

IN RE: PETITION FOR VARIANCE
S/S Perry Hall Boulevard at Dead-End,
135.82' E of the c/l Four Mill Road
(9405 Perry Hall Boulevard)
11th Election District
5th Council District

James E. Canoles, IV, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-549-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, James E. Canoles, IV, and his wife, Renae Tollen Canoles. The Petitioners request relief from Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (14' x 23.5' shed) to be located on a lot not improved with a principle structure. The Petition was filed in response to a complaint registered by William Otto, a nearby property owner, with the Code Enforcement Division of the Department of Permits and Development Management as to the location of a shed in the front yard of the subject property. The Petitioners were advised to file the instant Petition in order to resolve the matter. 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 James and Renae Canoles, IV, property owners. Appearing as interested persons/Protestants were William Otto, who filed the complaint, and Ronald Hurst, both of who reside in the neighborhood.

Testimony and evidence offered revealed that the Petitioners own two adjacent parcels in the Chapel Manor subdivision in Perry Hall. As shown on the site plan, the two parcels are identified as Lot 1 and Parcel A and are used collectively as one lot by the Petitioners. Lot 1 consists of a gross area of 0.19 acres, more or less, zoned D.R.5.5 and is improved with a single-family dwelling in which the Petitioners reside. The adjacent Parcel A contains a gross area of

ORDER RECEIVED FOR FILING

Date

By

7/3/12

BP

0.20 acres, also zoned D.R.5.5, and is unimproved but for the subject shed, which is only partially complete as a result of the violation notice and subsequent stop work order that was issued. As shown on the site plan, the shed is located in the (front) northwest corner of Parcel A, adjacent to the (front) southwest corner of Lot 1. The Petitioners testified that the shed would be used for storage as well as a playhouse for their children. Testimony indicated that the shed was designed to be attractive and compatible with the neighborhood.

Messrs. Otto and Hurst appeared and testified. They are not opposed to the Petitioners constructing a shed on their property, but object to its location in the front yard. They note that the shed is highly visible to traffic and adjacent properties on Perry Hall Boulevard. Photographs submitted show that the shed is located in the front yard, just past the end of Perry Hall Boulevard.

At issue in this case is whether the shed is appropriate in its present location. The matter is further complicated by the fact that the lot on which the shed is situated is a vacant, unimproved lot. Although the two lots are used in conjunction with one another as one lot, they have been recorded as separate lots of record. Thus, there are other issues which need be resolved in considering the variance relief sought.

It is clear that the subject shed is an accessory structure as defined in Section 101 of the B.C.Z.R. Under that definition, accessory structures, such as the subject shed, are buildings that are customarily incidental and subordinate to a principle structure which contribute to the comfort, convenience or necessity of the occupants in the principle structure. Moreover, Section 101 requires that the accessory structure be located on the same lot as the principle use or structure served. The Petitioners request a variance from this requirement.

The Zoning Commissioner's Office has considered this issue in the past. Generally, it has been held that this requirement cannot be variances. That is, variances are for setbacks, building heights, required number of parking spaces, and similar requirements. In this instance, the relief requested is in the nature of a use variance. That is, the Petitioners are requesting approval to use a specific property (i.e., Parcel A) in a given manner. The variance statute does not allow such a use variance. Thus, the Petition must be denied.

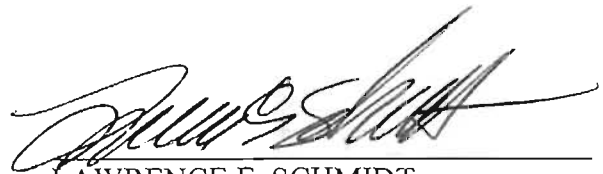
7/31/12
[Signature]

