

IN RE: PETITION FOR ADMIN. VARIANCE
SE/S Old Harford Road, 150' SW of the c/l
Waldor Drive
(9321 Old Harford Road)
9th Election District
3rd Council District

Vera E. Mosley
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-595-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Vera Mosley. The Petitioner requests relief from Section 427.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a fence height of 5 feet in lieu of the maximum allowed 42 inches for a fence adjoining a neighbor's front yard. 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.

The Petition was filed through the administrative variance process, pursuant to Article 32-3-303 of the Baltimore County Code. That Article allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate. In this case, the adjacent property owner, Karen Stockslager, requested that a hearing be held to determine the merits of the request. A hearing was initially scheduled for September 29, 2004; however, was postponed at the request of the property owner who advised the Zoning Commissioner's Office that she and her neighbors had worked out their differences and that a public hearing was no longer necessary. Thus, that hearing date was cancelled. Subsequently, this Office received notice from

ORDER RECEIVED FOR FILING

Date

By

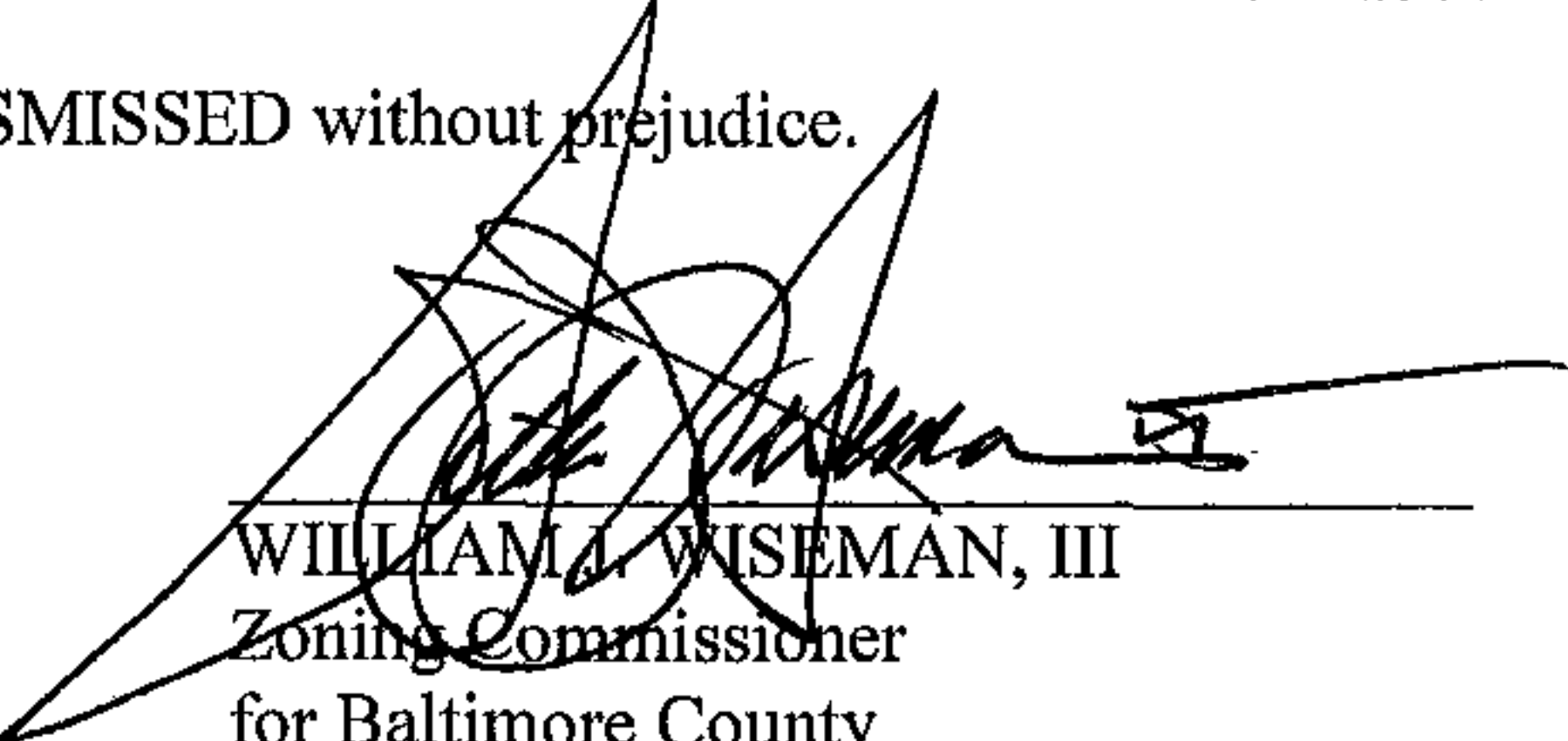
11/24/04

[Signature]

Ms. Stockslager that no such agreement had been reached between the parties and that a hearing was still necessary. Thus, the matter was rescheduled for a public hearing on November 8, 2004.

The record of the case will show that notice of the rescheduled hearing date and time was provided in writing to all parties to the case by letter dated October 12, 2004 from Timothy M. Kotroco, Director of the Department of Permits and Development Management. No one appeared at the hearing on November 8, 2004, including the Petitioner, her representative or the Protestant, and attempts to reach the property owner by telephone at the number given on the Petition form were unsuccessful. However, upon reaching the owner's representative (Robert Ward) on that date, the undersigned was advised that they were not aware of the scheduled public hearing, although the file indicates otherwise. Moreover, a subsequent conversation with Mr. Stockslager revealed that they no longer resided on the adjacent property and had no further interest in the case. It is further to be noted that Mr. Ward was advised that a formal request from the property owner would be required for the matter to be rescheduled. There being no verbal or written response received from the Petitioner as prescribed above, the relief requested shall be dismissed without prejudice.