

IN RE: PETITION FOR VARIANCE
SW/S of Baldwin Mill Road, 1,350 ft.
S of Sweet Air Road
11th Election District
3rd Councilmanic District
(13902 Baldwin Mill Road)

Alicia & Mark Peterson
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-069-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by Alicia and Mark Peterson, the legal owners of the subject property. The Petitioners are requesting variance relief for property they own at 13902 Baldwin Mill Road in the Baldwin area of Baltimore County. The variance is requested from Section 415A.1A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a recreational vehicle to be stored in the front yard in lieu of the required rear or side yard.

The property was posted with Notice of Hearing on September 16, 2003, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on September 16, 2003 to notify any interested persons of the scheduled hearing date.

Applicable Law

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

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances.

10/2/03
R. Peterson

Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

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

Interested Persons

Appearing at the hearing on behalf of the variance request were Alicia and Mark Peterson. Appearing in opposition to the Petitioners' request were Thomas Dea and Brenda Lyons, neighbors of the Peterson property. Jeanne Andrews and Kim Curreri attended the hearing but did not participate in the proceedings. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Testimony and evidence indicated that the property, which is the subject of this variance request is improved by a single family home built in 1955 and located at a sharp angle across the property. See Petitioner's Exhibit No. 1. The Peterson's, who bought the property in 1999, wish to continue to park their Airstream Recreational Vehicle on the parking pad in the front of their home. However, Section 415 A.1A requires such vehicles to be parked in the rear or side yard of the home. Apparently, this case arises from complaints from neighbors about parking the vehicle in the front yard.

This is a peculiar case because the lot is 1.35 acres and one would assume that there would be ample room to move the RV to a location which would comply with the Regulations. However, the Petitioners testified that because of the angle of their home to the side yard boundaries of their property, they are unable to move the RV to either the side or rear yard as required by the B.C.Z.R.

On one side (the Gilbert neighbor side), the distance to the boundary is 10 ft. and that side is too narrow and blocked by mature trees/bushes which they do not want to sacrifice. Mr. and Mrs. Gilbert, whose home is 59 ft. from the boundary line, have indicated their support for the petition in a letter dated August 9, 2003. In addition, the Protestants testified and the Petitioners confirmed that the Peterson's well and septic system is located behind the home and parking on these facilities would be problematic with a heavy vehicle like an RV.

On the other side (the Lyons/Dea side), the Petitioner's Exhibit No. 1 shows the distance to the boundary is 28 ft. However, the Peterson's testified that the RV can not pass this side because of the severe slope of the land, existing mature trees/bushes and an existing lamppost. Lyons/Dea have recently erected a chain link fence along the boundary. See Photo 2F, which also shows the Lyons/Dea home as seen from the boundary. According to the Petitioners, the Lyons/Dea home is approximately 400 ft. from the common boundary across the grassy field shown. Also see Petitioner's Exhibit No. 3 for an aerial view of the relative distances of homes in the area.

Ms. Lyons and Mr. Dea were adamant in their opposition to the variance. They can see the RV in its present location from the second floor windows of their home and consequently they felt the RV blocked their view. They foresaw not only loss in the value of their home as it sits today, but also loss in the value of the grassy area between homes which could be subdivided, moving a new home closer to the offending RV. Ms. Lyons complained that the silver exterior of the RV (see Photo 2E) was especially annoying and that she could see it gleaming up to four miles away countering the Peterson's assertion that the RV could not be seen from Baldwin Mill Road. She asserted that the Peterson's well and septic were likely to fail in the future and that these facilities would likely have to be relocated from behind the house to the front of the home. She also suggested that the Peterson's could readily move the RV to their rear yard by adding a back door to

10/2/03
R. Peterson

their existing garage (on the Gilbert side of the house) and thus pass through the garage with the RV to the back yard

Findings of fact and conclusions of law

It is interesting to ask if the Peterson's could actually move the RV to the rear of their lot (and therefore not require a variance), whether this would in any way dissipate the Lyons/Dea complaints about the RV? My answer is probably not. The Peterson's home is set off at such an angle to the property line that parking the RV on the side yard of the home, as the Regulations allow, would simply move the location of but not the visibility of the RV from the Lyons/Dea property. In fact, it may actually be more offensive. That is not to say that the Lyons/Dea do not deserve protection from what they perceive to be a threat to their property and the neighborhood.

I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Specifically, I find that the peculiar orientation of the home to the property boundaries causes there to be an unusually narrow area on either side of the home around which the RV could possibly moved to comply with the regulations. I also find, from the evidence presented, that either side of the home is blocked by the Petitioners' home, terrain, trees, or bushes that make moving the RV to the rear impractical. I think it unreasonable to ask the Peterson's to add another door to their existing garage to provide a pass through feature to the rear yard. Consequently, I find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations was requested nor would be permitted with this request.

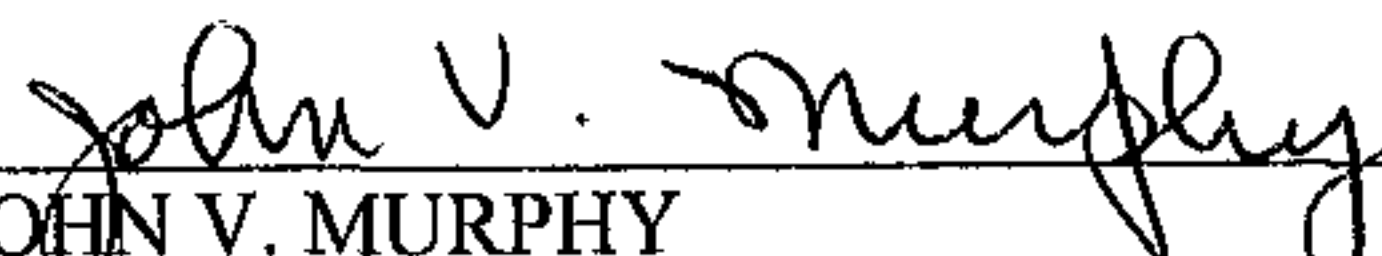
Finally, I find that with the conditions to be imposed in this Order, this variance can be granted only in strict harmony with the spirit and intent of the regulations, and in a manner so as to grant relief without injury to the public health, safety and general welfare. Those conditions will

require that the Petitioners provide full screening for the RV from the neighbors and Baldwin Mill Road.

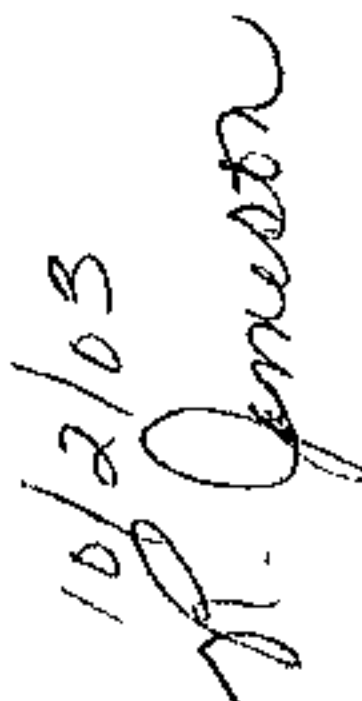
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this nd 2 day of October, 2003, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 415A.1A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a recreational vehicle to be stored in the front yard in lieu of the required rear or side yard, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. That the Petitioners shall park the Recreational Vehicle, if parked in the front of the property, in the area indicated on Petitioner's Exhibit No. 1;
2. That the Petitioners shall provide landscape screening around said RV so as to shield the RV from adjacent properties on both sides of Petitioners' property as well as Baldwin Mill Road; and
3. In order to accomplish these conditions, the Petitioners shall submit landscape plans to Avery Harden, Landscape Architect for Baltimore County, for his review and approval. The Petitioners must comply with his recommendations regarding the design and placement of the landscape screening.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

