

IN RE: PETITION FOR VARIANCE

N/S of Illinois Avenue, 330'

E of Washington Street

13th Election District

1st Councilmanic District

(3014 Illinois Avenue)

Mary E. & Gary R. Higdon

Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 02-467-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Mary and Gary Higdon. The Petitioners are requesting variance relief for property they own at 3014 Illinois Avenue. The subject property is zoned D.R.5.5. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 7 ft. in lieu of the required 10 ft. for an addition to a single-family residential dwelling.

Appearing at the hearing on behalf of the variance request were Gary and Mary Higdon. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 9,375 sq. ft. and is improved with an existing single-family residential dwelling, a swimming pool, and an accessory shed. Recently, the Petitioners began constructing an addition on the side of their home. The addition in question is situated 7 ft. from the common property line shared with Mr. Buddy Ballard. The property owners were unaware that the addition in question needed a variance. They have petitioned for relief in order to correct this setback deficiency. Submitted into evidence as Petitioners' Exhibit No. 2 was a petition signed by Mr. Ballard, as well as other neighbors indicating, that they have no objection to the addition

ORDER RECEIVED FOR FILING

Date

6/13/02

By

H. P. Johnson

and its location. After considering the testimony and evidence offered at the hearing and the lack of opposition thereto, I find that the variance relief should be granted.

After considering the testimony and evidence offered at the hearing, I find that the variance requests necessary to allow the Petitioners to construct this new single-family residential dwelling should be approved.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

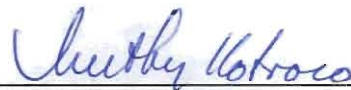
Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 13th day of June, 2002, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 7 ft. in lieu of the required 10 ft. for an addition to a single-family residential dwelling, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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

By

6/13/02
R. Johnson



Baltimore County
Zoning Commissioner

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

June 13, 2002

Mr. & Mrs. Gary R. Higdon
3014 Illinois Avenue
Baltimore, Maryland 21227

Re: Petition for Variance
Case No. 02-467-A
Property: 3014 Illinois Avenue

Dear Mr. & Mrs. Higdon:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3014 ILLINOIS AVE

which is presently zoned DR5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 TO PERMIT A

SIDE YARD SETBACK OF 7 FT. IN LIEU OF THE REQUIRED 10 FT.
(FOR A PROPOSED ADDITION)

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

TO BE DETERMINED AT HEARING.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

State

Zip Code

se No. 02 467 A

9/15/98

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING

Reviewed By VL

Date 4/23/02

Zoning Description

Zoning Description for 3014 Illinois Avenue

Beginning at a point on the N. ~~West~~ side of
Illinois Avenue which is 50 ~~100~~ FT.
(Name of street on which property fronts) (Number of feet of right of way width)
wide at the distance of 330 ~~275~~ FT. ± ~~CP & West~~ ^{MEH} ~~CP & West~~ ^{CP & West}
(Number of feet) (north, south, east, west)
of the centerline of the nearest improved intersecting street
WASHINGTON ST. which is 50 ~~100~~ FT. wide. Being lot # 104, 105, 106

Block C Section # in the subdivision of
Baltimore Highlands as recorded in Baltimore County
(name of subdivision)

Plat Book # JWS No. 2, Folio # 379 ~~containing 9,375~~ ^{containing 9,375} ~~square feet~~ ^(square feet).

Also known as 3014 Illinois Ave. and located in
(PROPERTY ADDRESS)

the 13 Election District, 1 ~~1~~ Councilmanic District.

MEH
CP &

467

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 4/23/02 ACCOUNT JL 467 001 006 6150 No. 13313
AMOUNT \$ 50.00

RECEIVED FROM: HIG-DOW

FOR: RES. VAR.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
4/24/2002 4/23/2002 14:51:19
REG MS03 WALKIN JRIC JMR DRAWER 1
RECEIPT # 240795 4/23/2002 DFLH
Dept 5 528 ZONING VERIFICATION
CR ID. 013313
PAID TO \$50.00
BY CR \$50.00 CR
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: #02-467-A
3014 Illinois Avenue
N/S of Illinois Avenue 330'
E of Washington Street
13th Election District
1st Councilmanic District
Legal Owner(s): Gary R. &
Mary E. Higdon

Variance: to permit a side yard setback of 7 feet in lieu of the required 10 feet (for a proposed addition).

Hearing: Tuesday, June 11, 2002 at 11:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

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

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

JT/5/825 May 28 C541589

CERTIFICATE OF PUBLICATION

5/30/2002

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 5/28/2002.

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



LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-467-A

Petitioner/Developer: GARY R.

