

IN RE: PETITION FOR VARIANCE
S/S Gettig Road, 350' W of the c/l
Berkfeld Road
1210 ~~(1710)~~ Gettig Road)
15th Election District
7th Council District

Jack M. Fyock
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-084-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 owner of the subject property, Jack M. Fyock. The Petitioner seeks relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (16' x 30' shed) with a height of 16 feet in lieu of the maximum allowed 15 feet. 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 was Martin C. Fyock, the Petitioner's son, who also resides on the property. There were no Protestants or other interested persons present; however, the Petition was filed as the result of an anonymous complaint registered with the Code Enforcement Division of the Department of Permits and Development Management relative to the subject shed.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the south side of Gettig Road, just west of its intersection with Berkfeld Road in Rosedale. The property contains a gross area of 10,395 sq.ft., more or less, zoned D.R.5.5, and is improved with a single family dwelling and a newly constructed shed which is the subject of the instant request. Testimony indicated that the shed was constructed without benefit of a permit and as a result of an anonymous complaint, the instant Petition was filed to resolve the issue.

ORDER RECEIVED FOR FILING
Date 10/15/02
By [Signature]

Martin Fyock testified that he lives with his father who has owned and resided on the subject property for 42 years. He indicated that the shed was constructed to provide additional household storage space. He further indicated that his father, who is widowed, is also retired and enjoys woodworking as a hobby. Thus, the shed provides additional area for this pursuit. A photograph of the shed submitted at the hearing shows that same is an attractive structure which appears compatible with the neighborhood. Additionally, letters in support of the request were received from three adjacent neighbors. As noted above, the Petition was filed as a result of an anonymous complaint; however, no one appeared in opposition to the request nor submitted any letters requesting a denial of the relief.

Mr. Fyock also noted at the hearing that the peak of the shed might be as high as 16' 4" from natural grade. He questioned whether the Petition should be amended to recognize that slight additional height. In view of this concern, the Petition was amended in open hearing so as to permit a structure of up to 17 feet in height in lieu of the maximum allowed 15 feet. The actual height of the building will not change.

Based upon the undisputed testimony and evidence offered, I am persuaded to grant the relief requested. The shed appears to be appropriate for the neighborhood and subject property, and is consistent with similar improvements in the area. I find that the Petitioner has satisfied the requirements of Section 307 of the B.C.Z.R. and the case law for variance relief to be granted.

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 granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of October, 2002 that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (16' x 30' shed) with a height of as much as 17 feet in lieu of the maximum allowed 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

ORIGINAL RECEIVED FOR FILING
Date 10/15/02
By [Signature]

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

RECEIVED FOR FILING
10/15/12
Bjs



Baltimore County
Zoning Commissioner

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

October 16, 2002

Mr. Jack M. Fyock
Mr. Martin C. Fyock
1210 Gettig Road
Baltimore, Maryland 21237

RE: PETITION FOR VARIANCE
S/S Gettig Road, 350' W of the c/l Berkfeld Road
(1710 Gettig Road)
15th Election District - 7th Council District
Jack M. Fyock - Petitioner
Case No. 03-084-A

*See order 1210
LES*

Dear Messrs. Fyock:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

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





Baltimore County
Zoning Commissioner

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

October 17, 2002

Mr. Jack M. Fyock
Mr. Martin C. Fyock
1210 Gettig Road
Baltimore, Maryland 21237

RE: PETITION FOR VARIANCE
S/S Gettig Road, 350' W of the c/l Berkfeld Road
(1210 Gettig Road)
15th Election District – 7th Council District
Jack M. Fyock - Petitioner
Case No. 03-084-A

Dear Messrs. Fyock:

It has been brought to my attention that as a result of a typographical error, the address of the subject property was misidentified in the caption of the Order issued in the above-captioned matter. Specifically, the property was incorrectly identified as 1710 Gettig Road. Therefore, by copy of this letter to all parties to the case, please change your copy to reflect the correct address as 1210 Gettig Road.

Thank you for your attention in this matter and should you have any questions on the subject, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

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





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1210 Gettig Rd
which is presently zoned DR5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 BCZR

To allow an accessory structure (shed) with a height of 16 feet in lieu of the required 15 feet.

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

To be discussed at hearing

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JRF Date 8/19/02

ORDER RECEIVED FOR FILING

Date

By

File No.