10/2/03


Zoning Commissioner

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



Baltimore County

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

October 2, 2003

Mr. & Mrs. Mark Peterson
13902 Baldwin Mill Road
Baldwin, Maryland 21013

Re: Petition for Variance
Case No. 04-069-A
Property: 13902 Baldwin Mill Road

Dear Mr. & Mrs. Peterson:

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

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

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Brenda Lyons & Thomas Dea
13818 Baldwin Mill Road
Baltimore MD 21013
Baldwin
Kim Curreri
17 Patricks Ct.
Parkton, MD 21120

Jeanne Andrews
3511 Stansbury Mill Road
Phoenix, MD 21131

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





Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 13902 Baldwin Mill Rd Baltimore
MD 21013 which is presently zoned RC 2

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) 415A.1A. (BCZR)

TO PERMIT A RECREATIONAL VEHICLE TO BE STORED IN THE
FRONT YARD IN LIEU OF THE REQUIRED REAR OR SIDE YARD.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) I+ is not possible to access the rear of my property or either side of my home. The North side has a walkway and the property is only 10 Feet from the house. The South side is 28 Feet from the property line, however it is a sloping Grade, Also between house + south property line is my well surrounded by mature trees and a lamp post.

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. 04-069-A

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 D. THOMPSON Date 8/13/03

Exhibit A

BEGINNING FOR THE SAME at a stone heretofore planted on the southwest side of Baldwin Mill Road at the beginning of the tract of land conveyed by Medora J. Burton and husband to Francis Dilworth and wife by deed dated January 23, 1917 and recorded among the Land Records of Baltimore County in Liber WPC No. 475, folio 311, etc., running thence as now surveyed on the first line in said deed north 77 degrees 57 minutes east 20.00 feet to the center of said road; thence binding in the center thereof and on a part of the second line in said deed south 20 degrees 49 minutes east 120.11 feet; thence leaving the road and running for a line of division now made parallel with the land line in the aforesaid deed south 77 degrees 57 minutes west (passing over a pipe at the end of 20.77 feet) in all a distance of 494.21 feet to a pipe and to intersect the south 22 degrees 15 minutes east 682.00 foot line of the land conveyed by Elmer Dilworth to Arthur Conklin and wife by deed dated October 1, 1938 and recorded among the Land Records aforesaid in Liber CWB Jr., 1036, folio 412, etc. at the distance of 120.66 feet from the beginning of said line; thence reversely on a part of said line north 22 degrees 22 minutes west 120.66 feet (previously incorrectly referred to as South 22 degrees 22 minutes West 120.66 feet) to a pipe planted in the last line in the first herein mentioned deed; thence binding on a part of said last line north 77 degrees 57 minutes east 477.52 feet to the place of beginning. Containing 1.35 acres, or less.

The improvements thereon being known as 13902 Baldwin Mill Road, Balwin, MD 21013.

Election District 11
Coun District 3

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 27428

DATE 8/13/03 ACCOUNT 0010066150
AMOUNT \$ 65.00

RECEIVED FROM: MARK PETERSON

FOR: Item # 069 04-069-A

13902. BALDWIN MILL RD. BY D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
8/13/2003	8/13/2003	11:00:47	4
REG 4506	WALKIN	KMCH	KXH
>> RECEIPT # 184406			8/13/2003 OFLN
Dept 5 528 ZONING VERIFICATION			
CR NO. 027428			
Receipt Tot		\$65.00	
65.00		CK	.00 CA
Baltimore County, Maryland			

CASHIER'S VALIDATION

ACCOUNT NO.

PHONE NUMBER

LEGAL ADVERTISING



CHAR74179

4108174179

PLEASE FORWARD PAYMENT TO:

10750 Little Patuxent Parkway
Columbia, MD 21044

Advertising 410-337-2425 (Ext. 3418) or (Ext. 3425)

Billing 410-730-3990 (Ext. 1217)

TIN/EIN 52-2064223

INVOICE NO. **C626858**

- Columbia Flier
- Howard County Times
- Laurel Leader
- Soundoff!
- Arbutus Times
- Catonsville Times
- Owings Mills Times
- Towson Times
- Northeast Booster
- Northeast Reporter
- Baltimore Messenger
- Jeffersonian
- North County News

MARK PETERSON

13902 BALDWIN MILL ROAD
BALDWIN MD 21013

04-069-A 13902 Baldwin Mill R

INVOICE DATE

9/17/2003

PAYMENT DUE UPON RECEIPT OF INVOICE

DATE		DESCRIPTION	LINES	TIMES	AGATE LINES	RATE	AMOUNT
START	STOP						
9/16/2003	9/16/2003	NOTICE OF ZONING HEARING The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a p	69	1	69		69.00
SKIP INSERTIONS							
PUBLICATIONS ▶						ADJUSTMENTS	
P.O. NO. JT 9/726						PROOF CHANGES	
						PREPAID AMOUNT	
						TOTAL AMOUNT DUE	69.00

This invoice has been printed with environmentally safe ink.

**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: #04-069-A
13902 Baldwin Mill Road
S/west side of Baldwin Mill Road, 1,350 feet south of Sweet Air Road
11th Election District
3rd Councilmanic District
Legal Owner(s): Mark and Alicia Peterson

Variance: to permit a recreational vehicle to be stored in the front yard in lieu of the required rear or side yard.

Hearing: Wednesday, October 1, 2003 at 9:00 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/9/726 Se16 C626858

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 7/16/, 2003.

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

J. Wilkinson

LEGAL ADVERTISING

13902 BALOWIN MILL RD
POSTED 9/16/03
Graham 9/16/03

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

Please forward billing to:

Mr. and Mrs. Mark Peterson
13902 Baldwin Mill Road
Baldwin, MD 21013

410-817-4179

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 04-069-A

13902 Baldwin Mill Road

S/west side of Baldwin Mill Road, 1, 350 feet south of Sweet Air Road

11th Election District – 3rd Councilmanic District

Legal Owners: Mark and Alicia Peterson

Variance to permit a recreational vehicle to be stored in the front yard in lieu of the required rear or side yard.

Hearings: Wednesday, October 1, 2003, at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



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 27, 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: 04-069-A

13902 Baldwin Mill Road

S/west side of Baldwin Mill Road, 1, 350 feet south of Sweet Air Road

11th Election District – 3rd Councilmanic District

Legal Owners: Mark and Alicia Peterson

Variance to permit a recreational vehicle to be stored in the front yard in lieu of the required rear or side yard.

Hearings: Monday, October 1, 2003, at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

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

Timothy Kotroco
Director

TK:klm

C: Mark and Alicia Peterson, 13902 Baldwin Mill Road, Baldwin 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 16, 2003.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

September 3, 2003

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 04-069-A

13902 Baldwin Mill Road

S/west side of Baldwin Mill Road, 1, 350 feet south of Sweet Air Road

11th Election District – 3rd Councilmanic District

Legal Owners: Mark and Alicia Peterson

Variance to permit a recreational vehicle to be stored in the front yard in lieu of the required rear or side yard.

Hearings: Wednesday, October 1, 2003, at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

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

Timothy Kotroco
Director

TK:klm

C: Mark and Alicia Peterson, 13902 Baldwin Mill Road, Baldwin 21013

- 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.



**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/neighborhood 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: 04-069-A

Petitioner: PETERSON

Address or Location: 13902 BALDWIN MILL RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. & MRS. MARK PETERSON

Address: 13902 BALDWIN MILL RD.

