

IN RE: PETITION FOR VARIANCE
E/S Lombardy Drive, 750 ft. E
centerline of W. Woodwell Road
12th Election District
7th Councilmanic District
(13 Lombardy Drive)

Ruth A. Goldsborough **and**
Roy A. Young, Deceased
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-467-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Variance for the property located at 13 Lombardy Drive in the Gray Manor subdivision of eastern Baltimore County. The petition was filed by Ruth A. Goldsborough, daughter of Roy A. Young (deceased), property owner. Variance relief is requested from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing addition with a minimum side yard setback of 30 in. in lieu of the required 10 ft. and a front yard setback of 12 ft. in lieu of the required 30 ft. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the petition for variance.

Appearing at the requisite public hearing held for this case was Ruth A. Goldsborough, Petitioner. There were no protestants present.

Testimony and evidence presented was that the subject property is an irregularly shaped lot with frontage on Lombardy Drive, near Westwood Well Road and German Hill Road, in the Dundalk Community of eastern Baltimore County. The property is approximately 24,900 sq. ft. in area, zoned D.R.5.5. The property is served by public water and sewer and improved with a single-family dwelling known as "13 Lombardy Drive". The property was previously owned by Roy A. Young, Mrs. Goldsborough's father. Mr. Young is now deceased. The subject of the petition relates to an existing addition to the side of the house. The addition is approximately 8 ft. 9 in. x 11 ft. Mrs. Goldsborough indicated that the addition was built to provide a handicap

ORDER
DATE 7/21/03
BY R. G. G. G.

bathroom to residents of the dwelling. In this regard, it was indicated that an elderly uncle resides in the residence and that he is disabled. As a result of this disability, a handicapped bathroom on the first floor was necessary.

Apparently, the Petitioner engaged a contractor for the construction. However, notwithstanding his promises, the contractor did not obtain a permit. Ultimately a complaint was made to the Division of Code Inspections and Enforcement and a stop work order issued. The Petitioner then filed the instant petition for variance so that a permit could be obtained.

The site plan indicates that the subject property is unique by virtue of its unusual shape. The property is somewhat of a pie shape in that it has narrow frontage (45 ft.) on Lombardy Drive, but is significantly wider (160 ft.) at the rear. The addition does not extend beyond the front building wall of the house, however, it is located on the side and "squares off" the front building wall.

No one appeared in opposition to the request. Additionally, a letter signed by the neighbor most immediately impacted was submitted at the hearing. That letter indicates that the members of the Lane family, who reside next door, do not object to the requested relief.

Based upon the testimony and evidence offered, I am persuaded that variance relief should be granted. The uniqueness of the property is related to its unusual shape. Moreover, denial of the petition would result in practical difficulty upon the applicant. Finally, I am persuaded that relief can be granted without adverse impact to adjacent properties.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED, this 21st day of July, 2003, by this Zoning Commissioner, that the Petitioner's request for variance from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing addition with a

minimum side yard setback of 30 in. in lieu of the required 10 ft. and a front yard setback of 12 ft. in lieu of the required 30 ft., be and is 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.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

2/21/63
R. Emerson



Baltimore County
Zoning Commissioner

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

July 21, 2003

Mrs. Ruth A. Goldsborough
13 Lombardy Drive
Baltimore, Maryland 21222

Re: Petition for Variance
Case No. 03-467-A
Property: 13 Lombardy Drive

Dear Mrs. Goldsborough:

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 black ink, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 13 LOMBARDY DRIVE
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) 1B02.3C.1 & 303.1 B02R

TO PERMIT AN EXISTING ADDITION WITH A MINIMUM SIDE YARD SETBACK OF 30" IN LIEU OF THE REQUIRED 10' AND A FRONT YARD SETBACK OF 12' IN LIEU OF THE REQUIRED FRONT AVERAGE SETBACK OF 30'

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHED

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. 03-467-A

REV 9/15/98

Legal Owner(s):

ROY A. YOUNG
RUTH A. GOLDSBOROUGH
Name - Type or Print _____
Signature _____
ROY A. YOUNG DECEASED
Name - Type or Print _____
ROYA YOUNG - DECEASED
Signature _____

13 LOMBARDY DRIVE 410-284-4431
Address _____ Telephone No. _____
BALTIMORE MD
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By JRF Date 4/10/03

VARIANCE REQUEST

13 Lombardy Drive

The existing bathroom addition was constructed by Redwood Construction & Design. At that time the contractor had assured us that a permit had been obtained to do this work. It was not until a disgruntled employee filed a complaint with the county that we discovered that this was, in fact, not the case. The needed addition is adjacent to an existing bedroom for an elderly person and due to the layout of the dwelling is the only practical location.

In view of the above, the variance is necessitated to "legalize" the existing addition and it would cause undue hardship and practical difficulty unless the variance request is granted.

Respectfully submitted,

Ruth Goldsborough/Roy Young, deceased

Variance Description

13 Lombardy Drive

Located on the east side of Lombardy Drive, approximately 750' east of the centerline of West Woodwell Road and known as lot #82 as shown on the plat of Gray Manor #2, which is recorded in the land records of Baltimore County in Book 13 Page 34. Also known as 13 Lombardy Drive in the 12 th Election District of Baltimore County and containing approximately 24990 square feet.

