

IN RE: PETITION FOR VARIANCE
N/S Mary Ridge Drive, 30' E of the c/l
Elwell Court
(4282 Mary Ridge Drive)
11th Election District
2nd Council District

Juan Carlos Arroyo, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-164-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Juan Carlos Arroyo and his wife, Susan K. Arroyo. The Petitioners seek relief from Sections 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit an open projection (carport addition) with a side yard setback of 7.3' in lieu of the minimum required 11.25'. 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 Juan Arroyo. There were no Protestants or other interested persons present; however, it is to be noted that the Petition was filed as the result of a violation notice the Petitioners received relative to the subject carport addition.

In that regard, testimony and evidence offered revealed that construction of a front porch addition with an attached carport commenced in November 2001 without benefit of a permit. In February 2002, Mr. Arroyo filed a complaint against his contractor for failure to complete the job. In April 2002, Mr. Arroyo obtained a permit to complete the work, but the permit was issued only for the front porch. He was unable to obtain a permit for the carport, due to its location over an easement. However, construction continued. During a subsequent building inspection, a stop

ORDER - PETITION FOR FILING
Case No. 03-164-A
By: [Signature]
Date: 12/10/02

work order was issued and the Petitioners were cited with a violation notice by the Code Enforcement Division of the Department of Permits and Development Management (DPDM) for violations under the Baltimore County Code. Thereafter, a hearing was held before Code Enforcement Hearing Officer Stanley J. Schapiro on July 31, 2002. By his Order dated August 15, 2002, Mr. Schapiro allowed the carport to remain where located, subject to the condition that should access to the easement by Baltimore County or utility contractors be necessary, the property owners would be responsible for removing the carport at their expense. In addition, a civil penalty of \$5000 was imposed and the Petitioners were required to file a Petition for Variance to legitimize the location of the carport within the required setback.

The Petitioners now come before me seeking approval of variance relief as set forth above. As shown on the site plan submitted, the subject property is a rectangular shaped parcel located on the east side of Mary Ridge Drive, a circular road located at the west end of Century Town Road in the Old Mill Estates subdivision in Randallstown. The property contains a gross area of 9,250 sq.ft., more or less, zoned D.R.2, and is improved with a single-family dwelling in which the Petitioners have resided for the past 12 years. As noted above, the Petition filed relates to a carport that was recently constructed without benefit of a permit. Mr. Arroyo testified that he had hired a contractor to do the work and assumed that the requisite permits had been acquired. However, as noted above, it was later determined that proper permits were not obtained and the ensuing violation notice was issued.

As shown on the site plan, the property is approximately 59 feet wide across the front property line and widens to 71 feet across the rear. The dwelling is situated towards the front portion of the lot, consistent with the houses on the adjacent lots, and is 38.3' wide by 28.6' deep. The carport is 16.4' wide by 20 feet deep and is located on the east side of the dwelling, 7.3 feet from the side property line.

It was indicated at the hearing that due to the location of an existing concrete parking pad in the front yard of the lot on that side of the property, the location of the carport was the most

ORDER FOR FILING
Date 12/10/12
By [Signature]

practical. In support of his request, Mr. Arroyo submitted a letter from his neighbors on the affected side, John and Deena Martin, indicating they have no objections to the carport.

Based upon the testimony and evidence presented, I am persuaded to grant the relief requested. In my judgment, the Petitioners have satisfied the requirements of Section 307 of the B.C.Z.R. for variance relief to be granted; however, in doing so, I will impose certain conditions consistent with the Order issued by Hearing Officer Stanley Schapiro on August 15, 2002. Therein, Mr. Schapiro noted the location of a drainage and utility easement in the side yard of the property in the vicinity of the carport. His Order provides that at such time as Baltimore County's agents, servants and employees or any utility company, their agents servants and employees, determine that the easement need be utilized for maintenance or other purposes, the property owner shall remove the carport at his expense to allow completion of such work. This restriction shall likewise be imposed in this Order.

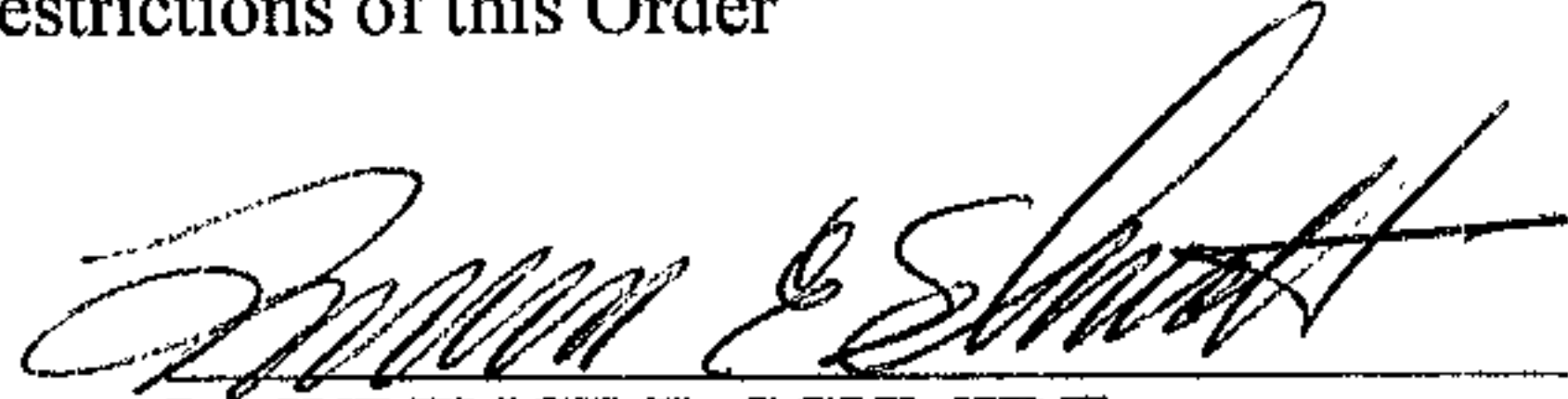
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of December, 2002 that the Petition for Variance seeking relief from Sections 1B02.3.B and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit an open projection (carport addition) with a side yard setback of 7.3' in lieu of the minimum required 11.25', in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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.
- 2) In the event Baltimore County, its agents, servants and employees, or utility companies determine that the easement is needed for their

purposes or that the County or the utilities' contractors need to utilize or work in the easement area, the Petitioners shall remove the carport at their expense.

- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

12/10/12
12/10/12
12/10/12



Baltimore County
Zoning Commissioner

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

December 11, 2002

Mr. & Mrs. Juan Carlos Arroyo
4282 Mary Ridge Drive
Randallstown, Maryland 21133

RE: PETITION FOR VARIANCE
N/S Mary Ridge Drive, 30' E of the c/l Elwell Court
(4282 Mary Ridge Drive)
11th Election District – 2nd Council District
Juan Carlos Arroyo, et ux - Petitioners
Case No. 03-164-A

Dear Mr. & Mrs. Arroyo:

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

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



Printed with Soybean Ink
on Recycled Paper



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) *1802.3.B (BCZR) & 301.1 AND CM DP V.B.6.b* To permit an open projection addition (carport) with a side yard setback of 7.3' in lieu of the required 11.25'.

a 17' x 20' CARPORT was built by a general Contractor. He is now
now here to be found. I'd like to finish up the job so the
INSTRUCTORS will not become a HAZARD to the property.
Property is to be posted and advertised as prescribed by the zoning regulations.

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 4282 Mary Ridge Drive,
Randallstown, MD 21133

Beginning at a point on the ~~SOUTH~~^{NORTH} side of
Mary Ridge Drive which is **60 feet**
Wide at the distance of **30 feet** ~~NORTH~~^{EAST} of the
Centerline of the nearest improved intersecting street
ELWELL CT. Which is **50 feet** wide.

* Being Lot # **14** Block **C**, Section # **2** in the
Subdivision of **Olde Mill Estates** As recorded in
Baltimore County Plat Book # **45**, Folio # **127**
Containing **9250 square feet**. Also known as **4282**
Mary Ridge Drive And located in the **11** Election
District, **2** Councilmanic District.

164

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 17831

DATE 10-1-02 ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Juan & Susan Arroyo
4242 Mary Ridge Dr. Item # 11.4
FOR: 01 VARIANCE TAKEN BY: JDE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
10/02/2002 10/01/2002 15:06:49
REG 0006 WALKIN KNOM KXM DRAWER 4
RECEIPT # 106107 10/02/2002 OFLN
Dep 5 528 ZONING VERIFICATION
CR NO. 017831

Recpt 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: #03-164-A
#282 Mary Ridge Drive
N/S of Mary Ridge Drive at
the distance of 30' east of
the centerline of Elwell Court
11th Election District
2nd Councilmanic District
Legal Owner(s): Juan Carlos
Arroyo

Variance: to permit an open
projection addition (carport)
with a side yard setback of
7.3' in lieu of the required
11.25'.

Hearing: Friday, November
15, 2002 at 10:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.

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 con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

10/04/27 Oct. 31 0571609

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 # 03-164-A

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

ROOM 407, COUNTY COURTS BLDG.
PLACE: 401 BOSLEY AVENUE
DATE AND TIME: FRIDAY, NOVEMBER 15, 2002
AT 10:00 A.M.
REQUEST: VARIANCE TO PERMIT AN OPEN
PROJECTION ADDITION (CARPORT) WITH A SIDE
YARD SETBACK OF 7.3 FEET IN LIEU OF THE
REQUIRED 11.25 FEET

ZONING NOTICE

CASE # 03-164-A

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

ROOM 407, COUNTY COURTS BLDG.
PLACE: 401 BOSLEY AVENUE

DATE AND TIME: FRIDAY, NOVEMBER 15, 2002
AT 10:00 A.M.

