

IN RE: PETITION FOR SPECIAL HEARING
N/S Waldman Avenue, 1087.5' W of the c/l
Ketchem Avenue
(7304 Waldman Avenue)
15th Election District
7th Council District

Ralph Sheckells, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-124-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Ralph and Michele Sheckells. As originally filed, the Petitioners sought special hearing relief to approve two existing dwellings, a detached garage, and the later addition of a detached screen room as a legal, nonconforming use of the subject property. However, at the onset of the public hearing, the Petitioners withdrew their request, for reasons more fully described below.

Appearing at the requisite public hearing were Ralph Sheckells, property owner, Bruce and Mona Miskimon, adjacent property owners, and Kendra Hayward. There were no Protestants or other interested persons present.

As noted above, Mr. Sheckells withdrew the Petition for Special Hearing at the onset of the hearing. Apparently, the impact of Hurricane Isabel changed the Petitioners' plans for the use of the property and necessitated an abandonment of the relief requested. In this regard, testimony and evidence offered revealed that the subject property is a waterfront parcel located with frontage on Jones Creek and the north side of Waldman Avenue in Edgemere. The property contains a gross area of .237 acres, more or less, zoned D.R.5.5, and prior to Hurricane Isabel, was improved with four different structures. These included a 40' x 21' single-family dwelling, a 40'6" x 12'6" guesthouse, a 22' x 20' freestanding garage, and a 14' x 12' screen room. Apparently, during the course of a routine inspection in the area, the Petitioners were cited with a zoning violation and advised to file the instant Petition to legitimize the use and location of these improvements, specifically, the two single-family dwellings.

ORDER RECEIVED FOR FILING
Date 12/9/13
By [Signature]

That is, the D.R.5.5 zoning regulations require that but one single-family dwelling be located on any given lot. However, due to the damage caused by Hurricane Isabel, Mr. Sheckells indicated that the two houses and garage will be razed and a new dwelling constructed in their place as shown on Petitioner's Exhibit 1. The screen room will remain on the property; however, the new house will be oriented towards Waldman Avenue. Thus, the screen room will be located in the rear yard, and permitted as an accessory structure, pursuant to Section 400.1 of the B.C.Z.R.

The removal of the garage is particularly significant to Mr. & Mrs. Miskimon in that the garage apparently infringes upon their property. Specifically, it was indicated that a corner of the garage might extend across the property line into the Miskimon property. Based upon the representations made by Mr. Sheckells, the Petition for Special Hearing shall be dismissed and prior to the issuance of any permits for the new construction, the applicant will be given ninety (90) days from the date hereof to raze the two existing dwellings and garage.

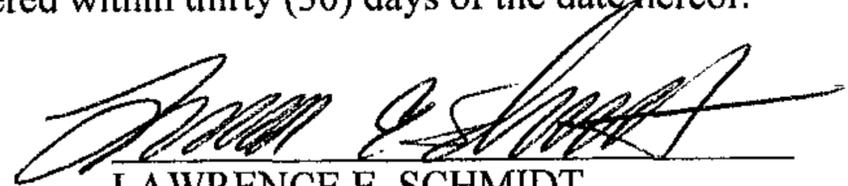
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the Petition for Special Hearing shall be dismissed and relief granted as noted above to allow removal of the two existing dwellings and garage.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of December, 2003 that the Petition for Special Hearing to approve the two existing dwellings and detached garage, as a nonconforming use, be and is hereby DISMISSED; and,

IT IS FURTHER ORDERED that the existing screen room may remain on the property where presently located; and,

IT IS FURTHER ORDERED that prior to the issuance of any permits for the new construction and within ninety (90) days of the date hereof, the Petitioners shall raze the two existing dwellings and garage.

Any appeal of this decision must be entered within thirty (30) days of the date hereof.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 12/9/03

By [Signature]

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

December 9, 2003

Mr. & Mrs. Ralph Sheckells
7304 Waldman Avenue
Baltimore, Maryland 21219

RE: PETITION FOR SPECIAL HEARING
N/S Waldman Avenue, 1087.5' W of the c/l Ketchem Avenue
(7304 Waldman Avenue)
15th Election District – 7th Council District
Ralph Sheckells, et ux - Petitioners
Case No. 04-124-SPH

Dear Mr. & Mrs. Sheckells:

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

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

Very truly yours,

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Bruce Miskimon
7302 Waldman Avenue, Baltimore, Md. 21219
Ms. Kendra Hayward, 5605 Belle Vista Avenue, Baltimore, Md. 21206
Code Enforcement Division, DPDM; People's Counsel; Case File

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





Shelton COCA

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7304 WALDMAN AVE
 which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve *the non-conforming use of two existing dwellings*

and an existing detached garage on one property, and the later addition of a detached screen room.
existing

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____
 Signature _____
 Address _____ Telephone No. _____
 City _____ State _____ Zip Code _____

Legal Owner(s):

RALPH STELLER'S
 Name - Type or Print _____
 Signature _____
MICHELE STELLER'S
 Name - Type or Print _____
 Signature _____
7304 WALDMAN AVE ⁴¹⁰ 4773368
 Address _____ Telephone No. _____
BALTO. MD. 21219
 City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
 Signature _____
 Company _____
 Address _____ Telephone No. _____
 City _____ State _____ Zip Code _____

Representative to be Contacted:

RALPH STELLER'S
 Name _____ work
7304 WALDMAN AVE 410 4773368
 Address _____ Telephone No. _____
BALTO. MD. 21219
 City _____ State _____ Zip Code _____

ORDER RECEIVED FOR FILING

Date 9/15/03
 By [Signature]

Case No. 04-124-SPH

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 9/11/03

ZONING DESCRIPTION FOR: 7304 Waldman Avenue

Beginning at a point on the North side of Waldman Avenue, which is 30 feet wide at the distance of 1087.5 feet west of the centerline of the nearest improved intersection street Ketchem Avenue, which is 30 feet wide. Being part of lots #29 & #30. Block B in the subdivision of Chesapeake Terrace, as recorded in the Baltimore County Plat Book #5 Folio #36 containing .237 acres, also know as 7304 Waldman Avenue and located in the 15th Election District 7 Councilmatic District.

04-124-SPH

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **28147**

DATE 9/11/03 ACCOUNT R 001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Ralph Sheebells

FOR: Special Hearing (7304 Waldman Ave)

04-134-SPH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAID RECEIPT
DATE: 9/11/2003 10:22:47
BY: JAMES J. JONES JR
AMOUNT: \$65.00
BALANCE: \$0.00
TOTAL: \$65.00
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: # 04-124-SFH

7304 Waldman Avenue

N/side of Waldman Avenue, 1087.5 feet west of Ketchum Avenue

15th Election District-7th Councilmanic District

Legal Owner(s): Ralph and Michele Sheckells

Special Hearing: to permit the non-conforming use of two existing dwellings and an existing detached garage on one property and the later addition of a detached existing screen room.

Hearing: Monday, November 17, 2003 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

10/394 Oct 30

0633980

CERTIFICATE OF PUBLICATION

10/30/2003

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 10/30/2003.