03-084-A

280 9/15/98

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - **DO NOT USE THIS FORM FOR "FILL-IN THE BLANK"**. Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 1210 Gettig Rd
(address)

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

Gettig Rd which is 50 Feet
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 350 feet west of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Berkfeld Rd
(name of street)

which is 50 ft. wide. *Being Lot # 5
(number of feet of right-of-way width)

Block B, Section # 5 in the subdivision of Berkfeld
(name of subdivision)

as recorded in Baltimore County Plat Book # 27, Folio # 97,

containing 10,395 sq. ft.. Also known as 1210 Gettig Rd
(square feet or acres) (property address)

and located in the 15 Election District, 7 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

084

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 16462

DATE 8-17-02 ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Martin Fyfe
1210 Gelling Rd. ITEM # 014
FOR: 01 VARIANCE TAKEN BY: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME

8/19/2002 8/19/2002 09:40:27

REG W502 WALKIN JEVA JEE DRAWER 2

>> RECEIPT # 219476 8/19/2002 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 016462

Receipt Tot \$50.00

50.00 OK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

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

Case: #03-084-A
1210 Gettig Road
S/S Gettig Road, 350' W
centerline of Back Field Road
15th Election District
7th Councilmanic District
Legal Owner(s): Jack M. Fyock
Variance: to allow an accessory structure (shed) with a height of 16 feet in lieu of the required 15 feet.
Hearing: Wednesday, September 25, 2002 at 10:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

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

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

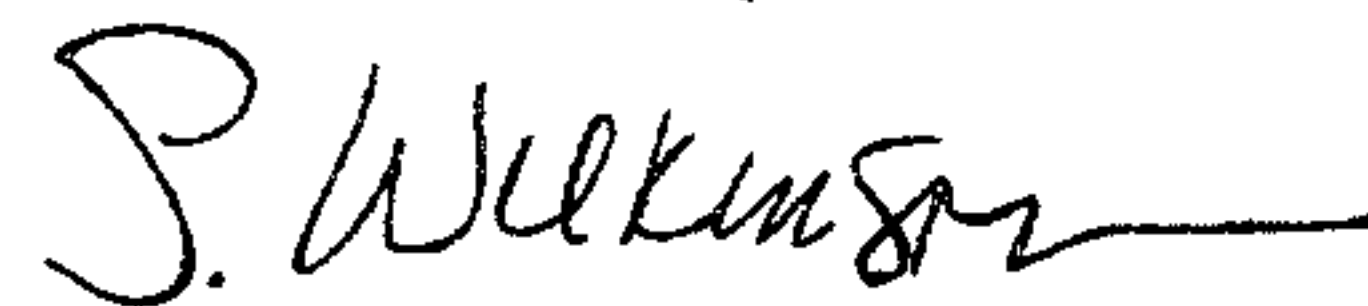
JT/9/666 Sept. 10 C561650

CERTIFICATE OF PUBLICATION

9/12, 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 9/10, 2002.

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



LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 03-084-A

Petitioner/Developer: JACK M

FXOCK

Date of Hearing/Closing: 9/25/02

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 1210 GETTIS ROAD

The sign(s) were posted on 9/10/02
(Month, Day, Year)