467

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23606

DATE 4-10-03 ACCOUNT 001-056-6150

AMOUNT \$ 65.00

RECEIVED FROM: COMM - 13

FOR: VARIANCE FROM # 467
TYPED BY: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
4/10/2003 4/10/2003 10:17:26

REI W002 MAIL JENI JEC

2> RECEIPT # 263503 4/10/2003 UFLH

Dep. 5 520 ZONING VERIFICATION

CR NO. 023606

Receipt Tot \$45.00

65.00 CR .00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #03-467-A

13 Lombardy Drive

E/side of Lombardy Drive at the distance of 750 feet east of the centerline of west Woodwell Road
12th Election District-7th Councilmanic District
Legal Owner(s): Roy A. Young, Roy A. Young, Deceased, and Ruth A. Goldsborough.

Variance: to permit an existing addition with a minimum side yard setback of 30 inches in lieu of the required 10 feet and a front yard setback of 12 feet in lieu of the required front average setback of 30 feet.

Hearing: Wednesday, June 11, 2003 at 10:00 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 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/5/792 May 27

C606327

CERTIFICATE OF PUBLICATION

5/29/2003

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 5/27/2003.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 03-467-A

Petitioner/Developer: ROY A. YOUNG
RUTH A. GOLDSBOROUGH

Date of Hearing/Closing: 6/11/03

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

ATTN: Becky Hart {(410) 887-3394}

Ladies and Gentlemen:

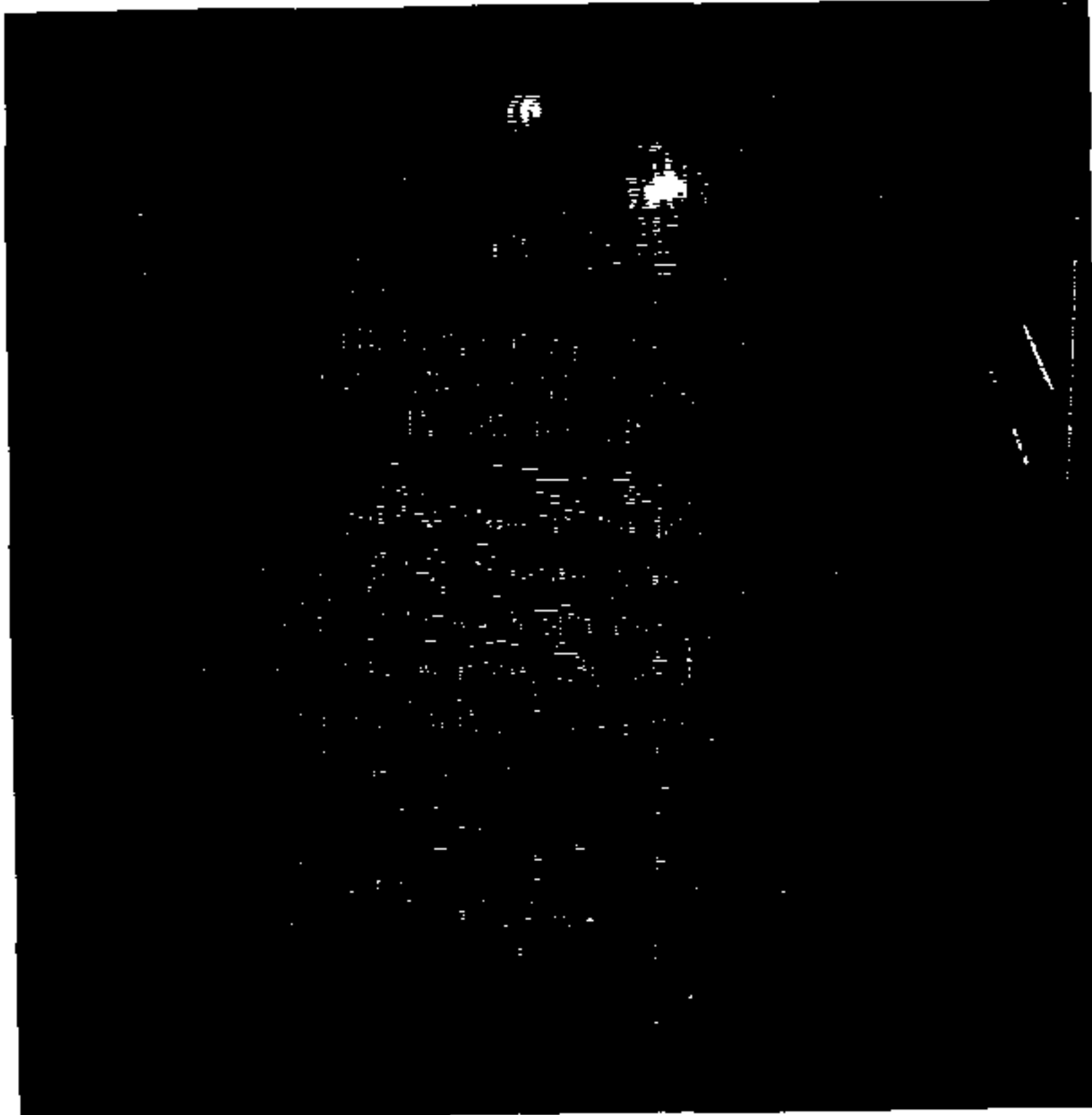
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

