

IN RE: PETITION FOR VARIANCE

S/S of Firethorn Road,
260 ft. E of Kingston Road
15th Election District
6th Councilmanic District
(2224 Firethorn Road)

Deborah Ellinger & Todd Chilcote
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-083-A

*

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

WHEREAS, this matter came before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Deborah and Todd Chilcote. After a public hearing held on the matter (October 2, 2003), the variance request was denied by Order dated October 22, 2003 and a recommendation made that the Petitioner contact the Office of Planning before proceeding further.

WHEREAS, representatives of the Office of Planning and the Petitioners corresponded at length regarding a structure which would meet the Petitioners needs while being compatible with the neighborhood; and

WHEREAS, on November 17, 2003 the Petitioners filed a Motion for Reconsideration which was accepted by this office; and

WHEREAS, in response to correspondence, the Petitioner indicated his plans to dismantle the existing deck and replace it with a new structure in the spring which would not require any variance but would be in full compliance with the Baltimore County Zoning Regulations.

Applicable Law

Appendix G, Rule 4 K

K. Motion for reconsideration. A party may file a motion for reconsideration of an order issued by the Zoning Commissioner. Such a motion must be made in writing, within 30 days of the date of the original order. The motion must state, with specificity, the grounds and

ORDER RECEIVED FOR FILING

Date

2/23/04

by

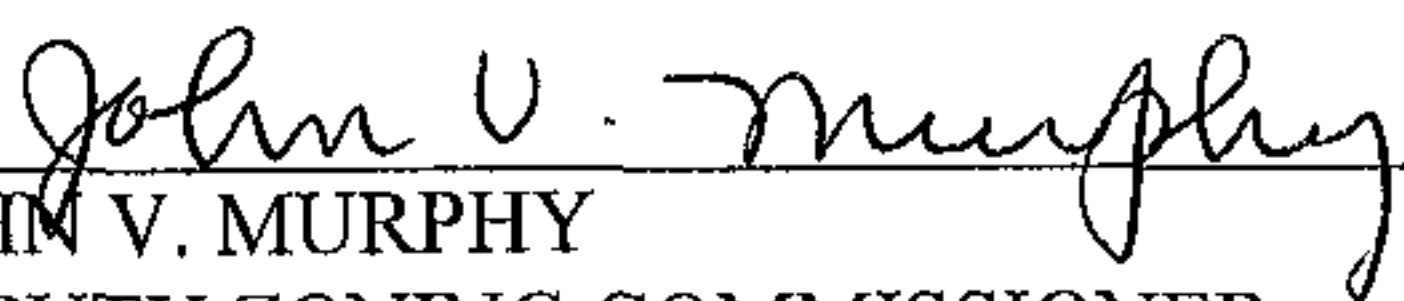
R. Quast

reasons for the request. The filing of a motion for reconsideration shall stay all further proceedings in the matter, including the time limits/deadlines for the filing of an appeal. The Zoning Commissioner shall rule on the motion within 30 days from the date which the motion is accepted for filing. A ruling by the Zoning Commissioner on the motion for reconsideration shall be considered the final decision in accordance with Section 26-209 or 26-132 of the Baltimore County Code. At his discretion, the Zoning Commissioner may convene a hearing to receive testimony and/or argument on the motion. Each party shall be limited to that which is the subject matter of the motion.

Findings of Fact and Conclusions of Law

I find that the Petitioner's request for reconsideration is now moot as he plans to dismantle the existing structure and rebuilt according to the Baltimore County Zoning Regulations.

THEREFORE, IT IS ORDERED, this 23 day of February, 2004, by the Deputy Zoning Commissioner for Baltimore County, that Petitioner's Motion for Reconsideration, be and is hereby DISMISSED AS MOOT.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

Date

2/23/04

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

February 23, 2004

Ms. Deborah Ellinger
Mr. Todd Chilcote
2224 Firethorn Road
Baltimore, Maryland 21220

Re: Petition for Variance
Case No. 04-083-A
Property: 2224 Firethorn Road

Dear Ms. Ellinger & Mr. Chilcote:

Enclosed please find the Order to Dismiss regarding the above-captioned case.

Should you have any questions or require any additional information concerning this matter, please feel free to contact this office at 410-887-3868.

Very truly yours,

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

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure



John V. Murphy
Deputy Zoning Commissioner
Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Todd J. Chilcote
2224 Firethorn Road
Baltimore, MD 21220
410-456-9856 Cell

November 17, 2003

Re: REQUEST FOR RECONSIDERATION

Case No: 04-083-A

Property: 2224 Firethorn Road

Dear Mr. Murphy:

I would like to have this case put in for a request for reconsideration. I have contacted the planning department and I will be meeting with David Pinning the Sixth District Planner. I will be meeting with him at 11:30 am on the 17th of November, 2003.

Very truly yours,



Todd J. Chilcote

Accepted as motion for Reconsideration

Nov 17, 2003.

J. Murphy

1 *10/2/03*
10/22/03
RECEIVED

NOV 17 2003

ZONING COMMISSIONER

IN RE: PETITION FOR VARIANCE

S/S of Firethorn Road,
260 ft. E of Kingston Road
15th Election District
6th Councilmanic District
(2224 Firethorn Road)

Deborah Ellinger & Todd Chilcote
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-083-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Deborah Ellinger and Todd Chilcote. The Petitioners are requesting variance relief for property located at 2224 Firethorn Road in the eastern area of Baltimore County. The variance request is from Sections 504.1 and 1B02.3.B. of the Baltimore County Zoning Regulations (B.C.Z.R.) and V1.C.3 and V1.C.4 of the (B.C.Z.R., 1945), to permit a single-family attached dwelling with addition (carport) to have a rear yard setback of 8 inches and a side yard of 3 inches in lieu of the required 25 ft. and 10 ft. respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The property was posted with Notice of Hearing on September 15, 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

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

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: No comments were made initially by the reviewing agencies. However, the Planning Office filed comments on October 2, 2003 requesting the variance be denied which were then set to the Petitioner for comment. Petitioner's reply was received on October 17, 2003 and is made part of this record. Petitioner has not requested a further hearing in his reply so that the decision in this case will be made on the record.

Code Enforcement Comments

This matter is currently the subject of an active violation case (Case No. 03-6540) in the Division of Code Inspections and Enforcement. A citation for code violation has been issued in this matter due to the fact that construction of the structure was commenced without obtaining the appropriate permits.

It should be noted, for the record, that the fact that a zoning violation is issued is simply ignored in this zoning case. This means that the Petitioner can not use the fact that a structure has been built as a precedence to allow it to continue. Nor does the fact that a structure may be costly to remove or modify come into consideration of the zoning case. The reason for this is that this condition is clearly self-imposed and as such cannot be a basis for the hardship or practical difficulty required by Section 307 of the B.C.Z.R. Conversely, the fact that something

10/20/03
JAG

may have been done which could violate the law is not held against the Petitioner as some sort of an additional punishment. Zoning enforcement is conducted by the Department of Permits and Development Management, which has the authority to impose fines and other penalties for violation of law. This is not the province of this hearing of this Office.

Interested Persons

Appearing at the hearing on behalf of the variance request were Roy Ellinger, Angelo Branciforte and Todd Chilcote, the Petitioner. There were no Protestants or citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of approximately 1,632 sq. ft. and is zoned D.R.10.5. The subject property is improved with a brick town home which is one of many essentially identical town homes in the Hawthorne subdivision of eastern Baltimore County. The Petitioner's lot is 16 feet wide. The applicable zoning regulations require a side yard setback of 10 feet and so it would be impossible to build any structure in his back yard without a variance. In addition, the rear yard setback requirement is 25 feet and his actual yard is only 36 feet long leaving him only 9 feet in which to build a structure without a variance. Clearly some relief is needed. The question is what relief?

Mr. Chilcote testified that he was greatly concerned about the safety of his child and property and so constructed a carport with a security fence around the carport. He explained that his car had been vandalized twice and truck once in the recent past by hooligans. Consequently, he needed a safe place to park his vehicles and motorcycle off the street. He reasoned the carport would also give his child a safe place to play.

Finally, he presented a letter signed by neighbors stating they had no objection to his carport and a series of photographs showing similar carports in the neighborhood.

Findings of fact and conclusions of law

Mr. Chilcote presents a compelling case for variance relief considering the zoning requirements as applied to his lot and his need for a safe place for his child and property. The problem arises when one sees what exactly the relief is that he wants. Essentially, he wants to build out to his property lines. Instead of a rear yard setback of 25 feet he wants 8 inches. Instead of a side yard setback of 10 feet, he wants 3 inches. The impact of this request is best seen in Petitioner's Exhibit 3E. In addition to the security fence, his "carport" has a second floor deck and vertical columns which presumably would support a roof. This enormous structure is essentially the same size as his home. He has used all of his back yard. It clearly is out of all proportion to the neighborhood as pointed out by the Planning Office.

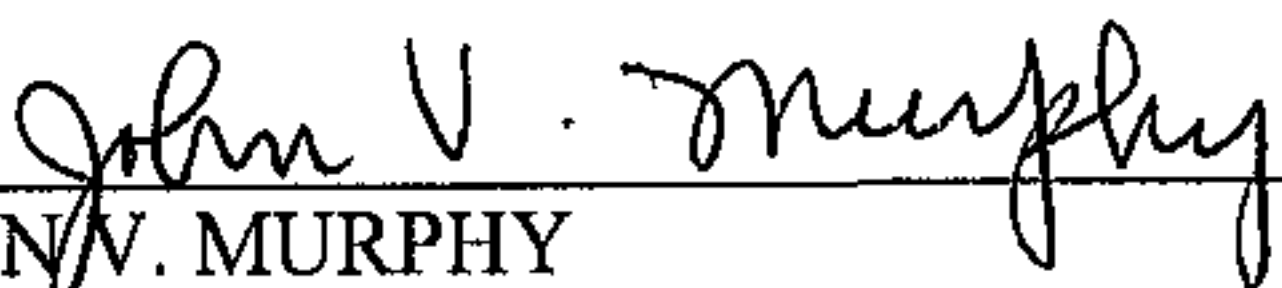
One of the pillars of zoning law is that the request must be the minimum, which can provide relief. If something smaller would do, that is the relief that should be granted. I understand that Mr. Chilcote, out of enthusiasm for his problem, would likely have no idea that he should build to the minimum. I am sure he reasoned that he owned all of his property and therefore could do with it as he would like. I am equally sure that he found that the cost to cover his entire rear yard with building would be only slightly greater than some lesser structure. However intuitive this may be, it clearly violates the rule of zoning variance law that requires minimum relief.

As an illustration of this problem, the photographs of Exhibit No. 3E show an automobile lost in the expanse of the structure. Another photo shows what is proposed as a "carport" roof in fact is an upper deck, which is 15.5 feet wide and 36 feet long. This would be an enormous deck on a home in a subdivision with acres of land for each home but in this town home neighborhood

of 16 foot wide lots it is outrageous. Essentially, he has built over his entire backyard not only once but twice in adding a second story backyard to it.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be denied as presented. He may well have a reason to have zoning relief for some smaller carport without a deck and roof. But a design for this lesser relief was not presented in this case. I have considered granting a variance for a smaller appropriate structure in this Order but I do not know what is feasible structurally and economically for the Petitioner. Consequently, I will simply deny this request as it stands but note that the Petitioner may request me to reconsider this matter within 30 days of the date of this Order should he decide to submit a smaller plan. If he decides to do so he must submit the new plan to the Planning Office for review prior to any reconsideration.

