

IN RE: PETITION FOR SPECIAL HEARING
N/S Shady Nook Court, 452' W
Shady Nook Avenue
1st Election District
1st Councilmanic District
(214 Shady Nook Court)

Steve L. Burks
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-035-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, Steve L. Burks. The Petitioner is requesting special hearing relief to approve a two-apartment dwelling as a non-conforming use. The subject property is located at 214 Shady Nook Court, which is situated in the Catonsville area of Baltimore County.

Appearing at the hearing on behalf of the special hearing request were Steve Burks, owner of the property and Ms. Thelma V. Bell, the adjacent property owner. There were no protestants or others in attendance.

Testimony and evidence offered at the hearing demonstrated that the building, which is the subject of this special hearing request, contains two separate apartment units. Both of these apartment units have existed within this dwelling since prior to 1955, which is the effective date prior to which the Petitioner must prove their existence. These apartments have existed within this building openly, continuously, and uninterruptedly since prior to 1955 until the present date. Corroborating this evidence was Ms. Thelma V. Bell, an adjacent property owner. Ms. Bell has resided adjacent to this property since 1963 and continues to live there today. She stated, based on her own personal knowledge, that she is aware that the two apartments existed within that dwelling since the time that she moved onto her property in 1963. Prior to that, the Petitioner

RECEIVED FOR FILING
9/10/02
H. J. J. J.

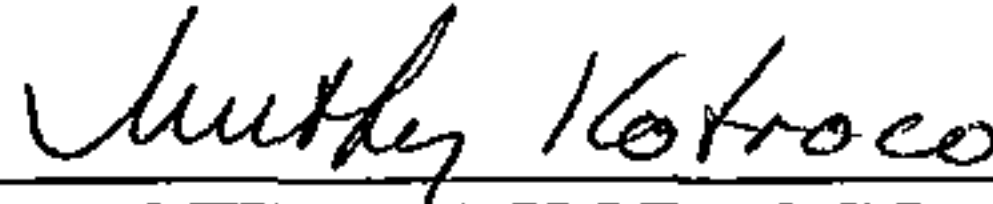
submitted written evidence from the previous owner's son indicating that the apartments were constructed prior to 1955.

After considering the testimony and evidence in support of this special hearing request and the lack of opposition thereto, I find that the subject property does in fact enjoy a non-conforming use for two separate apartments within this building. Accordingly, the special hearing shall be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the special hearing relief shall be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 10th day of September, 2002, that the Petitioner's Special Hearing request to approve the subject property as a two-apartment dwelling as a non-conforming use, be and is hereby GRANTED.

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

9/10/02
P. J. G. [Signature]



Baltimore County
Zoning Commissioner

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

September 10, 2002

Steve L. Burks
3 Philbar Court
Catonsville, Maryland 21228

Re: Petition for Special Hearing
Case No. 03-035-SPH
Property: 214 Shady Nook Court

Dear Mr. Burks:

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

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

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Thelma Bell
216 Shady Nook Court
Catonsville, MD 21228

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



Printed with Soybean Ink
on Recycled Paper

ORIGINAL! KEEP IN ZONING FILE



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 214 SHADY NOOK CT.
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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve A 2 APARTMENT DWELLING AS A NONCONFORMING USE.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, 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):

x

STEVE L. BUCKS

Name - Type or Print

x

Steve L. Bucks

Signature

Name - Type or Print

Signature

x

3 PHILBAR CT.

Address

x

410-719-8704

Telephone No.

x

GROSVILLE

City

x

MD.

State

x

21228

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 HR.

UNAVAILABLE FOR HEARING -

Reviewed By JL

Date 7/19/02

Case No. 03 035 SPH

REU 9/15/98

Zoning Description

Zoning Description for 214 Shady Nook Ct.
Beginning at a point on the North side of
Shady Nook Ct. at the distance of 452 feet
West of the nearest improved intersecting
Street Shady Nook Ave.* Being Lot # 10, Block
Section # A in the subdivision of Shady Nook
as recorded in Baltimore County Plat Book # 7,
Folio # 190, containing 7,500 square feet.
Also known as 214 Shady Nook Ct. and
located in the 1st Election District, 1st
Councilmanic District.

035

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

03 035 SPH
No. 06717
JL

DATE 7/19/02 ACCOUNT 001 006 6150
AMOUNT \$ 50.00

RECEIVED FROM: BURKS

FOR: SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

DATE RECEIVED
FILED RECEIPT

AMOUNT ACTUAL TIME

7/19/02 7/19/2002 05:35:17

PAID BY BANK STATE OF MARYLAND

RECEIPT # 145817 7/19/2002

DATE 7/19/2002 ZONING VERIFICATION

LR NO. 006718

PAID TO 150.00

50.00 IN .00

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 #03-035-SPH,
214 Shady Nook Court,
North side of Shady Nook
Court, 452.8 feet west of
Shady Nook Avenue
1st Election District
1st Councilmanic District
Legal Owner(s) Steve L.
Burks

Special Hearing: to approve a 2-apartment dwelling as a non-conforming use.

