

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE
E/S Middle River Road, 219' S
of Pawnee Road
15th Election District
6th Councilmanic District
(413 Middle River Road)

James A. Newton
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-473-SPHA
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner on a Petition for Special Hearing and Petition for Variance for the property located at 413 Middle River Road in the Middle River community of eastern Baltimore County. The Petition was filed by James A. Newton. Special Hearing relief is requested to permit an accessory structure (detached carport/shed) that is larger than the principal use dwelling. Variance relief is requested from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit the proposed accessory structure to be located partially in the side yard in lieu of the required rear yard and to allow a height of 18 ft. in lieu of the maximum 15 ft. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Hearing and Variance.

Appearing at the requisite public hearing held for this case was James A. Newton, Petitioner. There were no protestants or other interested persons present.

The subject property under consideration is an irregularly shaped parcel with frontage on Middle River Road, near Windlass Road and Martin Boulevard in eastern Baltimore County. The subject property is approximately .976 acres in area, zoned D.R.16. The property is served by public water and sewer. As more particularly shown on the site plan, the property has narrow frontage (22 ft.) on Middle River Road. However, the property widens to an ultimate width of

6/26/03
R. Jameson

205 ft. along the rear property line. The property is improved with an existing single-family dwelling known as "413 Middle River Road". Given the unique shape of the property, the house is situated 18 ft. from the rear property line. The property abuts a townhouse community along the rear (north and east) property lines.

Mr. Newton proposes the construction of two connected structures near the house. One structure is a 36 ft. x 30 ft. carport. This structure will not have any walls, but will be a roof-covered pad set on supporting poles. Connected thereto is a 9 ft. x 30 ft. shed

Mr. Newton indicated that the carport was proposed to provide a place where his vehicles could be stored without being exposed to the elements. The shed will be used for the storage of household and similar items.

Based upon the testimony and evidence presented, I am easily persuaded to grant the requested zoning relief. Special hearing relief is warranted due to the unusual configuration of this property. Due to the narrowness of the frontage of the property, the dwelling is located on the most appropriate portion of the lot. However, this location results in a minimal back yard area. Thus, the proposed structures cannot be located in the rear yard. Additionally, the structures collectively are larger than the building footprint. Nonetheless, they do not appear out of character for the area and it does not appear that they would cause detrimental impact to adjacent properties. In sum, I am persuaded to grant variance and special hearing relief as appropriate, in that they comply with the requirements of Sections 307 and 502.1 of the B.C.Z.R. respectively.

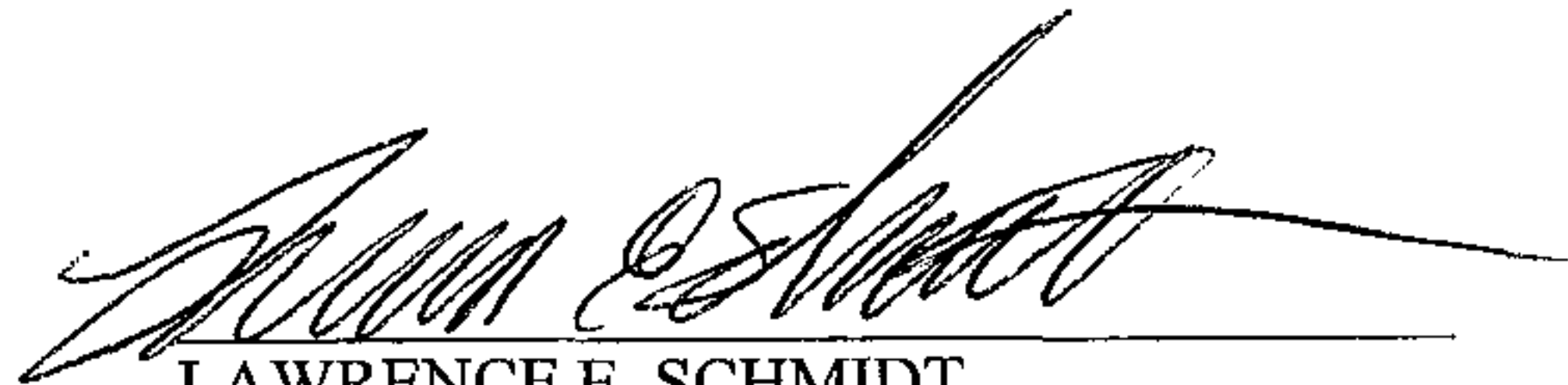
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

6/26/03
R. Gammon

THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County, this 26th day of June, 2003, that the Petitioner's request for special hearing, to permit an accessory structure (detached carport/shed) that is larger than the principal use dwelling, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the variance relief requested from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit the proposed accessory structure to be located partially in the side yard in lieu of the required rear yard and to allow a height of 18 ft. in lieu of the maximum 15 ft., be and is hereby GRANTED, subject, however, to the following condition:

1. The Petitioner may apply for his permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

6/26/03
R. Jameson



Baltimore County
Zoning Commissioner

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

June 26, 2003

Mr. James A. Newton
413 Middle River Road
Middle River, Maryland 21220

Re: Petitions for Special Hearing & Variance
Case No. 03-473-SPHA
Property: 413 Middle River Road

Dear Mr. Newton:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and variance have 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".