THEREFORE, IT IS ORDERED, this 22 day of October, 2003, by this Deputy Zoning Commissioner, that the Petitioners' request for administrative variance from Sections 504.1 and 1B02.3.B. of the Baltimore County Zoning Regulations (B.C.Z.R.) and V1.C.3 and V1.C.4 of the (B.C.Z.R., 1945), to permit a single-family attached dwelling with addition (carport) to have a rear yard setback of 8 inches and a side yard of 3 inches in lieu of the required 25 ft. and 10 ft. respectively, be and is are hereby DENIED.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

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 6, 2003

Mr. Todd Chilcote
Ms. Deborah Ellinger
2224 Firethorn Road
Baltimore, Maryland 21220

Re: Petition for Variance
Case No. 04-083-A
Property: 2224 Firethorn Road

Dear Mr. Chilcote & Ms. Ellinger:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been denied in accordance with the enclosed Order.

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

Very truly yours,

A handwritten signature in black ink, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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



Possible C B C A



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2224 FIRETHORN RD 21220

which is presently zoned ~~DR~~ 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) 504.1, 1802.3.B, VI.C.3, VI.C.4

(BC212) (BC212'45")
TO PERMIT A SINGLE FAMILY ATTACHED DWELLING WITH ADDITION
(CARPORT) TO HAVE A REARYARD SETBACK OF 8" AND A SIDEYARD
OF 3" IN LIEU OF THE REQUIRED 25' AND 10' RESPECTIVELY

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

TO BE DISCUSSED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Case No.

04-083-A

REV 9/15/98

Legal Owner(s):

TODD CHILCOTE

Name - Type or Print

Signature

DEBORAH ELLINGER

Name - Type or Print

Signature

2224 FIRETHORN RD

Address

BALTIMORE

City

MD
State

21220
Zip Code

ROY ELLINGER

410-808-7956

410-456-9856

Telephone No.

Representative to be Contacted:

TODD CHILCOTE

Name

2224 FIRETHORN RD

Address

BALTIMORE

City

MD
State

21220
Zip Code

410 456 9856

Telephone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

CTM

Date

8/20/03

ZONING DESCRIPTION

ZONING DESCRIPTION FOR : 2224 FIRETHORN ROAD
BALTIMORE, MD 21220

Beginning at a point on the ^{SOUTH}~~north~~ side of Firethorn Road which is sixteen feet wide at the distance of two hundred and fifty six feet ^{EAST}~~west~~ of the centerline of the nearest improved intersecting street Kingston Road which is thirty six feet wide. Being Lot # 13, Block # 15, Section # 5 in the subdivision of Hawthorne as recorded in Baltimore County Plat Book # 19, Folio # 141, containing 1632 square feet/ .037 acres. Also known as 2224 Firethorn Road, Baltimore, MD 21220 and located in the ¹⁵~~2~~nd Election District, 6th Councilmanic District.

#183

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 27431

DATE 8/20/03 ACCOUNT 120010000150

AMOUNT \$ 65.00

RECEIVED FROM: TOLB CHILCOTE

FOR: 04-083-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME IN

8/20/2003 8/20/2003 11:43:28 4

REC 4206 WALKIN KRM KRM

>> RECEIPT # 18428 8/20/2003 OFIN

DEPT 5 529 ZONING VERIFICATION

OR NO. 027481

Receipt Tot \$65.00

65.00 OK .00

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: #04-083-A

2224 Firethorn Road,

Side of Firethorn Road, 260

feet east of Kingston Road

15th Election District

6th Councilmanic District

Legal Owner(s): Todd Chilcote,

Deborah and Roy Ellinger

Variance: to permit a single

family attached dwelling

with addition to have a rear

yard - setback of 8 inches

and a side yard of 3 inches

in lieu of the required 25

feet and 10 feet respec-

tively.

Hearing: Thursday, Octo-

ber 2, 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/9/731 Set16 C626883

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

S. Wilkinson

ADVERTISING

CERTIFICATE OF POSTING

Date: SEPT 18, 2003

RE: Case Number: 04-083-A

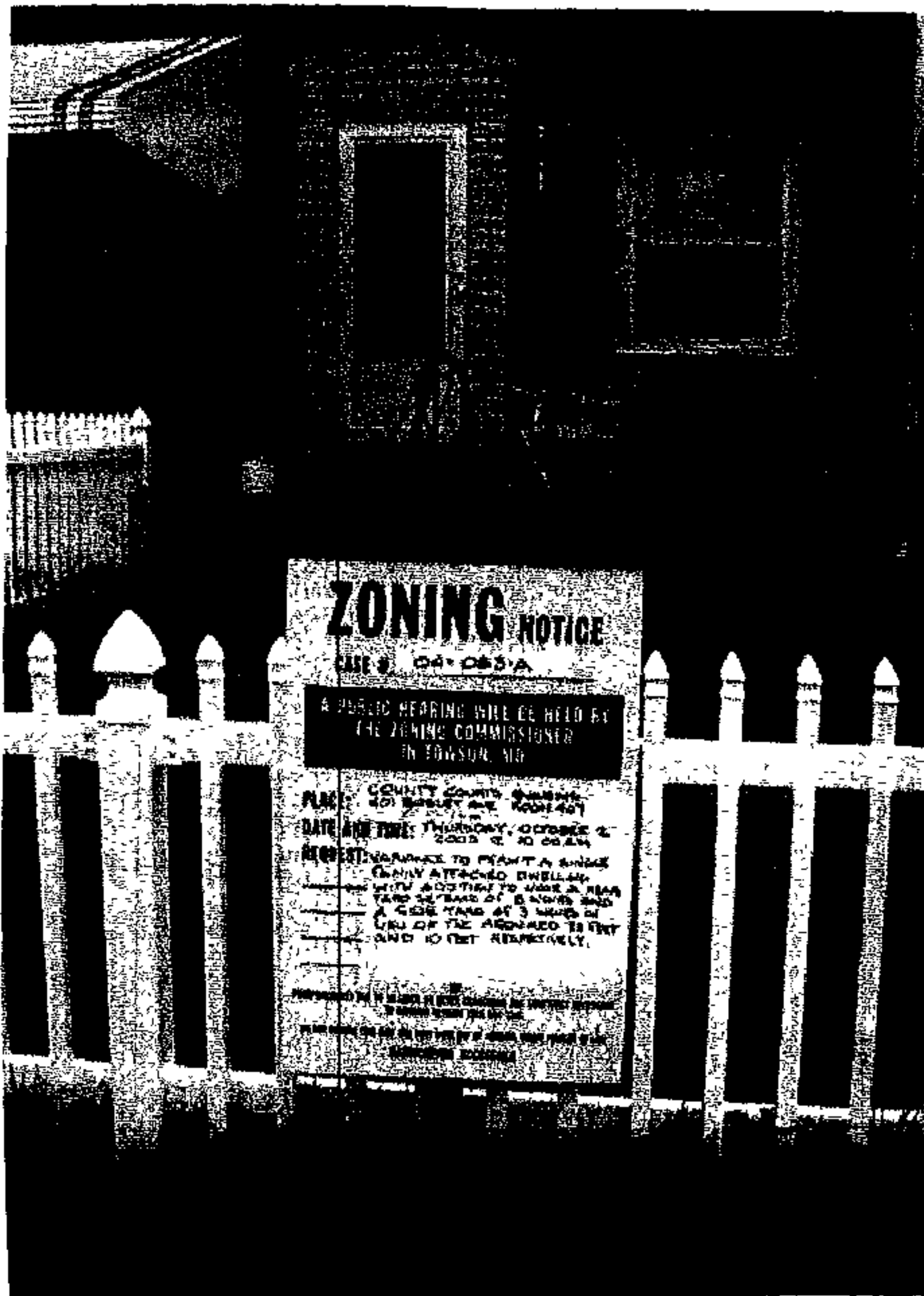
Petitioner Developer: CHILCOTE

Date of Hearing Closing: OCT. 2, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2224 FIRETHORN ROAD

The sign(s) were posted on SEPT. 15, 2003

(Month, Day, Year)



Charles E. Merritt

(Signature of Sign Poster)

Charles E. Merritt
9831 Magledt Road
Baltimore, MD 21234
410-665-5562



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

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

September 2, 2003

NOTICE OF ZONING HEARING

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

CASE NUMBER: 04-083-A

2224 Firethorn Road
S/side of Firethorn Road, 260 feet east of Kingston Road
15th Election District – 6th Councilmanic District
Legal Owner: Todd Chilcote, Deborah and Roy Ellinger

Variance to permit a single family attached dwelling with addition to have a rear yard setback of 8 inches and a side yard of 3 inches in lieu of the required 25 feet and 10 feet respectively.

Hearings: Thursday, October 2, 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: Todd Chilcote, Deborah and Roy Ellinger, 2224 Firethorn Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, SEPTEMBER 17, 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.

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

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

Please forward billing to:
Todd Chilcote
2224 Firethorn Road
Baltimore, MD 21220

410-456-9856

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: 04-083-A

2224 Firethorn Road

S/side of Firethorn Road, 260 feet east of Kingston Road

15th Election District – 6th Councilmanic District

Legal Owner: Todd Chilcote, Deborah and Roy Ellinger

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LAWRENCE E. SCHMIDT

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 04-083-A

Petitioner: TODD J. CHILCOTE

Address or Location: 2224 FIRETHORN RD BALTIMORE MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: TODD J. CHILCOTE

Address: 2224 FIRETHORN RD
BALTIMORE MD 21220

Telephone Number: 410-456-9856 or 410-808-7956



Baltimore County
Department of Permits and
Development Management

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

September 26, 2003

Todd Chilcote
Deborah Ellinger
2224 Firethorn Road
Baltimore, MD 21220

Dear Mr. Chilcote and Ms. Ellinger:

RE: Case Number: 04-083-A, 2224 Firethorn Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 20, 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, appearing to read "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



**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

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. 083 LTM

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 2, 2003

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

SUBJECT: 2224 Firethorn Road

INFORMATION:

Item Number: 04-083

Petitioner: Todd Chilcote

Zoning: DR 10.5

Requested Action: Variance

RECEIVED

OCT - 2 2003

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends the petition's Request be **DENIED**.

This office is of the opinion that the structure is out of scale, and not in keeping with the character of the established neighborhood. Furthermore, the proposed structure has already been built without proper approval and permits, and would set an undesirable precedent should it be allowed to remain. It is therefore the recommendation of this office that the petitioner be required to raze the illegally constructed carport/deck.

Prepared by:



Section Chief:



AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mark Cunningham
Development Review

DATE: September 25, 2003

FROM: David Pinning
Sixth District Planner

SUBJECT: 2224 Firethorn Road

INFORMATION:

Item Number: 04-083

Petitioner: Todd Chilcote

Property Size: .037 Acres

Zoning: DR 10.5

Requested Action: Petition for variance to permit a single family attached dwelling with addition (carport) to have a rearyard setback of 8" and a sideyard setback of 3" in lieu of the required 25' and 10' respectively.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends the petition for variance be denied as the planned structure would not be in keeping with the character of the neighborhood and would set an undesirable precedent. Furthermore, the proposed structure has already been built without proper approval and permits and is out of scale with the character of the neighborhood. It is the recommendation of this office that the petitioner be required to raze the illegally constructed carport/deck.

