

IN RE: PETITION FOR VARIANCE
N/S Arizona Avenue, 580' E of the c/l
Balder Avenue
(3040 Arizona Avenue)
14th Election District
5th Council District

James L. Coffman, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-222-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, James L. and Karen Sue Coffman. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition connecting an existing dwelling to an existing detached accessory structure (garage) to have a rear yard setback of as close as 18 inches in lieu of the minimum required 30 feet and a side yard setback of 2 feet in lieu of the required 10 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 James and Karen Coffman, property owners. Appearing as Protestants/interested citizens were several residents from the area including Milton Merryman, Francis E. Wright, Jane Wilkins, Francis J. Pierce, Jr., and Ebert H. Harmony.

The subject property is an irregular shaped parcel located on the north side of Arizona Avenue, not far from Harford Road and the Baltimore Beltway in Parkville. The property contains a gross area of .142 acres (6,181 sq.ft.) zoned D.R.5.5 and is improved with a 1.5 story dwelling and a detached one-story garage. These structures were apparently built 71 years ago, prior to the enactment of zoning regulations in Baltimore County. As shown on the site plan, the garage is located in the northwest corner of the rear yard, immediately adjacent to the side and rear property

ORDER RECEIVED FOR FILING

Date 1/23/03

By [Signature]

lines. The dwelling is also located to the rear of the site, approximately 16 feet from the garage. As noted above, the Petitioners propose to construct an addition between the house and garage in order to connect the two structures. However, due to their location immediately adjacent to the rear and side property lines, the requested variance relief is necessary.

The Petitioners appeared and testified at the hearing during which time the undersigned Zoning Commissioner had an opportunity to observe their demeanor and judge their credibility. The Petitioners testified that they acquired the property at an auction approximately 8 years ago. Apparently, the property was originally part of a larger parcel owned by Rex Frost, who according to testimony offered by the residents, was not a popular neighbor. Mr. Frost's original holdings consisted of a parcel approximately 100 feet wide and 128 feet deep. Apparently, Mr. Frost subdivided that parcel into two lots, identified as Lots 1 and 2 on Petitioner's Exhibit 1. Lot 1 contains that portion of the property and improvements that are the subject of the instant Petition, and Lot 2 contains a single family dwelling known as 3042 Arizona Avenue, which is currently owned by Edward Smith.

As shown on the plan, Mr. Frost's subdivision was quite inventive. Although each lot created was sufficiently sized under the B.C.Z.R., the property line separating the two lots was gerrymandered so as to insure adequate setbacks for each house. As shown on the site plan, the property line does not run in a straight line from the front to the rear of the lot, but rather jags in the middle of the parcel and straightens again. The configuration of the lot line allowed Mr. Frost to technically meet all zoning requirements.

As noted above, Mr. & Mrs. Coffman purchased the property from Mr. Frost at a public auction. Testimony indicated that at the time, the Petitioners were looking for something "fast and cheap", apparently as short term housing. As noted above, these structures are quite old and in need of rehabilitation. Although the Petitioners were not allowed access to the interior of the house prior to their purchase, they inexplicably committed financial resources and closed the deal. Thereafter, they discovered that the house was not habitable. Testimony indicated that the floors were rotted and the building was generally in a state of decay.

Although the Petitioners have owned the property for 8 years, the site has been a source of ongoing concern for the neighbors. The neighbors testified that the property has been cited with numerous zoning violations over the years. A copy of a recent zoning violation notice indicated that the Petitioners have failed to maintain the property and were cited for a deteriorating porch roof, flaking paint, missing downspouts/gutters, and rotten wood. Indeed, photographs of the site and the buildings thereon show that the house is in a state of disrepair and may well be considered an eyesore for this otherwise pleasant community of single family houses.

The Petitioners indicated that they have apparently now found a buyer for the house; however, before the buyer will sign a contract, they must make certain improvements. The nature of those improvements is a proposed 1.5 story addition, which will essentially connect the garage to the dwelling. As shown on the plan, the proposed addition will be 16 feet wide, 27 feet, 3 inches deep and will have the same rear setback as the existing dwelling and garage. The interior wall of the garage will be removed and when completed, the overall structure will feature an L-shaped design and provide a single floor of living area, similar to a ranch-style dwelling.

It might be argued that the proposed construction defies logic. The house and garage are very old structures, which will require substantial renovations to make same habitable. As an alternative, it appears far more appropriate for both buildings to be razed and a new single family dwelling constructed on the site. Although variance relief might be necessary for that construction, same would be warranted given the unusual configuration of the property and its unique characteristics.

The location of the existing house and garage is a "nonconforming" situation as defined by law. That is, these structures have existed in their present locations since prior to the adoption of the first set of zoning regulations in Baltimore County. Thus, they are "grandfathered" and may remain where they exist. However, upon due consideration of the testimony and evidence offered, I will not compound the issue by granting the variance that will allow additional construction immediately adjacent to the property line. I am simply not persuaded by the merits of the proposal offered by Mr. & Mrs. Coffman at the hearing. It is not the purview of the Zoning Commissioner

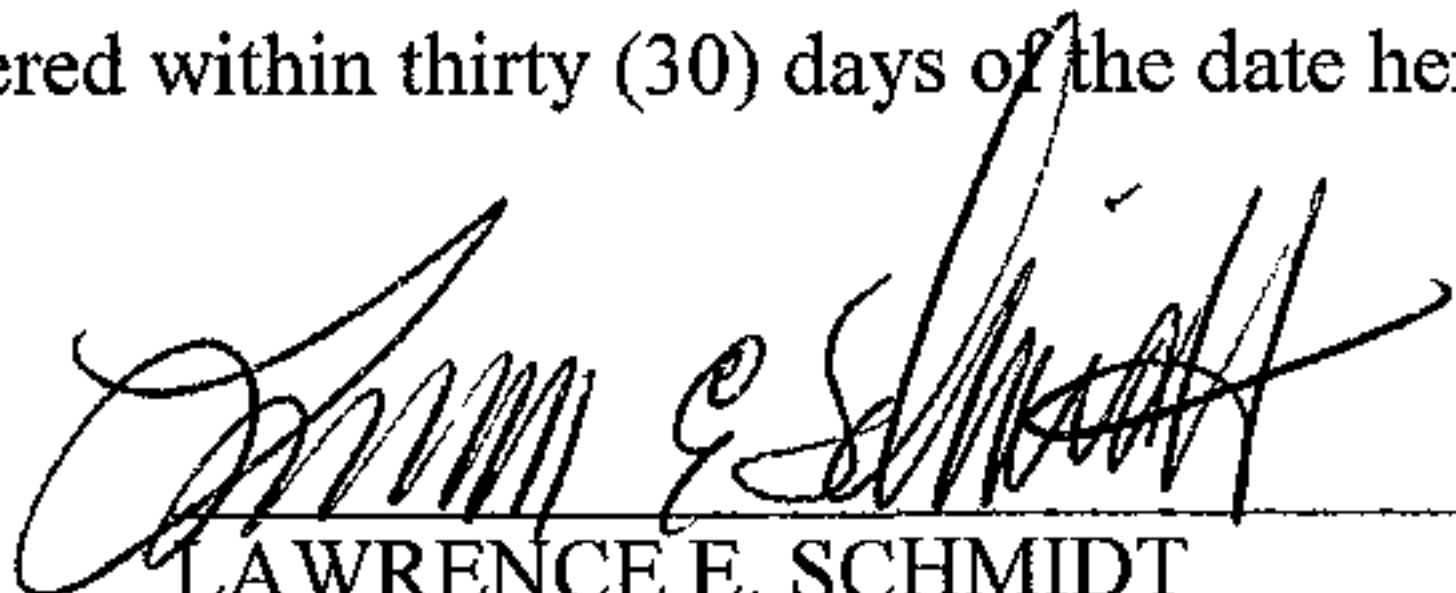
CHIEF CLERK
Date 1/23/13
By [Signature]