Hearing: Wednesday, August 28, 2002 at 11:00 a.m. in Room 106, 111 West Chesapeake Ave., 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 8/643 Aug. 13 C556325

CERTIFICATE OF PUBLICATION

8/15/, 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 8/13/, 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.: 03-035-3PH

Petitioner/Developer: STEVE

L. BURKS

Date of Hearing/Closing: 8/28/02

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 214 SHADY NOOK

COURT

The sign(s) were posted on 8/11/02
(Month, Day, Year)

Sincerely,

[Signature] 8/11/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

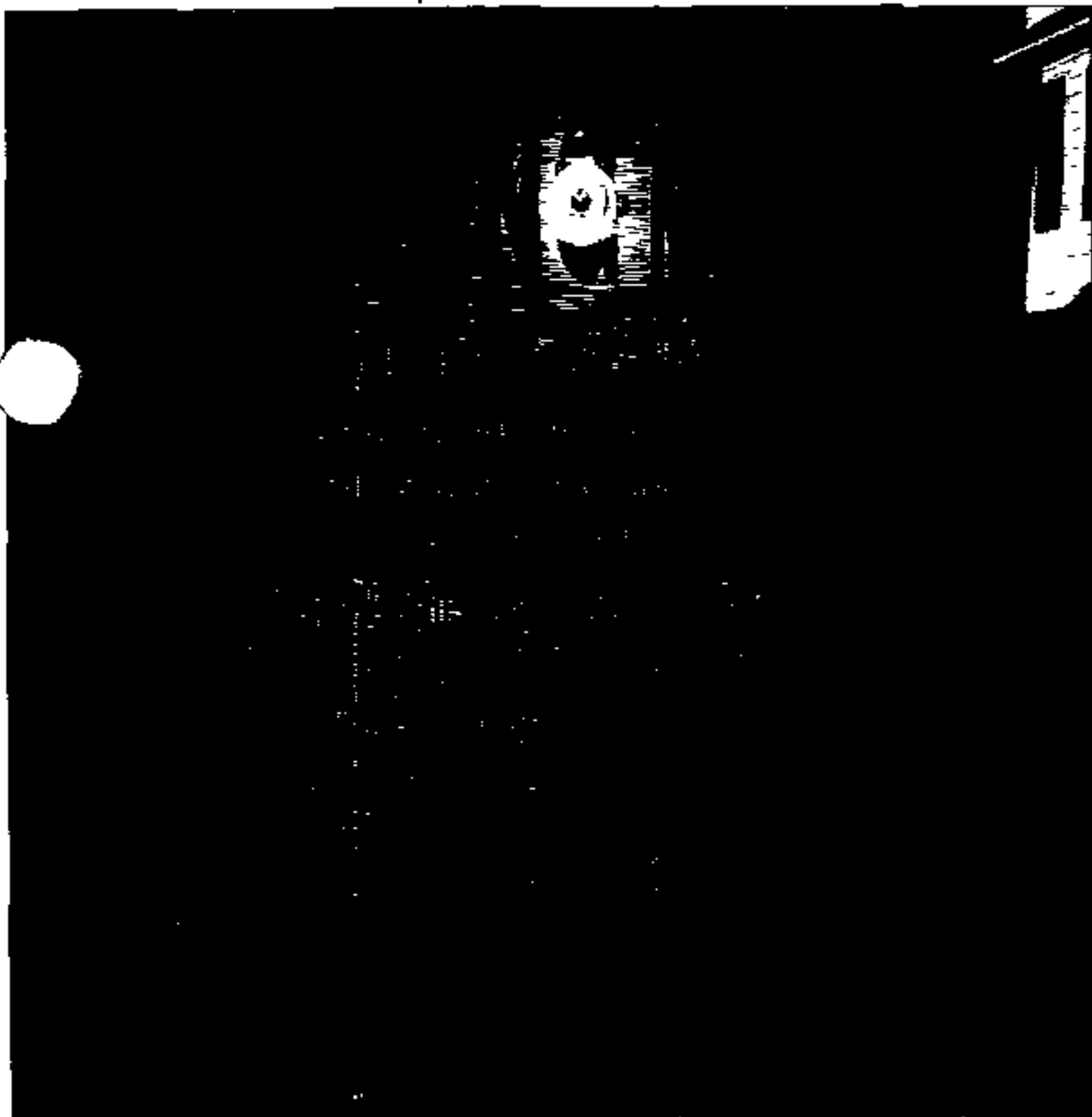
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



RE: PETITION FOR SPECIAL HEARING
214 Shady Nook Court
452.8' west of Shady Nook Avenue
1st Election District 1st Councilmanic
District
Legal Owner: Steve Burks
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 03-035-SPH

