

IN RE: PETITION FOR VARIANCE
SW/S Stratman Road, 128' W of the c/l
Codd Avenue
(8003 Stratman Road)
12th Election District
7th Council District

David W. Dockery, Sr., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-055-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, David W. Dockery, Sr., and his wife, Lisa McDaniel Dockery. The Petitioners request a variance from Section 1B02.3.B. of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 23' in lieu of the minimum required 50 feet for existing additions. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1 and the revised plat marked as Petitioner's Exhibit 1A.

Appearing at the requisite public hearing in support of the request were David and Lisa Dockery, property owners, and Nick Commodari, a zoning and land use consultant. There were no Protestants present; however, the matter came before me as the result of a complaint registered by a nearby resident with the Code Enforcement Division of the Department of Permits and Development Management (DPDM) relative to construction of a first floor storage room and second floor sunroom. The Petitioners were cited with a code violation and advised to file the instant Petition to resolve the matter.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the southwest side of Stratman Road, just west of Codd Avenue in the Eastfield community in eastern Baltimore County. The property contains a gross area of 1,800 sq.ft., more or less, zoned D.R.10.5 and is improved with an inside group townhouse dwelling.

ORDER RECEIVED FOR FILING

Date

By

10/31/13

[Signature]

The Petitioners have owned and resided on the property for the past 10 years. Testimony indicated that in 1994, the Petitioner acquired a building permit to construct an 8' x 16' two-story addition to the rear of the house. The first floor (ground level) of the structure provided storage space and the second floor was used as a sunroom/playroom for their children. Sometime thereafter, the Petitioner constructed a one story addition, 11' x 16' in dimension, to the rear of the structure to provide additional storage space. As a result of the winter storm this past February, there was significant damage. As shown in photographs submitted at the hearing, the roof of the sunroom collapsed causing extensive damage to the subject property as well as the neighbors' property at 8005 Stratman Road. The Petitioner commenced reconstruction of the two additions in the Spring of 2003 at which time the complaint was registered. Testimony indicated that the proposed additions are necessary due to the size of the dwelling and its limited storage capacity. The proposed improvements again include an 8' x 16' two-story addition, and an 11' x 16' one-story addition. At the hearing, a question was raised as to the actual setback to the rear property line. It was unclear where the closest point of the one-story addition was to the rear property line. Subsequent to the hearing, the Petitioner submitted a revised plan, which has been marked as Petitioner's Exhibit 1A, which shows that the one-story addition will be 23 feet from the rear property line, and have a 1' overhang on either side of the roof.

After due consideration of the testimony and evidence presented, I am persuaded to grant the request. There were no adverse Zoning Plans Advisory Committee (ZAC) comments submitted by any County reviewing agency and the proposed improvements appear consistent with others in the neighborhood. Thus, I find that the request meets the spirit and intent of Section 307 of the B.C.Z.R. for relief to be granted. It is also to be noted that the property is located within the Chesapeake Bay Critical Areas, not far from Lynch Cove. Thus, the proposed construction is subject to compliance with those regulations, pursuant to the recommendations made in the ZAC comment submitted by the Department of Environmental Protection and Resource Management (DEPRM), a copy of which is attached hereto and made a part hereof.

Pursuant to the advertising, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of October 2003 that the Petition for Variance seeking relief from Section 1B02.3.B. of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 23 feet in lieu of the minimum required 50 feet for existing additions, in accordance with Petitioner's Exhibit 1A, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed improvements shall be in compliance with the Chesapeake Bay Critical Areas Regulations, pursuant to the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) in their ZAC comment dated September 24, 2003, a copy of which is attached hereto and made a part hereof.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order



LAWRENCE E. SCHMIDT

Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

11/31/03

By



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 31, 2003

Mr. & Mrs. David W. Dockery, Sr.
8003 Stratman Road
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE
SW/S Stratman Road, 128' W of the c/l Codd Avenue
(8003 Stratman Road)
12th Election District – 7th Council District
David W. Dockery, Sr., et ux - Petitioners
Case No. 04-055-A

Dear Mr. & Mrs. Dockery:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
Code Enforcement Division, DPDM
DEPRM; People's Counsel; Case File

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





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8003 Stratman Rd
which is presently zoned D.R. 10.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.B BC2R

To permit a rear yard setback of 23' for existing additions in lieu of the minimum required setback of 50'.

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

SEE ATTACHMENT

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

David W. Dockery Sr.
Name - Type or Print

David W. Dockery Sr.
Signature

Lisa McDaniel Dockery
Name - Type or Print

Lisa McDaniel Dockery
Signature

8003 Stratman Rd 410.288.1617
Address Telephone No.

Baltimore MD 21222
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 JRP Date 8/4/03

ORDER RECEIVED FOR FILING

Date 11/3/03

By [Signature]

Case No. 04-055-A

RECEIVED 9/10/98

Variance Request

8003 Stratman Road

Because the applicants need additional storage area for tools, lawn equipment, bikes, etc. and coupled with the fact that there is no other area on this rowhome property to construct the additions, this variance is being requested to legalize the existing additions.

The applicants respectfully request that the variance be granted due to the obvious practical difficulty and unreasonable hardship that exists because of the size of the subject property.

Respectfully submitted,

David and Lisa Dockery

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 27414

DATE 8-4-03 ACCOUNT 001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: LISA DOCKERY

8003 STRATMAN RD. ITEM # 055
FOR: 01 - VARIANCE TAKEN BY: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
PAID RECEIPT

BUSINESS ACTUAL TIME
8/04/2003 8/04/2003 11:27:31

REG WS03 WALKIN LPET LUP
RECEIPT # 264629 8/04/2003
Dept 5 528 ZONING VERIFICATION
CP NO. 027414

Receipt Tot \$65.00
65.00 CK .00 CH
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: #04-055-A
8003 Stratman Road
S/side of Stratman Road, at the
distance of 128 feet n/west of
centerline of Codd Ave.
12th Election District
7th Councilmanic District
Legal Owner(s): David and
Lisa Dockery

Variance: to permit a rear
yard setback of 23 feet for
existing additions in lieu of
the maximum required set-
back of 50 feet.

