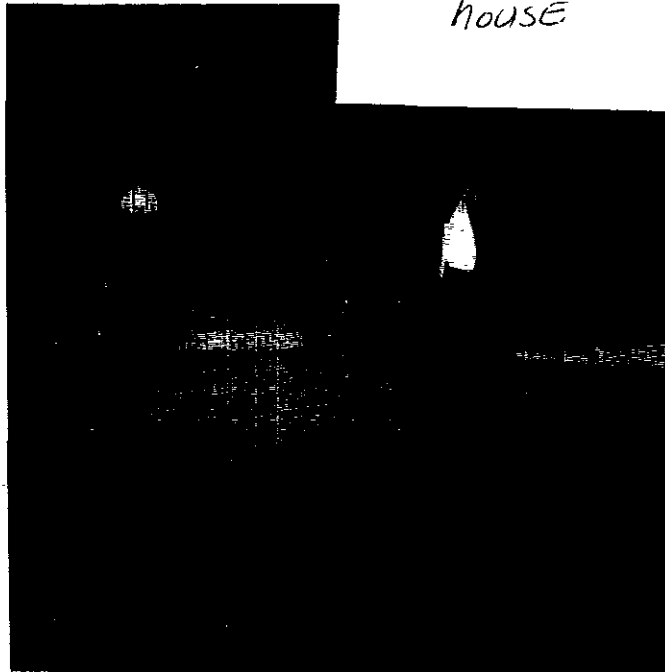
6/2/01 7pm

This is the  
Front of my  
Neighbor House

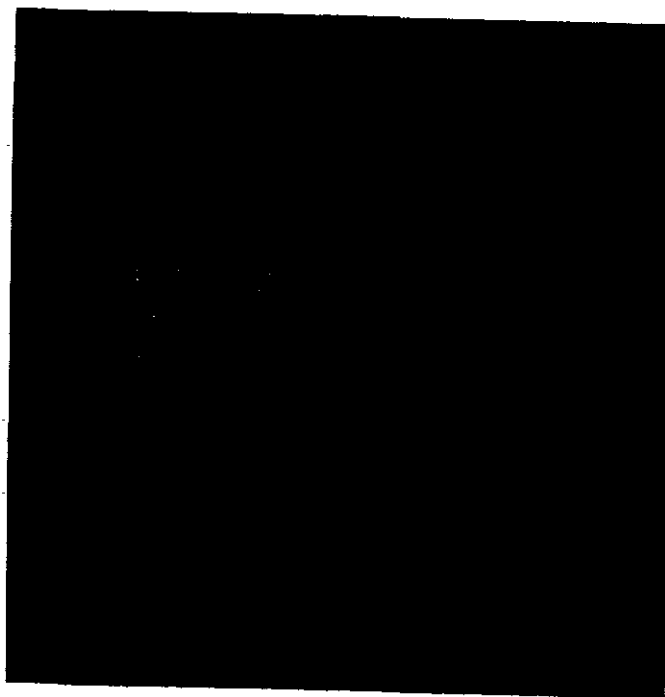


5/24/01 10am

This is the  
Front of my  