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of November 2004 that the Petition for Administrative Variance filed in the above captioned matter be and the same are hereby DISMISSED without prejudice.


WILLIAM A. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Ms. Vera Mosley, 9321 Old Harford Road, Baltimore, Md. 21234
Mr. Robert Ward, 4055 Rustico Road, Baltimore, Md. 21220
Code Enforcement Division, DPDM; People's Counsel; Case File

ORDER RECEIVED FOR FILING

Date

By



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9321 OLD HARFORD ROAD
which is presently zoned DR 2 + DR 3.5

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) 427.A BCZR

TO PERMIT A RESIDENTIAL OCCUPANCY FENCE HAVING A HEIGHT OF 5' WHICH ADJOINS THE FRONT YARD OF ANOTHER RESIDENCE IN LIEU OF THE REQUIRED ~~42'~~ HEIGHT OF 42'.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 04-595-A

Reviewed By CTM

Date 6/23/04

Estimated Posting Date 7/4/04

EV 10/25/01

ORDER RECEIVED FOR FILING

Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 9321 OLD HARFORD ROAD
Address
PARKVILLE, MD 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

- ① THE THREE AFFECTED PROPERTY OWNERS GAVE ME PERMISSION TO REPLACE THE EXISTING FENCE WITH A 5' PRIVACY FENCE.
- ② THE NEIGHBORS AT 9321A (THE MOST AFFECTED PROPERTY) WELCOMED THE INSTALLATION OF THE 5' FENCE TO CONTAIN MY DOGS BECAUSE OF FEAR THEY COULD JUMP OVER ANY LOWER HEIGHT AND THEIR CHILDREN ARE AFRAID OF DOGS.
- ③ MOVING THE FENCE TO SET BACK REQUIREMENTS WOULD RENDER MUCH OF MY YARD UNUSEABLE AND VERY COSTLY.
- ④ LOWERING THE FENCE HEIGHT WOULD ALLOW MY DOGS THE ~~ANY~~ OPPORTUNITY TO JUMP THE FENCE AND WOULD BE COSTLY.
- ⑤ INSTALLATION OF SWIMMING POOL IN FUTURE COULD BE SAFETY ISSUE WITH LOWER FENCE

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
VERA E MOSLEY
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23RD day of June, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

VERA E. Mosley
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires August 20, 2004

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 9321 OLD HARFORD ROAD
Address
PARKVILLE, MD 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