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



LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 04-124-SPH

Petitioner/Developer: RALPH & MICHELE SHECKELLS

Date of Hearing/Closing: NOV 17, 2003

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

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

Ladies and Gentlemen:

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

7304 WALDMAN AVE

The sign(s) were posted on

10/30/03
(Month, Day, Year)

Sincerely,

[Signature]
(Signature of Sign Poster)

10/30/03
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

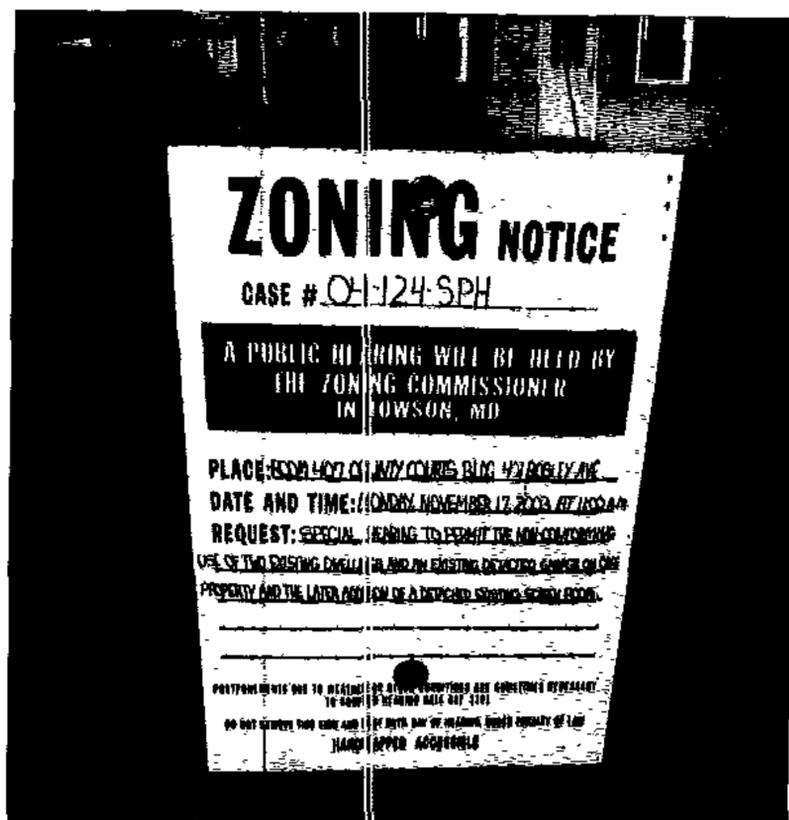
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



RE: PETITION FOR SPECIAL HEARING * BEFORE THE
 7304 Waldman Avenue, N/side of Waldman *
 108.75' W of Ketchem Avenue * ZONING COMMISSIONER
 15th Election & 7th Councilmanic Districts *
 Legal Owner(s): Ralph & Michele Sheckells * FOR
 Petitioner(s) *
 * BALTIMORE COUNTY
 * 04-124-SPH

* * * * *

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 26th day of September, 2003, a copy of the foregoing Entry of Appearance was mailed to Ralph Sheckells, 7304 Waldman Avenue, Baltimore, MD 21219, Petitioner(s).

RECEIVED

SEP 26 2003

Per.....

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

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 30, 2003 Issue - Jeffersonian

Please forward billing to:
Ralph Sheckells
7304 Waldman Avenue
Baltimore, MD 21219

410-766-9200

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: 04-124-SPH

7304 Waldman Avenue
N/side of Waldman Avenue, 1087.5 feet west of Ketchem Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Ralph and Michele Sheckells

Special Hearing to permit the non-conforming use of two existing dwelling and an existing detached garage on one property and the later addition of a detached existing screen room.

Hearings: Monday, November 17, 2003, at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



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

September 30, 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: 04-124-SPH

7304 Waldman Avenue

N/side of Waldman Avenue, 1087.5 feet west of Ketchem Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Ralph and Michele Sheckells

Special Hearing to permit the non-conforming use of two existing dwelling and an existing detached garage on one property and the later addition of a detached existing screen room.

Hearings: Monday, November 17, 2003, at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Ralph and Michele Sheckells, 7304 Waldman Avenue, Baltimore 21219

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, NOVEMBER 1, 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/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: 04-124-SPH
Petitioner: Ralph & Michele Sheckells
Address or Location: 7304 Waldman Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: RAIPH SHECKELLS
Address: 7304 WALDMAN AVE
BAITO, MD. 21219
Telephone Number: 410 766-9200 Day 410 477 3368 night



Baltimore County
Department of Permits and
Development Management

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

November 14, 2003

Ralph Sheckells
Michele Sheckells
7304 Waldman Avenue
Baltimore, MD 21219

Dear Mr. and Mrs. Sheckells:

RE: Case Number: 04-124-SPH, 7304 Waldman Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 11, 2003.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel



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

September 24, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: September 22, 2003

Item No.: 112, 114-122, 124, 126, 128-130, 136

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

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

DATE: October 8, 2003

TO: Tim Kotroco

FROM: R. Bruce Seeley *RBS /TUT*

DATE: October 8, 2003

SUBJECT: Zoning Item 04-124
Address 7304 Waldman Avenue (Sheilus Property)

Zoning Advisory Committee Meeting of September 22, 2003

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

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

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

If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

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

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

Additional Comments:

Reviewer: Keith Kelley

Date: 10/6/03

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 30, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For September 29, 2003
Item No. 124

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

The flood protection elevation for this site is 10.4 feet.

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

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) or residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials to flood damage.

Flood-resistant construction shall be in accordance with requirement of B.O.C.A. International Building adopted by the county.

RWB:CEN:jrb

cc: File

AK
11/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 25, 2003

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

RECEIVED

SEP 26 2003

SUBJECT: Zoning Advisory Petition(s): Case 04-124

ZONING COMMISSIONER

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: *Spencer L. ...*

AFK/LL:MAC



State Highway Administration

MARYLAND DEPARTMENT OF TRANSPORTATION

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

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

Date: 9.23.03

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

RE: Baltimore County
Item No. 124 JNP

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 UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 03-5993	Property No. 15-04-502610	Zoning DR 55
------------------------------	------------------------------	-----------------

Name(s):

Ralph E. Sheckells Jr.
Michelle M. Sheckells

Address:

7304 Waldman Avenue Baltimore, Md. 21215-2031

Violation Location:

"SAME AS ABOVE"

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:
101, 102.1, 1301.1A, 1302, 100-136ZR

- #1) An accessory structure closer than 2 1/2 ft. from the side property line
- #2) A second accessory structure located in the front yard rather than in the rear yard
- #3) Two dwellings on one lot; wherein, existing zoning and lot size only permits one.

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

On or Before: 9-5-03	Date Issued: 7-28-03
-------------------------	-------------------------

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: DAVID J TAYLOR

INSPECTOR: *David J Taylor*

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:	Date Issued:
-----------------	--------------

INSPECTOR: _____ DEFENDANT

It is important that you read this document carefully.
 Department of Planning and Development Management
 Baltimore, MD 21201
 Plumbing Inspection: 410-887-3351
 Electrical Inspection: 410-887-3953

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Case No.	03-093	Property No.	15-04-502610	Zoning	
----------	--------	--------------	--------------	--------	--

Name: _____
 Address: _____
 Violation Location: _____

VIOLATIONS HAVE BEEN FOUND OF THE FOLLOWING BALTIMORE COUNTY UNIFORM CODE:

THE REVISIONS TO THE STRUCTURES OF FILE FOR A VARIANCE PETITION.

IN TERMS OF THE DWELLING ONE MUST FILE FOR A SPECIAL HEARING TO ESTABLISH A NON-CONFORMING USE.

A PETITION REVIEW DATE MUST BE SCHEDULED WITH ZONING REVIEW (410-887-3391) BY THE DATE OF COMPLIANCE.