REQUEST: VARIANCE TO PERMIT AN OPEN

PROJECTION ADDITION (CARPORT) WITH A SIDE

YARD SETBACK OF 7.3 FEET IN LIEU OF THE

REQUIRED 11.25 FEET

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

NO POST HEARING THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 03-164-A

Petitioner/Developer: _____

JUAN CARLOS ARROYO

Date of Hearing/Closing: 11-15-2002

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 _____

4282 MARY RIDGE DRIVE

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

Sincerely,

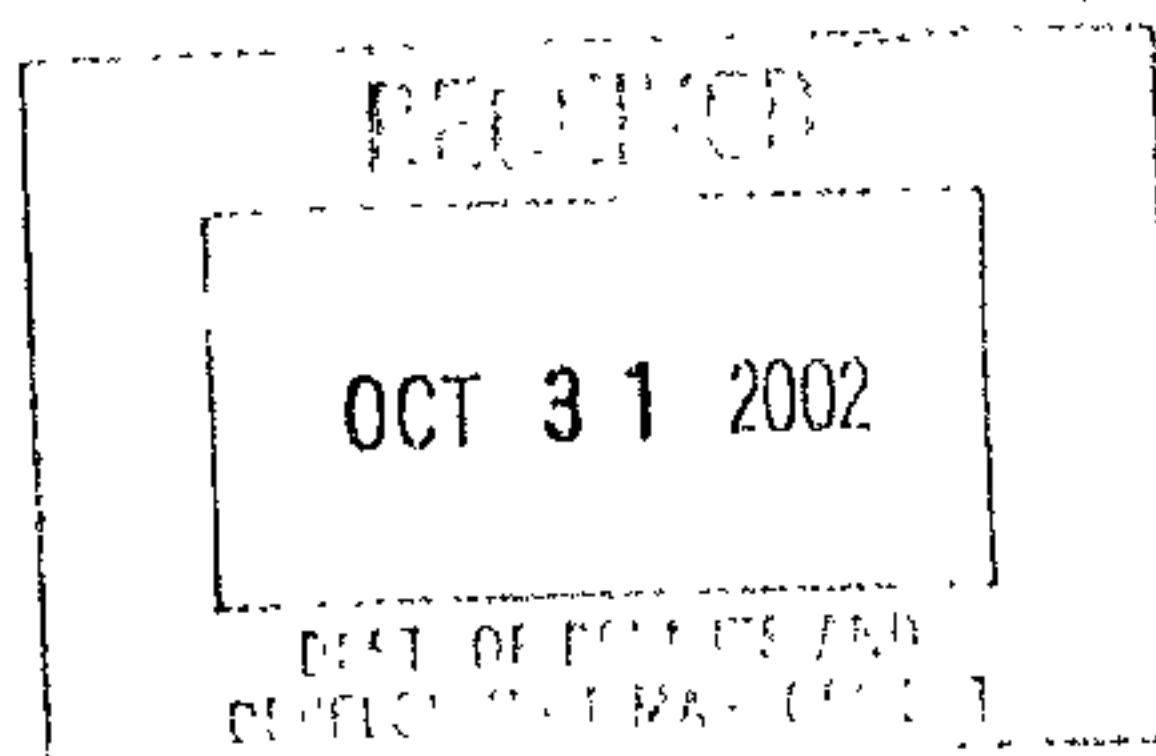
Garland E. Moore
(Signature of Sign Poster and Date)

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
4282 Mary Ridge Drive N/s at distance
of 30' east of ctrl of Elwell Court
11th Election District 2nd Councilmanic
District
Legal Owner: Juan Carlos Arroyo
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 03-164-A

* * * * *

ENTRY OF APPEARANCE

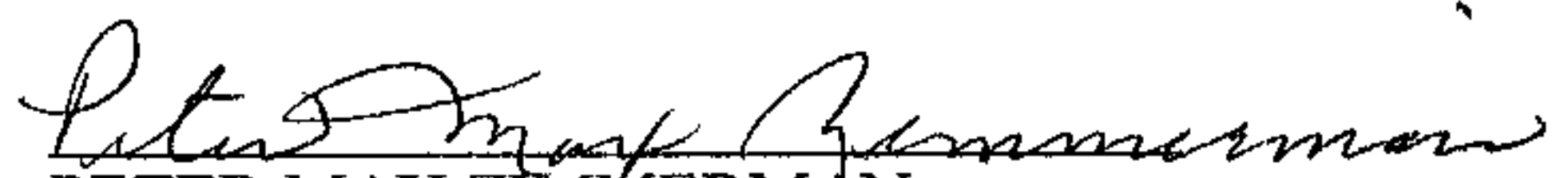
Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in 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 17th day of October, 2002, a copy of the foregoing Entry of Appearance was mailed to Juan Carlos Arroyo, 4282 Mary Ridge Drive, Randallstown, MD 21133 Petitioner(s).


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

Please forward billing to:

Juan C, Arroyo
4282 Mary Ridge Drive
Randallstown, MD 21133

410-338-1547

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: 03-164-A

4282 Mary Ridge Drive

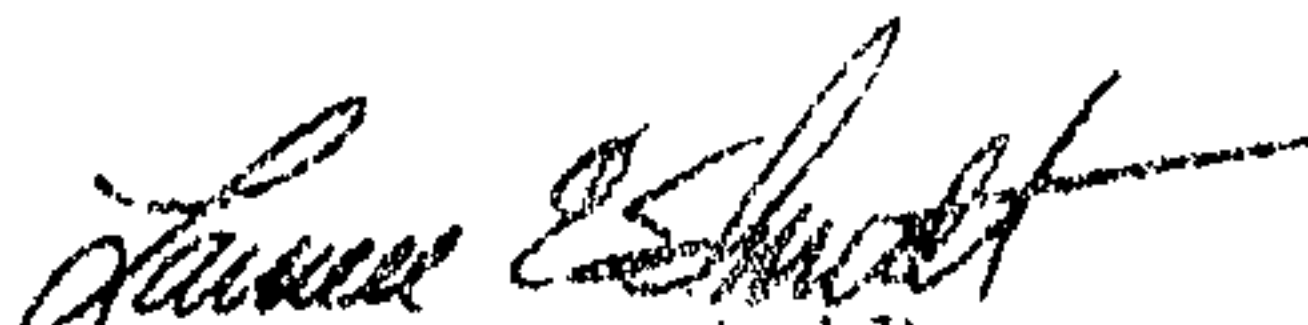
N/s of Mary Ridge Drive at the distance of 30' east of the centerline of Elwell Court

11th Election District – 2nd Councilmanic District

Legal Owner: Juan Carlos Arroyo

Variance to permit an open projection addition (carport) with a side yard setback of 7.3' in lieu of the required 11.25'.

HEARING: Friday, November 15, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

LES:rlh

- 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

October 11, 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: 03-164-A

4282 Mary Ridge Drive

N/s of Mary Ridge Drive at the distance of 30' east of the centerline of Elwell Court

11th Election District – 2nd Councilmanic District

Legal Owner: Juan Carlos Arroyo

Variance to permit an open projection addition (carport) with a side yard setback of 7.3' in lieu of the required 11.25'.

HEARING: Friday, November 15, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

AJ:rlh

C: Juan Carlos Arroyo, 4282 Mary Ridge Drive, Randallstown 21133

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY OCTOBER 31, 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: 03-164-A
Petitioner: JUAN + SUSAN ARROYO
Address or Location: 4282 MARY RIDGE DR RANDALLTOWN MD 21133

PLEASE FORWARD ADVERTISING BILL TO:

Name: JUAN C. ARROYO
Address: 4282 MARY RIDGE DR
RANDALLTOWN, MD 21133
Telephone Number: (410) 338-1547

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

Juan Carlos Arroyo
Susan K. Arroyo
4282 Mary Ridge Drive
Randallstown, MD 21133

Dear Mr. and Mrs. Arroyo:

RE: Case Number: 03-164-A, 4282 Mary Ridge Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 1, 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." in a cursive style.

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

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

October 15, 2002

ATTENTION: George Zahner

Distribution meeting: 10/15/02

Location:

Item No.:

Dear Mr. Zahner:

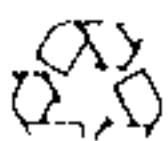
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items: 159 & 160, 162-172

(164)

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

cc: File



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 30, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For October 21, 2002
Item No. 159, 160, 161, 162, 163, 164,
165, 166, 167, 168, 169, 170, and 172

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 *RBS/TGT*

DATE: November 6, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of October 15, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

164

160, 162-165, 167-172

Ho
11/15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 17, 2002

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

10 2 1997

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-164 & 03-169**

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: 10.11.02

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

RE: Baltimore County
Item No. 164 JRF

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

October 16, 2002

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

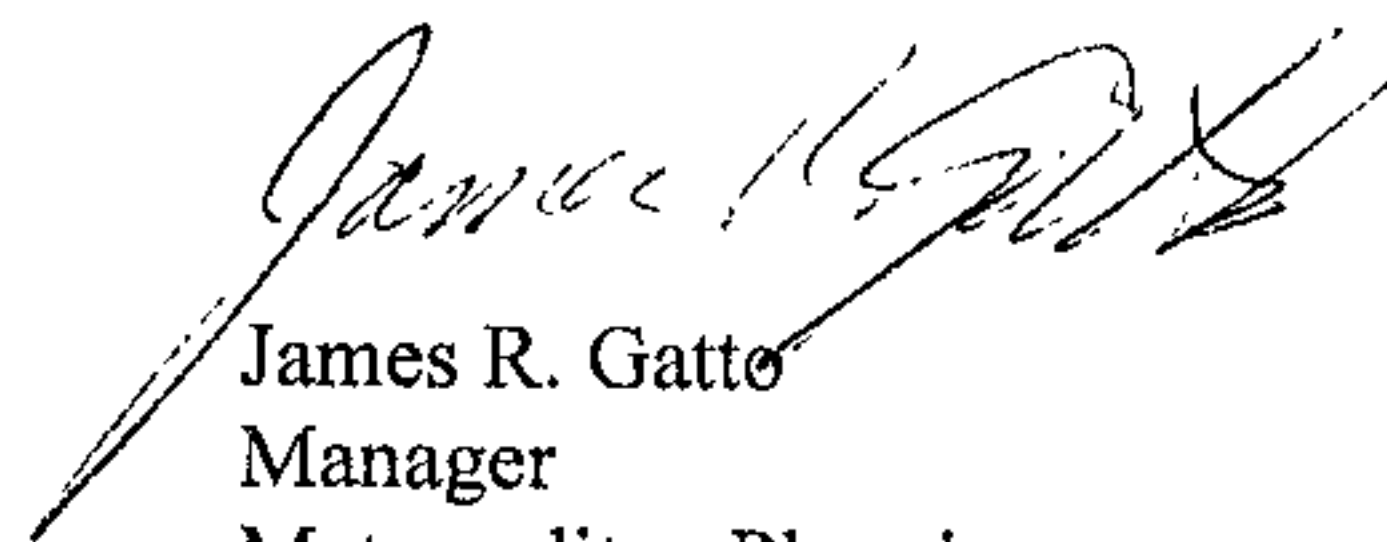
Re: Zoning Advisory Committee Agenda, 10/21/02 re: case numbers 03-159-SPHA, 03-160-SPH, 03-161-SPH, 03-162-A, 03-163-A, 03-164-A, 03-165-A, 03-166-A, 03-167-A, 03-168-A, 03-169-A, 03-170-A, 03-172-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 10/15/02. The information has been submitted to Mr. Mike Nortrup.