to substitute his judgment for that of a property owner; however, I question the wisdom of the potential addition. Although it is not my role to second-guess the Petitioners' plans, it is within the authority and discretion of the Zoning Commissioner to determine whether variance relief should be granted. As set out in Section 307 of the B.C.Z.R. and construed by the appellate opinions of the highest Courts of this state, variances should be granted sparingly and not for matters of mere convenience. In this situation, I am simply not persuaded that the Petitioners have met their burden under law for variance relief to be granted to allow the proposed addition.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of January 2003 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition connecting an existing dwelling to an existing detached accessory structure (garage) to have a rear yard setback of as close as 18 inches in lieu of the minimum required 30 feet and a side yard setback of 2 feet in lieu of the required 10 feet, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

Any appeal of this decision must be entered within thirty (30) days of the date hereof.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs



Baltimore County
Zoning Commissioner

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

January 22, 2003

Mr. & Mrs. James L. Coffman
9300 Luray Drive
Baltimore, Maryland 21234

RE: PETITION FOR VARIANCE
N/S Arizona Avenue, 580' E of the c/l Balder Avenue
(3040 Arizona Avenue)
14th Election District – 5th Council District
James L. Coffman, et ux - Petitioners
Case No. 03-222-A

Dear Mr. & Mrs. Coffman:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Milton Merryman, 3045 Arizona Avenue, Parkville, Md. 21234
Mr. Francis E. Wright, 3051 Arizona Avenue, Parkville, Md. 21234
Ms. Jane Wilkins, 3047 Arizona Avenue, Parkville, Md. 21234
Mr. Francis J. Pierce, Jr., 3048 Arizona Avenue, Parkville, Md. 21234
Mr. Ebert H. Harmony, 3039 Arizona Avenue, Parkville, Md. 21234
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



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3040 ARIZONA AVE., 21234

which is presently zoned D.R. S.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.C.1 - to allow an addition connecting an existing dwelling to an existing detached accessory structure (garage) to have a rear yard setback as close as 18 inches and a side yard setback of 2 feet in lieu of the required 30 feet and 10 feet, respectively

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):

JAMES L. COFFMAN
Name - Type or Print

[Signature]
Signature

KAREN SUE COFFMAN
Name - Type or Print

[Signature]
Signature

9300 LURAY DR. 410-663-1669
Address Telephone No.

BALTO., MD. 21234
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 [Signature] Date 11-6-02

ORDER FOR FILING

Case No. 03-222-A

REV 9/15/98

Date

Zoning Description
for 3040 Arizona Avenue

Beginning at a point on the north side of Arizona Avenue which is 35 feet wide at the distance of 580 feet east of the centerline of ~~Balder Ave.~~ Being parts of the original Lots #73, 74 & 75 in the subdivision of California Grove as recorded in Baltimore County Plat Book # 5, Folio # 81, and re-recorded as Lot #1 of this parcel on November 27, 1981 in E.H.K.Jr. No. 48, Folio 78, containing 6,181 square feet. Also known as 3040 Arizona Avenue and located in the 14th Election District, 5th Councilmatic District.

Item # 222

**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: #03-222-A
3040 Arizona Avenue
N/Side Arizona Avenue 580
feet east of centerline
Balder Avenue
14th Election District
5th Councilmanic District
Legal Owner(s): James and
Karen Coffman
Variance: to permit rear
yard setback as close as 18
inches and a side yard set-
back of 2 feet in lieu of the
required 30 feet and 10 feet,
respectively.
Hearing: Friday, January
3, 2003 at 11:00 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.

12/172 Dec 19 C579376

CERTIFICATE OF PUBLICATION

12/19/2002

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 12/19/2002

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 10368

DATE 11-6-02 ACCOUNT 001-006 6150

AMOUNT \$ 50.00

RECEIVED FROM: James C. Hoffman

FOR: Zoning Map - Case #03-222-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID TO THE ORDER OF
BALTIMORE COUNTY
11/6/02
\$50.00
JAMES C. HOFFMAN
BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-222-A

Petitioner/Developer: JAMES +

KAREN COFFMAN

Date of Hearing/Closing: 1/3/03

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 3040 ARIZONA AVE

The sign(s) were posted on 12/14/02
(Month, Day, Year)

Sincerely,

[Signature] 12/14/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

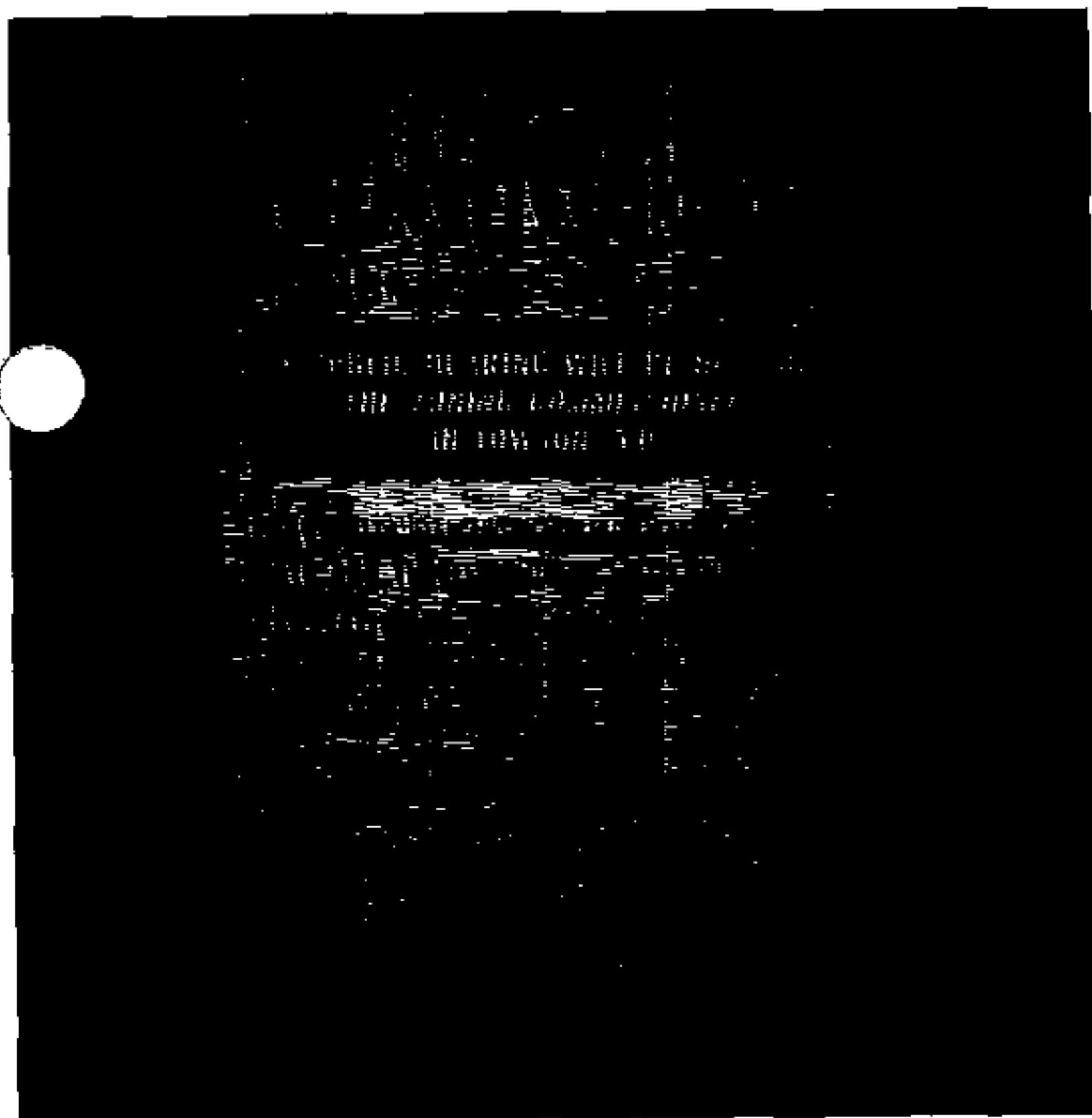
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