MARY E. HIGDON

Date of Hearing/Closing: 6/11/02

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 3014 ILLINOIS AVE

The sign(s) were posted on 5/27/02
(Month, Day, Year)

Sincerely,

[Signature] 5/27/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

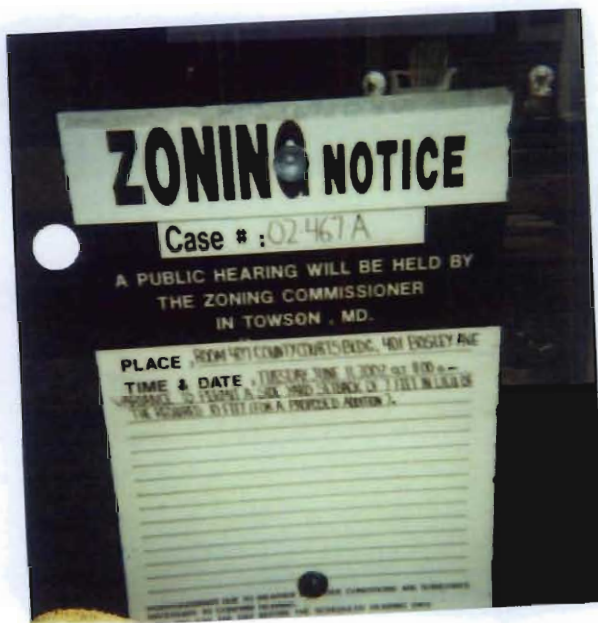
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



RE: PETITION FOR VARIANCE
3014 Illinois Avenue, N/S Illinois Ave,
330' E of Washington St
13th Election District, 1st Councilmanic

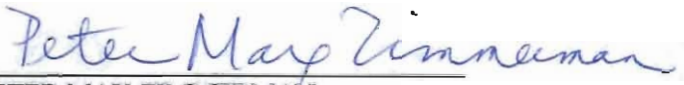
Legal Owner: Gary R. & Mary E. Higdon
Petitioner(s)

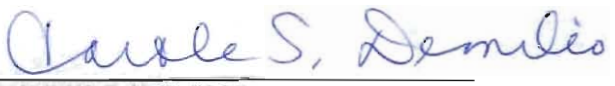
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-467-A

* * * * *

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 22nd day of May, 2002 a copy of the foregoing Entry of Appearance was mailed to Gary R. & Mary E. Higdon, 3014 Illinois Avenue, Baltimore, MD 21227, Petitioners.


PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 28, 2002 Issue – Jeffersonian

Please forward billing to:
Gary & Mary Higdon
3014 Illinois Avenue
Baltimore MD 21227

410 636-2678

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: 02-467-A
3014 Illinois Avenue
N/S of Illinois Avenue 330' E of Washington Street
13th Election District – 1st Councilmanic District
Legal Owner: Gary R & Mary E Higdon

Variance to permit a side yard setback of 7 feet in lieu of the required 10 feet (for a proposed addition).

HEARING: Tuesday, June 11, 2002 at 11:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
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

May 16, 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: 02-467-A
3014 Illinois Avenue
N/S of Illinois Avenue 330' E of Washington Street
13th Election District – 1st Councilmanic District
Legal Owner: Gary R & Mary E Higdon

Variance to permit a side yard setback of 7 feet in lieu of the required 10 feet (for a proposed addition).

HEARING: Tuesday, June 11, 2002 at 11:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue

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

Arnold Jablon G D Z
Director

C: Mr. & Mrs. Gary R Higdon, 3014 Illinois Avenue, Baltimore 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 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.

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/neighbor 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: 02-467-A

Petitioner: HIGDON

Address or Location: 3014 ILLINOIS AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: GARY & MARY HIGDON

Address: 3014 ILLINOIS AVE.

BALTO, MD 21227

Telephone Number: 410-636-2678



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

June 7, 2002

Mr. & Mrs. Gary R Higdon
3014 Illinois Avenue
Baltimore MD 21227

Dear Mr. & Mrs. Higdon:

RE: Case Number: 02-467-A, 3014 Illinois Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 23, 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. GDC
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

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





Baltimore County
Fire Department

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

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

May 7, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DistrIBUTION MEETING OF May 6, 2002

Item No.: See Below

Dear Mr. Zahner:

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.

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

467

460-462, 464-468, 470 & 471

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

INTEROFFICE CORRESPONDENCE

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

DATE: May 29, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
for May 6, 2002
Item No. 460, 461, 462, 463, 464, 465, 466, 467, 468, 469
and 471.

