

IN RE: PETITION FOR ADMIN. VARIANCE

S/S Virginia Avenue, 250' E
centerline of Brian Street
13th Election District
1st Councilmanic District
(2909 Virginia Avenue)

Mary M. & Richard D. Neisser, Jr.
Petitioners

*
*
*
*
*
*

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 02-497-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Mary M. and Richard D. Neisser, Jr., legal owners, of that property known as 2909 Virginia Avenue in the western area of Baltimore County. The Petitioners herein seek relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a single-family dwelling with an open projection (porch) to have a front average setback of 9 ft. in lieu of the required 11.25 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING

Date

By

6/6/02
D. J. Garrison

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 6th day of June, 2002, that a variance from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a single-family dwelling with an open projection (porch) to have a front average setback of 9 ft. in lieu of the required 11.25 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 6/6/02
By R. J. [signature]



Baltimore County
Zoning Commissioner

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

June 6, 2002

Mr. & Mrs. Richard D. Neisser, Jr.
2909 Virginia Avenue
Baltimore, Maryland 21227

Re: Petition for Administrative Variance
Case No. 02-497-A
Property: 2909 Virginia Avenue

Dear Mr. & Mrs. Neisser:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2909 Virginia Ave
which is presently zoned DR-S.S

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) 303.1 (BCZR)

TO PERMIT A SINGLE FAMILY DWELLING WITH AN
OPEN PROJECTION (PORCH) TO HAVE A FRONT AVERAGED
SETBACK OF 9' IN LIEU OF THE REQUIRED 11.25'

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:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address Telephone No.

Name - Type or Print

City State Zip Code

Signature

Attorney For Petitioner:

2909 Virginia Ave.

410-636-5320

Address

Telephone No.

Name - Type or Print

Baltimore

MD

21227

City

State

Zip Code

Signature

Representative to be Contacted:

Company

Name

Address Telephone No.

Address

Telephone No.

City State Zip Code

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 6/6/02 day of June 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. 02-497-A

Reviewed By CTM Date 5/7/02

Estimated Posting Date 5/20/02

REV 10/25/01

ORDER RECEIVED FOR FILING

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

Address

2909 Virginia Ave.
Baltimore

MD

21227

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 porch had to be 9 ft to be a useable porch
And seeking to avoid hardship to remove sidewalk.
(see photograph)

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

Signature

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of April, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Richard D. Neisser Jr. and Mary M. Neisser
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

Zoning Description For 2909 Virginia Avenue

Beginning at a point on the south side of Virginia Avenue which is 50 feet wide at the distance 250 feet, east of the centerline of the nearest improved intersecting street Brian Street which is 50 Feet wide. * Being Lots # 37 & 38, Block E in the subdivision of Baltimore Highlands as recorded in Baltimore County Plat book # 2, Folio # 379, containing 0.14 acres. Also know as 2909 Virginia Avenue and located in the 13 Election District, 1 Councilmanic District.

#497

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 13363

DATE 5/7/02 ACCOUNT 2001 006 6150
AMOUNT \$ 50.00

RECEIVED FROM: HEISER

FOR: VARIANCE

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
5/07/2002 5/07/2002 11:02:54
REC 0002 MAIL DEPT JEE DRAMER 2
>> RECEIPT # 201218 5/07/2002 UFLH
Dep 5 528 ZONING VERIFICATION
CR NO. 013363
Recpt Tot \$50.00
50.00 CR .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-497-A

Petitioner/Developer: _____

RICHARD & MARY NEISSEN, JR.