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 413 MIDDLE RIVER ROAD
which is presently zoned DR 16

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 and 400.3, BCZR, to permit an accessory

structure (detached carport/shed) to be located partially in the side yard in lieu of the required rear yard only, and to permit a height of 18 feet in lieu of the maximum allowed height of 15 feet.

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

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 03-473-SPHA

REV 9/15/98

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

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 JNP

Date 4/14/03

July, 2003



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 413 MIDDLE RIVER ROAD
which is presently zoned D.R. 16

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

carport/shed) that is larger than the principal use dwelling. an accessory structure (detached)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JNP Date 4/14/03

Case No. 03-473-SPHA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **23613**

DATE 4/14/03 ACCOUNT R-001-006-6150
AMOUNT \$ 130.00

RECEIVED FROM: James A. Newton

FOR: Special Hearing / Variance (03-473-SPHA)
413 Middle River Road

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DEPT
4/14/2003	4/14/2003	09:49:38	2
REG 4502	MAIL	JENA JEE	
RECEIPT # 264055	4/14/2003		OFLN
Dept 5	528 ZONING VERIFICATION		
CR NO. 023613			
Receipt Tot	\$130.00		
130.00	OK	.00	CA
Baltimore County, Maryland			

CASHIER'S VALIDATION

ZONING DESCRIPTION FOR 413 MIDDLE RIVER RD.

BEGINNING AT A POINT ON THE EAST SIDE OF MIDDLE RIVER ROAD WHICH IS 44 FEET WIDE AT A DISTANCE OF 219 FEET SOUTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET, PAWNEE RD. WHICH IS 36 FEET WIDE. AS RECORDED IN DEED LIBER 3816, FOLIO 486.

N. $1^{\circ}00'00''$ E. 22'4", N. $81^{\circ}44'00''$ E. 433',
N. $2^{\circ}12'00''$ E. 107', N. $84^{\circ}24'00''$ E. 72'.5",
S. $9^{\circ}36'00''$ E. 205'9", S. $80^{\circ}54'00''$ W. 271'4",
N. $10^{\circ}10'00''$ W. 84'10.25", S. $81^{\circ}57'00''$ W. 258'11",
TO PLACE OF BEGINNING.

CONTAINING 42,514 SQ FEET OR .976 ACRES
ALSO KNOWN AS 413 MIDDLE RIVER ROAD AND
LOCATED IN THE 15 ELECTION DISTRICT,
6 COUNCILMANIC DISTRICT.

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: #03-473-SPHA

413 Middle River Road

E/side of Middle River Road, 219 feet south of Pawnee Road

15th Election District-6th Councilmanic District

Legal Owner(s): James A. Newton.

Special Hearing: to permit structure, carport/shed that is larger than the principal use dwelling. **Variance:** to permit an accessory structure, detached carport/shed, to be located partially in the side yard in lieu of the required rear yard only and to permit a height of 18 feet in lieu of the maximum allowed height of 15 feet

Hearing: Monday, June 16, 2003 at 10:00 a.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.

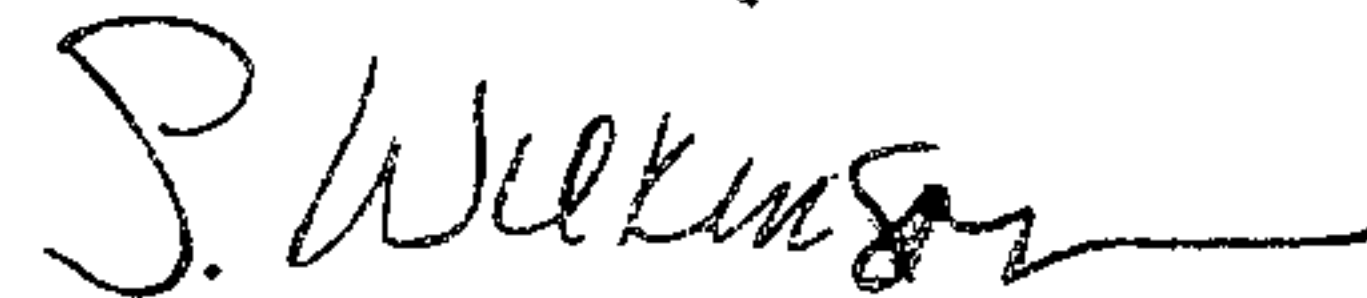
5/4/23 May 29 C606408

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 5/29/2003.

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



LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 03-473-SPHA

Petitioner/Developer: _____

JAMES A. NEWTON

Date of Hearing/Closing: 6/16/03

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

Attention: Ms. 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 _____

413 MIDDLE RIVER ROAD

The sign(s) were posted on 5/31/03
(Month, Day, Year)