13 LOMBARDY DRIVE

The sign(s) were posted on _____

5/24/03
(Month, Day, Year)

Sincerely,



(Signature of Sign Poster)

5/24/03
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

RE: PETITION FOR VARIANCE * BEFORE THE
13 Lombardy Drive; Eside Lombardy Drive, *
750' E cline of E Woodwell Road * ZONING COMMISSIONER
12th Election & 7th Councilmanic Districts *
Legal Owner(s): Ruth A Goldsborough & * FOR
Roy A Young, Deceased *
Petitioner(s) * BALTIMORE COUNTY
* 03-467-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 24th day of April, 2003, a copy of the foregoing Entry of Appearance was mailed to, Ruth A Goldsborough, 13 Lombardy Drive, Baltimore, MD 21222, Petitioner(s).

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



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 22, 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: 03-467-A

13 Lombardy Drive

E/side of Lombardy Drive at the distance of 750 feet east of the centerline of west Woodwell Road

12th Election District – 7th Councilmanic District

Legal Owner: Roy A. Young, Roy A. Young, Deceased, and Ruth A. Goldsborough

Variance to permit an existing addition with a minimum side yard setback of 30 inches in lieu of the required 10 feet and a front yard setback of 12 feet in lieu of the required front average setback of 30 feet.

Hearings: Wednesday, June 11, 2003 at 10:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

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

Arnold Jablon
Director

AJ:rlh

C: Roy A. Young, Ruth A. Goldsborough, and Roy A. Young, Deceased, 13 Lombardy Drive, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 27, 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.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 27, 2003 Issue - Jeffersonian

Please forward billing to:
Ruth A. Goldsborough
13 Lombardy Drive
Baltimore, MD 21222

410-284-4431

NOTICE OF ZONING HEARING

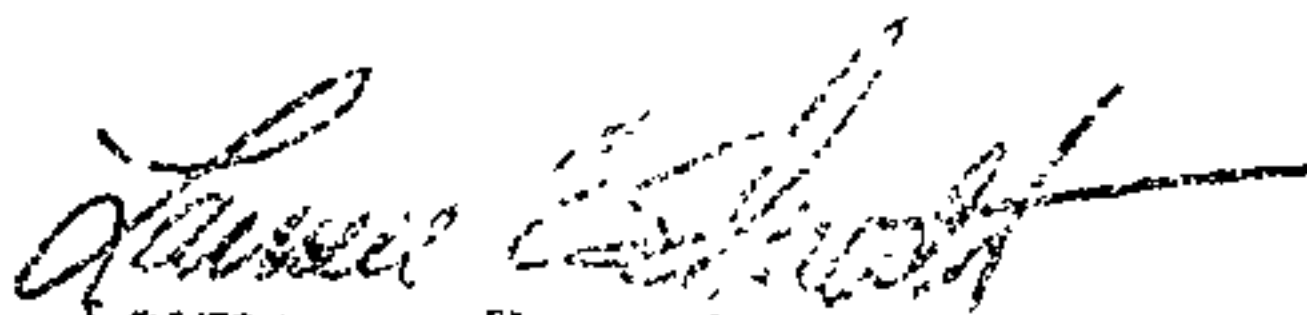
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-467-A

13 Lombardy Drive
E/side of Lombardy Drive at the distance of 750 feet east of the centerline of west Woodwell Road
12th Election District – 7th Councilmanic District
Legal Owner: Roy A. Young, Roy A. Young, Deceased, and Ruth A. Goldsborough

Variance to permit an existing addition with a minimum side yard setback of 30 inches in lieu of the required 10 feet and a front yard setback of 12 feet in lieu of the required front average setback of 30 feet.

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Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 03-467-A

Petitioner: RUTH A. GOLDSBOROUGH & ROY A. YOUNG (DECEASED)

Address or Location: # 13 LOMBARDY DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: RUTH A. GOLDSBOROUGH

Address: 13 LOMBARDY DRIVE
BALTIMORE, MD. 21222

Telephone Number: 410.284.4431



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

June 6, 2003

Ruth A. Goldsborough
13 Lombardy Drive
Baltimore, MD 21222

Dear Ms. Goldsborough:

RE: Case Number: 03-467-A, 13 Lombardy Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 10, 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 dark ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

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
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

April 24, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: April 21, 2003

Item No.: 465, 467, 477

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.

