

IN RE: PETITION FOR VARIANCE
SW/Corner Highridge Street and
Sulphur Spring Road
(5500 Highridge Street)
13th Election District
1st Council District

Johnny Hunt, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-134-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 property, Johnny and Jennifer Hunt. The Petitioners seek relief from Section 1B02.3.B and 111.A.13.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing detached accessory structure (swimming pool) with a side street setback of 9'2" in lieu of the required 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 were Johnny and Jennifer Hunt, property owners. There were no Protestants or other interested persons present; however, the Petition was filed as the result of a complaint registered by a Mr. Carroll with the Code Enforcement Division of the Department of Permits and Development Management relative to the location of the subject swimming pool and the construction of a deck across the front and down the side of the existing dwelling. The Petitioners were advised to file the instant Petition to resolve the matter.

Testimony at the hearing revealed that the subject property is a rectangular shaped, corner lot, located on the southwest corner of the intersection of Highridge Street and Sulphur Spring Road in Arbutus. The property contains a gross area of 5,246 sq.ft., more or less, zoned D.R.10.5 and is improved with an end-of-group townhouse which faces Highridge Street. Mr. & Mrs. Hunt indicated that they have owned and resided on the property for the past two years. The subject of the request relates to an aboveground swimming pool, 21 feet in diameter, which is located to the rear of the dwelling, in approximately the center of the rear yard. As a result of its corner location, Section 1B02.3.B of the B.C.Z.R. requires that the pool

DATE 12/3/12
BY [Signature]

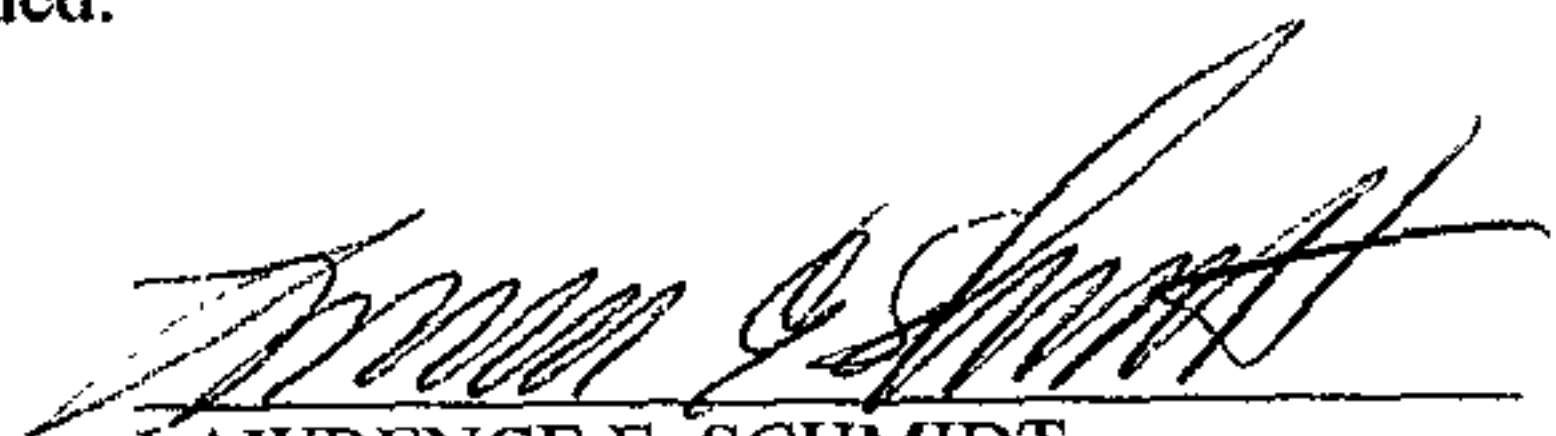
be setback a minimum of 15 feet from the adjacent side street. In this regard, the Petitioners indicated that the narrowness of the lot and the existence of overhead utility lines that lead from the rear of the dwelling across the rear yard drove the location of the pool. It was the Petitioners' desire to locate the pool so that same would not be located under these wires. As shown on the site plan, the pool is setback 9'2" from the right of way for Sulphur Spring Road. The Petitioners also indicated that none of their immediate neighbors object to the location of the pool. They do not know the identity of the gentleman who filed the complaint. It is also to be noted that the pool is buffered by a fence that surrounds the rear yard.

Based upon the testimony and evidence presented, I am persuaded to grant the variance requested. In my judgment, the Petitioners have met the requirements for relief to be granted, pursuant to Section 307 of the B.C.Z.R., and that the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding locale.

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.