- ① THE THREE AFFECTED PROPERTY OWNERS GAVE ME PERMISSION TO REPLACE THE EXISTING FENCE WITH A 5' PRIVACY FENCE.
- ② THE NEIGHBORS AT 9321A (THE MOST AFFECTED PROPERTY) WELCOMED THE INSTALLATION OF THE 5' FENCE TO CONTAIN MY DOGS BECAUSE OF FEAR THEY COULD JUMP OVER ANY LOWER HEIGHT AND THEIR CHILDREN ARE AFRAID OF DOGS.
- ③ MOVING THE FENCE TO SETBACK REQUIREMENTS WOULD RENDER MUCH OF MY YARD UNUSEABLE AND VERY COSTLY.
- ④ LOWERING THE FENCE HEIGHT WOULD ALLOW MY DOGS THE ~~ANY~~ OPPORTUNITY TO JUMP THE FENCE AND WOULD BE COSTLY.
- ⑤ Installation of Swimming Pool in Future could be Safety Issue with Lower Fence

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Vera E. Mosley
Signature
VERA E. MOSLEY
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23RD day of June, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Vera E. Mosley
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Stephanie Sanders
Notary Public
My Commission Expires August 20, 2004



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9321 OLD HARFORD ROAD
which is presently zoned DR2 + DR3.5

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)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 04-595-A

REV 10/25/01

Reviewed By CTM

Date

6/23/04

Estimated Posting Date

7/4/04

A Public Hearing having been formally demanded and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

ZONING DESCRIPTION FOR 9321 OLD HARFORD ROAD
BEGINNING AT A POINT ON THE SOUTHEAST SIDE OF
OLD HARFORD ROAD WHICH RIGHT OF WAY VARIES
WIDE AT THE DISTANCE OF 150' SOUTHWEST OF THE
CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET WALDOR DRIVE
WHICH IS 20' WIDE. *BEING LOT #1

IN THE SUBDIVISION OF 9321 OLD HARFORD ROAD

AS RECORDED IN BALTIMORE COUNTY LAND RECORDS BOOK #~~44550~~¹⁹⁹⁴³, FOLIO ~~006~~¹⁹⁵,
CONTAINING 15,211 SQUARE FEET. ALSO KNOWN AS 9321 OLD HARFORD ROAD
AND LOCATED IN THE 9TH ELECTION DISTRICT, 3RD COUNCILMANIC DISTRICT.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 100001

DATE

6/17/04

ACCOUNT

8001 000 6150

AMOUNT

9 65.00

RECEIVED FROM

MEGA MOSLEY

FOR

04-5951A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED BY: [Signature]

DATE: 6/24/04

RECEIVED BY: [Signature]

DATE: 6/24/04

RECEIVED BY: [Signature]

DATE: 6/24/04

RECEIVED BY: [Signature]

DATE: 6/24/04

RECEIVED BY: [Signature]

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: #04-595-A

S/ east side of Old Harford Road, 150 feet s/west of Waldor Drive.

9th Election District — 3rd Councilmanic District

Legal Owner(s): Vera Mosley

Administrative Variance: to permit a residential occupancy fence having a height of 5 feet which adjoins the front yard of another residence in lieu of the allowed height of 42 inches.

Hearing: Wednesday, September 29, 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) 887-3891.

JT 9/667 Sept. 14 21265

CERTIFICATE OF PUBLICATION

9/16, 2004

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 9/14, 2004.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 04-595-A

Petitioner/Developer: _____

VERA E. MOSLEY

Date of Hearing/Closing: 7/19/04

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

Attention:

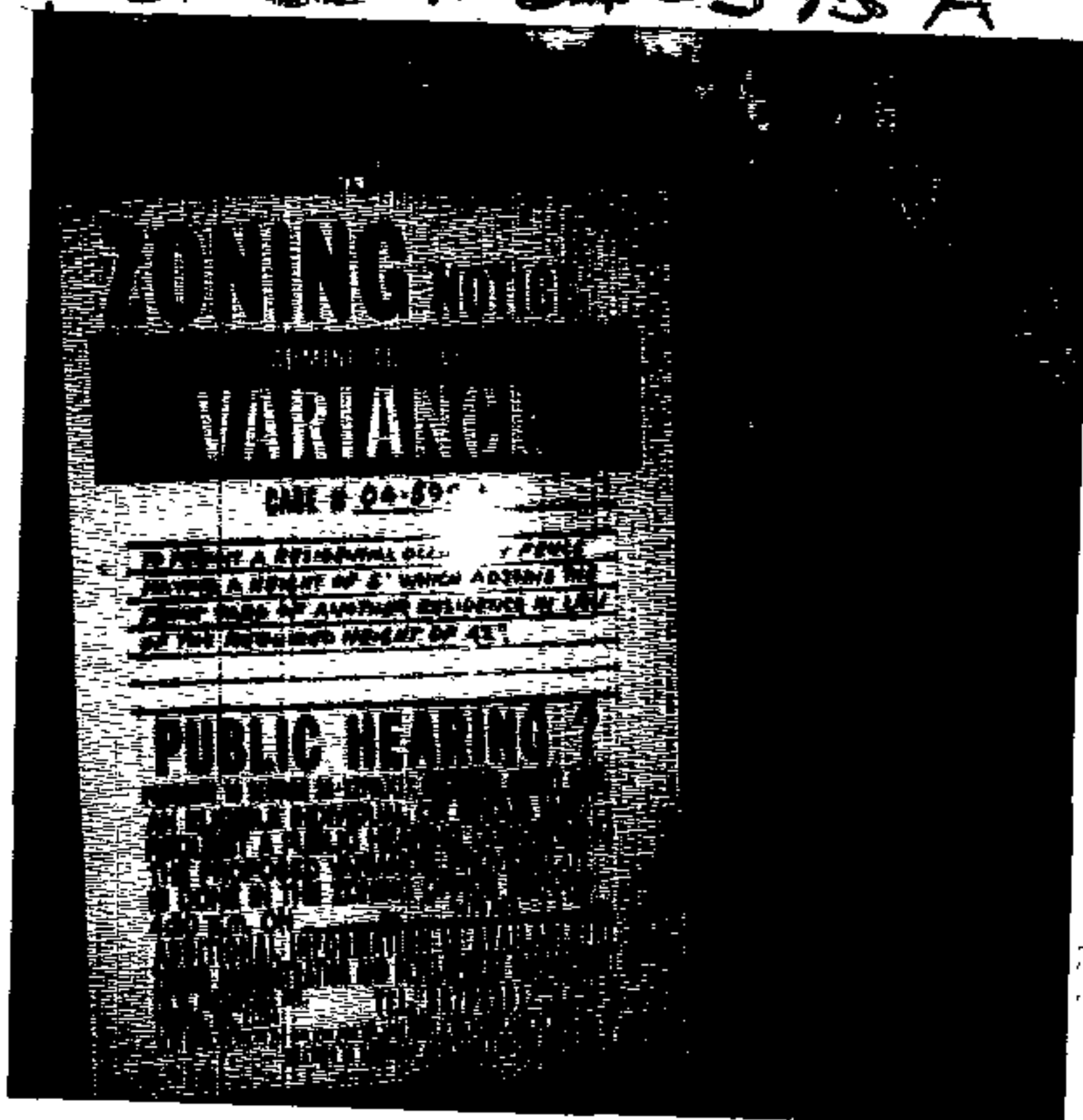
Ladies and Gentlemen:

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 _____

9321 OLD HARFORD RD

The sign(s) were posted on 7/4/04
(Month, Day, Year)

CASE # 04-595-A



Sincerely,

Richard E. Hoffman 7/4/04
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

9321 OLD HARFORD RD

POSTED 7/4/04

Richard E. Hoffman 7/4/04

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 14, 2004 Issue - Jeffersonian

Please forward billing to:

Catherine Burger
Permits & Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

410-887-3353

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: 04-595-A

9321 Old Harford Road

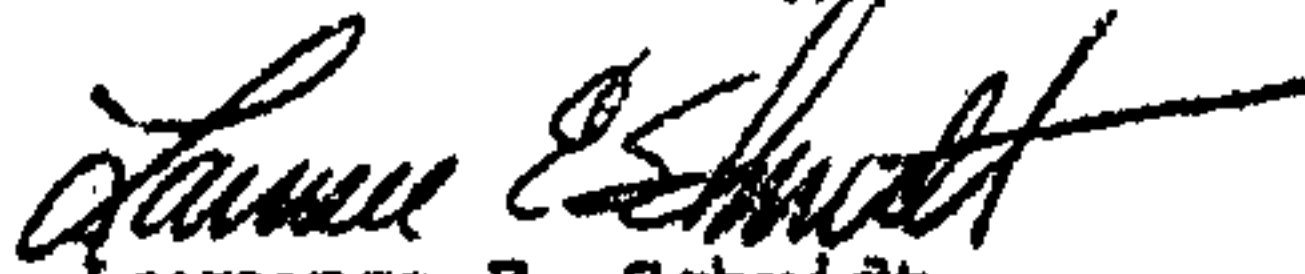
S/east side of Old Harford Road, 150 feet s/west of Waldor Drive

9th Election District – 3rd Councilmanic District

Legal Owner: Vera Mosley

Administrative Variance to permit a residential occupancy fence having a height of 5 feet which adjoins the front yard of another residence in lieu of the allowed height of 42 inches.

Hearing: Wednesday, September 29, 2004 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.

**Department of Permits and
Development Management**



Baltimore County

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

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

August 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: 04-595-A

9321 Old Harford Road
S/east side of Old Harford Road, 150 feet s/west of Waldor Drive
9th Election District – 3rd Councilmanic District
Legal Owner: Vera Mosley

Administrative Variance to permit a residential occupancy fence having a height of 5 feet which adjoins the front yard of another residence in lieu of the allowed height of 42 inches.

Hearing: Wednesday, September 29, 2004 at 11:00 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: Vera Mosley, 9321 Old Harford Road, Baltimore 21234
Robert Ward, 4055 Rustico Road, Baltimore 21220
Karyn Stockslager, 9321 A Old Harford Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 14, 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.**

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



October 12, 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: 04-595-A

9321 Old Harford Road

S/east side of Old Harford Road, 150 feet s/west of Waldor Drive

9th Election District – 3rd Councilmanic District

Legal Owner: Vera Mosley

Administrative Variance to permit a residential occupancy fence having a height of 5 feet which adjoins the front yard of another residence in lieu of the allowed height of 42 inches.

Hearing: Monday, November 8, 2004 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Vera Mosley, 9321 Old Harford Road, Baltimore 21234

Robert Ward, 4055 Rustico Road, Baltimore 21220

Karyn Stockslager, 9321 A Old Harford Rd., Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 23, 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.



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 595 -A Address 9321 OLD HARFORD RD

Contact Person: LYND T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/23/04 Posting Date: 7/4/04 Closing Date: 7/19/04

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 04- 595 -A Address 9321 OLD HARFORD RD

Petitioner's Name VERA E. MOSLEY Telephone 443 996 3908

Posting Date: 7/4/04 Closing Date: 7/19/04

Wording for Sign: To Permit A RESIDENTIAL OCCUPANCY FENCE HAVING
A HEIGHT OF 5' WHICH ADJOINS THE FRONT YARD OF
ANOTHER RESIDENCE IN LIEU OF THE REQUIRED HEIGHT
OF 42"

I HAVE RECEIVED POSTING INFO RAW

**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: 01-595-A
Petitioner: VERA MOSLEY
Address or Location: 9321 OLD HARFORD RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: MOSLEY + COMPANY REALTORS
Address: 3141 ELLIOTT ST
BALTIMORE, MD ~~21223~~ 21224

Telephone Number: 410-327-2121

**Department of Permits and
Development Management**

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



Baltimore County

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

July 26, 2004

Vera E. Mosley
9321 Old Harford Road
Baltimore, Maryland 21234

Dear Ms. Mosley,

RE: Case Number: 04-595-A, 9321 Old Harford Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 23, 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.