Sincerely,

[Signature] 9/10/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

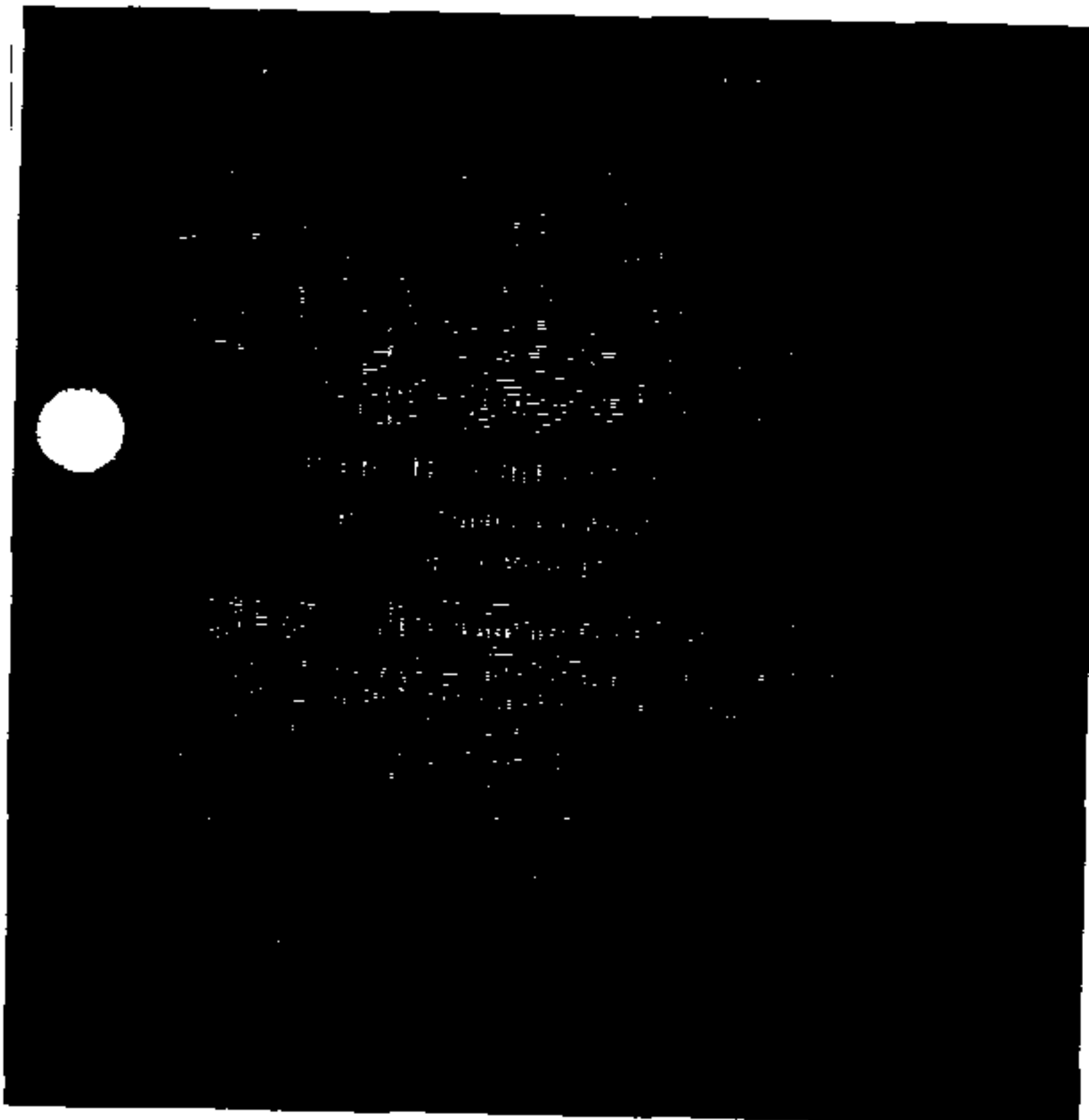
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



RE: PETITION FOR VARIANCE
1210 Gettig Road S/side of Gettig Road
350' west of ctrl of Beck Field Road
15th Election District 7th Councilmanic
District
Legal Owner: Jack M. Fyock
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 03-084-A

* * * * *

ENTRY OF APPEARANCE

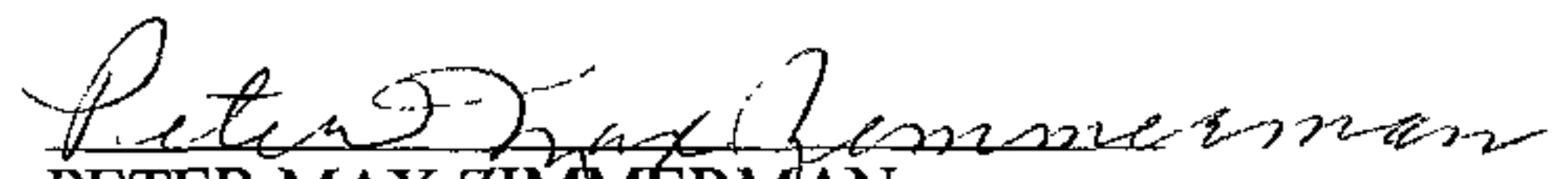
Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in 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 3rd day of September, 2002 a copy of the foregoing Entry of Appearance was mailed to Martin C. Fyock, 1210 Gettig Road, Baltimore, MD 21237 Representative for Petitioner(s).


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 10, 2002 Issue – Jeffersonian