3rd THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of December, 2002 that the Petition for Variance seeking relief from Sections 1B02.3.B and 111.A.13.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing detached accessory structure (swimming pool) with a side street setback of 9 feet, 2 inches in lieu of the required 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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

12/3/02
LES:bjs



Baltimore County
Zoning Commissioner

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

December 3, 2002

Mr. & Mrs. Johnny Hunt
5500 Highridge Street
Baltimore, Maryland 21227

RE: PETITION FOR VARIANCE
SW/Corner Highridge Street and Sulphur Spring Road
(5500 Highridge Street)
13th Election District – 1st Council District
Johnny Hunt, et ux - Petitioners
Case No. 03-134-A

Dear Mr. & Mrs. Hunt:

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,

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 5500 Highridge St
which is presently zoned DR 10.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.B, 111.A.13.0 BCZR

TO PERMIT AN EXISTING DETACHED ACCESSORY STRUCTURE (POOL)
TO HAVE A SIDE STREET SETBACK OF 9'2" IN LIEU OF
THE REQUIRED 15'

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.
5500

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:

Jennifer + Johnny Hunt
Name - Type or Print
Jennifer Hunt
Signature
5500 Highridge St
Address
Balt, md
City
443-919568
Telephone No.
21227
State
Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

City

State

Zip Code

Case No. 03-134-A

REV 9/15/98

Legal Owner(s):

Jennifer Hunt - Schwaney Hunt
Name - Type or Print
Jennifer Hunt
Signature
Jennifer Hunt Schwaney Hunt
Name - Type or Print
Jennifer Hunt
Signature
5500 Highridge St
Address
Balt md
City
443-919568
Telephone No.
21227
State
Zip Code

Representative to be Contacted:

Name
SAME AS
Address
ABOVE
City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By CTM Date 9/17/02

ORDER
Date 12/3/12
By [Signature]

ZONING DESCRIPTION

July 25, 2002

134

Zoning Description for 5500 Highridge Street:

Beginning at a point on the west side of 5500 Highridge Street which is 54' wide at the centerline of the nearest improved intersecting street Sulphur Spring Road which is 60' wide. Being Lot #1, block 5500, in the subdivision of Gaylord Manor as recorded in Baltimore County Plat Book # 17, Folio # 81, containing 5,246 square feet. Also known as 5500 Highridge Street and located in the 13 Election District, 1 Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 17158

DATE 2/17/02 ACCOUNT 6001 000 - INC

AMOUNT \$ 50.00

RECEIVED FROM: JOHN N. 110017

FOR: VANILLA ICE

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED BY: 4172002 11:37:32
DATE: 2/17/02 BY: 117 2002
OFFICE: 6001 000 - INC
AMOUNT: 50.00
REMARKS: JOHN N. 110017

PAID BY: 4172002 11:37:32
DATE: 2/17/02 BY: 117 2002
OFFICE: 6001 000 - INC
AMOUNT: 50.00
REMARKS: JOHN N. 110017

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: #03-134-A
5500 High Ridge Street
SW/corner High Ridge St.,
and Sulphur Spring Road
13th Election District
1st Councilmanic District

Legal Owner(s): Jennifer
Hunt and Johnny Hunt

Variance: to permit an existing detached accessory structure (pool) to have a side street setback of 9'2" in lieu of the required 15'

Hearing: Friday, Nov. 15,
2002 at 11:00 a.m. in
Room 407, County Courts
Building, 401 Bosley 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.

10/425 Oct. 31 0571597

CERTIFICATE OF PUBLICATION

10/31/2002

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 10/31/2002.

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

S. Wilkinson

LEGAL ADVERTISING



ZONING NOTICE

CASE # 03-134-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 407, COUNTY COURTS BLDG.

PLACE: 40, BOSLEY AVENUE

DATE AND TIME: AT 11:00 A.M.
TUESDAY, OCTOBER 22, 2002

REQUEST: VARIANCE - TO PERMIT AN

EXISTING DETACHED ACCESSORY

STRUCTURE (POOL) TO HAVE A SIDE

STREET SETBACK OF 9'-2" IN LIEU OF

THE REQUIRED 15'

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CANCEL HEARING CALL 887 3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 03-134-A

Petitioner/Developer: _____

JENNIFER & JONNIE HUNT

Date of Hearing/Closing: OCT 22, 2002

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 _____

5500 HIGH RIDGE STREET

The sign(s) were posted on _____

OCT. 7, 2002

(Month, Day, Year)

