

IN RE: PETITION FOR ADMIN. VARIANCE
SW/S of Waters Watch Court, 320' NW
of Vailthorn Road
15th Election District
6th Councilmanic District
(414 Waters Watch Court)

Janice R. & Michael J. McKenna
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-304-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Janice R. and Michael J. McKenna. The variance request is for property located at 414 Waters Watch Court in the Middle River area of Baltimore County. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit two accessory buildings (two detached storage sheds) to be located in the side yard in lieu of the required rear yard, and to amend the latest Final Development Plan for "Waters Watch". The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

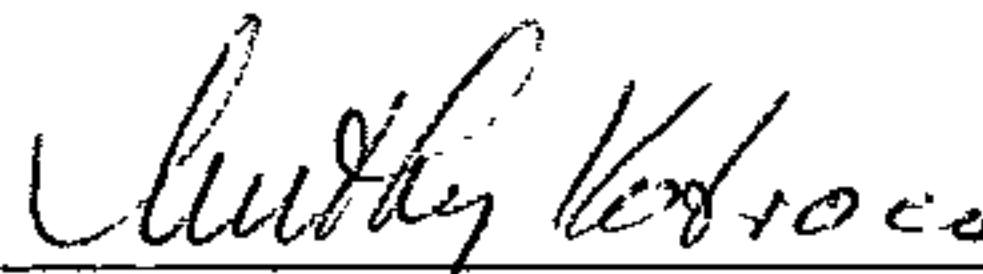
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

1/30/03
J. R. Gannon

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30th day of January 2003, that a variance from Section 400.1 of the B.C.Z.R., to permit two accessory buildings (two detached storage sheds) to be located in the side yard in lieu of the required rear yard, and to amend the latest Final Development Plan for "Waters Watch", be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

1/30/03
J.P. Jameson



Baltimore County
Zoning Commissioner

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

January 30, 2003

Mr. & Mrs. Michael J. McKenna
414 Waters Watch Court
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 03-304-A
Property: 414 Waters Watch Court

Dear Mr. & Mrs. McKenna:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

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

Very truly yours,

A handwritten signature in black ink, which appears to read "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



CB CA Flood
Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 414 Waters Watch Court
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1, BC2R, to permit two accessory

buildings (two detached storage sheds) to be located in the side yard in lieu of the required rear yard, and to amend the latest Final Development Plan for Waters Watch.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 1/30/03 day of January, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

JANILE R. MCKENNA

Name - Type or Print

Janile R. McKenna

Signature

MICHAEL J. MCKENNA

Name - Type or Print

Michael J. McKenna

Signature

414 Waters Watch Court 410 574-9623

Address

Telephone No

Baltimore

MD

21220

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 03-304-A

REV 10/25/01

Reviewed By JNP

Date 1/3/03

Estimated Posting Date 1/13/03

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 414 Waters Watch Court
Address
Baltimore, Maryland 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

See Attached.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Michael J. McKenna
Signature

MICHAEL J. MCKENNA
Name - Type or Print

Janice R. McKenna
Signature

JANICE R. MCKENNA
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

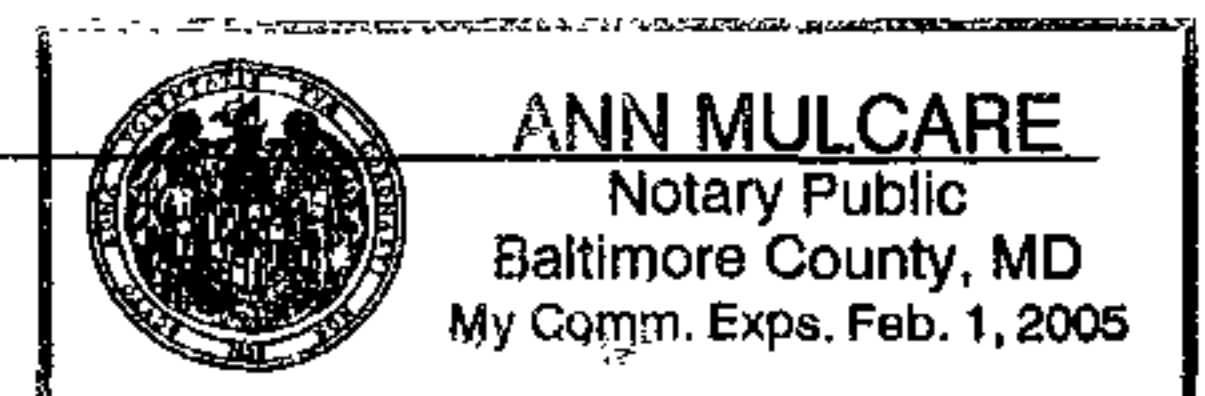
I HEREBY CERTIFY, this 4th day of December, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael J. McKenna + Janice R. McKenna
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Ann Mulcare
Notary Public

My Commission Expires _____



Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 414 Waters Watch Court.
Address
Baltimore Maryland 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

See Attached.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

MICHAEL J. McKENNA
Signature

Michael J McK
Name - Type or Print

JANICE R. McKENNA
Signature

Janice R. McKenna
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

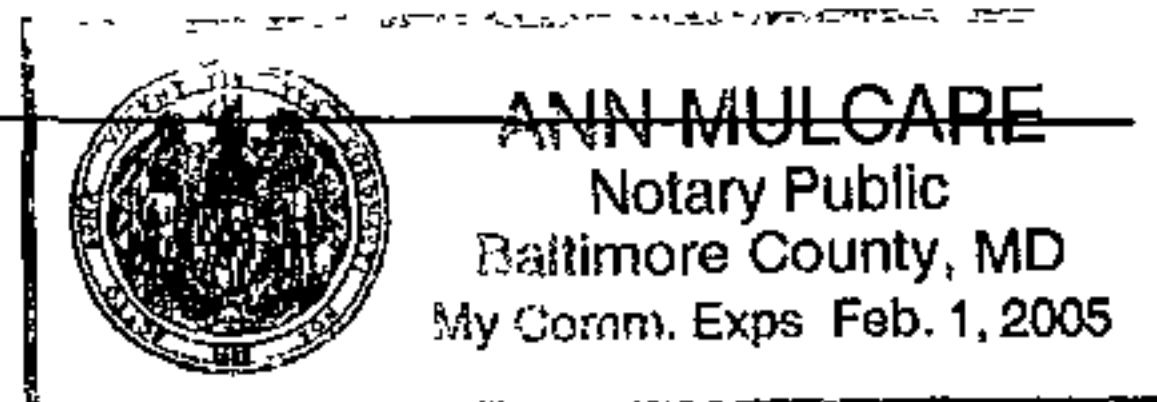
I HEREBY CERTIFY, this 4th day of December, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael J. McKenna & Janice R. McKenna
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Ann Mulcare
Notary Public

My Commission Expires





CBCA Flood

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 414 Waters Watch Court.
which is presently zoned DR 5.5

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

400.1, BC2R, to permit two

accessory buildings (two detached storage sheds) to be located in the side yard in lieu
of the required rear yard, and to amend the latest Final Development Plan
for Waters Watch.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address Telephone No.