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: April 30, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For April 28, 2003
Item Nos. 465, 466, 467, 468, 469,
470, 473, 474, 475, 476, and 477

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

RWB:CEN:jrb

cc: File

Lg
6/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

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

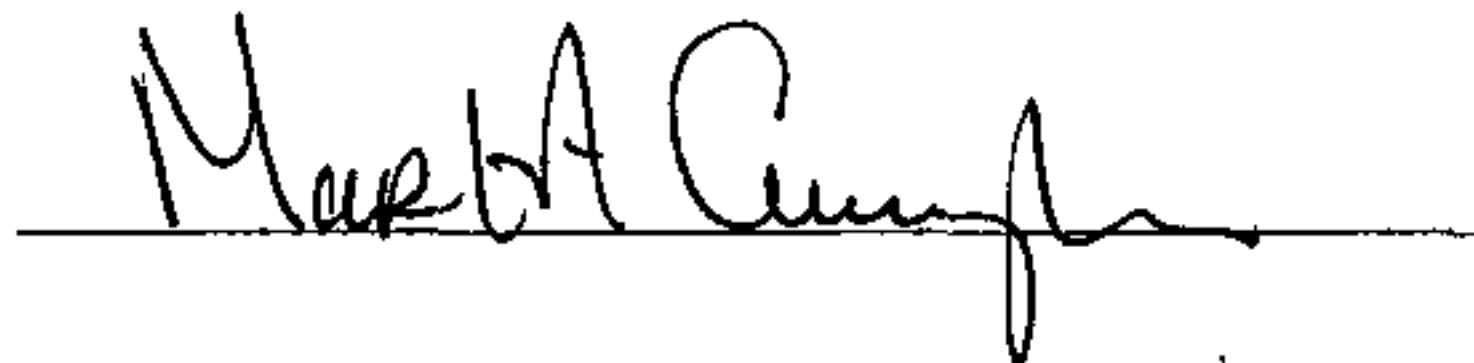
RECEIVED
DATE: May 5, 2003
MAY - 6 2003

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03- 467 and 03-510**

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

Prepared by:



Section Chief:



AFK/LL:MAC



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Acting Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4.18.03

Ms. Rebecca Hart
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 467 JZF

Dear Ms. Hart:

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/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

1750 Eastern Avenue
Suite 100
Baltimore, MD 21231

Date	Invoice #
11/22/2002	011-002-006

Bill To

Goldsborough, Ruth
13 Lombardy DR.
Baltimore Md. 21222
PHONE# 410-284-4431

#03-467-A

P.O. No.	Terms	Project
	Payment in thirds	

Item	Qty	Description	Rate	Amount
Service	1	BUILD BATHROOM ADDITION; approx.interior size 8'x8' with (SIX) 6x6 and (TWO) sets of 2x12 floor joist supports.Built to code all materials included except appliances and bath room fixtures. The roofing shingles we will match as close as possible to existing. And the same will pertain to the siding,aluminum,and gutters.The bathroom will be built to service the handicapped.With a 36" hinged door.All fixtures will be perched by the homeowner.But picked up and installed by the wworkers assigned to that job.The interior of the bathroom will be finished in ddrywall and painted the color the customer chooses.The floors will be insulated with an R-30 ; the walls with an R-13 and the ceiling with an R-19.	10,570.00	10,570.00
Service		Payments will be made as follows; Job deposit: \$ 3500 At signing of contract 2nd payment \$ 3500. After framing is complete Finel payment \$ 3570 When the job is complet 2 YR. WARRANTY	0.00	0.00
Thank you for your business.			Total	\$10,570.00

	2 YR. WARRANTY CMT
Auto Oldsborough	Total
C. H. Danner	

Redwood Construction & Design

1750 Eastern Avenue
Suite 100
Baltimore, MD 21231

Invoice

Date	Invoice #
11/22/2002	011-002-006

Bill To
Goldsborough, Ruth 13 Lombardy DR. Baltimore Md. 21222 PHONE# 410-284-4431

P.O. No.	Terms	Project
	Payment in thirds	

Item	Qty	Description	Rate	Amount
Service	1	BUILD BATHROOM ADDITION; approx. interior size 8'x8' with (SIX) 6x6 and (TWO) sets of 2x12 floor joist supports. Built to code all materials included except appliances and bath room fixtures. The roofing shingles we will match as close as possible to existing. And the same will pertain to the siding, aluminum, and gutters. The bathroom will be built to service the handicapped. With a 36" hinged door. All fixtures will be purchased by the homeowner. But picked up and installed by the workers assigned to that job. The interior of the bathroom will be finished in drywall and painted the color the customer chooses. The floors will be insulated with an R-30 ; the walls with an R-13 and the ceiling with an R-19.	10,570.00	10,570.00
Service		Payments will be made as follows; Job deposit: \$ 3500. At signing of contract 2nd payment \$ 3500. After framing is complete Finel payment \$ 3570 When the job is complet		
ORDER		ADDITIONAL WORK PERFORMED; NOT ON ORIGINAL CONTRACT. Increase the size of the bathroom to; Approximately 8'3"x 10'2" inside demention	1,400.00	1,400.00
Payment		Job Deposit	-3,500.00	-3,500.00
Payment		2nd Payment	-3,500.00	-3,500.00
Thank you for your business.			Total	\$4,970.00

To Whom it may concern:

I understand that the new dwelling (handicapped bathroom) is not in accordance with the zoning lines for Baltimore County. Residence being 13 Lombardy Drive Baltimore, Md. 21222.