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 September 2, 2003
Item No. 083

The Bureau of Development Plans Review has reviewed the subject-zoning item.

In conformance with *Federal Flood Insurance* requirements, first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: Lynn Lanham
Office of Planning

DATE: December 8, 2003

FROM: John V. Murphy
Deputy Zoning Commissioner

SUBJECT: Case No. 04-083-A (2224 Firethorn Road)
Petitioners: Deborah Ellinger & Todd Chilcote
Petition for Variance

As you may recall, Mr. Chilcote had almost completed the carport/deck in his rear yard and was cited by Code Enforcement for building without a permit. You will further recall that he requested variances from the Baltimore County Zoning Regulations that essentially filled his back yard with building. The Office of Planning opposed the variance and I denied the requested variances on October 22, 2003.

I noted in my opinion that I considered granting smaller variances, but did not know what would be acceptable or feasible from his or the community's standpoint. Essentially, I invited Mr. Chilcote to file a motion for reconsideration which he did on November 17, 2003.

I hope he has been in touch with you and the area planner to discuss what smaller building might be acceptable to your office. I will hold the record open in this case to allow your office and Mr. Chilcote time to discuss his project.

Let me know how you progress in this regard.

JVM:raj

RE: PETITION FOR VARIANCE * BEFORE THE
2224 Firethorn Road; S/side Firethorn Road, *
260' E Kingston Road * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Todd Chilcote, Deborah & * FOR
Roy Ellinger *
Petitioner(s) * BALTIMORE COUNTY
* 04-083-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 09th day of August, 2003, a copy of the foregoing Entry of Appearance was mailed to, Todd Chilcote, 2224 Firethorn Road, Baltimore, MD, 21220, Petitioner(s).

RECEIVED

AUG 29 2003

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 15, 2003

Mr. Todd Chilcote
2224 Firethorn Road
Baltimore, Maryland 21220

Re: Petition for Variance
Case No. 04-083-A
Property: 2224 Firethorn Road

Dear Mr. Chilcote:

Enclosed please find the ZAC comment referred to in my correspondence to you dated October 6, 2003. The Planning Office recommends that your petition for variance be denied. It would be appreciated if you would review their comments and let me know how you wish to proceed in this matter.

Please respond in writing within 10 days from the date of this letter. If I do not hear from you, I may decide the case on the record before me or you could ask for another hearing to tell me in person your response. In this last situation, I will ask the Planning Office representative to come to the hearing and tell me in person why they oppose the variance.

In the meantime, if you have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj

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



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 6, 2003

Mr. Todd Chilcote
2224 Firethorn Road
Baltimore, Maryland 21220

Re: Petition for Variance
Case No. 04-083-A
Property: 2224 Firethorn Road

Dear Mr. Chilcote:

You will recall that I gave you copies of the Zoning Advisory Committee (ZAC) comments at the hearing held on October 2, 2003. I am not sure why the attached comment was not in the package, but in fairness to you, I wanted to send this to you for your review.

As you can see, the Planning Office recommends that your petition for variance be denied for the reasons stated. You did not have a chance to respond to these comments at the hearing and consequently, I am writing to you now to give you an opportunity to do so.

In the event you have no response, I will simply decide the case on the record before me. In the alternative, you could write to me with your response and I will consider your letter and the attached comment when making my decision. Finally, you could ask for another hearing to tell me in person your response. In this last situation, I will ask the Planning Office representative to come to the hearing also and have them tell me in person why they oppose the variance.

Please let me know how you wish to proceed by sending me an informal written note to that effect. In the meantime, if you have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in dark ink, appearing to read "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj

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

From: David Pinning
To: tjc691@comcast.net
Date: 1/22/2004 9:51:42 AM
Subject: Re: 2224 Firethorn Road Baltimore Maryland 21220

Hey Todd,

I just received your email. I have been out of the office since Friday Jan 16th. I will look it over and get back to you with comments. I will also contact Lou Mayer and apprise him of your plans.

Best,
David

David A. Pinning, RLA
Senior Planner
Baltimore County Office of Planning
401 Bosley Avenue, Suite 406
Towson, MD. 21204
Phone: 410-887-3211
Fax: 410-887-5862
Email: dpinning@co.ba.md.us

>>> <tjc691@comcast.net> 01/19/04 07:20PM >>>

David,

This is Todd Chilcote. I know how busy you have been and all of the meetings you have had. I hope you will receive this e-mail and this will be an easy way to communicate. I am going to dismantle the entire deck in the spring as we discussed. Could you please let Mr Lew Mayer know of our progress and that the deck will be taken down as soon as the weather breaks. I just want my back yard to be complete by the spring and all of the necessary steps taken to be done properly.

The deck will be only 4' off the ground at the house and roughly 5' at the garage or carport. There will be steps going to the downstairs closest to the house and there will be stairs exiting the deck through the carport or garage. I will use the pre-existing posts which are in the ground and are currently supporting the deck now to support these structures. The deck will be 28' long attaching to the garage or carport with the garage structure being 18' long and 15' wide roughly. There will be a door to enter going down the stairs off the deck and a 10' x 7' garage door on the alley. I can make the roof gable or sloped flat. There will be no deck on top. The deck will be mostly 15'6" wide for the most part by 28' long, it will be attached to the house at the door exit height.

Thank you for your precious time and understanding. Please get back to me via e-mail or phone to let me know you have reviewed this message and you can give me a call or e-mail pertaining to these questions and drawings to see if I can begin with the permits I need.

Once Again Thanks A Billion,

Todd J Chilcote
410-456-9856 Cell
410-687-1005 Home

CC: John Murphy

Office of Planning

401 Bosley Avenue, Suite 406
Towson, Maryland 21204
Tel: 410-887-3211 • Fax: 410-887-5862
E-mail: planning@co.ba.md.us



Baltimore County

James T. Smith, Jr., County Executive
Arnold H. Pat Keller, Jr., Director

JAN 14 2004

January 12, 2004

ZONING COMMISSIONER

Mr. Todd Chilcote
2224 Firethorn Road
Baltimore, MD 21220

Re: Zoning Variance – Case Number 04-083

Dear Mr. Chilcote:

You as the petitioner, requested a variance to permit a carport to have a rear yard setback of 8' and a side yard setback of 3' in lieu of the required 25' and 10' respectively. The Office of Planning comments stated that you had constructed the improvements without a permit and that the construction was out of character with the neighborhood. The recommendation was that the structure be razed. The zoning commissioner denied your variance request and recommended that you contact Office of Planning in order to work out an acceptable solution. You and I met in the Office of Planning at which time you provided photographs and letters of support from neighbors. Subsequently, I made another visit to your home and the surrounding neighborhood and now offer these revised recommendations.

The Office of Planning recommends that the petitioner:

- 1) Remove the railing, posts, and pickets from the roof of the carport.
- 2) Remove the stairway access to the roof of the carport and cease using the roof of the carport as a deck.
- 3) Remove the portion of the carport from the 1st post closest to the house to the 2nd post closest to the house (see attached).

If you agree with these recommendations please sign and date this letter below, in the space provided and return to me.

Todd Chilcote

Date



Mr. Todd Chilcote
January 12, 2004
Page 2

If you disagree with this recommendation, please contact the zoning commissioner's office at 410-887-4386 to schedule another hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Pinning". The signature is fluid and cursive, with a large loop at the end.

David A. Pinning
6th District Community Planner

DAP:lsn

Attachment

c: John Murphy, Deputy Zoning Commissioner
Lewis Mayer, Building Inspector, Dept. of Permits & Development Management
Mark Cunningham, Development Review Section, Office of Planning

John V. Murphy
Deputy Zoning Commissioner
Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Todd J. Chilcote
2224 Firethorn Road
Baltimore, MD 21220
410-456-9856 Cell

October 17, 2003

RECEIVED

Re: Petition for Variance
Case No: 04-083-A
Property: 2224 Firethorn Road

OCT 18 2003

Dear Mr. Murphy:

ZONING COMMISSIONER

I am responding to your letter from October 6, 2003 in reference to the Planning Office that the request be denied. The statement stated "the structure is out of scale, and not in keeping with the character of the established neighborhood." , this is not correct. There are a lot of carports of this size in the back of houses along with decks this size. There are even garages in the back of homes around here that take up as much room. The planning commission does not understand that the neighborhood has changed. There are many more cars in families along with people needing to protect there property.

The second part of there statement stated "the proposed structure has already been built without proper approval and permits" this is my fault because I was not supposed to build anything without a permit and I now know that but at the time I was a brand new homeowner and was not sure of the regulations. To be honest I thought that anything that was done by a contractor had to have a permit but anything done by the owner was ok, but that is why we are here today. You also told me you were bias to the permit situation, but I still wanted to answer the statement for you.

The third part of the statement stated "It would set an undesirable precedent should it be allowed to remain" this is not correct. There are a lot of these similar cases throughout the community and the pictures I took are just a few. If you were to go up and down every alley you would see what I am talking about. I believe my situation does not hurt the community in any way. If anything I believe it brings up the value. My neighbors and surrounding neighbors are for the carport and see the benefits it brings such as safety, protection and opens parking spaces from off the street.

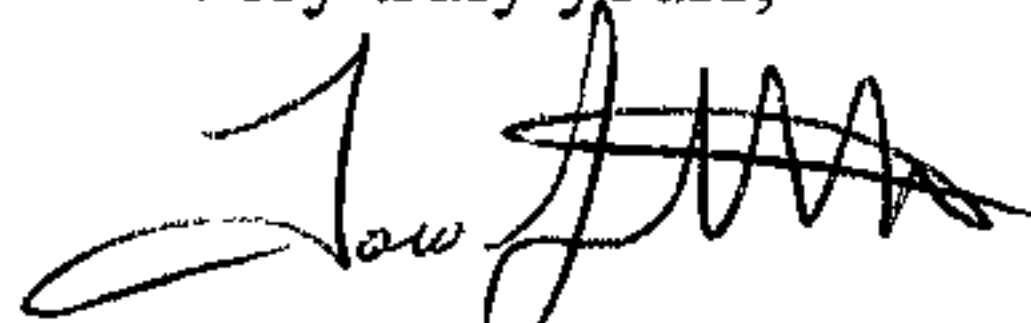
The fourth and final part of the statement stated "It is therefore the recommendation of this office that the petitioner be required to raze the illegally constructed carport/deck". I do not feel there is a problem with the Office of Planning. I would like to show them how the community has these decks, carports and garages filling up their back yards and are not setting an undesirable precedent throughout. We all have to live within our means.

This carport which I have constructed is for the well being of my vehicles and most important the child that lives with me. She is protected, has a safe place to play on the top and my vehicles are parked out of harms way.

Once again this carport does not affect anyone in any way. If anything it will bring up the property value around. There are a lot of similar pictures I handed to you at the hearing, plus the one picture with the flag has the very same thing I have with the carport and deck.

Mr. Murphy thank you for all of your time and effort you have put forth in this case, it is very appreciated.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Todd J. Chilcote', with a stylized, cursive flourish extending to the right.