It is to be noted, however, that the Petitioners could remedy this situation by recording a new deed in the Land Records of Baltimore County, combining both properties into a single lot. In that event, the two lots in question would be considered a single parcel and the subject shed would meet the definitional requirements of an accessory structure. However, the shed would also then be governed by other regulations of the B.C.Z.R. Specifically, Section 400 of the B.C.Z.R. requires that accessory structures (i.e., sheds) be located in the rear yard. If the two lots were combined, the shed would be considered to be located in the front yard (i.e., in front of the front wall of the house.) The Petitioner could request a variance from that requirement. Although testimony and argument would be independently considered in that proceeding, the complaints of Mr. Hurst and Mr. Otto do have merit. It seems more appropriate that the shed be located to the rear and/or side of the house so as to decrease its visibility from the street and adjacent houses thereon. The above comments are offered for informational purposes only.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of July, 2002 that the Petition for Variance seeking relief from Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (14' x 23.5' shed) to be located on a lot not improved with a principle structure, be and is hereby DENIED.

Any appeal of this decision must be taken 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 7/31/02

By [Signature]



Baltimore County
Zoning Commissioner

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

August 2, 2002

Mr. & Mrs. James Canoles, IV
9405 Perry Hall Boulevard
Baltimore, Maryland 21236

RE: PETITION FOR VARIANCE
S/S Perry Hall Boulevard at Dead-End, 135.82' E of the c/l Four Mill Road
(9405 Perry Hall Boulevard)
11th Election District – 5th Council District
James E. Canoles, IV, et ux - Petitioners
Case No. 02-549-A

Dear Mr. & Mrs. Canoles:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. William Otto, 3 Bellington Court, Baltimore, Md. 21236
Mr. Ronald Hurst, 5 Bellington Court, Baltimore, Md. 21236
Code Enforcement Division, DPDM; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9405 Perry Hall Blvd
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, the 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) 101 BCZR

TO PERMIT AN ACCESSORY STRUCTURE TO BE
SITUATED ON A LOT NOT IMPROVED WITH A
PRINCIPAL STRUCTURE

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

TO BE DISCUSSED AT THE
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 bound 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):

JAMES EDWARD CANOLES IV

Name - Type or Print

Signature

RENAE TOLLEN CANOLES

Name - Type or Print

Signature

9405 Perry Hall Blvd (410) 529-55

Address

Telephone

BALTO

MD

2123

City

State

Zip C

Representative to be Contacted:

JAMES EDWARD CANOLES IV

Name

9405 PERRY HALL BLVD (410) 529-55

Address

Telephone

BALTIMORE

MD

2123

City

State

Zip C

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By ETM

Date 12/5/02

Case No. 02-549-A

By 220 9/15/98

ORDER RECEIVED FOR FILING
Date 7/31/02
By 220 9/15/98

ZONING DESCRIPTION FOR 9405 Perry Hall Blvd.
(address)

Beginning at a point on the East side of
(north, south, east or west)

Perry Hall Blvd. which is 110 ft.
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 110 ft South of and opposite the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Four Mill Rd.
(name of street)

which is — wide. *Being Lot # — ^{PARCELA} Plot 3
(number of feet of right-of-way width)

Block D, Section # 1 in the subdivision of Chapel Manor
(name of subdivision)

as recorded in Baltimore County Plat Book # 33, Folio # 66,

containing 8,246 Also known as 9405 Perry Hall Blvd.
(square feet or acres) (property address)

and located in the 11th Election District, 5th Councilmanic District.

#549

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 14303

DATE 6/5/02 ACCOUNT R001 006 6150
AMOUNT \$ 50.00

RECEIVED FROM: MR. CAHOLES

FOR: VARIANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
PAID RECEIPT

BUSINESS ACTUAL TIME
6/06/2002 6/05/2002 09:40:02

REG W504 WALKIN DDOL DND DRAWER 2

>>RECEIPT # 184274 6/05/2002 OFLN

DEPT 5 520 ZONING VERIFICATION

CR NO. 014303

Recpt Tot \$50.00

50.00 OK .00 DA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

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: #02-549-A
9405 Perry Hall Boulevard
N/Side First Avenue 95 feet west
of center line of Baltimore Ave.
11th Election District
5th Councilmanic District
Legal Owner(s): James E.
Candies, IV and Renae T.
Candies

Variance: to permit an accessory structure to be situated on a lot not improved with a principal structure.