Date of Hearing/Closing: 6-4-02

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 _____

2909 VIRGINIA AVE.

The sign(s) were posted on _____

MAY 16, 2002

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

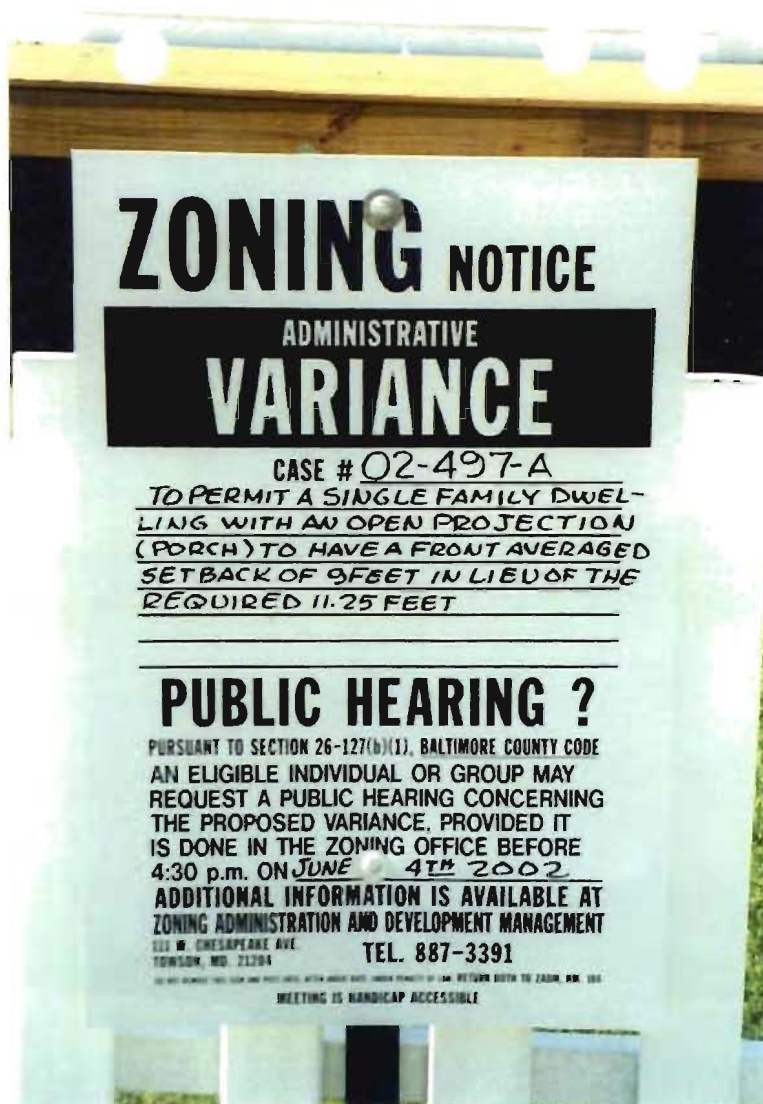
(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-497-A

Petitioner: Mary Neisser

Address or Location: 2909 Virginia Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mary Neisser

Address: 2909 Virginia Avenue
Baltimore MD 21227

Telephone Number: 410-636-5320

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 497 -A

Address 2909 VIRGINIA AVE.

Contact Person: LLOYD T. MOXLEY

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 5/7/02

Posting Date: 5/20/02

Closing Date: 6/04/02

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 02- 497 -A

Address 2909 VIRGINIA AVE.

Petitioner's Name RICHARD MARY NEISSER JR Telephone 410 636 5320

Posting Date: 5/20/02

Closing Date: 6/04/02

Wording for Sign: To Permit A SINGLE FAMILY DWELLING WITH
AN OPEN PROJECTION (PORCH) TO HAVE A FRONT AVERAGED
SETBACK OF 9' IN LIEU OF THE REQUIRED 11.25'.



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 3, 2002

Mr. & Mrs. Richard D Neisser Jr
2909 Virginia Avenue
Baltimore MD 21227

Dear Mr. & Mrs. Neisser:

RE: Case Number: 02-497-A, 2909 Virginia Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 7, 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. G D Z
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 15, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 20, 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:

488, 490-500

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

INTER-OFFICE CORRESPONDENCE

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

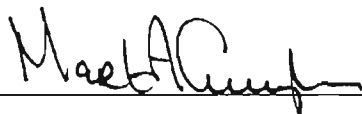
DATE: May 15, 2002

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

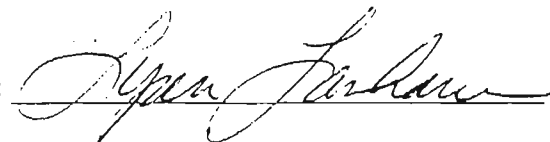
SUBJECT: Zoning Advisory Petition(s): Case(s) 02-487, 02-497, 02-499, and 02-500

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:



Section Chief:



AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.14.02

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

RE: Baltimore County
Item No. 457 LTM

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,

lv 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: May 21, 2002

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

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

SUBJECT: Item No.: 497
Legal Owner/Petitioner: Neisser, Richard D. Jr. & Mary
Contract Purchaser: N/A
Property Address: 2909 Virginia Ave.
Location Description: s/side Virginia Ave. 250 ft. e/Brian St.

VIIOLATION INFORMATION: Case No. 02-2277
Defendants: Neisser, Richard & Mary

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
------	---------

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

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

CODE ENFORCEMENT REPORT

DATE: 4, 16, 02 INTAKE BY: Shelton CASE #: 02-2277 INSPEC: Hohne

COMPLAINT LOCATION: 2909 Virginia Ave

ZIP CODE: 27227 DIST: 13

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

ADDRESS: _____ ZIP CODE: _____

PROBLEM: Building Deck on front of house - no permit

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

TAX ACCOUNT #: 13 11 770710 ZONING: _____

INSPECTION: 4/17/02 - Found Front Porch addition being constructed w/o permit. Issued stop work order. Told to obtain permit \$500 Fine. Recheck 5/1/02. Fine Reduced to \$50 Per RSW

REINSPECTION: 1/1/03 Variance maybe required.

REINSPECTION: _____

REINSPECTION: _____



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. 02-2277	Property No. 13 11 770740	Zoning:
Name(s): Neisser Richard D. Jr Neisser Mary M		
Address: 2902 Virginia Ave		
Violation Location: 2909 Virginia Ave		

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

105.1 - Constructing Front Porch Addition without Permit

109 - Failure to full for required inspections
① Footing inspection

7-36 - \$500 Fine

Fine Reduced to \$50 Per RSW

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

On or Before: 5/1/02	Date Issued: 4/17/02
--------------------------------	--------------------------------

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: **Paul Hohny**

INSPECTOR: **Paul Hohny**

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: 5/1/02	Date Issued: 4/17/02
----------------------------------	--------------------------------

INSPECTOR: **Paul Hohny**

AGENCY

RA1001B

DATE: 04/16/2002

STANDARD ASSESSMENT INQUIRY (1)

TIME: 13:42:08

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
13 11 770710	13	1-2	04-00	H	NO		12/12/01

NEISSER RICHARD D, JR

DESC-1.. IMPSLOTS 37-38

NEISSER MARY M

DESC-2.. BALTIMORE HIGHLANDS

2902 VIRGINIA AVE

PREMISE. 02909 VIRGINIA

AVE

00000-0000

BALTIMORE

MD 21215-6556 FORMER OWNER: KRAFT SHIRLEY R

----- FCV -----			----- PHASED IN -----			
	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	31,250	31,250		FCV	ASSESS	ASSESS
IMPV:	57,670	60,180	TOTAL..	90,592	90,592	89,756
TOTL:	88,920	91,430	PREF...	0	0	0
PREF:	0	0	CURT...	90,592	90,592	89,756
CURT:	88,920	91,430	EXEMPT.		0	0
DATE:	10/97	08/00				

---- TAXABLE BASIS ----		FM DATE
02/03 ASSESS:	90,592	11/09/00
01/02 ASSESS:	89,756	06/01/01
00/01 ASSESS:	35,560	06/01/00

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

#497

Room
119



DATE
Development Management

BUILDING INSPECTOR

enforcement

venue

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.

02-2277

Property No.