BALDWIN, MD 21013

Telephone Number: 410-817-4179



Baltimore County
Department of Permits and
Development Management

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

September 29, 2003

Mark Peterson
Alicia Peterson
13902 Baldwin Mill Road
Baldwin, MD 21013

Dear Mr. and Mrs. Peterson:

RE: Case Number: 04-069-A, 13902 Baldwin Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 13, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel



Printed with Soybean Ink
on Recycled Paper

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



**Baltimore County
Fire Department**

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

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

August 26, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: August 26, 2003

Item No.: 069-087

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

DATE: September 25, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For September 2, 2003
Item Nos 069, 070, 071, 072, 073, 074,
075, 077, 080, 081, 082, 085, and 086

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: September 26, 2003

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

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

SUBJECT: Item No.: 04-069-SPH
Legal Owner/Petitioner: Mark Peterson
Property Address: 13902 Baldwin Mill Road
Location Description: S/West Side of Baldwin Mill Road

VIOLATION INFORMATION: **Case No.: 03-2962**

Please be advised that the aforementioned petition is the subject of an active violation case.

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:

Standard Assessment Inquiry
Code Enforcement Report
Baltimore County Correction Notice
Baltimore County Hearing Officer Order
Letter from property owner
Baltimore County Code Enforcement Citation

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

RSW/lrs

c: Jeffrey Radcliffe, Code Enforcement

BALTIMORE COUNTY, MARYLAND

Interoffice Memorandum

DATE: September 26, 2003

TO: Zoning Commissioner and File

FROM: Donna Thompson, Planner II, Zoning Review

SUBJECT: Petition for Variance, Item 69,
Case No. 04-069-A
13902 Baldwin Mill Road

This office was in receipt of a letter from the neighbor of the petitioner, Thomas Dea and Brenda Lyons requesting a postponement for the above referenced case. The letter is dated September 24, 2003 and received by this office on September 25, 2003. The hearing is scheduled for October 1, 2003. I have spoken with the Lawrence Schmidt, Zoning Commissioner as well as James Thompson, Code Enforcement Supervisor and Jeff Radcliffe, Code Enforcement Inspector regarding the timeframe and reason for this postponement. Was advised by Mr. Schmidt that since the sign has already been posted and this case advertised that Mr. Dea and Ms. Lyons will have to be present on October 1, 2003 to request a postponement. I suggested to both of them that if they could not attend that they could send a notarized letter to the Zoning Commissioner explaining their objection to this variance request. The petitioner for this case has objected to this postponement request due to prescheduled approval for time off work to attend.

DT

Jack
10/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 2, 2003

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

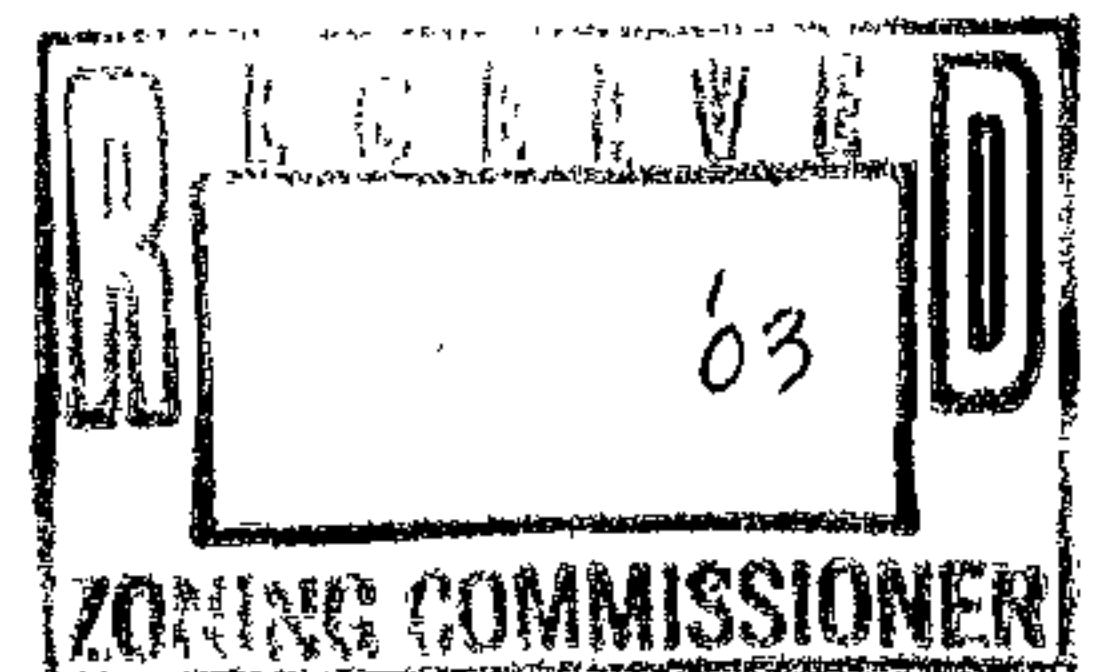
SUBJECT: Zoning Advisory Petition(s): Case 04-069, 04-078, and 04-086

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 L. Lohman

AFK/LL:MAC



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



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

Date: 8.26.03

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

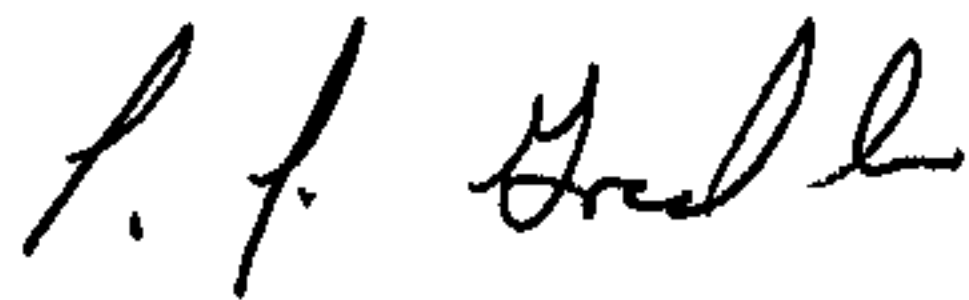
RE: Baltimore County
Item No. 069 DT

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,


for 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

RE: PETITION FOR VARIANCE * BEFORE THE
13902 Baldwin Mill Road; SW/side Baldwin *
Mill Rd, 1,350' S of Sweet Air Road * ZONING COMMISSIONER
11th Election & 3rd Councilmanic Districts *
Legal Owner(s): Mark & Alicia Peterson * FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 04-069-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 29th day of August, 2003, a copy of the foregoing Entry of Appearance was mailed to, Mark & Alicia Peterson, 13902 Baldwin Mill Road, Baldwin, MD 21013, Petitioner(s).

RECEIVED

AUG 29 2003

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Date: August 9, 2003

To: Director of Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

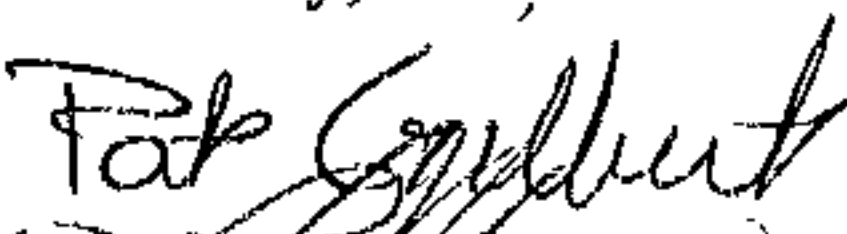
From: Leonard & Pat Gilbert
13906 Baldwin Mill Road
Baldwin, MD 21013
Phone: 410-592-7815

Re: Storage of Recreational Vehicle on 13902 Baldwin Mill Road

This letter is written to register our support for the present location of the recreational vehicle parked on the front parking pad of 13902 Baldwin Mill Road. We understand that the Peterson's are unable to safely park their RV anywhere else on their property.