Name - Type or Print

City State Zip Code

Signature

Attorney For Petitioner:

414 Waters Watch Court 410 574-9623

Name - Type or Print

Address Telephone No.

Signature

City State Zip Code

Company

Representative to be Contacted:

Address Telephone No.

Name

City State Zip Code

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 03-304-A

Reviewed By JNP Date 1/3/03

REV 10/25/01

Estimated Posting Date 1/13/03

1. The property is located on Middle River and has water access through Water's Watch Homeowners Association, Inc. community docks. Owning boats and personal watercraft here is a considerable need for storage of boat related items and maintenance equipment. In particular storage of gasoline and oil in the home is unsafe.
2. In addition there is a need for lawn care and home repair equipment. In particular gasoline, oil and lawn care equipment storage.
3. The Water's Watch Homeowners Association, Inc will not allow or approve sheds to be located to the rear of any property due to preserving the water view of all residents.
4. The Waters' Watch Homeowners Association, Inc Architectural Control committee has approved building of sheds to the on the side of the property. See attached approval letter.
5. Due to the limited size of the residence in relation to the family size additional storage is needed.
6. The following Waters Watch Court Residence (400, 426, 428 & 440) have received permission from the Water's Watch Homeowners Association Inc. and built sheds on the side of their homes. See attachment III for pictures.
7. 414 Waters Watch court has had an existing shed on the side of the dwelling since 1983. Build another shed for additional storage June 1992.

03-304-A



Water's Watch Home Owners Association Inc.

426 Waters Watch Court
Middle River, MD 21220

June 3, 2002

Michael McKenna
Janice McKenna
414 Waters Watch Court
Middle River, MD 21220

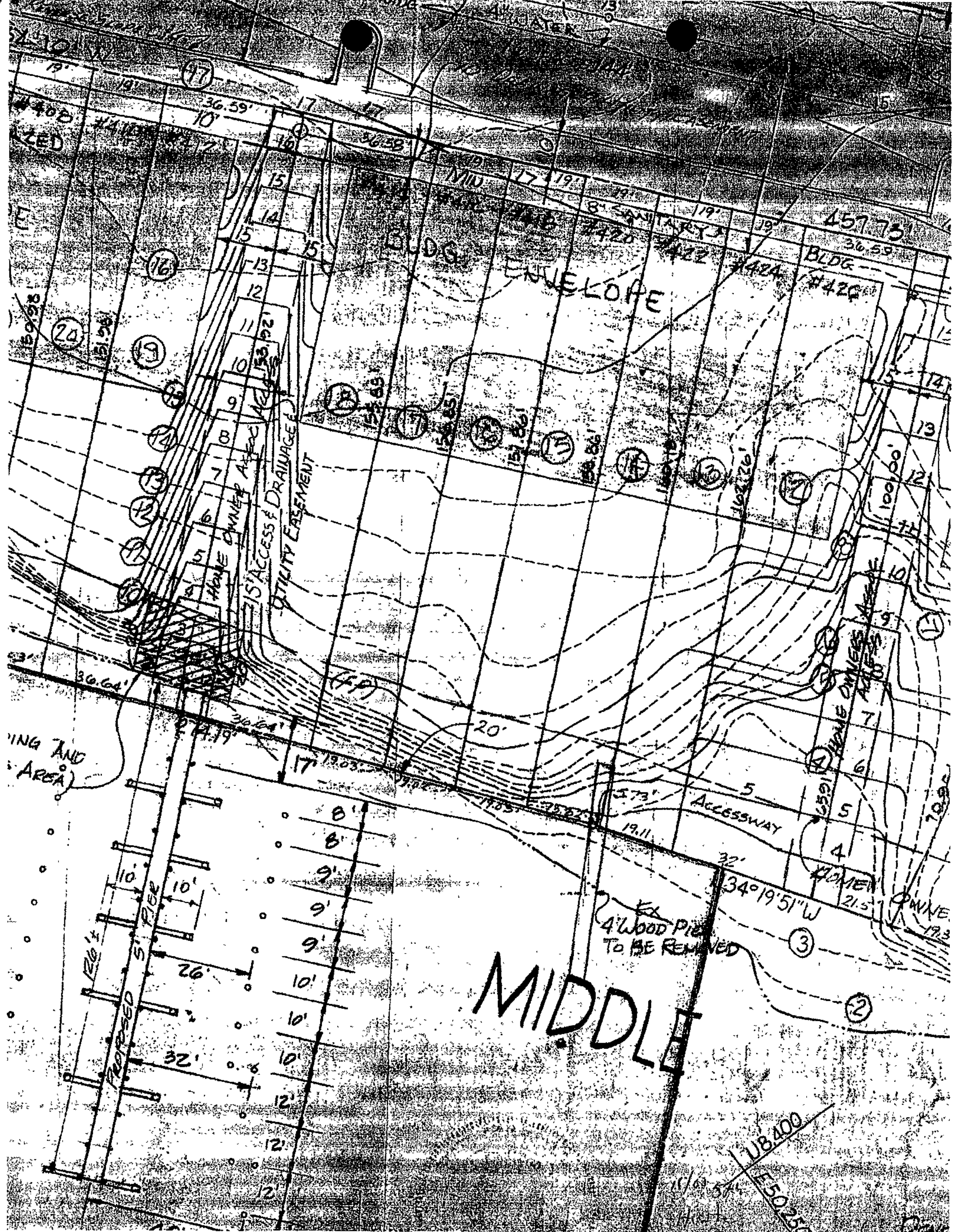
Dear Mr. & Mrs Michael McKenna;

The Waters Watch Architectural Committee has reviewed your shed construction proposal submitted May 20, 2002. The Architectural Committee, per Article V of Declaration of Covenants, Conditions and Restrictions for Water's Watch Homeowners Association Inc. has approved your proposal. The shed must be constructed and located to the exact specifications submitted on your proposal. You may not deviate from the submitted proposal unless you submit changes to the Committee for further approval. If you have any questions or concerns do not hesitate to contact me.