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

On or Before:	9-5-03	Date Issued:	7-28-03
---------------	--------	--------------	---------

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: DAVID J TAYLOR
 INSPECTOR: *David Taylor*

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:		Date Issued:	
-----------------	--	--------------	--

INSPECTOR: _____ DEFENDANT: _____

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: September 30, 2003

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

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

SUBJECT: Item No.: 04-124-SPH
Legal Owner/Petitioner: Ralph Sheckells
Property Address: 7304 Waldman Avenue
Location Description: N/side of Waldman Avenue

VIOLATION INFORMATION: Case No.: 03-5993

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:

**Mark Miskimon
7302 Waldman Avenue
Baltimore, MD 21209**

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:

Code Enforcement Report
Baltimore County Correction Notice
Baltimore County Building Permit
Letter to owner from John R. Reisinger, Baltimore County
Buildings Engineer
Baltimore County General Permit Application Data
Photos (3)

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: David J. Taylor, Code Enforcement



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

03-5993	Property No. 15-04-502610	Zoning: AR-5.5
Name(s):	Ralph E. Sheckells Jr Michele M. Sheckells	
Address:	7304 Waldman Avenue Baltimore, MD 21219-2031	
Violation Location:	"SAME AS ABOVE"	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

101, 102.1, 1301.1A, 1302, 400-BCZF

- #1) AN ACCESSORY STRUCTURE CLOSER THAN 2 1/2 FT. FROM THE SIDE PROPERTY LINE
- #2) A SECOND ACCESSORY STRUCTURE LOCATED IN THE FRONT YARD RATHER THAN IN THE REAR YARD
- #3) TWO DWELLINGS ON ONE LOT; WHEREIN; EXISTING ZONING AND LOT SIZE ONLY PERMITS ONE.

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

On or Before: 9-5-03	Date Issued: 7-28-03
-------------------------	-------------------------

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: DAVID J. TAYLOR

INSPECTOR: *David J. Taylor*

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:	Date Issued:
-----------------	--------------

INSPECTOR: _____

AGENCY



Baltimore County
 Department of Permits and
 Development Management

Code Inspections and Enforcement
 County Office Building
 111 West Chesapeake Avenue
 Towson, MD 21284

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

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

PAGE # 2

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

03-5993	Property No. 15-04-502610	Zoning:
---------	---------------------------	---------

Name(s):

Address:

Violation Location:

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

EITHER RELOCATE ACCESSORY
 STRUCTURES OR FILE FOR A
 VARIANCE PETITION.

IN TERMS OF THE DWELLINGS,
 ONE MUST FILE FOR A SPECIAL
 HEARING TO ESTABLISH A NON-
 CONFORMING USE.

A PETITION REVIEW DATE
 MUST BE SCHEDULED WITH
 ZENING REVIEW (410-887-3331) BY
 THE DATE OF COMPLIANCE.

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

On or Before: 9-5-03	Date Issued: 7-28-03
----------------------	----------------------

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: DAVID J TAYLOR

INSPECTOR: *David Taylor*

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:	Date Issued:
-----------------	--------------

INSPECTOR: _____

AGENCY

CODE ENFORCEMENT REPORT

DATE: 7/23/05 INTAKE BY: HT CASE #: 03-5993 INSPEC: 1st

COMPLAINT LOCATION: 7304 Waldman Ave

ZIP CODE: 21219 DIST: _____

COMPLAINANT NAME: Bruce McKinan PHONE #: (H) 410-477-2738 (W) _____

ADDRESS: 7302 Waldman Ave ZIP CODE: 21219

PROBLEM: #1 Off. high fence being erected & it's adjacent to the front yard of

complaintant #2 2 houses on one lot

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

OWNER/TENANT INFORMATION: Ralph Sheckells & Michele M. Sheckells

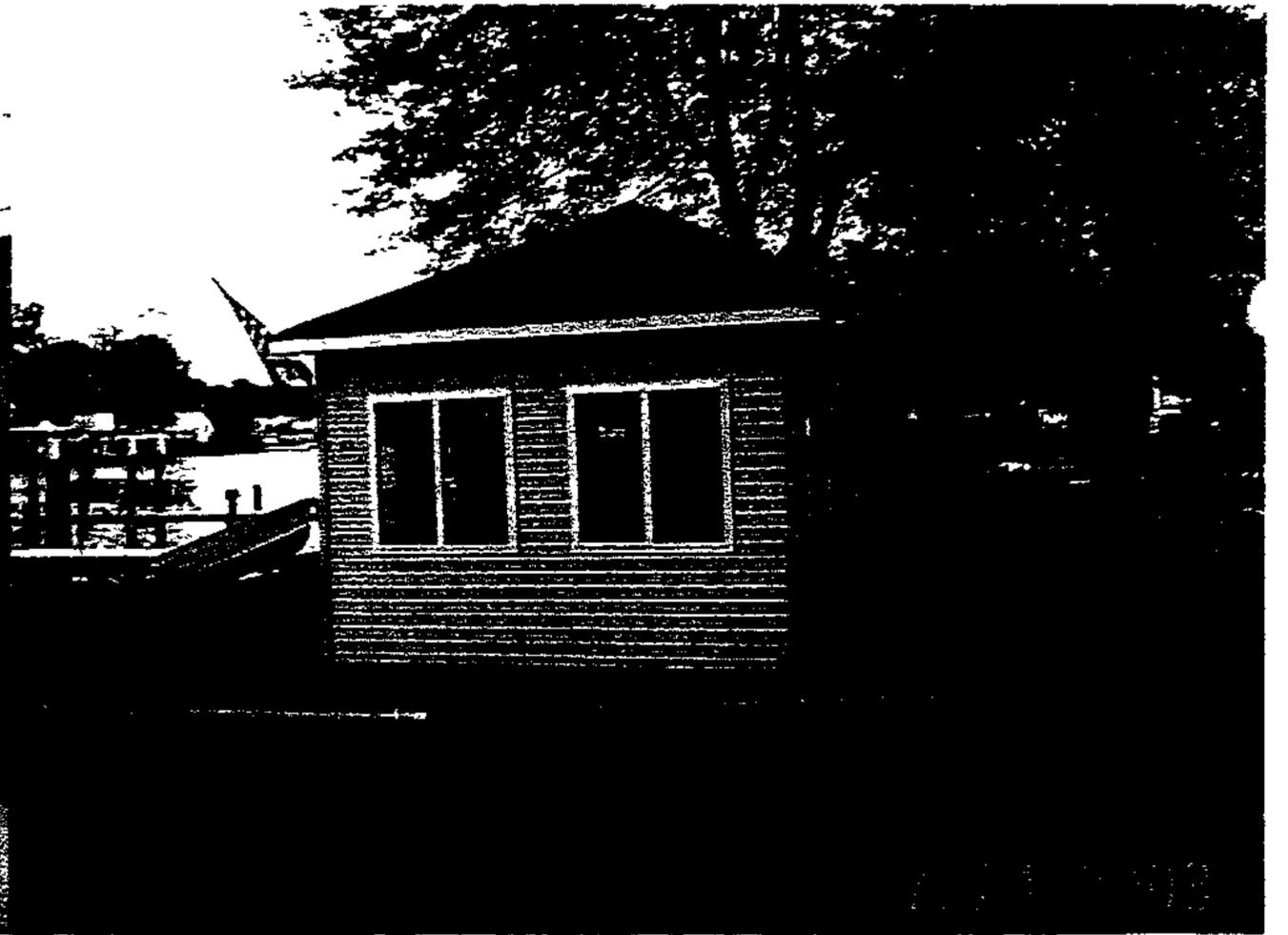
TAX ACCOUNT #: 15-04-502610 ZONING: DR-55

INSPECTION:

REINSPECTION:

REINSPECTION:

REINSPECTION:



TIME: 07:50:21
DATE: 07/25/2003

AUTOMATED PERMIT TRACKING SYSTEM
GENERAL PERMIT APPLICATION DATA

LAST UPDATE 04/25/2003
CPC 14:33:00

PERMIT #: B517187 PROPERTY ADDRESS
RECEIPT #: A468518 7304 WALDMAN AVE
CONTROL #: MR SUBDIV: CHESAPEAKE TERRACE
XREF #: B517187 TAX ACCOUNT #: 1504502610 DISTRICT/PRECINCT 15 22
OWNERS INFORMATION (LAST, FIRST)