If there are any questions, please contact us at the above address.

Sincerely,



Leonard Gilbert
Pat Gilbert

Correspondence

Civil Citation No. 03-2962
13902 Baldwin Mill Rd.

Mark Peterson
Alicia Peterson
Respondents

Stanley J. Schapiro
Code Enforcement Hearing Officer
Baltimore County, Maryland
Dept. of Permits and Development
Towson, Maryland 21204

Dear Mr. Schapiro,

Today, Sept 24, 2003 I received a letter from your office regarding Findings of Facts and Conclusions of Law, Final order of the Code Enforcement Hearing Officer.

In the letter, it states that the Respondents failed to appear on Sept 16th for a hearing. I did not know I was to appear. I visited the code enforcement office and I was told to apply for a variance, and a time and date would be arranged and be informed by mail. I informed myself the best I could of the procedure and attempted to follow accordingly. I believed I was complying properly with what I was told of the procedure.

I hope this did not cause any inconvenience. Please contact me if I you need more information. Thank you.

Sincerely,
Mark Peterson
Ph: 410-817-4179
Fax: 410-817-4402



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

December 19, 2006

Mark Peterson
Alicia Peterson
13902 Baldwin Mill Road
Baldwin, Maryland 21013-9707

Re: Recreational Vehicle Storage
Case Number 04-069A

Dear Mr. and Mrs. Peterson:

It has been brought to the attention of the Bureau of Code Inspections and Enforcement that on November 29 and 30, 2006, your recreational vehicle was not parked per restriction number one as indicated on Petitioner's Exhibit Number One. For your information enclosed is a copy of the above referenced variance case.

The hope of this office is that this was an isolated occurrence. If this continues code enforcement will proceed directly with a citation.

If you have any additional questions please contact this office at 410-887-3351.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Thompson".

James Thompson
Supervisor

JHT/lmh



Baltimore County
Department of Permits and
Development Management

Code Enforcement 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. 03-2962	Property No. 1113024280	Zoning: DR.5.5
Name(s): MARK B. PETERSON ALICIA PETERSON		
Address: 13902 BALDWIN MILL RD. BALDWIN		
Violation Location: SAME	21013	
Violation Dates: 6/24/03 to 9/16/03		

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

BC 22 101, 102.1, 100V-1A, 415A

**- FAILURE to properly store
RECREATIONAL vehicle on Residential
PROPERTY**

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:

\$ **16,800.00**

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

Date: **9-16-03**

Time: **9AM**

Citation must be served by:

Date: **8-15-03**

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: **Jeff Kadloff**

Date: **7/31/03** Inspector's Signature: **Jeff Kadloff**

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name: _____ Citation/Case No.: _____

Address: _____

Date

Defendant's Signature

AGENCY

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

In the Matter of
Mark B. Peterson
Alicia Peterson
Respondents

Civil Citation No. 03-2962
13902 Baldwin Mill Road

FINDINGS OF FACT AND CONCLUSIONS OF LAW

FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on 16 September 2003, for a hearing on a citation for violations under the Baltimore County Zoning Regulations for maintaining a recreational vehicle in front yard on residential property zoned DR5.5 located at 13902 Baldwin Mill Road.

On 31 July 2003, pursuant to §1-7(d), Baltimore County Code, a code enforcement citation was issued by J Radcliffe, code enforcement inspector. The citation was legally served on the Respondents.

The citation described the violations as follows: Baltimore County Zoning Regulations, §101, 102.1; 1B01.1A; 415A.1A, failure to properly store recreational vehicle on residential property. Not permitted in front yard.

Further, the citation proposed a civil penalty of \$16,800 to be assessed. A code enforcement hearing date was scheduled for 16 September 2003.

The Respondents failed to appear for the hearing.

The inspector advised that the Respondents have filed for a variance of the Zoning Regulation to allow a recreational vehicle to be situated in the front yard of a residentially zoned property. The case 04-069-A is set for hearing on October 1, 2003.

Civil Citation No. 03-2962
13902 Baldwin Mill Rd.

Mark Peterson *
Alicia Peterson
Respondents

Stanley J. Schapiro
Code Enforcement Hearing Officer
Baltimore County, Maryland
Dept. of Permits and Development
Towson, Maryland 21204

Dear Mr. Schapiro,

Today, Sept 24, 2003 I received a letter from your office regarding Findings of Facts and Conclusions of Law, Final order of the Code Enforcement Hearing Officer.

In the letter, it states that the Respondents failed to appear on Sept 16th for a hearing. I did not know I was to appear. I visited the code enforcement office and I was told to apply for a variance, and a time and date would be arranged and be informed by mail. I informed myself the best I could of the procedure and attempted to follow accordingly. I believed I was complying properly with what I was told of the procedure

I hope this did not cause any inconvenience. Please contact me if I you need more information. Thank you.

Sincerely,
Mark Peterson
Ph: 410-817-4179
Fax: 410-817-4402

CODE ENFORCEMENT REPORT

Reopen

DATE: 6/23/03 INTAKE BY: CP CASE #: 03-2962 INSPEC: 3

COMPLAINT **
LOCATION: 13902 Baldwin Mill Rd

ZIP CODE: 21013 DIST: _____

COMPLAINANT
NAME: Aaron PHONE #: (H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: RV Parked on Front Lawn

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

OWNER/TENANT
INFORMATION: _____

TAX ACCOUNT #: 1113 024280 ZONING: _____

INSPECTION:

Reopen

REINSPECTION:

REINSPECTION:

REINSPECTION:

DATE: 06/23/2003

STANDARD ASSESSMENT INQUIRY

TIME: 09:31:27

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
11 13 024280*	11	3-1	04-00	H	NO		01/08/03
PETERSON MARK B				DESC-1.. IMPS1.35 AC			
PETERSON ALICIA				DESC-2.. 2640 NW OF BALDWIN STA			
13902 BALDWIN MILL RD				PREMISE. 13902 BALDWIN MILL RD			
							00000-0000

BALDWIN MD 21013-9707 FORMER OWNER: GLAESER MARK E

----- FCV -----		----- PHASED IN -----				
	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	72,450	72,450		FCV	ASSESS	ASSESS
IMPV:	94,700	103,370	TOTAL..	170,040	170,040	167,150
TOTL:	167,150	175,820	PREF...	0	0	0
PREF:	0	0	CURT...	170,040	170,040	167,150
CURT:	167,150	175,820	EXEMPT.		0	0
DATE:	02/99	08/02				

----	TAXABLE BASIS	----	FM DATE
03/04	ASSESS:	170,040	11/09/02
02/03	ASSESS:	167,150	05/30/02
01/02	ASSESS:	167,140	06/01/01