Please forward billing to:
Jack M Fyock
1210 Gettig Road
Baltimore MD 21237

410 687-1028

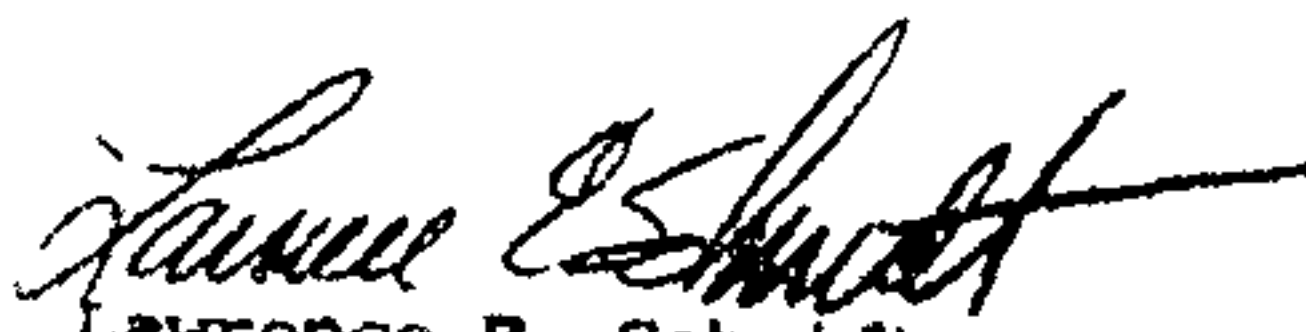
NOTICE OF ZONING HEARING

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: 03-084-A
1210 Gettig Road
S/S Gettig Road, 350' W centerline of Beck Field Road
15th Election District – 7th Councilmanic District
Legal Owner: Jack M Fyock

Variance to allow an accessory structure (shed) with a height of 16 feet in lieu of the required 15 feet.

HEARING: Wednesday, September 25, 2002 at 10:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDC
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 28, 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: 03-084-A
1210 Gettig Road
S/S Gettig Road, 350' W centerline of Beck Field Road
15th Election District – 7th Councilmanic District
Legal Owner: Jack M Fyock

Variance to allow an accessory structure (shed) with a height of 16 feet in lieu of the required 15 feet.

HEARING: Wednesday, September 25, 2002 at 10:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue

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

Arnold Jablon GDZ
Director

C: Jack M Fyock, 1210 Gettig Road, Baltimore 21237
Martin C Fyock, 1210 Gettig Road, Baltimore 21237

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 10, 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: 03-084-A

Petitioner: Jack M. Fyock

Address or Location: 1210 Gettig Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jack M Fyock

Address: 1210 Gettig Rd Balto Md. 21237

Telephone Number: 410 687-1028

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

September 20, 2002

Jack M Fyock
1210 Gettig Road
Baltimore MD 21237

Dear Mr. Fyock:

RE: Case Number: 03-084-A, 1210 Gettig Road

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

WCR: gdz

Enclosures

c: Martin C Fyock, 1210 Gettig Road, Baltimore 21237
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

August 30, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items: 084

081-085, 088, 090-093

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 21, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For September 3, 2002
Item Nos. 081, 082, 083, 084, 085,
086, 088, 089, 091, 092, and 093

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

RWB:CEN:jrb

cc: File

hs
9/25

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 3, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-084

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Arnold F. Keller, III

AFK/LL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8.29.02

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

RE: Baltimore County
Item No. 084 JRP

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Zoning Board
Towson, MD

8/14/02

To whom it may concern,

I, Bertram G. Bowen Sr. am the Legal owner of the property located at 1206 Gettig Rd.
Rosedale, MD 21237-2916 (Map 89, Grid 18, Parcel 499, Subdivision: Berkfield , Section 5,
Block B, Lot 3, Group 82)

I have no objections or concerns about the building that has been erected in the rear of 1210
Gettig Rd. Rosedale, MD 21237.

Respectfully,



Bertram G. Bowen Sr.
1206 Gettig Rd.
Rosedale, MD. 21237-2916
410-391-2449

084

To whom it may concern

I own and occupy the property at 1223 Berkwood Road (Being lot 5 Block--- Section 4 in the subdivision of Berkfield Book 26# Folio# 51). My property backs up to the property in question.

Be it hereby known that I have no objection to the shed being erected there. I am not opposed to the size, location, color or any attribute of it.

I am pleased to see property owners take the time and expense to improve their property.


Gerald W. Hoskins

#084

Joseph & Josephine Ferrara

1208 Gettig Road
Baltimore, Maryland 21237
(410) 686-8583

August 5, 2002

To whom it may concern,

Please be advised that I have no objection to the shed that was erected in the rear of 1210 Gettig Road. I feel the size, color, and location of the shed looks suitable and appealing.

It is pleasing to see improvements made to properties and homes in the community.

Sincerely,

Josephine Ferrara

Josephine Ferrara

084

Michael V. Stotler, DC.