Sincerely,

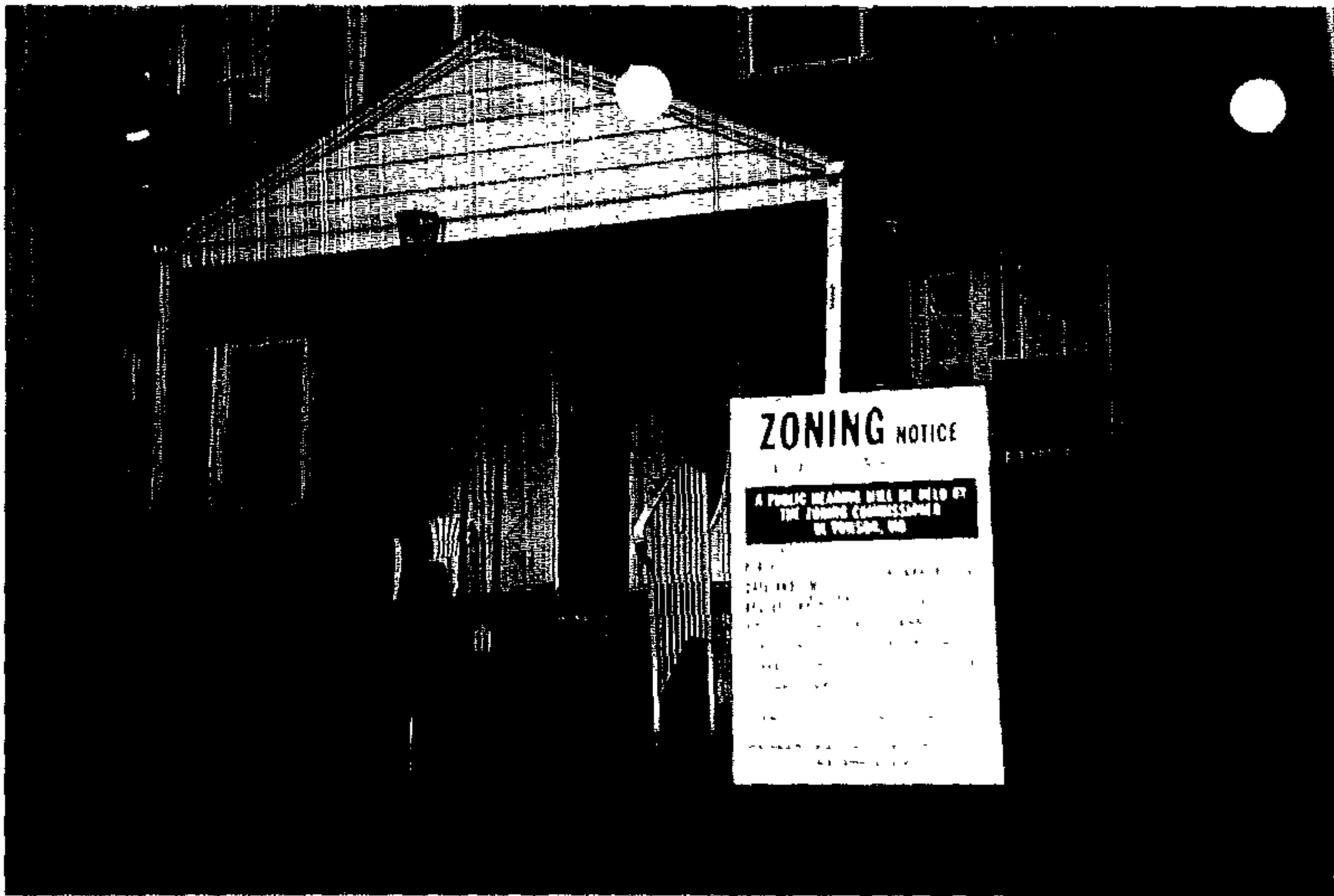
Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)



ZONING NOTICE

CASE # 03-134-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 407, COUNTY COURTS BLDG.

PLACE: 401 BOSLEY AVENUE

FRIDAY, NOVEMBER 16, 2002

DATE AND TIME: AT 11:00 A.M.

REQUEST: VARIANCE TO PERMIT AN

EXISTING DETACHED ACCESSORY

STRUCTURE (POOL) TO HAVE A SIDE

STREET SETBACK OF 9'-2" IN LIEU OF

THE REQUIRED 15'

ADJUSTMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887 1301

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 03-134-A

Petitioner/Developer: _____

JENNIFER & JOHNNY HUNT

Date of Hearing/Closing: Nov. 15, 2002

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 _____

5500 HIGH RIDGE BLVD

The sign(s) were posted on OCT. 30, 2002
(Month, Day, Year)