* * * * *

ENTRY OF APPEARANCE

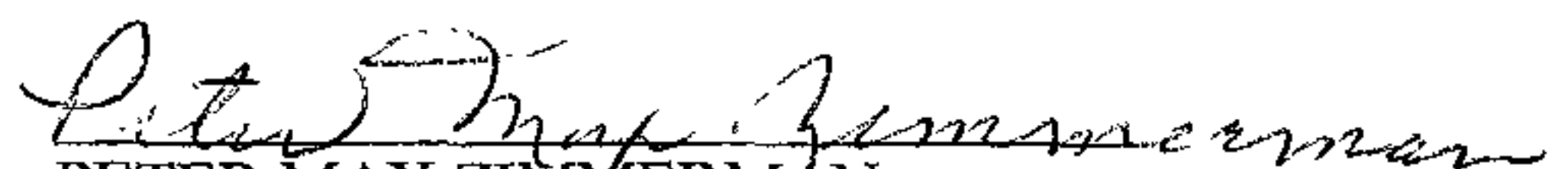
Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in 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 5th day of August, 2002, a copy of the foregoing Entry of Appearance was mailed to Steve L. Burks, 3 Philbar Court, Catonsville, Maryland 21228 Petitioner(s).


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 13, 2002 Issue – Jeffersonian

Please forward billing to:
Steve Burks
3 Philbar Court
Catonsville, MD 21228

410-719-8704

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: 03-035-SPH

214 Shady Nook Court

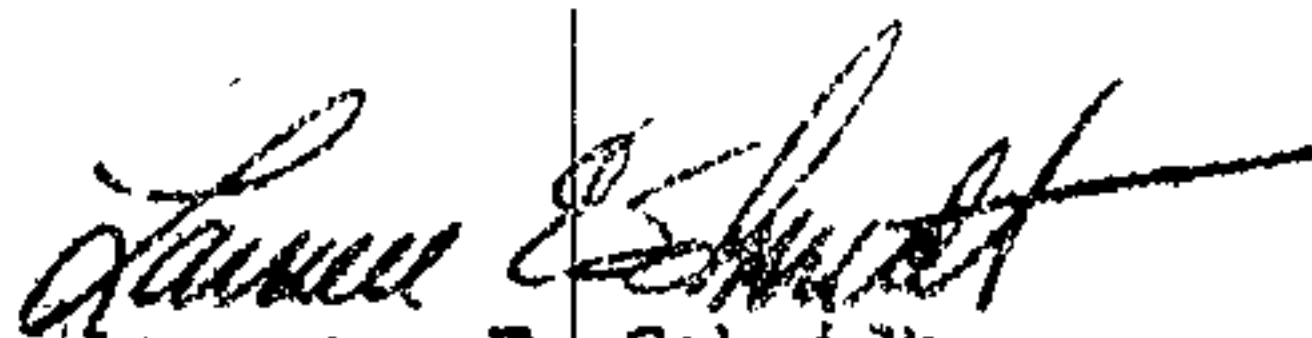
North side of Shady Nook Court 452.8 feet west of Shady Nook Avenue

1st Election District – 1st Councilmanic District

Legal Owner: Steve L. Burks

Special Hearing to approve a 2-apartment dwelling as a non-conforming use.

HEARING: Wednesday, August 28, 2002 at 11:00 a.m. in Room 106, 111 West Chesapeake Ave, 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

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 1, 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: 03-035-SPH

214 Shady Nook Court

North side of Shady Nook Court 452.8 feet west of Shady Nook Avenue

1st Election District – 1st Councilmanic District

Legal Owner: Steve L. Burks

Special Hearing to approve a 2-apartment dwelling as a non-conforming use.

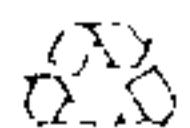
HEARING: Wednesday, August 28, 2002 at 11:00 a.m. in Room 106, 111 West Chesapeake Ave, Towson 21204

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

Arnold Jablon
Director

C: Steve L. Burks, 3 Philbar Court, Catonsville 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 13, 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/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: 03-035-SPH

Petitioner: ☒ Steve L. Burks

Address or Location: ☒ 214 SHADY NOOK CT

PLEASE FORWARD ADVERTISING BILL TO:

Name: ☒ STEVE BURKS

Address: ☒ 3 PHILBAR CT.

☒ CATONSVILLE MD 21228

Telephone Number: ☒ 410 719-8704

Revised 2/20/98 - SCJ



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

August 23, 2002

Steve L Burks
3 Philbar Court
Catonsville MD 21228

Dear Mr. Burks:

RE: Case Number: 03-035-SPH, 214 Shady Nook Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 19, 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: Shirley Thomas, 212 Shady Nook Court, Baltimore 21228
Code Enforcement Ed Creed, Sr.
People's Counsel

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





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

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

July 30, 2002

ATTENTION: George Zahner

RE:

Property Owner:

Location: 214 Shady Nook Rd.

Item No.: 035

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 200 Edition prior to occupancy.