1212 Gettig Rd
Address Line 2
Baltimore, Maryland 21237
USA
Home Phone 410-574-7873

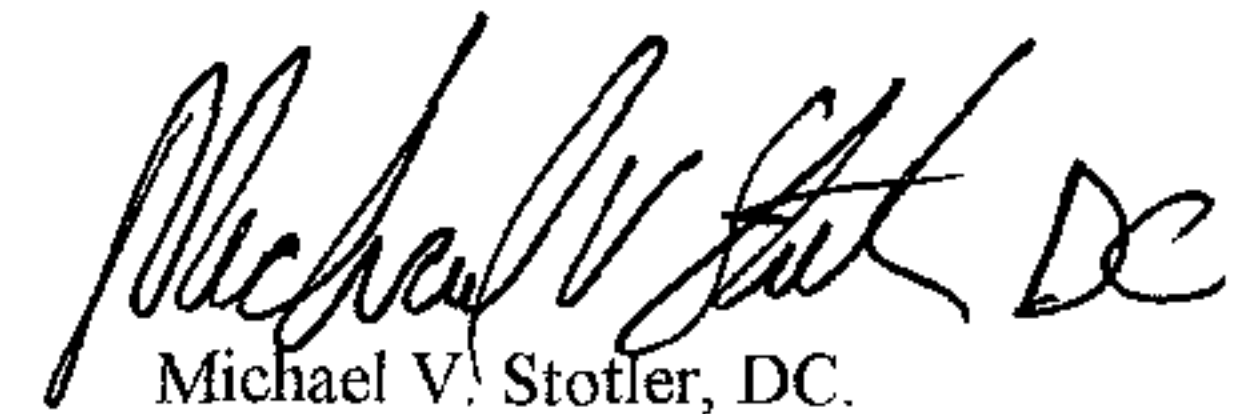
August 01, 2002

Baltimore County Department of Zoning

Dear Zoning Official,

It has been brought to my attention that my next door neighbor has recently built a structure that is in violation of current zoning regulations. I have known Marty Fyock for over twenty years on a personal basis. Marty informed myself and our neighbors that he intended to build the structure and he believed since it was not permanently fastened to the ground it did not require a permit. Although this oversight does not excuse the lack of permit the building is complete and does not detract from the neighborhood. Enclosed please view the photo that was taken from my back patio. I believe the structure will be used to house items that are currently exposed in the yard due to a lack of storage. Although I am just one voice I believe the majority of our neighbors feel as I do. Please take this into consideration when considering options for Mr. Fyock.

