SATE RECEIVED FOR FILING.

IN RE: PETITION FOR VARIANCE

W/S Berkshire Road, 238' SW of the c/l

Dalton Avenue

(7311 Berkshire Road)

12th Election District

7th Council District

Heirs of Margaret M. Peacock Petitioners * BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 04-469-A

*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, the Heirs of Margaret M. Peacock. The Petitioners seek relief from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building (carport) to be located 9 feet from the centerline of an alley in lieu of the required 15 feet. In addition, relief is requested from Section 400.1 of the B.C.Z.R. to permit an accessory building (carport) to be located 1 foot from the rear lot line in lieu of the required 2½ feet; and, to permit accessory buildings (carport and shed) to be located 0 feet from the side lot line in lieu of the required 2½ feet and to occupy 60% of a rear yard in lieu of the maximum allowed 40%. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were William Peacock, who resides on the property and is the surviving spouse of Margaret M. Peacock, property owner, and Joe Praydis, Ms. Peacock's son. Also appearing was Clyde Hinkle, who appeared on behalf of Bafitis & Associates, Inc., the consultants who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the west side of Berkshire Road, south of Dalton Avenue in the vicinity of Merritt Boulevard in Dundalk. The property is approximately 16 feet wide and 120 feet deep

PADER RECEIVED/FOR FILING

and is improved with an inside group, single-family townhouse dwelling unit. The house features a front porch and an open wooden deck to the rear. In addition to the dwelling, the property contains an 8'4" x 12'3" shed and a large carport, 15' x 30' in dimension to the rear, both of which are the subject of the instant request. In this regard, Mr. Peacock indicated that the carport was constructed approximately two years ago when his wife was in declining health. She passed away last year and he now resides on the property alone. Mr. Peacock indicated that the carport was originally constructed to provide a shaded area for his wife to sit outdoors and to provide protection during inclement weather. He now parks his truck under the carport. As shown on the site plan, the carport nearly encompasses the entire rear yard, which abuts an alley. Photographs of the property show that most of these townhouses have sheds and parking pads in the rear yards. These photographs also show that the carport is well maintained and is an attractive structure. Mr. Peacock further testified that the carport was built by two individuals and he assumed they had obtained the requisite permits. However, as the result of an anonymous complaint and subsequent inspection by a Code Enforcement Inspector, it was determined that no permit had been issued and that variance relief was necessary to legitimize the location of both the shed and the carport.

As noted above, photographs were submitted showing the neighborhood, particularly the homes in the vicinity of the subject property. These photographs show that the carport is consistent with the character of the neighborhood and that not only do other properties have parking pads, but there is at least one freestanding garage in the rear yard of a house in this block of homes. Additionally, the Petitioner submitted letters of support from his immediately adjacent neighbors and other residents from the surrounding community who have no objections. It is also to be noted that the site plan shows that the land beyond the alley to the rear of the subject property is owned by Baltimore County's Board of Education and appears to serve as open space for the Berkshire Elementary School.

After due consideration of the testimony and evidence presented, I am persuaded to grant the variance. There were no adverse comments from any County reviewing agency and it is clear that a practical difficulty would result if strict compliance with the regulations were required.

Moreover, the Petitioner's neighbors do not object and it appears that allowing the structures to remain where located will not result in any detriment to the health, safety and general welfare of the surrounding locale.

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

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

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

June 16, 2004

Mr. William F. Peacock 7311 Berkshire Road Baltimore, Maryland 212240-3309

RE: PETITION FOR VARIANCE

W/S Berkshire Road, 238' SW of the c/l Dalton Avenue

(7311 Berkshire Road)

12th Election District – 7th Council District Heirs of Margaret M. Peacock - Petitioners

Case No. 04-469-A

Dear Mr. Peacock:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner

for Baltimore County

LES:bjs

cc: Mr. Clyde Hinkle, Bafitis & Associates, Inc.

1249 Engleberth Road, Baltimore, Md. 21221

Code Enforcement Division, DPDM; People's Counsel; Case File



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



FOR FILING

ORDER RECEIVED

Pétition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7311 Berkshire Road

which is presently zoned ____ DR 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) 1) To permit an accessory building (carport) to have a setback from the centerline of an alley of 9' in lieu of the required 15', Section 400.2 B.C.Z.R. 2) To permit an accessory building (carport) to be located 1"from a rear lot line in lieu of the required 2 1/2', Section 400.1BCZIZ 3) To permit accessory buildings (carport & shed) to have setbacks from the side lot lines of 0' in lieu of the required 2 1/2', Section 400.1 B.C.Z.R. 4) To permit accessory buildings (carport & shed) to occupy 60% of a rear yard in lieu of the permitted 40%, Section 400.1 B.C.Z.R.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Congested vehicular parking on Berkshire Road and "No Parking" in parallel alley generate a need for onsite parking. Owner constructed covered parking without knowledge of required setbacks and building coverage restrictions. Covered was for disabled resident.

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

, 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.

Contract Purchaser/Lessee:		Legal Owner(s):	
ALIA			
N/A		Margaret M. Peacock	William
Name - Type or Print		Name - Type or Print	
Signature		Signature	
•		N/A	
Address	Telephone No.	Name - Type or Print N/A	
City	Zip Code	Signature	
Attorney For Petitioner:		7311 Berkshire Road	
- TANITION TO CONTRACT -		Address	<u> </u>
N/A		Baltimore N	faryland
Name - Type or Print	······································	City	State
		Representative to be Co	ontacted:
Signature		Bafitis & Associates, Inc.	Clyde H
Company	· · -	Name	
		1249 Engleberth Road	
Address	Telephone No.	Address	<u> </u>
		Baltimore	Maryland _
City State	Zip Code	City	Ştate
		OFFICE U	SE ONLY
	· · · ·	ESTIMATED LENGTH OF	HEARING
se No. 04-469-[-]		UNAVAILABLE FOR HEA	DTNG
		Reviewed By	Date
RAV 9115198			

iWe 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.

Legal Owner(s): Heirs of Margaret M. Peacock Name - Type or Print	Willia	nF.Peacoc
Signature		
N/A		
Name - Type or Print N/A		
Signature		·····
7311 Berkshire Road		410-282-3692
Address		Telephone No.
Baltimore	Maryland	21224-3309
City	State	Zip Code
Representative to be	Contacted:	1
Bafitis & Associates, Inc.	. Clyde i	Hinkle

Date (

410-391-2336

Telephone No.