Hearing: Friday, July 19, 2002 at 10:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson 21204.

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/7/627 July 2 C548242

7/3/2002

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 7/2/2002.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE O. POSTING

RE: Case No.: 02-549-A

Petitioner/Developer: _____

JAMES CANGLES

Date of Hearing/Closing: 7/19/02

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

MR. GEORGE SAHNER
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 _____

9405 PERRY HALL BLVD

The sign(s) were posted on 7/2/02
(Month, Day, Year)

CASE # 02-549-A



Sincerely,

Richard E. Hoffman 7/2/02
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

9405 PERRY HALL BLVD

POSTED 7/2/02

Richard E. Hoffman 7/2/02

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: 02-549-A

Petitioner: JAMES E. CAWLES III

Address or Location: 9405 PERCY HALL BLVD BALD MD 21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES E. CAWLES III

Address: 9405 PERCY HALL BLVD

BALD, MD 21236

Telephone Number: H-410-529-5944 CELL 443-850-4059

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 2, 2002 Issue – Jeffersonian

Please forward billing to:
James E. Canoles, IV
9405 Perry Hall Boulevard
Baltimore, MD 21236

410-529-5944

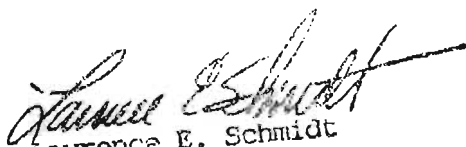
NOTICE OF ZONING HEARING

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: 02-549-A
9405 Perry Hall Boulevard
N/side First Avenue 95 feet west of center line of Baltimore Avenue
11th Election – 5th Councilmanic District
Legal Owner: James E. Canoles, IV and Renae T. Canoles

VARIANCE to permit an accessory structure to be situated on a lot not improved with a principal structure.

HEARING: Friday, July 19, 2002 at 10:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson 21204



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
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

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

June 18, 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: 02-549-A

9405 Perry Hall Boulevard

N/side First Avenue 95 feet west of center line of Baltimore Avenue

11th Election – 5th Councilmanic District

Legal Owner: James E. Canoles, IV and Renae T. Canoles

VARIANCE to permit an accessory structure to be situated on a lot not improved with a principal structure.

HEARING: Friday, July 19, 2002 at 10:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

C: James Edward Canoles, IV and Renae T. Canoles, 9405 Perry Hall Boulevard,
Baltimore 21236
William Otto, 3 Bellington Court, Perry Hall 21236
Rick Wisnom, Chief, Code Enforcement

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 2, 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.

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





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

July 12, 2002

Mr. & Mrs. James E Canoles IV
9405 Perry Hall Boulevard
Baltimore MD 21236

Dear Mr. & Mrs. Canoles:

RE: Case Number: 02-549-A, 9405 Perry Hall Boulevard

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 05, 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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

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



Printed with Soybean Ink
on Recycled Paper



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

June 11, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 10, 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:

535-549

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



file
7/19

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 22, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For June 17, 2002
Item Nos. 535, 536, 537, 538, 539, 540,
543, 544, 545, 547, and 549

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

RWB:CEN:jrb

cc: File

As
7/19

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley

RB/RT

DATE: July 15, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of June 10, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

535-537, 539, 540, 546, 547, 549

Ja
7/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 19, 2002

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

SUBJECT: 9405 Perry Hall Blvd.

INFORMATION:

Item Number: 02-549

Petitioner: James Edwards Canoles IV.

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning is of the opinion that the subject request is for a "use variance." This office will defer to any comment(s) submitted by PDM Zoning.