However it does not create any problems for me or my family members who will inherit my property.

Since this dwelling is not a hindrance to me or my Family I sincerely hope The Haldenborough family will not have any problems with the zoning Commission.

06-09-03
Next Door Neighbor

Jack Lane

15 LOMBARDY DRIVE
BALTIMORE, MD
21222

Jack Lane Jr.
15 LOMBARDY DR.
BALTO., MD. 21222

John Lane
822 Wise Ave
Baltimore MD 21220

Thank You

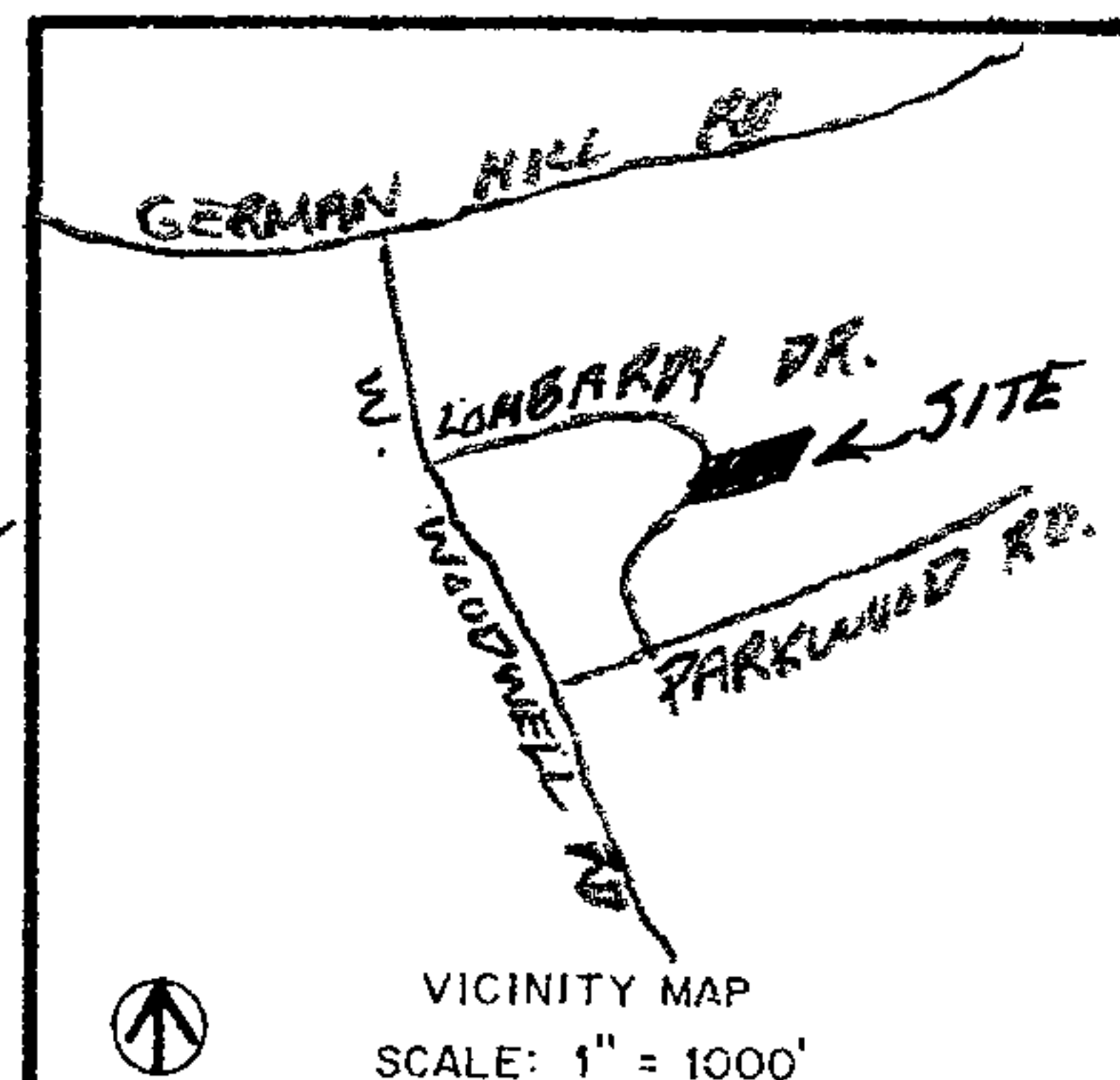
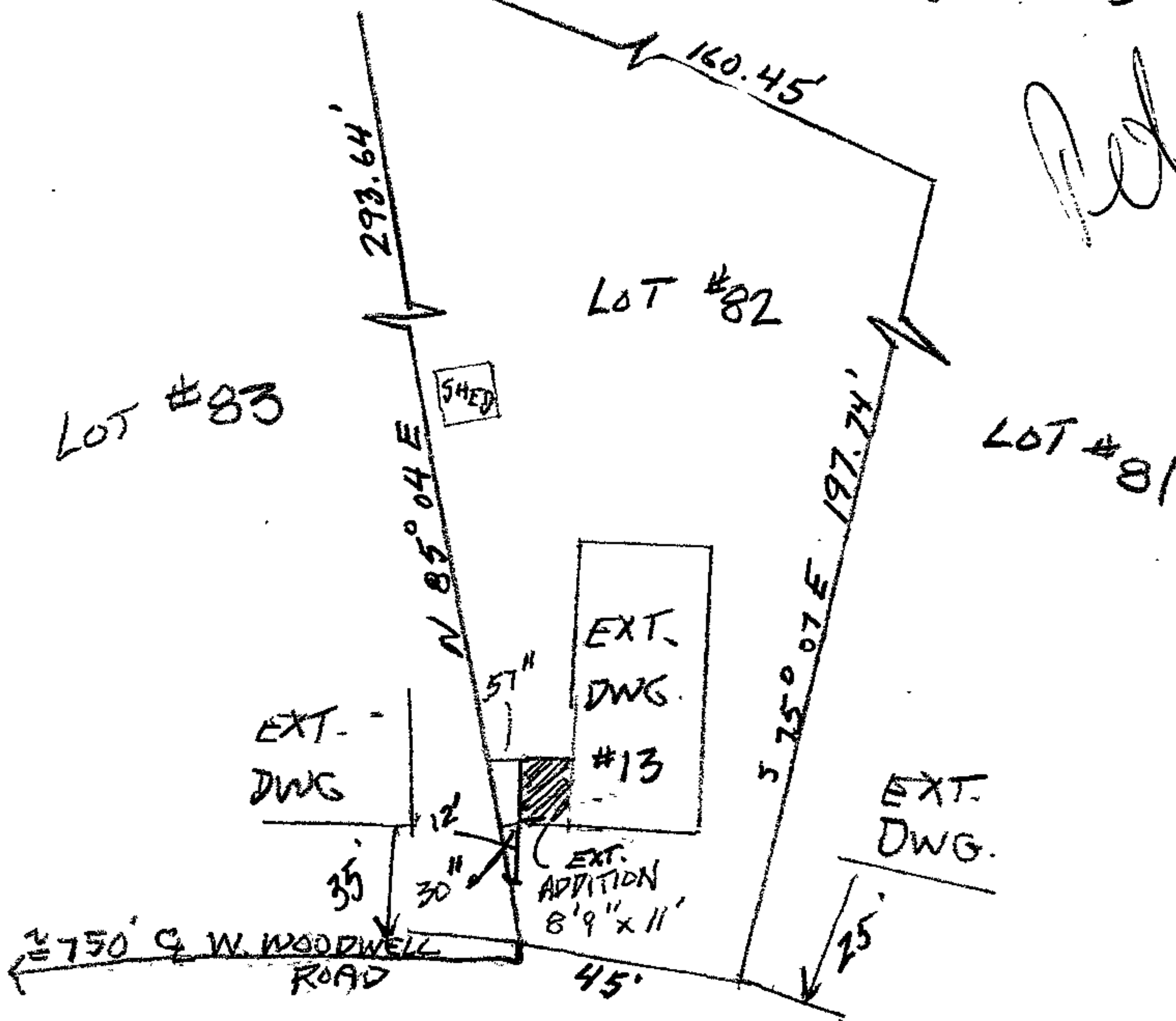
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 13 LOMBARDY DRIVE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME GRAY MANOR #2