Sincerely,

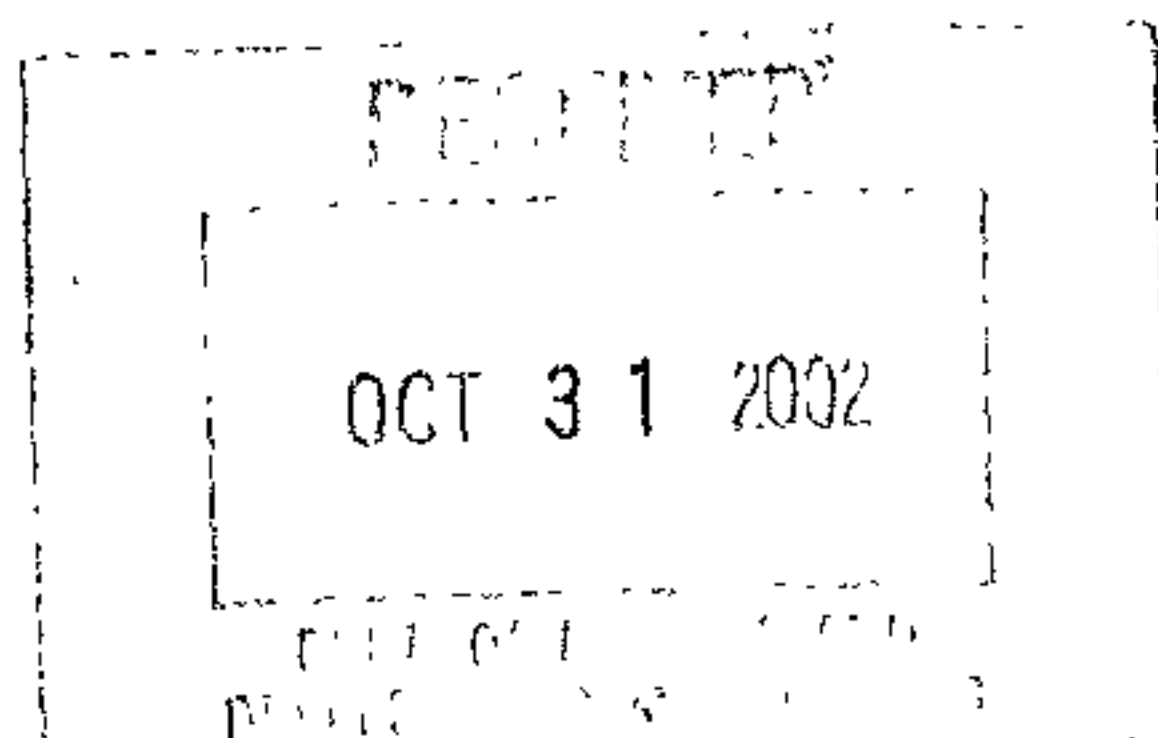
Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)



RE: PETITION FOR VARIANCE
5500 Highridge Street SW/corner
Highridge St., & Sulphur Spring Rd.
13th Election District 1st Councilmanic
District
Legal Owner: Jennifer & Johnny Hunt
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 03-134-A

* * * * *

ENTRY OF APPEARANCE

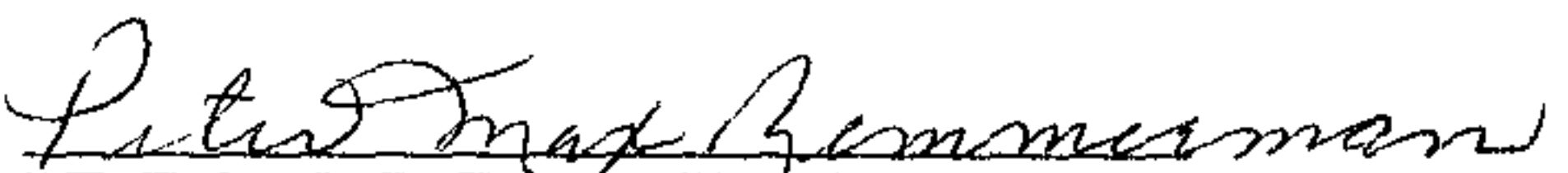
Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in 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 2nd day of October, 2002, a copy of the foregoing Entry of Appearance was mailed to Jennifer & Johnny Hunt, 5500 Highridge Street, Baltimore, Md. 21227 Petitioner(s).


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 22, 2002 Issue – Jeffersonian

Please forward billing to: Jennifer and John Hunt
5500 High Ridge Street
Baltimore, MD 21227

443-919-5688

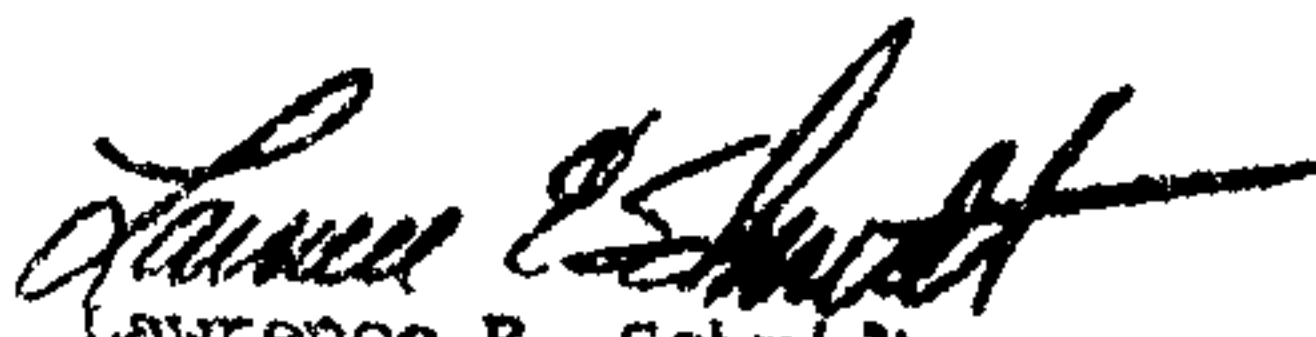
NOTICE OF ZONING HEARING

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: 03-134 A
5500 High Ridge Street
SW/corner High Ridge St., and Sulpher Spring Road
Election District 13th - Councilmanic District 1st
Legal Owner: Jennifer Hunt and Johnny Hunt

VARIANCE to permit an existing detached accessory structure (pool) to have a side street setback of 9' 2" in lieu of the required 15'.