Sincerely,

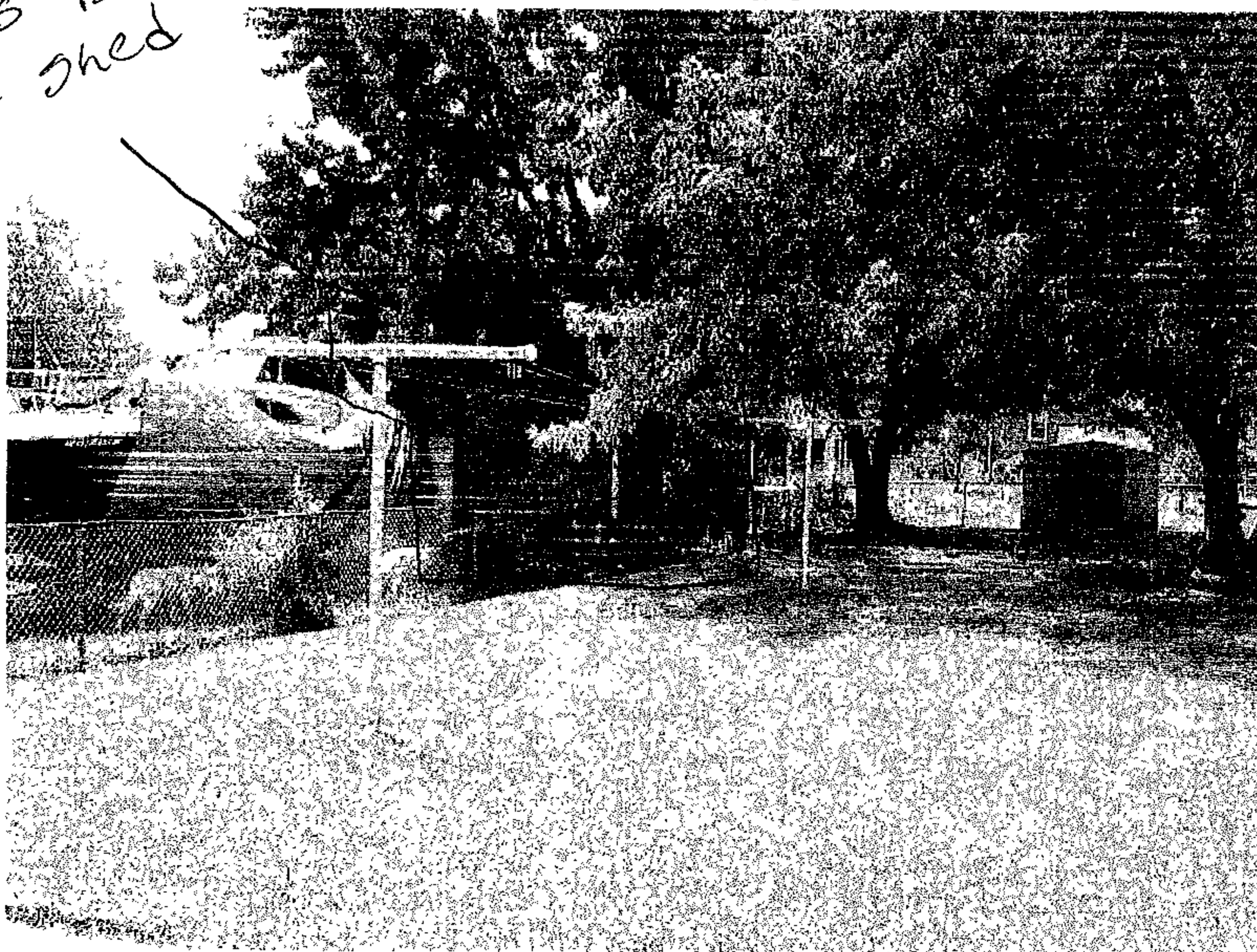


Michael V. Stotler, DC.