PLAT BOOK # 13 FOLIO # 34 LOT # 82 SECTION #

OWNER RUTH GOLDSBOROUGH + ROY A. YOUNG (DECEASED)



LOCATION INFORMATION			
ELECTION DISTRICT	12		
COUNCILMANIC DISTRICT	7		
1" = 200' SCALE MAP #	SE 2-F		
ZONING	DR 5.5		
LOT SIZE	ACREAGE	24900	
		SQUARE FEET	
	PUBLIC	PRIVATE	
SEWER	☒	☐	
WATER	☒	☐	
CHESAPEAKE BAY CRITICAL AREA	YES ☐	NO ☐	
100 YEAR FLOOD PLAIN	☐	☒	
HISTORIC PROPERTY/BUILDING	☐	☒	
PRIOR ZONING HEARING	☒		

ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #
JRE	467	



PREPARED BY _____

SCALE OF DRAWING: 1" = 40'

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: April 24, 2003

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

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

SUBJECT: Item No.: 467
Legal Owner/Petitioner Roy A. Young, Ruth A. Goldsborough

Contract Purchaser: n/a
Property Address: 13 Lombardy Ct.
Location Description: E/side of Lombardy Dr. at the distance of 750 ft. E of the
Centerline of W. Woodwell Rd.

VIOLATION INFORMATION: Case No. 02-8681
Defendants:

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

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

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

- | | | |
|--------------------------|-----|--|
| ☐ | 1. | Complaint letter/memo/email/fax (if applicable) |
| X | 2. | Complaint Intake Form/Code Enforcement Officer's report and notes |
| X | 3. | State Tax Assessment printout |
| ☐ | 4. | State Tax Parcel Map (if applicable) |
| ☐ | 5. | MVA Registration printout (if applicable) |
| ☐ | 6. | Deed (if applicable) |
| ☐ | 7. | Lease-Residential or Commercial (if applicable) |
| ☐ | 8. | Photographs including dates taken |
| X | 9. | Correction Notice/Code Violation Notice |
| ☐ | 10. | Citation and Proof of Service (if applicable) |
| ☐ | 11. | Certified Mail Receipt (if applicable) |
| ☐ | 12. | Final Order of the Code Official/Hearing Officer (if applicable) |
| ☐ | 13. | Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable) |
| ☐ | 14. | Complete Chronology of Events, beginning with the first complaint through the
Billing Notice/Property Lien Sheet (if applicable). |

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/gk
C: Code Enforcement Officer

Entered 1/1

ENFORCEMENT REPORT

DATE: 12/23/02 INTAKE BY: CJP CASE #: 02-8681 INSPEC: B Kidd

COMPLAINT
LOCATION: 13 Lombardy 44-52

ZIP CODE: 21222 DIST: 12

COMPLAINANT
NAME: Anonymous PHONE #: (H) (W)

ADDRESS: ZIP CODE:

PROBLEM: Building addition at side of location w/o permits

IS THIS A RENTAL UNIT? YES NO
IF YES, IS THIS SECTION 8? YES NO

OWNER/TENANT
INFORMATION: Albert Roy Young
(Contr. Redwood Const)

TAX ACCOUNT #: 12 10 047200 ZONING:

INSPECTION: 12/27/02 - VISITED SITE 15100 SW ADDITION BUILT ON SIDE OF
SINGLE FAMILY DWELLING. POSTED NOTICE AT SITE. COMPLAINANT WAS
ANONYMOUS. R/C 1/6/03 B Kidd

REINSPECTION:

REINSPECTION:

REINSPECTION:



Baltimore County
Department of Permits and
Development Management

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

DIST 12

Code Enforcement:
Building Inspection

410-887-3351
410-887-3953

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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 02-8681	Property No. 1210047200	Zoning: N/A
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Name(s):
ALBERT ROY YOUNG (OWNER)
REDWOOD CONSTRUCTION (CONTRACTOR)

Address:
13 LOMBARDY DR DUNDALK, MD 21222

Violation Location:
13 LOMBARDY DR

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

I.R.C 105.1, D.C.C 7-366 PAR 2, I.R.C 109.3.1
THROUGH 109.3.10

OBTAIN PERMIT FOR ADDITION ON SIDE OF
SINGLE FAMILY DWELLING.

MUST ADHERE TO ZONING REGULATIONS AND
SET-BACKS.

CALL FOR FOOTING INSPECTION WHEN PERMIT
IS ISSUED.

INVESTIGATION FEE OF \$50.00 MUST BE PAID
AT ISSUANCE OF PERMIT.

ANY QUESTIONS PLEASE CALL OFFICE HRS
P.00-30/3:30-4:00

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

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

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

Print Name

INSPECTOR:

STOP WORK NOTICE

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

Not Later Than: 1/7/03	Date Issued: 12/27/02
---------------------------	--------------------------

INSPECTOR: Grant Kidd GRANT KIDD

AGENCY

DATE: 04/24/2003

STANDARD ASSESSMENT INQUIRY (1)

TIME: 14:40:06

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
12 10 047200	12	3-1	04-00	H	NO		01/08/03

YOUNG ROY ALBERT

DESC-1.. IMPS

DESC-2.. GRAY MANOR

PREMISE.. 00013 LOMBARDY

DR

00000-0000

BALTIMORE

MD 21222-2309 FORMER OWNER: JONES EDNA E

FCV			PHASED IN		
	PRIOR	PROPOSED		CURR	PRIOR
LAND:	33,240	33,240		FCV	ASSESS
IMPV:	85,610	94,190	TOTAL..	121,710	118,850
TOTL:	118,850	127,430	PREF...	0	0
PREF:	0	0	CURT...	121,710	118,850
CURT:	118,850	127,430	EXEMPT.	0	0
DATE:	10/99	07/02			

----- TAXABLE BASIS ----- FM DATE

03/04 ASSESS: 121,710 11/09/02

02/03 ASSESS: 118,850 05/30/02

01/02 ASSESS: 117,886 06/01/01

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

RA1001

DATE: 04/24/2003

STANDARD ASSESSMENT INQUIRY (2)

TIME: 14:40:11

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
12 10 047200	12	3-1	04-00	H	NO		01/08/03

LOT.... 82 BOOK... 0013 MAP..... 0103 LOT WIDTH... 15.00
 BLOCK... FOLIO... 0034 GRID.... 0006 LOT DEPTH... .00
 SECTION... PARCEL.. 0436 LAND AREA.. 24990.000 S
 PLAT.. 2 YEAR BUILT... 00

-----TRANSFER DATA-----

NUMBER..... 088365

DATE..... 04/27/77

PURCHASE PRICE..... 0

GROUND RENT..... 0

DEED REF LIBER..... 05746

DEED REF FOLIO..... 0572

CONVEYED IND..... 9

TOT-PART TRAN IND..... T

GRANTOR ACCT NO.. 12-10-047200

CRITICAL NEW CONST CARD

AREAS CODE YEAR NO

03501

-----EXEMPT DATA-----

STATUS.....