21221

Zip Code



ZONING DESCRIPTION

No. 7311 Berkshire Road 12th Election District Baltimore County, Maryland

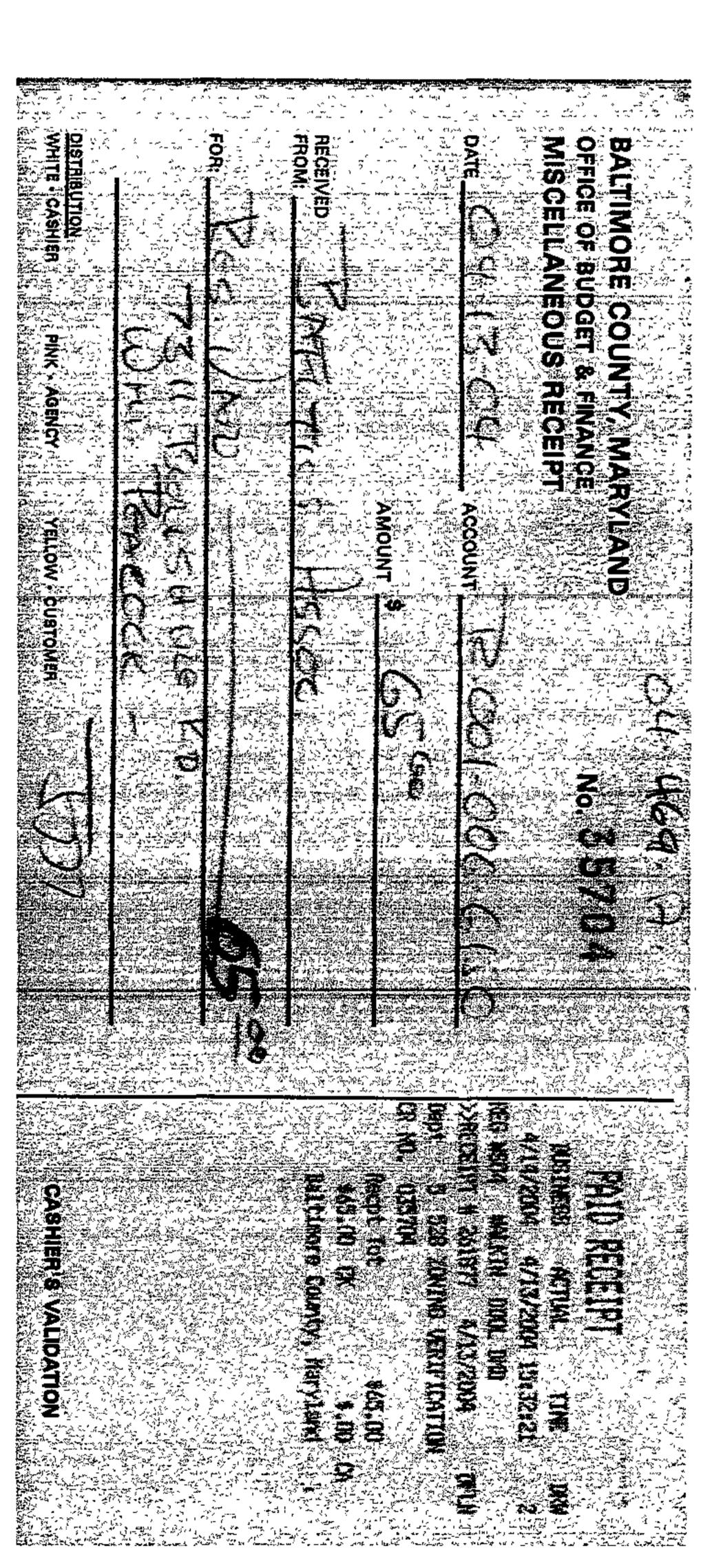
Beginning for the same on the West side of Berkshire Road, 50' wide, at a point 238'± Southwesterly from the South side of Dalton Avenue, 50' wide, thence binding on the West side of Berkshire Road by a curve to the left with a radius of 1,298.82' and a length of 16.04' thence leaving Berkshire Road North 54°-42'-57" West 119.55 feet to the East side of a 16' wide alley thence binding on the East side of said alley North 30°-31'-56" East 16.06, thence leaving said alley South 54°-42'-57" East 119.77 feet to the point of beginning.

Containing 1,918.00 Square Feet $(0.044 \text{ Acres}) \pm \text{ of land more or less.}$

Being also known as Lot 37 as shown on the Record Plat of Section 1, Fordham, recorded among the land records of Baltimore County, in Liber 19, folio 86 on November 12, 1953.

Seal & Signed

ate



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: #04-469-A

7311 Berkshire Road

W/side of Berkshire Road, 238 feet s/west of Dalton Avenue 12th Election District - 7th Councilmanic District

Legal Owner(s): William Peacock, Heir of Margaret Peacock Variance: to permit an accessory building (carport) to have a setback from the centerline of an alley of 9 feet in lieu of the required 15 feet, to permit an accessory building (carport) to be located 1 foot from a rear lot line in heu of the required 21/2 feet, to permit accessory buildings (carport and shed) to have setbacks from the side lot lines of 0 feet in lieu of the required 21/2 feet, and to permit accessory buildings (carport & shed) to occupy 60% a rear yard in lieu of the permitted 40%. Hearing: Thursday, June 3, 2004 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.

