

IN RE: PETITION FOR VARIANCE
S/S of Claybrooke Drive,
570 ft. E of Fairbrook Road
2nd Election District
1st Councilmanic District
(2729 Claybrooke Drive)

Monica Scott
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-368-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Monica Scott. The Petitioner is requesting variance relief for property located at 2729 Claybrooke Drive in the Woodlawn area of Baltimore County. The variance request is from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) & Section 504 (V.B.7), to allow a rear yard setback of 20 ft. for an enclosed addition in lieu of the minimum required 30 ft., to allow 360 sq. ft. of open contiguous space in lieu of the required 500 sq. ft., and to amend the latest Final Development Plan to allow same outside of the building envelope. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The property was posted with Notice of Hearing on September 17, 2003, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on September 23, 2003 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where

10/29/03
R. J. [Signature]

special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Code Enforcement Comments

This matter is currently the subject of an active violation case (Case No. 02-7975) in the Division of Code Inspections and Enforcement. A citation for code violation has been issued in this matter due to enclosure on deck less than 3 ft. from side property line.

It should be noted, for the record, that the fact that a zoning violation is issued is simply ignored in this zoning case. This means that the Petitioner cannot use the fact that a structure has been built as a precedence to allow it to continue. Nor does the fact that a structure may be costly to remove or modify come into consideration of the zoning case. The reason for this is that this condition is clearly self-imposed and as such cannot be a basis for the hardship or practical difficulty required by Section 307 of the B.C.Z.R. Conversely, the fact that something may have been done which could violate the law is not held against the Petitioner as some sort of an additional punishment. Zoning enforcement is conducted by the Department of Permits and Development Management, which has the authority to impose fines and other penalties for violation of law. This is not the province of this hearing of this Office.

Interested Persons

Appearing at the hearing on behalf of the variance request was Monica Scott, the Petitioner. No protestants or citizens attended the hearing. However a letter from the agent for the Claybrooke Community Association was received in this case indicating that contrary to the Petitioner's testimony the Petitioner had not obtained association approval of the addition which is the subject of this hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of approximately 1,476 sq. ft. and is zoned D.R.5.5. The subject property is improved with a townhouse and an enclosed sun room with hot tub which is the addition which is the subject of this variance request. Ms. Scott testified that she wanted a hot tub for her home and after seeking estimates accepted a bid from Patio Enclosures Inc. to install the tub in a sun room addition to her home in her back yard. The contractor was to obtain all County permits and she was to obtain the community association's permission as part of the allocation of work on this project. She testified that she wrote to the association submitting a plan for the addition and as far as she knew the association approved the addition. It is to be noted this is in conflict with the letter received in this case from the association agent.

In any case, the contractor began work on the project and was nearly complete when a construction problem arose. Remarkably, the Petitioner called the County to intervene only to be told by the County inspector that there were no permits pulled by the contractor. The inspector also noted numerous building code violations. Thus, she essentially cited herself in the permit code enforcement case. On investigation, she found that the contractor had gotten a permit but for the wrong address. Consequently, neither contractor nor the owner knew that the addition

10/29/03
P. Max Zimmerman

would violate the rear yard setback or the open space requirements of the regulations. Once the zoning problem was discovered Ms. Scott applied for a variance. Ms Scott also testified that she spoke to her neighbor on the sun room side of the home and that the neighbor had no problem with the existing sun room.

Findings of fact and conclusions of law

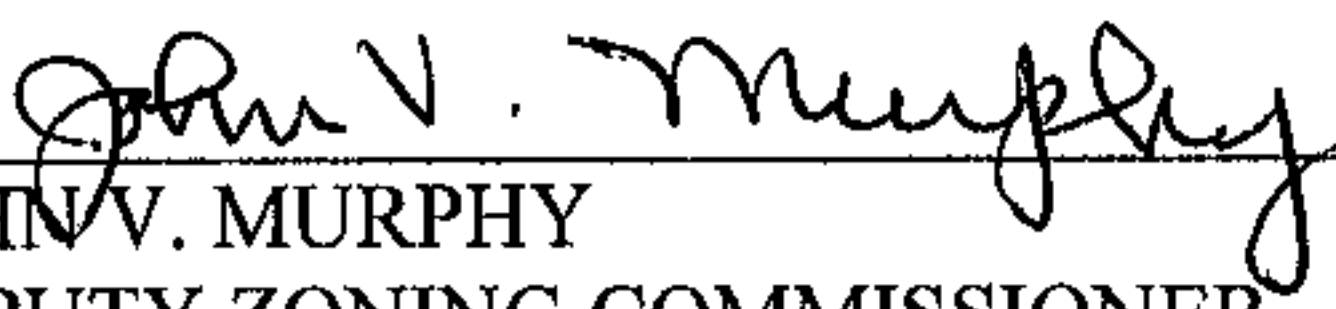
I do not find the obvious conflict between the Petitioner's testimony regarding association approval and that of the association letter to be critical or controlling in this case. That is, this is a private matter that will have to be resolved between Ms. Scott and the association. I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. I find that the difficulty into which Ms. Scott finds herself is not self imposed. She seems to have taken every reasonable step to have the addition properly handled but through circumstances beyond her control, she find she needs two variances for her sun room. No increase in residential density beyond that otherwise allowable by the Zoning Regulations was requested. Furthermore, I find that these variances can be granted in strict harmony with the spirit and intent of the regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

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, this 29 day of October, 2003, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) & Section 504 (V.B.7), to allow a rear yard

setback of 20 ft. for an enclosed addition in lieu of the minimum required 30 ft., to allow 360 sq. ft. of open contiguous space in lieu of the required 500 sq. ft., and to amend the latest Final Development Plan to allow same outside of the building envelope be and is are hereby GRANTED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

10/29/03


Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

October 29, 2003

Ms. Monica Scott
2729 Claybrooke Drive
Baltimore, Maryland 21244

Re: Petition for Variance
Case No. 03-368-A
Property: 2729 Claybrooke Drive

Dear Ms. Scott:

Enclosed please find the decision rendered in the above-captioned case. The petition for 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 cursive script, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Frank G. Traut, III, Property Mgr.
Property Management, Inc.
3445-C Box Hill Corporate Center Drive
Abingdon, MD 21009

Visit the County's Website at www.baltimorecountyonline.info





REVISED

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2729 Claybrooke Dr.

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) 1B01.2.C.1, 504(VB7) to allow a rear yard setback of 20 ft for an enclosed addition, in lieu of the minimum required 30 ft to allow 360 sq ft of open contiguous space in lieu of the required 500 sq ft, and to amend the latest final development plan to allow same outside the building envelope of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Contractor missed judge setback and got a permit. It would be a hardship to have this already built structure removed or having to be rebuilt. This would be a financial hardship to me.

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

Case No. 03-368-A

REV 9/15/98

Legal Owner(s):

Monica Scott

Name - Type or Print

Monica Scott

Signature

Name - Type or Print

Signature

2729 Claybrooke Dr.

Address

Baltimore, MD.

City

State

410 298-6407

Telephone No.

21244

Zip Code

Representative to be Contacted:

Name

Address

Telephone No

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1⁰⁰ hr

UNAVAILABLE FOR HEARING

Reviewed By [Signature]

Date 2-11-03

REV. 7/25/03

Zoning Description

2729 Claybrooke DR.

Beginning at a point on the South side of Claybrooke DR at the distance of 570 ft. East of Fairbrook Rd. Being lot #127 in the subdivision of Claybrooke II as recorded in Baltimore County Plat Book #67 folio #129 containing 1,476 sq. ft. Also known as 2729 Claybrooke DR. and located in the 2nd Election District and 1st Councilmatic District.

#368

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 21017

63 368-4

DATE 2/11/03 ACCOUNT R 001-006-6130

AMOUNT \$ 65.00

RECEIVED FROM: Mr. Smith

FOR: Residential Verification Fee
7774 Claybrook Dr.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION TIME
2/12/2003 2/11/2003 11:01:49

REL US03 WALKIN SWA SWA DRAWR S
RECEIPT # 259065 2/12/2003 0411
DEPT S 628 ZONING VERIFICATION
CR NO. 021017

Receipt tot 65.00
.00 OK 65.00 P
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **23666**

DATE

7/25/03

ACCOUNT

001 005 5150

AMOUNT

\$ 165.00

RECEIVED
FROM:

FOR:

DELETED 03-388-A AND PAY FOR
EDP AHEAD. ADVISED BY VARE FILING.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

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: #03-368-A

Side Claybrooke Drive, 570 feet +/- east of Fairbrook Road
2729 Claybrooke Drive

2nd Election District - 1st Councilmanic District

Legal Owner(s): Monica Scott

Variance: to permit an addition with a rear yard setback of 26 feet and a contiguous open space area of 468 feet in lieu of the minimum required 30 feet and 500 square feet respectively and to amend the latest Final Development Plan to allow projection of same outside the building envelope.