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

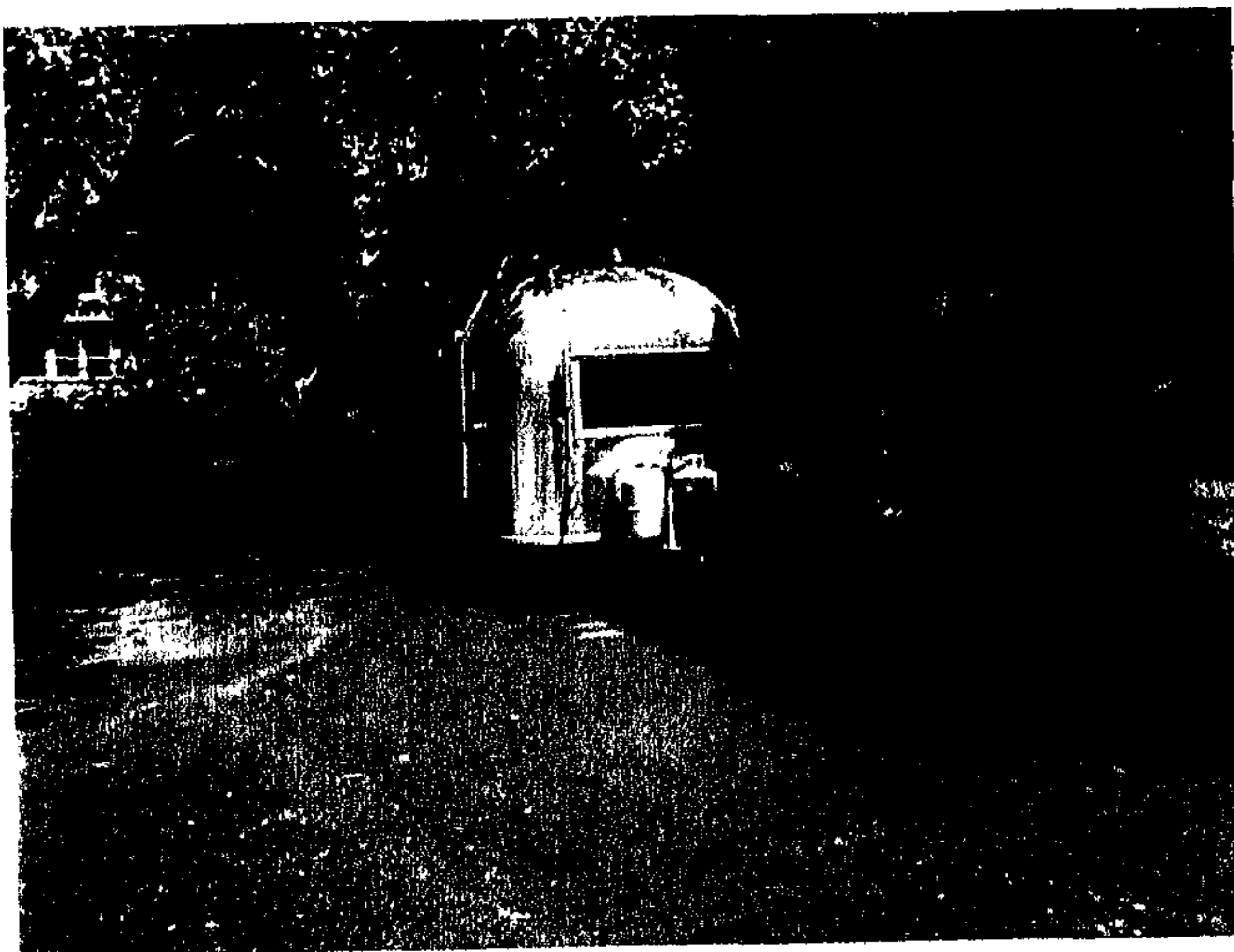
PHOTOGRAPHIC RECORD

Citation/Case No.:

03-2962

Date of Photographs:

6/24/03



I HEREBY CERTIFY that I took the

4

(number of photos)

photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

Ron Tur

Enforcement Officer

Click here for a plain text ADA compliant screen.

	Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search	Go Back View Map New Search
---	---	---

Account Identifier: District - 11 Account Number - 1104035700

Owner Information

Owner Name:	DEA THOMAS LYONS BRENDA	Use:	RESIDENTIAL
Mailing Address:	13818 BALDWIN MILL RD BALDWIN MD 21013-9705	Principal Residence:	YES
		Deed Reference:	1) /17173/ 674 2)

Location & Structure Information

Premises Address	Zoning	Legal Description
13818 BALDWIN MILL RD		4.264 AC 13818 BALDWIN MILL RD 100FT SE SWEET AIR RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
45	7	106						82	Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1937	2,396 SF	4.26 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value As Of 01/01/2003	Phase-In Assessments As Of 07/01/2003	As Of 07/01/2004
Land:	85,820	85,820		
Improvements:	105,830	120,720		
Total:	191,650	206,540	196,613	201,576
Preferential Land:	0	0	0	0

Transfer Information

Seller:	OEHLI ROBERT R	Date:	12/02/2002	Price:	\$360,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/17173/ 674	Deed2:	
Seller:	OEHLI MARIAN D	Date:	02/14/2001	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/14980/ 425	Deed2:	
Seller:	DILWORTH FRANCES E	Date:	11/05/1975	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/ 5581/ 827	Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2003	07/01/2004
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 11 Account Number - 1113024280

Owner Information

Owner Name: PETERSON MARK B
PETERSON ALICIA M, TRUSTEES
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 13902 BALDWIN MILL RD
BALDWIN MD 21013-9707
Deed Reference: 1) /20198/ 82
2)

Location & Structure Information

Premises Address
13902 BALDWIN MILL RD
Legal Description
1.35 AC
13902 BALDWIN MILL RD SW
2640 NW OF BALDWIN STA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
45	2	107						3	

Special Tax Areas
**Town
Ad Valorem
Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1955	1,845 SF	1.35 AC	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	BLOCK

Value Information

	Base Value	Value As Of 01/01/2006	Phase-In Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	72,450	155,250		
Improvements:	103,370	122,300		
Total:	175,820	277,550	209,730	243,640
Preferential Land:	0	0	0	0

Transfer Information

Seller: PETERSON MARK B Type: NOT ARMS-LENGTH	Date: 06/08/2004 Deed1: /20198/ 82	Price: \$0 Deed2:
Seller: GLAESER MARK E Type: IMPROVED ARMS-LENGTH	Date: 05/03/1999 Deed1: /13715/ 472	Price: \$160,000 Deed2:
Seller: MARSIGLIA JOSEPH A, JR Type: IMPROVED ARMS-LENGTH	Date: 05/01/1997 Deed1: /12154/ 452	Price: \$148,000 Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Section 415A
Recreational Vehicles and Boats
[Bill Nos. 29-1974; 54-1993]

415A.1 Contrary provisions of these regulations notwithstanding, one recreational vehicle may be stored on a residential lot as set forth below. Such vehicle, except a truck camper, shall have a current license, may not be lived in, or otherwise occupied, when stored on a lot and shall be mechanically ready to be moved at any time. A recreational boat, whether mounted on a trailer or stored on land with or without the use of supports, is subject to these provisions. A boat less than 16 feet in length is not subject to these provisions, except when such boat is mounted on a trailer. The space occupied by such a recreational vehicle or boat may be counted as a required parking space.

- A. On a lot occupied by a single-family detached or semi-detached dwelling, one such vehicle may be stored 2½ feet from any rear or side lot line; however, when in a side yard it must be situated at least eight feet to the rear of a lateral projection of the front foundation line of the dwelling. Such vehicle may be stored in any garage.
- B. On the lot of any individually owned row or group house, one such vehicle may be stored, provided that it is situated entirely in the rear yard, 2½ feet from the side or rear lot lines.
- C. Such vehicles may be stored on a specially designed parking area of any multifamily rental or condominium unit. Such areas must be screened from adjacent off-site residential uses, as required by the Director of Permits and Development Management.

415A.2 A residentially used or vacant residentially zoned waterfront lot shall have no more than one pier (whether fixed or floating). As of November 15, 1993, the number of boats, not including those smaller than 16 feet, permitted to be stored at a pier, slip, buoy or any other mooring device in the water at such a lot shall be limited in accordance with the following schedule:

Waterside Lot Line	Number of Boats Permitted
0 to 50 feet	4
51 to 100 feet	5
Over 100 feet	6

415A.3 Exceptions.