JT/5/714 May 18 5267

CERTIFICATE OF PUBLICATION

5 8 ,2004
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
5 8 , $200+$.
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.: 04-469-A
\$ \$ -	Petitioner/Developer: WILLIAM
	PEACOCK
	Date of Hearing/Closing: <u>Jひん</u> ら 3
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204	
ATTN: Kristen Matthews {(410) 887-3394}	
Ladies and Gentlemen:	•
This letter is to certify under the penalties of perjur posted conspicuously on the property located at:	y that the necessary sign(s) required by law were
7311 BERK	SHIRE RD
	onth, Day, Year)
Sin	cerely,
	Robert Black 5/16/04 (Signature of Sign Poster) (Date)
	SSG Robert Black
	(Print Name)
	1508 Leslie Road
	(Address)
TO HAVE A SERVICE TO PROPER OF THE PARTY OF	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)

Department of Permits and Development Management

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





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

April 16, 2004

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: 04-469-A

7311 Berkshire Road

W/side of Berskshire Road, 238 feet s/west of Dalton Avenue

12th Election District – 7th Councilmanic District

Legal Owners: William Peacock, Heir of Margaret Peacock

<u>Variance</u> to permit an accessory building (carport) to have a setback from the centerline of an alley of 9 feet in lieu of the required 15 feet, to permit an accessory building (carport) to be located 1 foot from a rear lot line in lieu of the required 2 ½ feet, to permit accessory buildings (carport and shed) to have setbacks from the side lot lines of 0 feet in lieu of the required 2 ½ feet, and to permit accessory buildings (carport & shed) to occupy 60% a rear yard in lieu of the permitted 40%.

Hearing: Thursday, June 3, 2004, at 11:00 a.m. in Room 407, County Office Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: William Peacock, 7311 Berskshire Road, Baltimore 21224-3309 Clyde Hinkle, Bafitis & Associates, Inc., 1249 Engleberth Road, Baltimore 21221

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 19, 2004.

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



TO: PATUXENT PUBLISHING COMPANY Thursday, May 18, 2004 Issue - Jeffersonian

Please forward billing to:

William Peacock 7311 Berkshire Road Baltimore, MD 21224

410-282-3692

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: 04-469-A

7311 Berkshire Road
W/side of Berskshire Road, 238 feet s/west of Dalton Avenue
12th Election District – 7th Councilmanic District
Legal Owners: William Peacock, Heir of Margaret Peacock

<u>Variance</u> to permit an accessory building (carport) to have a setback from the centerline of an alley of 9 feet in lieu of the required 15 feet, to permit an accessory building (carport) to be located 1 foot from a rear lot line in lieu of the required 2 ½ feet, to permit accessory buildings (carport and shed) to have setbacks from the side lot lines of 0 feet in lieu of the required 2 ½ feet, and to permit accessory buildings (carport & shed) to occupy 60% a rear yard in lieu of the permitted 40%.

Hearing: Thursday, June 3, 2004, at 11:00 a.m. in Room 407, County Office 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.



ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zening Regulations</u> (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 04-469.
Petitioner Hairs of Margaret M. Paacock
Petitioner Hairs of Margaret M. Peacock Address or Location 7311 Barkshire Rd.
PLEASE FORWARD ADVERTISING BILL TO
Name William F. Paacock
Address 7311 Barkshira Rd.
Boltimora, Md. 21224
Telephone Number:

Department of Permits Development Management

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





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

May 24, 2004

William F. Peacock 7311 Berkshire Road Baltimore, Maryland 21224-3309

Dear Mr. Peacock:

RE: Case Number: 04-469-A, 7311 Berkshire Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 13, 2004.

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.

W. Calliball

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel Baftis & Associates, Inc. Clyde Hinkle 1249 Engleberth Road Baltimore 21221



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

Fire Department

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



Baltimore County

James T Smith, Jr., County Executive John J Hohman, Chief

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

April 20, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: April 26, 2004

Item No.:

457-469

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.

6. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK Fire Marshal's Office PHONE 887-4881 MS-1102F

cc: File



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



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4.19.04

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

RE:

Baltimore County

Item No. 469

JRA

Dear. Ms.Matthews:

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**

J. J. Heelle

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

R. Bruce Seeley (B) 100

DATE:

April 5, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 8, 2004

The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-457

04-458

04-459

04-460

04-461

04-462

04-465

04-466

04-467

04-468

04-468

(04-469)

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

18/3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

RECEIVED

DATE: April 22, 2004

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

APR 2 3 2004

SUBJECT:

Zoning Advisory Petition(s): Case 4-469

ZONING COMPONER

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:

Division Chief:

AFK/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: May 18, 2004

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For April 26, 2004

Item Nos. 457, 458, 459, 460, 461, 462,

465, 466, 468, and 469

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

RWB:CEN:jrb

cc: File

BEFORE THE PETITION FOR VARIANCE RE: 7311 Berkshire Road; W/side Berkshire Rd; ZONING COMMISSIONER

12th Election & 7th Councilmanic Districts

FOR Legal Owner(s): Heirs of Margaret M.

Peacock by William F. Peacock

238' SW Dalton Avenue

BALTIMORE COUNTY Petitioner(s)

04-469-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

People's Counsel for Baltimore County

CAROLE S. DEMILIO Deputy People's Counsel Old Courthouse, Room 47 400 Washington Avenue Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of April, 2004, a copy of the foregoing Entry of Appearance was mailed to, Clyde Hinkle, Bafitis & Associates, Inc, 1249 Engleberth Road, Baltimore, MD 21221, Representative for Petitioner(s).

RECEIVED

APR 1 3 2004

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per....

DAT	ΓE:	April 21, 2004		
TO:		W. Carl Richards, Jr. Zoning Review Supervisor		
FRC	M:	Rick Wisnom, Chief Division of Code Inspection	s & Enforc	ement
SUE	BJECT:	Item No.: Legal Owner/Petitioner Contract Purchaser: Property Address: Location Description:		Heirs of Mr. & Mrs. William Peacock n/a 7311 Berkshire Rd. w/side of Berkshire Rd., 238 's/w of Dalton Av
Whe	Please	Defe be advised that the aforement	•	03-7660 ion is the subject of an active violation case. ase notify the following person(s) regarding the
NAN	ИE			ADDRESS
the v		lition, please find attached a duase, for review by the Zoning 6	• •	y of the following pertinent documents relative to ner's Office:
	1.	Complaint letter/memo/emai	il/fox (if on	nlicable)
$\ddot{\mathbf{X}}$	2.	-	` -	nent Officer's report and notes
X	3.	State Tax Assessment printo		ioni omio por mia moto
	4.	State Tax Parcel Map (if app		
	5.	MVA Registration printout (-	le)
	6.	Deed (if applicable)		
	7.	Lease-Residential or Comme	ercial (if ap	plicable)
	8.	Photographs including dates	` -	
X	9.	Correction Notice/Code Viol		ce
	10.	Citation and Proof of Service	e (if applica	able)
	11.	Certified Mail Receipt (if ap	plicable)	
	12.	Final Order of the Code Offi	•	ng Officer (if applicable)
	13.			tice/Property Lien Sheet (if applicable)
		•	•	ning with the first complaint through the

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.