Sincerely,

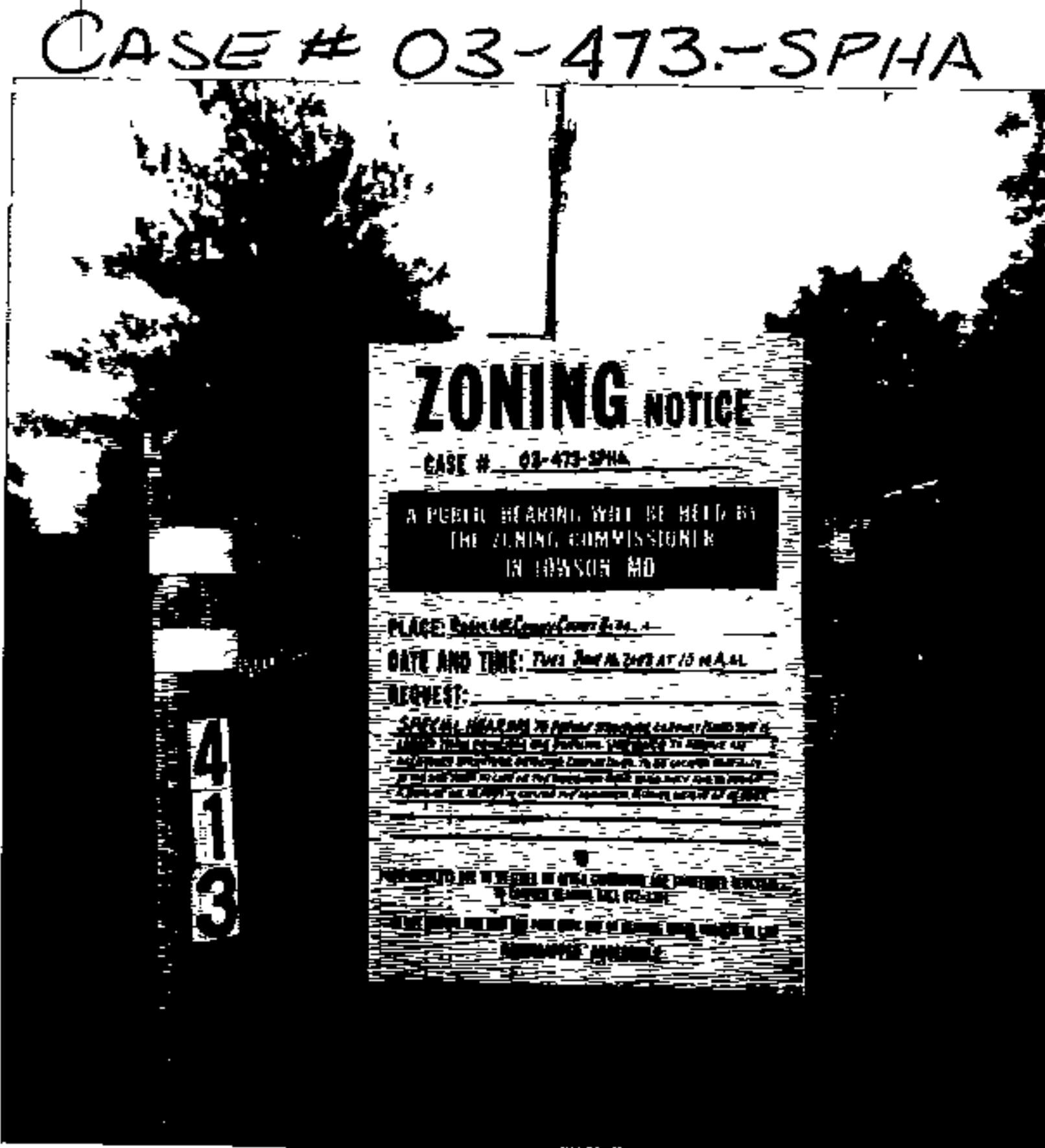
Richard E. Hoffman 5/31/03
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



413 MIDDLE RIVER ROAD

POSTED 5/31/03

Richard E. Hoffman 5/31/03

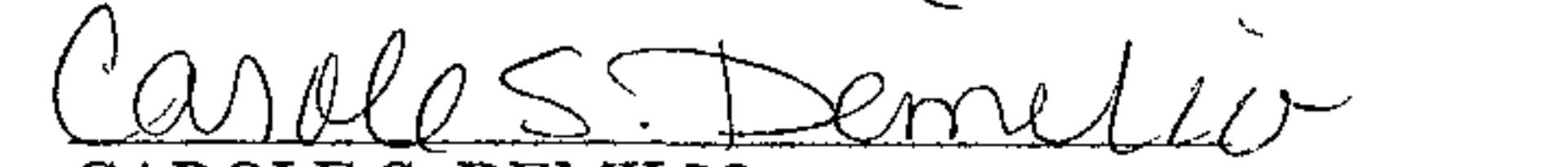
RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
413 Middle River Road; E/side Middle	*	ZONING COMMISSIONER
River Road, 219' S Pawnee Rd		
15 th Election & 6 th Councilmanic Districts	*	FOR
Legal Owner(s): James A Newton		
Petitioner(s)	*	BALTIMORE COUNTY
	*	03-473-SPHA

* * * * *

ENTRY OF APPEARANCE

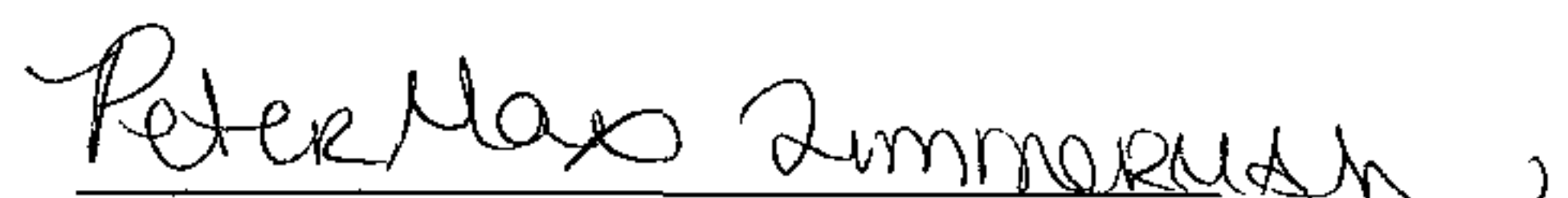
Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of April, 2003, a copy of the foregoing Entry of Appearance was mailed to James A Newton, 413 Middle River Road, Middle River, MD 21220, Petitioner(s).