Hearing: Tuesday, April 8, 2003 at 11:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

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

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

JI 3/764 March 25 CS93934

CERTIFICATE OF PUBLICATION

3/27/2003

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 3/25/2003.

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

P. Williams

LEGAL ADVERTISING

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: #03-368-A

2729 Claybrooke Drive

S/Side Claybrooke Drive, 570 feet +/- east of Fairbrook Road

2nd Election District - 1st Councilmanic District

Legal Owner(s): Monica Scott

Variance: to permit an addition with a rear yard setback of 26 feet and a contiguous open space area of 468 feet in lieu of the minimum required 30 feet and 500 square feet respectively and to amend the latest Final Development Plan to allow projection of same outside the building envelope.

Hearing: Monday, October 6, 2003 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

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

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

JT/9/786 Sept. 23

0627982

CERTIFICATE OF PUBLICATION

9/25/2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/23/2003.

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

P. Williams

LEGAL ADVERTISING

ZONING NOTICE

CASE # 03-368-A

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

ROOM 407, COUNTY COURTS BLDG.

PLACE: 401 BOSLEY AVENUE

MONDAY, OCTOBER 6, 2003

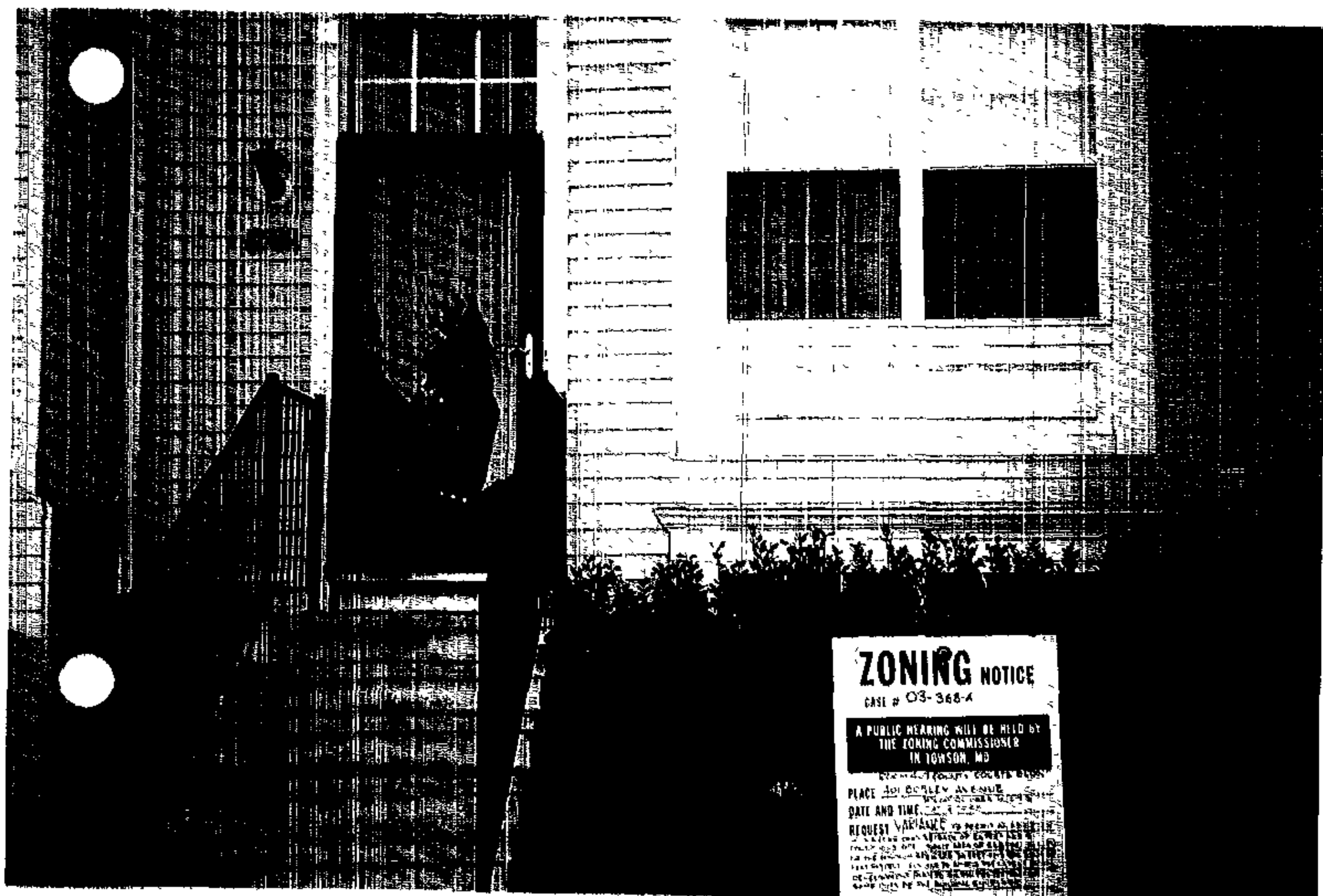
DATE AND TIME: AT 2:00 P.M.

REQUEST: VARIANCE TO PERMIT AN ADDITION
WITH A REAR YARD SETBACK OF 26 FEET AND A
CONTIGUOUS OPEN SPACE AREA OF 468 FEET IN LENGTH
OF THE MINIMUM REQUIRED 30 FEET AND 500 SQUARE
FEET RESPECTIVELY AND TO AMEND THE LATEST FINAL
DEVELOPMENT PLAN TO ALLOW PROTECTION OF
GAMES OUTSIDE THE BUILDING ENVELOPE.

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

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

HANDICAPPED ACCESSIBLE



CERTIFICATE OF POSTING

RE: Case No.: 03-368-A
CUSTOM PATIO ROOMS
Petitioner/Developer: MONICA SCOTT
Date of Hearing/ Closing: OCT. 1, 2003

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: BECKY HART

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 #2729 CLAYBROOK DRIVE

The sign(s) were posted on

17TH
SEPT. 10, 2003
(Month, Day, Year)

Sincerely,

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

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

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

(410) 242-4263
(Telephone Number)

RE: PETITION FOR VARIANCE * BEFORE THE
2729 Claybrook Drive; Sside Claybrooke Dr, *
570' +/- E Fairbrook Road * ZONING COMMISSIONER
2nd Election and 1st Councilmanic Districts *
Legal Owner(s): Monica Scott * FOR
Petitioner(s) * BALTIMORE COUNTY
* 03-368-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 3rd day of March, 2003, a copy of the foregoing Entry of Appearance was mailed to, Monica Scott, 2729 Claybrooke Drive, Baltimore, MD 21244, Petitioner(s).

RECEIVED
MAR 03 2003
Per lh

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CORRECTION

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 24, 2003 Issue - Jeffersonian

February 27, 2003

Please forward billing to:

Monica Scott
2729 Claybrooke Drive
Baltimore MD 21244

410-393-5310

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: 03-368-A
S/side Claybrooke Drive, 570 feet +/- east of Fairbrook Road
2729 Claybrooke Drive
2nd Election District – 1st Councilmanic District
Legal Owner: Monica Scott

Variance to permit an addition with a rear yard setback of 26 feet and a contiguous open space area of 468 feet in lieu of the minimum required 30 feet and 500 square feet respectively and to amend the latest Final Development Plan to allow projection of same outside the building envelope.

Hearings: Tuesday, **April 8**, 2003 at 11:00 a.m. in Room 106 County Office Building.



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY
c:Monica Scott 2729 Claybrooke Drive Baltimore, MD 21244

- 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.

TO: PATUXENT PUBLISHING COMPANY
Issue - Jeffersonian

Please forward billing to:
Monica Scott
2729 Claybrooke Drive
Baltimore MD 21244

410-393-5310

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: 03-368-A

2729 Claybrooke Drive
S/side Claybrooke Drive, 570 feet +/- east of Fairbrook Road
2nd Election District ~ 1st Councilmanic District
Legal Owner: Monica Scott

Variance to permit an addition with a rear yard setback of 26 feet and a contiguous open space area of 468 feet in lieu of the minimum required 30 feet and 500 square feet respectively and to amend the latest Final Development Plan to allow projection of same outside the building envelope.