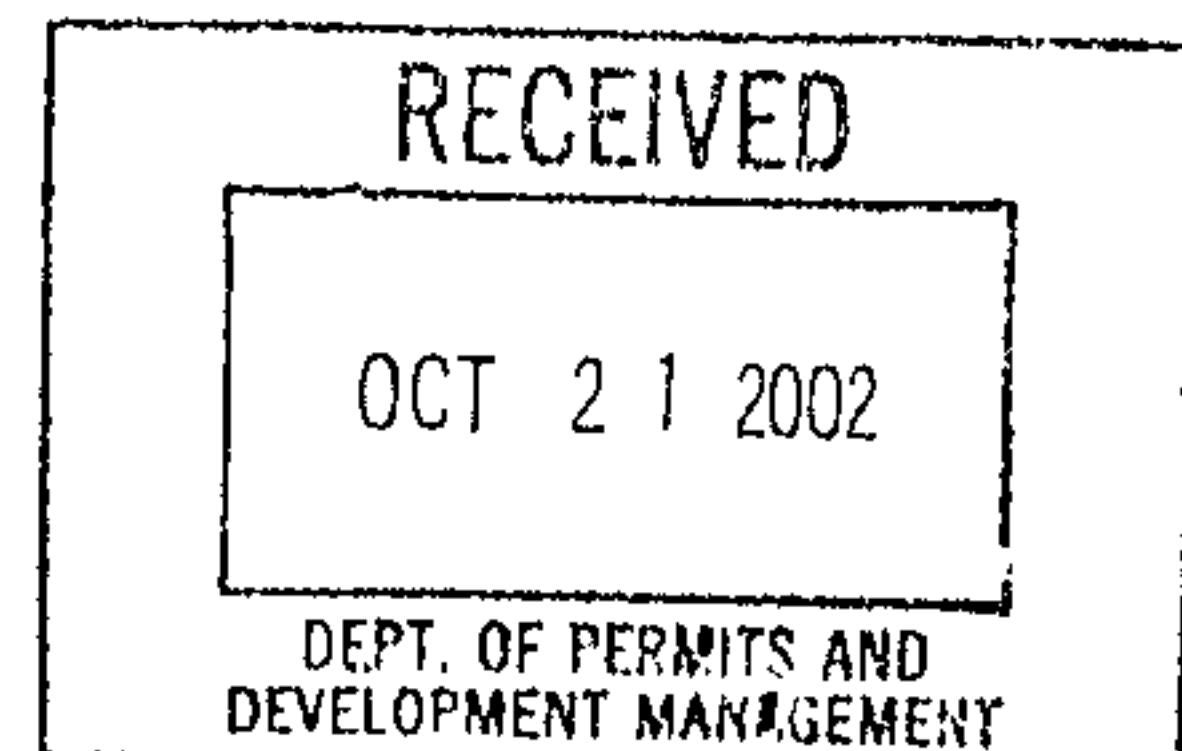
Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,



James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup



To Whom it Concerns 9-30-02
From Johnnie and Deena Martin

We live at 4280 Mary Ridge Dr,
and are aware of the car port
that was installed at 4282 Mary
Ridge Dr. The new installation
does not impact us at all.
It is our opinion that the addition
have a positive affect on the
community. If you have any questions
for us, you can reach us at.
410 521-0018.

Johnnie L Martin
Deena C Martin

#164

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: October 22, 2002

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

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

SUBJECT: Item No.: 164
Legal Owner/Petitioner Juan C. Arroyo
Contract Purchaser: N/A
Property Address: 4282 Mary Ridge Dr.
Location Description: n/s at Mary Ridge Dr. at the distance of 30' past
Centerline of Elwell Ct..

VIOLATION INFORMATION: Case No. 02-4166
Defendants: Juan C. Arroyo

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

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

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

- | | | |
|--------------------------|-----|---|
| ☐ | 1. | Complaint letter/memo/email/fax (if applicable) |
| X | 2. | Complaint Intake Form/Code Enforcement Officer's report and notes |
| X | 3. | State Tax Assessment printout |
| ☐ | 4. | State Tax Parcel Map (if applicable) |
| ☐ | 5. | MVA Registration printout (if applicable) |
| ☐ | 6. | Deed (if applicable) |
| ☐ | 7. | Lease-Residential or Commercial (if applicable) |
| X | 8. | Photographs including dates taken |
| X | 9. | Correction Notice/Code Violation Notice |
| X | 10. | Citation and Proof of Service (if applicable) |
| ☐ | 11. | Certified Mail Receipt (if applicable) |
| X | 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/cp
C: Code Enforcement Officer

CRONOLOGY

4282 Mary Ridge Dr.
02-4166

03/05/02 Received copy of complaint form from Md. State Dept. of Labor, Licensing and Regulation, requesting check on building permit for cover front porch at front and carport at side of location. No permit(s) found. Contractor (Universal Contracting) abandoned job. Owner, Juan Arroyo, was issued a stop work notice.

04/11/02 Owner obtained permit (b480301) for porch only. Variance required for carport, built over utility easement.

04/25/02 Inspected-no change since 04/11/02.

06/10/02 Inspected-no change since 04/11/02.

06/12/02 Citation issued, hearing set for July 31. 2002.

07/31/02 Order by Stanley Schapiro-owner must obtain a building permit or a civil penalty of \$5000 shall be imposed. Also, the owners shall remove carport at their expense if needed for utility access.

08/15/02 Order written by Mr. Schapiro, and copy sent to owner.

09/13/02 Mr. Arroyo called and stated that he is applying for a variance.



Baltimore County
Department of Permits and
Development Management

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

*DIST
02*

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. <i>02-4166</i>	Property No. <i>18 00 009072</i>	Zoning: <i>DR 5.5</i>
-------------------------------------	-------------------------------------	--------------------------

Name(s): *Juan C. Arroyo*

Address: *4282 Mary Ridge Dr*

Violation Location: *Same*

Violation Dates: *4/11/02 and continuing through 6/12/02*

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

International Residential Code 2000

*Constructing addition at side (carport)
of location, without required building
permit*

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:

\$ *12,400-*

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

Date: *Wed July 31 '02'*

Time: *9⁰⁰ AM*

Citation must be served by:

Date: *June 26 '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: *Claude J. Profit*

Date: *06/12/02* Inspector's Signature: *Claude J. Profit*

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name:	Citation/Case No.: <i>02-4166</i>
-------------	--------------------------------------

Address:

Date

Defendant's Signature

AGENCY



Baltimore County
Department of Permits and
Development Management

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

Dist
02

Code Enforcement:
Building Inspection:

410-887-3351
410-887-3953

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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 02-4166	Property No.	Zoning:
Name(s): Juan C. Arroyo Contractor: Universal Contracting MHIC 72855		
Address: 4282 Mary Ridge Dr		
Violation Location: 4282 Mary Ridge Dr Randallstown 21133		

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Baltimore County Council Bill 28-01

Baltimore County Building Code 105

International Residential Code 105

Constructing carport and covered front porch at location without permit(s)
Obtain required permit(s)

Must pay \$1,000 - fine

RE: MD. Dept. of Labor, Licensing and Regulation complaint #2002-1626

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

On or Before:	Date Issued:
---------------	--------------

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

Print Name

INSPECTOR:

STOP WORK NOTICE

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

Not Later Than: 03/15/02 4/25/02	Date Issued: 03/05/02
-------------------------------------	--------------------------

INSPECTOR:

Claude J. Profili
Claude J. Profili

AGENCY

DATE: 06/12/2002

STANDARD ASSESSMENT INQUIRY (1)

TIME: 15:41:28

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
18 00 009072	02	1-2	04-00	H	NO		12/12/01
ARROYO JUAN C				DESC-1.. 1MPS9250 SQ FT .2123 AC			
ARROYO SUSAN K				DESC-2.. OLDE MILL ESTATES			
4282 MARY RIDGE DR				PREMISE.. 04282 MARY RIDGE DR			

00000-0000

RANDALLSTOWN

MD 21133-0000 FORMER OWNER: HENRY DEON

FCV			PHASED IN		
PRIOR	PROPOSED		CURR	CURR	PRIOR
			FCV	ASSESS	ASSESS
LAND	40,560	40,560			
IMPV:	87,240	95,510	TOTAL..	133,312	133,312
TOTL:	127,800	136,070	PREF..	0	0
PREF:	0	0	CURT..	133,312	133,312
CURT:	127,800	136,070	EXEMPT..	0	0
DATE:	06/97	10/99			

TAXABLE BASIS		FM DATE
02/03 ASSESS:	133,312	11/09/00
01/02 ASSESS:	130,556	06/01/01
00/01 ASSESS:	51,120	06/01/00

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

RA1001

DATE: 06/12/2002

STANDARD ASSESSMENT INQUIRY (2)

TIME: 15:41:38

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
18 00 009072	02	1-2	04-00	H	NO		12/12/01
LOT..	14	BOOK...	0045	MAP....	0067	LOT WIDTH.....	76.95
BLOCK..	C	FOLIO...	0127	GRID....	0022	LOT DEPTH.....	.00
SECTION..	2			PARCEL..	0378	LAND AREA..	9250.000 S
PLAT..	2					YEAR BUILT.....	00

TRANSFER DATA	
NUMBER.....	050690
DATE.....	03/23/91
PURCHASE PRICE.....	116,000
GROUND RENT.....	0
DEED REF LIBER.....	08740
DEED REF FOLIO.....	0507
CONVEYED IND.....	1
FULL-PART TRAN IND.....	1
GRANTOR ACCT NO..	18-00-009072

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

CRITICAL	NEW CONST	CARD
AREAS CODE	YEAR	NO
		05864

STRUCTURE	
CODE	SQ. FEET
	2204

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

RA1001

DATE: 06/12/2002

STANDARD ASSESSMENT INQUIRY (3)