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 23, 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: 03-473-SPHA

413 Middle River Road

E/side of Middle River Road, 219 feet south of Pawnee Road

15th Election District – 6th Councilmanic District

Legal Owner: James A. Newton

Special Hearing to permit structure, carport/shed that is larger than the principal use dwelling. Variance to permit an accessory structure, detached carport/shed, to be located partially in the side yard in lieu of the required rear yard only and to permit a height of 18 feet in lieu of the maximum allowed height of 15 feet.

Hearings: Monday, June 16, 2003 at 10:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

AJ:klm

C: James A. Newton, 413 Middle River Road, Middle River 21220
James Thompson, Code Enforcement

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 31, 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
Thursday, May 29, 2003 Issue - Jeffersonian

Please forward billing to:
James A. Newton
413 Middle River Road
Middle River, MD 21220

410-682-4159

NOTICE OF ZONING HEARING

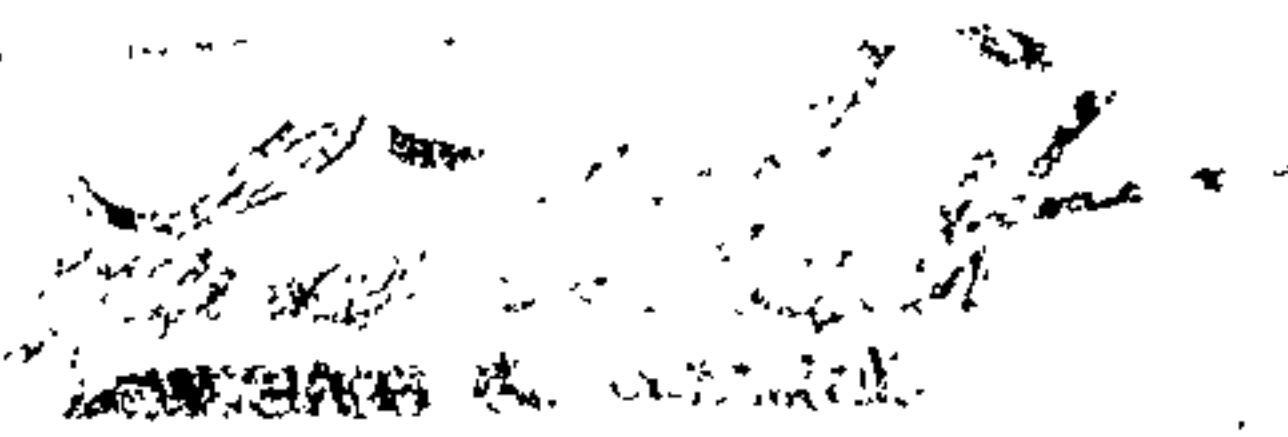
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-473-SPHA

413 Middle River Road
E/side of Middle River Road, 219 feet south of Pawnee Road
15th Election District – 6th Councilmanic District
Legal Owner: James A. Newton

Special Hearing to permit structure, carport/shed that is larger than the principal use dwelling. Variance to permit an accessory structure, detached carport/shed, to be located partially in the side yard in lieu of the required rear yard only and to permit a height of 18 feet in lieu of the maximum allowed height of 15 feet.

Hearings: Monday, June 16, 2003 at 10:00 a.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 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: 03-473-SPHA

Petitioner: James A. Newton

Address or Location: 413 Middle River Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES A. NEWTON

Address: 413 MIDDLE RIVER RD.
MIDDLE RIVER MD. 21220

Telephone Number: 410 682-4159



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 13, 2003

James A. Newton
413 Middle River Road
Middle River, MD 21220

Dear Mr. Newton:

RE: Case Number: 03-473-SPHA, 413 Middle River Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 14, 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



Printed with Soybean Ink
on Recycled Paper



**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: *fwb* 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

LH
6/16

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 25, 2003

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-471 and 03-473

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

Prepared by:

Mark A. Cunningham

Section Chief:

Lynne Schubert

AFK/LL:MAC

RECEIVED

APR 25 2003

ZONING COMMISSIONER

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

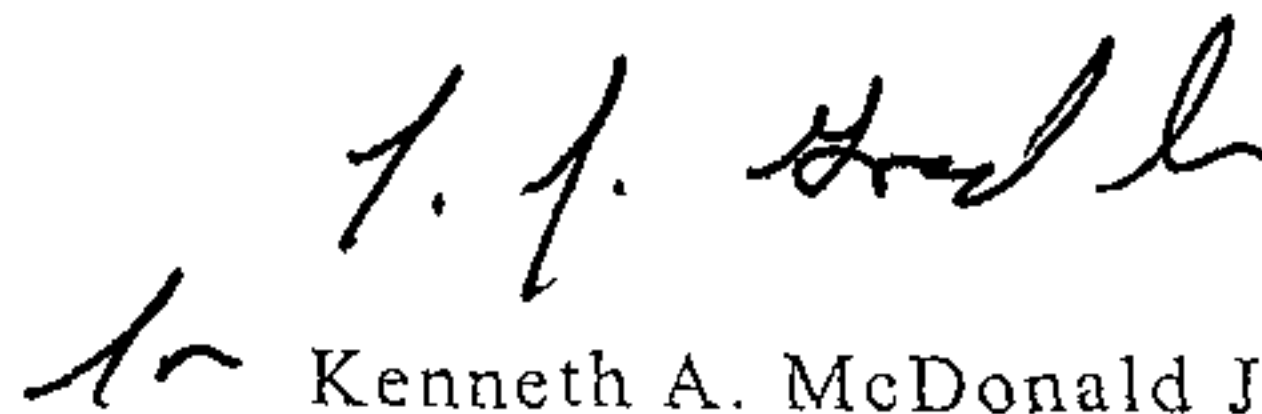
RE: Baltimore County
Item No. 473 JHP

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

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: April 29, 2003

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

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

SUBJECT: Item No.: 473
Legal Owner/ Petitioner James A. Newton
Contract Purchaser: n/a
Property Address: 413 Middle River Rd.
Location Description: e/s Middle River Rd. 219 ' s/of Pawnee

VIOLATION INFORMATION: Case No. 03-1360
Defendants: James A. Newton

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/lm
C: Code Enforcement Officer



Baltimore County
Department of Permits and
Development Management

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

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

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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 03-1360	Property No. 1518470781	Zoning:
------------------------------	----------------------------	---------

Name(s): JAMES NEWTON

Address: 413 MIDDLE RIVER RD, BALT, MD 21220

Violation Location: 413 MIDDLE RIVER RD

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

IRC 105.1 B.C.C. - 7-7 (b)(2)
109.1

FAILURE TO OBTAIN BUILDING PERMIT
FOR SHED/BARN IN SIDE YARD APP 30X36

OBTAIN BUILDING PERMIT FOR
STRUCTURE BEING BUILT IN SIDE YARD
OBTAIN ALL REQUIRED INSPECTIONS
PROVIDE ENGINEER'S EVALUATION OF
HOME BUILT TRUSSES

\$200.00 STOP WORK FEE TO BE WAIVED IF
CORRECTED WITHIN 5 DAYS

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: 4/2/03	Date Issued: 3/19/03
---------------------------	-------------------------

INSPECTOR: Lew Mayer / Lew Mayer
AGENCY

Entered KH

CODE ENFORCEMENT REPORT

617

DATE: 03/19/03 INTAKE BY: RSW CASE #: 03-1360 INSPEC: L. Mayer

COMPLAINT LOCATION: 413 Middle River Rd

ZIP CODE: 21220 DIST: _____

COMPLAINANT NAME: R. Wisnom / Anonymous PHONE #: (H) 887-3373 (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: Barn / shed Being Built w/o Permit

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

OWNER/TENANT INFORMATION: James Newton

TAX ACCOUNT #: 1518470781 ZONING: _____

INSPECTION: 3/19/03 - Visit Site. Observed Garage/shed
Being Built in Side Yard. Issued Stop W.O. For Structure Being
Built w/o Permit for Inspections. Notified R.S.W. RIC 4/1/03

Lew Mayer

REINSPECTION:

REINSPECTION:

REINSPECTION:

Case Entry/Update

Format : CASREC

Mode : CHANGE

File : PDLV0001

Notes: 03/19/03 VISIT SITE. OBSERVED GAR/SHED BEING BLT IN SIDE YD. ISSUED SWO
FOR STRUCTURE BEING BLT W/O PERMIT OR INSP. NOTIFIED RSW. P/U 04/01/03. L.MAYER/
KH.***

04/03/03 NOTE TO CALL. P/U 04/09/03.L.MAYER/KH.***
4/9/03 TALKED WITH OWNER HE HAS ZONING APPLICATION MEETING ON 4/14/03 P/U 4/15/0
3 L.MAYER./J.B.***