FEE: 65.00 NAME: SHEDELL, RALPH
PAID: 65.00 ADDR: 7304 WALDMAN AVE
PAID BY: APPL

DATES APPLICANT INFORMATION

APPLIED: 04/25/2003 NAME: RALPH SHEDELL
ISSUED: 04/25/2003 COMPANY:
OCCPNY: ADDR1: 7304 WALDMAN AVE
ADDR2: BALTIMORE MD 21219
INSPECTOR: 15R PHONE #: 410-477-3368 LICENSE #:
NOTES: EB/SAS/CPC

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 07:50:33
DATE: 07/25/2003

AUTOMATED PERMIT TRACKING SYSTEM
BUILDING DETAIL 2

LAST UPDATE 04/25/2003
CPC 14:37:09

PERMIT #: B517187

BUILDING SIZE
FLOOR: 180SF
WIDTH: 15'
DEPTH: 12'
HEIGHT: 9'
STORIES:

LOT SIZE AND SETBACKS
SIZE: 0030.00 X 0000.00
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: 30'/25'
SIDE STR SETB:
REAR SETB: 30'

GARBAGE DISP:
POWDER ROOMS:
BATHROOMS:
KITCHENS:

LOT NOS: 29
CORNER LOT:

ZONING INFORMATION

DISTRICT:
PETITION:
DATE:
MAP:
BLOCK:
SECTION:
LIBER: 000
FOLIO: 036
CLASS: 34

ASSESSMENTS

LAND: 0072330.00
IMPROVEMENTS: 0074470.00
TOTAL ASS.:

PLANNING INFORMATION

MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 07:50:56
DATE: 07/25/2003

AUTOMATED PERMIT TRACKING SYSTEM
APPROVALS DETAIL SCREEN

PANEL, BP1018M
LAST UPDATE 04/25/2003
CPC 14:37:53

PERMIT #: B517187 CONTROL #: MR
AGENCY DATE CODE COMMENTS

BLD PLAN 04/25/2003 01 ALB/EB/SAS/CPC
ZONING 04/25/2003 01 JP/EB/SAS/CPC
PUB SERV 04/25/2003 01 JP/EB/SAS/CPC
ENVRMNT 04/25/2003 01 DVL/EB/SAS/CPC
PERMITS 04/25/2003 01 EB/SAS/CPC

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - GENERAL PERMIT PF4 - ISSUE PERMIT
PF3 - INSPECTIONS PF8 - GENERAL SCREEN W/NEXT PERMIT CLEAR - MENU

TIME: 07:51:08
DATE: 07/25/2003

AUTOMATED PERMIT TRACKING SYSTEM
INSPECTIONS DETAIL SCREEN

LAST UPDATE 07/09/2003
BIF 07:37:37

PERMIT #: B517187 CONTROL #: MR

TYPE OF INSPECTION	DATE INSPECTED	CODE	COMMENTS
-----	-----	--	-----
COMP	07/08/2003	01	HR

PAGE 01 OF 01

ENTER - GENERAL PERMIT
PF2 - APPROVALS

PF7 - NEXT PAGE ?
PF8 - GENERAL SCREEN W/NEXT DETAIL CLEAR - MENU

**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kottroco, Director*

July 24, 2003

Mr. Ralph Sheckells
7304 Waldman Ave
Baltimore, Maryland 21219

Re: Fence height waiver application for 7204 Waldman Ave

Dear Mr. Sheckells:

A request has been made for a fence height waiver at the above address, and a hearing has been scheduled for August 4, 2003. If you wish to have input in the waiver decision, you may attend. The hearing will be held at 10:00 A.M. in room 110 in the Baltimore County Office Building at 111 West Chesapeake Avenue in Towson. A parking garage is located behind the building. Please call 410-887-3610 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "John R. Reisinger".

John R. Reisinger
Buildings Engineer



**BALTIMORE COUNTY FENCE USE PERMIT
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
111 WEST CHESAPEAKE AVENUE, TOWSON, MD 21204**

Permit No. B514505
Receipt No. A466577

Fees: \$10.00 Residential; \$20.00 Commercial

Make checks payable to Baltimore County, Maryland --- PERMIT FEES ARE NON-REFUNDABLE

Tax Account # 15-04-502610

Type or print in ink: 7304 Waldman Ave
Work Site Address

Election District 15

Owner's Name Ralph Sheekels

Phone No. 410 477 3368

Mailing Address 7304 Waldman Ave BALTO. MD. 21219

Owner's Agent Ralph Sheekels

Phone No. 410 766 9200

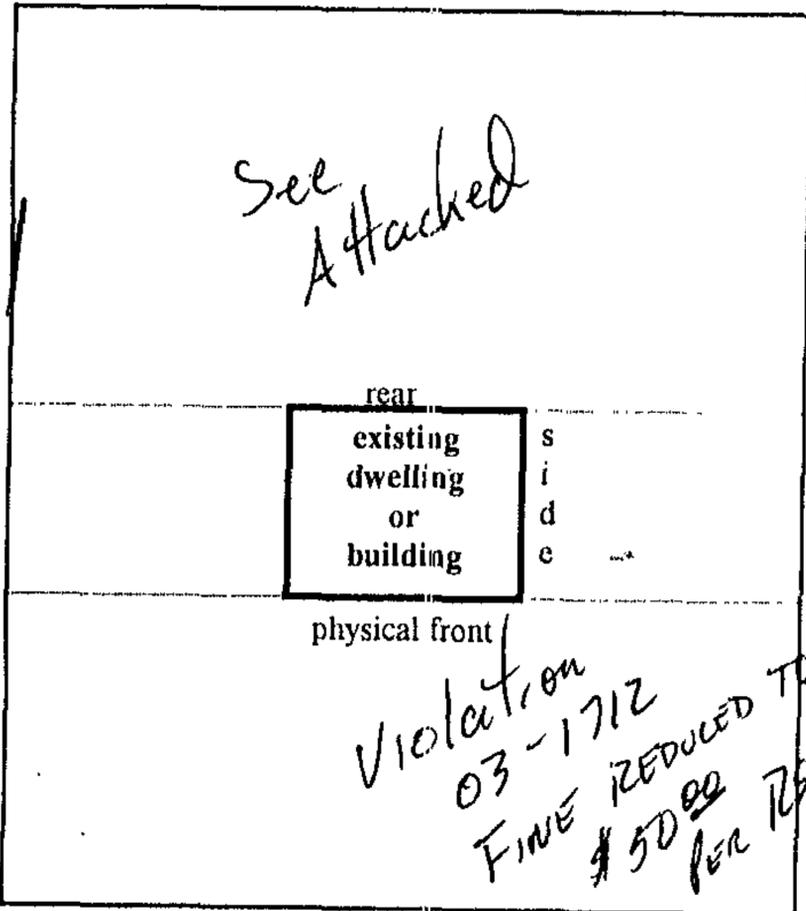
COMPLETE BELOW OR ATTACH A PLAN THAT CLEARLY SHOWS:

Property line dimensions, easements, existing buildings, road names, and location of alleys.
Proposed fence, total length 17 Feet, height 6 FT, and type Wood Picket
Property line setbacks: front _____, sides _____, and _____, and rear _____
Property use RESIDENTIAL. Rear/Side yard abuts adjoining front yard: Yes No

Corner Lot: Yes No
Historic District: Yes No

SITE PLAN

FENCE REGULATIONS



Permit is required for fences over 42 inches high (measured vertical to ground, even if fence is placed on top of wall). Fences erected within easement must be removed at owner's expense, if required.