13 11 770710

Zoning:

Name(s):

Weisser Richard D. Jr

Weisser Mary M

Address:

2902 Virginia Ave

Violation

Location:

2909 Virginia Ave

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

105.1- Constructing Front Porch
Addition without Permit

109 - Failure to full for
required inspections
① Footing inspection

7-36 - \$500 Fine
REDUCE FINE TO
\$50.00

Please handle as administrative variance
RSuknowo -

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

On or Before:

5/1/02

Date Issued:

4/17/02

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

Paul Hohny

INSPECTOR:

Paul Hohny

STOP WORK NOTICE

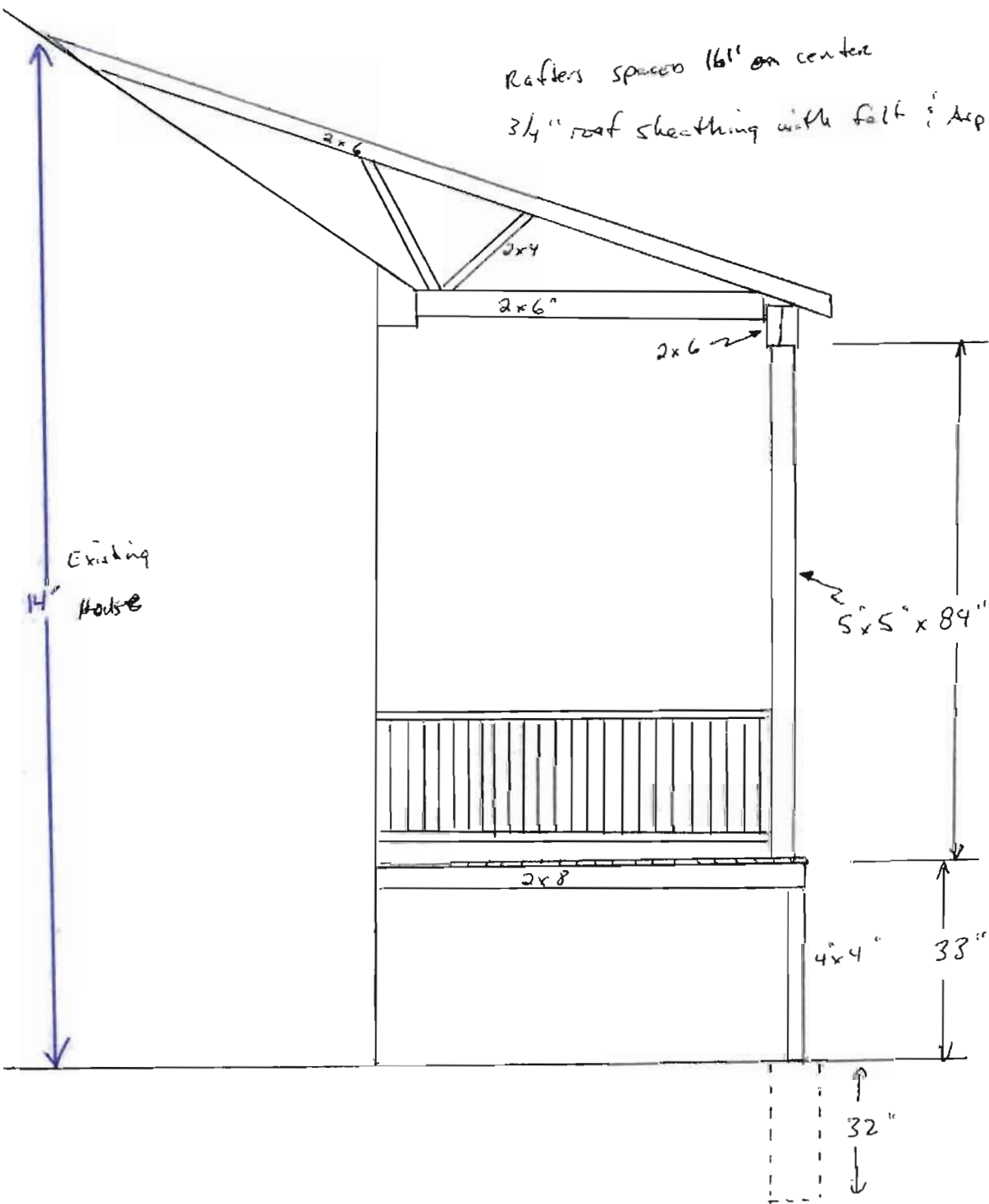
PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than:

5/1/02

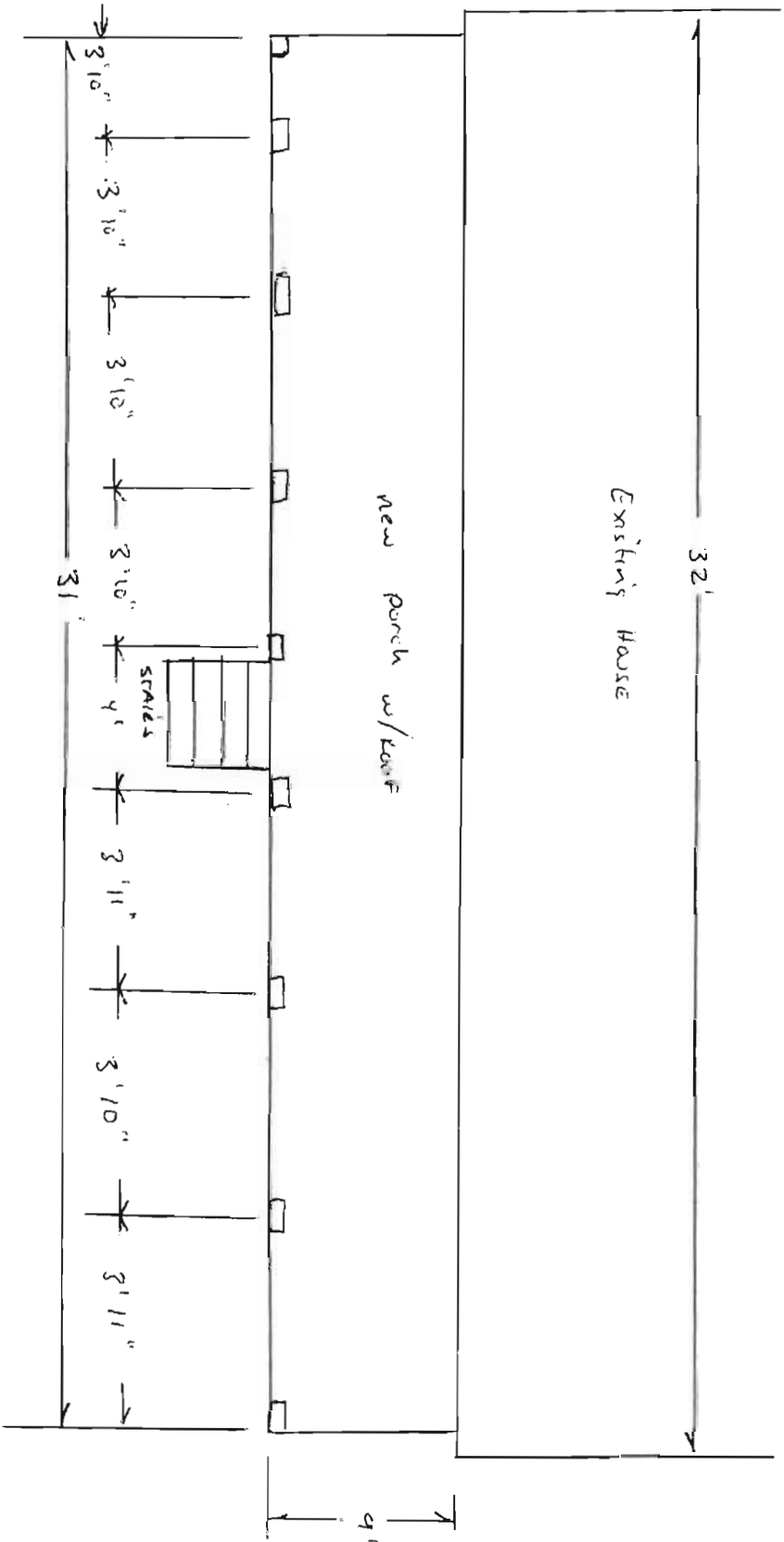
Date Issued:

4/17/02



#497

#497



SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES
WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED
Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 —In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

A	_____	FT.
B	_____	FT.
C	18	FT. FROM PL
D	12	FT. FROM PL
E	_____	FT.
F	_____	FT.