Billing Notice/Property Lien Sheet (if applicable).

RSW/gk

C: Code Enforcement Officer



Balti County
Department of Permits and
Development Management

Code Inspections ar : Enforcement
County Office Bu

111 West Chesapeake Avenue
Towson, MD 21204

DIST 12

Code Enforcement:
Building Inspection:

410-887-3351 410-887-3953 Plumbing Inspection: Electrical Inspection: 410-887-3620 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

DALIE	MORE COD	NTT UMIFO.		ENTORCE	MENI CON	MECHON	NOTICE
Citation/Case	7660	Property N	0766	18	7	oning:	
Name(s):	PEA	COCK, Ph	ARGA	RET, M	1 Cown	IER)	
` '\ -				-			7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
Address:	7311	BERK	SHILE	KO,	UNDAC	KIMD	2/22
Violation Location:		311 BE	<u></u>				
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··- <u>-</u>	REBY ORDER	ED TO CORRI	ECT THESE		(S) ON OR BI	EFORE:	
On or Before:	9/70/8	· ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		Date Issued:	IAKT	enter alter annang englyss F	
n	فيدال المواس €ي الله فقيلة	لسااا الجبيسة الالمالية	11 .41 11 11	11.11 JL 41 4 V	1 103	., , , , , , , , , , , , , , , , , , ,	VICTION FOR
────		بيرا وومحروجين يجيفون الادبالاتوان	Contract Contract Contract Contract	Military - 1804-28-1-191-1		OR \$1000 P	ER DAY PER
Print Name	DEPENDING	ON VIOLATIC		AIS IN JAIL,	OK BOTH.		
	<u> </u>	ANT	KIDD		·		
NSPECTOR:	<u> </u>	Frank	Soll	/ · ··			
and y non-neglether for the major	MATERIAL MATERIAL POR SERVICE STATES	STO	OP WOR	K NOTIC	E	- Carlos - Programma Bellynname Capacity (1925)	
_					-	_	SE ALL WORK
				-). WORK CAN FORCEMENT
		ST BE CORRE				TIME TIME	CACEMENT.
Not Later Than:			The same of the sa	Date Issued:	T TALL - U - 18-11 - 1-11	- 	
		 -				· · · · · · · · · · · · · · · · · · ·	
w		·	, 		·*········ •		257305
NSPECTOR:					···	<u> </u>	

AGENCY

DDE ENFO	ORCEMENT REP
DATE: 9 / 18 / 03 INTAKE BY:	CASE #: 03-7660 INSPEC: 6. K. D.D.
COMPLAINT 1911 BERKSHIR	$k \in \mathcal{RD}$
<u></u>	ZIP CODE: <u> </u>
COMPLAINANT NAME: ANONYMOUS	PHONE #: (H)(W)
ADDRESS:	ZIP CODE:
PROBLEM: LARGE CARPORT bo	vict w/o PERMIT
NEVER RECIEVED ONIGINAL COM	PLAINT FROM CODE ENFORCEMENT.
TE VEC 10 TITIO OF CUTOUS OF TWO	NO NO
	•
TAX ACCOUNT #: /2/60 766/0	ZONING:
NSPECTION: 9/18/03- VISITED SITE	ISSUED CORRIVATICE FOR CARPORT TW
LEAR OF TOWNHOUSE. NOONE H	LIME POSTED COPY AT SITE.
COMPLAINTAUT WAS ANONYMOU	ISSUED CORRIVOTICE FOR CARPORT IN HOME, POSTED COPY AT SITE. US. R/C 9/29/03 M. V.Sel
REINSPECTION:	W
	· 617
EINSPECTION:	
•	
EINSPECTION:	
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<u></u>	

a.t

ANDARD ASSESSMENT INQUIRY DATE: 09/18/2003

TIME: 11:49:17

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC \mathtt{DEL} LOAD DATE

12 16 076610 12 01/08/03 3-1 04 - 00H NO

PEACOCK MARGARET M DESC-1.. IMPS

DESC-2. FORDHAM

7311 BERKSHIRE RD PREMISE. 07311 BERKSHIRE RD

00000-0000

BALTIMORE		MD 212	224-3309 F	ORMER OWNE	R: PRAYDIS F	RICHARD V
	FCV			PHASED) IN	-
P	RIOR PRO	POSED		CURR	CURR	PRIOR
LAND: 19	,500 1	9,500		FCV	ASSESS	ASSESS
IMPV: 42	,320 4	18,670	TOTAL	63,936	63,936	61,820
TOTL: 61	,820	88,170	PREF	0	0	0
PREF:	0	0	CURT	63,936	63 , 936	61,820
CURT: 61	,820	88,170	EXEMPT.		0	0
DATE: 10	/99 0	9/02				
TAXABL	E BASIS		FM DATE			
03/04 ASSES	s: 63,9	36 1	1/09/02			
02/03 ASSES	S: 61,8	320 0	5/30/02			
01/02 ASSES	S: 61,8	20 0	6/01/01			

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

Inspector -

Area Case # Location

Zip Apt Date Rec Reinsp Dt

03-7660 7311 BERKSHIRE RD 017

147

21224 9/12/2003 2/25/2004

Tax Acct #: 1216076610

Complainant Name: (Last) ANONYMOUS

(First)

Addr:

Str # Dir Street Name

Type Apt

City

Phone: (Home)

STZip

(Work)

Problem: CARPORT IN REAR, IS IT OK?, NO PERMIT

Notes:

03-7660 9/18/03 VISITED SITE. ISSUED CORR. NOTICE FOR CARPOR T IN REAR OF TOWNHOUSE. NO ONE HOME. POSTED COPY AT SITE. CO MPLAINANT WAS ANONYMOUS.P/U 9/29/03 G.KIDD/NS***