Hearings: Wednesday, June 4, 2003 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 16, 2003 Issue - Jeffersonian

Please forward billing to:
Monica Scott
2729 Claybrooke Drive
Baltimore MD 21244

410-393-5310

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: 03-368-A

2729 Claybrooke Drive
S/side Claybrooke Drive, 570 feet +/- east of Fairbrook Road
2nd Election District – 1st Councilmanic District
Legal Owner: Monica Scott

Variance to permit an addition with a rear yard setback of 26 feet and a contiguous open space area of 468 feet in lieu of the minimum required 30 feet and 500 square feet respectively and to amend the latest Final Development Plan to allow projection of same outside the building envelope.

Hearings: Wednesday, October 1, 2003 at 9:00 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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 23, 2003 Issue - Jeffersonian

Please forward billing to:
Monica Scott
2729 Claybrooke Drive
Baltimore MD 21244

410-393-5310

CORRECTED 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: 03-368-A

2729 Claybrooke Drive
S/side Claybrooke Drive, 570 feet +/- east of Fairbrook Road
2nd Election District – 1st Councilmanic District
Legal Owner: Monica Scott

Variance to permit an addition with a rear yard setback of 26 feet and a contiguous open space area of 468 feet in lieu of the minimum required 30 feet and 500 square feet respectively and to amend the latest Final Development Plan to allow projection of same outside the building envelope.

Hearings: Monday, October 6, 2003 at 2:00 p.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.

February 24, 2003

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: 03-368-A

S/side Claybrooke Drive, 570 feet +/- east of Fairbrook Road

2nd Election District – 1st Councilmanic District

Legal Owner: Monica Scott

Variance to permit an addition with a rear yard setback of 26 feet and a contiguous open space area of 468 feet in lieu of the minimum required 30 feet and 500 square feet respectively and to amend the latest Final Development Plan to allow projection of same outside the building envelope.

Hearings: Tuesday, April 8, 2003 at 11:00 a.m. in Room 106 County Office Building.

Arnold Jablon
Director

AJ:rjc

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, March 24, 2003.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 10, 2003

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: 03-368-A

2729 Claybrooke Drive
S/side Claybrooke Drive, 570 feet +/- east of Fairbrook Road
2nd Election District – 1st Councilmanic District
Legal Owner: Monica Scott

Variance to permit an addition with a rear yard setback of 26 feet and a contiguous open space area of 468 feet in lieu of the minimum required 30 feet and 500 square feet respectively and to amend the latest Final Development Plan to allow projection of same outside the building envelope.

Hearings: Wednesday, June 4, 2003 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

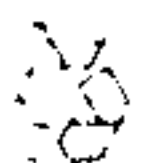
A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:rlh

C: Monica Scott, 2729 Claybrook Drive, Baltimore 21244

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 20, 2003.
- (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.





Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

September 2, 2003

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: 03-368-A

2729 Claybrooke Drive
S/side Claybrooke Drive, 570 feet +/- east of Fairbrook Road
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Legal Owner: Monica Scott

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Hearings: Wednesday, October 1, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

KT:rlh

C: Monica Scott, 2729 Claybrook Drive, Baltimore 21244
Custom Patio Rooms, 9600 Pulaski Park Drive, Suite 115, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 16, 2003.**
- (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.





Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

September 2, 2003

CORRECTED 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: 03-368-A

2729 Claybrooke Drive
S/side Claybrooke Drive, 570 feet +/- east of Fairbrook Road
2nd Election District – 1st Councilmanic District
Legal Owner: Monica Scott

Variance to permit an addition with a rear yard setback of 26 feet and a contiguous open space area of 468 feet in lieu of the minimum required 30 feet and 500 square feet respectively and to amend the latest Final Development Plan to allow projection of same outside the building envelope.

Hearings: Monday, October 6, 2003 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

KT:rlh

C: Monica Scott, 2729 Claybrook Drive, Baltimore 21244
Custom Patio Rooms, 9600 Pulaski Park Drive, Suite 115, Baltimore 21220

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 22 2003.
(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: D3-368-A
Petitioner: Ms. Monica Scott
Address or Location: 2729 Claybrooke Dr.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MS Same
Address: Baltoy Md, 21244
Telephone Number: 410-393-5310



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

April 4, 2003

Monica Scott
2729 Claybrooke Drive
Baltimore, MD 21244

Dear Ms. Scott:

RE: Case Number: 03-368-A, 2729 Claybrooke Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 11, 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:klm

Enclosures

c: People's Counsel

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





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 3, 2003

Monica Scott
2729 Claybrooke Drive
Baltimore, MD 21244

Dear Ms. Scott:

RE: Case Number: 03-368-A, 2729 Claybrooke Drive

The above revised referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 25, 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, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel



Printed with Soybean Ink
on Recycled Paper

Visit the County's Website at www.baltimorecountyonline.info



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

February 14, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: February 18, 2003

Item No.: 361-364, 367 & 368 370 & 371

Dear Ms. Hart:

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.

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: February 27, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For February 24, 2003
Item Nos. 361, 362, 363, 364, 365, 366,
367, 368, 369, 370, and 371

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

RWB:CEN:jrb

cc: File

Jim
4/8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 21, 2003

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-367 & 03-368

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

RECEIVED

FEB 24 2003

Section Chief:

Lynne Jenkins

AFK/LL:MAC

ZONING COMMISSIONER



MARYLAND DEPARTMENT OF TRANSPORTATION

Robert L. Ehrlich, Jr., *Governor* • Michael S. Steele, *Lt. Governor* • Trent M. Kittleman, *Acting Secretary*

Date: 2.19.03

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

RE: Baltimore County
Item No. 368 JJS

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/toll-free 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 • Phone 410.545.0300 • www.marylandroads.com

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

February 21, 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

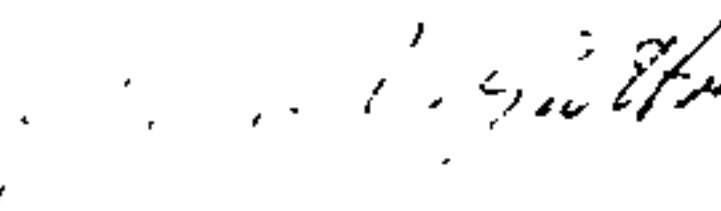
Re: Zoning Advisory Committee Agenda, 02/24/03 re: case numbers 03-361-A, 03-362-SPHA, 03-363-A, 03-364-SPHA, 03-365-SPHXA, 03-366-SPH, 03-367-SPHA, 03-368-A, 03-369-A, 03-370-A, 03-371-SPH

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 02/21/03. 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



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

July 21, 2003

Ms. Monica Scott
2729 Claybrook Drive
Baltimore, MD 21244

Dear Ms. Scott:

Re: 2729 Claybrook Drive, Case No. 03-368-A, 2nd Election District

This petition was filed in this office on 2-11-03. Some of the required information missing from the site plan as well as 3 zoning descriptions were added at the time of appointment. On 5-15-03, this office received a letter from Mr. Michael D. Bell of Custom Patio Rooms, stating that the actual setback of the existing building to the property line was less than what was shown. On 5/21/03, at 9:20 a.m., I informed Mr. Bell by telephone that revised petition forms and site plans must be submitted to this office and to call for another appointment. I also informed him that the property would have to be reposted. Receiving no response from Mr. Bell, I telephoned you on the morning of 6/2/03 and left the same message on your answering machine. At 11:38 a.m. on June 17th, I left a 2nd message on your answering machine. On July 2nd, you had a 3:00 p.m. filing appointment but failed to appear. You made a subsequent filing appointment but called and cancelled. You scheduled another appointment on July 18th but did not appear and your representative was unprepared.

Per Mr. W. Carl Richards, Zoning Supervisor, you have 10 days from the date of this letter to make another appointment. If not or if you make an appointment and fail to appear this case will be referred to the Code Enforcement Office.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Sullivan, Jr.".