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

RWB:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *285 / TGT*

DATE: June 6, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of May 6, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

(467)
460,462,465-469,471

Jim
6/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 13, 2002

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

MAY 14 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-465, 02-467, and 02-468

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: Arnold F. Keller

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.2.01

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

RE: Baltimore County
Item No. 467 J L

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

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: March 6, 2002

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

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

SUBJECT: Item No.: 467
Legal Owner/Petitioner Gary R. Higdon
Contract Purchaser: N/A
Property Address: 3014 Illinois Ave.
Location Description: N/Side of Illinois Ave 330 ft E of Washington St

VIOLATION INFORMATION: Case No. 02-2156
Defendants: Gary R. Higdon

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) |
| ☐ | 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/ag

C: Code Enforcement Officer



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue 13 Dist
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. 02-2156 Property No. 1319370410 Zoning:

Name(s): HIGDON GARY E
HIGDON MARY E

Address: 3014 ILLINOIS AVE

Violation Location: 3014 ILLINOIS AVE

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

- ① 105.80C PERMIT REQUIRED FOR
ADDITIONAL SIDE OF HOUSE
- ② 7-181 N.5EC PERMIT REQUIRED ELECTRICAL

100.00 Fine FOR WORKING WITH
OUT A PERMIT

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: 4-26-02 Date Issued: 4-12-02

INSPECTOR:

ALLEN GEE

DEFENDANT

CODE ENFORCEMENT REPORT

DATE: 4.11.02 INTAKE BY: Shepton CASE #: 02-2156 INSPEC: ~~Home~~ Gae

COMPLAINT LOCATION: 3014 Illinois Ave 42-110

ZIP CODE 21227 DIST: 13

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

ADDRESS: _____ ZIP CODE: _____

PROBLEM: Addition w/o Permit

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

OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: 1319510410 ZONING: _____

INSPECTION:

4-12-02 Inspected Location No Permit Left A
Corrections Notice to get AAL Permits Building and
Electrical will return on 4-26-02

REINSPECTION:

REINSPECTION:

REINSPECTION:

RA1001B

DATE: 04/10/2002

STANDARD ASSESSMENT INQUIRY (1)

TIME: 15:49:33

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE

13 19 510410 13 1-2 04-00 H NO 12/12/01

HIGDON GARY R DESC-1.. IMPSLT 104,105,106

HIGDON MARY E DESC-2.. BALTIMORE HIGHLANDS

3014 ILLINOIS AV PREMISE. 03014 ILLINOIS AVE

00000-0000

BALTIMORE MD 21227-0000 FORMER OWNER: JORDAN NICHOLAS J, JR

----- FCV ----- PHASED IN -----

PRIOR PROPOSED CURR CURR PRIOR

LAND: 32,590 32,590 FCV ASSESS ASSESS

IMPV: 73,230 77,410 TOTAL.. 108,606 108,606 107,213

TOTL: 105,820 110,000 PREF... 0 0 0

PREF: 0 0 CURT... 108,606 108,606 107,213

CURT: 105,320 110,000 EXEMPT. 0 0

DATE: 10/97 08/00

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

02/03 ASSESS: 108,606 11/09/00

01/02 ASSESS: 107,213 06/01/01

00/01 ASSESS: 42,320 06/01/00

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

To Whom It May Concern:

From: Gary and Mary Ellen Higdon

Subject: 3014 Illinois Avenue - Addition on Side of House

I do not object to the occupants of 3014 Illinois Avenue to build an addition 7 ft off the property line.

Traci Sheckells, occupant of 3018 Illinois Avenue

Traci Sheckells, 19 April 2002

Steven Sheckells, occupant of 3018 Illinois Avenue

Steven Sheckells 19 APRIL 2002

410-636-5710 3012 ILLINOIS AVE BUCKLEY BALLARD

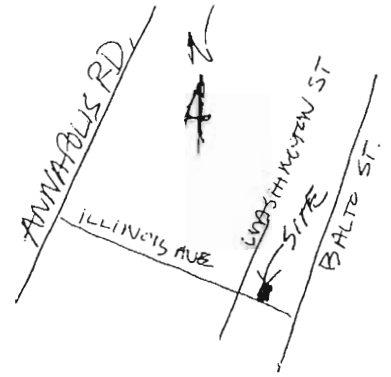
3017 ILLINOISE AVE Longmont

Pet Cx #2

PLAN FOR ZONING VARIANCE

LOC: 3014 ILLINOIS AVE,
 OWNERS, GARY & MARY HIGDON
 ZONING DR 5.5. MAP# SW 6A
 13TH E.D., 1ST C.D.
 LOT SIZE: 9,375 SQ. FT.
 PUBLIC WATER & SEWER.
 NOT IN FLOOD PLAIN.
 NOT HISTORIC.
 NOT IN C.B.C.A.