Prepared by: Mark A. Campbell

Section Chief: Stephen J. Parker

AFK/LL:MAC:

JUN 24



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6.17.02

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

RE: Baltimore County
Item No. 549 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,

1- 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: June 13, 2002

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

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

SUBJECT: Item No.: 549
Legal Owner/Petitioner
Contract Purchaser: James E. & Renea Canoles IV
Property Address: 9405 Perry Hall Blvd
Location Description: E/side Perry Hall Blvd. 110 ft. S of Four Mill Rd

VIIOLATION INFORMATION: Case No. 02-2855
Defendants: James E. & Renea Canoles IV

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
William Otto	3 Bellington Ct.

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

- X 1. Complaint letter/memo/email/fax (if applicable)
- X 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- X 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☐ 8. Photographs including dates taken
- X 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt (if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/gb
C: Code Enforcement Officer



Baltimore County
Department of Permits and
Development Management

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

410 529 5944

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

11 DIST

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 02-2855	Property No. 11 10 001266	Zoning:
------------------------------	------------------------------	---------

Name(s): CANOLES SIM, RENEE

Address: 9405 PERRY HALL BLVD

Violation Location: SAME

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

IRC 105 - PERMIT REQ.
FOR SHED 16' x 22'
SHED IS IN SIDE YARD
IN FRONT OF HOUSE

\$100.00 INVEST FEE

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: 5-14-02	Date Issued: 5-7-02
----------------------------	------------------------

INSPECTOR: A. Glenn Berry AGENCY

CODE ENFORCEMENT REPORT

29 D-6

DATE: 5/6/02 INTAKE BY: Hopkins, K CASE #: 02-2855 INSPEC: Ecker, E.

COMPLAINT

LOCATION:

9405 Perry Hall Blvd. ?

(last house before Four Mill Rd.)

map 29-D5

ZIP CODE: 21236 DIST: 11

COMPLAINANT

NAME:

Wm. Otto

PHONE #: (H) 410-256-4754(w)

ADDRESS:

ZIP CODE:

PROBLEM:

ildg. huge shed w/o permit in front yard

IS THIS A RENTAL UNIT?

YES

NO

IF YES, IS THIS SECTION 8?

YES

NO

OWNER/TENANT

INFORMATION:

TAX ACCOUNT #: can't locate 11/10 001266

ZONING:

INSPECTION:

5-7-02 - shed 16x22+ BEING
CONSTRUCTED IN FRONT OF HOUSE IN SIDE YARD.
ISSUED STOP WORK (GAVE TO HOMEOWNER) TO
OBTAIN PERMIT BY 5-14-02. If Perry
called complaint with above info.

KA REINSPECTION:

REINSPECTION:

REINSPECTION:

RA1001B

DATE: 05/07/2002

STANDARD ASSESSMENT INQUIRY (1)

TIME: 10:40:17

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
11 10 001266	11	3-3	04-00	H	NO		12/12/01

CANOLES JAMES E, 4TH

DESC-1... IMPS

CANOLES RENAE T

DESC-2... CHAPEL MANOR

9405 PERRY HALL BLVD

PREMISE. 09405 PERRY HALL

BLVD

00000-0000

BALTIMORE

MD 21236-1315

FORMER OWNER: BANKERS TRUST COMPANY OF

----- FCV -----	----- PHASED IN -----	
PRIOR	PROPOSED	CURR
LAND: 37,410	37,410	FCV
IMPV: 50,060	50,210	ASSESS
TOTL: 87,470	87,620	ASSESS
PREF: 0	0	ASSESS
CURT: 87,470	87,620	ASSESS
DATE: 05/96	09/98	ASSESS

----	TAXABLE BASIS	----	FM DATE
02/03	ASSESS: 87,620	09/30/00	
01/02	ASSESS: 87,570	06/01/01	
00/01	ASSESS: 35,000	06/01/00	

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

RE: PETITION FOR VARIANCE
9405 Perry Hall Blvd. E/side Perry Hall Blvd.
110 feet south of Four Mill Road

11th Election District 5th Councilmanic District
Legal Owner: James Edward & Renae T. Canoles
IV

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-549-A

* * * * *

ENTRY OF APPEARANCE

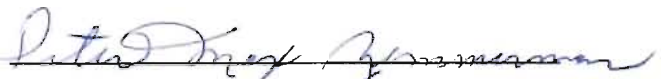
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.