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

December 3, 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: 03-222-A

3040 Arizona Avenue
N/side Arizona Avenue 580 feet east of centerline Balder Avenue
14th Election District – 5th Councilmanic District
Legal Owner: James and Karen Coffman

Variance to permit rear yard setback as close as 18 inches and a side yard setback of 2 feet in lieu of the required 30 feet and 10 feet, respectively.

Hearings: Friday, January 3, 2003 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

AJ:rlh

C: James and Karen Coffman, 9300 Luray Drive, Baltimore 21234
Code Enforcement

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, DECEMBER 19, 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.



TO: PATUXENT PUBLISHING COMPANY
Thursday, December 19, 2002 Issue - Jeffersonian

Please forward billing to:
James and Karen Coffman 410-663-1669
9300 Luray Drive
Baltimore, MD 21234

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: 03-222-A

3040 Arizona Avenue
N/side Arizona Avenue 580 feet east of centerline Balder Avenue
14th Election District – 5th Councilmanic District
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Hearings: Friday, January 3, 2003 at 11:00 a.m. 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.

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: 03-222-A

Petitioner: JAMES & KAREN COFFMAN

Address or Location: 3040 ARIZONA AVE. BALTO, MD 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES & KAREN COFFMAN

Address: 9300 LURAY DRIVE

BALTIMORE, MD 21234

Telephone Number: 410-663-1669 or 410-262-1773



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

December 27, 2002

Mr. James L. Coffman
Ms. Karen S. Coffman
9300 Luray Drive
Baltimore, MD 21234

Dear Mr. and Mrs. Coffman:

RE: Case Number: 03-222-A, 3040 Arizona Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 6, 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, appearing to read "W. Carl Richards, Jr.", written 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





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 11.27.02

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

RE: Baltimore County
Item No. 222 RDD

Dear Mr. Zahner:

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

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

Very truly yours,

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

My telephone number is _____

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

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



Baltimore County
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

November 20, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.: ZAC Dist. Meeting of 11/18/2002

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:

203-209, 211-227

227

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

cc: File





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

November 26, 2002

ATTENTION: George Zahner

Distribution Meeting of November 25, 2002

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:
214-223

222

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

cc: File



Jim
1/3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

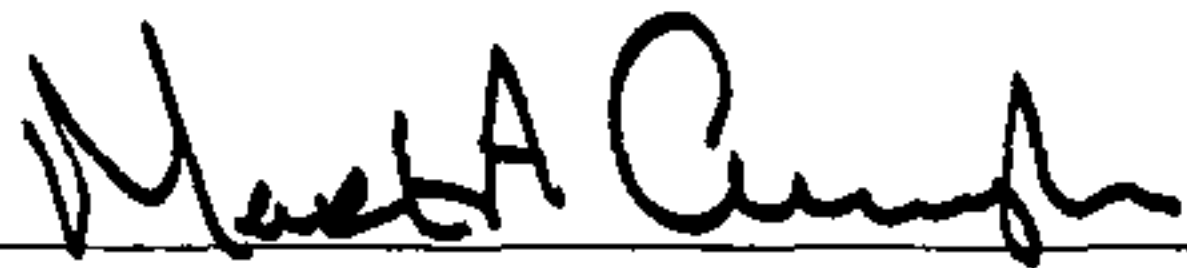
DATE: December 13, 2002

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

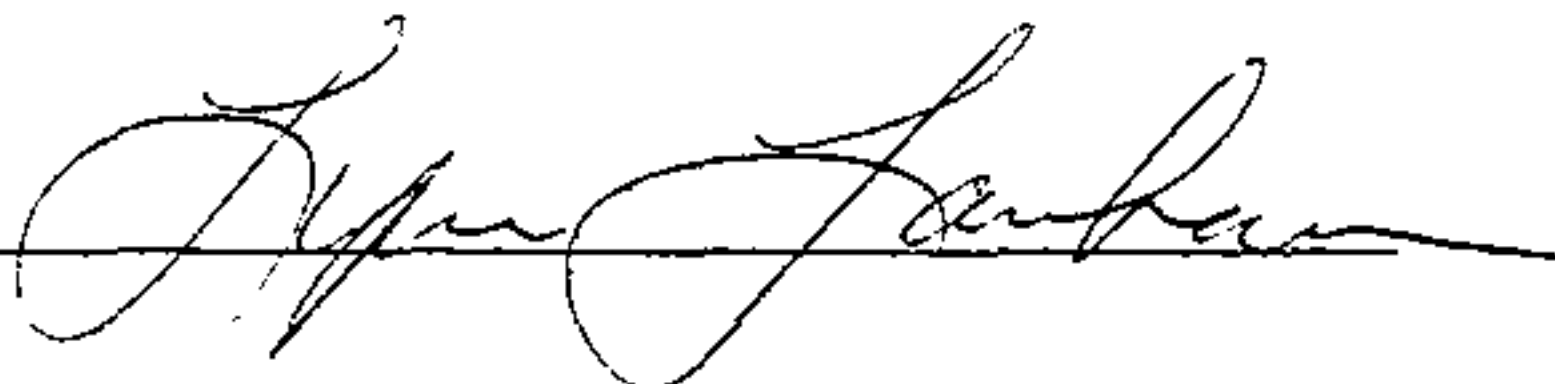
SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-214, 03-222, & 03-229**

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

Prepared by:



Section Chief:



AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 17, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For December 2, 2002
Item No. 222

The Bureau of Development Plans Review did not receive plans for the above-referenced item number.