TOTAL (30) ÷ (2) = 15

of dwellings

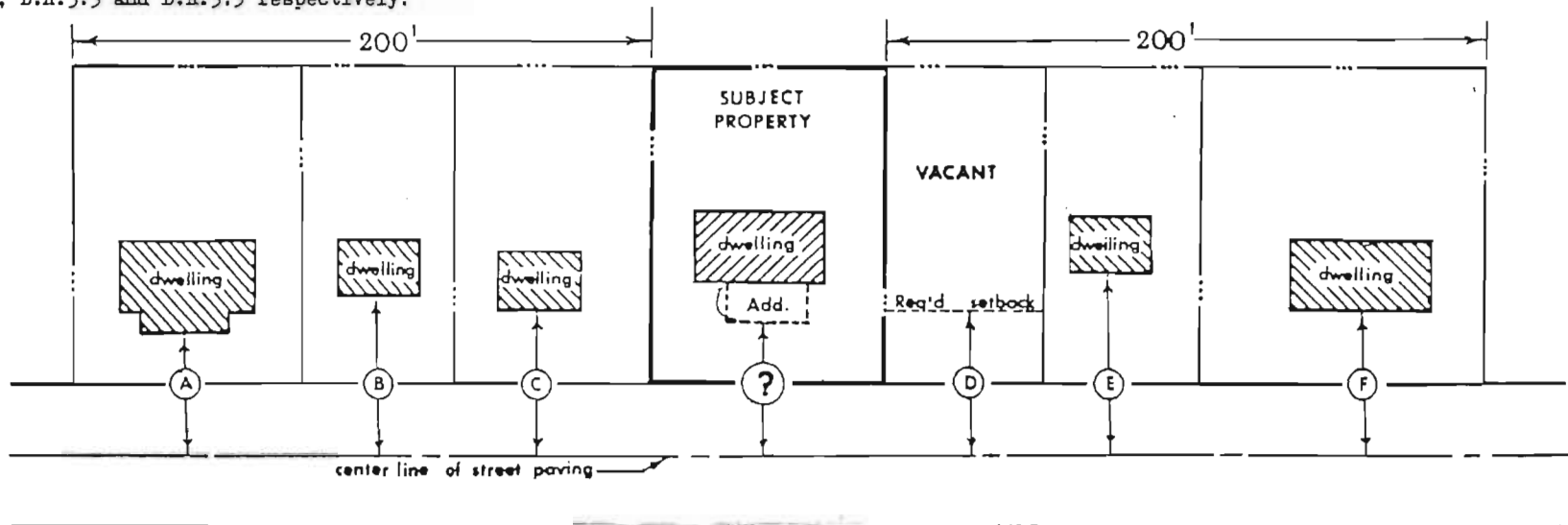
REQUIRED FRONT SETBACK (averaged)

Mary Neisser
applicant's name
2909 Virginia Ave
building address
5-7-02
date

15 x .75 = 11.25 SETBACK REQ FOR OPEN PROJECTION (PORCH)

NORMAL REQUIRED SETBACKS

D.R.2 - 65 ft.
D.R.3.5- 55 ft.
D.R.5.5- 50 ft.