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 20th day of June, 2002 a copy of the foregoing Entry of Appearance was mailed to James Edward Canoles IV, 9405 Perry Hall Blvd., Baltimore, Md. 21236
Petitioner(s)


PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

Ronald Horst

Wm. OTTO

ADDRESS

5 Bellington Ct 21236

3 BELLINGTON CT 21236



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JAMES E. CANOLES IV

9405 Perry Hall BLVD

RENAE T. CANOLES

9405 Perry Hall BLVD
BALTO. MD 21236



July 16, 2002

To Whom It May Concern:

I am Mr. Canoles' neighbor at 9409 Perry Hall Blvd. I have seen the playhouse/shed he is building and have no problems with the size shape or placement of this structure. Please contact me if I can be of any assistance.

Sincerely,

Tom & Mary Wetzelberger

Tom and Mary Wetzelberger

led
3A

July 16, 2002

To Whom It May Concern:

I am Mr. Canoles' next door neighbor at 9407 Perry Hall Blvd. I have seen the playhouse/shed he is building and have no problems with the size shape or placement of this structure. Please contact me if I can be of any assistance.

Sincerely,

Mr. & Mrs. Henry Fajkowski Jr.

Henry and Susan Fajkowski

*Feb
3B*

July 16, 2002

To Whom It May Concern:

I am Mr. Canoles' neighbor at 9411 Perry Hall Blvd. I have seen the playhouse/shed he is building and have no problems with the size shape or placement of this structure. Please contact me if I can be of any assistance.

Sincerely,

James E. Canoles III

James and Janice Canoles

*Ad
34*

PETITION TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING
 PROPERTY ADDRESS 9405 Perry Hall Blvd.