RWB:CEN:jrb

cc: File



Baltimore County
Department of Permits and
Development Management

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

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

Citation/Case No. 02-4414	Property No. 1900003534	Zoning: DR-5.5
Name(s):	James Coffman Karen Coffman	
Address:	P.O. Box 10963 Baltimore MD 21234	
Violation Location:	3040 ARIZONA AVE Baltimore MD 21234	
Violation Dates:	6-20-02 Thru 7-17-02	

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

BCC 2-70

**Failure to maintain investment property
deteriorating porch roof - flaking paint -
missing downspouts gutters - rotten
wood**

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:

\$ **5,600.00**

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

Date: **10-15-02**

Time: **9:00 AM**

Citation must be served by:

Date: **9-14-02**

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: **Christina Frink**

Date: **8-30-02** Inspector's Signature: **Christina Frink**

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name: Citation/Case No.: **02-4414**

Address:

Date

Defendant's Signature

AGENCY

NOTICE TO DEFENDANT

1. If you DO NOT CONTEST this citation, pay the civil penalty or monetary order, payable to the Director of Finance, Baltimore County, Maryland. Return a copy of this citation with payment to:

**Director of Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

2. If you CONTEST this citation and proposed civil penalty, you must file a written request for a quasi-judicial hearing before the code official or designee within 15 days from the date of service of this citation. At this hearing, you are entitled to be represented by an attorney, present witnesses, present evidence, and cross-examine any witnesses against you. An attorney can be helpful to you by (a) explaining the charges in this citation, (b) helping you at the hearing, and (c) helping you challenge the civil penalty, if found in violation.

3. This hearing will be cancelled if you choose to pay the civil penalty. Failure to contest the citation and proposed civil penalty, by either not paying the penalty or by not requesting the quasi-judicial hearing, shall result in the affirmed citation and its penalty becoming a non-appealable, final order of the code official. Failure to appear at the requested hearing also will result in the affirmed citation and civil penalty becoming a non-appealable, final order of the code official.

4. If you are the owner of the property, failure to pay the civil penalty shall constitute a lien on the property and shall be collectible in the same manner and to the same extent as real estate taxes. In addition, failure to correct the violation(s) shall result in appropriate judicial action for enforcement, including civil contempt, which could result in imprisonment.

Detach and send the completed form to:

**Director of Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

RE: PETITION FOR VARIANCE
3040 Arizona Avenue; N/side Arizona Ave
580ft E of centerline Balder Ave
14th Election District
5th Councilmanic District
Legal Owner: James & Karen Coffman
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 03-222-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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

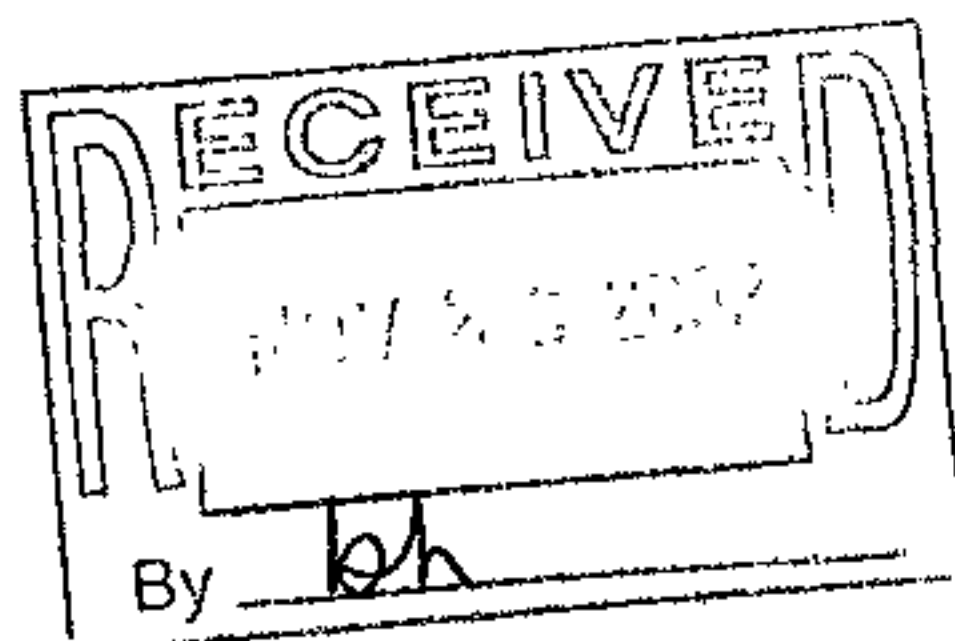
Carole S. Demilio

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 26th day of November, 2002, a copy of the foregoing

Entry of Appearance was mailed to, James and Karen Coffman, 9300 Luray Drive, Baltimore, MD 21234, Petitioner(s).



Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER 03-222A
DATE 1-3-03

[illegible]

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]



Maryland Department of Planning

Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary

Mary Abrams
Deputy Secretary

December 2, 2002

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

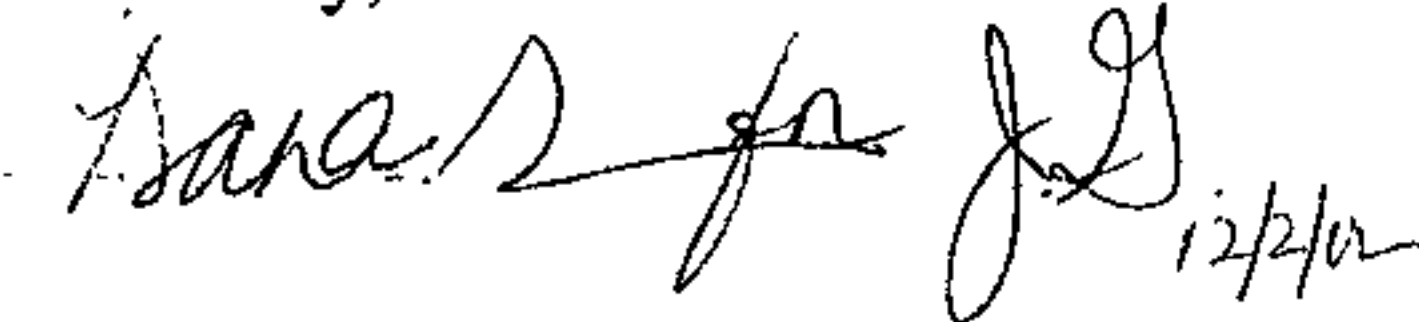
Re: Zoning Advisory Committee Agenda 12/2/02 re: Case numbers 03-214-SPHA, 03-215-SPH, 03-216-A, 03-217-A, 03-218-SPH, 03-219-SPHA, 03-220-A, 03-221-SPH, 03-222-A, 03-223-SPH

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 11/26/02. The information has been submitted to Mr. Mike Nortrup.