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS/klm
Enclosure
c: Case No. 03-368-A file
W. Carl Richards, Zoning Supervisor

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



BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: February 19, 2003

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

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

SUBJECT: Item No.: 368
Legal Owner/Petitioner: Monica Scott
Contract Purchaser: N/A
Property Address: 2729 Claybrook Dr.
Location Description: S/W Wilkens Ave & sw corner Valley Rd

VIOLATION INFORMATION: Case No. 02-7975
Defendants: Custom Patio Rooms. of Baltimore

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
Robert Black	9600 Pulaski Park Dr Ste 115 Balto. Md. 21220

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

- X 1. Complaint letter/memo/email/fax (if applicable)
- X 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- X 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- 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)
- ☐ 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

CODE ENFORCEMENT REPORT

DATE: 10 125 102 INTAKE BY: CJP CASE #: 02-7975 INSPEC: Pat. 1

COMPLAINT LOCATION: 2729 Claybrook Dr.

ZIP CODE: 21244 DIST: 02

COMPLAINANT NAME: Monica Scott PHONE #: (H) 410 298 6407 (W) 410 393 5310

ADDRESS: 2729 Claybrook Dr ZIP CODE: _____

PROBLEM: Enclosure built on deck less than 3' from property line, no insps., no ventilation, setbacks on permit? re B 499532

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

all Deck contractor
Dennis Wheeler Post moved?
443 677 3620

Custom Patio Room - Mike Bell
443 829 6950

TAX ACCOUNT #: 22 00 024160 ZONING: _____

INSPECTION: Observed new deck built below existing deck w/ beam tied to existing columns. Enclosure on new deck less than 3ft from side property line on one side (rear setback?) Hot tub in enclosure with condensation on all walls and ceiling and water on floor.

REINSPECTION: 10/28/02 Correction notice posted at contractors address and copies sent to owner and contractor by reg mail. pu 11/07 CJP
CJP

REINSPECTION:

REINSPECTION:



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

BUILDING PERMIT

DIRECTOR

PERMIT #: B499532 CONTROL #: MR DIST: 02 PREC BUILDINGS ENGINEER
DATE ISSUED: 09/25/2002 TAX ACCOUNT #: 2200024160 CLASS: 04

PLANS: CONST PLOT 1 R PLAT DATA ELEC YES PLUM NO
LOCATION: 2729 CLAYBROOK DR
SUBDIVISION: CLAYBROOK

OWNERS INFORMATION

NAME: SCOTT MORICA

ADDR: 2729 CLAYBROOK DR 21244

410-393-5310 W 11th-200
410 298 6407

TENANT

OWNER: CURTIS PATIO ROOMS

SEWER

WATER

WATER

CONSTR STEEL STRUCTURE ENCLOSURE ON REAR OF EX
SITING EX DECK, WILL COMPLY WITH CODE MEMO#1
11/11/14SF

STREET: CURT

PROPOSED USE: TOWNHOUSE

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: LITH & ADDITION
EXISTING USE: LITH

TYPE OF IMPROV: ADDITION

USE: ONE FAMILY

FOUNDATION

BASEMENT

SEWER: PUBLIC EXIST

WATER: PUBLIC EXIST

PROPOSED LOT: 106015

PROPOSED LOT: 106015

PROPOSED LOT: 106015

PROPOSED LOT: 106015

PROPOSED LOT: 106015

PROPOSED LOT: 106015

PROPOSED LOT: 106015

PROPOSED LOT: 106015

02R INSPECTOR COPY

DATE: 02/19/2003

STANDARD ASSESSMENT INQUIRY (1)

TIME: 08:35:43

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
22-00-024190	02	1-3	04-06	H	NO		01/08/03

SCOTT MONICA

DESC-1.. IMPS.033 AC

DESC-2.. CLAYBROCKE

2729 CLAYBROCKE DR

PRENISE.. 02729 CLAYBROCKE

DR

00000-0000

BAL HINDRE

NO 21244-2053 FORMER OWNER: BOB WARD & CLAYBROCKE LLC

FCV		PHASED IN	
PRIOR	PROPOSED	CURR	CURR
LAND:	34,000	34,000	34,000
IMPV:	63,690	74,170	74,170
TOTL:	97,690	108,170	108,170
PREF:	0	0	0
CURT:	97,690	108,170	108,170
DATE:	08/99	07/00	07/00

LAND:	PRIOR	PROPOSED	CURR	CURR	PRIOR
IMPV:	63,690	74,170	74,170	74,170	74,170
TOTL:	97,690	108,170	108,170	108,170	108,170
PREF:	0	0	0	0	0
CURT:	97,690	108,170	108,170	108,170	108,170
DATE:	08/99	07/00	07/00	07/00	07/00
TAXABLE BASIS		FM DATE			
03/04 ASSESS:	108,170	11/09/00			
02/03 ASSESS:	104,676	05/30/02			
01/02 ASSESS:	101,183	06/01/01			

ENTER: INQUIRY2 PA1-PRINT PF3-MENU PF5-QUIT PF7-CROSS REF

03/04 ASSESS: 108,170 11/09/00

02/03 ASSESS: 104,676 05/30/02

01/02 ASSESS: 101,183 06/01/01

ENTER: INQUIRY2 PA1-PRINT PF3-MENU PF5-QUIT PF7-CROSS REF

RA10010

DATE: 02/19/2003

STANDARD ASSESSMENT INQUIRY (2)

TIME: 08:36:06

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
22-00-024190	02	1-3	04-06	H	NO		01/08/03

LOT... 127 BLOCK... 0067 MAP... 0087 LOT WIDTH... 100

BLOCK... 0129 GRID... 0011 LOT DEPTH... 100

SECTION... PARCEL... 0261 LAND AREA... 1476.000 S

YEAR BUILT... 00

TRANSFER DATA		EXEMPT DATA	
NUMBER...	184736	STATUS...	
DATE...	04/03/00	CLASS CODE...	000
PURCHASE PRICE...	116,500	STATE EXEMPT CODE...	000
GROUND RENT...	0	COUNTY EXEMPT CODE...	000
DEED REF LIBER...	14388	CURR STATE EX ASMT...	0
DEED REF FOLIO...	0194	PRIOR STATE EX ASMT...	0
CONVEYED TO...	1	CURR COUNTY EX ASMT...	0
LOT-PART TRANS TO...	1	PRIOR COUNTY EX ASMT...	0

TRANSFER DATA		EXEMPT DATA	
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ENTER: INQUIRY3 PA1-PRINT PF2-INQUIRY4 PF4-MENU PF5-QUIT PF7-CROSS REF

*** NO INSPECTIONS FOUND FOR THIS PERMIT *** PANEL BP1003M
TIME: 15:23:09 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/18/2002
DATE: 10/25/2002 GENERAL PERMIT APPLICATION DATA KXA 14:57:37

PERMIT #: B499532 PROPERTY ADDRESS
RECEIPT #: A460571 2729 CLAYBROOKE DR
CONTROL #: MR SUBDIV: CLAYBROOKE
XREF #: B499532 TAX ACCOUNT #: 2200024160 DISTRICT/PRECINCT 02 01

OWNERS INFORMATION (LAST, FIRST)

FEE: 65.00 NAME: SCOTT, MONICA
PAID: 65.00 ADDR: 2729 CLAYBROOKE DR 21244
PAID BY: APP

DATES APPLICANT INFORMATION

APPLIED: 09/23/2002 NAME: JOHN BIEMER
ISSUED: 09/23/2002 COMPANY: CUSTOM PATIO ROOMS
OCCPNY: ADDR1: 9600 PULASKI PARK DR #115
ADDR2: BALTO., MD 21220

INSPECTOR: 02R PHONE #: 410-682-6970 LICENSE #: 120902

NOTES: CPC/KRA

REISSUED 10/18/02 TO REFLECT CORRECT ADDRESS & OWNER'S NAME. RSD

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

UPDATE/MESSAGE FORM

Date: 11/07/02

Time: _____ a.m. p.m.

Inspector: Proff

Case No.: 02-7975

Address: 2729 Claybrook Dr.

Comments: John Biemer called office and stated that
he was working on resolving problems but requested more
time. Undersigned called Ms Scott and advised of
status P/O 11/22/02 CJP

K21

ENTERED INTO AS400 _____

UPDATE/MESSAGE FORM

Date: 11/22/02

Time: _____ a.m. p.m.

Inspector: Portili

Case No.: 02-7975

Address: 2729 Claybrook Dr

Comments: Rec. letter by fax from John Biemer.

8:45AM Called Mrs. Scott, left message on machine.

Citation to be issued, hearing set. PU - 01/14/03

ENTERED INTO AS400 _____

UPDATE/MESSAGE FORM

Date: 12/02/02

Time: _____ a.m. p.m.