Hearing: Wednesday, Oc-
tober 1, 2003 at 10:00
a.m. in Room 407, County
Courts Building, 401 Bos-
ley 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 con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT/9/723 Se16 C626842

CERTIFICATE OF PUBLICATION

9/18/2003

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 9/16/2003.

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

J. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 04-055-A

Petitioner/Developer: DAVID AND LISA DOCKEY

Date of Hearing/Closing: 10/1/03

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: _____

8003 STRATMAN RD

The sign(s) were posted on _____

9/13/03
(Month, Day, Year)

Sincerely,

[Signature] 9/13/03
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

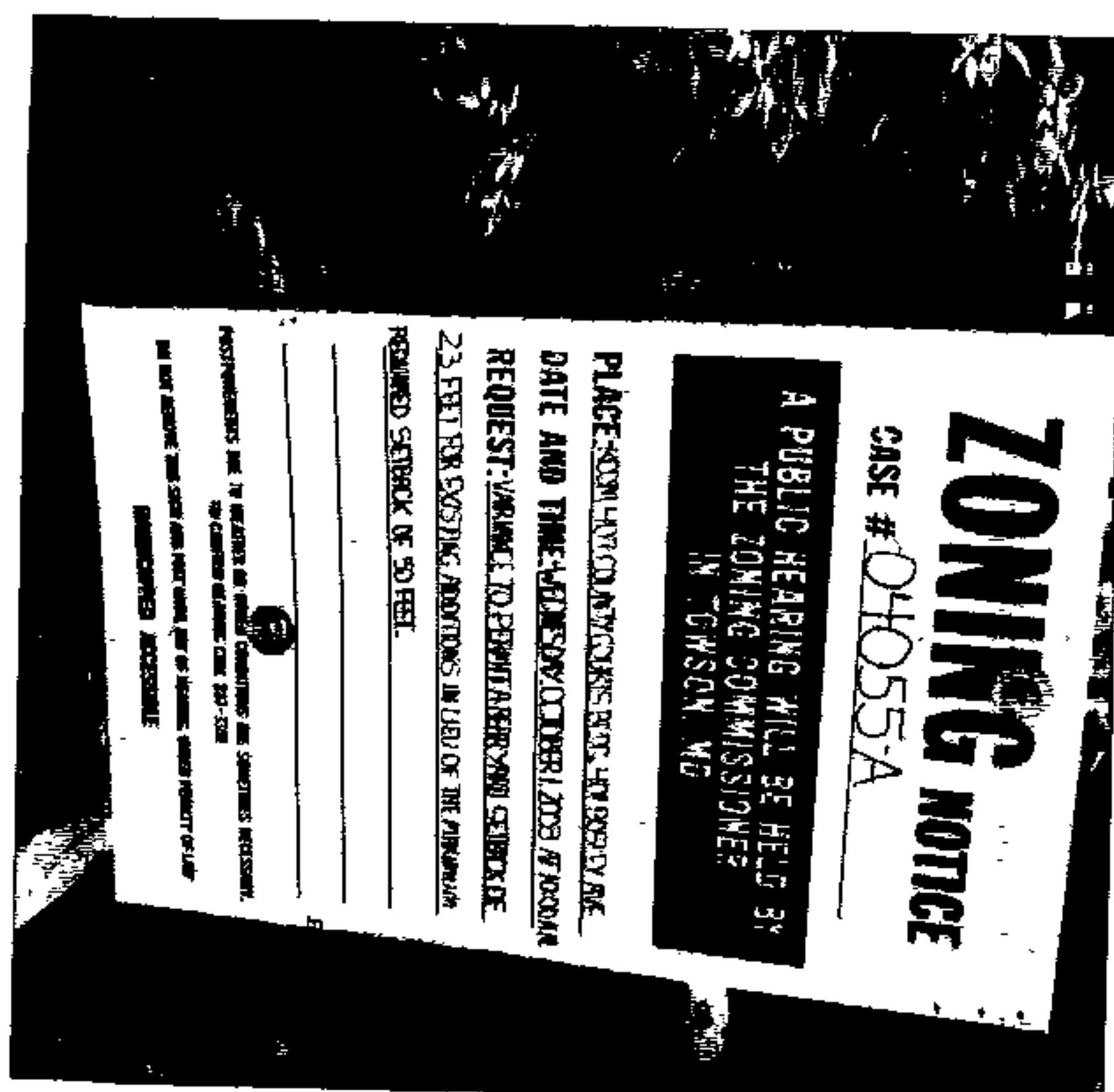
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





Baltimore County
Department of Permits and
Development Management

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

August 20, 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: 04-055-A

8003 Stratman Road

S/side of Stratman Road, at the distance of 128 feet n/west of centerline of Codd Ave.

12th Election District – 7th Councilmanic District

Legal Owners: David and Lisa Dockery

Variance to permit a rear yard setback of 23 feet for existing additions in lieu of the maximum required setback of 50 feet.

Hearings: Wednesday, October 1, 2003, at 10:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue

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

Timothy Kotroco
Director

TK:klm

C: David and Lisa Dockery, 8003 Stratman Road, Baltimore 21222

- 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.



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

Please forward billing to:
David Dockery
8003 Stratman Road
Baltimore, MD 21222

410-288-1617

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: 04-055-A

8003 Stratman Road

S/side of Stratman Road, at the distance of 128 feet n/west of centerline of Codd Ave.

12th Election District – 7th Councilmanic District

Legal Owners: David and Lisa Dockery

Variance to permit a rear yard setback of 23 feet for existing additions in lieu of the maximum required setback of 50 feet.

Hearings: Wednesday, October 1, 2003, at 10:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 04-055-A
Petitioner: DAVID & LISA DOCKERY
Address or Location: 8003 STRATMAN ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID DOCKERY
Address: 8003 STRATMAN ROAD
BALTO, MD. 21222
Telephone Number: 410-288-1617

Revised 2/20/98 - SCJ

REVIEW AGENCIES:

Prior to preparing the required plat, the petitioner or his engineer should contact the following agencies for pertinent data that may be required by that particular agency.