#084

This is
The shed

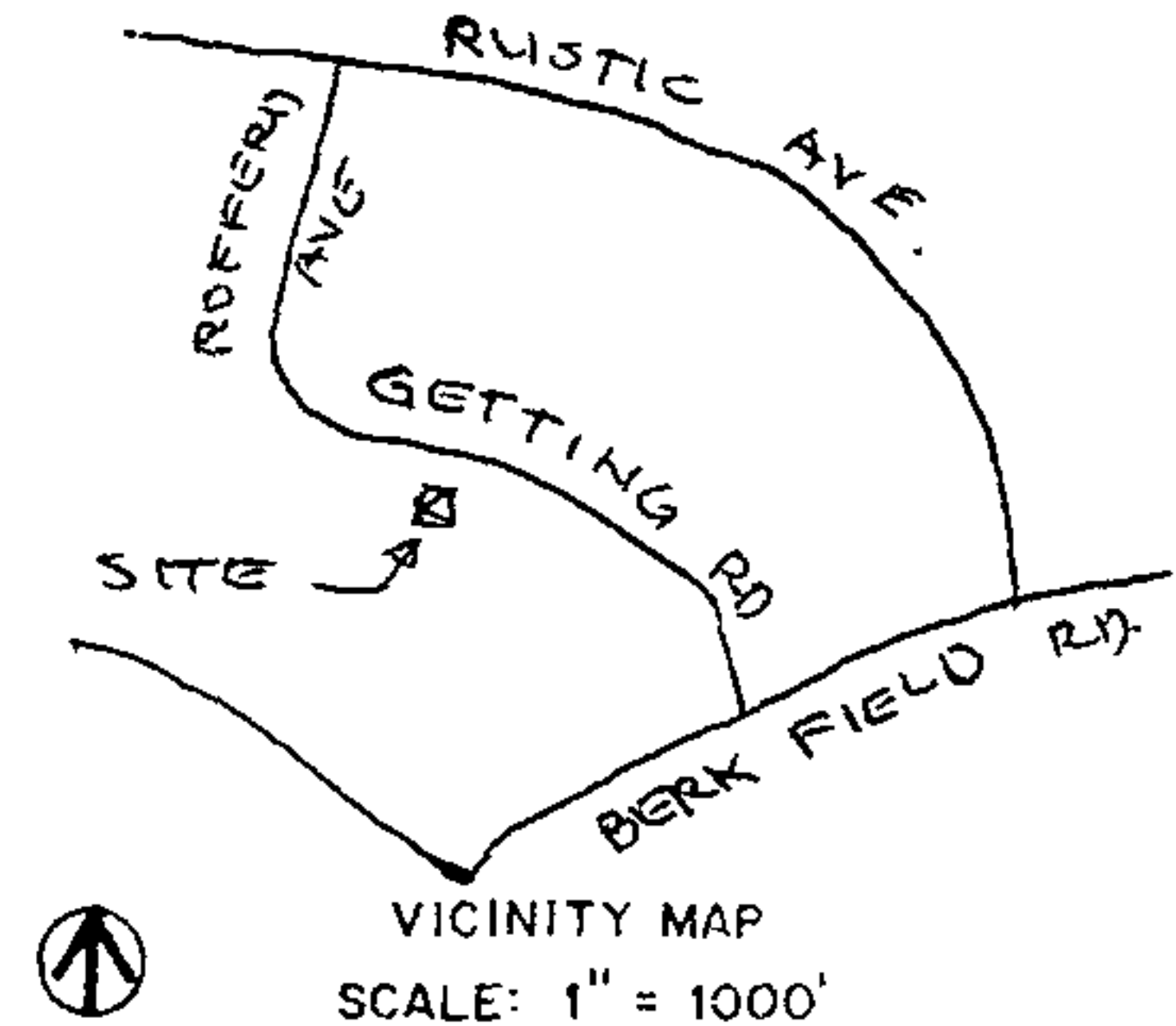
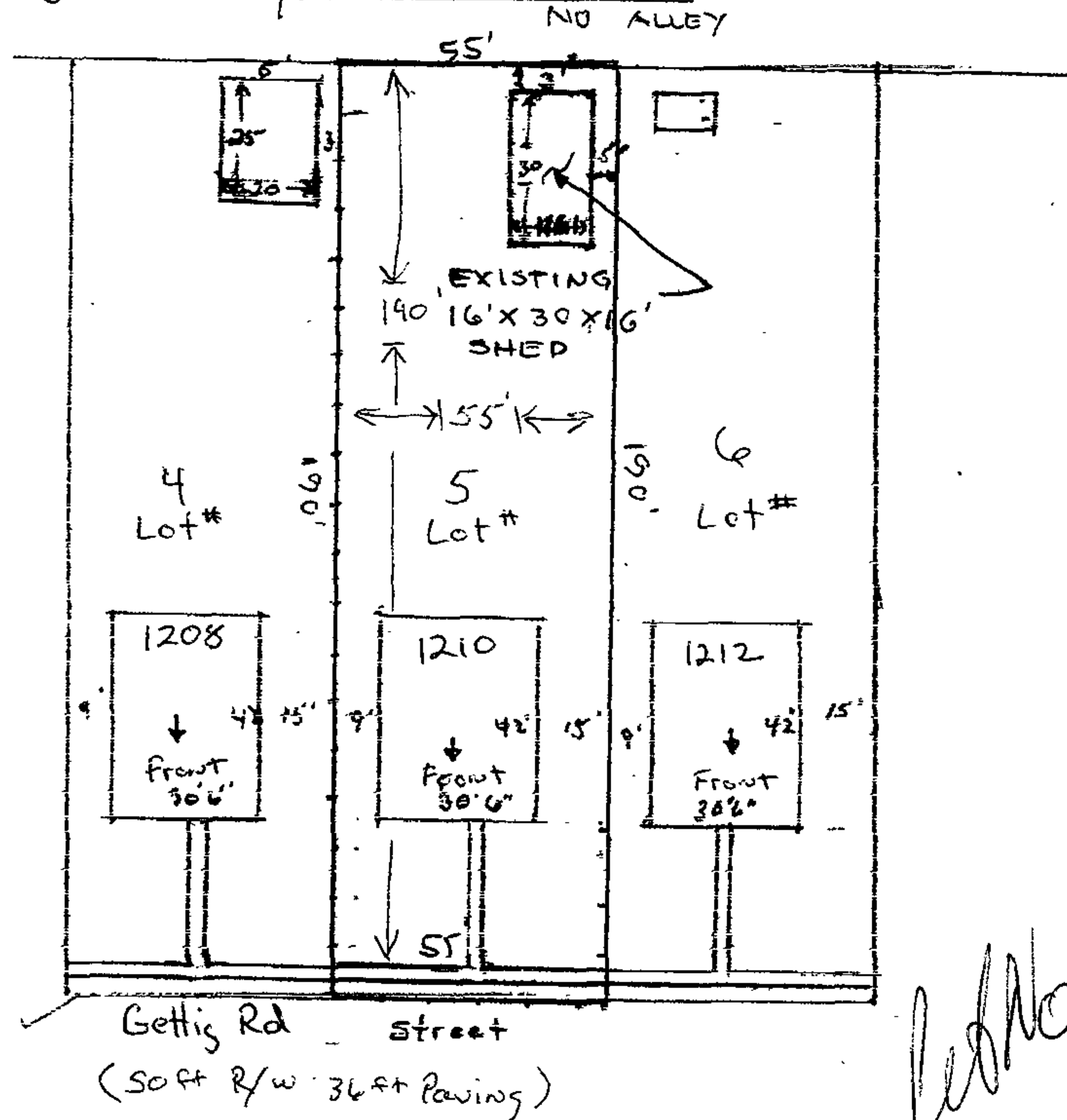
im000521 (640x480x24b jpeg)