Sincerely,

Tom Palermo - President
Water's Watch Home Owners Association Inc.

03-304-A



MIDDLE

4' WOOD PILE
TO BE REMOVED

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 414 WATERS WATCH COURT.

Beginning at a point on the southwest side of Waters Watch Court which is 60 feet wide at the distance of 320 feet northwest of the centerline of the nearest improved intersecting street Vailthorn Road which is 50 feet wide. *Being Lot # 18 in the subdivision of Waters Watch as recorded in Baltimore County Plat Book #46, Folio # 73, containing 4620 square feet. Also known as 414 Waters Watch Court and located in the 15th Election District, 6 Councilmanic District.

03-304-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 19396

DATE 1/3/03 ACCOUNT R-001-006-6150
AMOUNT \$ 130.00

RECEIVED FROM: Michael & Janice McKenna

FOR: Variance - 414 Waters Watch Court

03-304-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME

1/03/2003 1/03/2003 08:20:57

REG. NO. WALKIN KACH KAM DRYMLR

> RECEIPT # 125555 1/03/2003 OFLN

Dep. 5 528 ZONING VERIFICATION

CR NO. 01996

Recpt Tot \$130.00

130.00 OK .00 00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-304-A

Petitioner/Developer: MICHAEL

J. MCKENNA

Date of Hearing/Closing: 4/28/03

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 414 WATERS WATCH
COURT

The sign(s) were posted on 1/11/03
(Month, Day, Year)

Sincerely,

[Signature] 1/11/03
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

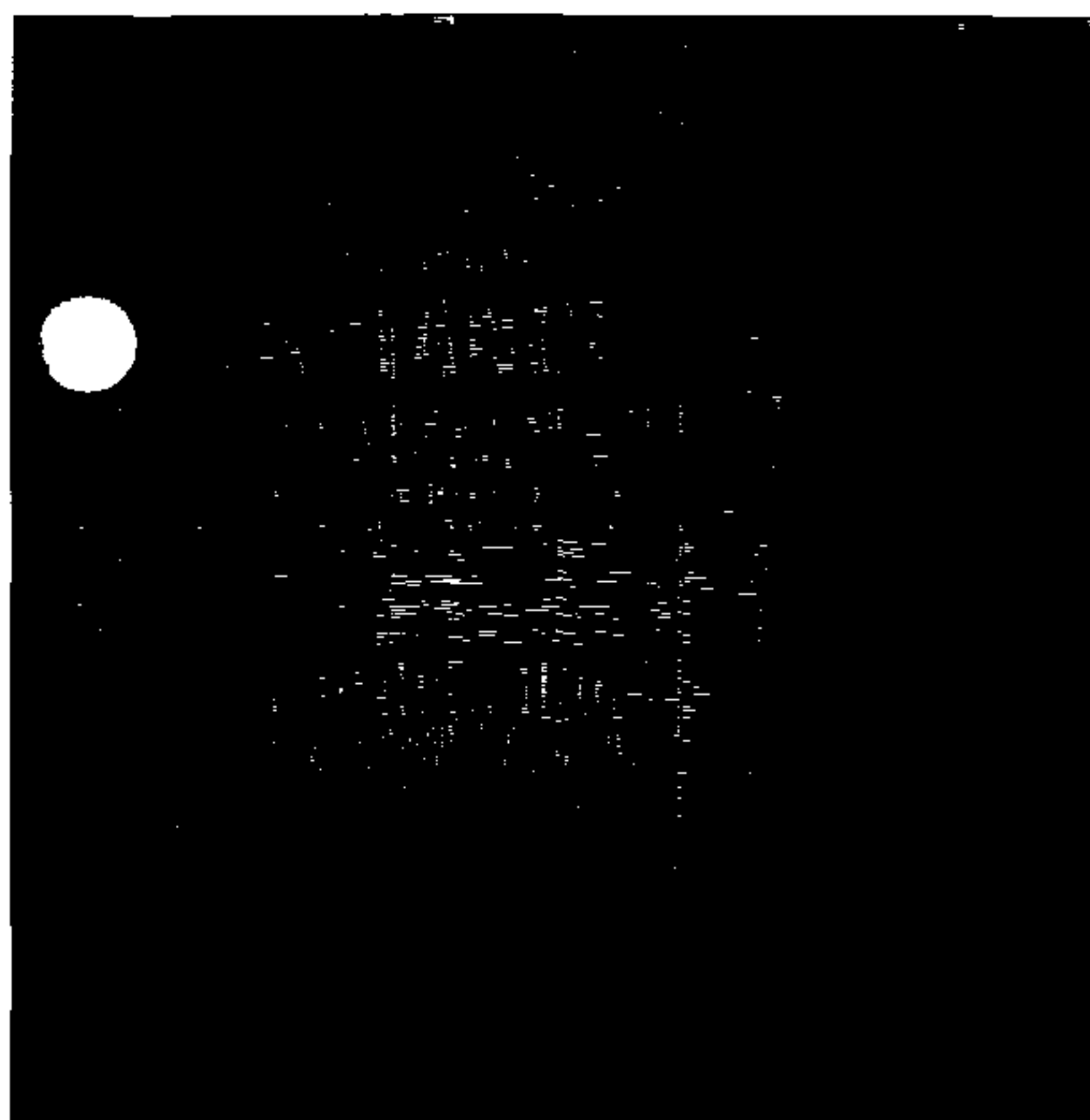
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 304 -A Address 414 Waters Watch Court

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner: Please Print Your Name

Filing Date: 1/3/03 Posting Date: 1/13/03 Closing Date: 1/28/03

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Drawn Along Dotted Line

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 304 -A Address 414 Waters Watch Court

Petitioner's Name Michael J. McKenna Telephone 410-574-9623

Posting Date: 1/13/03 Closing Date: 1/28/03

Wording for Sign To Permit two accessory buildings (two detached storage sheds) to be located in the side yard in lieu of the required rear yard and to amend the Final Development Plan for Waters Watch.
latest



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

January 28, 2003

Mr. & Mrs. Michael J. McKenna
414 Waters Watch Court
Baltimore, MD 21220

Dear Mr. & Mrs. McKenna:

RE: Case Number: 03-304-A, 414 Waters Watch Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 3, 2003.