- | | | |
|-----|---|--------------|
| 1. | Assessments | 410-512-4906 |
| 2. | Bureau of Capital Projects (traffic issues) | 410-887-3751 |
| 3. | Fire Department | 410-887-3998 |
| 4. | State Highway Administration | 410-545-5600 |
| 5. | County Roads | 410-887-3739 |
| 6. | Planning (design, screening, landscaping) | 410-887-3211 |
| 7. | Building Engineer (plans) | 410-887-3987 |
| 8. | Department of Environmental Protection
and Resource Management (DEPRM) | 410-887-3980 |
| 9. | <i>If floodplain</i> , Dept. of Natural Resources | 410-631-3902 |
| 10. | <i>If critical area</i> , Maryland Office of Planning | 410-767-4485 |

NOTE: The petitioner has the responsibility to verify the location of the subject site in regards to the Chesapeake Bay Critical Area (CBCA). A critical area map is available for reference in PDM. Should the site be located in this area, the petitioner is required to meet DEPRM critical area requirements regarding the site. PDM must have the DEPRM comments on the petitioner's request prior to the public hearing.

Also, floodplains and historic buildings should be identified. (See pages 16 and 17.)



Baltimore County
Department of Permits and
Development Management

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

September 26, 2003

David Dockery, Sr.
Lisa McDaniel Dockery
8003 Stratman Road
Baltimore, MD 21222

Dear Mr. and Mrs. Dockery:

RE: Case Number: 04-055-A, 8003 Stratman Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 4, 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

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



Printed with Soybean Ink
on Recycled Paper

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



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

Date: 8.13.03

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

RE: Baltimore County
Item No. 055 JRF

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 1.800.201.7165 Statewide Toll Free

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

10/1

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

SEP 26 2003

ZONING COMMISSIONER

TO: Tim Kotroco

FROM: R. Bruce Seeley *res / TWT*

DATE: September 24, 2003

SUBJECT: Zoning Item 04-55
Address 8003 Stratman Road (Dockery Property)

Zoning Advisory Committee Meeting of August 11, 2003

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

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

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

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

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

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

Additional Comments:

Reviewer: Keith Kelley

Date: September 12, 2003

ORDER RECEIVED FOR FILING
Date 10/31/03
By Rep

JD
10/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: September 11, 2003

RECEIVED

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

SEP 15 2003

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case 04-039, 04-054, and 04-055
Administrative Variance

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

Prepared by:

Mark A. Cunningham

Section Chief:

John L. Latham

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 25, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For August 18, 2003
Item Nos. 048, 049, 050, 051, 053,
054, 055, 056, 057, 058, 059, 060,
061, and 062

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE * BEFORE THE
8003 Stratman Road; S/side Stratman Rd, *
128' NW c/line Codd Avenue * ZONING COMMISSIONER
12th Election & 7th Councilmanic Districts *
Legal Owner(s): David, Sr. & Lisa Dockery * FOR
Petitioner(s) *
* BALTIMORE COUNTY
* 04-055-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.

RECEIVED

AUG 19 2003

Per.....

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 19th day of August, 2003, a copy of the foregoing Entry of Appearance was mailed to, David & Lisa Dockery, 8003 Stratman Road, Baltimore, MD 21222, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: August 28, 2003

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

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

SUBJECT: Item No.: 055
Legal Owner/Petitioner David W. & Lisa McDaniel Dockery
Contract Purchaser: N/A
Property Address: 8003 Stratman Rd
Location Description: S/side of Stratman Rd at the distance of
128' N/W of centerline of Codd Ave

VIIOLATION INFORMATION: Case No. 03-2412
Defendants: David W. & Lisa McDaniel Dockery

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
Don Haffner	1916 Walnut Ave Balto. Md. 21222

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
- ☐ 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)
- X 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/jk
C: Code Enforcement Officer

Inspector -

Jim Kimble

Area Case # Location Apt Zip Date Rec Reinsp Dt
 015 03-2412 8003 STRATMAN RD 21222 4/24/2003 8/22/2003

Tax Acct #: 1226020350

Complainant Name: (Last) HAFFNER (First) DON

Addr:

Str # Dir Street Name Type Apt

City ST Zip

Phone: (Home) 410/977-5250 (Work)

Problem: NEW ADD, NO PERMIT. SERVICE CABLE DETERIORATED & HOLES BURNE
 D INTO SERVICE CONNECTION

Notes:

04/25/03 RESPONDED TO A COMPLAINT CONCERNING A STRUCTURE BEI
 NG BLT W/O PROPER PERMITS. A SWO WAS GIVEN & A \$1000 FINE F
 OR BLDG. & ELEC. FOR WORKING W/O PERMITS. ACORR. NO. WAS ISS
 UED ON 04/25/03. P/U 05/09/03. J.KIMBLE/KH.*** 5/9/03 J
 IM KIMBLE ISSUED CITATION TO HOME OWNERS DAVID DOCKERY SR. &
 LISA L. MCDANIEL TO APPEAR FOR HEARING DATED 7/1/03. P/U 6/
 2/03 J.KIMBLE/NS*** 06/06/03 HEARING DATE-07/01/
 03. P/U 06/27/03. J.KIMBLE/KH.*** 06/30/03
 H/O HAS FILED FOR A VARIANCE, SO HE CAN OBTAIN HIS PERMITS.
 N.COMMODORI 410-262-6812. HEARING IS TO BE DELAYED UNTIL 08
 /26/03. P/U 08/22/03. J.KIMBLE/KH.***

8/27/03 Owner HAS filed for a VARIANCE, Hearing
delayed UNTIL VARIANCE HEARING is completed
Recheck 9/28/03 JK

P/U Date		Closed Date		Gary F to update	
Anonymous Complaint	Complainant Updated	Updated by voice message	Unable to update	Update not necessary	
Executive office Complaint	Yes	No	If Yes is Executive memo attached?	Yes	No

CODE ENFORCEMENT REPORT

613

DATE: 4/24/03 INTAKE BY: JMK CASE #: 03-2412 INSPEC: Jim Kimble

COMPLAINT LOCATION: 8003 STRATMAN RD.