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
8/28

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** August 29, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For August 5, 2002
Item No. 035

The Bureau of Development Plans Review has reviewed the subject zoning item.
The issue of onsite parking needs to be addressed.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS JTGT*

DATE: August 16, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of July 29, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

(35)

31-37, 40, 41

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

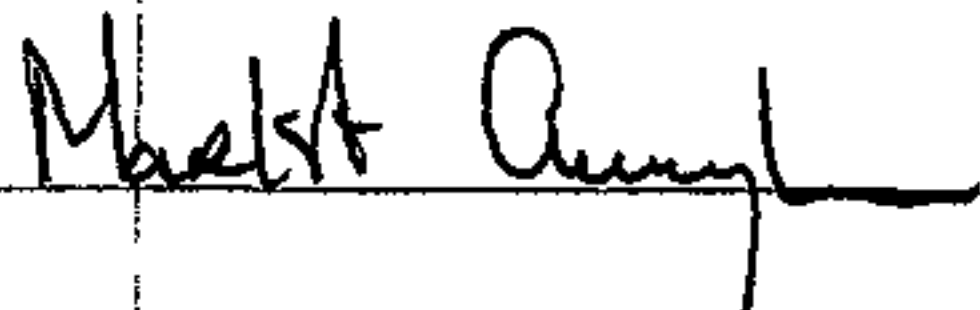
DATE: August 9, 2002

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-035**

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: 7.27.02

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

RE: Baltimore County
Item No. 035

JLL

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,

for 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



Maryland Department of Planning

Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary

Mary Abrams
Deputy Secretary

July 30, 2002

Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Room 111, Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda - case numbers 03-031-A, 03-032-A, 03-033-SPH, 03-034-SPHA, 03-035-SPH, 03-036-A, 03-037-A, 03-038-A, 03-039-A, 03-040-SPH & 03-041-A

To whom it may concern:

The Maryland Department of Planning has received the above-referenced information on 7/29/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: August 5, 2002

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

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

SUBJECT: Item No.: 035
Legal Owner/Petitioner: Steve Burks
Property Address: 214 Shady Nook Court
Location Description: North side of Shady Nook Court 452.8 ft west of Shady Nook Ave

VIOLATION INFORMATION: Case No.: 02-1980

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:

Shirley Thomas
212 Shady Nook Court
Baltimore, MD 21228

*sent
8-6-02*

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:

Code Enforcement Report
Tax Assessment Inquiry (1 of 3)
Correction Notice
Citation/ Proof of Service

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/lrs

c: Code Enforcement Ed Creed, Sr.



Baltimore County
Department of Permits and
Development Management

Code Inspection 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 CITATION
SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

Citation/Case No. 02-1980	Property No. 01-18-000-830	Zoning: DR
Name(s): STEVEN L. BURKS		
Address: 214 SHADY NOOK CT. BALTO. 21228		
Violation Location: 214 SHADY NOOK CT. BALTO. 21228		
Violation Dates: 4/4/02 TO 7/1/02 91 @ 2000		

BALTIMORE COUNTY FORMALLY CHARGES THAT THE ABOVE-NAMED PERSON(S) DID
UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS:

B.C. 2.2.101.102, 1.1801.1A 402
Failure to apply or obtain
ALL PERMITS FOR CONVERSION
OF A SINGLE FAMILY DWELLING
TO A MULTI FAMILY DWELLING

Pursuant to Section 1-8, Baltimore County Code, a civil penalty
has been assessed, as a result of the violation cited herein, in
the amount indicated:

\$ **18,200.00**

A quasi-judicial hearing has been pre-scheduled in Room 116,
111 West Chesapeake Avenue, Towson, Maryland, for:

Date: **8/20/02**

Time: **9 AM**

Citation must be served by:

Date: **7/16/02**

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true
and correct to the best of my knowledge, information, and belief.

Print Name: **EO CRENSHAW**

Date: **7/1/02** Inspector's Signature:

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name: _____ Citation/Case No.: **02-1980**

Address: _____

Date

Defendant's Signature

AGENCY

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

County Office Building, Room 119

111 West Chesapeake Avenue

Towson, Maryland 21204

BALTIMORE COUNTY, Plaintiff, vs. STEVEN L. BURKS, Defendant

Case # 1900⁰² Violation Address 214 SHADY NOOK CT Zip 21228

Hearing Date 8/29/02 Issued Date 7/1/02 Expiration Date 7/16/02

Author of Citation ED CREED SA

REQUEST FOR SERVICE

Please serve the attached process on the person shown.

ORDER FOR SERVICE

You are hereby commanded to serve the attached process and to make your return promptly on this Order if served, and if you are unable to serve, you are to make your return on this Order and return the original process no later than the last day following the termination of the validity of the process.

PROOF OF SERVICE

I hereby CERTIFY that:

☒ A Citation and all other papers filed with it were served by restricted delivery mail, return card attached.

☐ A Citation and all other papers filed with it were served by personal delivery to _____,
Individual or agent served

At this address _____ Zip _____, on _____/_____/_____, _____ a.m./p.m.
Date Time

Description of Person Served: Race _____ Sex: M F Height: _____ ft. _____ in. Wt. _____ lbs.
Age: _____ yrs. Other: _____

Telephone verification of citation acknowledgment from _____ on _____/_____/_____,

I was unable to serve:

1 st Attempt	_____/_____/_____, _____ a.m./p.m. because _____	Initials _____
2 nd Attempt	_____/_____/_____, _____ a.m./p.m. because _____	Initials _____
3 rd Attempt	_____/_____/_____, _____ a.m./p.m. because _____	Initials _____

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief, and do further affirm that I am a competent person over 18 years of age and not a party to the case.