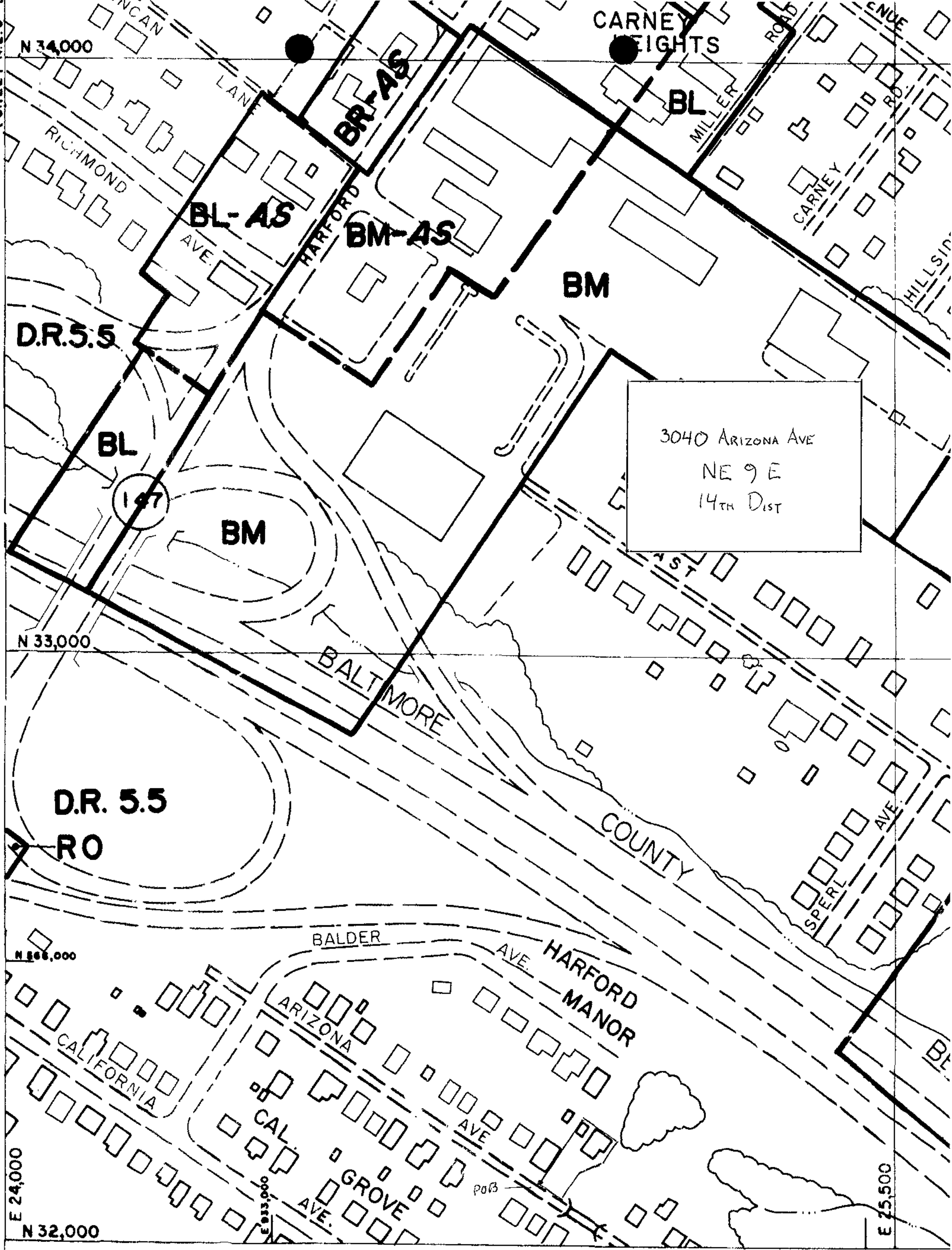
Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,



James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup



PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS: 3040 ARIZONA AVE.

CALIFORNIA GROVE SUBDIVISION

PLATBOOK WPC N°5 FOLIO 81

14TH ELECTION DISTRICT

OWNER: JAMES & KAREN COFFMAN

*PLATBOOK EHK, Jr. N°48 FOLIO 78

TAX I.D. #19-00-003534

COMMERCIAL DISTRICT #

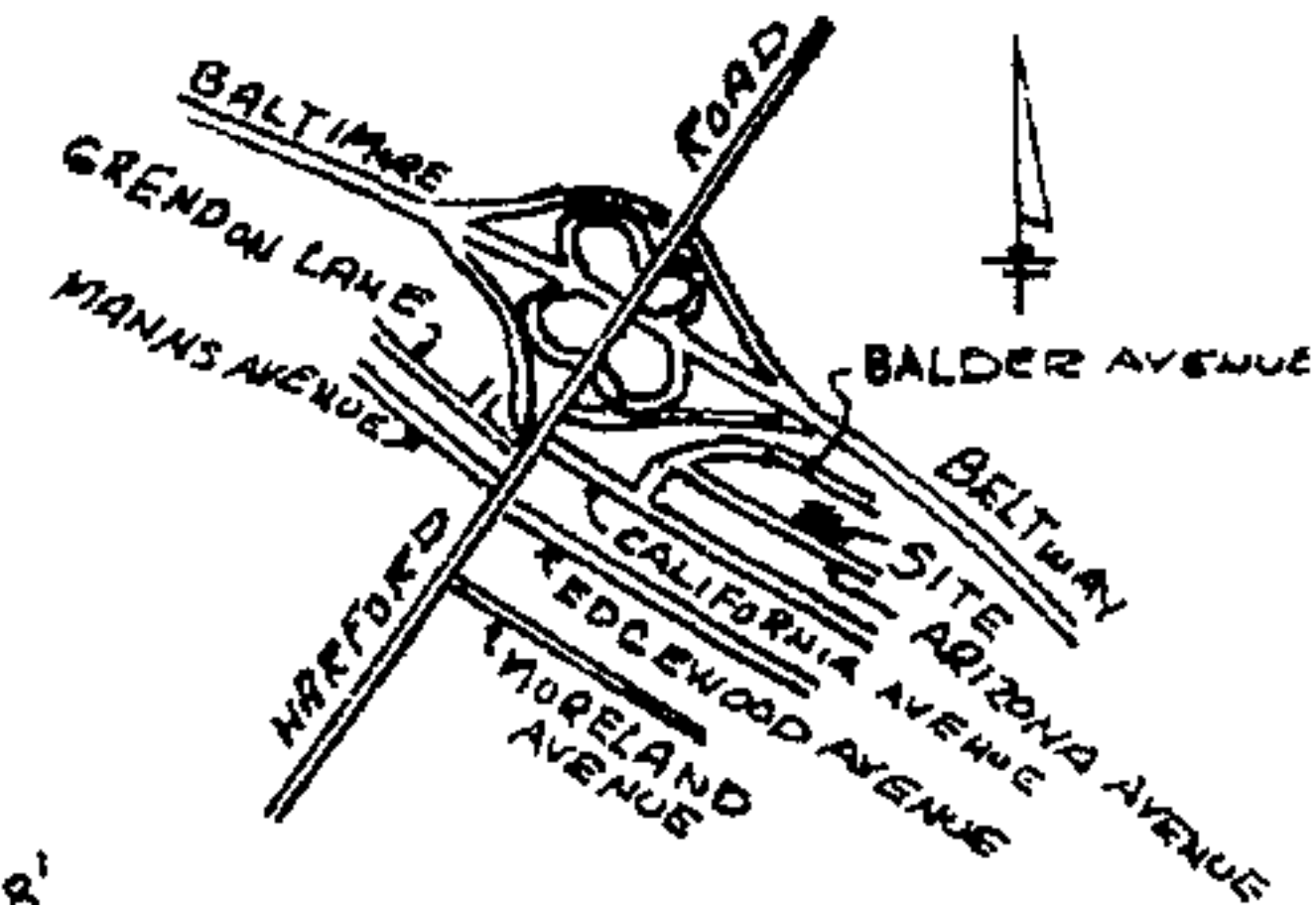
LOT SIZE: 6181 SQ. FT. .142 AC.