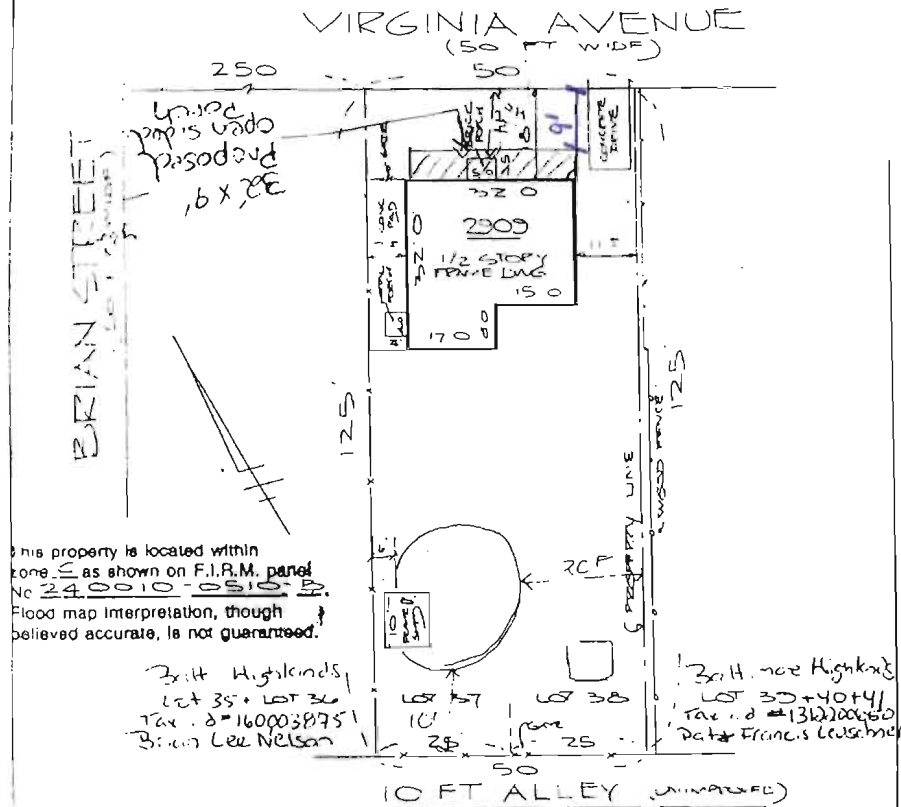


1607

-15-

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

OWNER Richard + Mary Neisser



This property is located within
Zone 5 as shown on F.I.R.M. panel
No 24 0010 - 0510 - 2
Flood map interpretation, though
believed accurate, is not guaranteed.

Trill Highlands
Lot 35 + Lot 36
Tax: 8-160903875
Brian Lee Nelson

Zeit. nur Highkatz
LOT 33+40+41
Tax. id #1362200650
Data Francis Leuschke

LESS 37 AND 38,
BLOCK E, PLAT OF
BALTIMORE HIGHLANDS
PLAT BOX JWS NO. 2,
Folio 37D

ALL SETBACK DIMENSIONS ARE ± ONE
FOOT UNLESS OTHERWISE NOTED.

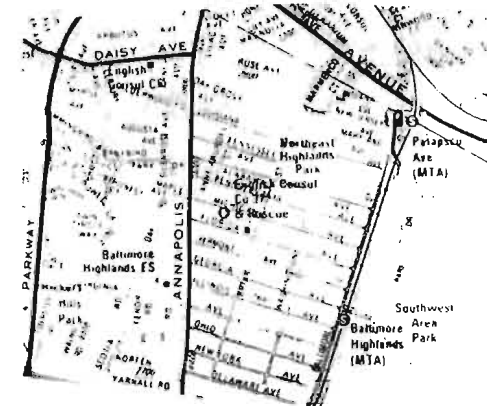


NORTH

REG. NO. 8675

PREPARED BY Maru Nasser

SCALE OF DRAWING: 1" = 20'



VICINITY MAP
SCALE: 1" = 1000'