04/15/03 OWNER'S ZONING APPL. ACCEPTED. P/U ITEM # 473 ON 05/14/03. L.MAYER/KH.*
**

***04/23/03 REC'D NOTICE OF ZONING HEARING SCHEDULED FOR 06/16/03 AT 10AM. GAVE
TO L MAYER. LRS***

F3=Exit

F9=Insert

F5=Refresh

F10=Entry

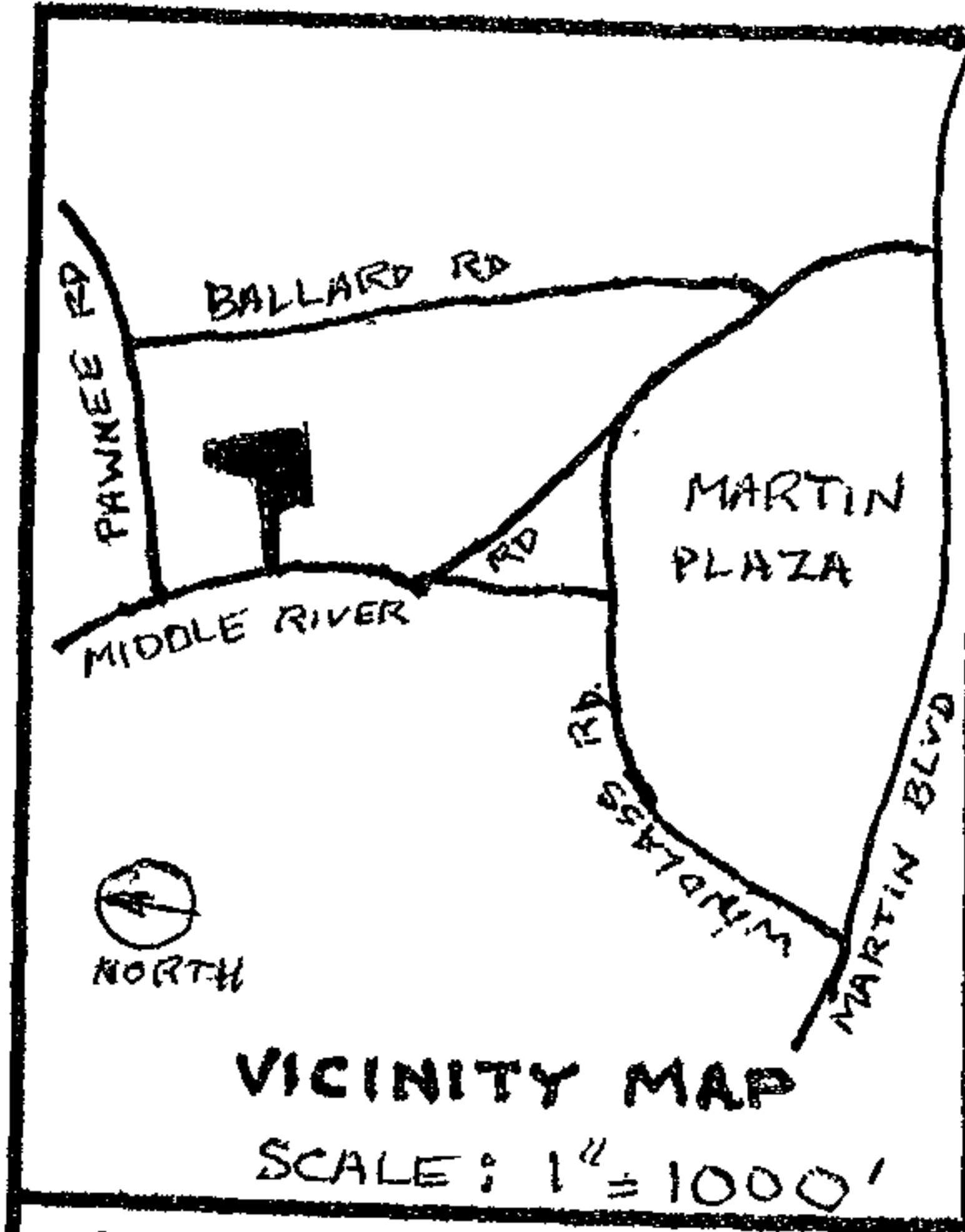
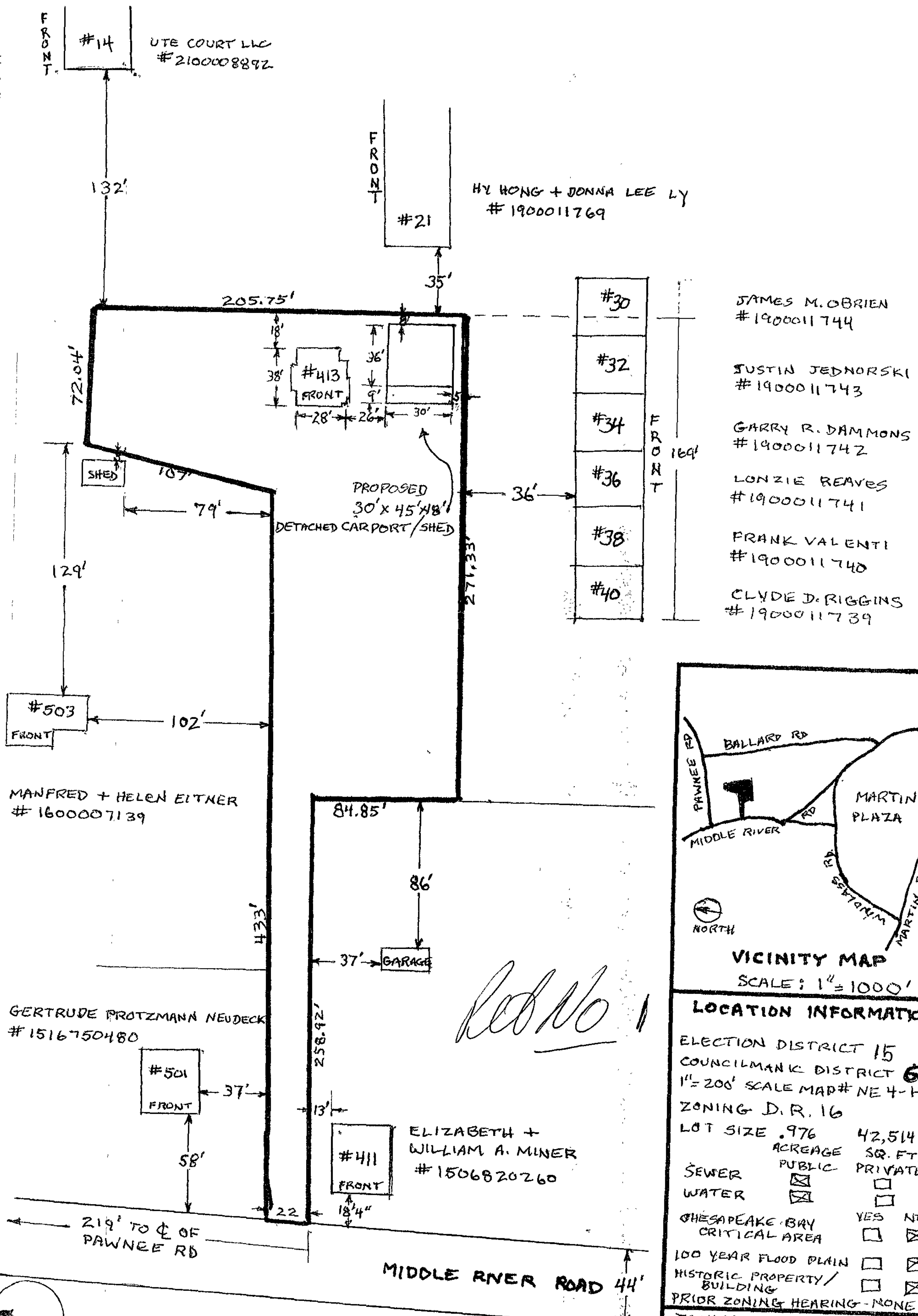
F6=Select format