Tuesday, October 22, 2002 at 11:00 am in Room 407, County Courts Building
401 Bosley Avenue



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.

Rescheduled Hearing Date

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 31, 2002 Issue – Jeffersonian

Please forward billing to: Jennifer and John Hunt
5500 Highridge Street
Baltimore, MD 21227

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: 03-134 A
5500 High Ridge Street
SW/corner High Ridge St., and Sulpher Spring Road
13th Election District – 1st Councilmanic District
Legal Owner: Jennifer Hunt and Johnny Hunt

VARIANCE to permit an existing detached accessory structure (pool) to have a side street setback of 9' 2" in lieu of the required 15'.

HEARING: Friday, 11/15/02 at 11:00 in Rm 407, County Courts Bldg, 401 Bosley Avenue

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

September 25, 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: 03-134 A
5500 High Ridge Street
SW/corner High Ridge St., and Sulpher Spring Road
Election District 13th - Councilmanic District 1st
Legal Owner: Jennifer Hunt and Johnny Hunt

VARIANCE to permit an existing detached accessory structure (pool) to have a side street setback of 9' 2" in lieu of the required 15'.

HEARING Tuesday, October 22, 2002 at 11:00 am in Room 407, County Courts Building
401 Bosley Avenue

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

Arnold Jablon
Director

Cc: John and Jennifer Hunt, 5500 Highridge Street, Baltimore, MD 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY Monday, October 7, 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.



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

October 15, 2002

RESCHEDULED HEARING DATE TO NOVEMBER 15
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: 03-134 A
5500 High Ridge Street
SW/corner High Ridge St., and Sulpher Spring Road
Election District 13th - Councilmanic District 1st
Legal Owner: Jennifer Hunt and Johnny Hunt

VARIANCE to permit an existing detached accessory structure (pool) to have a side street setback of 9' 2" in lieu of the required 15'.

HEARING: Friday, 11/15/02 at 11:00 in Rm 407, County Courts Bldg, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a faint circular stamp.

Arnold Jablon
Director

Cc: Mr. & Mrs. John Hunt 5500 Highridge Street, Baltimore, MD 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY .10/31/02**
- (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: x 03-134-A

Petitioner: Ken + Johnny Hunt

Address or Location: 5500 HighRidge St.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Hunt + Johnny Hunt

Address: 5500 HighRidge St.
Balt md 21227

Telephone Number: 443-919-5688

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

November 8, 2002

Jennifer Hunt
John Hunt
5500 Highridge Street
Baltimore, MD 21227

Dear Mr. and Mrs. Hunt:

RE: Case Number: 03-134-A, 5500 Highridge Street

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 17, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: 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

September 27, 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: 134
131-146

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

RECEIVED

SEP 28 2002
FIRE MARSHAL'S OFFICE

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 22, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For October 7, 2002
Item Nos. 131, 133, 134, 135, 136,
137, 138, 139, 142, 143, 144, 145,
and 146

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB/TLT*

DATE: October 23, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of September 30, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

134

132-138, 143-146

HP
10/22
11/15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 7, 2002

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-134**

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: James H. [Signature]

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.1.02

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

RE: Baltimore County
Item No. 134 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,

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

September 27, 2002

Mr. George Zahner
Baltimore County Dept. of Permits and Development Management
111 West Chesapeake Avenue
Room 111, Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 10/7/02 re: case numbers 03-131-A, 03-132-A, 03-133-SPHXA, 03-134-A, 03-135-A, 03-136-SPH, 03-137-SPHA, 03-138-SPH, 03-139-SPH, 03-140-A, 03-141-A, 03-142-SPHA, 03-143-SPHA, 03-144-A, 03-145-A, 03-146-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 9/26/02. 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
INTER-OFFICE CORRESPONDENCE

DATE: October 3, 2002

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

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

SUBJECT: Item No.: 134
Legal Owner/Petitioner Johnny Hunt
Contract Purchaser: N/A
Property Address: 5500 High Ridge St
Location Description: SW/corner High Ridge St., & Sulpher Spr. Rd.

VIOLATION INFORMATION: Case No. 02-4798
Defendants: Johnny Hunt

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
------	---------

Mr. Carroll	CALLER
410-258-1870	

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/ag
C: Code Enforcement Officer



Baltimore County
Department of Permits and
Development Management

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

Code Enforcement: 410-887-3351

Plumbing Inspection: 410-887-3620

Building Inspection: 410-887-3953

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 62-4792	Property No. 1311350 300	Zoning R-1
------------------------------	-----------------------------	---------------

Name(s):
HUNT, JOHANN
HUNT, JENNIFER

Address:
5500 High Ridge St Balt. Md

Violation Location:
DAMIE 21207

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

105.1 ZCC PERMIT REQUIRED FOR CONSTRUCTION
A DECK ON FRONT AND SIDE OF HOUSE AND
FOR FENCE OVER 42 INCHES. ALSO
POOL IN REAR YARD.