SUBDIVISION: BALTIMORE HIGHLANDS
 BOOK JWS #2 FOLIO 379 LOTS -
 104-106 BLOCK C.



VICINITY MAP
 N.T.S.

SCALE

1" = 30'

I AM RESPONSIBLE FOR THE
 INFORMATION DRAWN BY
 BALTO CO.

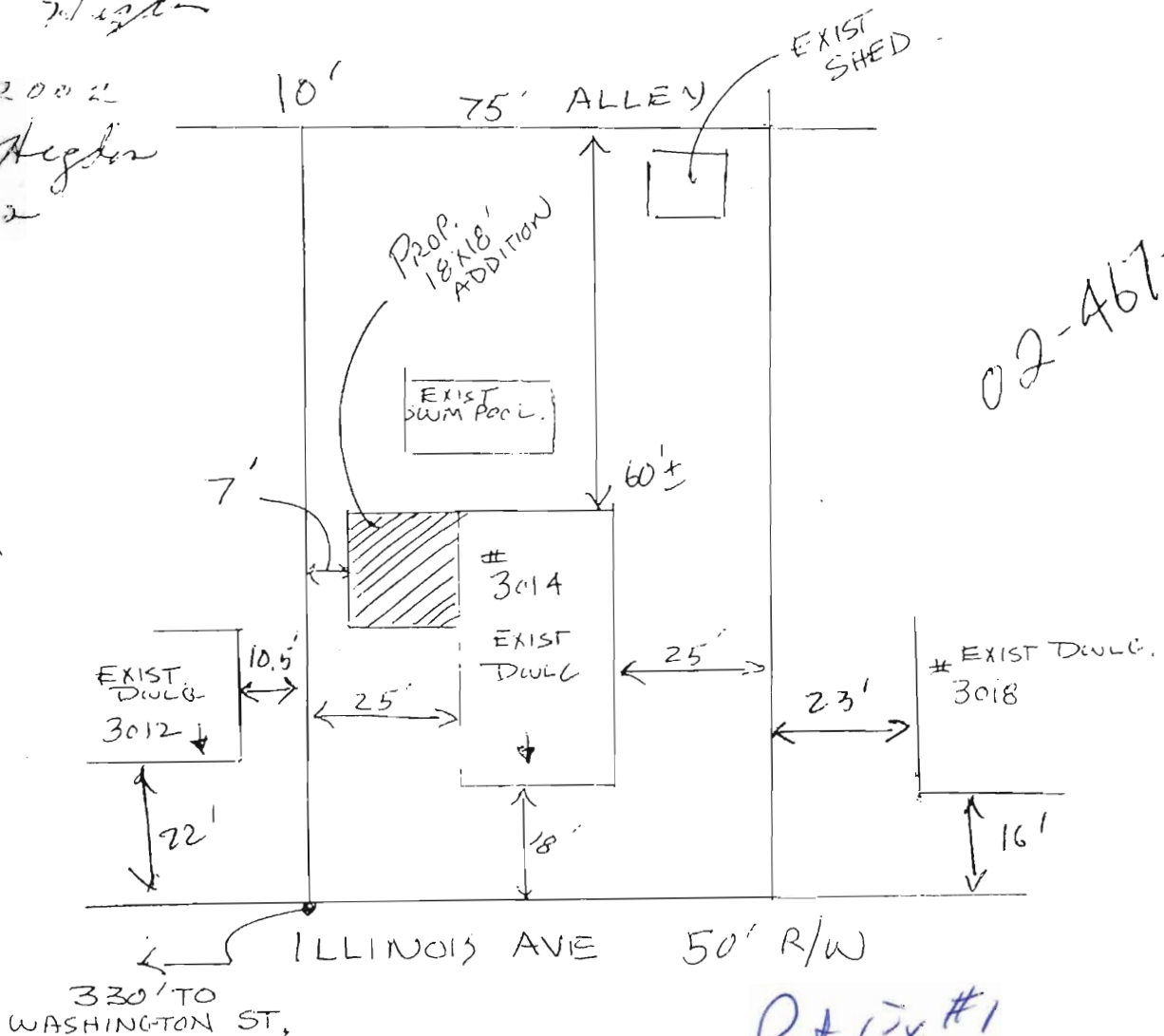
GARY R. HIGDON

4-23-2002

Mary E. Higdon

4-23-02

02-467-A



Pet Ex #1



D.R. 5.5

VERMONT

GEORGIA

WASHINGTON

BALTIMORE

HIGHLANDS

ILLINOIS

SITE

VIRGINIA

D.R. 5.5

OHIO

ABANDONED

ABANDONED

A67

SWGA