OFF WISE AVE ZIP CODE: _____ DIST: 12

COMPLAINANT NAME: DON HAFENCK PHONE #: (H) 410 977-5250 (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: NEW ADDITION ? SERVICE CABLE
deteriorated & HOLES BONED INTO SERV
Connection.

OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: 12 26 020350 ZONING: 12

INSPECTION: Jim Kimble responded to a complaint on 4/25/03 concerning
a structure being built without proper permits. A stop work order
was given and a \$1000 fine for building and electrical for
working without permits. BBC 7-36B

REINSPECTION: A correction notice was issued on April 25, 2003

Recheck 5/9/03 Jim Kimble

REINSPECTION: _____

REINSPECTION: _____

24/2003

STANDARD ASSESSMENT INQUIRY

14:47:33

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
2 26 020350	12	3-1	04-00	H	NO		01/08/03
OCKERY DAVID W, SR				DESC-1.. IMPS			
CDANIEL LISA L				DESC-2.. EASTFIELD			
003 STRATMAN RD				PREMISE. 08003 STRATMAN		RD	

00000-0000

ALTIMORE

MD 21222-4743 FORMER OWNER: NOTO GIANCARLO SAVERIO

----- FCV -----		----- PHASED IN -----				
	PRIOR	PROPOSED		CURR	CURR	PRIOR
AND:	19,500	19,500		FCV	ASSESS	ASSESS
MPV:	53,060	57,710	TOTAL..	74,110	74,110	72,560
OTL:	72,560	77,210	PREF...	0	0	0
REF:	0	0	CURT...	74,110	74,110	72,560
JRT:	72,560	77,210	EXEMPT.		0	0
ATE:	10/99	07/02				

--- TAXABLE BASIS ---	FM DATE
3/04 ASSESS: 74,110	11/09/02
2/03 ASSESS: 72,560	05/30/02
1/02 ASSESS: 72,560	06/01/01

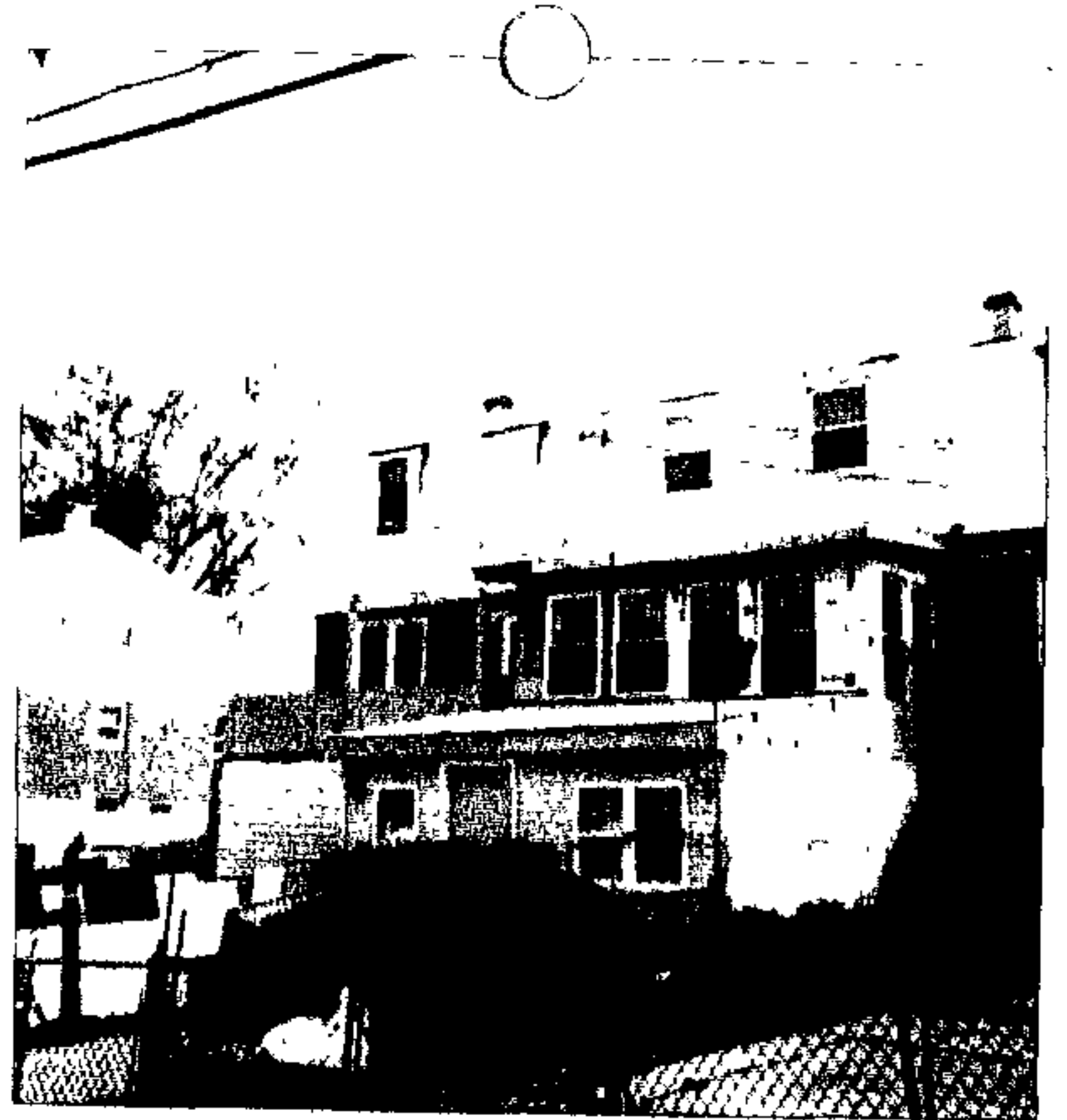
INTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF



8001 ↗

8003 STRATMAN RD

4/25/03



8001
STRATMAN RD

4/25/03

8003
STRATMAN RD



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. 03-2412	Property No. 12-26-020350	Zoning: 12
-------------------------------------	-------------------------------------	----------------------