~~1000.00~~ FINE FOR
WORKING WITHOUT PERMIT

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

On or Before: 7-18-02	Date Issued: 7-8-02
-----------------------	---------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: ALLEN GREG

INSPECTOR: [Signature]

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:	Date Issued:
-----------------	--------------

INSPECTOR: _____

DEFENDANT

024798

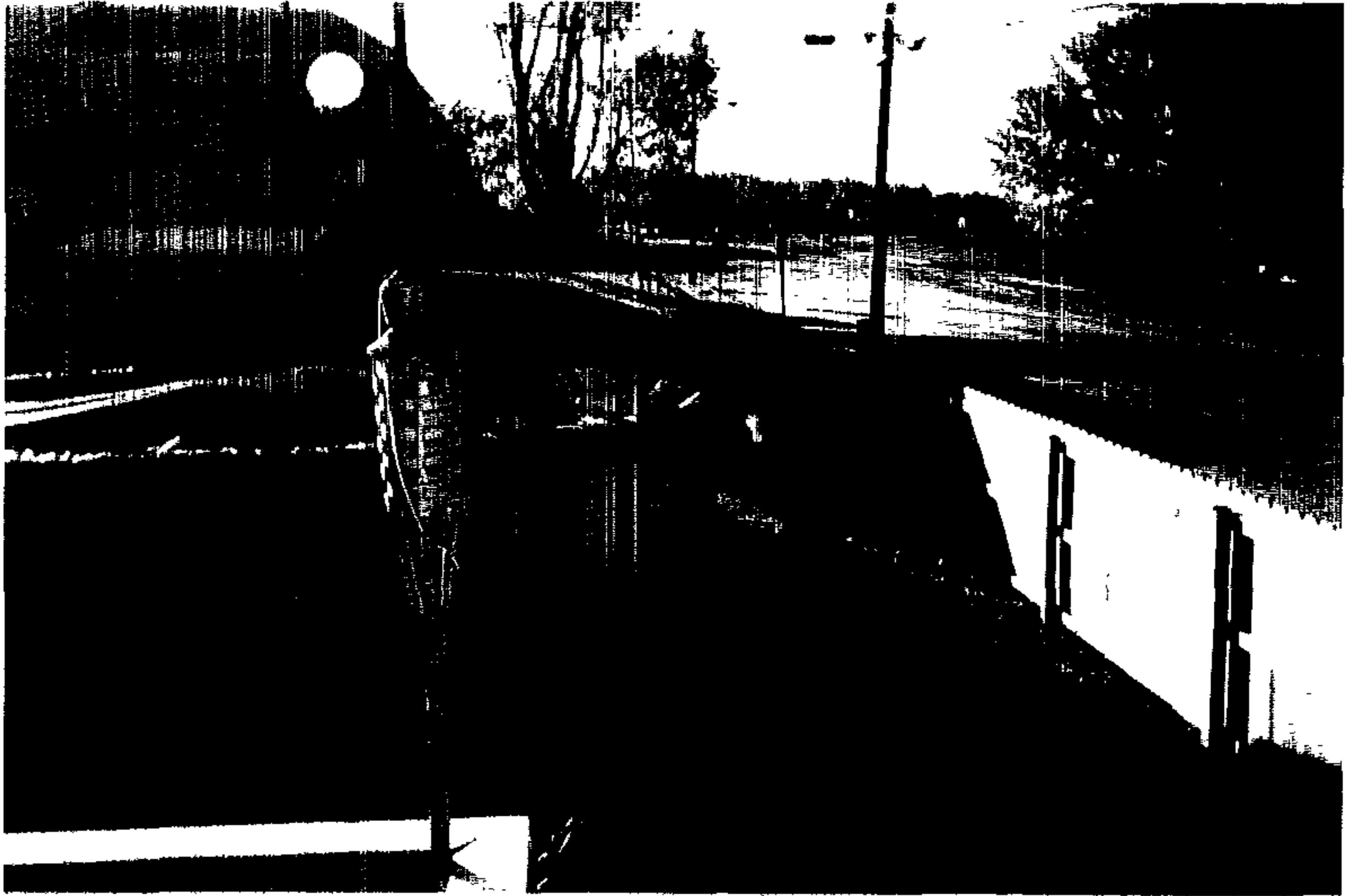
1 2 3

$\{0, 1, 2, \dots, n-1\}$

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

Abstract

- 7-17-02 - TALK TO HOME OWNER. PERMIT ISSUED
FOR DECK B492422 FENCE B492356 AND
HAD TO FILL FOR A VARIANCE FOR POOL.
Hearing is for 7-30-02 RECHECK 8-7-02
8-13-02. HAVE NOT YET GOT INFORMATION FROM
VARIANCE RECHECK 8-28-02. A GUY
8-28-02 TALK TO HOME OWNER AS VIEW
DATE FOR HEARING 9-17-02 AT 1100 RECHECK
7-21-02 A GUY
9-23-02 TALK TO HOME OWNER AS FILED FOR
VARIANCE NO: 03134-A OWNER
WILL CALL WHEN HE GET DATE
RECHECK 11-27-02