TIME: 15:41:49

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
18 00 009072	02	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: 133,312



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

[Signature]
BUILDINGS ENGINEER

BUILDING PERMIT

PERMIT #: B480301 CONTROL #: MR DIST: 02 PREC: 01
DATE ISSUED: 04/01/2002 TAX ACCOUNT #: 1800009072 CLASS: 04

PLANS: CONST 0 PLOT 1 R PLAT 0 DATA 0 ELEC NO PLUM NO
LOCATION: 4282 MARY RIDGE
SUBDIVISION: OLDE MILL ESTATES

OWNERS INFORMATION

NAME: ARROYO, JUAN & SUSAN
ADDR: 4282 MARY RIDGE DRIVE

TENANT

CONTR: OWNER

ENGNR:

SELLR:

WORK: CONSTRUCT A FRONT PORCH 38'X6'=225SF ON THE
FRONT OF THE SFD, (WORK HAS ALREADY STARTED BY
OTHER CONTRACTOR)

BLDG. CODE

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD W ADDITION

EXISTING USE: SFD

TYPE OF IMPRV: ADDITION

USE: ONE FAMILY

FOUNDATION:

SEWAGE: PUBLIC EXIST

BASEMENT:

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 0076.95 X 0000.00

FRONT STREET:

SIDE STREET:

FRONT SETB: 28'

SIDE SETB: 12'/23'

SIDE STR SETB:

REAR SETB: 124'

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

County Office Building, Room 119
111 West Chesapeake Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, Plaintiff, vs. Juan C Arroyo, Defendant

Case # 02-4166 Violation Address 4282 Mary Ridge Zip 21133

Hearing Date 07/31/02 Issued Date 06/12/02 Expiration Date 06/26/02

Author of Citation Claude J Profit

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 1/1 _____ 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 1/1.

I was unable to serve:

1 st Attempt	<u>6/14/02</u>	<u>11:30</u> <u>a.m.</u> because <u>No answer at loc.</u>	<u>CP</u> Initials
2 nd Attempt	<u>6/17/02</u>	<u>10:00</u> <u>a.m.</u> because <u>No adult at loc.</u>	<u>CP</u> Initials
3 rd Attempt	<u>6/18/02</u>	<u>1:00</u> <u>a.m.</u> because <u>No answer at loc.</u>	<u>CP</u> 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

Server's Name (Print)

1/1
Date

Server's Signature



COMPLAINT FORM

STATE OF MARYLAND
DEPARTMENT OF LABOR, LICENSING AND REGULATION
DIVISION OF OCCUPATIONAL AND PROFESSIONAL LICENSING
500 NORTH CALVERT STREET - BALTIMORE, MARYLAND 21202-3651
HOME IMPROVEMENT 410-230-6309
OCCUPATIONAL AND PROFESSIONAL LICENSING 410-230-6322

DO NOT WRITE IN THIS SPACE
OFFICE RECORD

DATE RECEIVED

BOARD

COMPLAINT NO.

LICENSING INFORMATION

EXPIRATION DATE

TYPE OF COMPLAINT - PLEASE CHECK

☒ HOME IMPROVEMENT
☐ HEATING, VENTILATION,
AIR CONDITIONING,
REFRIGERATION
☐ OTHER
BOARD

PLEASE ADDRESS ENVELOPE TO THE PROPER BOARD/COMMISSION

PLEASE BE ADVISED THAT BY FILING THIS COMPLAINT IT MAY BE NECESSARY FOR YOU TO APPEAR AT A FORMAL HEARING BEFORE THIS BOARD/COMMISSION OR IN CRIMINAL COURT.

1. YOUR NAME	
LAST	FIRST
ARROYO	JUAN
MIDDLE INITIAL	
DR.	
STREET ADDRESS	
4282 MARY RIDGE DR.	
CITY	STATE
RANDALLTOWN	MD
ZIP	
21133	
HOME PHONE	
(410) 521-3476	
WORK PHONE	
(410) 338-1547	

2. COMPLAINT AGAINST	
UNIVERSAL CONTRACTING	
TRADING AS	
STREET ADDRESS	
1 GLOW CENTER CT	
CITY	STATE
REISTERSTOWN	MD
ZIP	
21136	
PHONE	
(410) 517-0167	
PAGER	

3. CONTRACT INFORMATION

Did you enter into a contract? ☒ YES ☐ NO If "YES" was the contract ☐ Oral ☒ Written?

With whom did you enter into the contract?
(Give name of individual and/or company)

UNIVERSAL CONTRACTING (JONATHAN CHELL)

Date of contract (Month, Day, Year)

11-27-01

Amount of contract?

\$23,300 (2 CONTRACTS)

Did you pay for the services? ☒ YES ☐ NO

If "YES" give amount \$

15,532

4. Name of person who actually did the work or performed the service

JONATHAN CHELL

Date the work was started

(MONTH / DAY / YEAR)

Last date work performed

(MONTH / DAY / YEAR)

Is there an arbitration clause in the contract? ☐ YES ☒ NO

5. Please give a detailed but concise explanation of your complaint in the order in which it occurred and attach any supporting documents (continue on a separate sheet if necessary. Type or print legibly.)

Mr. Chell has been performing very slowly. He mentioned that this job will be complete within 3-4 weeks. He has been coming at times once per week. During our last meeting, he mentioned that the job will be complete by Feb 22nd. He will not make that date. I am not satisfied with his work ethics.

CERTIFY UNDER PENALTY OF PERJURY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

[Signature]
(SIGNATURE OF COMPLAINANT)

2-21-02
(DATE)

If this is a home improvement complaint and the contractor was licensed at the time of the contract, you may file a separate claim against the Home Improvement Guaranty Fund.

CODE ENFORCEMENT REPORT

DATE: 6/12/02 INTAKE BY: CP CASE #: 02-4166 INSPEC: Prof. L.

COMPLAINT LOCATION: 4282 Mary Ridge Dr.

ZIP CODE: 21133 DIST: 02

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

ADDRESS: _____ ZIP CODE: _____

PROBLEM: Constructing carport without permit(s) Also covered front porch without permit(s)

(re: complaint 02(90)1626 Dept Labor, Licensing and Regulations)

IS THIS A RENTAL UNIT? YES _____ NO ✓

IF YES, IS THIS SECTION 8? YES _____ NO ✓

OWNER/TENANT INFORMATION: Juan Arcoy C

TAX ACCOUNT #: 18 00 009072 ZONING: _____

INSPECTION: 3/5/02 inspected Contractor (Universal Contracting) - abandoned job - carport and porch started without permits
Stop work issued

4/11/02 Permit obtained (B 480301) but only for front

REINSPECTION: porch, owner stated variance will be required for carport

4/25/02 No change at site no permit no variance application

6/10/02 No change at site no permit no variance application

REINSPECTION: KN citation to be issued pu. 7/30/02

WB

REINSPECTION: _____

PHOTOGRAPHIC RECORD

Citation/Case No.: 02-4166

Date of Photographs: 06/17/02



I HEREBY CERTIFY that I took the 1 photographs set out above, and that these photographs
(number of photos)
fairly and accurately depict the condition of the property that is the subject of the above-referenced
citation/case number on the date set out above.

C. P. P. P.
Enforcement Officer

PEY 1



Phone: (Home)

PERMITS.

02-4166

03/05/02

04/11/02

04/25/02 NO CHANGE AT SITE

***06/19/2002 CITATION SENT

*****06/26/02 RECEIVED GREEN CARD BACK SIGNED EA

6/28/02

~~***7/19/02 GARAGE HAS BEEN REPAIRED. CLOSE. (L~~

N/A.

Baltimore County, Maryland
Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

In the Matter of
Juan C. Arroyo
Susan K. Arroyo

Civil Citation No. 02-4166
4282 Mary Ridge Drive

Respondents

FINDINGS OF FACT AND CONCLUSIONS OF LAW

FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on 31 July 2002, for a hearing on a citation for violations under the Baltimore County Code for building a carport without a permit on residential property located at 4282 Mary Ridge Drive.

On 12 June 2002, pursuant to §1-7(d), Baltimore County Code, a code enforcement citation was issued. The citation was legally served on the Respondents.

The citation described the violations as follows: International Residential Code, 2000, §105, constructing addition at side (carport) of location without required building permit.

Further, the citation proposed a civil penalty of \$12,400 to be assessed. A code enforcement hearing date was scheduled for 31 July 2002.

Juan Arroyo appeared for the hearing and testified. The Respondent hired a contractor who abandoned the job. The Respondent has obtained a permit for the porch. The Respondent was unable to get a permit for the carport because it is in a County utility easement.

The Respondent will be allowed to maintain the carport in the County easement subject to the following: At such time as Baltimore County, its agents, servants and employees, or utility companies determine that the easement is needed for their purposes, or that the County or the utilities contractors need to utilize or work in the easement area, the Respondents shall remove the carport at their expense.

IT IS ORDERED by the Code Enforcement Hearing Officer, this 15 day of August 2002 that a civil penalty be imposed in the amount of \$5000.

At such time as the Baltimore County, its agents, its agents, servants and employees, or utility companies determine that the easement is needed for their purposes, or that the County or the utilities contractors need to utilize or work in the easement area, the Respondents shall remove the carport at their expense.

IT IS FURTHER ORDERED that the civil penalty in the amount of \$5000 shall be suspended on condition the Respondents abide by the following: At such time as Baltimore County, its agents, servants, and employees, or utility companies determine that the easement is needed for their purposes, or that the County or the utilities contractors need to utilize or work in the easement area, the Respondents shall remove the carport at their expense.

IT IS FURTHER ORDERED that the Respondents shall obtain a building permit for the carport. If the Respondents fail to abide by this Order, then the civil penalty imposed shall be \$5000.

Signed: Stanley J. Schapiro
Stanley J. Schapiro
Code Enforcement Hearing Officer

The violator is advised that pursuant to §1-7(g)(1), Baltimore County Code, an appeal to the Baltimore County Board of Appeals may be taken within fifteen (15) days after the date of a final Order. §1-7(g)(2) requires the filing of a petition setting forth the grounds for appeal and a filing fee of \$150. The appellant is urged to read the requirements for the appeal petition. Security in the amount of the civil penalty must be posted with the Director.