111 W. Chesapeake Ave. Towson, MD 21204
Server's Address

410-887-3351
Telephone

ED CREED SA
Server's Name (Print)

7/16/02
Date

[Signature]
Server's Signature

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: *02-1980 K.C.*

*Steven L. Banks
211 Study Nook Ct
Baltimore, Md 21228*

2. Article Number

7001 1940 0005 7240 3319

PS Form 3811, August 2001

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

STEVE BANKS

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

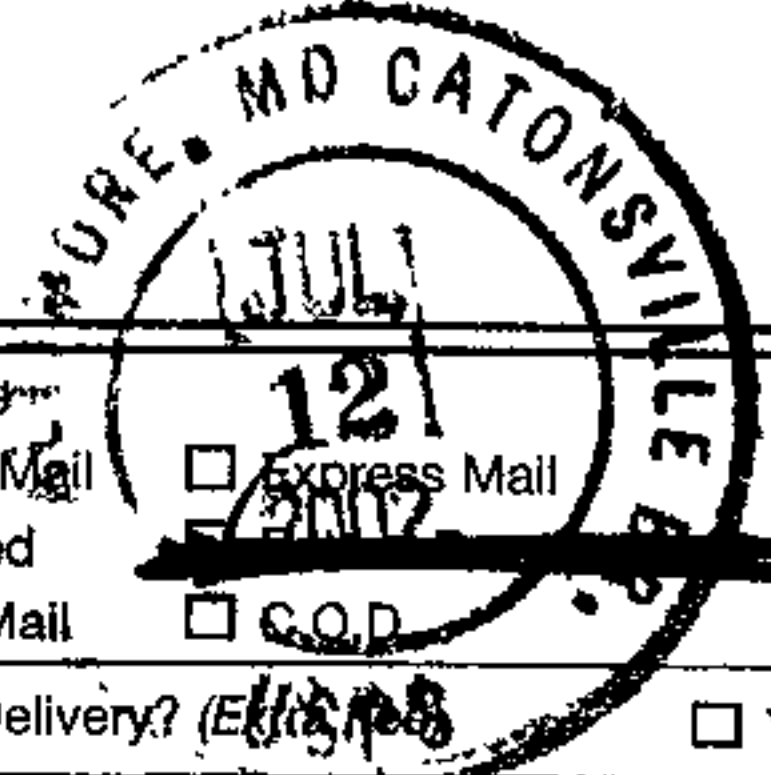
☐ Registered

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? *(E1578)*

☐ Yes



Domestic Return Receipt

102595-01-M-250



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

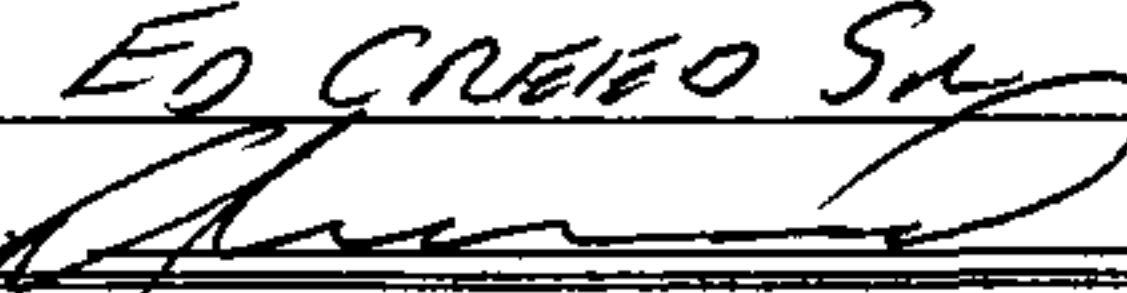
Citation/Case No. 02-1980	Property No. 01-18-000-830	Zoning: OR
Name(s): STEVEN L. BURKS		
Address: 214 SHADY NOOK CT. BALTO. 21228		
Violation Location: SAME		

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

B.C.C. 101.102.1.1301.1A 402
ILLEGAL CONVERSION OF A SINGLE
FAMILY DWELLING TO A MULTI FAMILY
DWELLING, MUST SHOW PROOF OF ALL
PERMITS, ALSO MUST SHOW PROOF
OF A ZONING HEARING BEFORE THE
BALTO. COUNTY ZONING COM.
INSPECTION MUST BE MADE FOR
① 18-84 FIRE PROTECTION SYSTEM
② B.C.C. 16-71 HANDWIRED BATTERY BACK-UP SMOKE
DETECTORS ③ 18-74 EXTERMINATION OF UNIT
④ B.C.C. 32-36 TRASH CANS DO NOT HAVE TIGHT LIDS
⑤ TRASH/DRAWN B.C.C. 7-70 (2) TRASH ETC.