Todd J. Chilcote

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: September 3, 2003

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

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

SUBJECT: Item No.: 04-083-a
Legal Owner/Petitioner: Todd Chilcote, Roy Jr. & Deborah Ellinger
Contract Purchaser: N/A
Property Address: 2224 Firethorn Rd
Location Description: s/side Firethorn Rd., 260' e/Kingston Rd

VIIOLATION INFORMATION: Case No. 03-6540
Defendants: Todd Chilcote, Roy Jr. & Deborah Ellinger

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
Lewis Mayer	Building Inspections x (3953)

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

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

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

RSW/lm
C: Code Enforcement Officer



Baltimore County
Department of Permits and
Development Management

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

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

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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 03-6540	Property No. 1511890140	Zoning:
------------------------------	----------------------------	---------

Name(s): TODD Chilcote ; Roy ELLINGER,
DEBORAH ELLINGER

Address: 2224 FIRETHORN RD BALT. MD. 21220

Violation Location: 2224 FIRETHORN RD, BALT.

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:
IRC 103.1-109.1 BCC 7-36(b)(2) BCC 7-1
FAILURE TO OBTAIN BUILDING PERMIT FOR
DECK IN REAR YARD - OVER 75% COVERED
FAILURE TO OBTAIN REQUIRED INSPECTION
FAILURE TO PROVIDE CLEARANCE TO OVERHEAD LINES
PER B.G.E. - UNSAFE
OBTAIN BUILDING PERMIT FOR DECK IN REAR
YARD
OBTAIN REQUIRED INSPECTIONS
PROVIDE CLEARANCE TO OVERHEAD LINES PER
B.G.E. - DECK NOT TO BE USED UNLESS CLEARANCE

\$1000.00 FINE FOR BUILDING w/o PERMIT

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

On or Before:	Date Issued: 8/11/03
---------------	-------------------------

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

Print Name

INSPECTOR:

STOP WORK NOTICE

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

Not Later Than: 8/28/03	Date Issued: 8/14/03
----------------------------	-------------------------

INSPECTOR: Lew Mayer / Lew Mayer
DEFENDANT



Baltimore County
Department of Permits and
Development Management

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

Code Enforcement:

410-887-3351

Plumbing Inspection:

410-887-3620

Building Inspection:

410-887-3953

Electrical Inspection:

410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 03-68401	Property No. 1511890140	Zoning:
-------------------------------	----------------------------	---------

Name(s): TODD CHILCOPE, ROY ELLINGER DEBORAH ELLINGER

Address: 2824 FIRETHORN RD BALT, MD, 21220

Violation Location: 2824 FIRETHORN RD, BALT.

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:
IRC 105.1-109.1 BCC 7-36(B)(2) BCC 7-3

FAILURE TO OBTAIN BUILDING PERMIT FOR
DECK IN REAR YARD - OVER 75% COVERED

FAILURE TO OBTAIN REQUIRED INSPECTION

FAILURE TO PROVIDE CLEARANCE TO OVERHEAD LINES
PER B.G.E. - UNSAFE

OBTAIN BUILDING PERMIT FOR DECK IN REAR
YARD

OBTAIN REQUIRED FOOTING INSPECTIONS

PROVIDE CLEARANCE TO OVERHEAD LINES PER
B.G.E. - DECK NOT TO BE USED UNTIL CLEARANCE

\$1000.00 FINE FOR BUILDING W/O PERMIT

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

On or Before:	Date Issued: 8/14/03
---------------	-------------------------

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

Print Name

INSPECTOR:

STOP WORK NOTICE

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

Not Later Than: 8/28/03	Date Issued: 8/14/03
----------------------------	-------------------------

INSPECTOR:

Lew Mayer / Lew Mayer

DEFENDANT

DATE: 08/29/2003

STANDARD ASSESSMENT INQUIRY (1)

TIME: 14:38:32

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 11 890140	15	3-1	04-00	H	NO		08/13/03

CHILCOTE TODD J ELLINGER ROY F,JR DESC-1.. IMPS

ELLINGER DEBORAH L DESC-2.. HAWTHORNE

2224 FIRETHORN RD PREMISE. 02224 FIRETHORN RD

00000-0000

BALTIMORE MD 21220-4809 FORMER OWNER: HELWIG VICKI LYNN

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	18,000	18,000		FCV	ASSESS	ASSESS
IMPV:	45,110	51,370	TOTAL..	65,196	65,196	63,110
TOTL:	63,110	69,370	PREF...	0	0	0
PREF:	0	0	CURT...	65,196	65,196	63,110
CURT:	63,110	69,370	EXEMPT.		0	0
DATE:	07/99	06/02				

--- TAXABLE BASIS --- FM DATE

03/04 ASSESS:	65,196	08/11/03
02/03 ASSESS:	63,110	05/30/02
01/02 ASSESS:	63,110	06/01/01

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

DATE: 08/29/2003

STANDARD ASSESSMENT INQUIRY (2)

TIME: 14:38:45

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 11 890140	15	3-1	04-00	H	NO		08/13/03
LOT....	13	BOOK....	0019	MAP.....	0090	LOT WIDTH.....	16.00
BLOCK..	15	FOLIO...	0141	GRID....	0024	LOT DEPTH.....	102.00
SECTION..	5			PARCEL..	0684	LAND AREA..	1632.000 S
PLAT..						YEAR BUILT.....	00

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

NUMBER..... 259467
 DATE..... 06/17/03
 PURCHASE PRICE..... 92,000
 GROUND RENT..... 0
 DEED REF LIBER..... 18215
 DEED REF FOLIO..... 0492
 CONVEYED IND..... 1
 TOT-PART TRAN IND..... T
 GRANTOR ACCT NO.. 15-11-890140

CRITICAL	NEW CONST	CARD
AREAS CODE	YEAR	NO
		10103

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

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

-----STRUCTURE-----

CODE	SQ. FEET
	1024

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

..

..

DATE: 08/29/2003

STANDARD ASSESSMENT INQUIRY (3)

TIME: 14:38:55

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 11 890140	15	3-1	04-00	H	NO		08/13/03

-----STATE-----

GEO CODE N/A LAND-USE

REC CREATE DATE.. 10/23/92

82 NO R

DELETE CODE..... A

DATE DELETED.....

LAST FM DATE..... 08/11/03

LAST FM TYPE..... C

PREV FM DATE.....

PREV FM TYPE.....

----- COUNTY -----

LAST LOAD DATE... 08/13/03

PRIOR LOAD DATE.. 08/13/03

STATE TAXABLE ASSESS

03/04 ASSESS: 65,196

02/03 ASSESS: 63,110

01/02 ASSESS: 63,110

ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF

CODE ENFORCEMENT REPORT

05

DATE: 8/13/03 INTAKE BY: MSK CASE #: 03-6540 INSPEC: 8/15

COMPLAINT LOCATION: 2224 Firethorn Rd

ZIP CODE: 21220 DIST: 15

COMPLAINANT NAME: ~~ANNOJ~~ PHONE #: (H) 412 (W)

ADDRESS: ZIP CODE:

PROBLEM: Building w/out permits in Rear

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

OWNER/TENANT INFORMATION:

15-11-890140

TAX ACCOUNT #: ~~15-11-890140~~ ZONING:

INSPECTION: 8/14/03 - Visit Site - Observed Deck Covering
06-25070 of Rear Yard w/o Permit - Issued Stop W.O. with
Five Plc 8/27/03 for Mayor

CB

REINSPECTION:

REINSPECTION:

REINSPECTION:

CASE NAME 2224 Firethorn Rd.
CASE NUMBER 04-083-A
DATE 10/2/03

[illegible]

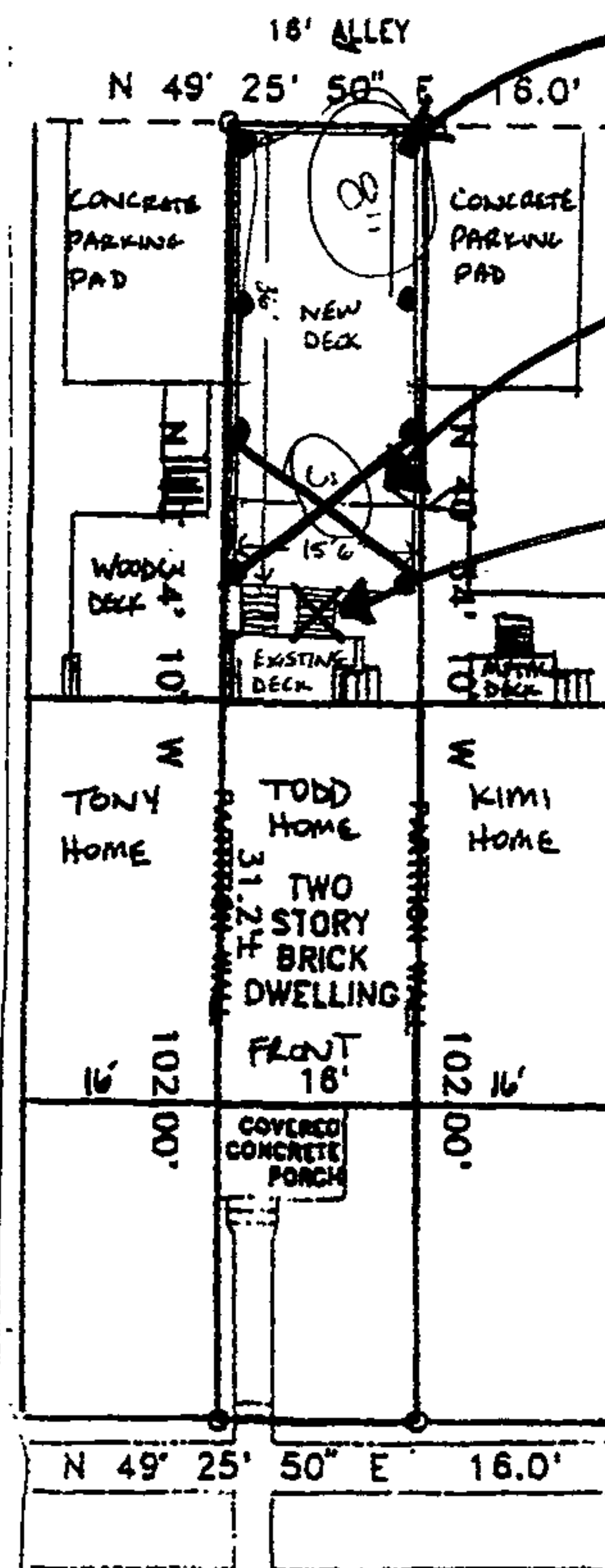
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2224 FIRETHORN RD BALTIMORE MD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME HAWTHORNE 21220