UPDATE/MESSAGE FORM

Date: 08/22/02

Time: _____ a.m. p.m.

Inspector: Profil

Case No.: 02-4166

Address: 4282 Mary Ridge Dr

Comments: Written order issued on 8/15/02, no
permit issued yet p/u 8/30/02 CJP

RA
B

ENTERED INTO AS400 _____

UPDATE/MESSAGE FORM

Date: 08/30/02

Time: _____ a.m. p.m.

Inspector: Postil

Case No.: 02-4166

Address: 4221 Mary Ridge Dr

Comments: 8/30/02 No permit issued per 9/13/02 CJP

KN
GB

ENTERED INTO AS400 _____

UPDATE/MESSAGE FORM

Date: 09/13/02

Time: _____ a.m. p.m.

Inspector: Pro Fil

Case No.: 02-4166

Address: 4282 Mary Ridge

Comments: Mr Arroyo called office and stated that
he is applying for a variance R/O 10/28 CJP

KN

ENTERED INTO AS400 _____

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

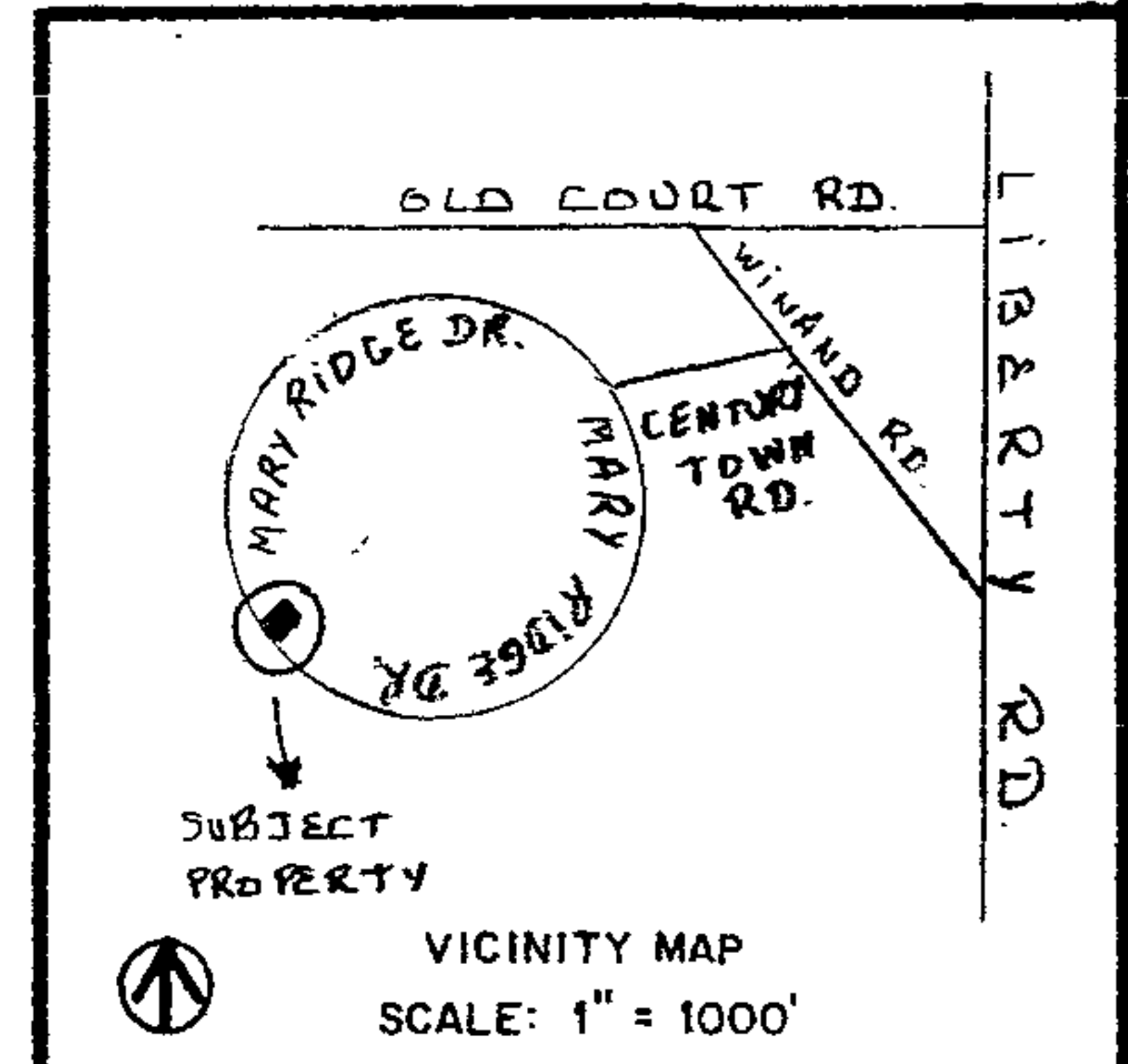
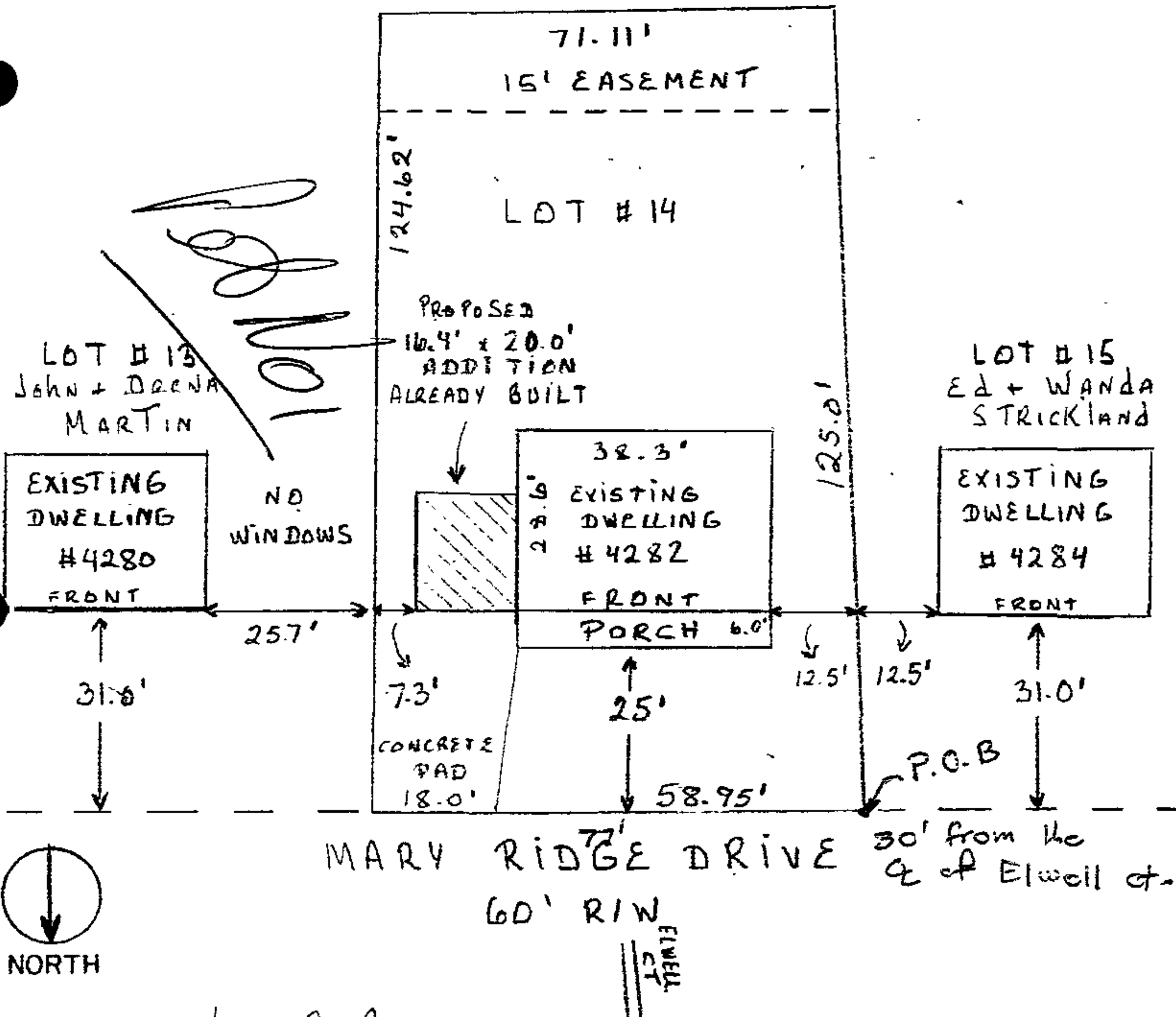
PROPERTY ADDRESS 4282 MARY Ridge DR.