Building Code, Section 509:

509.1 - Residential Fences -- Maximum height of 42 inches in front yard as determined by BCZR and 6 feet in side and rear yards at the property line. Maximum height of 10 feet in side and rear yards, provided set back 2 feet for vertical foot over 6 feet.

509.2 - Commercial Fences -- Maximum height of 12 feet. Building's Engineer may approve higher fence for dangerous, hazardous, or athletic field. Electric and barbed wire fences are only permitted for the retention of and when not a safety hazard to the public. No projections less than 4 feet high. Barbed wire and other retarding material may be on top of fence that is at least 6 feet, 9 inches high.

Zoning Code (BCZR) (access easements cannot be fenced)

102.5 - Corner Lot -- No fence or other obstruction to vision is permitted higher than 3 feet within 25 feet of a corner of two streets, 15 feet of a street and alley, and 10 feet of two alleys.

427 - Residential Fences in side or rear yard which adjoins residential front yard (setback and maximum height): zero to 10 feet - 42 inches, 10 to 20 feet - 48 inches, 20 to 30 feet - 60 inches, and over 30 feet - no limit. Required pool fence and houses more than 200 feet apart are exceptions.

Road Name _____

County Code, Section 21-3, Obstruction of Drivers' View:

Corner Lots: The County Code (Section 21-3) does not allow a fence on a corner lot to obstruct the vision of drivers as they reach the intersection. If a sight problem is noted later, the property owner will be required to move the fence. So, to be safe, contact Traffic Engineering at 410-887-3554 for a free site inspection before you build the fence. An issued permit does NOT certify that the fence will be in compliance.

CERTIFICATION (OWNER/AGENT)

I have carefully read the above regulations and hereby certify that the proposed fence will be located on private property, will not violate the codes, and that the information supplied is true, complete, and correct.

Signature: [Signature] Date: 4-2-03 Print or Type Name: RALPH SHEEKELS

Copies: White - Office; Yellow - Applicant

Authority under Section 500.4, BCZR		PDM APPROVAL (FOR FENCE ONLY)	
<u>[Signature]</u>	CM	<u>4/2/03</u>	
Signature	Print Initials	Date	

Per. \$60.00

Neckline
Front
Fence



150
Inches

Fence
45
Inch
Gate
36
Inch
Fence
60
Inch

House

← 21 Feet →

House

44
Inches
Fence



BALTIMORE COUNTY, MARYLAND
 DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
 TOWSON, MARYLAND 21204

[Signature]
 DIRECTOR

BUILDING PERMIT

[Signature]
 BUILDINGS ENGINEER

PERMIT #: B514505 CONTROL #: MR DIST: 15 PREC. 01
 DATE ISSUED: 04/02/2003 TAX ACCOUNT #: 1504502610 CLASS: 34

PLANS: CONST PLOT 1 R PLAT DATA ELEC NO PLUM NO
 LOCATION: 7304 WALDMAN AVE
 SUBDIVISION: CHESAPEAKE TERRACE

OWNERS INFORMATION
 NAME: SHELKERS, RALPH
 ADDR: 7304 WALDMAN AVE

TENANT:
 CONTR: OWNER
 ENGR:
 SELLR:
 WORK: CONSTRUCT 17LFT X 6FT WOOD FENCE BETWEEN
 DWELLINGS ON LOT VIOLATION CASE 03-1712
 FINE REDUCED TO \$50 PER RSW PD 4/2/03

BLDG. CODE:
 RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD & FENCE
 EXISTING USE: SFD

TYPE OF IMPRV: NEW BUILDING CONTRUCTION
 USE: FENCE
 FOUNDATION: BASEMENT:
 SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 0030.00 X 0000.00
 FRONT STREET:
 SIDE STREET:
 FRONT SETB:
 SIDE SETB:
 SIDE STR SETB:
 REAR SETB:

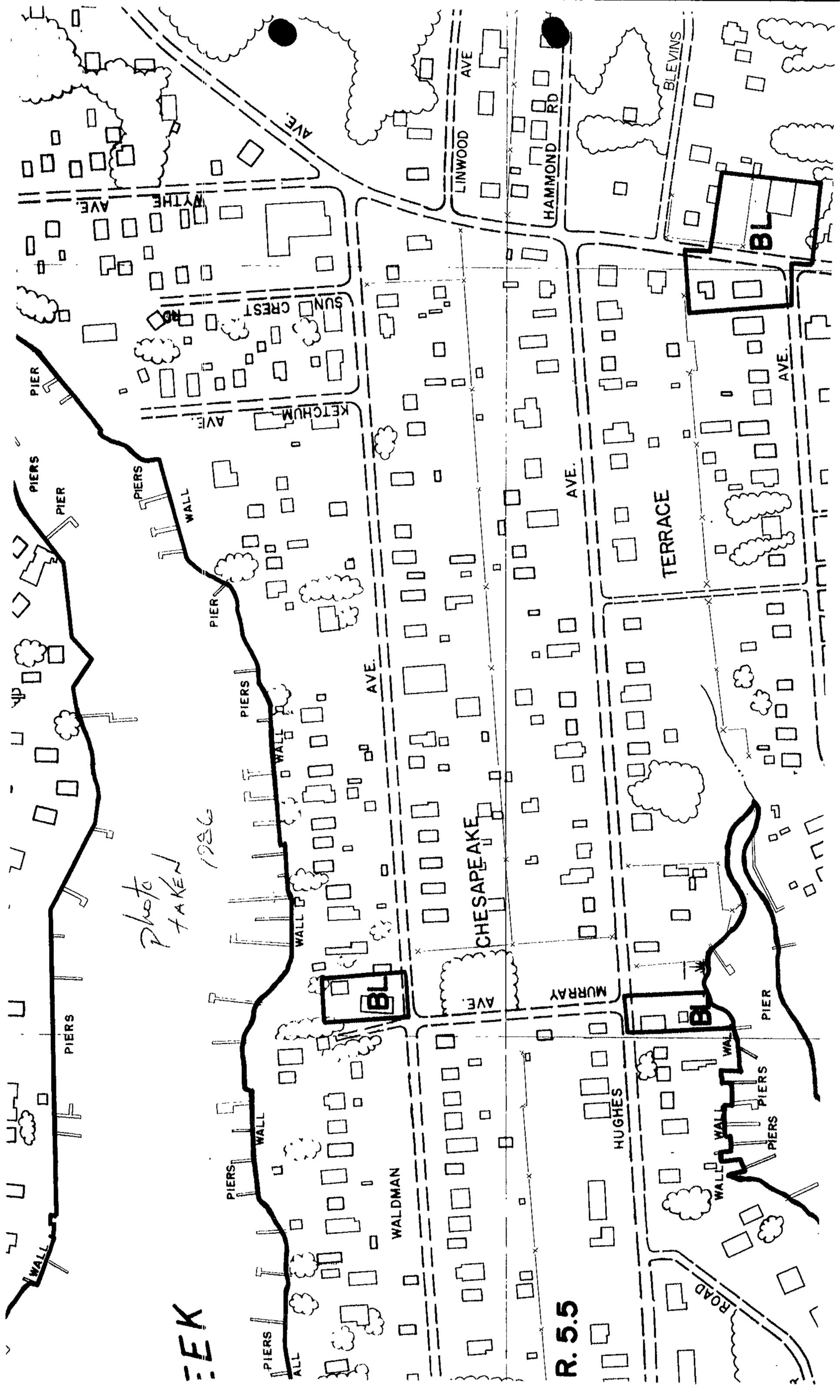
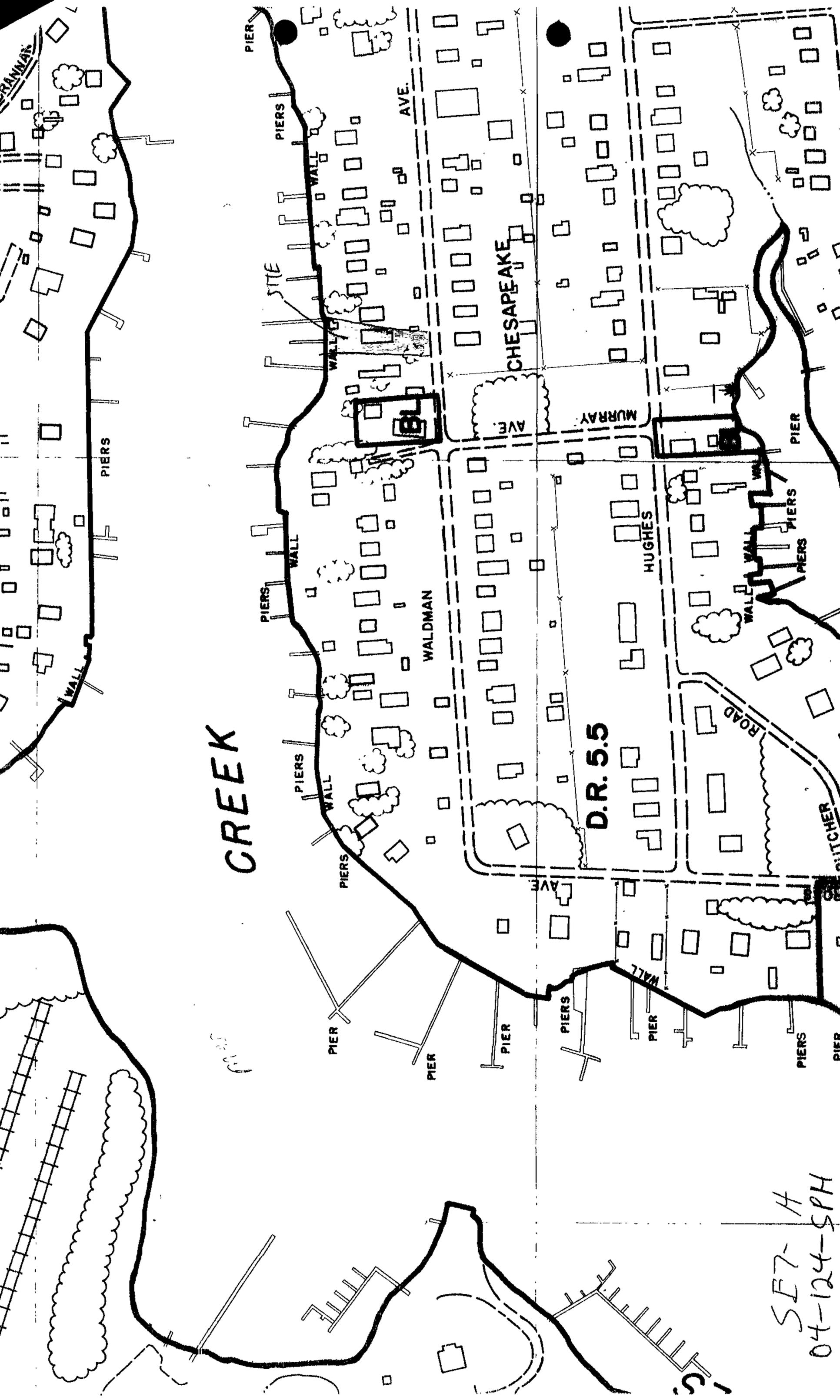