PLAT BOOK # 19 FOLIO # 141 LOT # 13 SECTION # 5

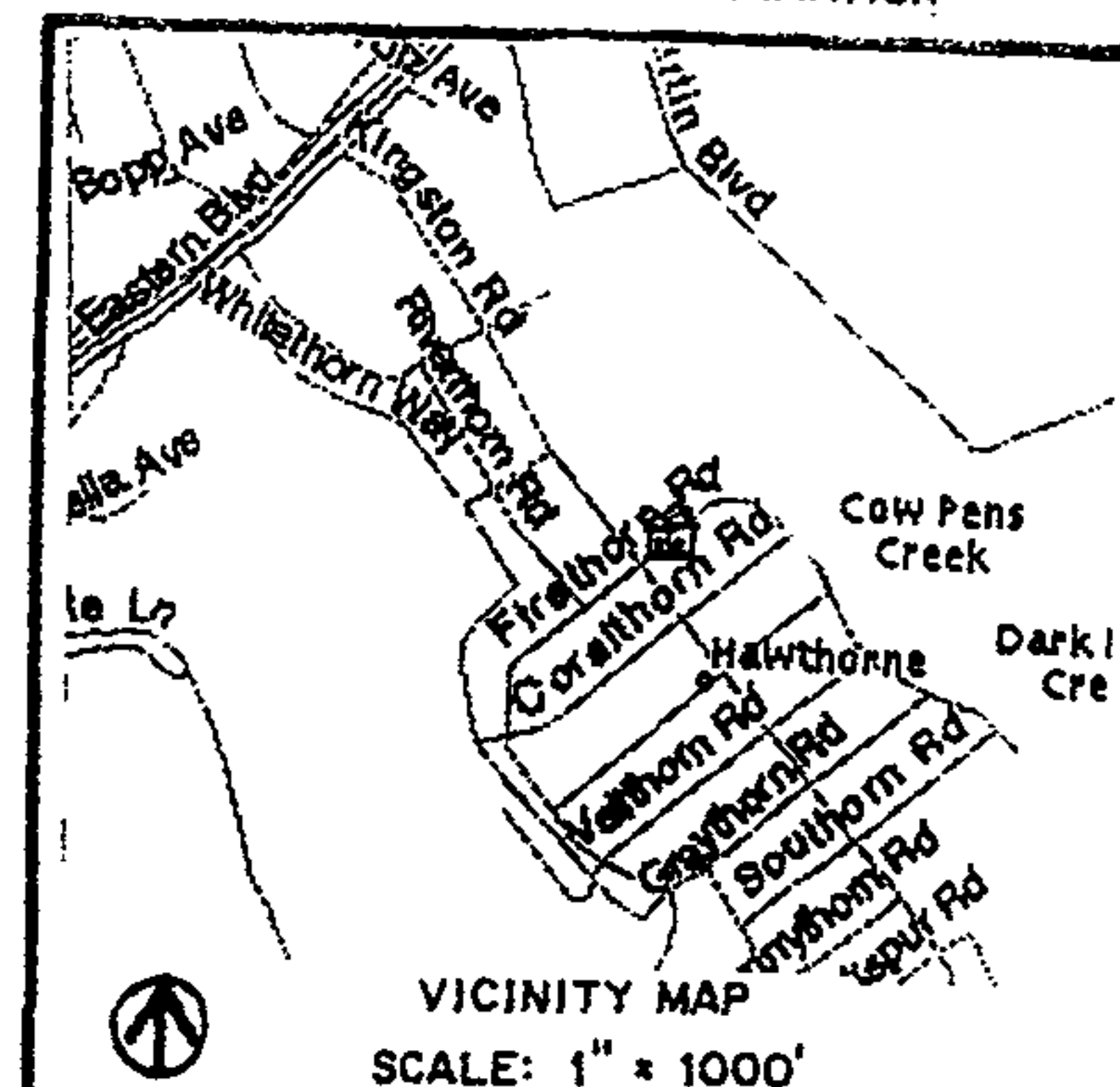
OWNER TODD CHILCOTE DEBORAH ELLINGER ROY ELLINGER



POSTS

PORTION OF CARPORT TO BE REMOVED

STEPS UP TO CARPORT ROOF TO BE REMOVED.



LOCATION INFORMATION

ELECTION DISTRICT 2nd 15

COUNCILMANIC DISTRICT 6th

1" = 200' SCALE MAP # NE 3-I

ZONING ~~RE-20~~ DR 10.5

LOT SIZE .037 1632
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY/BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

CTM 127 1



NORTH

PREPARED BY TODD CHILCOTE

FIRETHORN RD 36' EXISTING PAVING
SCALE OF DRAWING: 1" = 20'

ZONING HEARING

CASE NUMBER: 04-083-A

2224 Firethorn Road

S/side of Firethorn Road, 260 feet east of Kingston Road

15th Election District- 6th Councilmanic District

Legal Owner: Todd Chilcote, Deborah and Roy Ellinger

Variance to permit a single family attached dwelling with addition to have a rear yard setback of 8 inches and a side yard of 3 inches in lieu of the required 25 feet and 10 feet respectively.

Hearings: Thursday, October 2, 2003, at 10:00 am in Room 407, County Courts Building, 401 Bosley Avenue.

As a direct Neighbor of Todd Chilcote. 2224 Firethorn Rd. I do not in any way have a problem with his Zoning Situation noted in this letter.

JOSE' S. BUENO

PRINT

Jose' S. Bueno

SIGN

2226 Firethorn Rd.

ADDRESS

Balto, MD 21220.

R. EIDUL - KAMALUDIN | 2222 FIRETHORN RD

PRINT

ADDRESS

R. Eidul Kamaludin

SIGN

BALTO MD 21220

As a surrounding Neighbor of Todd Chilcote 2224 Firethorn Rd. I do not in any way have a problem with his Zoning Situation noted in this letter.