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

SUBDIVISION NAME Old Mill Estate, Section II

PLAT BOOK # 45 FOLIO # 127 LOT # 14 SECTION # 2

OWNER JUAN + SUSAN ARROYO



LOCATION INFORMATION

ELECTION DISTRICT: 11

COUNCILMANIC DISTRICT: 2

1" = 200' SCALE MAP # NW 8H

ZONING: DR2

LOT SIZE: 2/23 ACRES 9250 SQUARE FEET

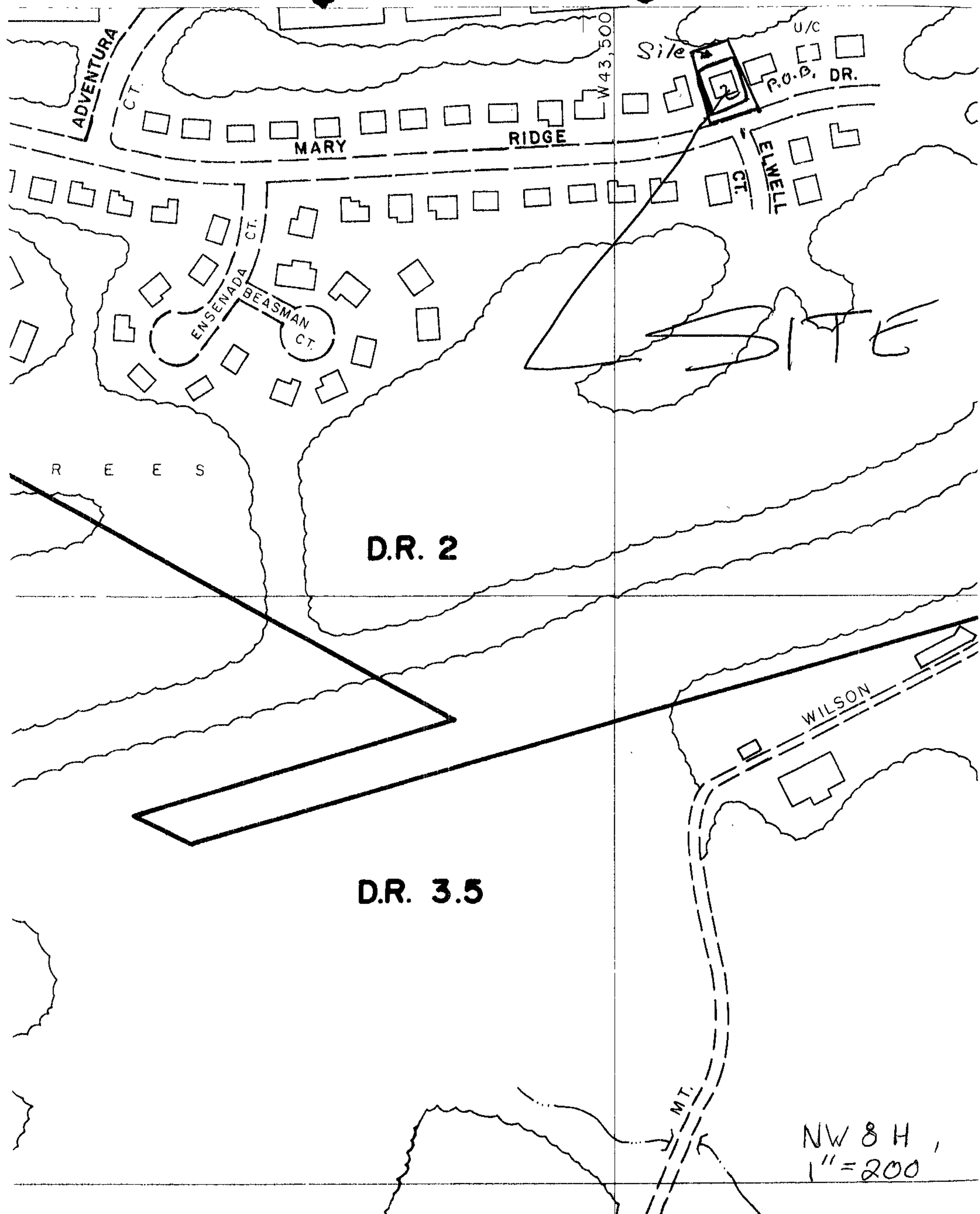
	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	<u>NONE</u>	

ZONING OFFICE USE ONLY

REVIEWED BY JRF ITEM # 164 CASE #

PREPARED BY JUAN C ARROYO

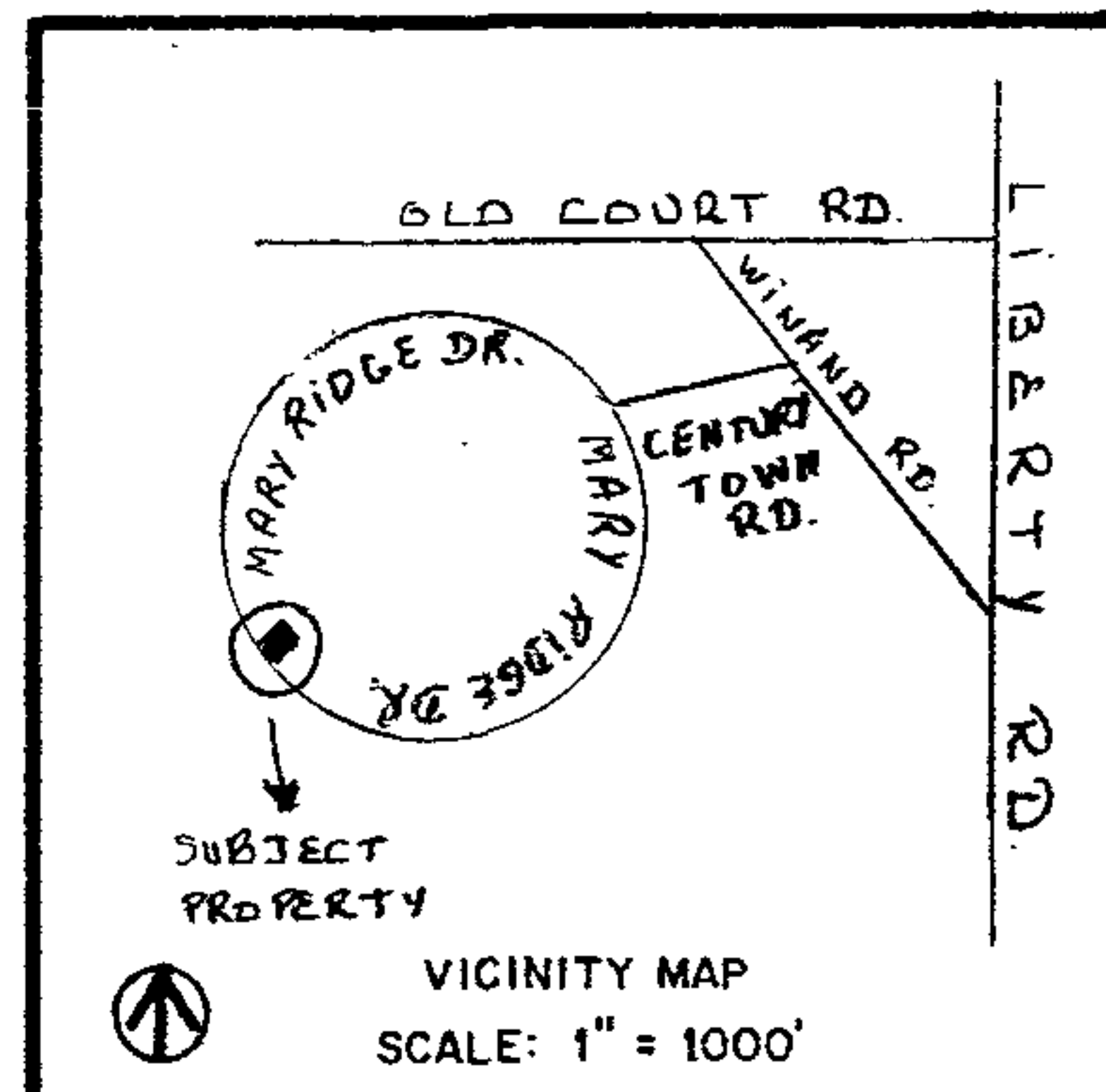
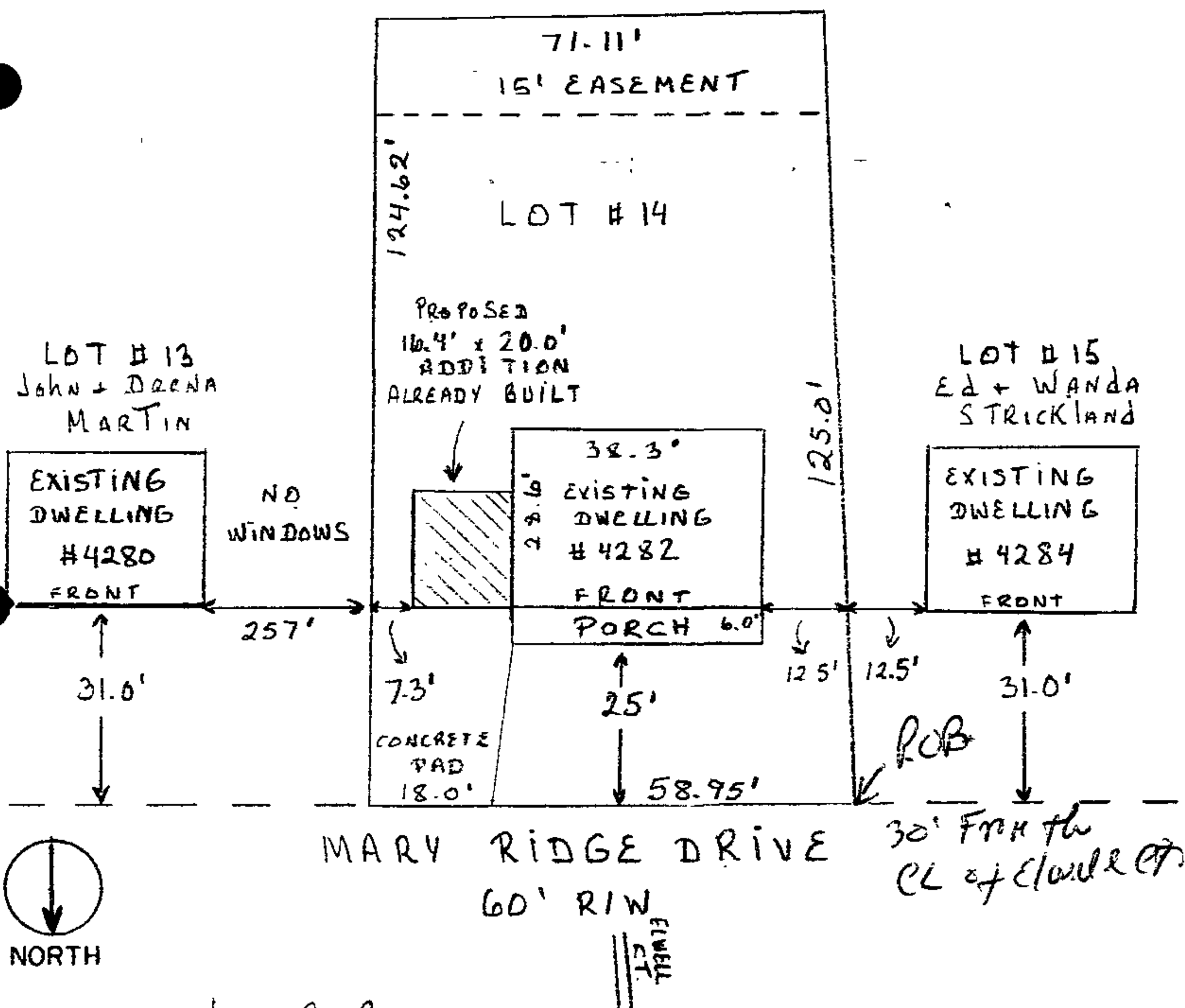
SCALE OF DRAWING: 1" = 30'