Inspector: Prohli

Case No.: 02 7975

Address: 2729 Clay brooke Dr

Comments: Citation served, Copy sent to Ms Scott

KN pu 1/14/03 CP

LB

ENTERED INTO AS400 _____

UPDATE/MESSAGE FORM

Date: 01/15/03

Time: _____ a.m. p.m.

Inspector: Pro. Ali

Case No.: 02 7975

Address: 2729 Claybrook Dr.

Comments: Mike Bell called office on 1/07/03 for information.
He stated John Biemer is no longer employed by Custom Patio
Rooms and that he is attempting to correct any violations (fixed
copy of letter sent to Ms Scott) Also separate contractor was
responsible for deck construction and tried to construct firewall
but was not allowed on property. On 1/09/03, Ms Scott
called and stated that contractors were not denied
access to the property (she also stated she was not making
any further payments until repairs were completed)

1/14/03 No ans at Ms Scott's (8³⁰am) left message on machine
No ans at location (10²⁰am) Photos taken. By phone call to Ms
Scott @ Posts were moved on upper deck to make room for addition
(2) Contractor for ground deck - Dennis Wheeler

WJ

ENTERED INTO AS400 _____

UPDATE/MESSAGE FORM

2 of 2

Date: 01/15/03

Time: _____ a.m. p.m.

Inspector: Profil

Case No.: 02 7975

Address: 2729 Claybrook

Comments: At hearing before Stanley Schapiro w/ Ms
Mosier Scott, Mike Bell and Robert H Black. No
decision made on this date. Mr Black stated he will
amend permit to reflect as built work, also information
about sub contractor that built on ground deck will be
made available for correction notice to be issued
pu - 2/14

ENTERED INTO AS400 _____

UPDATE/MESSAGE FORM

Date: 01/27/03

Time: _____ a.m. p.m.

Inspector: Protik

Case No.: 02 7975

Address: 2729 Claybrook Dr.

Comments: Rec. mailing address for contractor that
built on grade deck and altered elevated deck. Correction
notice sent and copy sent to owner. (Also copy of deck
chart sent with correction to contractor) PU 2/29/03 CJP

ENTERED INTO AS400

NT
GB

UPDATE/MESSAGE FORM

Date: 02/14/03

Time: _____ a.m. p.m.

Inspector: Claudio Proffili

Case No.: 02-7975

Address: 2729 Claybrook Dr

Comments: Variance applied for, 03-0368. Called
Dennis Wheeler, left message on machine ju 2/28/03 JJP

ENTERED INTO AS400 _____



9600 Pulaski Park Dr. Suite 115 Baltimore, Md 21220
Phone: 410-682-6970 Fax: 410-682-6972

11/20/2002

MR. CLAUDE PROFILI

BALTIMORE COUNTY ZONING

DIR MR. PROFILI,

THIS LETTER IS IN REFERENCE TO PROPERTY NO . 2200024160 PERMIT # B499532

MONICA SCOTT
2729 CLAYBROOKE DR
BALTIMORE, MD . 21244

WE DO WISH TO COMPLY WITH ALL COUNTY CODES . WE HAVE BEEN UNSUCCESSFUL CONTACTING MS. SCOTT , TO MAKE THE NECESSARY CORRECTIONS. WE FEEL SHE IS USING THIS VIOLATION , TO STALL PAYMENT , AS AN EXCUSE TO WITHHOLD HER BALANCE.

WE HAVE CONTACTED OUR ATTORNEY IN A FINAL ATTEMPT TO CONTACT MS. SCOTT AND CORRECT THESE VIOLATIONS .

CAN YOU PLEASE EXTEND OUR NOVEMBER 21,2002 COMPLETION DEADLINE , UNTIL OUR ATTORNEY HAS RESOLVED THIS MATTER.

THANYOU,

JOHN BIEMER



Baltimore County
Department of Permits and
Development Management

Code Inspector 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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION
SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

Citation/Case No. 02-7975	Property No. 22 00 024160	Zoning: DR
-------------------------------------	-------------------------------------	----------------------

Name(s): **John Biemer**
Custom Patio Rooms of Baltimore

Address: **9600 Pulaski Park Dr. Ste 115 Balt. MD 21220**

Violation Location: **2729 Claybrook Dr. 21244**

Violation Dates: **10/28/02 continuing through 11/25/02**

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

- International Residential Code 2000 105, 106, 109 - 302**
- 1) **As built work must reflect scope and set-backs as stated on building permit.**
 - 2) **Provide support and ventilation for hot tap**
 - 3) **Walls less than three feet from property lines require one hour rating without opening**
 - 4) **Wood sheathing exposed to weather without protection**

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 -**

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

Date: **01/15/03**

Time: **9 AM**

Citation must be served by:

Date: **12/10/02**

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 Profili**

Date: **11/25/02** Inspector's Signature: **Claude J Profili**

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name: _____ Citation/Case No.: **02/7975**

Address: _____

Date: _____ Defendant's Signature: _____

AGENCY



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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No.	Property No. 2200024160	Zoning:
-------------------	----------------------------	---------

Name(s): John Biemer owner, Custom Patio Rooms	Address: 9600 Pulaski Park Dr #115 21220
Violation Location: 2729 Claybrooke Dr 21244	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Baltimore County Council Bill 78-01
International Residential Code 2000 105, 106, 109 + 302
Baltimore County Zoning Regulations
State exact scope of work as built on permit
and comply with code memo #1 Check construction
Submit construction documents to show plans to
support hot tub and provide proper ventilation
Call for necessary frame inspection
Exterior walls less than three ft. from
property lines req one hour fire rating
Show proper setbacks on permit
re permit B499532

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

On or Before: 11/07/02	Date Issued: 10/28/02
---------------------------	--------------------------

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 Claudia J. Profili

INSPECTOR: Claudia J. Profili

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

County Office Building, Room 119

111 West Chesapeake Avenue

Towson, Maryland 21204

BALTIMORE COUNTY, Plaintiff, vs. John Biemer, Defendant

Case # 02-7975 Violation Address 2729 Claybrooke Dr Zip 21244

Hearing Date 01/15/03 Issued Date 12/25/02 Expiration Date 12/10/02

Author of Citation Claude J. Profili

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 John Biemer
Individual or agent served

9600 PULASKI PARK DR STE 115 Zip 21215 on 12/2/02 9:40 (a.m./p.m.)
At this address Date Time

Description of Person Served: Race WHITE Sex: (M) F Height: 6 ft. 1 in. Wt. 210 lbs.
Age: 40+ yrs. Other: _____

Telephone verification of citation acknowledgment from _____ on 1/1

I was unable to serve:

1 st Attempt	<u>1/1</u>	<u>1</u> a.m./p.m. because _____	Initials _____
2 nd Attempt	<u>1/1</u>	<u>1</u> a.m./p.m. because _____	Initials _____
3 rd Attempt	<u>1/1</u>	<u>1</u> a.m./p.m. because _____	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

Lewis Mayce
Server's Name (Print)

12/2/02
Date

Lewis Mayce
Server's Signature



9600 Pulaski Park Dr. Suite 115 Baltimore, Md 21220
Phone: 410-682-6970 Fax: 410-682-6972

12/17/2002

MRS. . SCOTT
C/O MONICA SCOTT
2729 CLAYBROOK DR.
BALTIMORE , MD. 21244

410-682-6970

DEAR MRS. SCOTT,

WE WISH TO MAKE ARRANGEMENTS WITH YOU TO COMPLETE MONICA'S
SUNROOM.

TO COMPLY WITH ALL BALT. CO. CODES , WE NEED TO REPLACE BOTH LEFT AND
RIGHT PROJECTION WALLS WITH SOLID FIRE PROOF PANELS. THE INSIDE WALLS WILL BE
WHITE STUCCO , WE THEN WILL COVER THE OUTSIDE WALLS WITH MATCHING VYNAL
SIDING.

WE WILL MEET ALL BALT. CO. CODE REGULATIONS SPELLED OUT BY INSPECTOR
CLAUDE PROFILI FOR PERMIT # B499532.

AS A RESULT OF OF THE NECESSARY CHANGE IN ROOM DIMENSIONS ,
THIS CHANGED THE SQUARE FOOTAGE BY 18 SQ. FT. THIS CHANGE PROVIDED A CREDIT OF
\$500.00.