F11=Change

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE

PROPERTY ADDRESS 413 MIDDLE RIVER ROAD OWNER: JAMES A. NEWTON
AS RECORDED IN DEED LIBER 3816, FOLIO 486. ☒ SPECIAL HEARING

N. 1° 00' 00" E. 22' 4", N. 81° 44' 00" E. 433', N. 2° 12' 00" E. 107', N. 84° 24' 00" E. 72' 5",
S. 9° 36' 00" E. 205' 9", S. 80° 54' 00" W. 271' 4", N. 10° 10' 00" W. 84' 10.25", S. 81° 57' 00" W. 258' 11",
TO PLACE OF BEGINNING



LOCATION INFORMATION

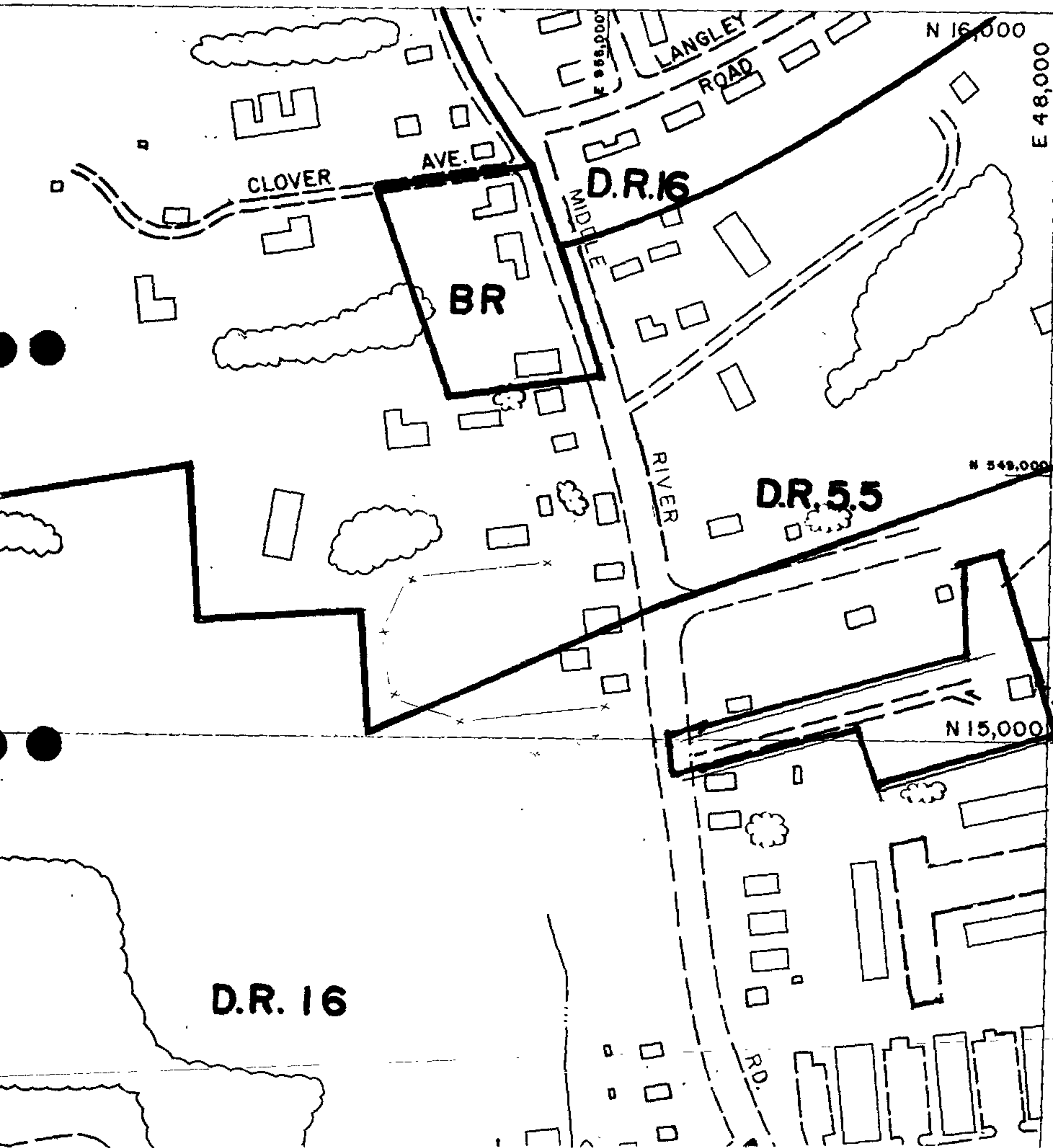
ELECTION DISTRICT 15
COUNCILMANIC DISTRICT 6
1" = 200' SCALE MAP# NE 4-H
ZONING D.R. 16
LOT SIZE .976 42,514
ACREAGE SQ. FT.
SEWER ☒ PUBLIC ☐ PRIVATE ☐
WATER ☒ ☐
CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒
100 YEAR FLOOD PLAIN ☐ ☒
HISTORIC PROPERTY/BUILDING ☐ ☒
PRIOR ZONING HEARING - NONE