Name(s): **DAVID DOCKERY SR. & LISA L. McDaniel**
8003 STRATMAN Rd

Address: **BALT, Md 21222**

Violation Location: **8003 STRATMAN Rd**

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

ALL WORK IS TO STOP UNTIL PROPER PERMITS ARE OBTAINED BY A LICENSED ELECTRICIAN AND BUILDING PERMIT FOR STRUCTURE. WORK NEEDS TO BE TO CODE AND INSPECTED (BALT. CO. CODE: SECTION 7-36 B 7-146 7-181, 7-183^A_B)

**#1,000 FINE IS ISSUED FOR WORK (ELECTRICAL)
#1,000 FINE IS ISSUED FOR (STRUCTURAL) WORK
WITHOUT PROPER PERMITS B.C.C. 7-36 B TO
BE PAID BEFORE WORK CONTINUES.**

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

On or Before: MAY 9, 2003	Date Issued: APRIL 25, 2003
-------------------------------------	---------------------------------------

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: **JIM KIMBLE**

INSPECTOR: **Jim Kimble**
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: MAY 9 2003	Date Issued: APRIL 25, 2003
--------------------------------------	---------------------------------------

INSPECTOR: **Jim Kimble**
DEFENDANT

CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

03-2412

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Sent To: **David Dockery Sr. & Lisa L. McDaniel**
Street, Apt. No. or PO Box No.: **8003 Stratman Rd**
City, State, ZIP+4: **BALTIMORE MD 21222**

2985 2902 5000 0007 2002



Baltimore County
Department of Permits and
Development Management

Code Inspection 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.	Property No.	Zoning:
03-2412	12-26-020350	12
Name(s): DAVID DOCKERY SR. & LISA L. Mc DANIEL		
Address: 8003 STRATMAN Rd BALT, MD 21222		
Violation Location: 8003 STRATMAN Rd		
Violation Dates: APRIL 25 THRU MAY 12, 2003		

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

ALL WORK IS TO STOP UNTIL PROPER PERMITS ARE OBTAINED
by A LICENSED ELECTRICIAN AND BUILDING PERMIT FOR
STRUCTURE, WORK NEEDS TO BE TO CODE AND
INSPECTED. (BALT. Co. Code: SECTION 7-36 B,
7-146, 7-181 & 7-183 A & B

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:

\$ 3,400.00

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

JULY 1, 2003

Date: 7-1-03

Time: 9:00 AM

Citation must be served by:

MAY 27, 2003

Date: 5/27/03

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:

LIM KIMBLE

5-12-03

Date:

Inspector's Signature

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name:	Citation/Case No.:
-------------	--------------------

Address:

Date

Defendant's Signature

AGENCY

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

David Dockery SR. &
LISA L. McDaniel
8003 Stratman Rd
Belt, MD 21022

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ *David Dockery*

☐ Agent

☒ Addressee

B. Received by (Printed Name)

Lisa McDaniel

C. Date of Delivery

5/27/03

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2.

7002 1000 0005 2062 5862

PS Form 3811, August 2001

Domestic Return Receipt

102595-01-M-25



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

[Signature]
BUILDINGS ENGINEER

BUILDING PERMIT

PERMIT #: B521167 CONTROL #: MR DIST: 12 PREC: 07
DATE ISSUED: 06/05/2003 TAX ACCOUNT #: 1207030140 CLASS: 04

PLANS: CONST 0 PLOT 1 R PLAT 0 DATA 0 ELEC YES PLUM NO
LOCATION: 8005 STRATMAN RD
SUBDIVISION: EASTFIELD

OWNERS' INFORMATION

NAME: GISCHEL DORIS
ADDR: 8005 STRATMAN RD, BALTIMORE, MD 21222

TENANT:

CONTR: C&S CONSTRUCTION

ENGR:

SELLR:

WORK: CONST. SUNROOM ON REAR OF EX. SFTOWNHOUSE
14'X8'X11'=112SF. NO OPENINGS ON 1'SIDE (1HR
FIRE RATED) OPENING ON 3'SIDE SETBACK PER CODE.
SETBACKS PER SURVEYED SITE PLAN. THIS PERMIT
CANCELS B520742+B520130+B518808 -CHG IN WRDING--
PERMIT EXPIRES 6/2/04. CBCA ZONE "C"

BLDG. CODE:

RESIDENTIAL CATEGORY: TOWNHOUSE OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFTH & SUNROOM

EXISTING USE: SFTH

TYPE OF IMPRV: ADDITION

USE:

FOUNDATION:

SEWAGE: PUBLIC EXIST

BASEMENT:

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 1800SF

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: 3'1'

SIDE STR SETB:

REAR SETB: 25'

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

DATE: 2/1/76

OEA: 1/1/76
HISTORIC DISTRICT/BLDG.

MIT #: 8-114-711
RECEIPT #: 1128542
CONTROL #: 112
XREF #:

PROPERTY ADDRESS: 8003 Shattuck Rd
SUBDIV: 1252
TAX ACCOUNT #: 061-06-5-001
OWNER'S INFORMATION (LAST, FIRST)
NAME: Dickey, David E
ADDR: 8003 Shattuck Rd

FEE: 50.50
PAID: 55.00
PAID BY: 114
INSPECTOR:

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

BUILDING 1 or 2 FAM.