CHESAPEAKE BAY CRITICAL AREA: No

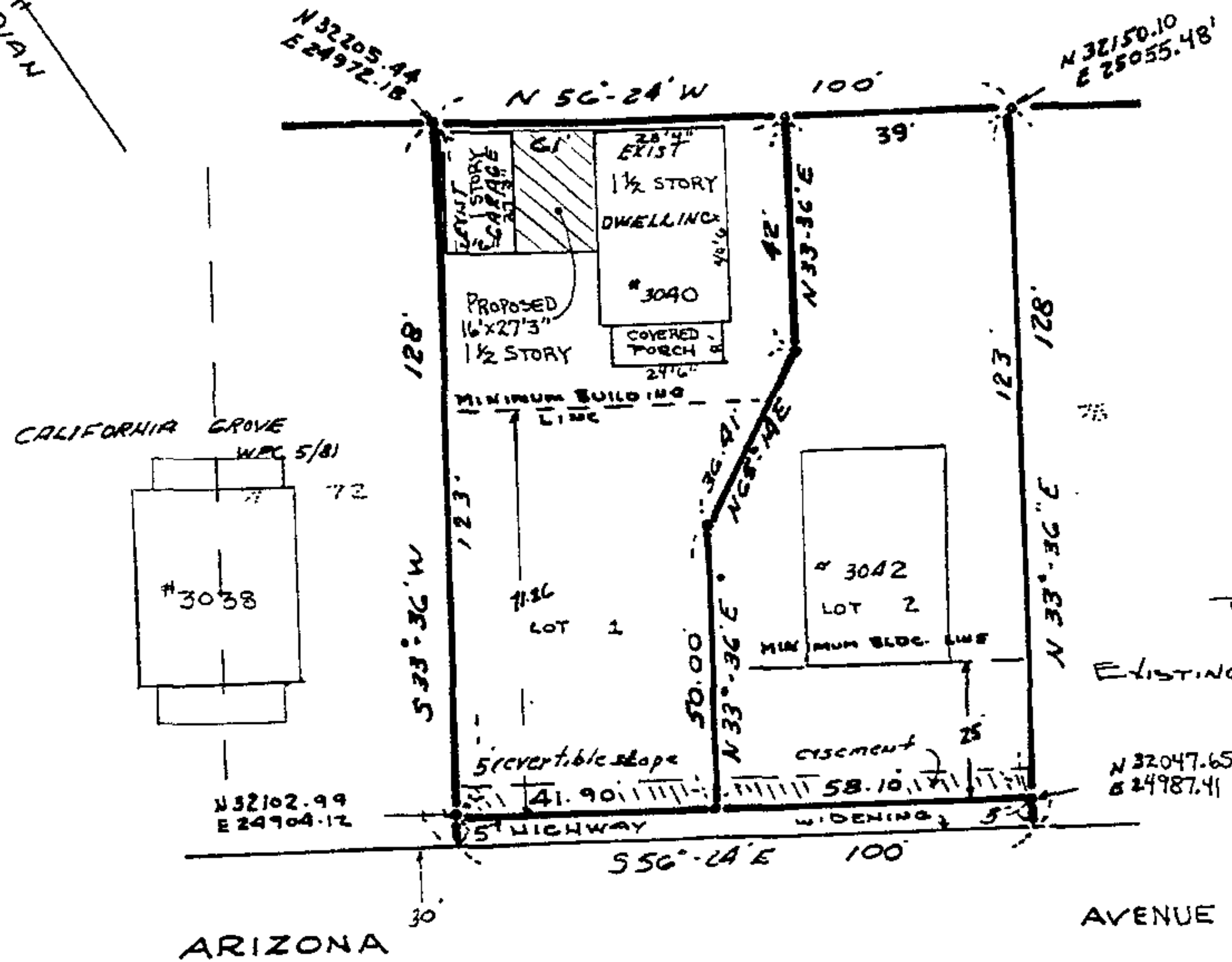
TRUE
MERIDIAN

N 32° 25' 0" E
E 25° 00' 0" W

HARFORD MANOR WPC 7/42



VICINITY PLAN
1" = 2000'



DENSITY TABLE
EXISTING ZONING: 5.5

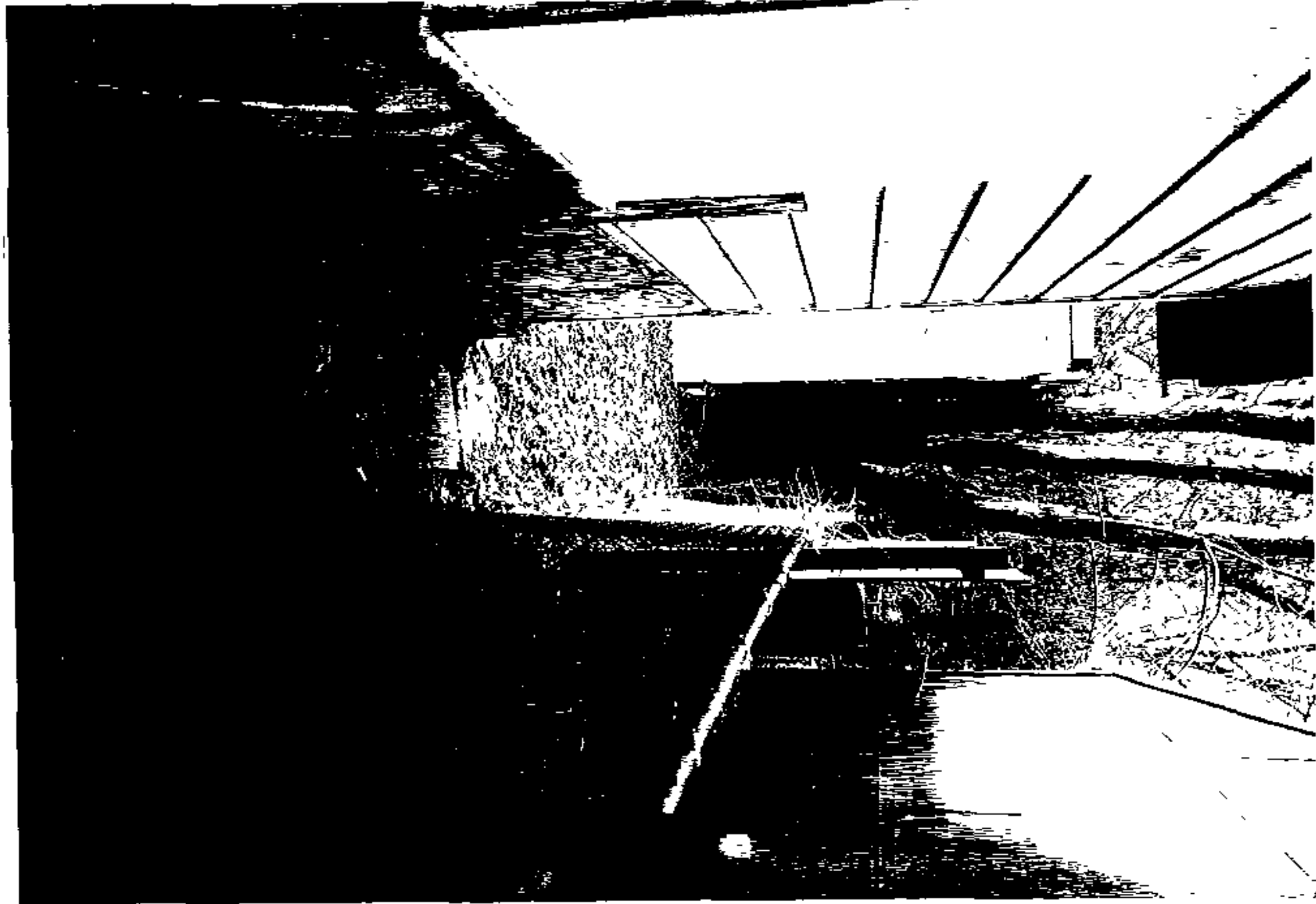
SCALE 1" = 30'