Photo
TAKEN
1986

EK

R. 5.5

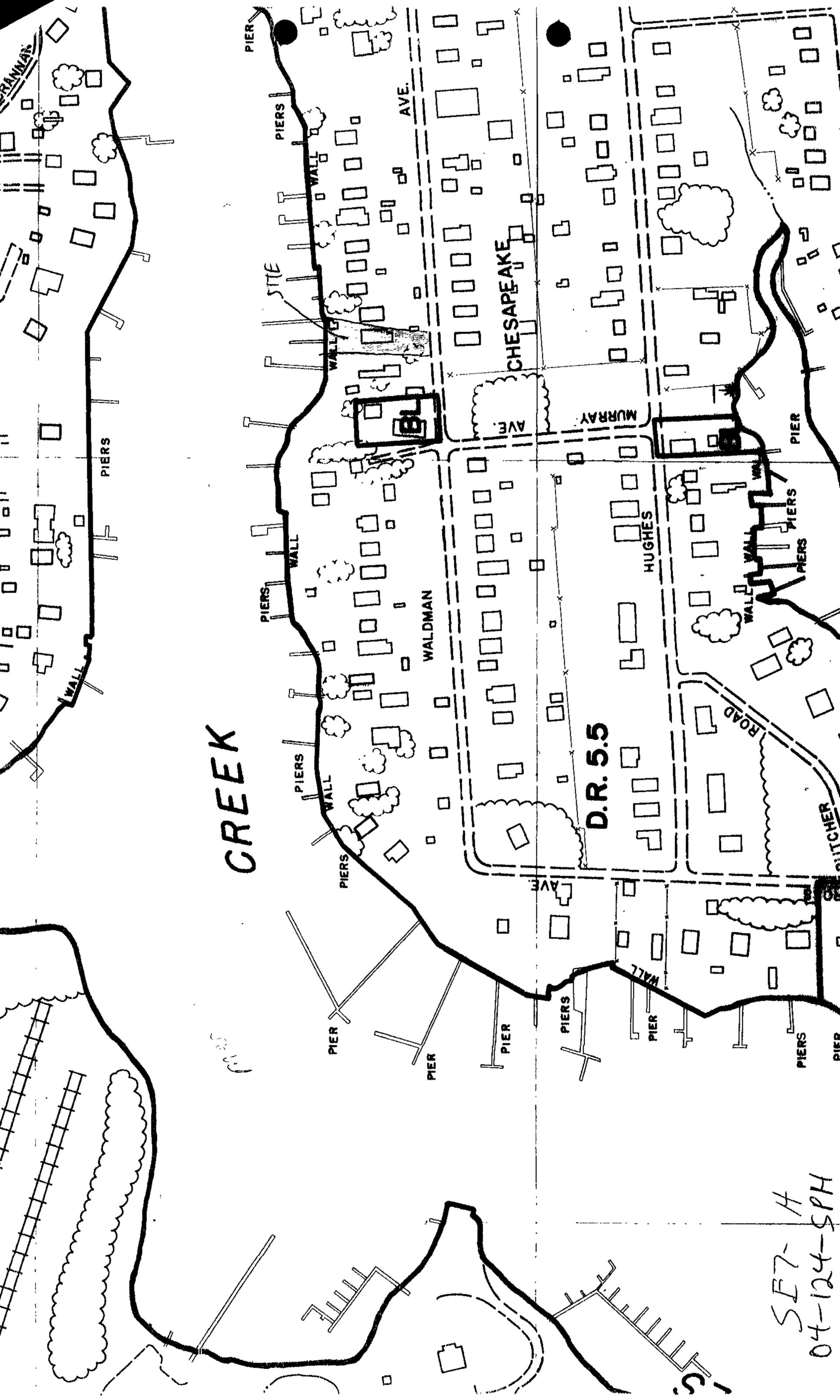


CREEK

CASE

D.R. 5.5

SE7-4
04-124-SPH



CREEK

CASE

D.R. 5.5

SE7-4
04-124-SPH

BALTIMORE COUNTY FENCE USE PERMIT
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
 111 WEST CHESAPEAKE AVENUE, TOWSON, MD 21204