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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: People's Counsel

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



Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.10.03

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

RE: Baltimore County
Item No. 374

JHP

Dear Mr. Zahner:

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

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

Very truly yours,

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

My telephone number is _____

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

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



Baltimore County
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

January 14, 2002

ATTENTION: Rebecca Hart

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:

291, 293-301, 303 & 304

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

cc: File

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS /TCT*

DATE: February 3, 2003

SUBJECT: Zoning Item 304
Address 414 Waters Watch Court

Zoning Advisory Committee Meeting of January 13, 2003

☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

☐ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

☒ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

☒ Additional Comments:

See Attached Comments

Reviewer: Keith Kelley

Date: January 29, 2003

CBCA Zoning Comments (zoning item #304)

☒ The property is located within the Limited Development Area (LDA), ~~or Resource Conservation Area (RCA), or Intensely Developed Area (IDA)~~ of the Chesapeake Bay Critical Area (CBCA).

☐ This proposal must use best management practices, which reduce pollutant loadings by 10%.

☐ Man-made impervious surfaces are limited to 15% for lots greater than 1/2 acre in size.

☒ Man-made impervious surfaces are limited to 25% for lots less than 1/2 acre in size.

☒ Mitigation is required if exceeding the 25% impervious surface limit. Impervious surfaces are limited to 25% of the lot & 500 square feet ~~or 31.25% of the lot~~. Otherwise, a Critical Area Administrative Variance (CAAV) is required.

☒ If permitted development on a property currently exceeds impervious surface limits, that percentage may be maintained during redevelopment of the property.

☒ 5% forest must be established or maintained. This equates to 1 trees for a lot of this size.

☒ Any tree removed in the buffer for this structure must be replaced on a 1:1 basis.

☐ All downspouts must discharge rainwater runoff across a pervious surface such as a lawn.

☐ The lot is in a Buffer Management Area (BMA). Mitigation (planting trees, removing impervious area, or paying a fee-in-lieu) is required for the placement of the proposed structure within 100' of tidal waters.

☐ If the lot is unimproved, then the proposed dwelling cannot go any closer to the water than the neighboring dwelling farthest away from the water.

☐ If the lot is improved, then the proposed dwelling can go as close to the water as the existing dwelling.

☒ A Critical Area Administrative Variance (CAAV) is required ^{if} for the placement of the proposed structure within 100' of tidal waters, tidal wetlands, stream, or within 25' of non-tidal wetlands. ^{is}

☐ A Critical Area Administrative Variance (CAAV) is required since the proposed principal structure cannot honor the required 35' residential building setback or 25' commercial building setback from the 25' or 100' buffer.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 16, 2003

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

JAN 21 '03

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-272, & 03-304
Administrative Variance

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: [Signature]

AFK/LL:MAC

AV
1/28

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 27, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For January 21, 2003
Item Nos. 291, 292, 295, 297, 301,
302, and 304

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

HIO
RWB:CEN:jrb

cc: File

BAI MORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

File

DATE: January 13, 2003

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

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

SUBJECT: Item No.: 304
Legal Owner/Petitioner: JANICE & MICHAEL MCKENNA
Contract Purchaser:
Property Address: 414 Waters Watch Ct.
Location Description: SW/Side of Waters Watch Ct. 320' NW of
Vailthorne Rd.

VIIOLATION INFORMATION: Case No. 02-4015
Defendants: Janice & Michael McKenna

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	Anonymous Complaint	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)
- ☒ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☒ 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
- ☒ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt(s) 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/
C: Code Enforcement Officer



Baltimore County
Department of Permits and
Development Management

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

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

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

15

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 02-4015	Property No.	Zoning:
-------------------------------------	--------------	---------

Name(s): OWARYS 414 WATERS WATCH CT
Address: BALT NH 21220
Violation Location:

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

R-105-1
① OBTAIN PERMIT FOR SHED'S IN
REAR YARD, IF PERMITS NOT ISSUED
SHED'S MUST BE REMOVED.

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

On or Before: 6/14/02	Date Issued: 6/7/02
---------------------------------	-------------------------------

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 Rowe

INSPECTOR:

Rowe

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:

AGENCY

6/5/02

6/5/02
JT
S

To Whom it may Concern:

I have two complaints:

~~(1) In front of 400 Waters Watch Ct. there is a Ski-Do trailer parked.~~

(2) Behind the fence + gates between 414 + 416 Waters Watch Ct. there is one addition to 412 Waters Watch Ct. extending into the Community easement. and on the 414 side there are two sheds - one very large New one, extending into the Community easement.

If you could look into these matters I would appreciate it.

Concerned Citizen

Fax: (412) 887-2824

DETERMINE
ADDRESS
& THEN
GET CASE
#

COMPLAINT ENFORCEMENT REPORT

DATE: 6 / 7 / 02 INTAKE BY: HR CASE #: 02-4015 INSPEC: HR

COMPLAINT

LOCATION: 4/4 Waters Watch Ct

ZIP CODE: 21220 DIST: _____

COMPLAINANT

NAME: ANON PHONE #: (H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: SHED NO PERMIT

IS THIS A RENTAL UNIT? YES _____ NO _____

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

OWNER/TENANT

INFORMATION: _____

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION: 6/7/02 Site Insp Reveled SHED ON SIDE OF
House, Posted w/notice P.U. 6/14/02 H.R.

REINSPECTION:

REINSPECTION:

REINSPECTION:

DATE: 06/07/2002

STANDARD ASSESSMENT INQUIRY (1)

TIME: 15:40:50

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL. LOAD-DATE
 18 00 014908 15 3-3 34-00 H NO 12/12/01
 MCKENNA MICHAEL J DESC-1. IMPST LT 13
 MCKENNA JANICE R DESC 2. WATERS WATCH
 414 WATERS WATCH CT PRECISE. 00414 WATERS WATCH LT

00000 0000

BALTIMORE

NO 21220-4832 FOREIGN OWNER: BASIC DEVELOPMENT CO INC

FCV		PRIOR		PROPOSED		CURR		CURR		PRIOR	
LAND:	50,000			50,000				50,000			
IMPV:	79,010			78,360				78,360			
TOTL	129,010			129,360				129,360			
PREF:	0			0				0			
CURF:	129,010			129,360				129,360			
DATE:	10/96			07/99							

TAXABLE BASIS		FIN DATE
02/03 ASSESS:	129,360	09/30/00
01/02 ASSESS:	129,242	06/01/01
00/01 ASSESS:	51,650	06/01/00

ENTER-INQUIRY? PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF



Maryland Department of Planning

Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kientz
Secretary

Mary Abrams
Deputy Secretary

January 14, 2003

Ms. Rebecca Hart
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 01/21/03 re: case numbers 03-291-A, 03-292-SPHA, 03-293-A, 03-294-A, 03-295-A, 03-296-A, 03-297-SPHA, 03-299-A, 03-300-SPH, 03-301-A, 03-302-SPHXA, 03-303-SPHXA, 03-304-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 01/14/03. 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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 414 Waters Watch Court.