9/29/03

OWNER SPOKE TO MR.ALTMEYER. NEEDS 30 DAY EXT. OWNER SAID WIF E WAS IN THE HOSPITAL. P/U 11/28/03 G.KIDD/NS***

12/1/03 RE-INSPECT ON 12/10/

03 D.RIOUX/NS***

12/04/03

OWNER NEEDS SOME TIME TO APPLY FOR A VARIANCE, SPOKE TO J.M .A. P/U 12/16/03. G.KIDD/KH.*** 12/17/03 PERMIT N OT ISSUED. WILL RECHECK IN A COUPLE OF DAYS. P/U 1/22/04 G.K IDD/NS*** 12/18/03

VISITED SITE, SPOKE TO OWNER. OWNERS STEPSON, JOE PRAYDIS IS HANDLING THE CASE. I SPOKE TO MR. PRAYDIS, HE IS IN THE P ROCESS OF APPLYING A VARIANCE FOR THE CARPORT. P/U 01/13/04. G.KIDD/KH.*** 03-7660

1/15/04 VISITED SITE. SPOKE TO OWNER. I SPOKE TO MR.PRAYDIS ON THE PHONE ABOUT THE CASE. HE IS GETTING ESTIMATES ON HAN DLING THE VARIANCE. I TOLD HIM I WOULD GIVE HIM 1WK THAN A C ITATION WILL BE ISSUED. P/U 1/28/04 G.KIDD/NS*** 1/29/04 SPOKE TO MR. PRAYDIS THIS MORNING. HE HAS A ENG. FIRM (BAFITIS) HANDLING THE VARIANCE. (NEXT PAGE) >>>>

P/U Date				losed Date			G	ary F to update
Anonymous Complaint	Complair Updated	_ _		dated by ce message	1		1	pdate not ecessary
Executive office Complaint	Yes	No		If Yes is Executive memo attached?		Yes	3	No

Case # 03-7660

CONTINUED

03-7660 CON'T 1/29/04 I SPOKE TO BILL BAFITIS VERIFYING INF ORMATION WAS CORRECT FROM OWNER. MR.BAFITIS SAID HE WOULD NE ED 2WKS TO GET PAPER WORK IN ORDER. P/U 2/25/04 G.KIDD/NS***

2/26/04- I SPOKE TO MR. TSAFITIS THIS MORNING ABOUT VARIANCE,

HE ON THE PHONE HE IS STICK IN THE PROCESS OF GATHERING INFO

FOR THE CARPORT. I TOLD HIM I WOULD GIVE him A CACC, COURCE

OF WEEKS TO Check FOR VARIANCE NUMber. R/C S/1A/04 S. Sidd

MR. DAFITIS NUMber - 410-391-2336

P/U Date				losed Date	·		G	ary F to update
Anonymous Complaint	Complair Updated			•	Unable to update		·	pdate not ecessary
Executive office Complaint	Yes	No	•	If Yes is Exe	!	Yes	3	No

Inspector - Lipp

Area Case # Location

Zip Date Rec Apt Reinsp Dt

03-7660 7311 BERKSHIRE RD 017

21224 9/12/2003 1/13/2004

Tax Acct #: 1216076610

Complainant Name: (Last) ANONYMOUS

(First)

Addr:

Str # Dir Street Name

Type Apt

City

Zip \mathtt{ST}

Phone: (Home)

(Work)

Problem: CARPORT IN REAR, IS IT OK?, NO PERMIT

Notes:

Complaint

03-7660 9/18/03 VISITED SITE. ISSUED CORR. NOTICE FOR CARPOR T IN REAR OF TOWNHOUSE. NO ONE HOME. POSTED COPY AT SITE. CO MPLAINANT WAS ANONYMOUS.P/U 9/29/03 G.KIDD/NS***

9/29/03

OWNER SPOKE TO MR.ALTMEYER. NEEDS 30 DAY EXT. OWNER SAID WIF E WAS IN THE HOSPITAL. P/U 11/28/03 G.KIDD/NS***

12/1/03 RE-INSPECT ON 12/10/

03 D.RIOUX/NS***

12/04/03

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G.KIDD/KH.***

1/15/04-VISITED SITE, SPOKE TO OWNER. I SPOKE TO MA.

Yes

No

PRAYDIS ON THE PHONE ABOUT THE CASE, Le is FETTING ESTIMATES ON HANDLING THE VANANCE. I TOLD him I would give him ove

WEEK, Than A CITATION WILL BE ISSUED R/C 1/28/04 M- Lile P/U Closed Gary F to Date Date update Anonymous Complainant Updated by Unable to Update not Complaint Updated voice message update necessary Executive office If Yes is Executive No Yes

memo attached?

1 m

UPDATE/MESSAGE FORM

Date: _	9/30/03
Time:	a.m. p.m.
Inspector: _	
Case No.:	07-7666
Address:	7311 BERKSHINE LD
Comments:	9/29/07 - OWNER SPOKE TO MR. ACTREYER.
NEEDS TO	DAY EXTENSION. OWNER SAID WEEK WALLES
HOSPITAL	9/29/03 - OWNER SPOKE TO MR. ACTREYER, DAY EXTENSION, OWNER SAID WIFE WAS IN THE K/C 11/28/03
1	
<u></u>	
 -	
·	

ENTERED INTO AS4CO Many

I kindly request your written approval to maintain one Carport at my resident located at <u>7311 Berkshire Road</u>, <u>Baltimore</u>, <u>Maryland 21224</u>. Please be advised that this petition will be submitted to Baltimore County for there records.

Thank you for your assistance regarding this matter.

Sincerely

Bill Peacock

Approvals:

Date

Print Name

Signature

7313 Berkshire Road, Baltimore, Maryland 21224

Address

I kindly request your written approval to maintain one Carport at my resident located at 7311 Berkshire Road, Baltimore, Maryland 21224. Please be advised that this petition will be submitted to Baltimore County for there records.

Thank you for your assistance regarding this matter.

Sincerely

Bill Peacock

Approvals:

6-1-04, LAURIEN CIE TE ISCHE 6 Summer Lascy
Date Print Name Signature

730 [BERKShir 121)

I kindly request your written approval to maintain one Carport at my resident located at 7311 Berkshire Road, Baltimore, Maryland 21224. Please be advised that this petition will be submitted to Baltimore County for there records.

Thank you for your assistance regarding this matter.