house



5/24/01 10am



6/2/01 7pm

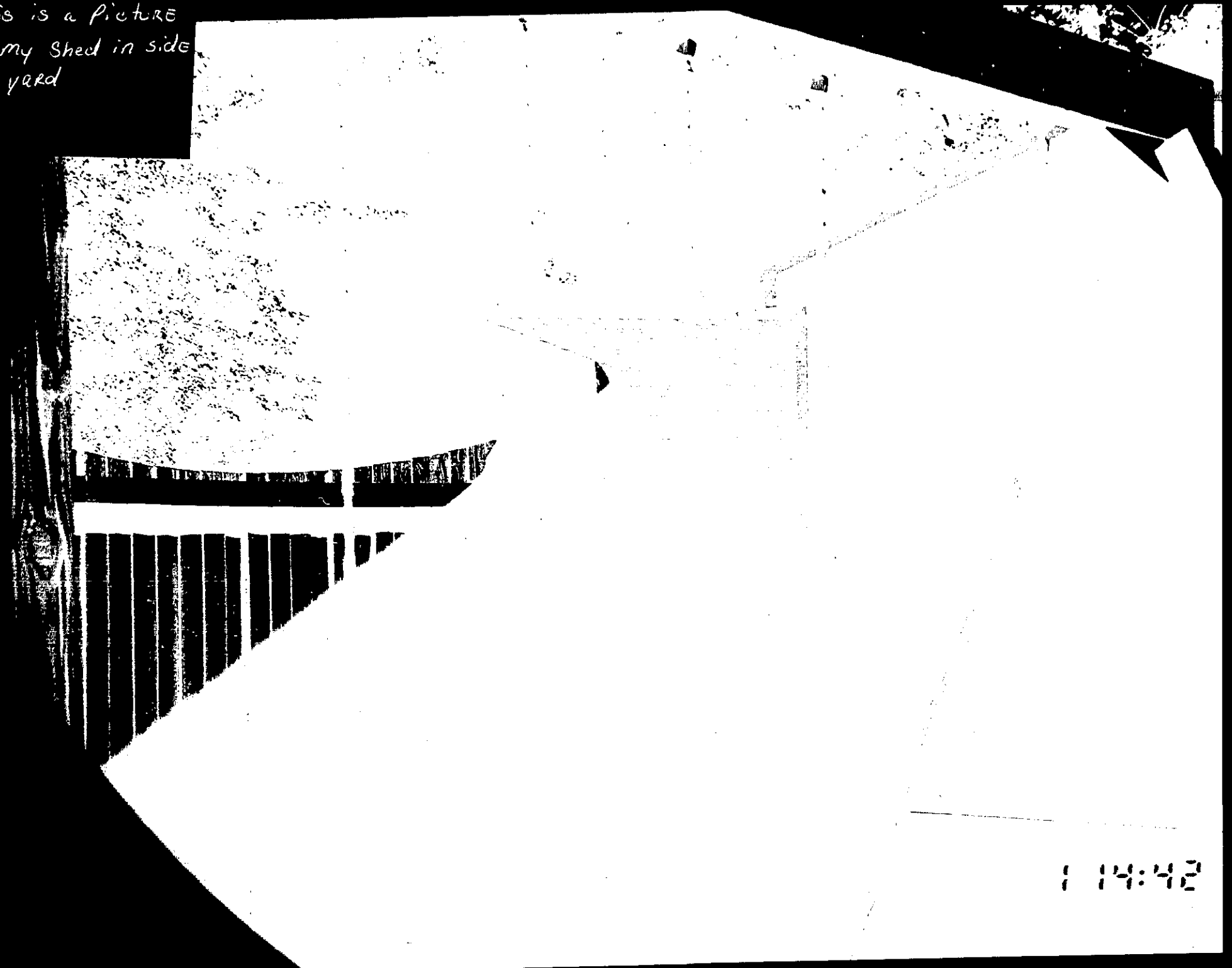
02 X-14

This is a picture  
inside my yard  
At the Rear of  
my home and Exit  
to fence