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

SUBDIVISION NAME Waters Watch

PLAT BOOK # 46 FOLIO # 73 LOT # 19 SECTION #

OWNER Janice R McKenna + Michael McKenna.

Waters Watch Court 60' R/W (42' Paving)

10' Utility Easement

320' TO C. OF VAILTHORN RD.

36.59'

36.58'

16.58'

33.17'

20'

#412

30' Existing Dwelling

25'

9'

6"

30' Existing Dwelling

416

Existing Dwelling

418

420

10.08'

REAR

7.5'

151.98'

153.92'

156.85'

156.85'

15' Drainage Util. + Access Easement

Lot 19

Lot 18

Lot 17

Lot 16

Lot 15

Applicant Certifies that the two proposed accessory buildings (storage sheds) will be located outside the 100 Year Flood Plain

SL.

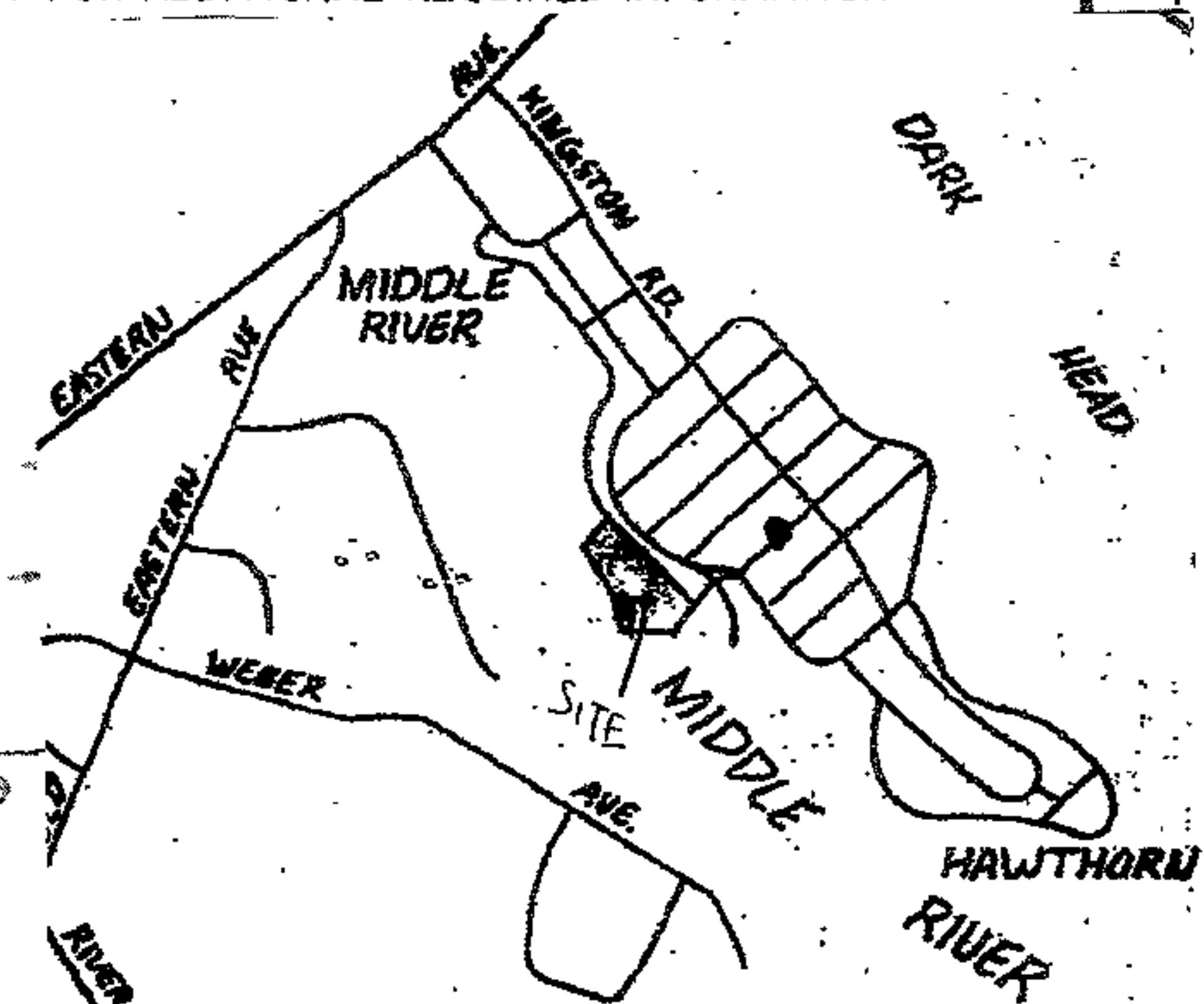


NORTH

PREPARED BY Scott Lyon.

SCALE OF DRAWING: 1" = 30'