Ref #2

ARTHUR H. ROBERTSON
PRINT

Arthur H. Robertson
SIGNATURE

2230 Firethorn Rd,
ADDRESS

BALTO. MD. 21220

ANGELO BRANCIFORTE
PRINT

Angelo Branciforte
SIGNATURE

2232 Firethorn Rd 21220
ADDRESS

BALTO. MD 21220

JAMES L. BUETHNER
PRINT

James L. Buethner
SIGNATURE

2220 Firethorn Rd
ADDRESS

Baltimore MD, 21220

CHARLES PLUMLEY
PRINT

Charles Plumley
SIGNATURE

2227 CORALHORN RD
ADDRESS

Middle River, MD 21220

EMMETT MCCARDELL
PRINT

Emmett McCardell
SIGNATURE

2223 CORALHORN RD
ADDRESS

BALTIMORE MD 21220

BRUCE HANSEN
PRINT

Bruce Hansen
SIGNATURE

2228 Lurehorn Rd
ADDRESS

BALTO MD 21220

PRINT

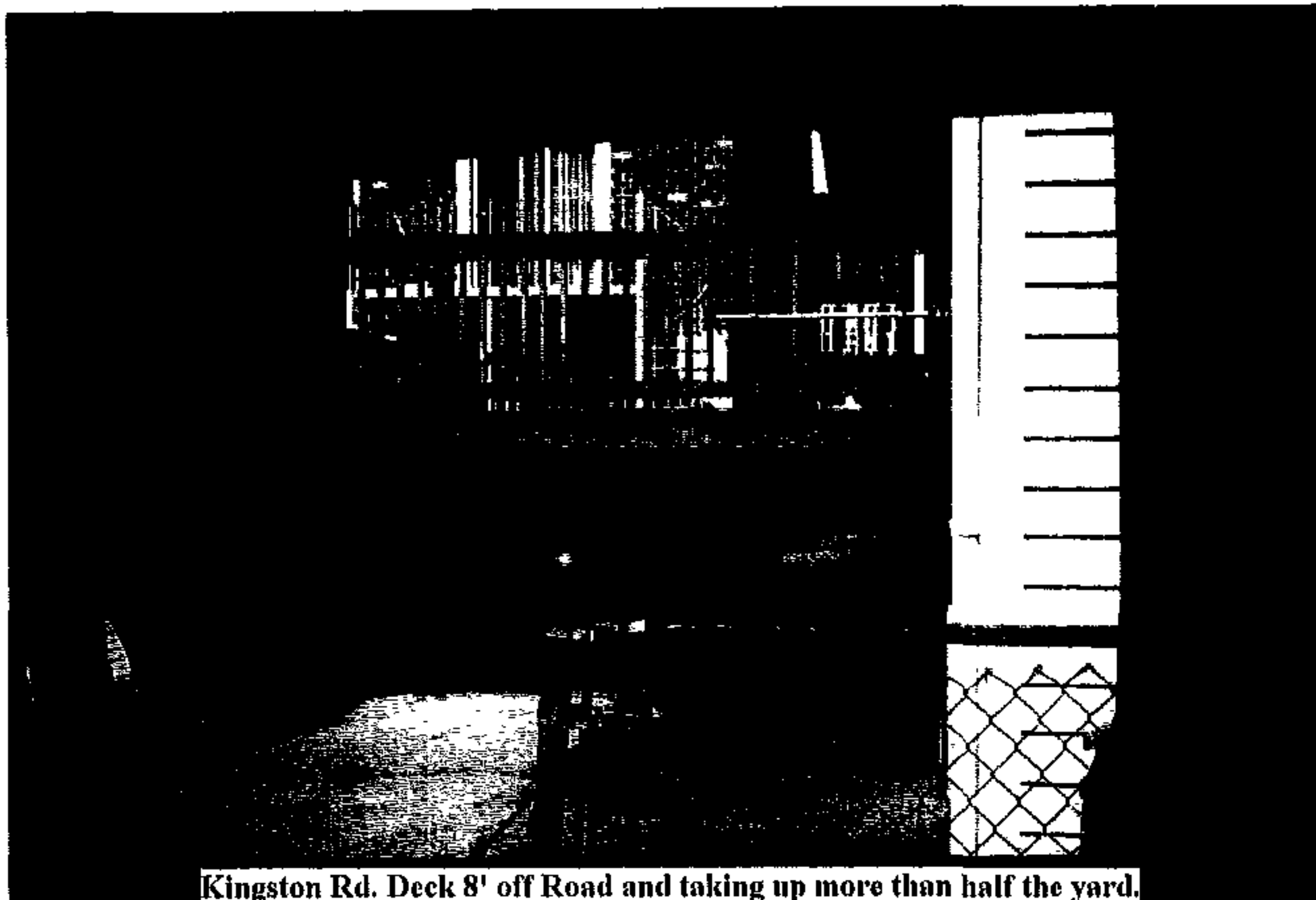
SIGNATURE

PRINT

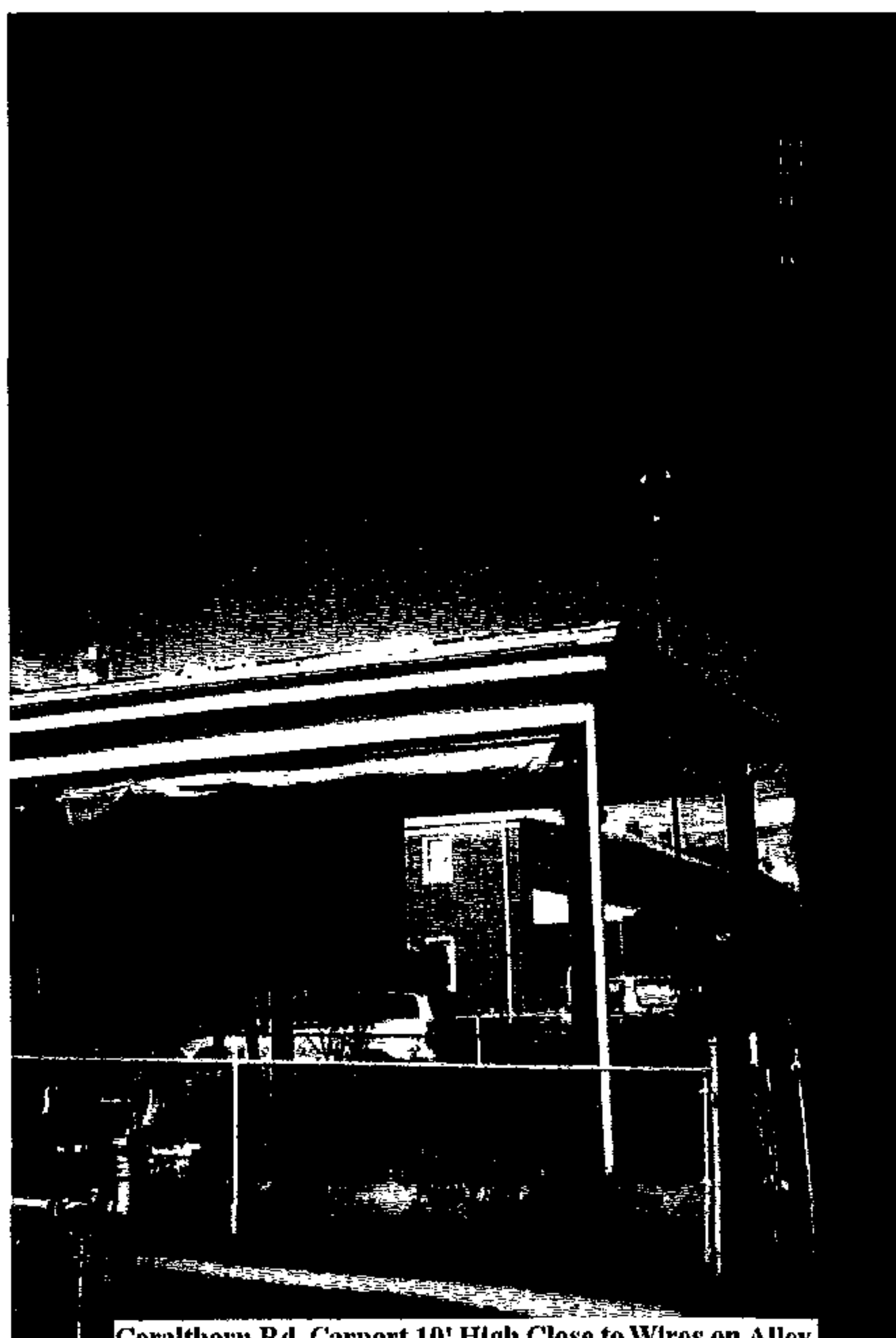
SIGNATURE

ADDRESS

ADDRESS

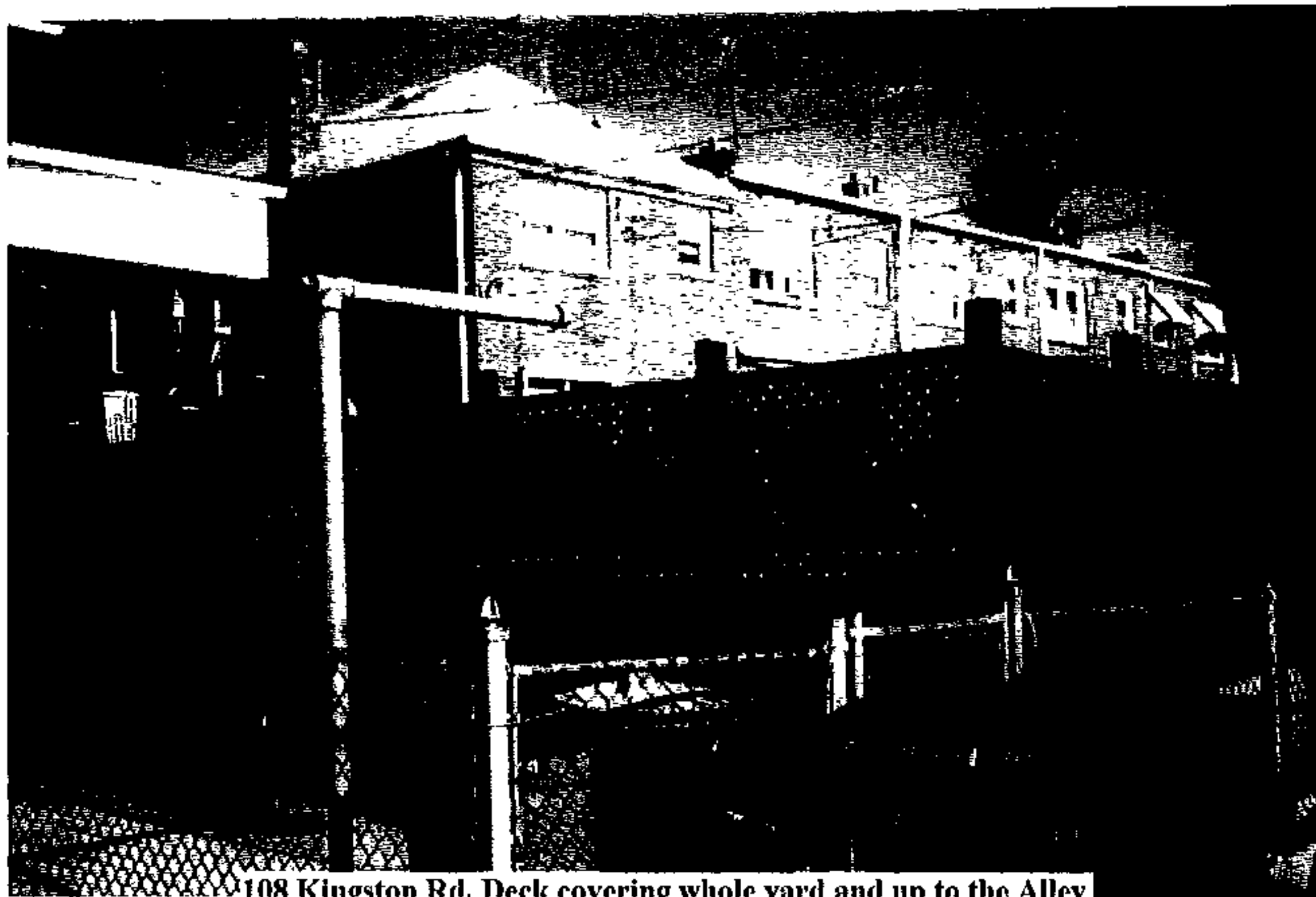


Kingston Rd. Deck 8' off Road and taking up more than half the yard.