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

On or Before: 4/15/02	Date Issued: 4/11/02
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. PER DAY	
Print Name ED CREED SM	

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: POST	Date Issued: 4/11/02
--------------------------------	--------------------------------

INSPECTOR: _____

AGENCY _____

CODE ENFORCEMENT REPORT

NCF

DATE: 04/03/02 INTAKE BY: LS CASE #: 02-1780 INSPEC: 7

COMPLAINT
LOCATION:214 Shadybrook Ct.
(2 words)

ZIP CODE: 21228 DIST:

COMPLAINANT
NAME:

Shirley Thomas

PHONE #: (H)

410
(W) 747-5801

ADDRESS:

212 Shadybrook Ct.

ZIP CODE: 21228

PROBLEM:

Illegal Conversion - 3 Apts.

IS THIS A RENTAL UNIT?

YES

NO

IF YES, IS THIS SECTION 8?

YES

NO

OWNER/TENANT
INFORMATION:

TAX ACCOUNT #:

0118 000830

ZONING:

INSPECTION:

BAC 4/4/02 Sunny

Wrote a notice for

Illegal Home Conversion

From Single Unit to

REINSPECTION:

a Multi Unit

4/15/02

REINSPECTION:

REINSPECTION:

RA1001B

DATE: 04/04/2002

STANDARD ASSESSMENT INQUIRY (1)

TIME: 14:17:41

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
01 18 000830	01	1-2	04-00	H	NO		12/12/01

BURKS STEVEN L

DESC-1.. IMPS

DESC-2.. SHADY NOOK

214 SHADY NOOK CT

PREMISE. 00214 SHADY NOOK

CT

00000-0000

BALTIMORE

MD 21228-3544 FORMER OWNER: SMITH RICHARD J, JR

FCV			PHASED IN		
PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND: 34,620	34,620		FCV	ASSESS	ASSESS
IMPV: 83,520	88,160	TOTAL..	121,232	121,232	119,686
TOTL: 118,140	122,780	PREF...	0	0	0
PREF: 0	0	CURT...	121,232	121,232	119,686
CURT: 118,140	122,780	EXEMPT.		0	0
DATE: 10/97	06/00				

TAXABLE BASIS		FM DATE
02/03 ASSESS:	121,232	11/09/00
01/02 ASSESS:	119,686	06/01/01
00/01 ASSESS:	47,250	06/01/00

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

P/U Date		Closed Date		Gary F to update	
Anonymous Complaint	Complainant Updated	Updated by voice message	Unable to update	Update not necessary	
Executive office Complaint	Yes	No	If Yes is Executive memo attached?	Yes	No

RA1001C

DATE: 04/04/2002

STANDARD ASSESSMENT INQUIRY (2)

TIME: 14:17:46

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
01 18 000830	01	1-2	04-00	H	NO		12/12/01
LOT....	10	BOOK....	0007	MAP.....	0101	LOT WIDTH.....	50.00
BLOCK..		FOLIO...	0190	GRID....	0009	LOT DEPTH.....	150.00
SECTION..	A			PARCEL..	1198	LAND AREA..	7500.000 S
PLAT..						YEAR BUILT.....	00

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

NUMBER..... 126841
 DATE..... 01/27/98
 PURCHASE PRICE..... 129,000
 GROUND RENT..... 0
 DEED REF LIBER..... 12629
 DEED REF FOLIO..... 0017
 CONVEYED IND..... 1
 TOT-PART TRAN IND..... T
 GRANTOR ACCT NO.. 01-18-000830

CRITICAL	NEW CONST	CARD
AREAS CODE	YEAR	NO
		02982

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

STATUS.....
 CLASS CODE..... 000
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT.... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----

CODE	SQ. FEET
	1560

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

P/U Date		Closed Date		Gary F to update	
Anonymous Complaint	Complainant Updated	Updated by voice message	Unable to update	Update not necessary	
Executive office Complaint	Yes	No	If Yes is Executive memo attached?	Yes	No

RA1001D

DATE: 04/04/2002 STANDARD ASSESSMENT INQUIRY (3)

TIME: 14:18:22

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
01 18 000830	01	1-2	04-00	H	NO		12/12/01

-----STATE-----		GEO CODE	N/A	LAND-USE
REC CREATE DATE..	10/23/92	80	NO	R
DELETE CODE.....				
DATE DELETED.....				
LAST FM DATE.....	11/09/00			
LAST FM TYPE.....	C			
PREV FM DATE.....				
PREV FM TYPE.....				
----- COUNTY -----				
LAST LOAD DATE...	12/12/01			
PRIOR LOAD DATE..	09/27/01			

STATE TAXABLE ASSESS

02/03 ASSESS:	121,232
01/02 ASSESS:	119,686
00/01 ASSESS:	47,250

ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF

P/U Date		Closed Date		Gary F to update	
Anonymous Complaint	Complainant Updated	Updated by voice message	Unable to update	Update not necessary	
Executive office Complaint	Yes	No	If Yes is Executive memo attached?	Yes	No

CT 2A

APRIL 8, 2002

TO WHOM IT MAY CONCERN:-

SUBJECT: 214 SHADY NOOK CT.