- A. From November 1 through March 31, out-of-water boat storage on residential waterfront lots is permitted, subject to the setback provisions in Section 415A.1.A or B and in accordance with the following schedule:

Date: August 9, 2003

To: Director of Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

From: Mark & Alicia Peterson
13902 Baldwin Mill Road
Baldwin, MD 21013
Phone: 410-817-4179

Re: Petition for Variance regarding the Storage of Recreational Vehicle on 13902
Baldwin Mill Road.

We are applying for a variance regarding the storage of our recreational vehicle because it is physically impossible to park it anywhere on our property, but on the front parking pad. Our property is not wide enough to allow us to gain access to our back yard and the side yards will not permit any parking. The north side of the house is 10 feet from the property line & the south side is on top of a down sloping grade, 28 feet from the property line with a 10 ft. high lamppost about 10 feet from the right corner of the house.

The front parking pad is nearly surrounded by evergreen trees and shrubs that provide excellent concealment from the road and our neighbors at 13818 Baldwin Mill Road. Our other neighbor, Pat & Leonard Gilbert at 13906 Baldwin Mill Road, have informed us that they do not mind the trailer in it's present location on the front parking pad.

We believe we should qualify for a variance since we physically cannot park it anywhere else on the property & it is out of sight or is not a problem to our neighbors.

Sincerely,



Mark Peterson
Alicia Peterson

~~Back~~
Postponed
by neighbors
9/24/03

To the attention of:

MR. TIMOTHY KOTRUCC

DIRECTOR - PDM

Room 111

111 West Chesapeake Ave.

Towson, MD 21204

the hearing for
This is a written request to have Case Number 04-069-A
for Address 13902 Bolduan Mill Rd. (Mark & Andrea Ferrara)
Bolduan, MD 21013 postponed, until after October 12, 2003

because we will not be able to attend the hearing until after this date.

due to ^{our} work schedule and emergency house problems (due to the hurricane).

We are the direct neighbors to the above address and have ~~a~~ considerable

interest in being able to attend this hearing. Please contact us by

mail if this request is granted. THANK YOU

Thomas Dean / Brenda Lyons
Thomas Dean & Brenda Lyons

13818 Bolduan Mill Rd

Baldwin, MD 21013

03-2962

RECEIVED
SEP 25 2003
03-3327
DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

Pinehurst Landscape Co. Inc.

Landscape Contractors and Nurserymen

4809 Long Green Road
Long Green, Maryland 21092

Phone 410-592-6766

QUOTATION

03926

Page 1 of 1

Case No. 04-069-A

SOLD TO: Mr. Mark Peterson
13902 Baldwin Mill Road
Baldwin, MD 21013

SHIPPED TO: Mr. Mark Peterson
13902 Baldwin Mill Road
Baldwin, MD 21013

(410) 817-4179 *

(410) 817-4179 *

Quote Date	Other	Terms	Salesperson	Job Reference	Ship Via
10/13/03		Net 10	Denise		Fall 2003

Quantity	Item #	Description	Tax	Price	Amount
1	A	Front yard		0.00	0.00
1	Pic N 8	Picea abies - Norway Spruce 8-10'		260.00	260.00
6	Thu	Thuja Green Giant 7'		129.00	774.00
1	P	Planting - Labor Fee On Plant Material of \$1034.00		620.40	620.40
1	F	Fall discount 20% off plant material		(206.80)	(206.80)
1	RT	Acceptance of this proposal constitutes your consent to the following contract terms: One third down, balance in full as items of work are completed. Service charges accrue at 1.5% monthly, 18% annually, on balances not paid in full within 30 days from the date of Invoice. Our company is entitled to claim moneys expended or charges incurred in taking any legal or other action to enforce this agreement or to collect moneys due hereunder, including reasonable attorneys' fees. This proposal may be withdrawn by us if not accepted within 30 days. Licensed by The Home Improvement Commission, License #1294, inquiries may be made to 410-333-6309.		0.00	0.00

Comments

Authorized Signature

Denise Rebetsky, Design/Sales

Acceptance of Proposal

Date 10-19-03

Subtotal	1,447.60
Freight	0.00
0.00% Tax	0.00
TOTAL:	1,447.60

1/3 deposit

482.54 (490.00)

Per
CK #

111
10-28-03

+ 5-4 LEAN CYP.

CASE NAME 13902 Baldwin Mill Rd
CASE NUMBER 04-069-A
DATE 10/1/03

[illegible]

CASE NAME 13902 Baldwin Mill Rd.
CASE NUMBER 04-069-F
DATE 10/1/03

[illegible]