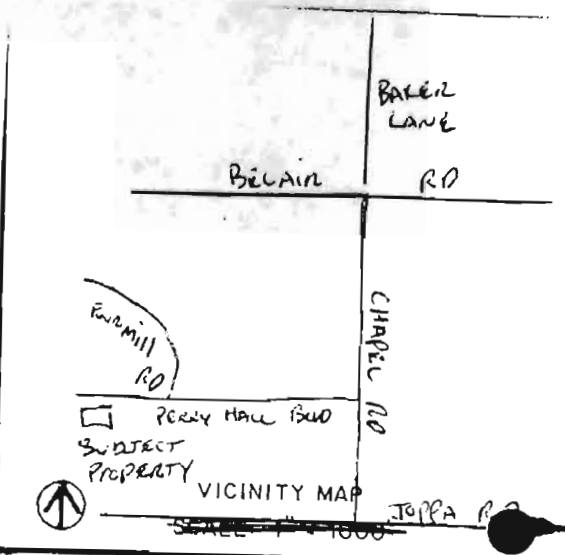
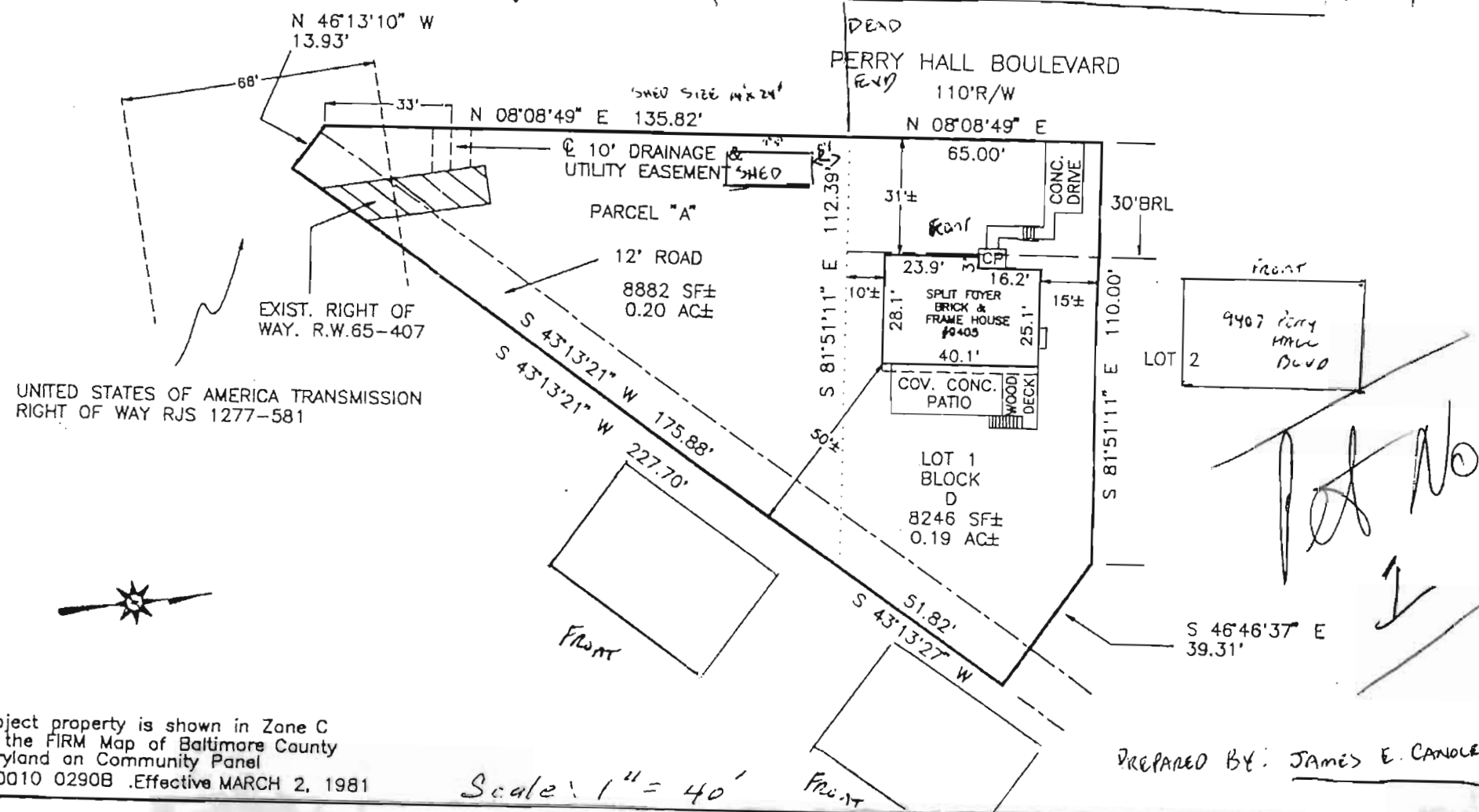
SUBDIVISION NAME Chapel Manor