PRIOR TO 1955 MY DAD
BUILT A 2ND STORY APT. BECAUSE
OF MY MOTHER'S HEALTH.

BOTH PARENTS ARE DECEASED
NOW.

THIS REQUEST IS MADE BY
MR. STEPHEN BURKS, PRESENT
OWNER OF THE PROPERTY.

SINCERELY

Harry A. Xau, Jr.

To whom it may concern: Ref EX 3B

I have lived at 216 Shady Hook Ct.
in Catonsville, MD since October 1963.
At that time, 214 Shady Hook Ct was
a 2 apartment home owned by Mr & Mrs.
Harry Rau. Mr. Rau actually converted the
house to 2 apartments sometime prior to 1962.

Thelma V. Woods
216 Shady Hook Ct
Catonsville, MD

Jim THOMPSON
CODE ENFORCEMENT

Harry & Bertha Rau

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 214 SHADY NOOK CT.

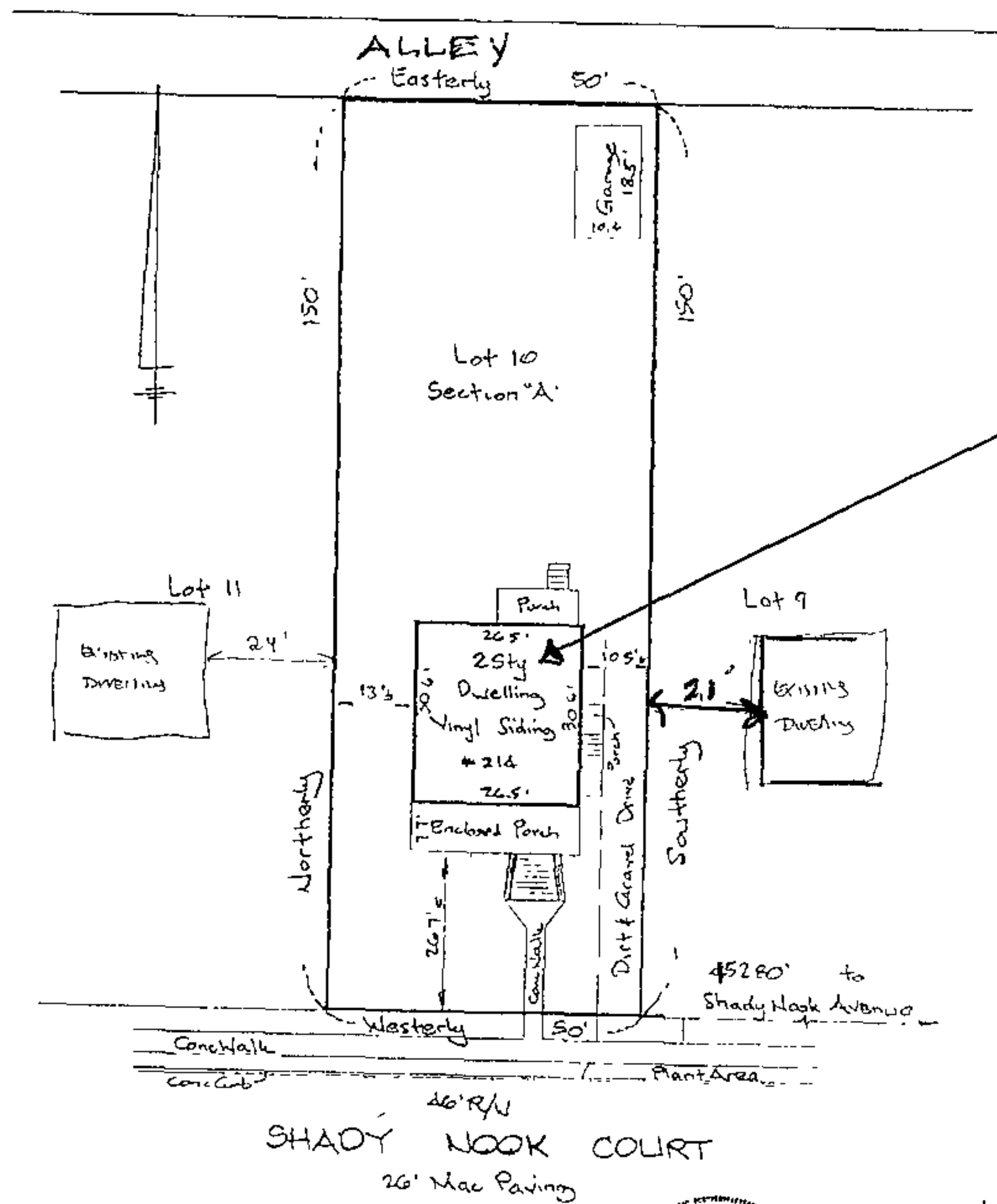
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME PARADISE

PLAT BOOK # 7 FOLIO # 190 LOT # 10 SECTION # A

OWNER STEVE L. BURKS

1" = 40' SCALE.