Middle River



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # NE-3-I

ZONING DR 5.5

LOT SIZE 106 4620
ACREAGE SQUARE FEET

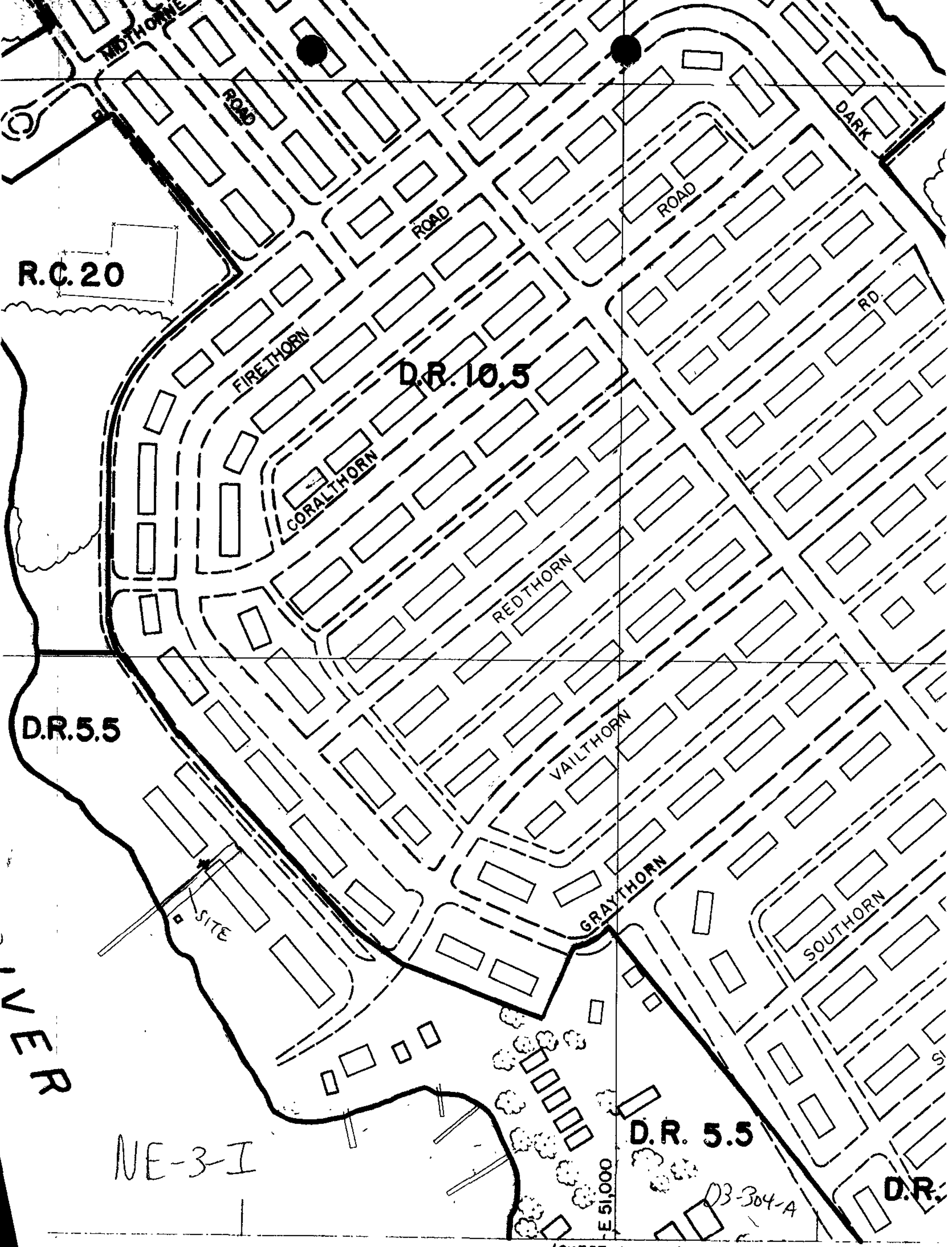
	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

JNP 304 03-304-A

Det. 94 #1



MDTHORNE

ROAD

ROAD

ROAD

DARK

RD.