R.C. 2

E39,000

PRIVATE

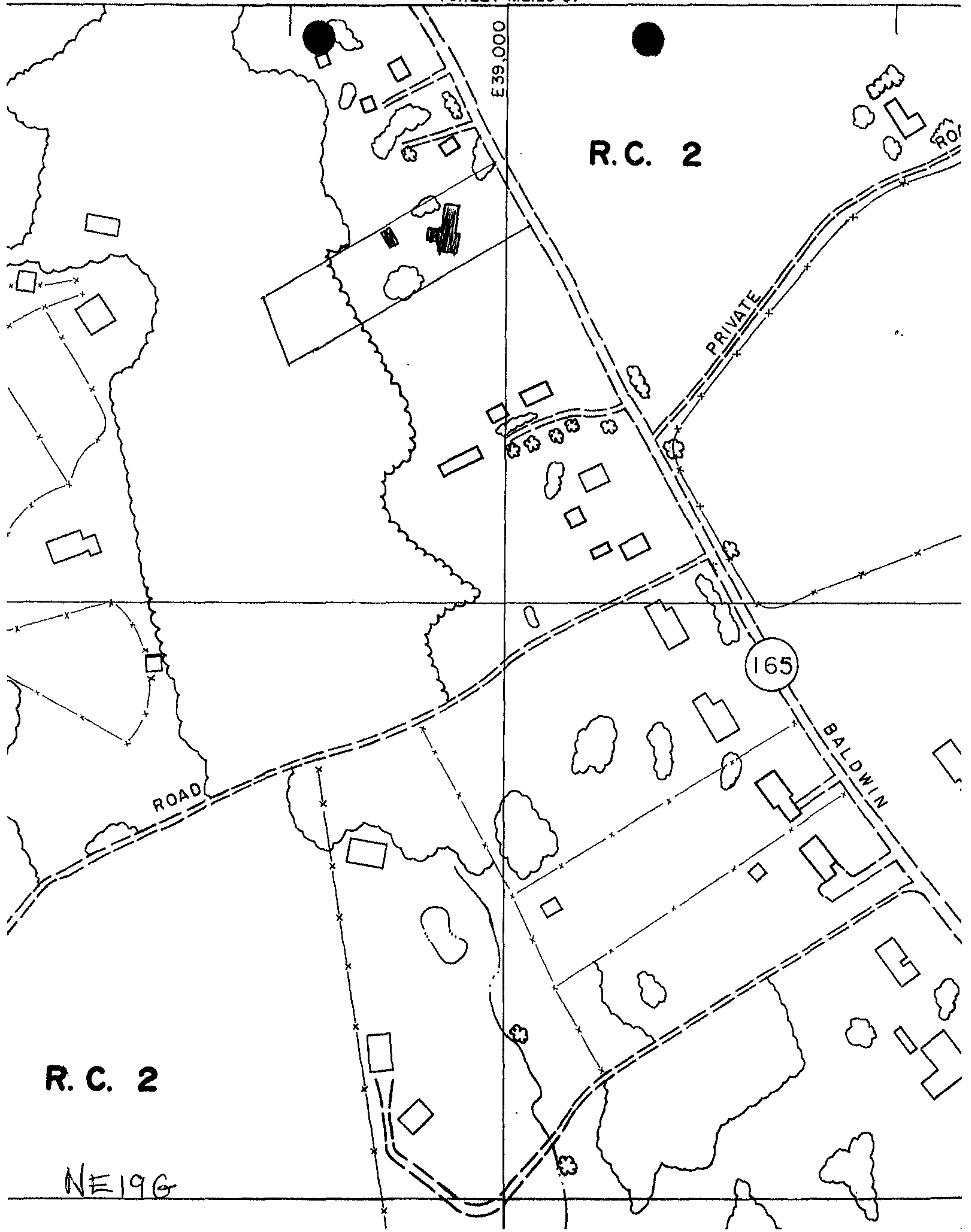
165

BALDWIN

ROAD

R.C. 2

NE196



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

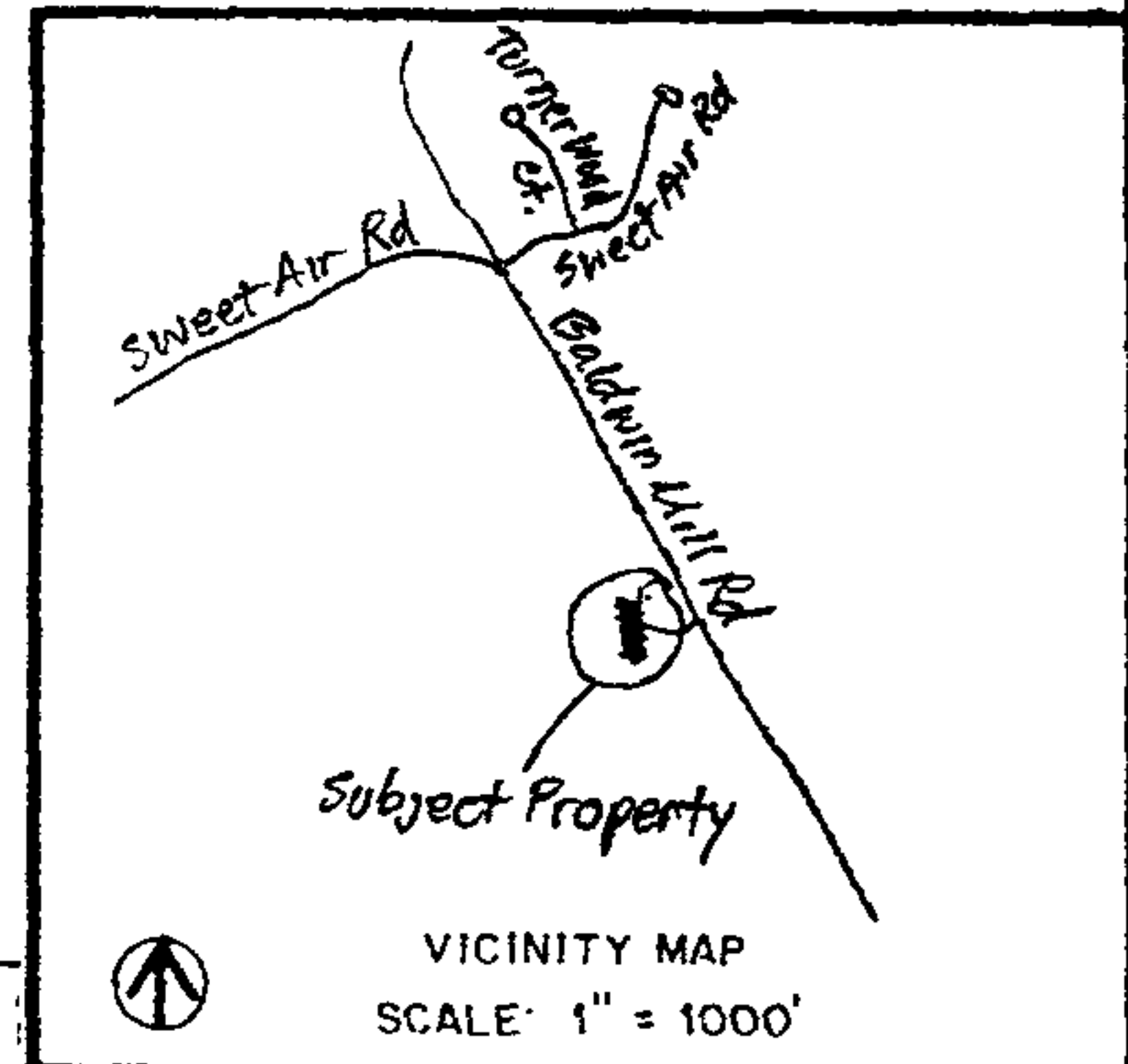
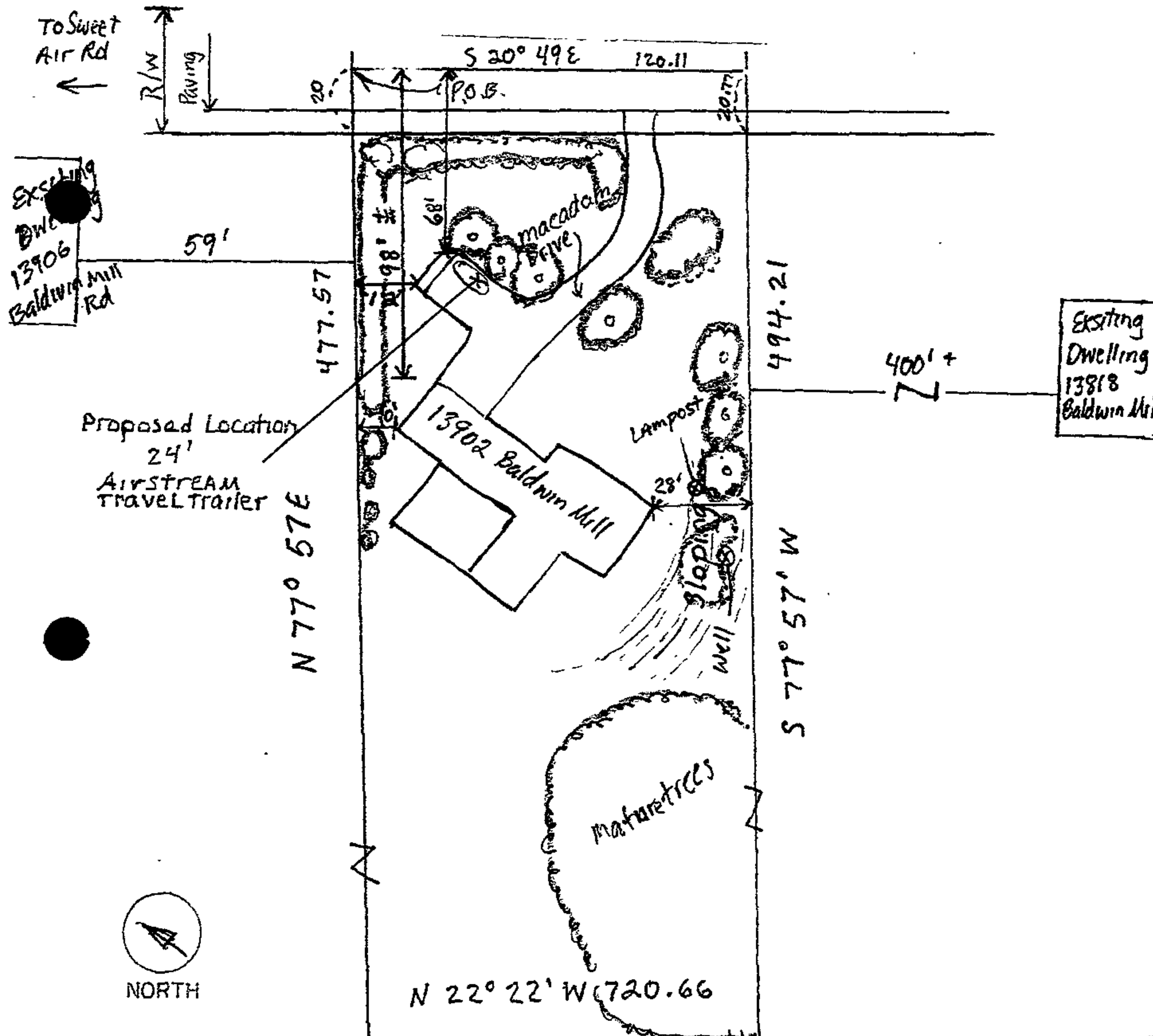
PROPERTY ADDRESS 13902 BALDWIN MILL RD.