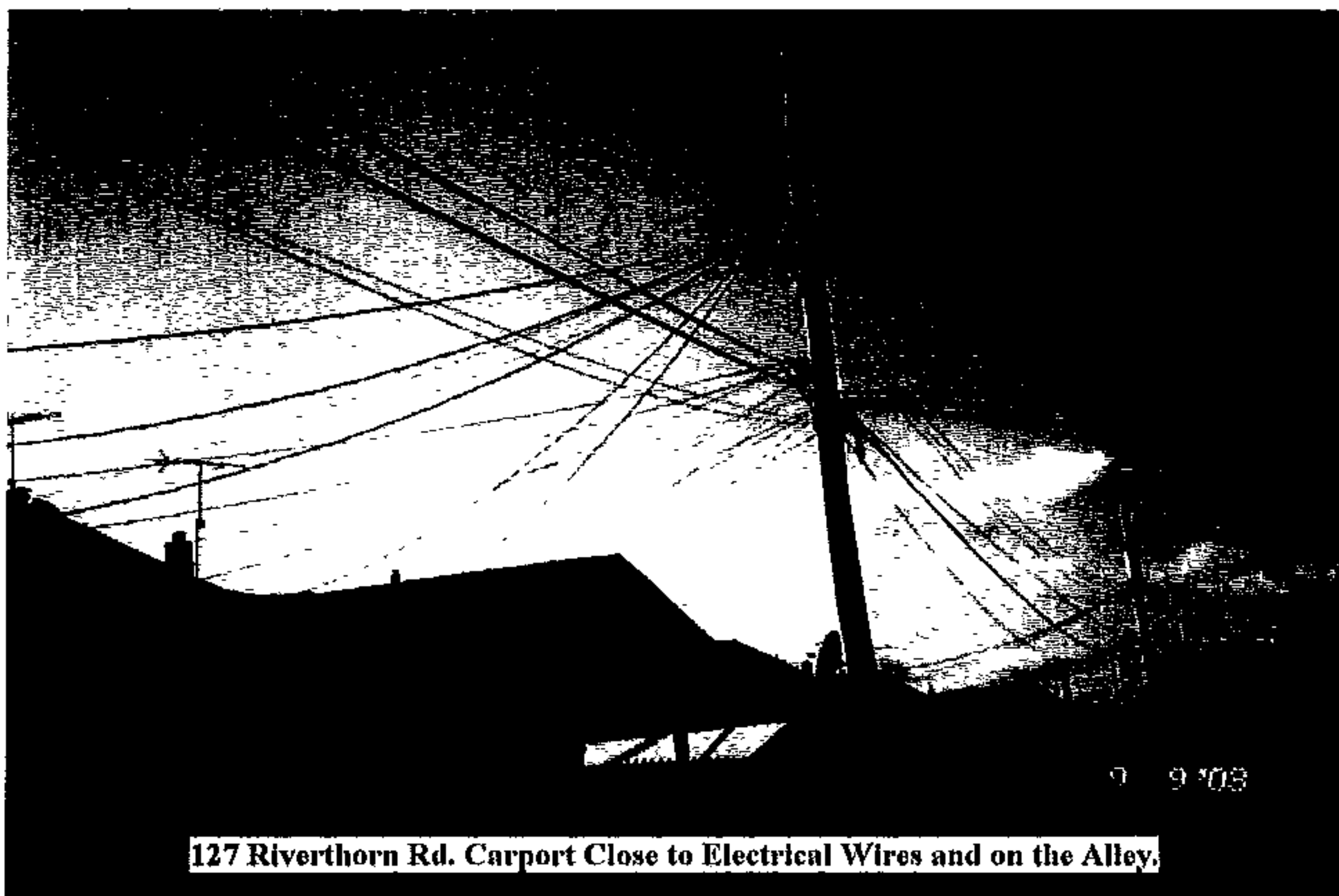


Coralhorn Rd. Carnort 10' High Close to Wires an Alley

Pet #3
A

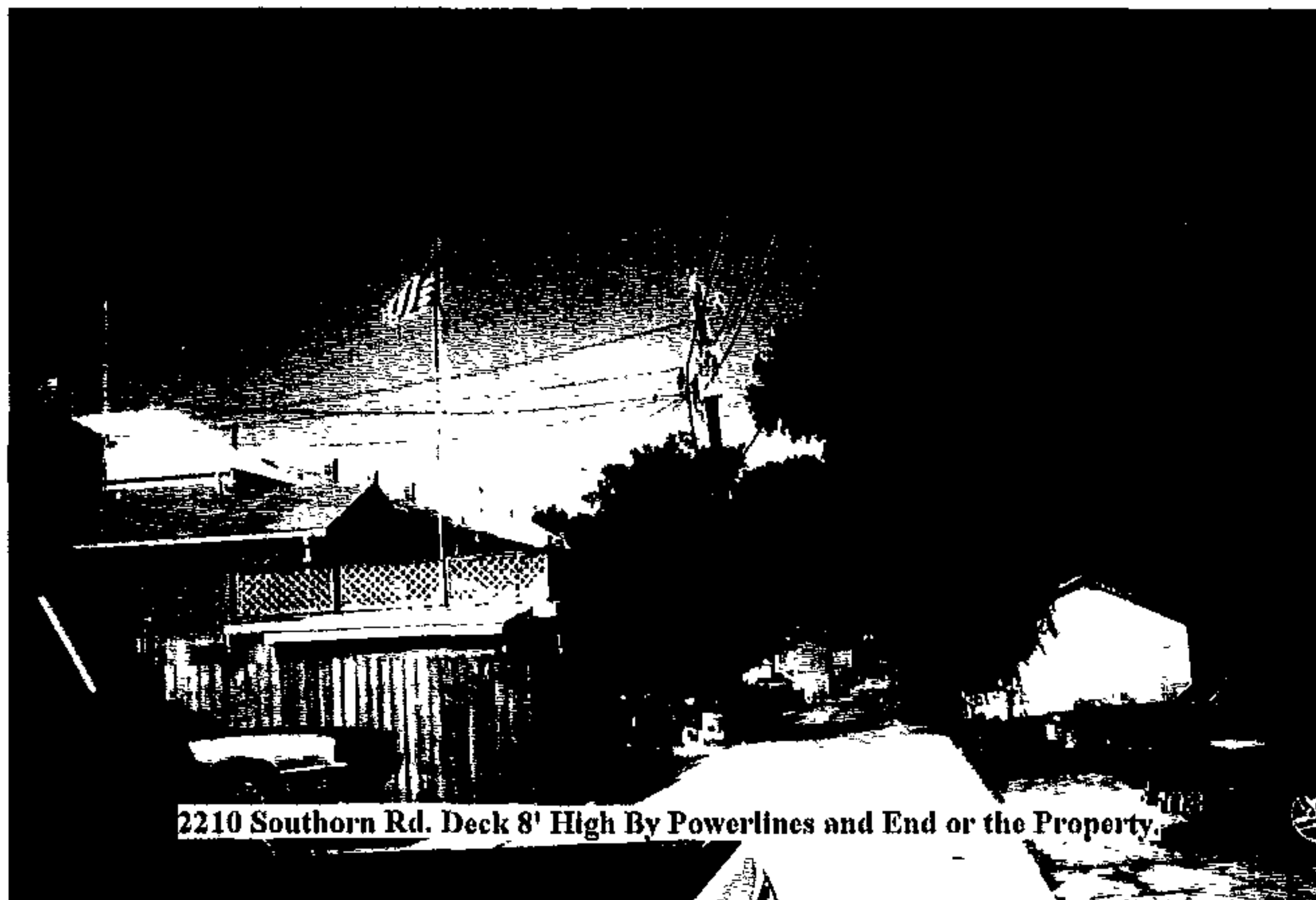


108 Kingston Rd. Deck covering whole yard and up to the Alley

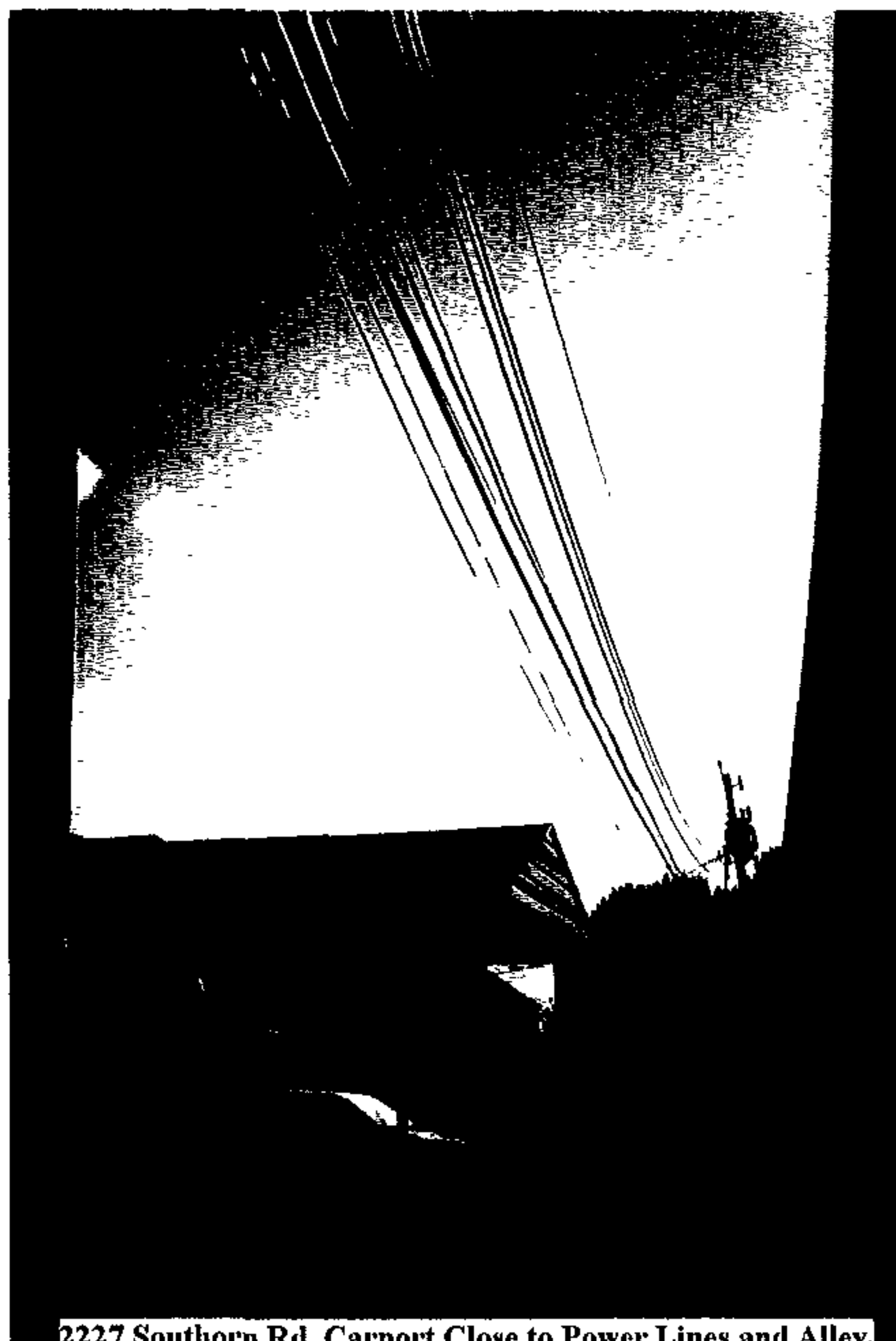


127 Riverthorn Rd. Carport Close to Electrical Wires and on the Alley.

3B

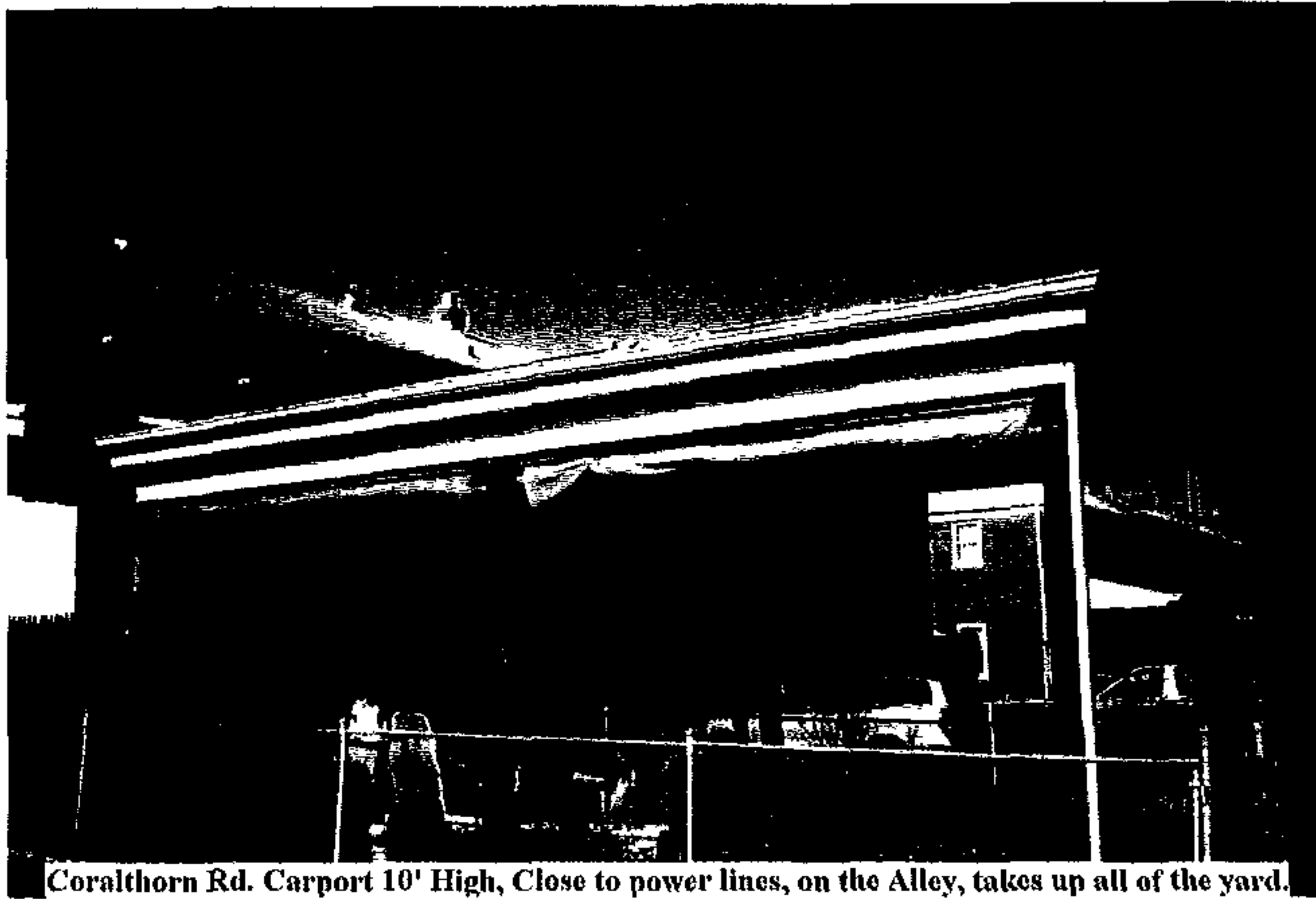


2210 Southorn Rd. Deck 8' High By Powerlines and End of the Property.

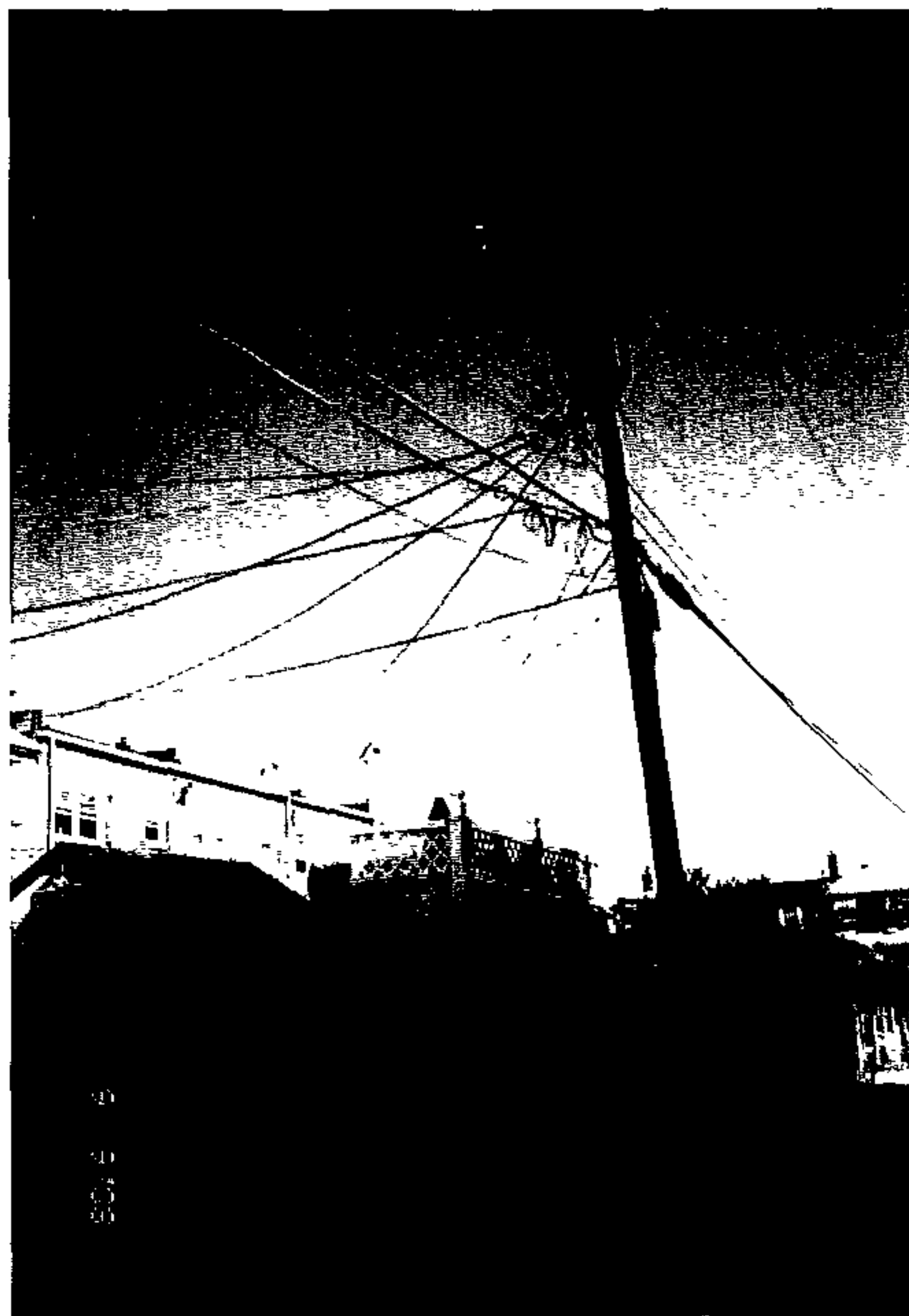


2227 Southorn Rd. Carnort Close to Power Lines and Alley.