←  
Fence  
Exit

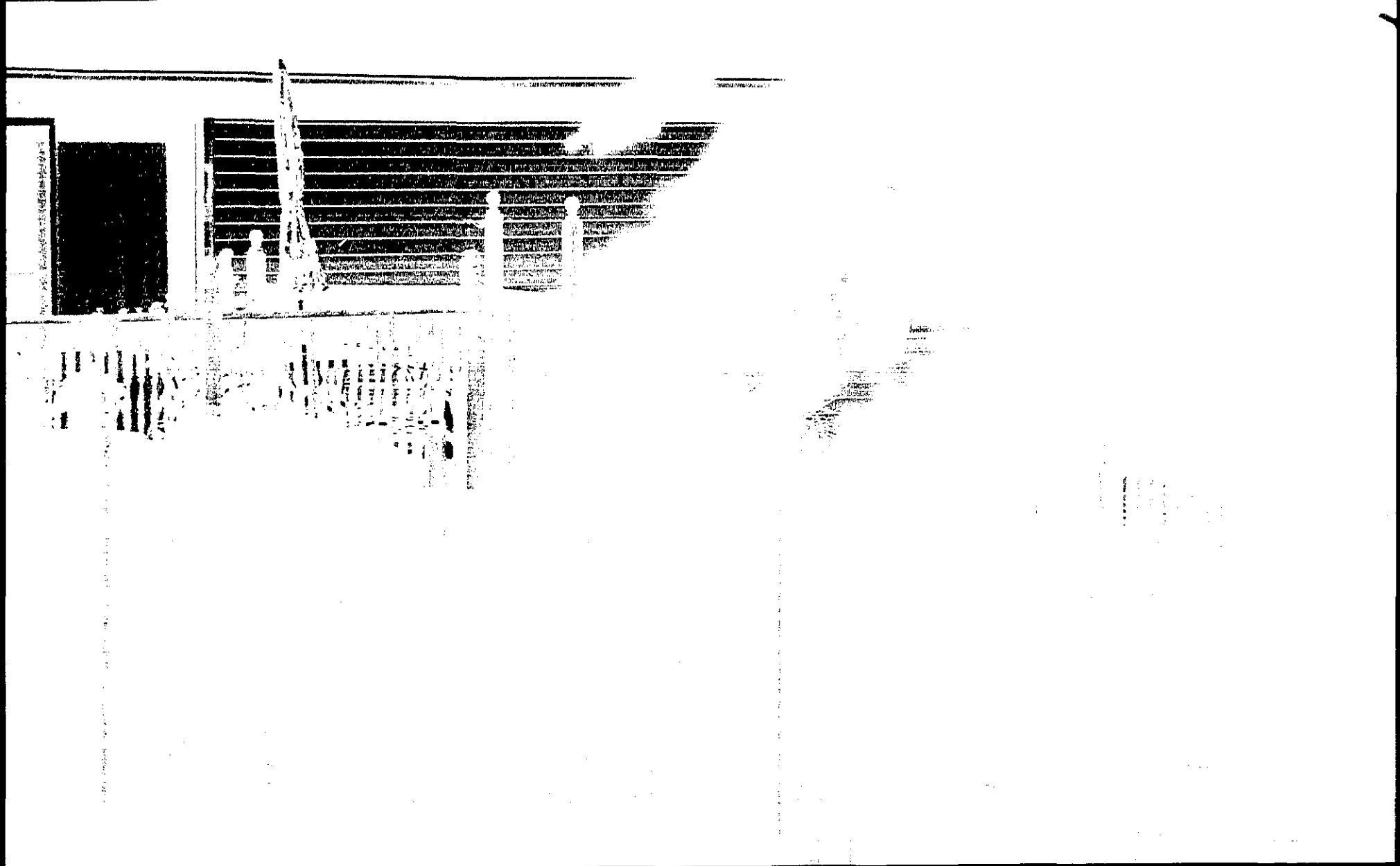
This is a picture  
of my shed in side  
my yard