-15-

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

OWNER JUAN + SUSAN ARROYO



ELECTION DISTRICT 11

COUNCILMANIC DISTRICT

1"=200' SCALE MAP # NW 8#

ZONING DR2

LOT SIZE $\frac{.2123}{\text{ACREAGE}}$ $\frac{9250}{\text{SQUARE FEET}}$

SEWER PUBLIC ☒ PRIVATE ☐

WATER ☒ ☐

CHESAPEAKE BAY
CRITICAL AREA

YES ☐ NO ☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING *None*

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY JUAN C ARROYO

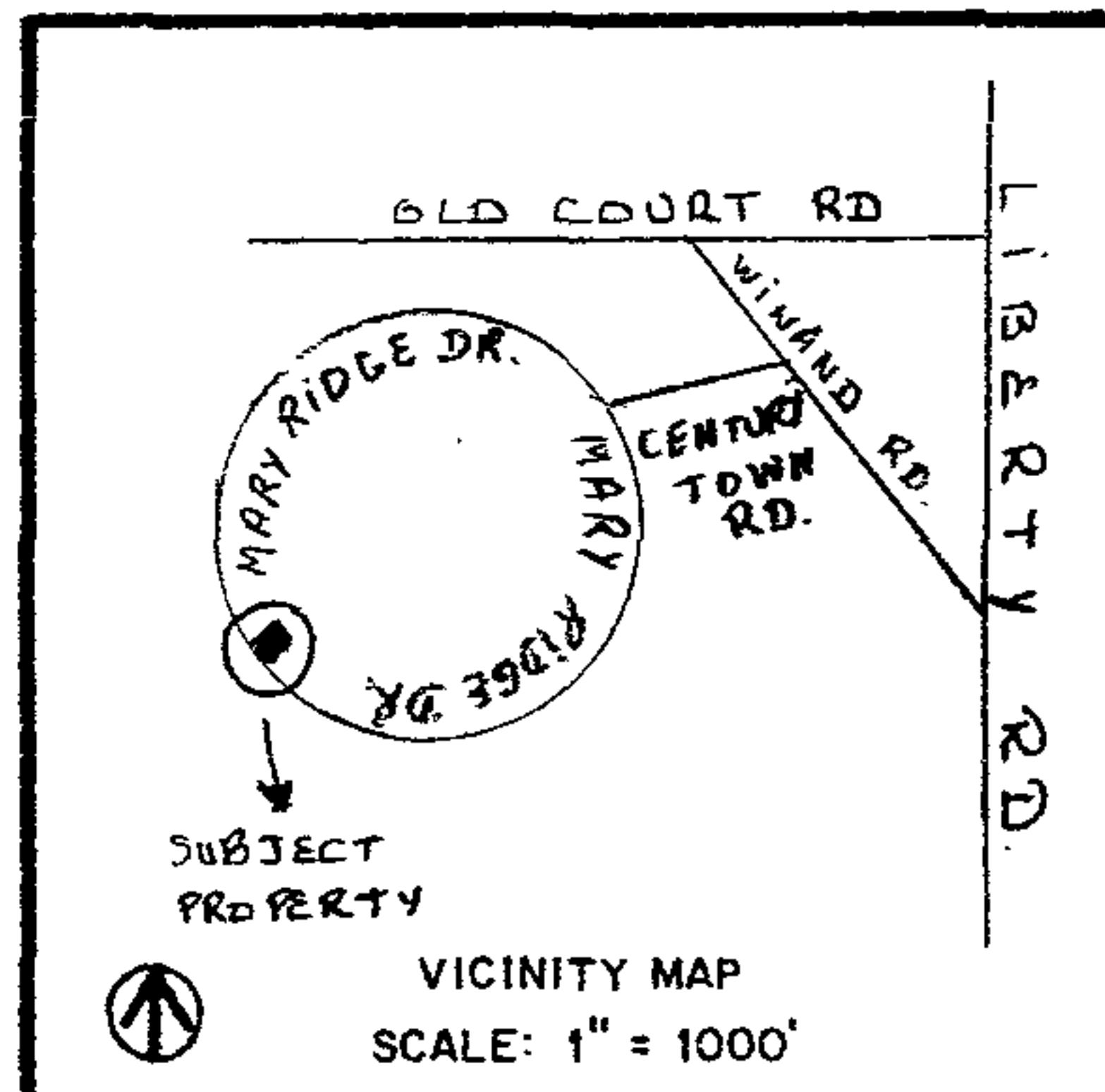
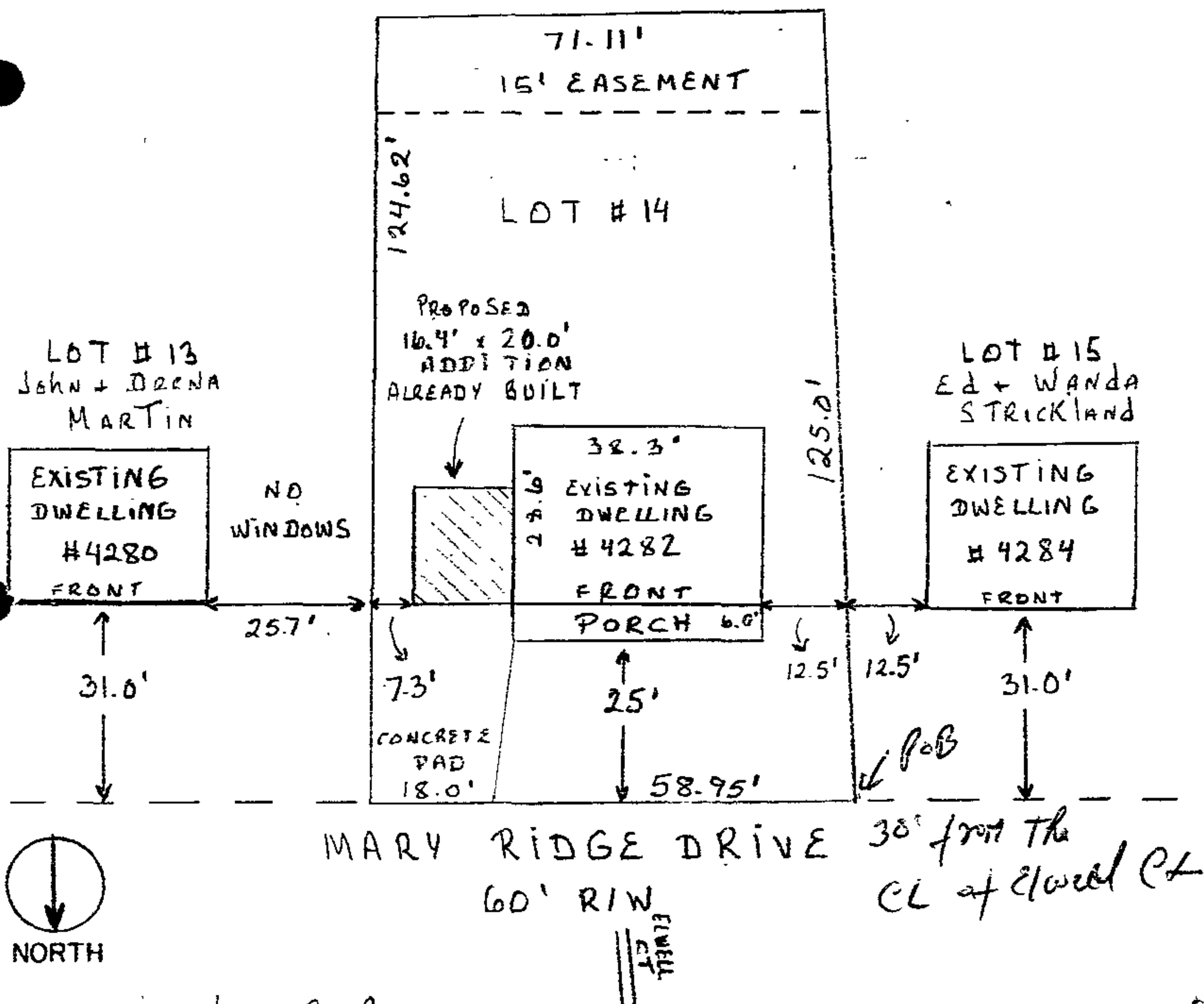
SCALE OF DRAWING: 1" = 30'