Fees: \$10.00 Residential; \$20.00 Commercial

Permit No. B 524425
 Receipt No. A477830

Make checks payable to Baltimore County, Maryland --- PERMIT FEES ARE NON-REFUNDABLE

Tax Account # 1504502610

Type or print in ink:
 Work Site Address 7304 Waidman Ave
 Owner's Name Ralph Sheckels 21219
 Mailing Address Same (SHECKELS)
 Owner's Agent _____

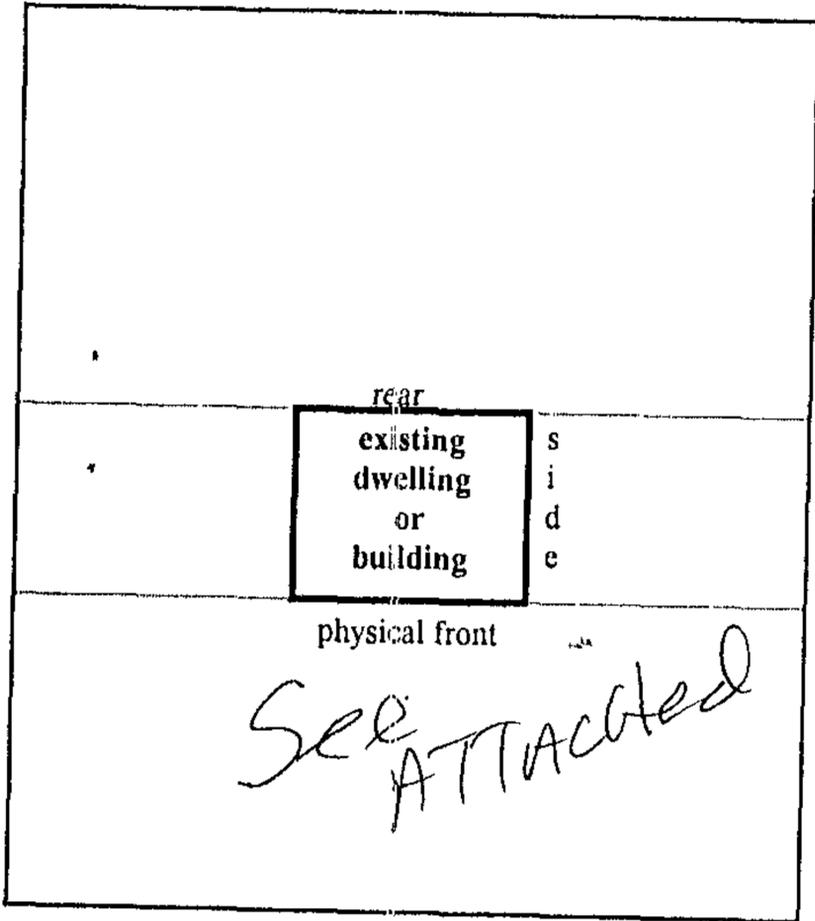
Election District 15
 Phone No. 4107669200 ^{work}
Home 410477336
 Phone No. _____

COMPLETE BELOW OR ATTACH A PLAN THAT CLEARLY SHOWS:

Property line dimensions, easements, existing buildings, road names, and location of alleys.
 Proposed fence, total length 23 FT, height 6 FT, and type Wood.
 Property line setbacks: front _____, sides _____, and _____, and rear _____.
 Property use Residential Rear/Side yard abuts adjoining front yard: Yes No

Corner Lot: Yes No
 Historic District: Yes No

SITE PLAN



FENCE REGULATIONS

Permit is required for fences over 42 inches high (measured vertical to ground, even if fence is placed on top of wall). Fences erected within easement must be removed at owner's expense, if required.

Building Code, Section 509:

509.1 - Residential Fences -- Maximum height of 42 inches in front yard as determined by BCZR and 6 feet in side and rear yards at the property line. Maximum height of 10 feet in side and rear yards, provided set back 2 feet for vertical foot over 6 feet.

509.2 - Commercial Fences -- Maximum height of 12 feet. Building's Engineer may approve higher fence for dangerous, hazardous, or athletic field. Electric and barbed wire fences are only permitted for the retention of and when not a safety hazard to the public. No projections less than 4 feet high. Barbed wire and other retarding material may be on top of fence that is at least 6 feet, 9 inches high.

Zoning Code (BCZR) (access easements cannot be fenced)

102.5 - Corner Lot -- No fence or other obstruction to vision is permitted higher than 3 feet within 25 feet of a corner of two streets, 15 feet of a street and alley, and 10 feet of two alleys.

427 - Residential Fences in side or rear yard which adjoins residential front yard (setback and maximum height): zero to 10 feet - 42 inches, 10 to 20 feet - 48 inches, 20 to 30 feet - 60 inches, and over 30 feet - no limit. Required pool fence and houses more than 200 feet apart are exceptions.

Road Name _____

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CERTIFICATION (OWNER/AGENT)

I have carefully read the above regulations and hereby certify that the proposed fence will be located on private property, will not violate the codes, and that the information supplied is true, complete, and correct.

Signature [Signature] Date 7-7-03 Print or Type Name RALPH SHECKELS

Authority under Section 500.4, BCZR. **PDM APPROVAL (FOR FENCE ONLY)**

Signature [Signature] Print Initials CM Date 7/7/03

Copies: White - Office; Yellow - Applicant



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

[Signature]
BUILDINGS ENGINEER

BUILDING PERMIT

PERMIT #: B524425 CONTROL #: MR DIST: 15 PREC: 01
DATE ISSUED: 07/07/2003 TAX ACCT #: 1704502810 CLASS: 34

PLANS: CONST SITE PLAN DATA FILE NO PLAN NO
LOCATION: 7304 WALDMAN AVE
SUBDIVISION: CHESAPEAKE TERRACE

OWNERS INFORMATION

NAME: SHECKELLS, RALPH
ADDR: 7304 WALDMAN AVE 21219

TENANT:

CONTR: OWNER

ENGR:

SEAL:

WORK: CONSTRUCT 33 FT X 6 FT WOOD FENCE IN SIDE YARD
OF EX SITES AS PER SITE PLAN

BLDG. CODE:

RESIDENTIAL CATEGORY:

DISCIPLINE:

PROPOSED USE: SIDE & FENCE
EXISTING USE: SID

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION

USE: FENCE

FOUNDATION:

BASMENT:

SEWAGE: PUBLIC EXIST

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 0030.00 X 0000.00

FRONT STREET:

SIDE STREET:

FRONT SETB:

SIDE SETB:

SIDE STR SETB:

REAR SETB:

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.