Sincerely

Bill Peacock

Approvals:

Ce 104, Virginia R. Fischer, Virginia R. Fuscher,
Date Print Name Signature

7307 Berbehre Rd.
Address

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Sincerely

Bill Peacock

Approvals:

Date Print

Print Name

Signature

Address

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Sincerely

Bill Peacock

Approvals:

Date

Pru

Signafure

7301

7321 Berkshire Road, Baltimore, Maryland 21224

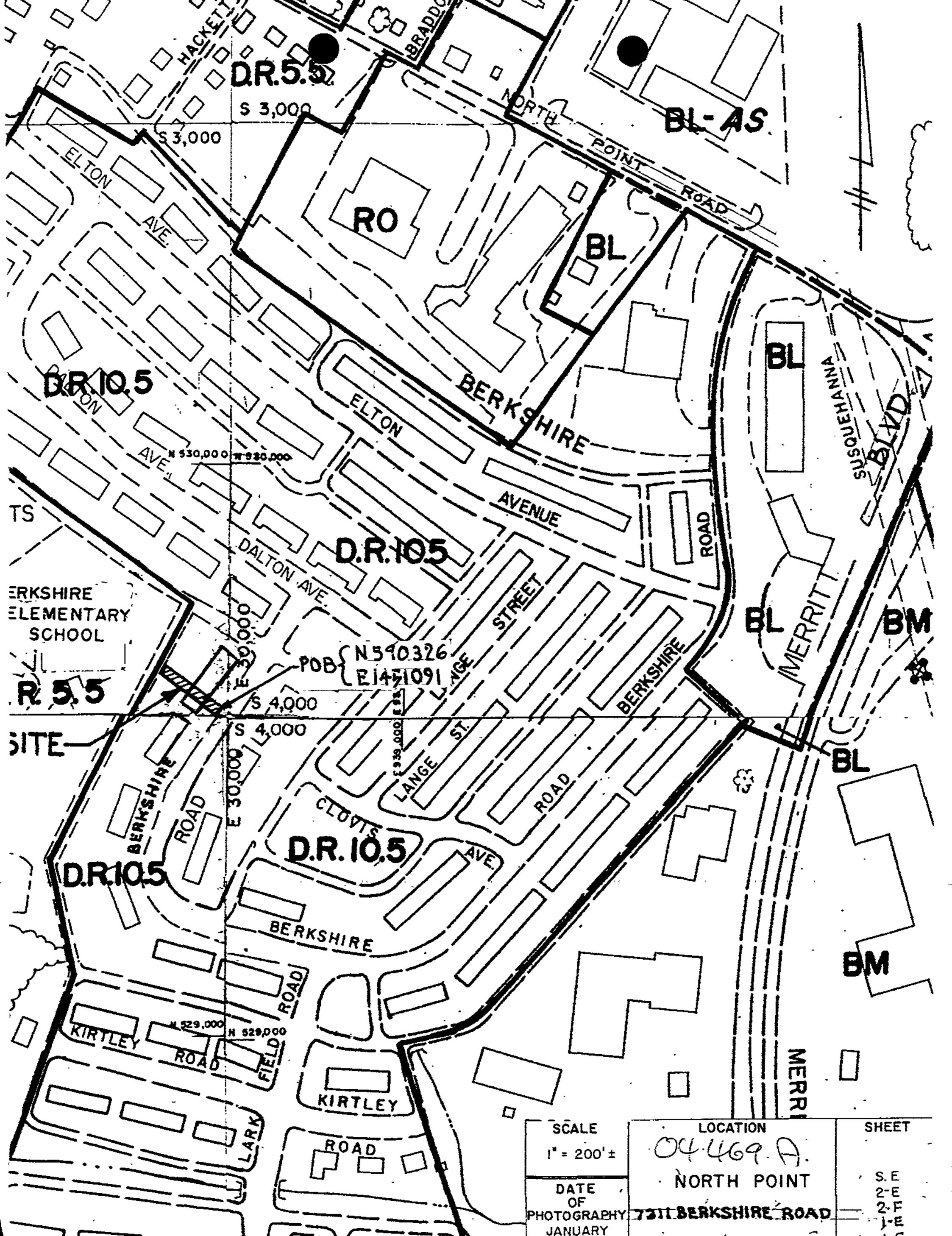
Address

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER
DATE
DATE
THEET

PETITIONER'S SIGN-II

E- MAIL	1304 14 4 Ac200											
CITY, STATE, ZIP	train My Man	h mil	S	ļ ,								
ADDRESS	MAGENCHEBERAU RY	7311: BERASILIAE XD										
NAME	Clyda Hinkle	Bull REASOCK	For PRAYdrs									