R.C. 20

FIRETHORN

D.R. 10.5

CORALTHORN

REDTHORN

VAILTHORN

GRAYTHORN

SOUTHERN

D.R. 5.5

SITE

IVER

NE-3-I

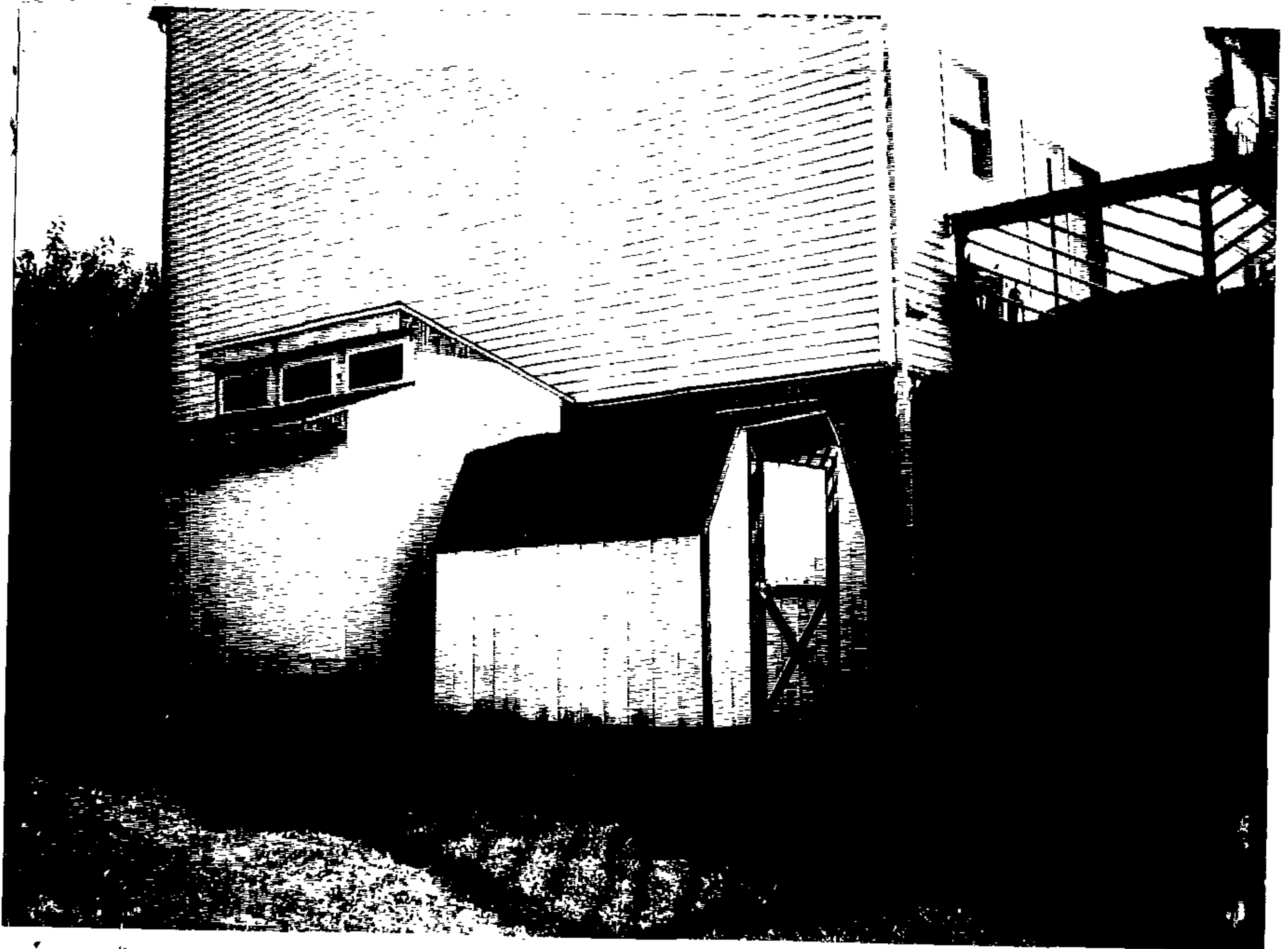
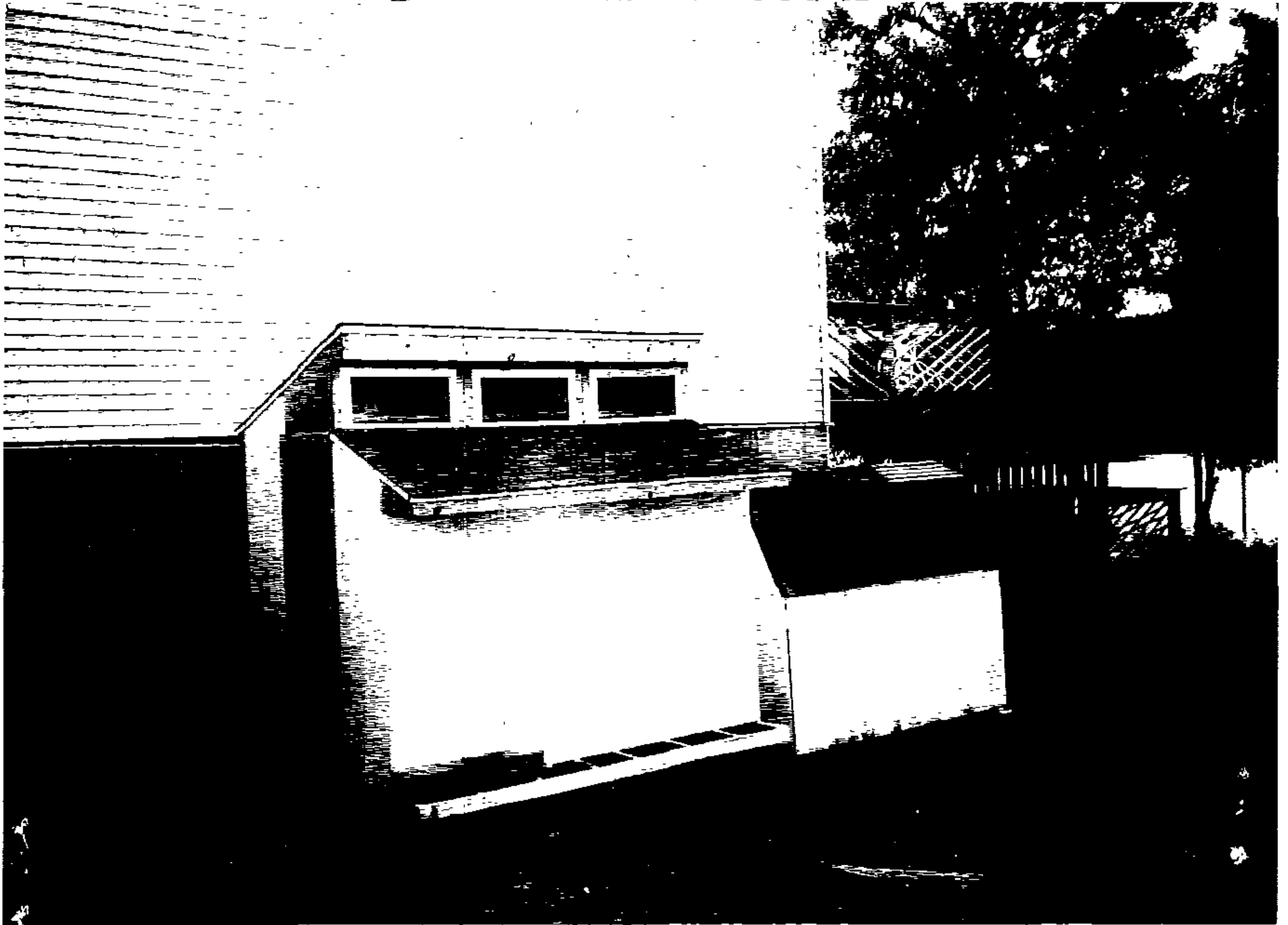
D.R. 5.5

D.R.