ZONING OFFICE USE ONLY
REVIEWED BY JNP
ITEM # 473
CASE # 03-473-SPHA



PREPARED BY JAN

SCALE OF DRAWING 1" = 50'



#413 (SITE)

SHEET
NE 4-H

03-473-SPHA

DATE: 03/20/2003

STANDARD ASSESSMENT INQUIRY (1)

RA1001B

TIME: 08:04:32

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 18 470781	15	3-1	04-00	H	NO		01/08/03

NEWTON JAMES A

DESC-1.. IMPS.976 AC ES

DESC-2.. 1825FT NE OF BALLARD AV

413 MIDDLE RIVER RD

PREMISE. 00413 MIDDLE RIVER RD

00000-0000

BALTIMORE

MD 21220-3707 FORMER OWNER: FEDERAL NATIONAL MORTGAGE

FCV			PHASED IN		
PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	40,620	40,620	FCV	ASSESS	ASSESS
IMPV:	39,440	57,010	TOTAL..	85,916	85,916
TOTL:	80,060	97,630	PREF...	0	0
PREF:	0	0	CURT...	85,916	85,916
CURT:	80,060	97,630	EXEMPT.	0	0
DATE:	07/99	07/02			

TAXABLE BASIS		FM DATE
03/04 ASSESS:	85,916	11/09/02
02/03 ASSESS:	80,060	05/30/02
01/02 ASSESS:	79,706	06/01/01

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

RA1001C

DATE: 03/20/2003

STANDARD ASSESSMENT INQUIRY (2)

TIME: 08:04:38

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 18 470781	15	3-1	04-00	H	NO		01/08/03
LOT....	BOOK....	0000	MAP....	0090	LOT WIDTH.....	22.49	
BLOCK..	FOLIO...	0000	GRID....	0011	LOT DEPTH.....	.00	
SECTION..			PARCEL..	0874	LAND AREA..	42514.000	S
PLAT..					YEAR BUILT.....	00	

TRANSFER DATA		
NUMBER.....	111405	
DATE.....	04/08/97	
PURCHASE PRICE.....	80,000	
GROUND RENT.....	0	
DEED REF LIBER.....	12118	
DEED REF FOLIO.....	0212	
CONVEYED IND.....	1	
TOT-PART TRAN IND.....	T	
GRANTOR ACCT NO..	15-18-470781	

EXEMPT DATA	
STATUS.....	
CLASS CODE.....	000
STATE EXEMPT CODE.....	000
COUNTY EXEMPT CODE.....	000
CURR STATE EX ASMT.....	0
PRIOR STATE EX ASMT...	0
CURR COUNTY EX ASMT...	0
PRIOR COUNTY EX ASMT..	0

CRITICAL NEW CONST CARD		
AREAS CODE	YEAR	NO
		04688

STRUCTURE	
CODE	SQ. FEET
	1418

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

RA1001D

DATE: 03/20/2003

STANDARD ASSESSMENT INQUIRY (3)

TIME: 08:04:44

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 18 470781	15	3-1	04-00	H	NO		01/08/03

STATE		GEO CODE	N/A	LAND-USE
REC CREATE DATE..	10/23/92	82	NO	R

DELETE CODE.....

DATE DELETED.....

LAST FM DATE..... 11/09/02

LAST FM TYPE..... C

PREV FM DATE.....

PREV FM TYPE.....

COUNTY

LAST LOAD DATE... 01/08/03

PRIOR LOAD DATE.. 11/20/02

STATE TAXABLE ASSESS

07/04 ASSESS 05/04/01