PLAT BOOK # 33 FOLIO # 66 LOT # 1 SECTION # 1 Plat 3 Block D

✓ OWNER JAMES E. CANOLDS JR + RENAE T. CANOLDS

VACANT, Wood Lot

OPEN SPACE



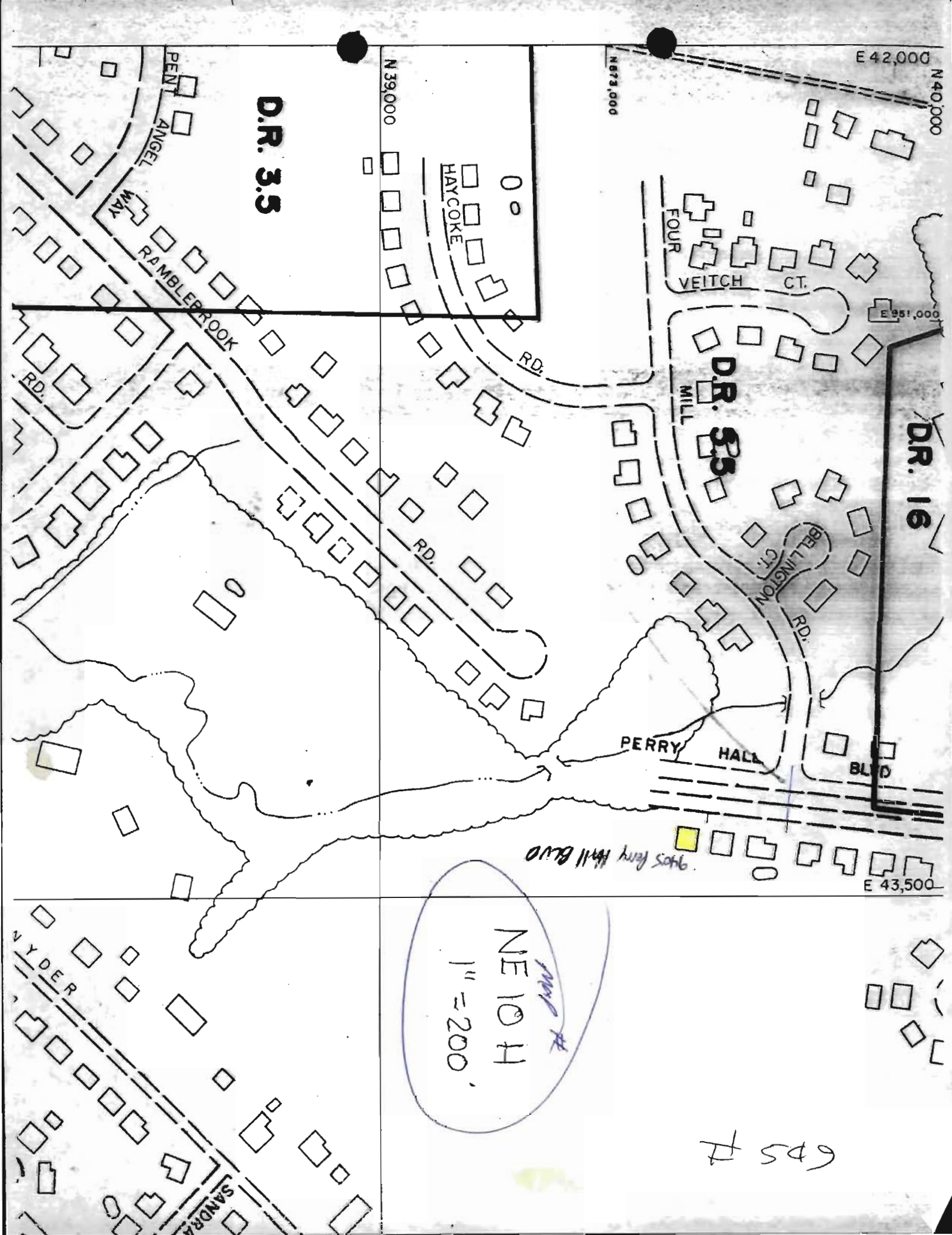
LOCATION INFORMATION			
ELECTION DISTRICT	11 th		
COUNCILMANIC DISTRICT	5 th		
1"=200' SCALE MAP #	NE, 10-H		
ZONING	DR-5.5		
LOT SIZE	0.19	8,246	
	ACREAGE	SQUARE FEET	
SEWER	☒ PUBLIC	☐ PRIVATE	
WATER	☒	☐	
CHESAPEAKE BAY CRITICAL AREA	☐ YES	☒ NO	
100 YEAR FLOOD PLAIN	☐	☒	
HISTORIC PROPERTY/ BUILDING	☐	☒	
PRIOR ZONING HEARING	N/A		
ZONING OFFICE USE ONLY			
REVIEWED BY	ITEM #	CASE #	
JJS	549		