Ref. Ex. #1

ZONING DR - 5.5

LOT SIZE 0.14 6292.55
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA

YES	NO
☐	☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

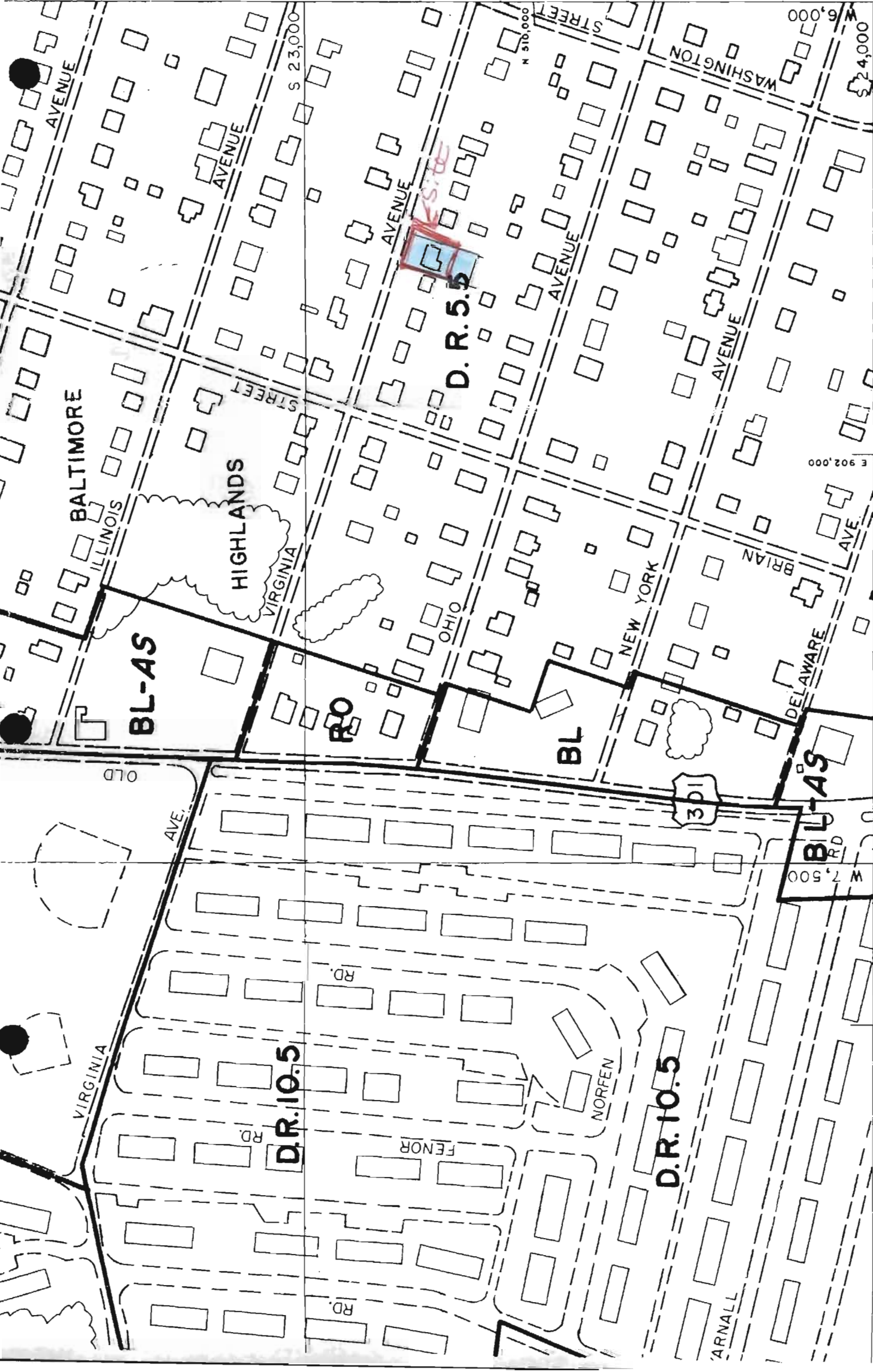
PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

CTM | 407

SW 6 B

#497



ZONING MAP		SCALE	LOCATION	SHEET
		1" = 200' ±	MONUMENTAL BALTIMORE HIGHLANDS	S. W
		DATE OF PHOTOGRAPHY JANUARY 1986		6-B

LA + h