IN ORDER TO FINISH THE ROOM WE NEED YOUR 2ND PAYMENT OF \$2,820.00
ONCE ALL CHANGES ARE MADE AND SUNROOM IS COMPLETED WE WISH TO
RECEIVE FINAL BALANCE OF \$2,820.00

THANK YOU ,

JOHN BIEMER

SIGNATURE

DATE

PLEASE SIGN AND FAX TO 410-682-6972
FOR QUESTIONS PLEASE CALL 410-682-6970

Hold for

John Sullivan

2 called 6/2
10:57
M. Scott & left msg. on
her answer machine.
"Call us back for another
filing appointment. Need Revised
Pete + P.D. 5.55"



9600 Pulaski Park Dr. Suite 115 Baltimore, Md 21220

Phone: 410-682-6970 Fax: 410-682-6972

5/15/2003

Arnold Jablon
Director of P.D.M.
111 w. Chesapeake Ave.
Towson, Md. 21204

5/16/03
WCR
8

To: Planner who?
5/19/03 JGS
m

Case # 03368

5/20 Betty

= 03-368 A

Hearing = scheduled for
June 4th
Sign = posted?

Dear Mr. Jablon

This letter is to inform you that it has come to my attention that the set back from the sunroom to the property line is not 26' instead it is 20'4". I was told that I had to write you this letter to inform you of this. The difference was that the plot plane supplied by the zoning office did not match the site conditions. please feel free to contact me on this matter.

Thank you

Michael D. Bell
Michael D. Bell
410-682-6970

5/20 Told Betty (PM) note

~~*~~ MUST be reposted + readvertised

also needs Revised
Plans + pay fee,

JR-Put R.

5/21 (9:20 am)

I called & spoke to Mike Bell & informed him of above... \$70.00 Revision fee, new Pet. forms & new site plans. Also must be reposted + readvertised.

JR-Put R.

MAY 16 2003
03-1555

Tues, 6/17

11:38 AM

I again called MS Scott &
left another message on her
answering machine, no response for
her since my last call (June 2nd) & no
response for Mr. Bell since I spoke
to him on May 4th. If no response
will call in about 2 weeks.

MRA**PROPERTY MANAGEMENT, INC.**

3445-C BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009

Phone: 410-515-7390

Fax: 410-515-7391

FAX TRANSMITTAL SHEET

TO: Baltimore County Zoning Hearing

FAX #: 410-887-3468

FROM: Frederick G. Traut III, Property Manager
Agent for Claybrooke Community Association, Inc.

RE: Hearing case # 03368-A

DATE: 10/06/03

Pages: 1
(Including Cover)

I am writing on behalf of the Board of Directors for the Claybrooke Community Association, Inc. regarding a zoning hearing for a set back variance case # 03368-A

According to our records there is no proof of and architectural change submittal for this deck and hot tub.

According to the association documents any changes to the exterior must be submitted in writing to the Board of Directors prior to the initiation of work.

This has not been submitted to date.

Therefore the Board of Directors are issuing a grievance of non-compliance in this matter.

PP 4/8

April 2, 2003

Zoning Department
111 W. Chesapeake Avenue
Towson, Maryland 21204
Attention: Deputy Commissioner Tim Kotroco

Re: Case #03-368A
2729 Claybrooke Drive, Baltimore, Maryland 21244

Dear Deputy Commissioner Kotroco:

I, Monica Scott, am requesting a postponement for my zoning hearing scheduled for April 8, 2003.

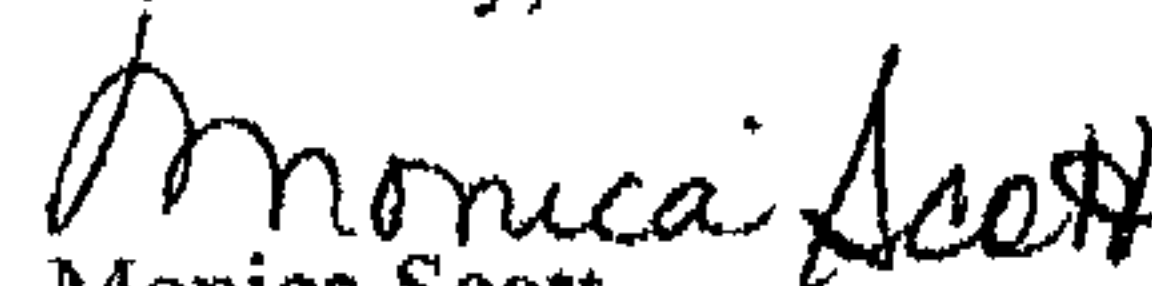
The reason I am requesting a postponement is due to the fact that my contractor Custom Patio Rooms, was suppose to arrange for the sign to be posted using one of the companies on the sheet supplied by your department.

We are requesting the zoning hearing to ask for a variance, due to the fact that Custom Patio Rooms had put in for a permit to build after they had already built my enclosed sunroom. Per my contract with Custom Patio Rooms they were supplying all building permits.

If you need any more information, you can reach me at work 410-393-5310 from 10:30am to 7:00pm.

Thanking you in advance for your consideration.

Yours truly,


Monica Scott
Homeowner

Cc: Becky Hart

CASE NAME 2729 Claybrooke Dr.
CASE NUMBER 03-368-A
DATE 10/6/03

PETITIONER'S SIGN-IN SHEET

[illegible]



9600 Pulaski Park Drive, Suite 115, Baltimore, MD 21220
Phone (410) 682-6970 Fax (410) 682-6972

JOB # 0530025B

DATE: 5-30-02

SALES AGREEMENT

Customer, intending to be legally bound, hereby employs Custom Patio Rooms of Baltimore, Inc. to furnish all labor and materials reasonably required to perform the work described below, in accordance with the specifications indicated.

Name: Monica Scott Phone (Home) 410-298-6402Address: 2729 Claybrook Dr (Work) 410-393-5369City: Baltimore State: MD Zip: 21244

Directions: 695 to Security Blvd / Rolling Rd. turn rt on Rolling Rd to Windsor Rd. turn left then left on claybrook to end. turn rt house is on left, tan house.

COLOR: _____ ROOF CEILING: <u>white</u> ROOF TOP: <u>white</u> EXTERIOR PANELING: <u>Match Siding</u> INTERIOR PANELING: <u>white stucco</u> TEAR OUT: <u>NO</u> FULL CAPPING: <u>yes</u> 2" ☐	WALL	HEIGHT LOW HIGH		PROJECTION LEFT RIGHT		WIDTH	WALL STYLE	
	SIZES	7'	8'	12'	12'	12'	SCREEN	S. GLASS
ROOF SYSTEM	ROOF STYLE		SKY LITES	ROOF PRE-WIRES	WEDGE	Y ☒ N ☐	I.G.3 ☒	I.G. 4
	(S.P.)	GAB	EXT				HSE OVER HANG	
EXIT FLOOR	DECK		☒			INSUL	☒	
	CEMENT				FOOTERS	YES ☒ NO ☐	YES	HT. OF DECK
BUILD					WIDTH	PROJ.	NO ☒	☒ GL

Front Wall: ☐ DUAL SLIDING INTER-LOCKING WINDOWS WITH FULL SCREENS, ☒ 8'0" x 6'8" SLIDING PATIO DOOR, ☐ CUSTOM SWING DOOR, TRANSOM: GLASS ☐ OR PANEL ☒ KNEE WALL: GLASS ☐ OR PANEL ☒ ELECTRICAL PREWIRES ☒ in corner, 2, 2' Dual lights on each / each side

Left Wall: ☒ DUAL SLIDING INTER-LOCKING WINDOWS WITH FULL SCREENS, ☐ SLIDING PATIO DOOR, ☐ CUSTOM SWING DOOR, TRANSOM: GLASS ☐ OR PANEL ☒ KNEE WALL: GLASS ☐ OR PANEL ☒ ELECTRICAL PREWIRES ☐

Right Wall: ☒ DUAL SLIDING INTER-LOCKING WINDOWS WITH FULL SCREENS, ☐ SLIDING PATIO DOOR, ☐ CUSTOM SWING DOOR, TRANSOM: GLASS ☐ OR PANEL ☒ KNEE WALL: GLASS ☐ OR PANEL ☒ ELECTRICAL PREWIRES ☐

Special Instructions: Custom match Siding on out side of Room.
Good upon approval of Homeowner Association. 2' Dual light on each side of sliding door. we pull 9/11 permits

Customer agrees to pay Custom Patio Rooms of Baltimore, Inc. as set forth below.