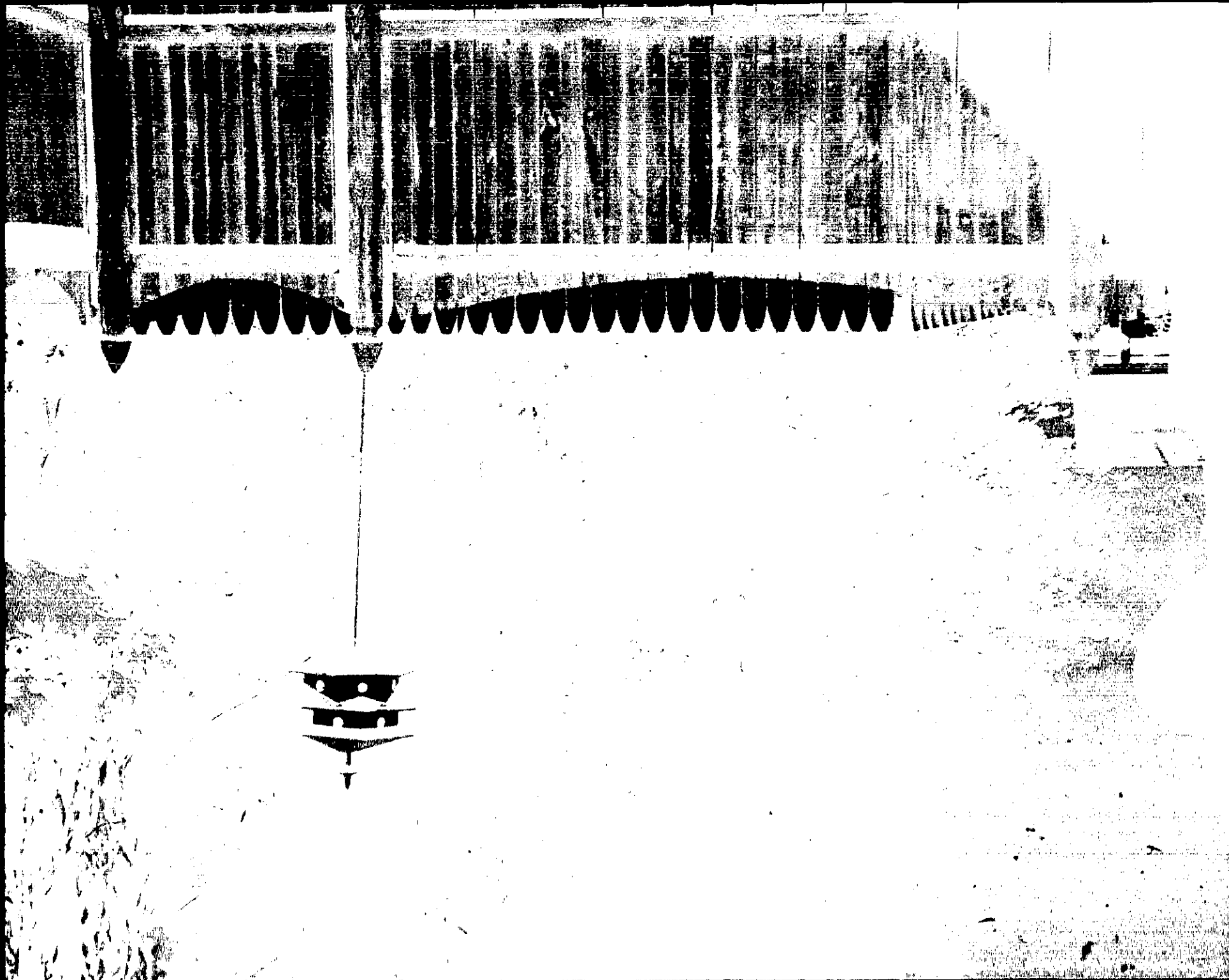
1 14:42

10/1/80

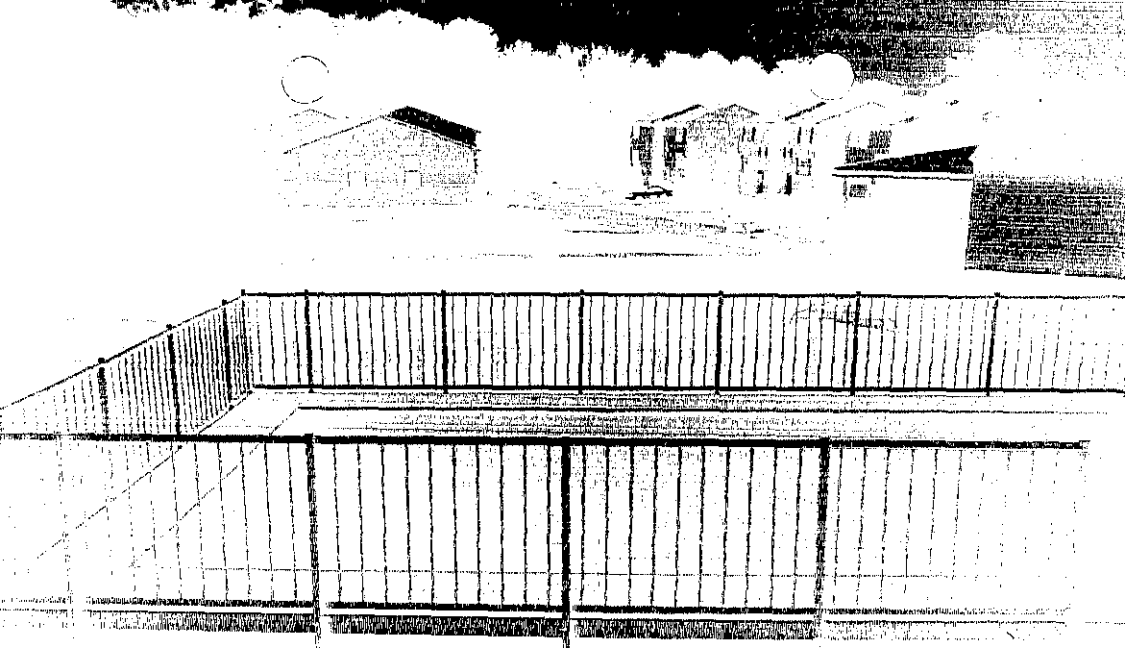
This is My Neighbor  
house located at  
the Rear of my home  
MR + MRS Robert King  
5 Regent Court



5/11/1980



0204



This is at the front  
of my house. In  
which the Complaint  
was made by Rudy  
Gerdes.

6-7-68-EO