EXISTING 2 APT. DWLG.
APT #1 FIRST FLR + BASEMENT
APT #2 SECOND FLR.

NO EXPANSION OF
DWLG. HAS OCCURRED
TO BE 25% OR
SINCE ORIGINALLY
CONSTRUCTED.

VICINITY MAP NTS
SCALE: 1" = 200'

LOCATION INFORMATION

ELECTION DISTRICT 1ST

COUNCILMANIC DISTRICT 1ST

1" = 200' SCALE MAP # SW 3E

ZONING DR5.5

LOT SIZE 7500

	ACREAGE	SQUARE FEET
SEWER	☒ PUBLIC	☐ PRIVATE
WATER	☒ PUBLIC	☐ PRIVATE

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NO

ZONING OFFICE USE ONLY

REVIEWED BY JL ITEM # 03-035-SPH CASE #

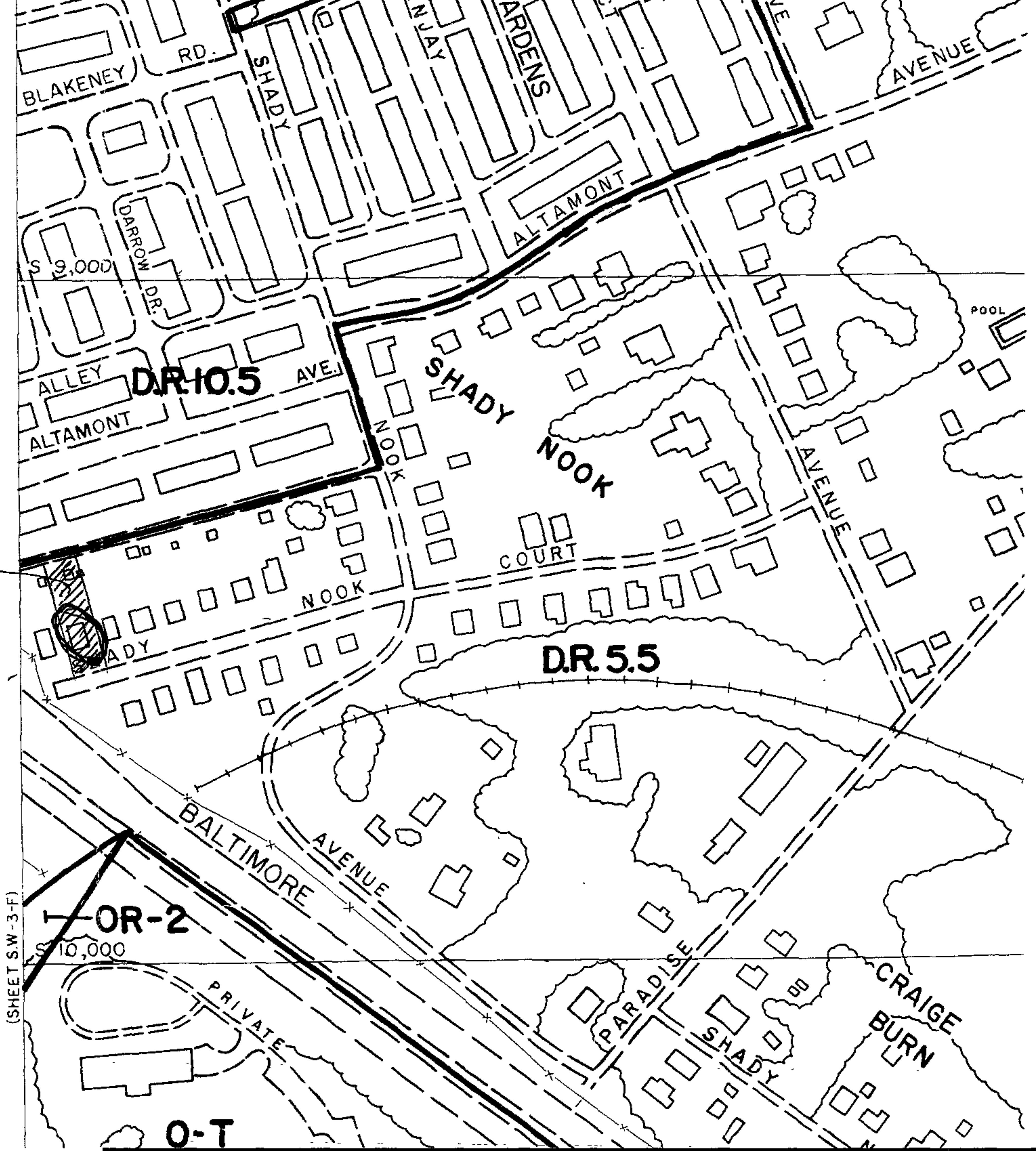
I AM RESPONSIBLE FOR THE ACCURACY OF
ANY INFORMATION PUT ON PLAN ETC. BY BALTO. CO.

Steve L. Burks 7-19-02

Ref #1

035

SITE
SW 3E



(SHEET S.W-3-F)