Entered at

CODE ENFORCEMENT REPORT

41-08

DATE: 7-2-02 INTAKE BY: JMA CASE #: 02-4798 INSPEC: Hohne

COMPLAINT LOCATION: 5500 HIGH RIDGE ST

ZIP CODE: 21227 DIST: (410)

COMPLAINANT NAME: Mr. Carroll PHONE #: (H) 258-1870 (W)

ADDRESS: ZIP CODE:

PROBLEM: ABOVE GROUND POOL NO PERMIT, DECK
CONSTRUCTED NO PERMIT

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

TAX ACCOUNT #: 13 11 350300 ZONING:

INSPECTION: 7-8-02 Inspected Location constructed A
DECK ON FRONT and SIDE OF HOUSE, PUT in A POOL and
PUTTING UP A FENCE NO PERMIT ISSUED CORRECTED
NOTICE TO GET PERMIT WITH 1000.00 Final RECHECK

REINSPECTION: ON 7-18-02 CALL COMPLAINANT gave up DATE
022 COMPLAINT. THE COMPLAINANT DOES NOT WANT TO BE
CALL BACK. A GIVE.

KN
GB

REINSPECTION:

REINSPECTION:

RA1001B

DATE: 07/02/2002

STANDARD ASSESSMENT INQUIRY (1)

TIME: 12:53:52

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
13 11 350300	13	1-2	04-00	H	NO		12/12/01

HUNT JOHNNY

DESC-1.. IMPS

HUNT JENNIFER

DESC-2.. GAYLORD MANOR

5500 HIGHRIDGE ST

PREMISE. 05500 HIGHRIDGE

ST

00000-0000

BALTIMORE

MD 21227-2734

FORMER OWNER: SIPES KENNETH A

FCV			PHASED IN			
	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	28,500	28,500		FCV	ASSESS	ASSESS
IMPV:	62,400	65,120	TOTAL..	92,712	92,712	91,806
TOTL:	90,900	93,620	PREF...	0	0	0
PREF:	0	0	CURT...	92,712	92,712	91,806
CURT:	90,900	93,620	EXEMPT.		0	0
DATE:	10/97	05/00				

TAXABLE BASIS		FM DATE
02/03 ASSESS:	92,712	05/10/01
01/02 ASSESS:	91,806	06/01/01
00/01 ASSESS:	36,360	06/01/00

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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