mc

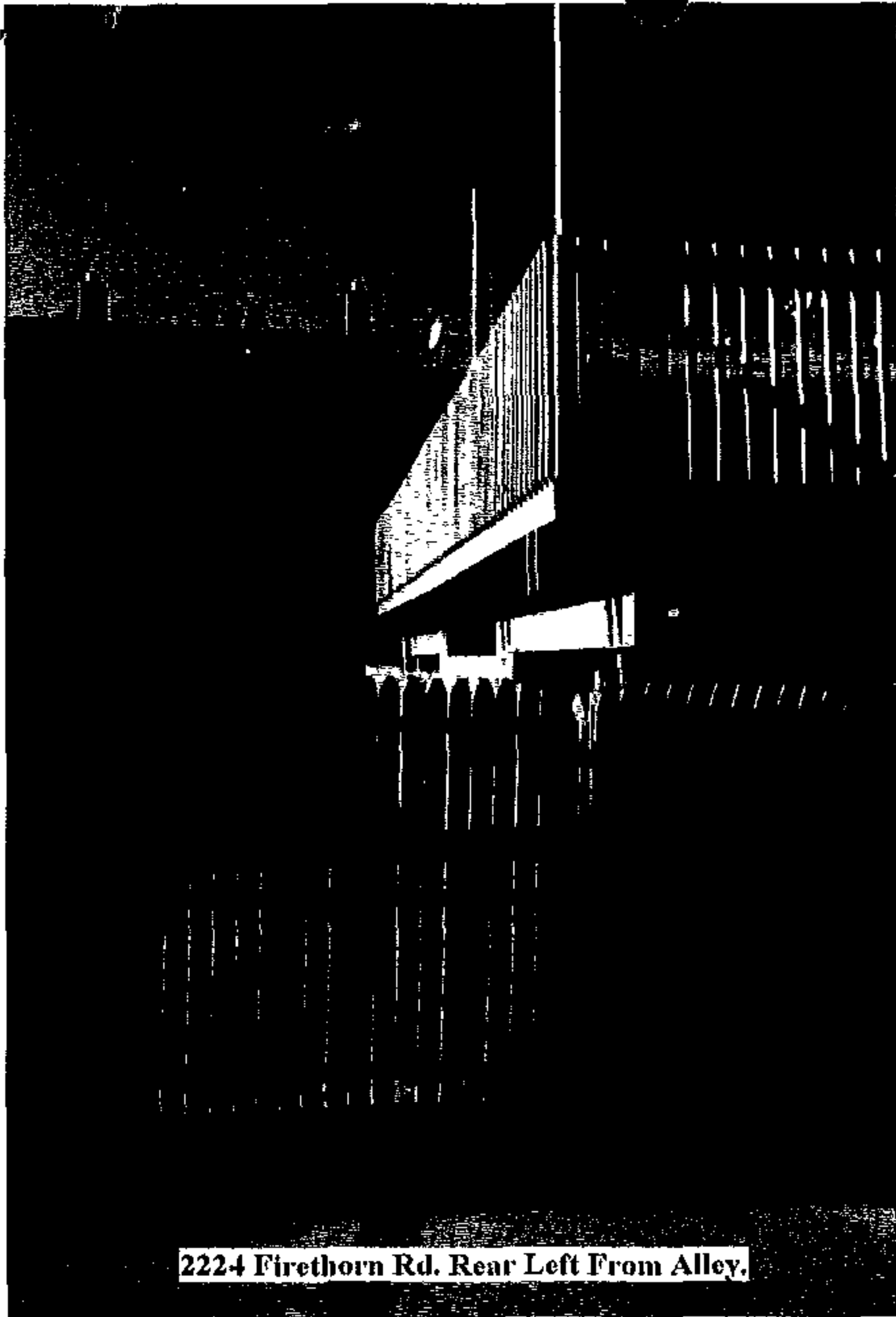


Coralthorn Rd. Carport 10' High, Close to power lines, on the Alley, takes up all of the yard.



224 Riverthorn Rd. Deck on Alley with a pool close to Power Lines.

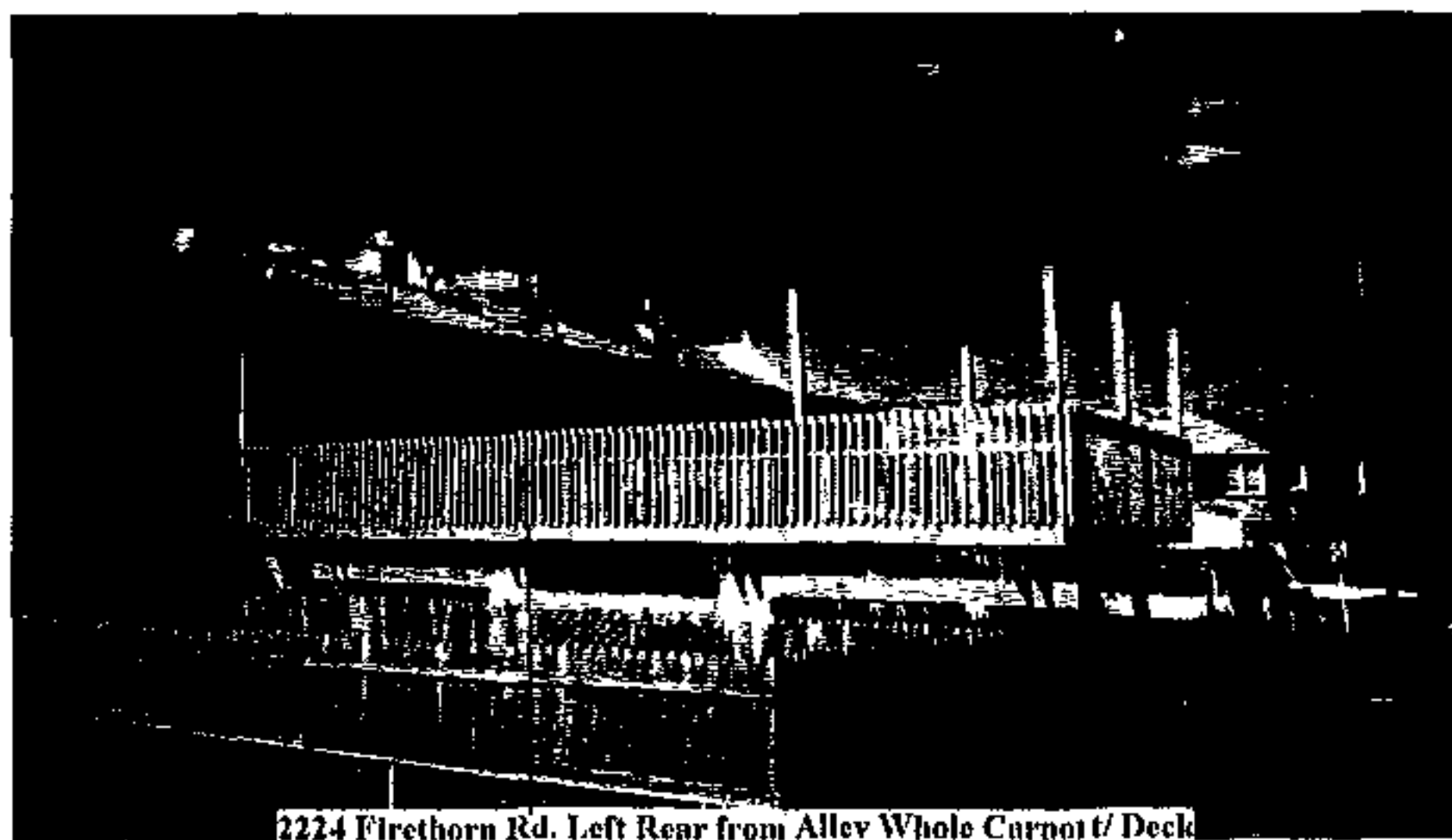
3D



2224 Firethorn Rd. Rear Left From Alley.



2224 Firethorn Rd. Front Yard with New Fence and Grass 9/9/03.



2224 Firethorn Rd. Left Rear from Alley Whole Carnot/ Deck



2224 Firethorn Rd. Rear Right



2224 Firethorn Rd. Carnot for Car, Truck and Motorcycle

3E