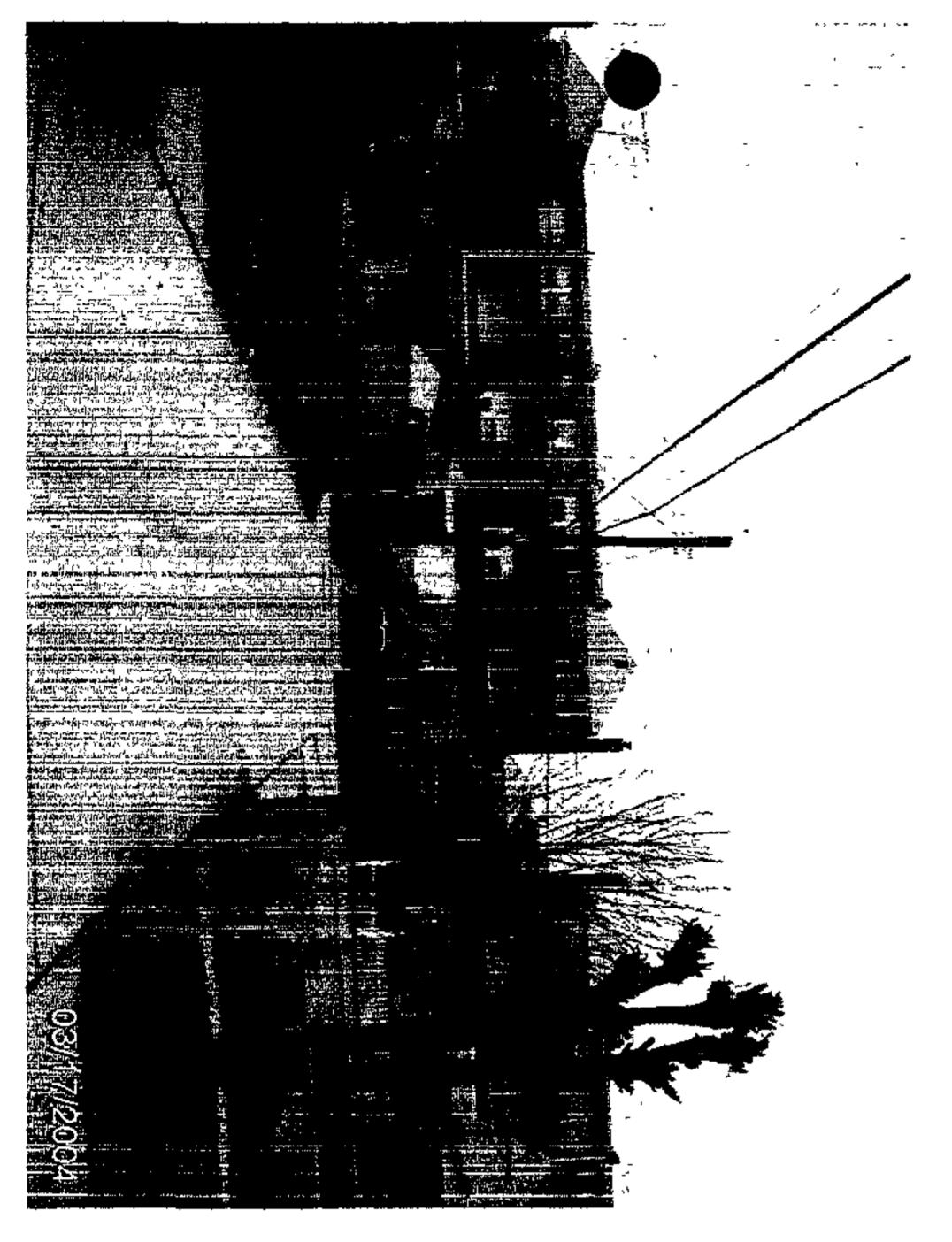




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


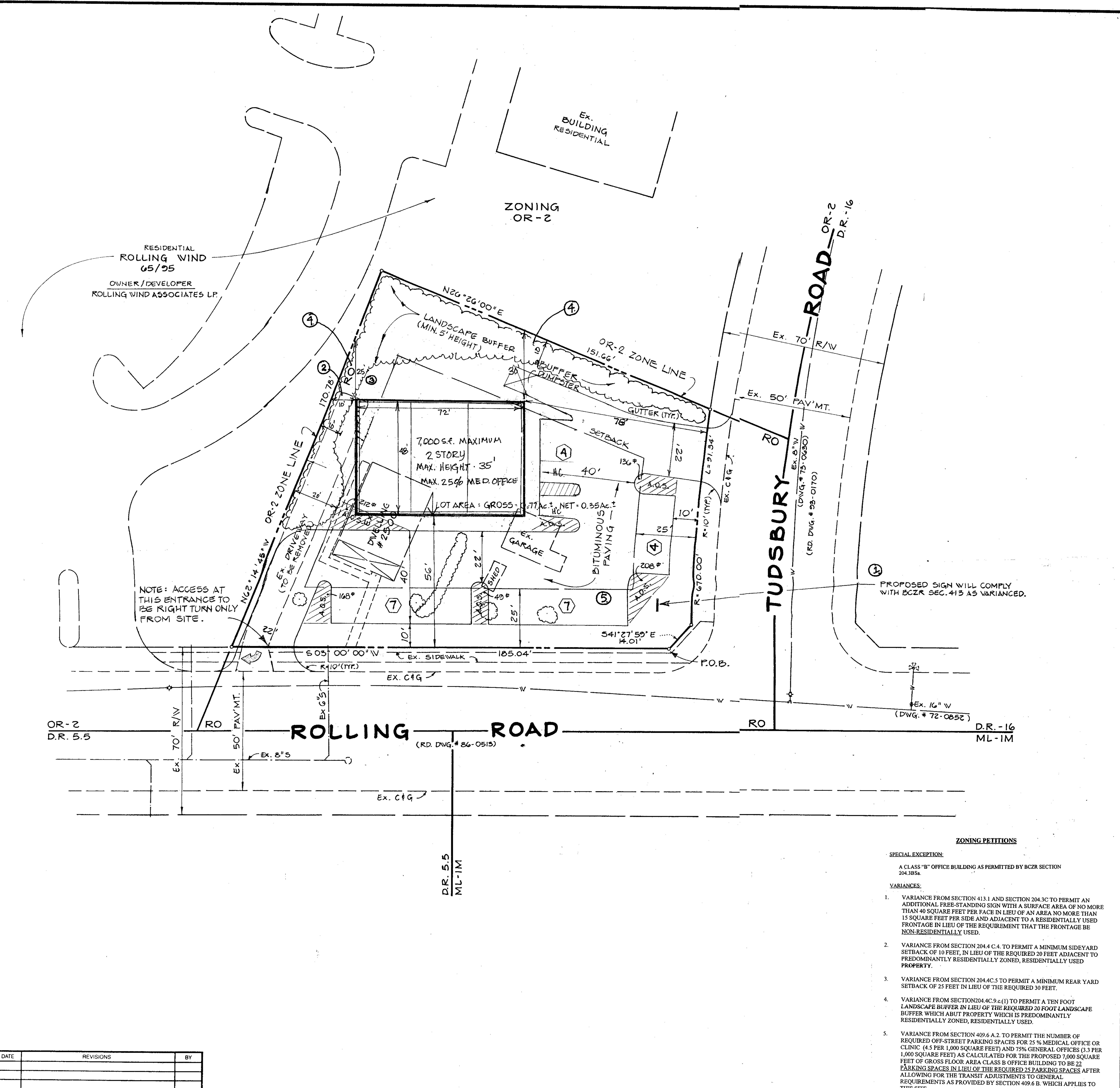










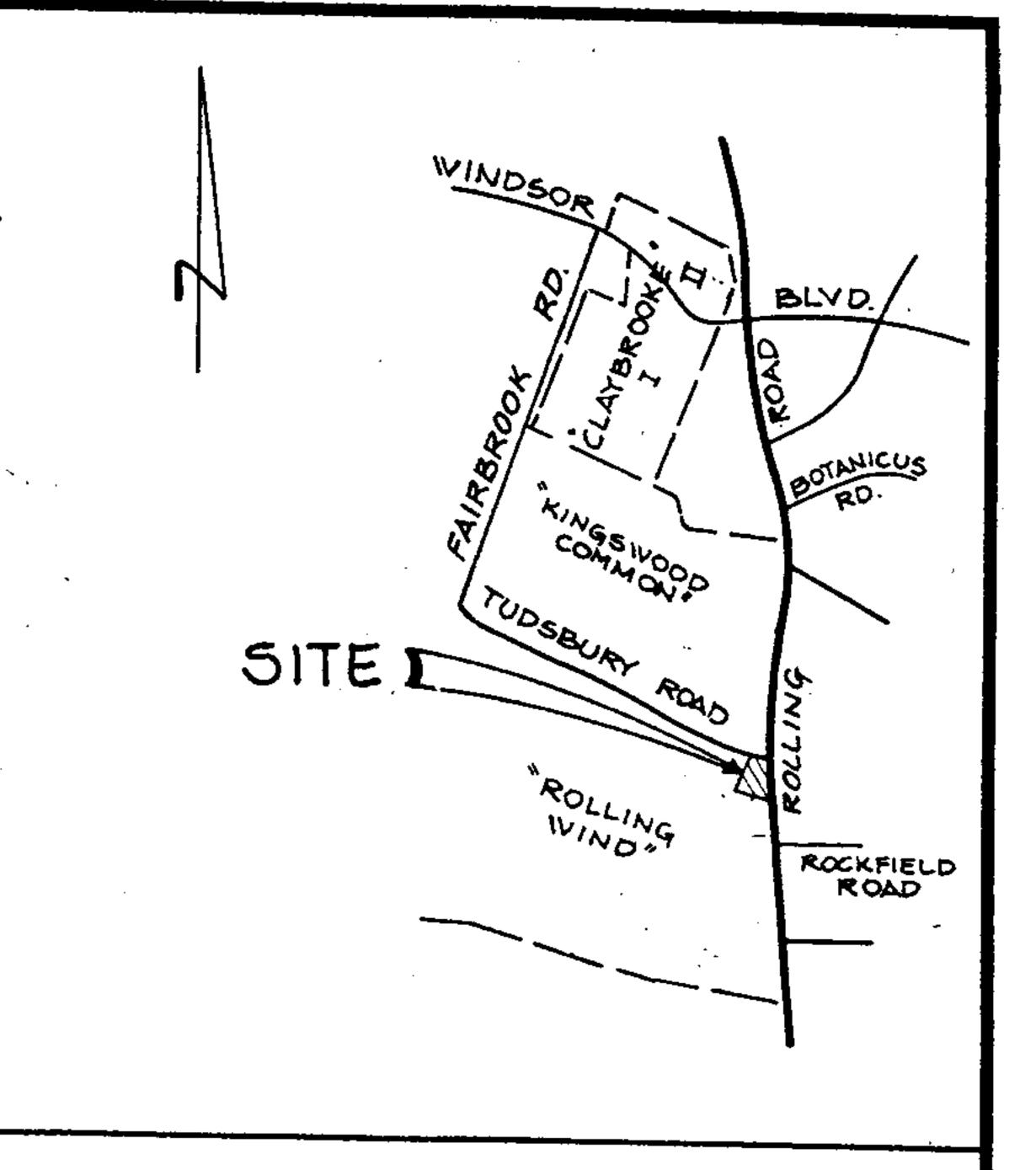


DESIGN BY:

JP / MAT

CHECKED BY:

JP



VICINITY MAP SCALE: 1" = 1000'

GENERAL NOTES

ROLLING ROAD VENTURES, LLC 2221 MARYLAND AVENUE BALTIMORE, MD 21218

DEEDS & TAX ACCOUNT NUMBERS:

DEED. Liber 11138 Folio 565 TAX # 02-02-19000090 (0.270 Ac. +/-) TAX # 02-22-00023295 (0.039 Ac. +/-)

EXISTING ZONING: RO (0.77 Ac.+/)

SETBACKS: CORNER LOT BOTH FRONTS - 25 FEET SIDE YARD -20 FEET REAR YARD-30 FEET *

* ADJOINING RESIDENTIALLY ZONED OR RESIDENTIALLY USED PROPERTY

TOTAL AREA (GROSS): SITE ANALYSIS:

0.77 Ac.+/ 0.53 Ac.+/

VACANT RESIDENTIAL

GENERAL OFFICE - 75%; MEDICAL OFFICE - 25%

FLOOR AREA RATIO:

TOTAL GROSS SITE AREA: 33,541 SF F.A.R. ALLOWED: 0.33
MAX. FL. AREA PROPOSED: (NOT TO EXCEED)