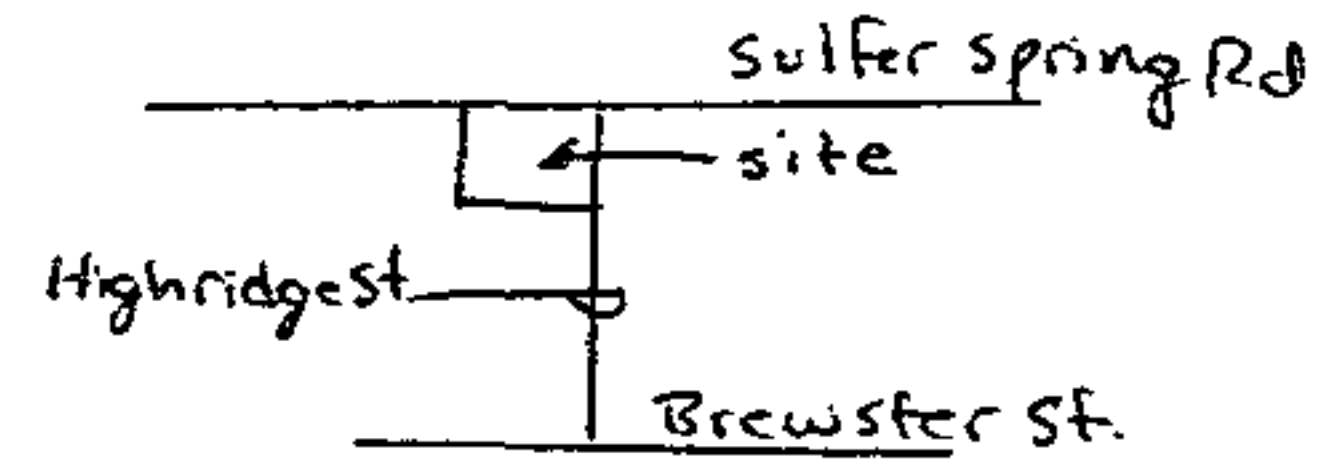
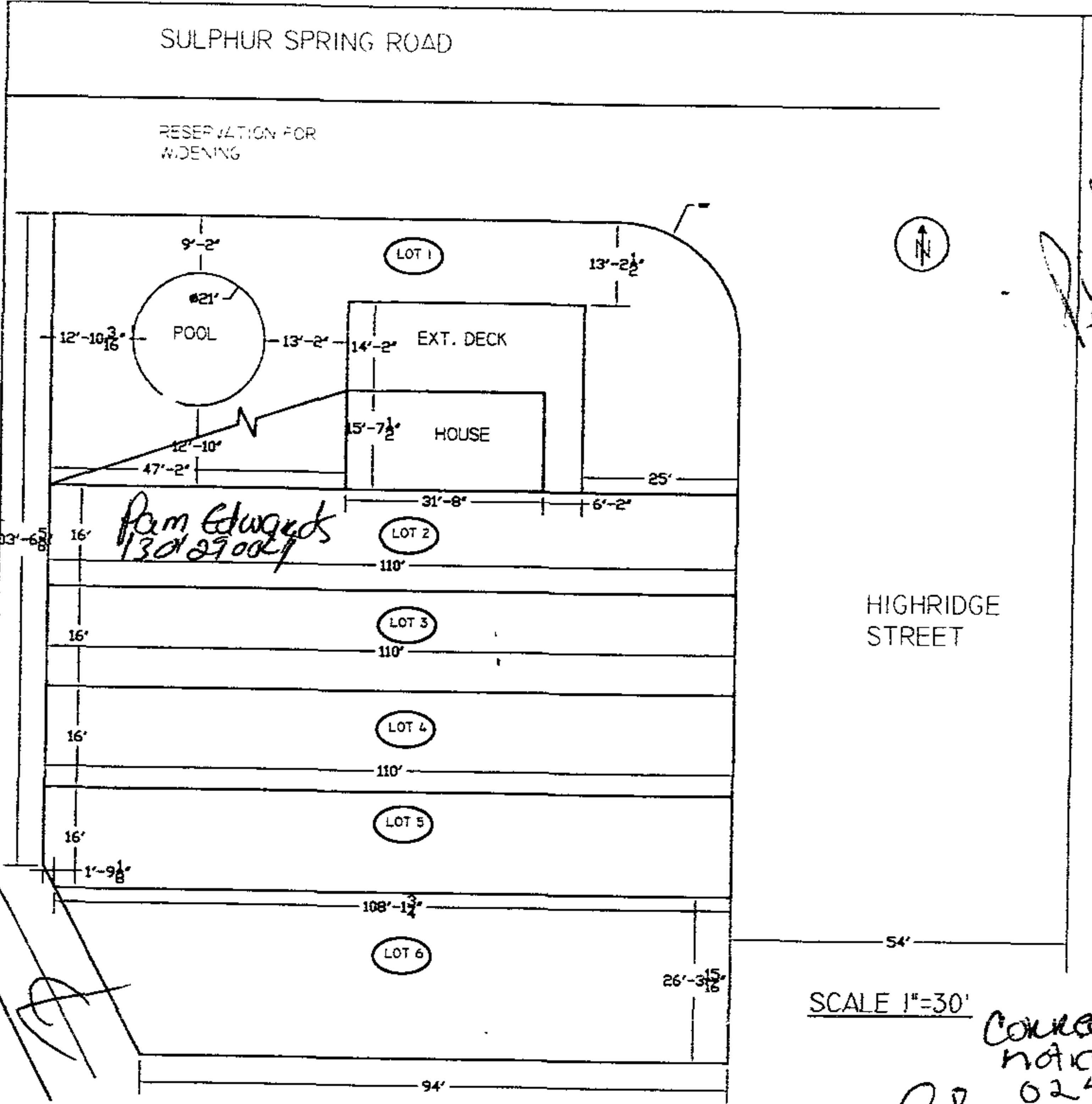
PROPERTY ADDRESS 5500 Highridge St.

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

SUBDIVISION NAME Gaylord Manor

PLAT BOOK # 17 FOLIO # 81 LOT # 1 SECTION #

OWNER Johnny Ben Hunt



VICINITY MAP
SCALE: 1" = 2000'

LOCATION INFORMATION

ELECTION DISTRICT 13

COUNCILMANIC DISTRICT 1

1"=200' SCALE MAP # SWSE

ZONING DR 10.5

LOT SIZE 5246 SQ.FT.

	AGREEMENT	SQUARE FEET
	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	NONE	

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

LTM | 134 |

Correction
notice
024792

D.R. 10.5

GAYLORD
MANOR

SITE

DOLORES

HIGHBRIDGE
ALLEY

ST.

COUNCIL
ST.

ALLEY

D.R. 10.5

BREWSTER
AVE.

STREET
S 19,000'

JUNE
ROAD

814,000

HEATHERWOOD
ROAD

OAKLAND

TER.

S 20,000'

W 24,500'

D.R. 3.5

GAY
PARKS
PARK

SW 5E
11200'

134

SW 5E

E 884,000

LOCATION

SHEET

E
00' ±
E

COWDENSVILLE

S.W.