1. Cost of Improvement \$ 9,342⁰⁰ 4. Initial Investment \$ 100 OK 0354 7. Due upon installation \$ 3,070 5,742
2. Sales Tax \$ 0 5. Unpaid Balance \$ 9,212 3,070 Due upon approval to
3. Total Investment \$ 9,342⁰⁰ 6. Upon delivery of materials \$ 3,070 start production of Room.

THE DOWN PAYMENT IS AND SHALL BE A NON-REFUNDABLE DEPOSIT AFTER THE LEGAL CANCELLATION PERIOD HAS EXPIRED. THIS AGREEMENT CONSTITUTES THE ENTIRE UNDERSTANDING OF THE PARTIES. SEE REVERSE FOR ADDITIONAL INFORMATION.

The buyer(s) by signing, acknowledge(s) receipt of a copy of this contract, with all blanks suitably filled.

IN WITNESS WHEREOF the parties intending to be legally bound execute this agreement

this 30th day of MAY 2002

By John D. Bieri
Authorized Agent, Custom Patio Rooms of Baltimore, Inc.

Signature Monica Scott
No verbal agreements recognized

Approved by [Signature] Date 5/30/02

Signature _____

"You, the buyer may cancel this purchase any time prior to midnight of the third business day after the date of purchase. See attached notice of cancellation form for an explanation of this right."

NOTICE OF CANCELLATION

You may cancel this transaction, without any penalty or obligation, within three business days from the above date. If you cancel

Proposal

Page # _____ of _____ pages

443-677-3620
Dennis Wheeler

Proposal Submitted To:

Monica Scott

Job Name

Sunc

Job #

Address

2522 Claybrook Ln

Job Location

Date

Date of Plans

Phone #

Fax #

Architect

We hereby submit specifications and estimates for:

12 x 12 aluminum deck

Deck will be framed with 2x5 C.A. Pressure Treated Lumber.

Decking floor will be installed and covered with 3/4" tongue & groove plywood.

Framing will be over strengthened for Hot Tub or Jacuzzi

Entire deck will be covered with plastic until the patio room is installed.

Deck has a 6-month warranty.

We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of:

\$ One Thousand Seven Hundred Twenty Eight Dollars

Dollars

with payments to be made as follows: \$576.00 at contract signing, \$576.00 when lumber arrives
Final payment due when job is complete \$516.00

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully

submitted

Dennis Wheeler

Note — this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance

8/27/02

Signature

Dennis Wheeler

Signature

Monica Scott



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 CORRECTION NOTICE

Citation/Case No. <i>02-7975</i>	Property No. <i>2200024160</i>	Zoning:
Name(s): <i>Dennis Wheeler</i>		
Address: <i>1127 Wiseburg Rd Whitehall, MD.</i>		
Violation Location: <i>2729 Claybrook Dr 21244</i>		

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Baltimore County Council Bill 78-01
Baltimore County Code Memo #1
International Residential Code 2000

Provide proper support of elevated deck
(Size beam with post span per Baltimore
County Deck Construction Details)

Related Permit #B499532

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

On or Before: <i>02/28/03</i>	Date Issued: <i>01/28/03</i>
----------------------------------	---------------------------------

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 <i>Claude Profit</i>

INSPECTOR: *Claude Profit*

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

PHOTOGRAPHIC RECORD

Citation/Case No.: 02 74 75

Date of Photographs: 01/14/03

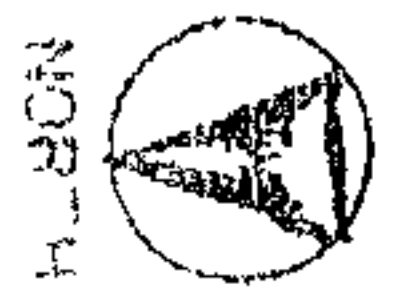
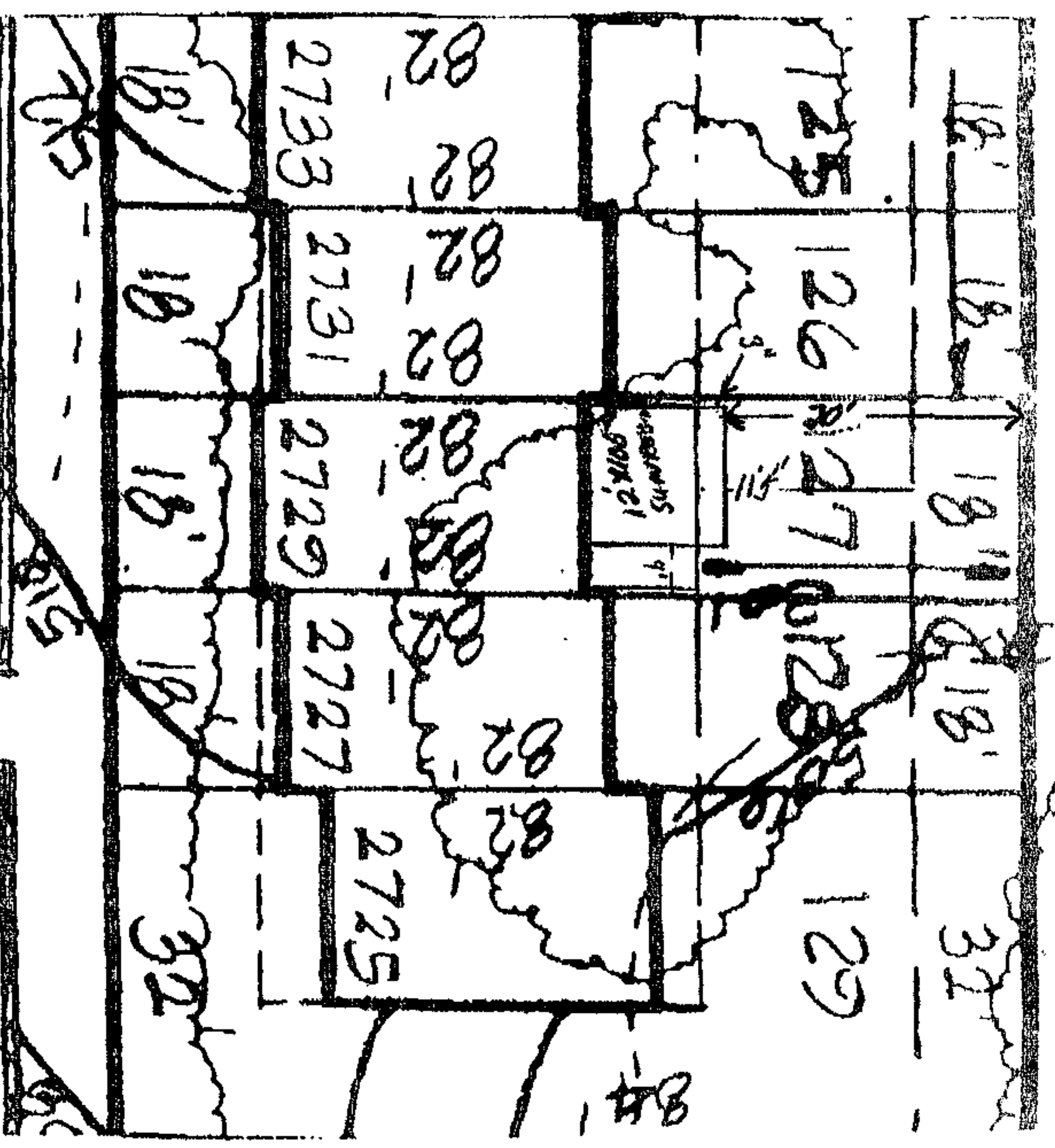


I HEREBY CERTIFY that I took the 3 photographs set out above, and that these photographs
(number of photos)
fairly and accurately depict the condition of the property that is the subject of the above-referenced
citation/case number on the date set out above.