CALIFORNIA GROVE	WPC 5/81
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Red Ex









PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS: 3040 ARIZONA AVE.

CALIFORNIA GROVE SUBDIVISION

PLATBOOK WPC N° 5 FOLIO 81

4TH ELECTION DISTRICT

OWNER: JAMES & KAREN COFFMAN

PLATBOOK EHK, Jr. N° 48 FOLIO 78

AX I.D. # 19-00-003534

COUNCILMANIC DISTRICT # 5

LOT SIZE: 6181 SQ. FT. .142 AC.

MESAPEAKE BAY CRITICAL AREA: No

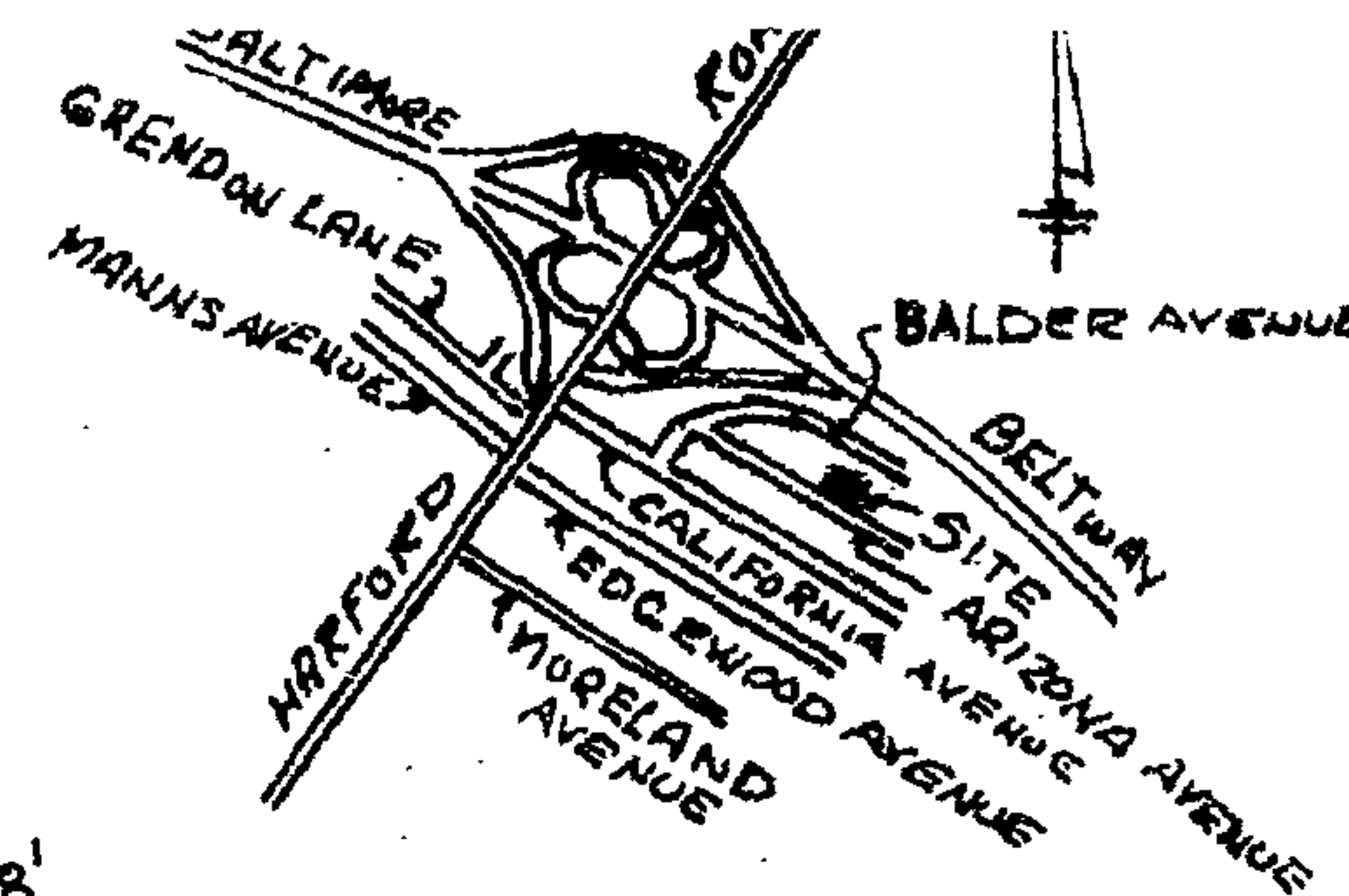
ZONING MAP: N.E. 9-E

ZONING: DR S.5

TRUE
MERIDIAN

N 32° 25' 0" E
E 25° 0' 0" N

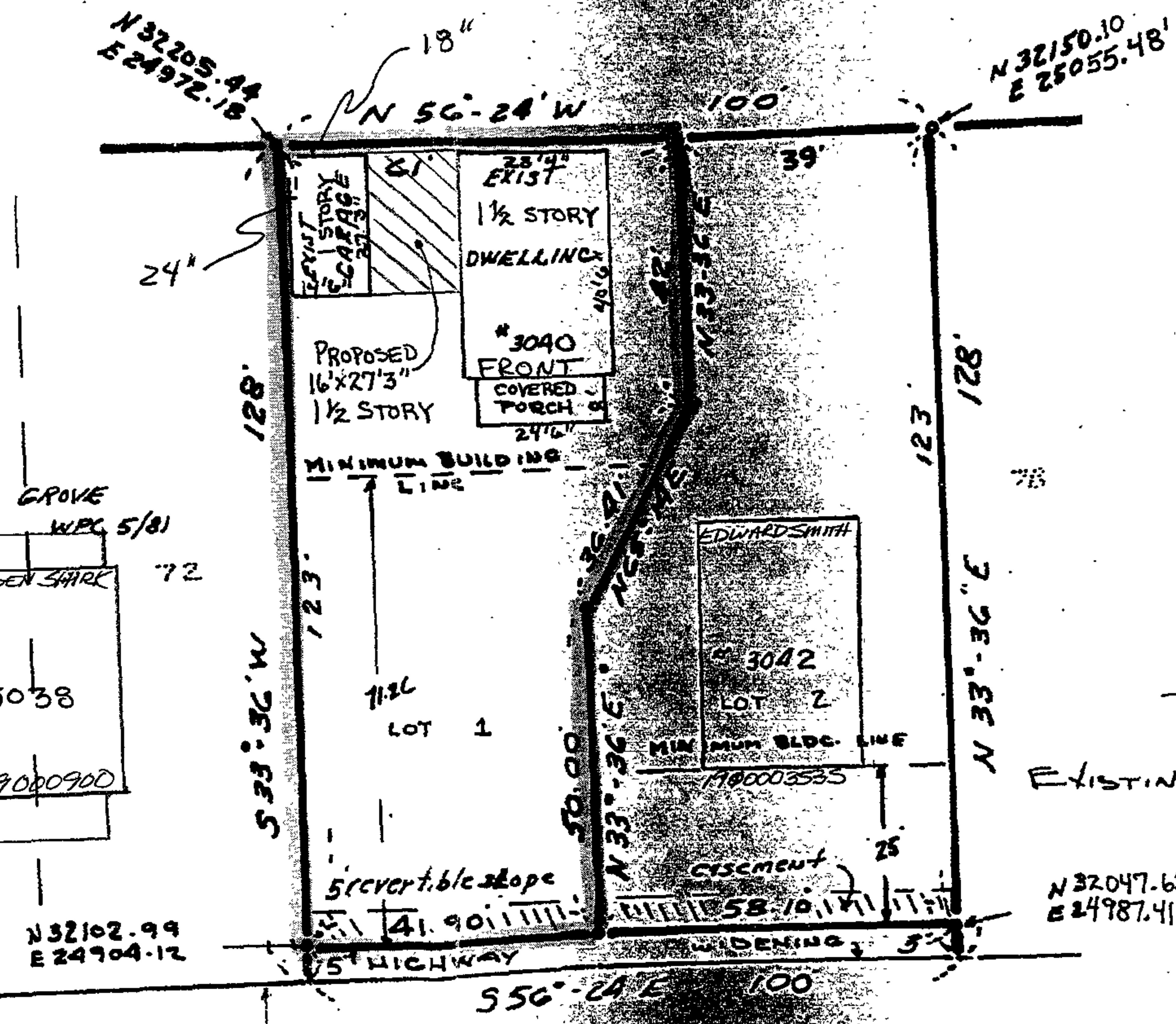
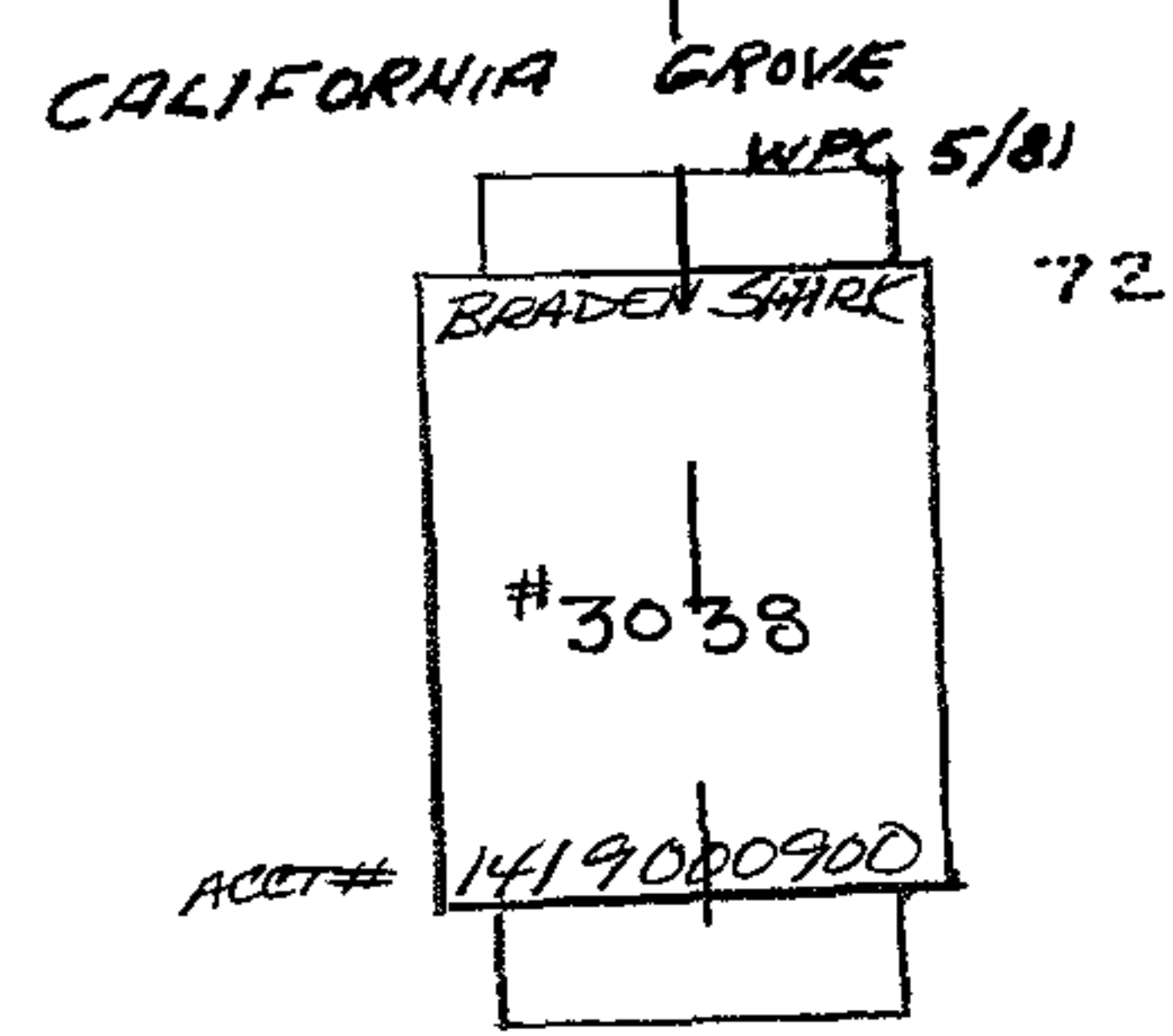
HARFORD MANOR WPC 7/42



VICINITY PLAN
1" = 2000'

JAN - 3

N 32° 0' 0" E
E 25° 2' 3" N



DENSITY TABLE

EXISTING ZONING:

ARIZONA

AVENUE

CALIFORNIA GROVE

WPC 5/81

SCALE 1" = 30'

Item # 222

photographs

#13-222-A