CODE CODE
13 BOCA CODE

TYPE OF IMPROVEMENT

1. NEW BLDG CONST
2. ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

TYPE OF USE

RESIDENTIAL

01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY
(ENTER NO UNITS)
05. SWIMMING POOL
06. GARAGE
07. OTHER

TYPE FOUNDATION

1. SLAB
2. BLOCK
3. CONCRETE

BASEMENT

1. FULL
2. PARTIAL
3. NONE

NON-RESIDENTIAL

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT)
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE MERCANTILE RESTAURANT
SPECIFY TYPE
20. SWIMMING POOL
SPECIFY TYPE
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER

TYPE OF CONSTRUCTION

1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

TYPE OF HEATING FUEL

1. GAS
2. OIL
3. ELECTRICITY
4. COAL

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER EXISTS PROPOSED
2. PRIVATE SYSTEM
SEPTIC
PRIVY
EXISTS
EXISTS
PROPOSED
PROPOSED

CENTRAL AIR: 1. 2.
ESTIMATED COST: \$800
OF MATERIALS AND LABOR

PROPOSED USE: 3RD & Ave. East
EXISTING USE: 3RD & Ave. East

OWNERSHIP

1. PRIVATELY OWNED
2. PUBLICLY OWNED
3. SALE
4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. HIRISE

1 FAMILY BEDROOMS

GARBAGE DISPOSAL 1. Y 2. N

POWDER ROOMS

BATHROOMS

KITCHENS

CLASS 114

LIBER 26

FOLIO 101

BUILDING SIZE
FLOOR 264
WIDTH 16
DEPTH 19
HEIGHT 8
STORIES 1
LOT #'S 23
CORNER LOT
1. Y 2. N
ZONING DD 10.5

LOT SIZE AND SETBACKS
SIZE 18' x 100'
FRONT STREET
SIDE STREET
FRONT SETBK 14
SIDE SETBK 17
SIDE STR SETBK
REAR SETBK 68

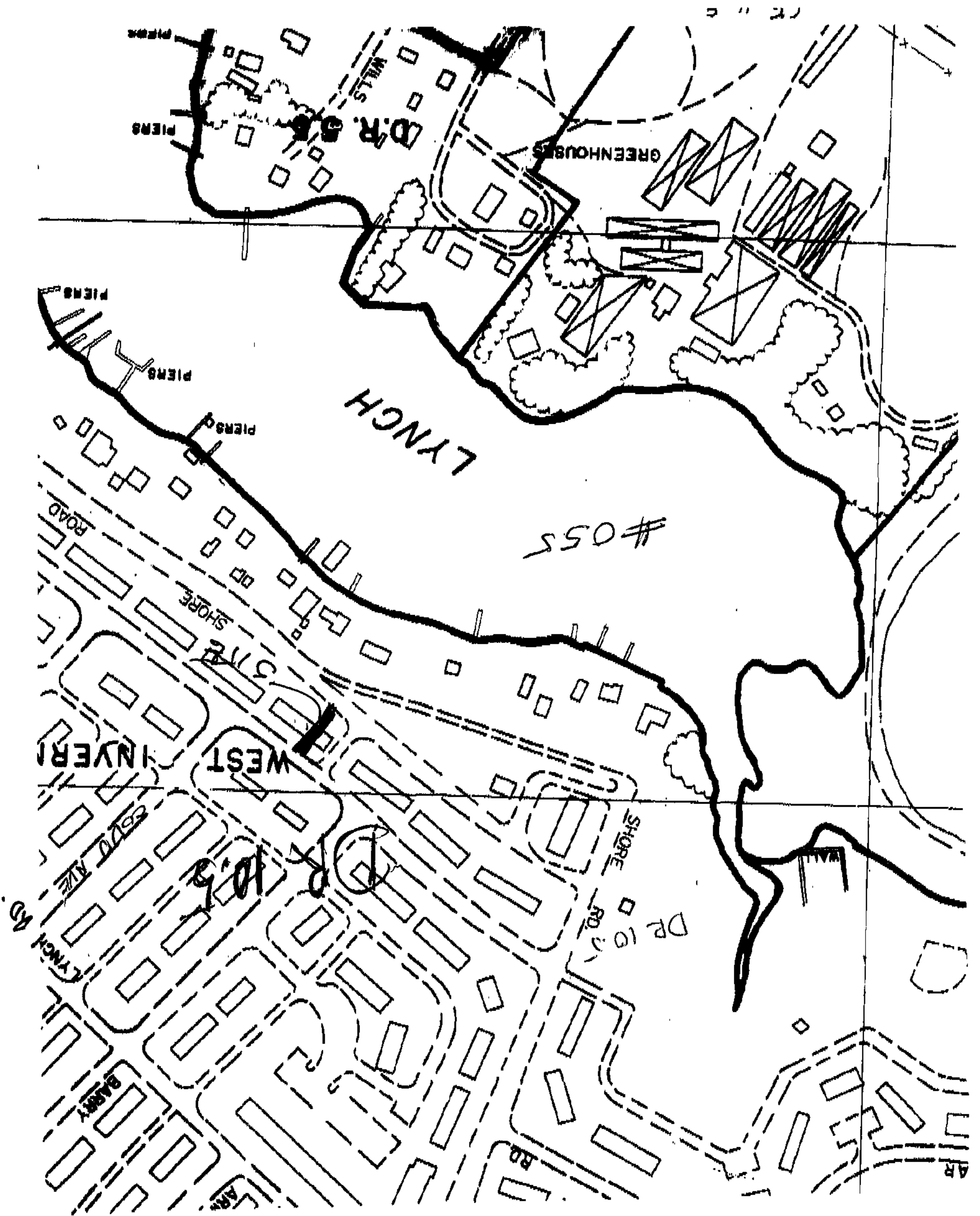
APPROVAL SIGNATURES
BLD INSP :
BLD PLAN :
FIRE :
SEDI CTL :
ZONING : R-104 FEA 104-507-1
PUB SERV :
ENVRMT : R-416 FEA 104-507-1
PERMITS : DP

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

CASE NAME _____
CASE NUMBER _____
DATE _____

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 8003 STRATMAN RD

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

SUBDIVISION NAME EASTFIELD

PLAT BOOK # 26 FOLIO # 101 LOT # 23 SECTION # 6 BLOCK "H"