E 51,000

D3-304-A

4. WATERS WATCH COURT



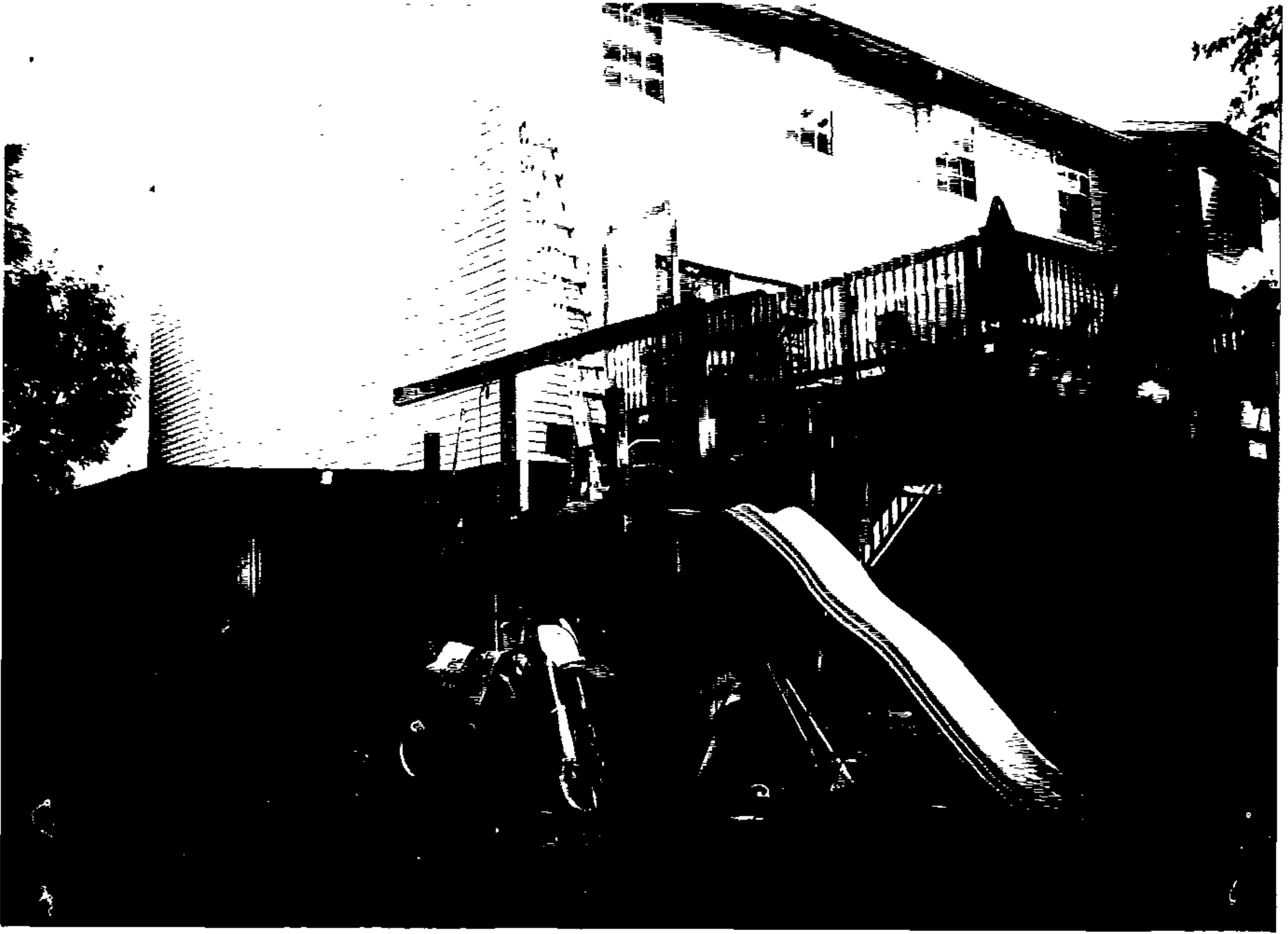
03-304-A

400 WATERS WATCH COURT



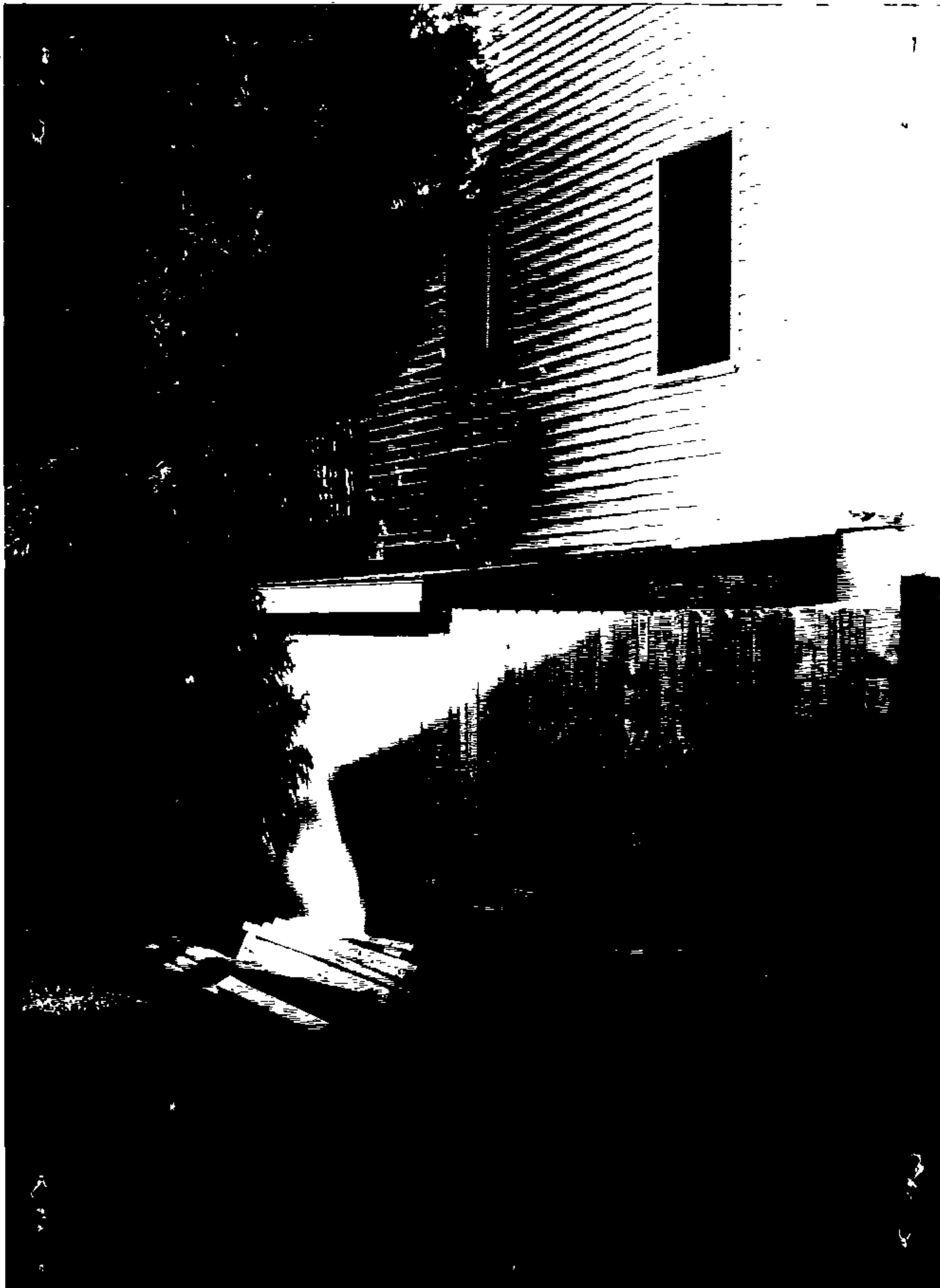
03-304-A

428 WATERS WATCH COURT



03-304-A

423 WATERS WATCH COURT



03-304-A

412 WATERS WATCH COURT



03-304-A

402 WATERS WATCH COURT



03-304-A