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1210 Gettig Rd
 SUBDIVISION NAME Berkfeld
 PLAT BOOK # 27 FOLIO # 97 LOT # 5 SECTION # 5
 OWNER Jack M Fyock

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



LOCATION INFORMATION

ELECTION DISTRICT 15
 COUNCILMANIC DISTRICT 7
 1" = 200' SCALE MAP # N-E 3-F
 ZONING DR 5.5
 LOT SIZE 10395.96 sq ft

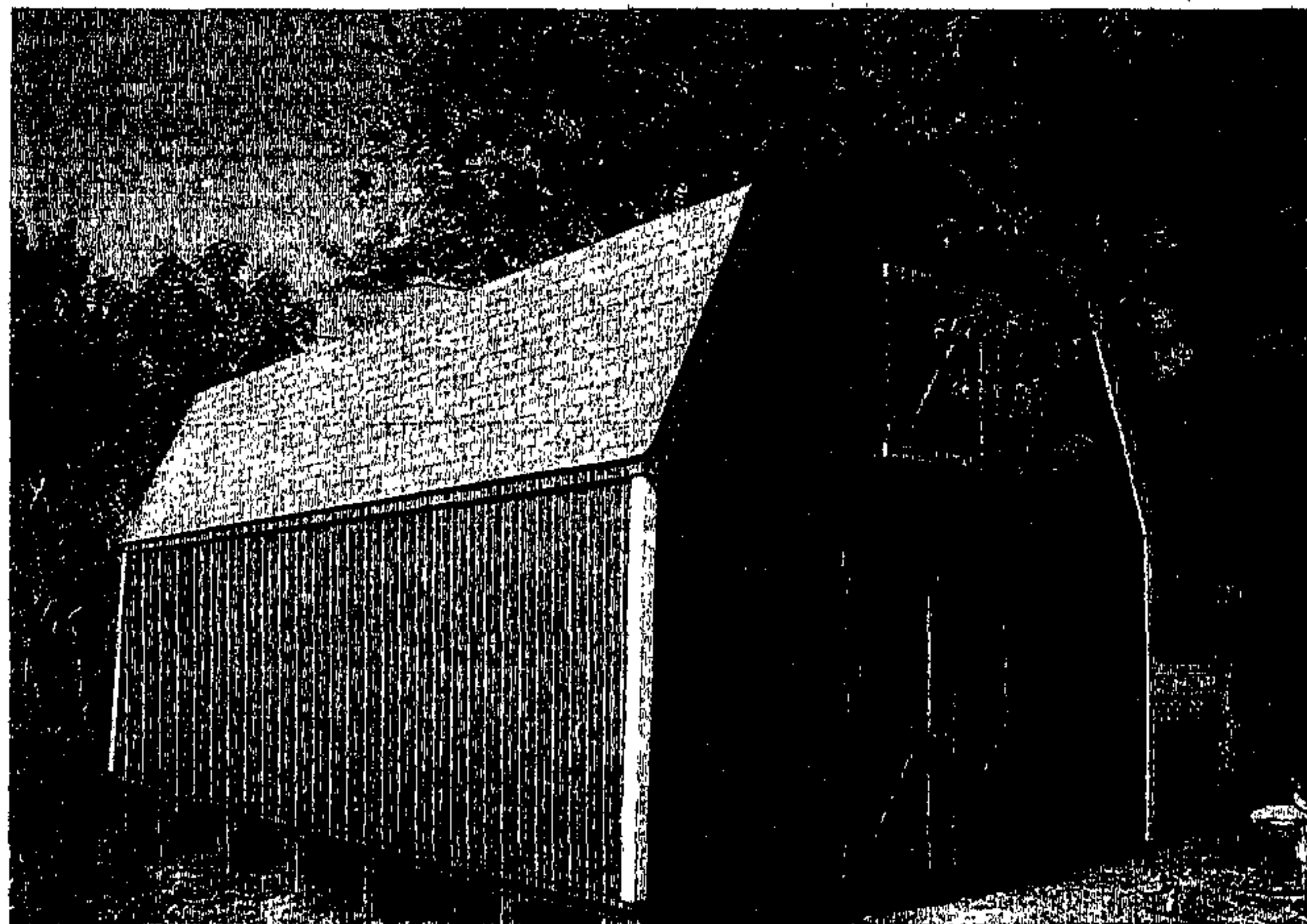
	ACREAGE	SQUARE FEET
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	☒	☐

ZONING OFFICE USE ONLY
 REVIEWED BY JRF ITEM # 084 CASE #

PREPARED BY M.F.

SCALE OF DRAWING: 1" = 40 ft



Pod No 2