Charles P. Smith
Enforcement Officer

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2729 Chesapeake Dr. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION
 SUBDIVISION NAME Chesapeake II
 PLAT BOOK # 67 FOLIO # 124 LOT # 127 SECTION # 1
 OWNER Thomas Scott



CHESAPEAKE DRIVE

85'



5'

PREPARED BY

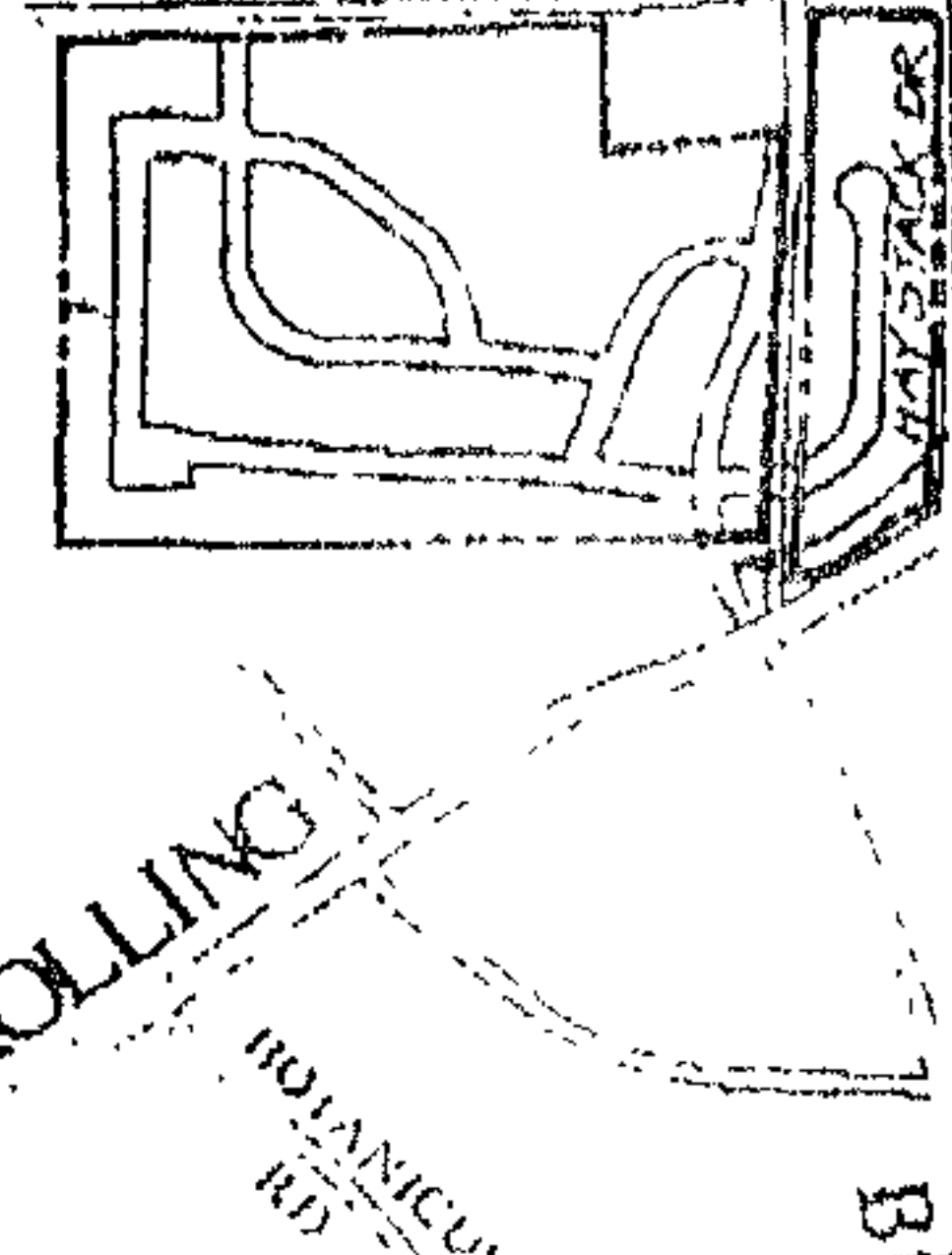
MB

SCALE OF DRAWING: 1" = 200'

Rev 03-368-A



VICINITY MAP
SCALE: 1" = 1000'

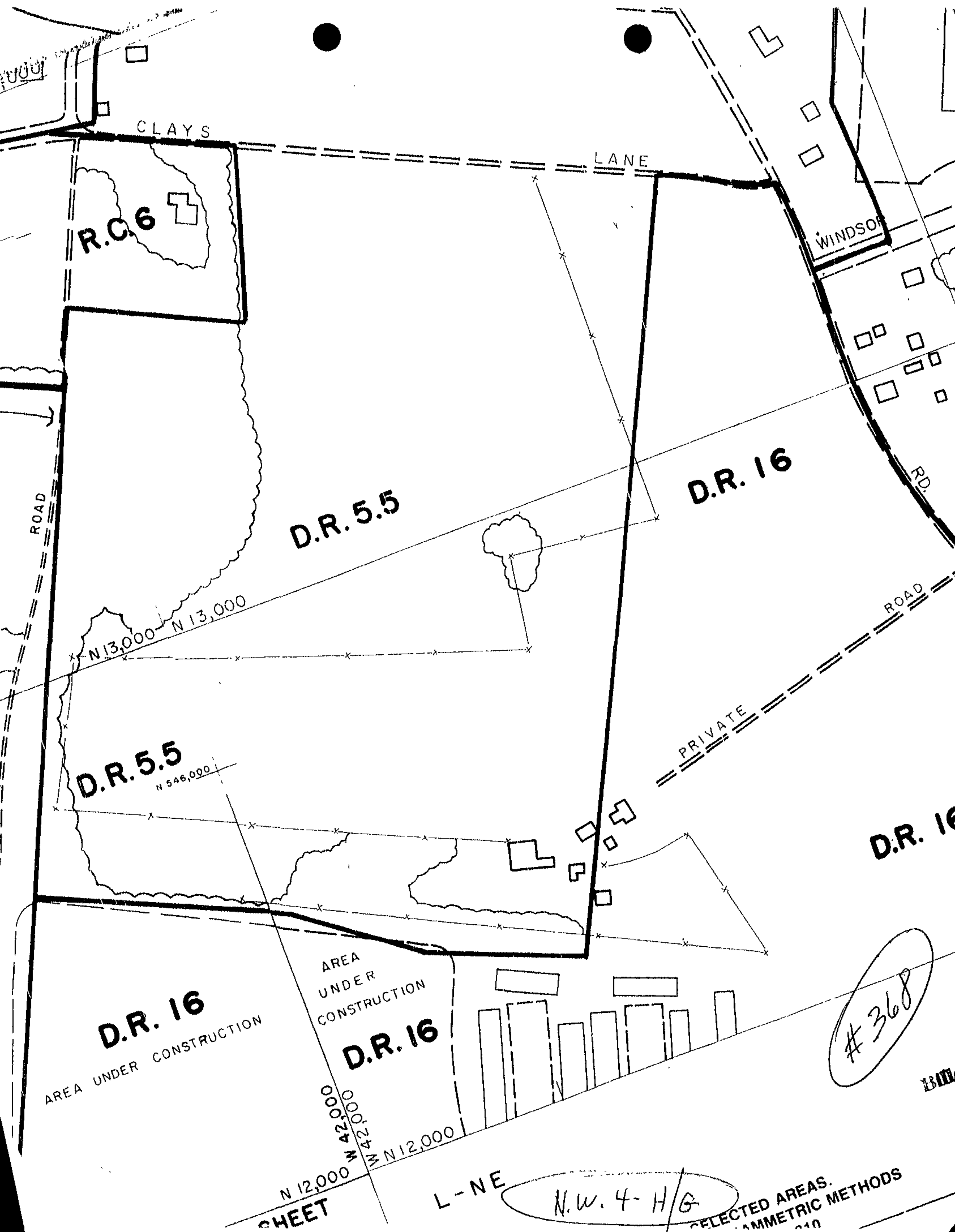


LOCATION INFORMATION

ELECTION DISTRICT 02
 COUNCILMANIC DISTRICT 01
 1"=200' SCALE MAP # 1000 4-H-449
 ZONING DR.S.S.
 LOT SIZE 0.033 ACRES 1.476 SQUARE FEET
 SEWER ☒ PUBLIC ☐ PRIVATE
 WATER ☒ ☐
 CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
 100 YEAR FLOOD PLAIN ☐ YES ☒ NO
 HISTORIC PROPERTY/ BUILDING ☐ YES ☒ NO
 PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
 REVIEWED BY MB ITEM # 1 CASE # 1

Plat. #



CLAYS

LANE

WINDSOR

RD.

ROAD

PRIVATE

D.R. 5.5

D.R. 16

D.R. 16

AREA
UNDER
CONSTRUCTION

D.R. 16

D.R. 5.5

R.C. 6

D.R. 16

AREA UNDER CONSTRUCTION

N 12,000
W 42,000
W 42,000

N 12,000

L-NE

N.W. 4-H/G

SELECTED AREAS.
SYMMETRIC METHODS

#368

Mr. Bee
Called. He is
waiting for hearing.
Please call him.

Becky