JRF 1 164

151

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

OWNER JUAN + SUSAN ARROYO



ELECTION DISTRICT 11

COUNCILMANIC DISTRICT

1"=200' SCALE MAP # NW 8H

ZONING **DR2**

LOT SIZE $\frac{.2123}{\text{ACREAGE}}$ $\frac{9250}{\text{SQUARE FEET}}$

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

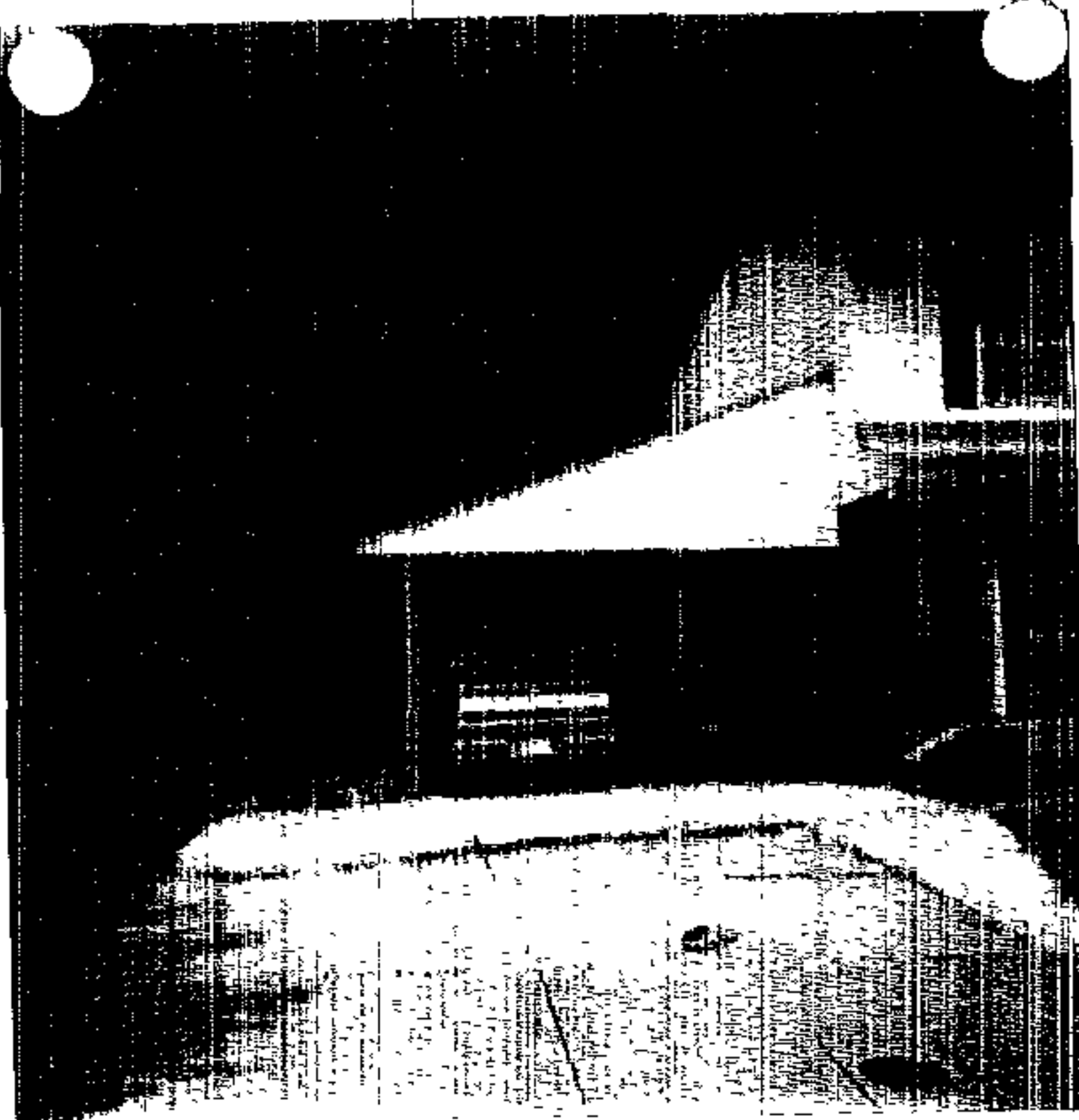
	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	None	

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

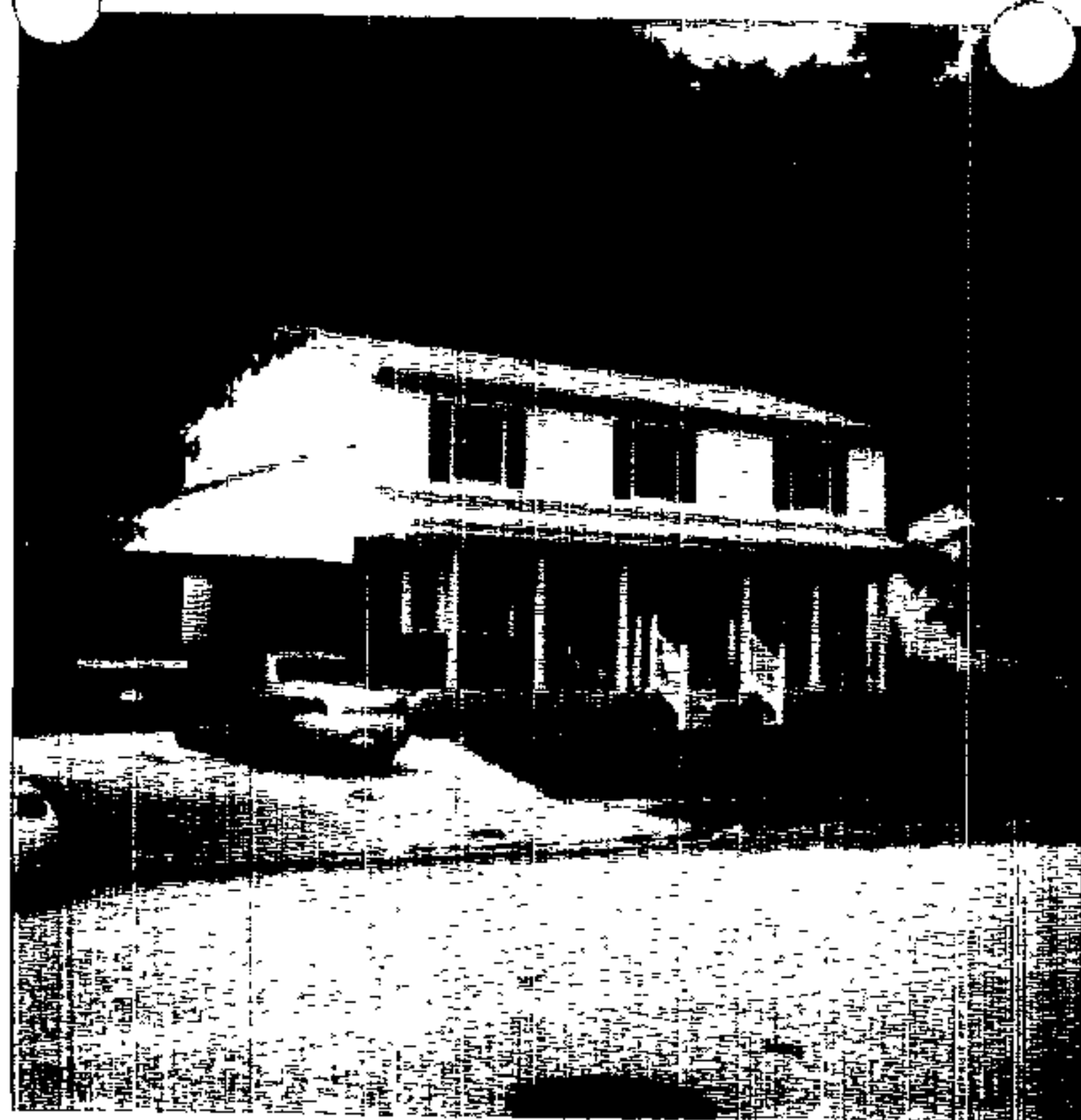
PREPARED BY JUAN C ARROYO

SCALE OF DRAWING: 1" = 30'

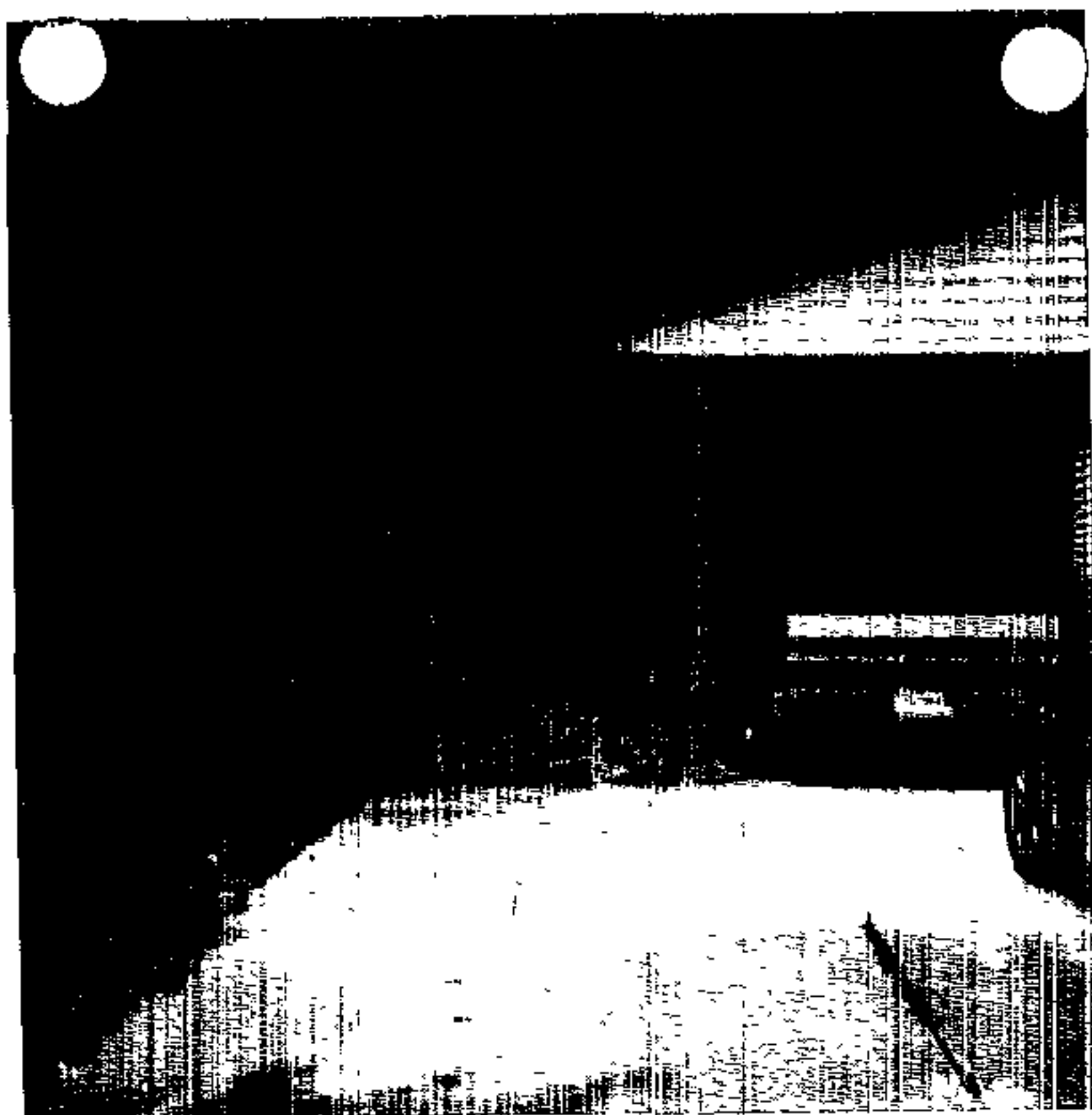
JRF 1 164



Original Driveway ^{#104} was
already 23' wide



Way The House looks
Now



According to Mr. Utility,
there are no lines under
this PART of the House