Subject property is shown in Zone C
 on the FIRM Map of Baltimore County
 Maryland on Community Panel
 240010 0290B Effective MARCH 2, 1981

Scale: 1" = 40'

PREPARED BY: JAMES E. CANOLDS JR

VIOLATION #
 022855



D.R. 3.5

D.R. 5.5

D.R. 16

PENT ANGEL WAY

RAMBLER BROOK RD.

HAYCOKE RD.

FOUR

VEITCH CT.

BELLINGTON CT.

PERRY HALL

BLVD

photos Perry Hall Blvd

NE 10 H
1" = 200'

549

SANDRA BLVD

YDER

Protestants
Ex. 1A-1E
photographs
#02-549-A

Proof 1A



Proof 1B





Proof 1C



Proof 1D

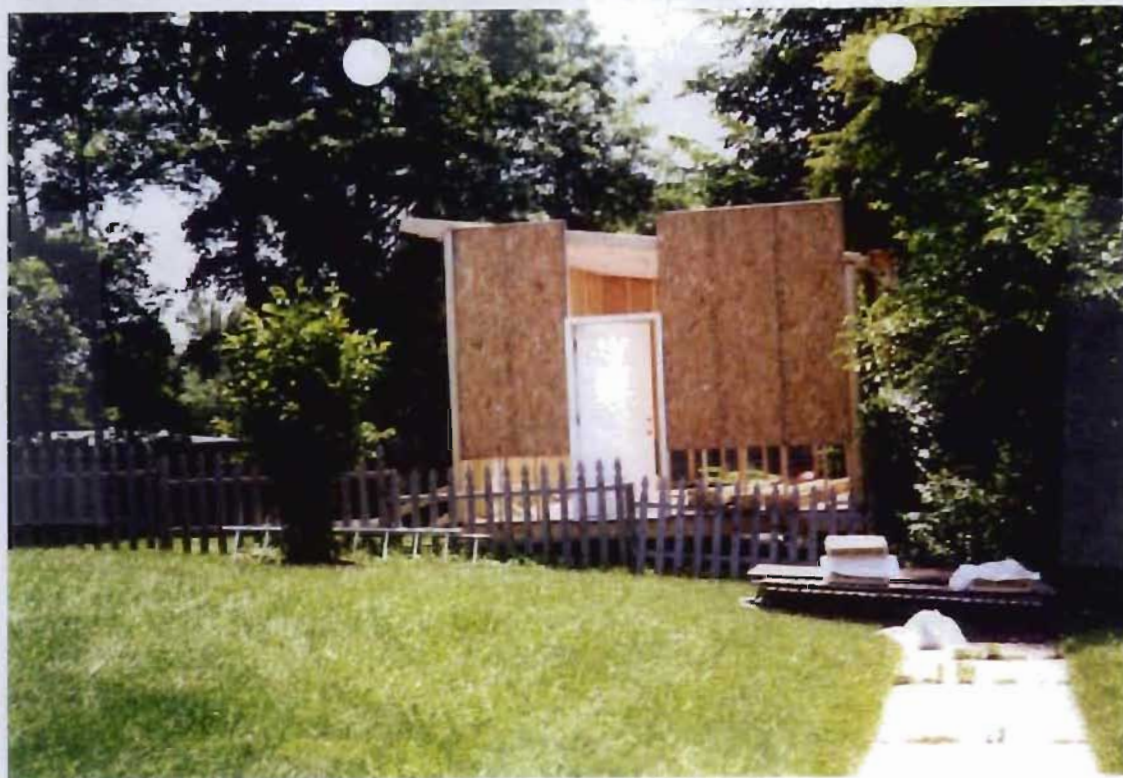


Photo 1E

photograph
#02-549-A