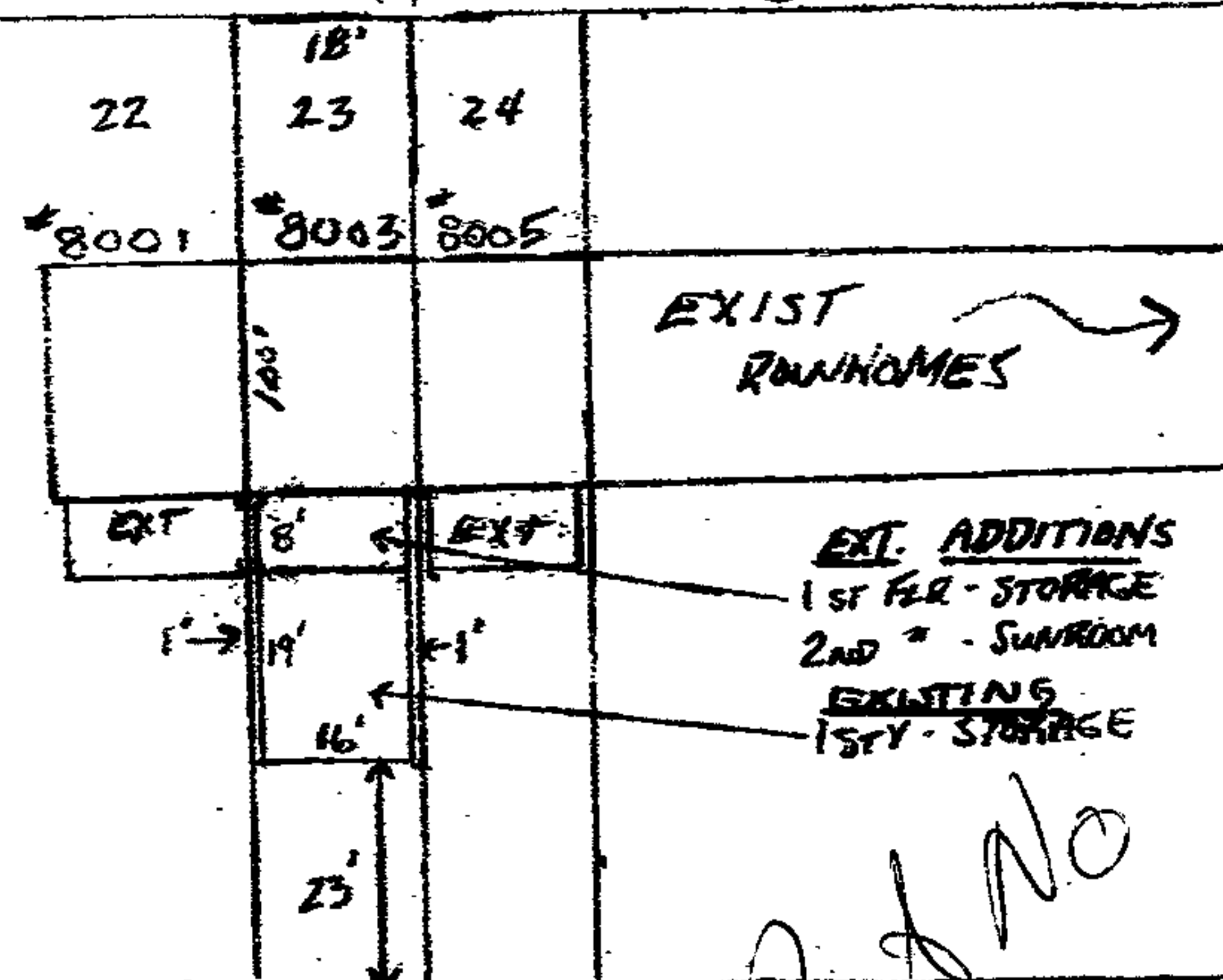
OWNER DAVID & LISA DOCKERY

STRATMAN RD
(60' RW)

POB → 128' E CADD AVE

EXIST
ROWHOMES

ALLEY (11')



ALLEY (20')