12 feet.
nce for
ric and
ention
ic. No
d other
if least
need)
vision
rner
feet
oins
n): 20
it. irt

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE & SPECIAL HEARING

PROPERTY ADDRESS: 7304 WALDMAN AVE
 Subdivision name: CHESAPEAKE TERRACE
 Plat book # 5 Folio # 36 PART OF LOTS 29 & 30 section # B
 OWNERS: RAFAH + michele S Heckells

MURRAY AVENUE
 (UNIMPROVED)

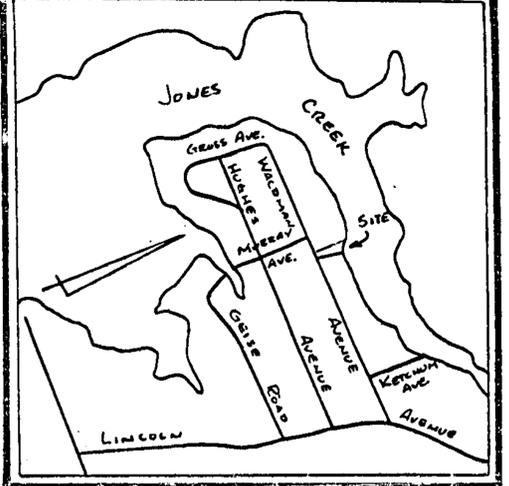
BRON A. McCALMONT
 No 7300 WALDMAN AVENUE
 REF: 5406 / 760
 TA# 1519070521

BRUCE A. MISKIMON & WIFE
 No 7302 WALDMAN AVE.
 REF: 6875 / 746
 TA# 1519070522

RAFAH ESTHEKELLS & WIFE
 No 7304 WALDMAN AVENUE
 REF: 18087 / 569
 TA# 1504502610 PART OF LOT 29

JAMES E DAVIS & WIFE
 No 7306 WALDMAN AVENUE
 REF: 10949 / 120
 TA# 1511470410

NOTE: THE APPROXIMATE SHORELINE SHOWN ACROSS LOT No 28 IS BASED ON THE DRAWING ATTACHED TO PERMIT # B-172565. THIS SHORELINE IS THE BASIS FOR THE DIVISIONAL PROPERTY LINE EXTENSION SHOWN HEREON AND DETERMINED IN ACCORDANCE WITH APPENDIX J-BCZR.



VICINITY MAP

LOCATION INFORMATION	
ELECTION DISTRICT	15
COUNCILMANIC DISTRICT	7
1" = 200' SCALE MAP #	SE-7H
ZONING	DR S,5
LOT SIZE	237 ACRES
	10,350 SQUARE FEET
SEWER	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE
WATER	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE
CHESAPEAKE BAY CRITICAL AREA	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
100 YEAR FLOOD PLAIN	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
HISTORIC PROPERTY/BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
PRIOR ZONING HEARING	NONE

PLAT OF A SURVEY OF PROPERTY OF

RAFAH + michele S Heckells

LOCATED AT
 No 7304 WALDMAN AVENUE
 15TH ELECTION DISTRICT
 BALTIMORE COUNTY MARYLAND

REVISED: 9/17/01 - FIELD LOCATE BOAT LIFT OF OTHERS & ADD GARAGE ENCROACHMENT DETAIL.

SCALE: 1" = 20' DATE: AUGUST 22, 2001



J. FINLEY RANSONE & ASSOCIATES
 REGISTERED LAND SURVEYORS
 P.O. BOX 10160
 TOWSON, MARYLAND
 21285-0160
 666-7448

J# F# 15B-070

WALDMAN AVENUE
 (30' R/W) (PAVING)

GARAGE ENCROACHMENT DETAIL
 No SCALE

[Handwritten Signature]

04-24 SPH

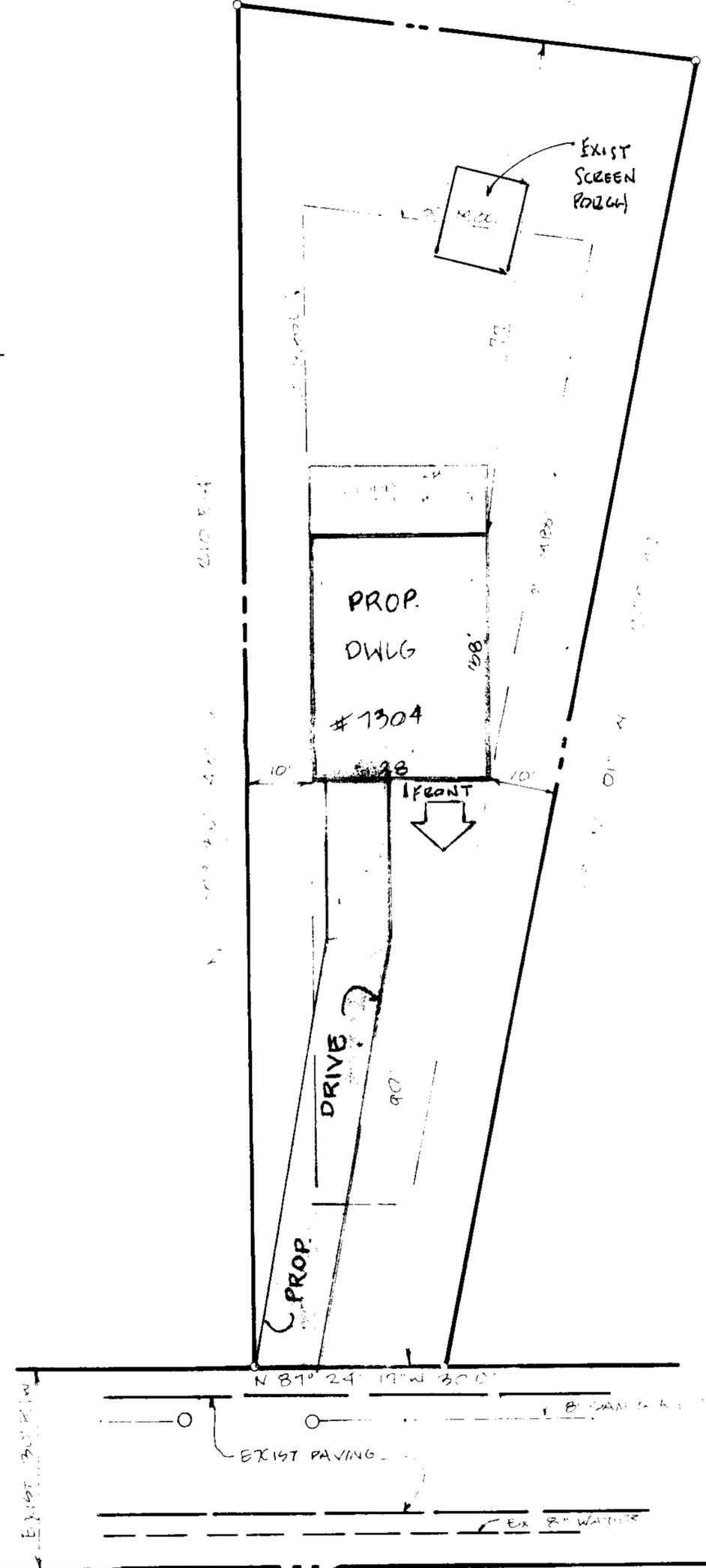
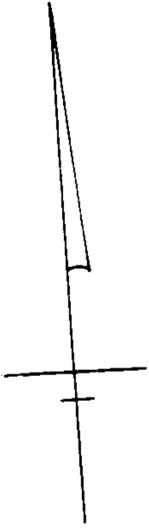
OWNERS

RALPH E. SHECKELS, JR.
 MICHELE M. SHECKELS
 7304 WALDMAN AVENUE
 BALTIMORE MD. 21219

SITE DATA

SITE AREA : 0.24 AC
 DEED REFERENCE = 18087-569
 TAX MAP/GRID/PARCEL = 11/16/12B
 TAX NUMBER = 1504502610

JONES CREEK



Red No 1

PLAT TO ACCOMPANY
 BUILDING PERMIT APPLICATION
 7304 WALDMAN AVENUE
 LOT 29
 CHESAPEAKE TERRACE
 5-36

15TH DISTRICT BALTIMORE CO., MD.
 SCALE: 1" = 20' NOVEMBER 14, 2003

NOTE:

FOR DETAILS AND DIMENSIONS OF THE
 PROPOSED DWELLING REFER TO THE
 BUILDING CONSTRUCTION PERMITS

Red No 1

WALDMAN AVENUE

**SPELLMAN, LARSON
 & ASSOCIATES, INC.**
 CIVIL ENGINEERS AND LAND SURVEYORS
 SUITE 406, JEFFERSON BUILDING
 TOWSON, MARYLAND 21204
 PHONE: 410-823-3535
 FAX: 410-825-5215