CLASS CODE..... 000

STATE EXEMPT CODE..... 000

COUNTY EXEMPT CODE..... 000

CURR STATE EX ASMT... 0

PRIOR STATE EX ASMT... 0

CURR COUNTY EX ASMT... 0

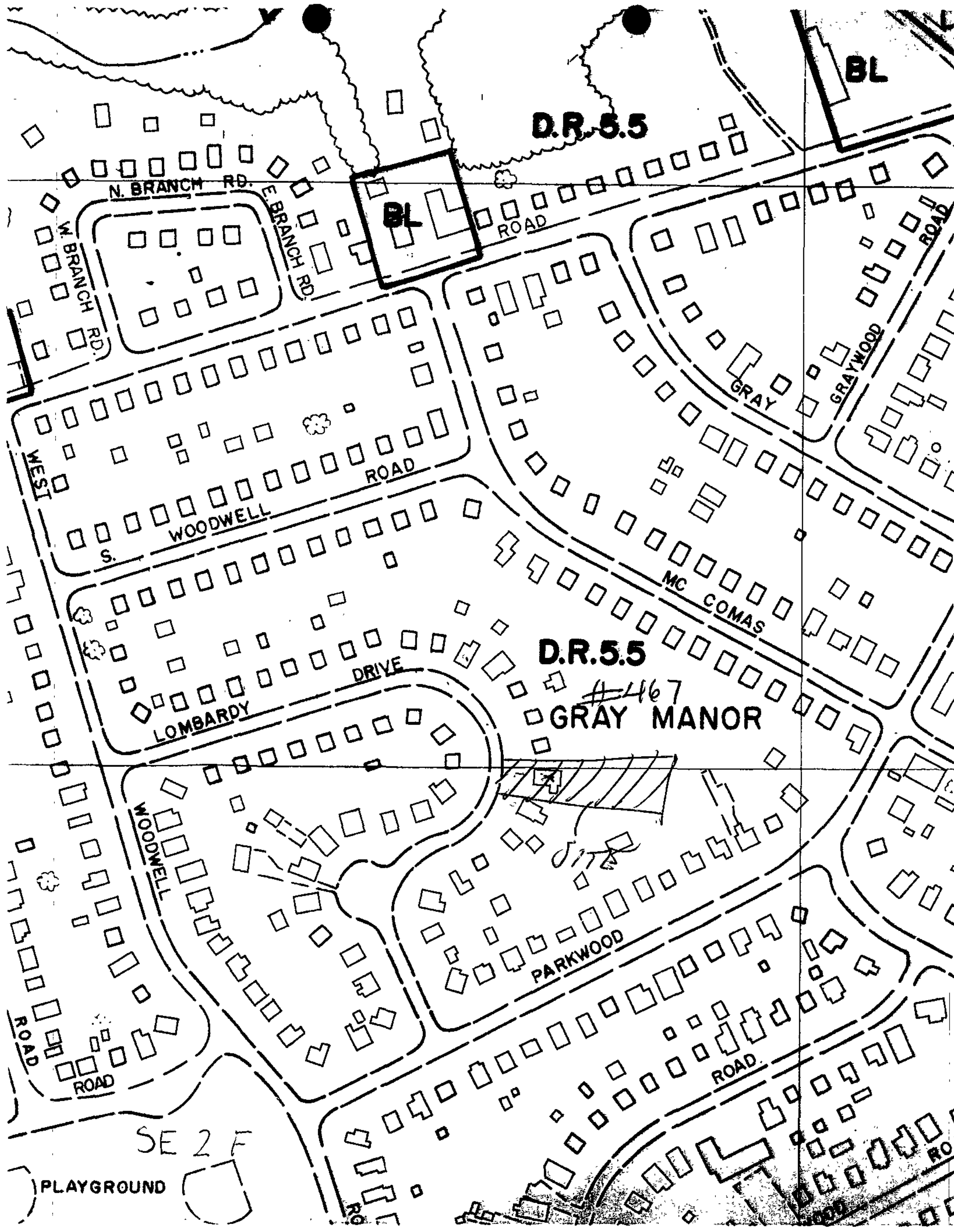
PRIOR COUNTY EX ASMT... 0

-----STRUCTURE-----

CODE SQ. FEET

1633

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



D.R. 5.5

BL

BL

D.R. 5.5

#467
GRAY MANOR

N. BRANCH RD.

E. BRANCH RD.

W. BRANCH RD.

WEST S.

WOODWELL ROAD

ROAD

DRIVE

LOMBARDY

MC COMAS

GRAY

GRAYWOOD ROAD

PARKWOOD ROAD

WOODWELL ROAD

ROAD

SE 2 F

PLAYGROUND