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

SUBDIVISION NAME N/A

PLAT BOOK # FOLIO # LOT # SECTION #

OWNER MARK PETERSON + ALICIA PETERSON



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 3

1"=200' SCALE MAP # N2196

ZONING R.C.2

LOT SIZE 1.35

	ACREAGE	SQUARE FEET
	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	<u>NONE</u>	

ZONING OFFICE USE ONLY

REVIEWED BY D. THOMPSON ITEM # 069 CASE # 04-069-A

PREPARED BY Mark Peterson

SCALE OF DRAWING: 1" = 50'



View From Trailer Facing South toward property 13818 Baldwin Mill Rd

2A



View from trailer facing North toward 13906 Baldwin Mill Rd

2B



View of North side of Subject property to the property line
of 13906 Baldwin Mill Rd

2C



Travel Trailer Park on Front Parking Pad

2D



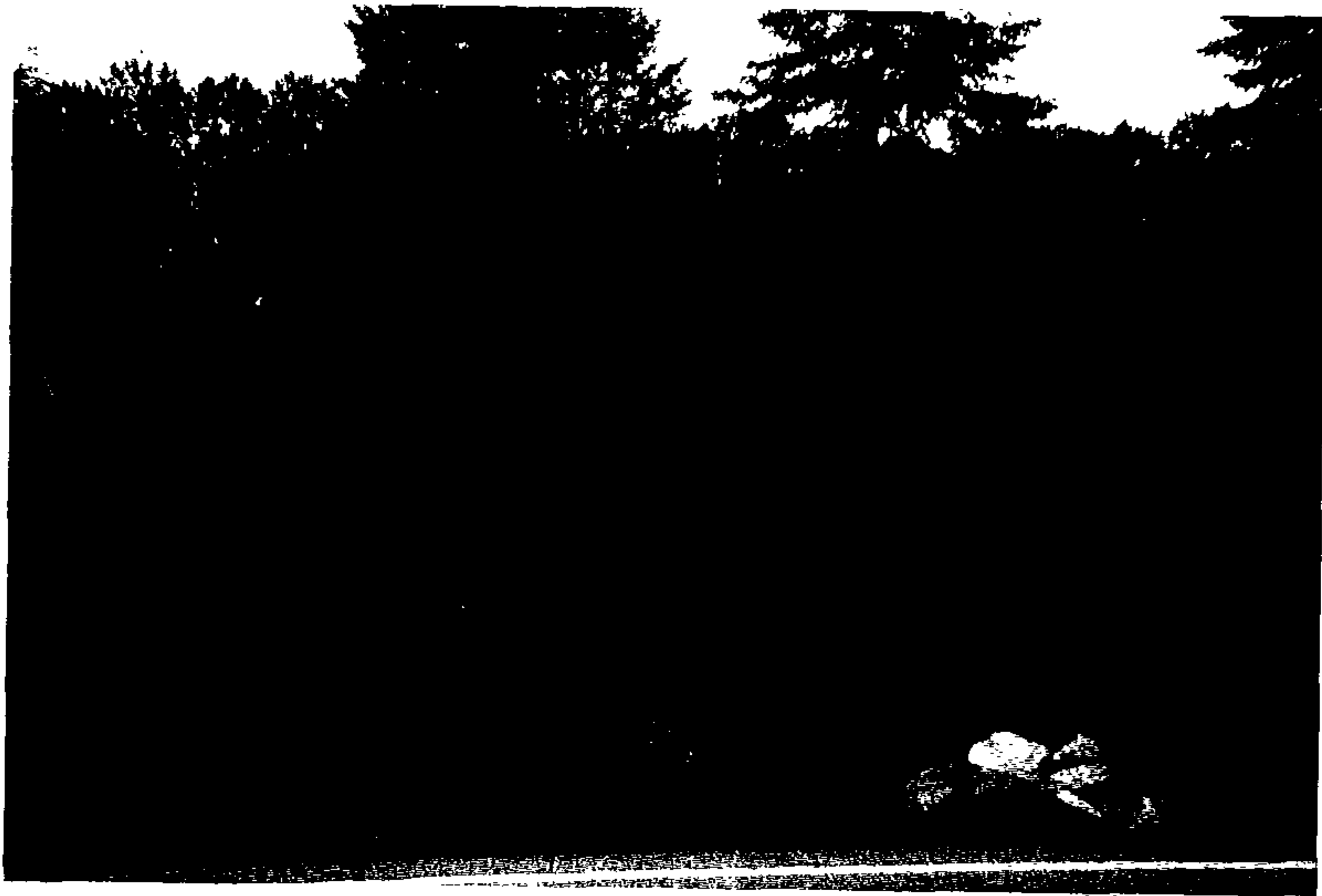
View of Southeast corner of Subject Property, Lampost
Alberta Spruce trees surrounding Well pit and Property
line at Fence of 13818 Baldwin Mill Rd

2E



View From Property line facing South toward 13818 Baldwin Mill Rd
Beyond the trees surrounding trailer

2F



VIEW From Baldwin Mill Rd to Driveway entrance of
Subject property 13902 Baldwin Mill Rd

26


[Home](#) [Help](#)


MAPS

DRIVING
DIRECTIONSROAD TRIP
PLANNER

maps

- Address
- Airport
- ZIP Code
- City
- Area Code
- Lat / Long
- Road Atlas Key
- Saved Maps

What's Nearby

Search for the nearest:

☐ BORDERS*


Search

Clear

Orbitz Travel Deals

- **Hotels:**
[Save up to 70% on Orbitz Savers nationwide. Search Baldwin, MD!](#)
- **Flights:**
[Find low fares to the Baltimore area!](#)
- **Rental Cars:**
[Find special offers on rental prices in the Baltimore area!](#)

ORBITZ

City Guide

- [Baltimore Dining](#)
- [Baltimore News](#)
- [Baltimore Movies](#)
- [Baltimore Entertainment](#)

Yellow Pages

Search **Baldwin** for:

Auto repair

Search

13902 Baldwin Mill Rd
Baldwin, MD
21013-9707, US

Baldwin Offers:

Hotels

Go

CLICKING ON PHOTO WILL: ☒ Zoom In ☐ Re-center

All rights reserved. Use Subject to License/Copyright



[Site Index](#) | [About MapQuest](#) | [Partners](#) | [Help Center](#)
[International Web Sites](#) | [Mobile MapQuest](#) | [Advertise With Us](#) | [Business Solutions](#)

[Privacy Policy & Legal Notices](#)
 © 2003 MapQuest.com, Inc. All rights reserved.

Pet #3