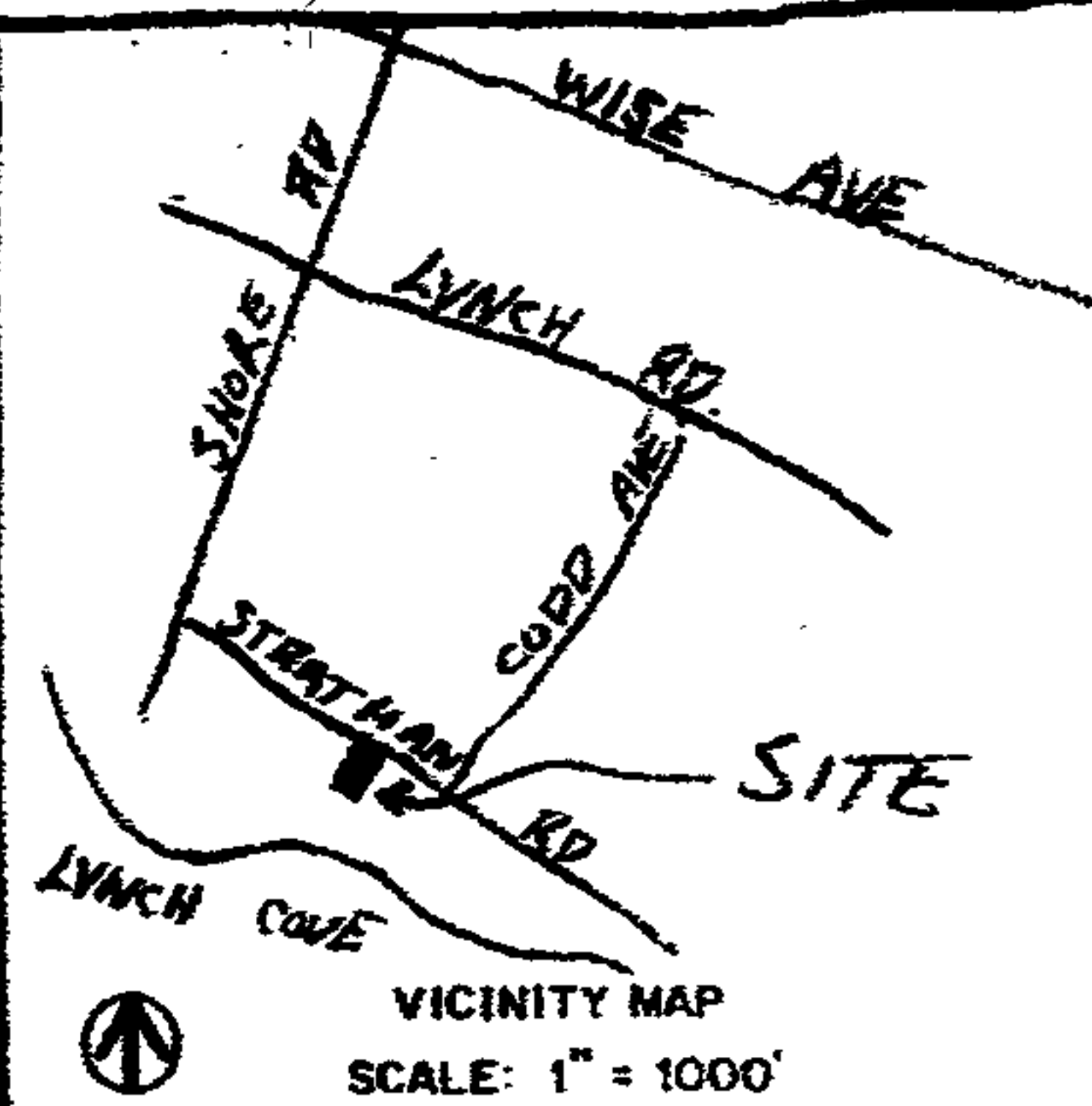
OPEN SPACE



NORTH

PREPARED BY D. DOCKERY

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 12
 COUNCILMANIC DISTRICT 7
 1" = 200' SCALE MAP # SE-4F
 ZONING DR 10.5
 LOT SIZE 1800

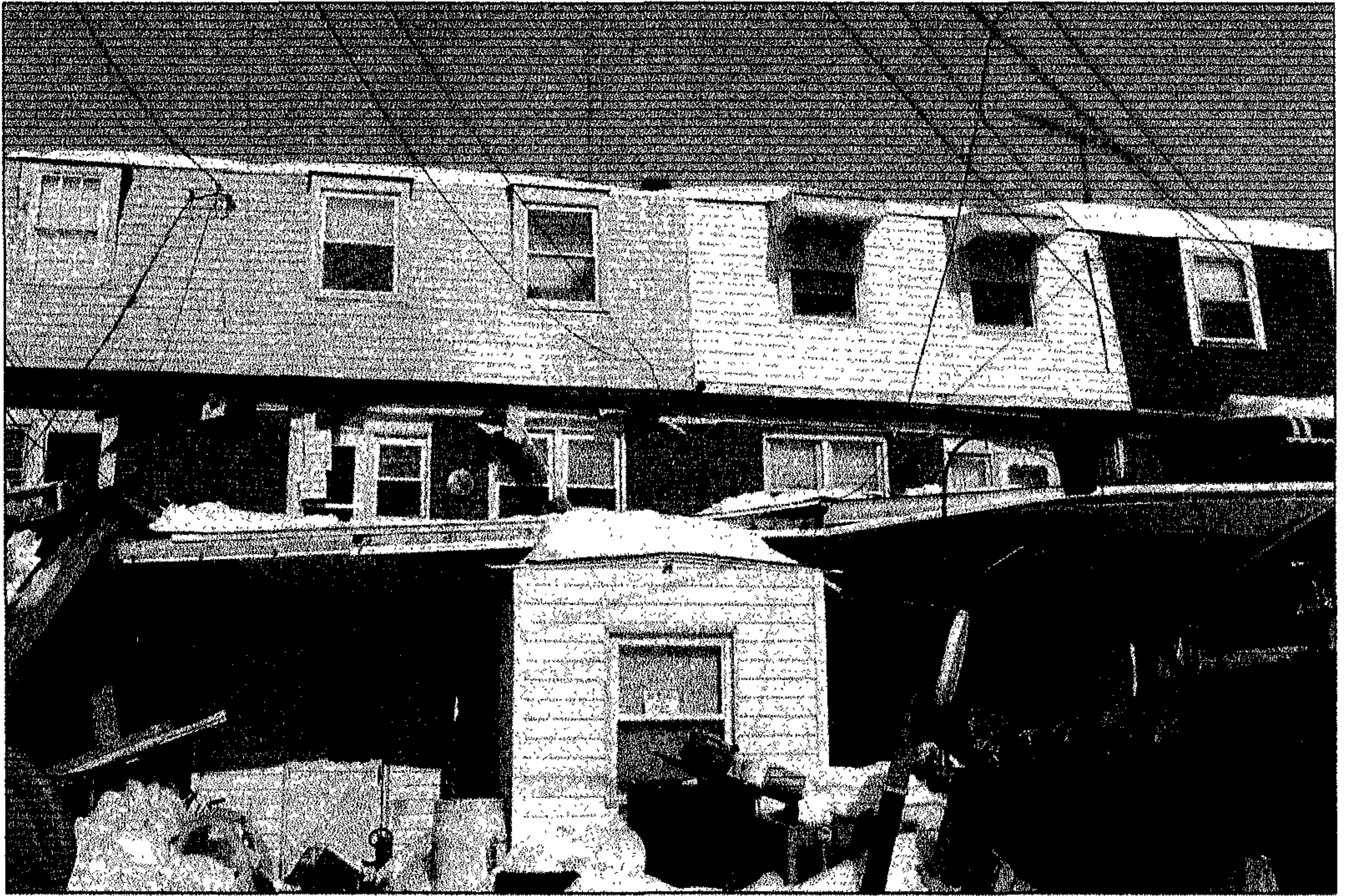
	ACREAGE	SQUARE FEET
SEWER	☒	☐
WATER	☒	☐

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

ZONING OFFICE USE ONLY

REVIEWED BY JRF ITEM # 055 CASE #





County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

August 13, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: August 11, 2003

Item No.: 4-48-SPHA 4-49-SPH 4-50-A 4-51-A 4-52-SPHA 4-53-SPHA
4-54-A 4-55-A 4-56-A 4-57-A 4-58-A 4-59-A 4-60-A 4-61-A 4-62-a
04-43-SPH 03-0545-X

Dear Ms. Hart:

Pursuant to your request, the referenced properties 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.

6. 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