PARKING REQUIRED: 25 PARKING SPACES PARKING PROVIDED: 22 PARKING SPACES PARKING INCLUDES 2 HANDICAPPED SPACES

TYPICAL PARKING SPACE: 8.5' X 18'; HANDICAPPED - 12' X 18'

(VARIANCE REQUEST)

(PARKING SPACES PERMANENTLY STRIPED.) BITUMINOUS PAVING

A.) PETITION FOR SPECIAL EXCEPTION. AND VARIANCES

CASE # 97-224-XA B.) CORRECTED ZONING LINE ADJACENT TO PROPERTY.

CASE # MLC. 93-I

PREVIOUS COMMERCIAL PERMITS: NONE

A.O.S. - 7% PARKING LOT INTERIOR -17% PROVIDED. A.O.S. PROVIDED: 1,306.8 S.F.

ALL EXISITING STRUCTURES TO BE RAZED BEFORE CONSTRUCTION.

NO STREAMS, FLOOD PLAINS. STEEP SLOPES, HISTORIC OR ARCHEOLOGICAL SITES

EXIST ON THE SITE OR WITHIN 50 FEET OF THE SITE TO THE BEST OF OUR AVAILABLE EVIDENCE,

305 West Chesapeake Avenue, Suite 118, Towson, Maryland 21204 PROJECT/DEVELOPMENT

DRAWING TITLE:

410-296-2140 Fax-410-296-0419

10-30-96

ROLLING ROAD VENTURES, LLC PROPERTY

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION HEARING

2500 ROLLING ROAD