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Robert Ward 4055 Rustico Road Baltimore 21220

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



**Department of Permits and
Development Management**

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



Baltimore County

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

September 22, 2004

Vera E. Mosley
9321 Old Harford Road
Baltimore, Maryland 21234

Dear Ms. Mosley

RE: Case Number:04-595-A, 9321 Old Harford Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 23, 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.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Robert Ward 4055 Rustico Road Baltimore 21220

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



**Department of Permits and
Development Management**

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



Baltimore County

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

November 3, 2004

Vera E. Mosley
9321 Old Harford Road
Baltimore, Maryland 21234

Dear Ms. Mosley

RE: Case Number:04-595-A, 9321 Old Harford Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 23, 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.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "W" and a prominent "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Robert Ward 4055 Rustico Road Baltimore 21220

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

July 1, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: July 1, 2004

Item No.: 585, 592-596, 598-609

Dear Ms. Mathews:

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 23, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For July 12, 2004
Item Nos. 585, 592, 593, 594, (595) 596,
597, 598, 599, 600, 601, 602, 603, 605,
606, 607, 608, and 609

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr JDO

DATE: July 30, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of July 19, 2004

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

04-585

04-592

04-593

04-594

04-595

04-596

04-600

04-601

04-603

04-604

04-605

04-606

04-607

04-608

04-609

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 8, 2004

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 4-593 and 4-595
Administrative Variance

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

Prepared By:



Division Chief:



MAC/LL

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 7.2.04

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

RE: Baltimore County
Item No. 575 LTM

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

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: August 4, 2004

TO: Zoning Commissioner's Office

FROM: Kristen Matthews, Zoning Office

SUBJECT: Withdrawal of Demand for Hearing for Case 04-595-A

Per the request of the neighbors of Ms. Vera Mosley, owner of the property at 9321 Old Harford Road, the original request for a formal hearing is no longer needed. The two neighbors have worked out issues amongst themselves and the Administrative Variance can be reviewed as usual and the Findings of Facts and Conclusions of Law can be forwarded once the decision is made to the listed parties on the Petition forms. If you have any questions feel free to contact me at 410-887-3391.

*I called
Karen
Stockslager +
conferred that
she does not
oppose the
variance
JES
8/5/04*

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: Kristen Matthews
Dept. of Permits & Development Mgmt.

DATE: August 6, 2004

FROM:  Robin Jameson for
Lawrence E. Schmidt
Zoning Commissioner

SUBJECT: Petition for Administrative Variance
Case No. 04-595-A (9321 Old Harford Road – Vera Mosley) 7/19/04 closing

Attached please find the above-captioned administrative variance file that Larry Schmidt has requested be scheduled for hearing in the not too distant future. Pursuant to your memo dated August 4, 2004, the neighbors had worked out their differences regarding this request. Even though you had already spoken with neighbors, Larry had me call Ms. Stockslager, the primary protestant in this case, and she informed this office that the fence is on her property and that she would like the case set in for hearing.

It would be appreciated if you would have Dave Duvall prepare a "Notice of Hearing" sign once the hearing has been scheduled and then have Gary Freund post the property.

Thank you for your attention and cooperation in this matter.

:raj
Attachment

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: Kristen Matthews
Permits & Development Mgmt.

DATE: October 5, 2004

FROM: Robin Jameson
Office of Zoning Commissioner

SUBJECT: Case Nos. 04-595-A & 05-035-A

The above-captioned cases are being returned to you office for the following reasons:

04-595-A – Larry Schmidt said to set this in for hearing. It was originally an admin. variance. A neighbor demanded a hearing and thereafter the Petitioner and neighbor supposedly came to an agreement. Now, Larry finds out on Friday (10/1/04) that the neighbor is still not agreeable to the variance. Sooooooooooooo – set it in!

05-035-A – Jack Murphy heard this case on Monday, October 4th. Evidently they Petitioner and others are trying to compromise and need more time to work out details. The case has been continued until such time as they request a new hearing. We are returning the file to you in the meantime.

THANKS!

:raj

**Department of Permits and
Development Management**

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



Baltimore County

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

October 12, 2004

Vera Mosley
9321 Old Harford Road
Baltimore, MD 21234

Dear Ms. Mosley:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 04-595-A

The purpose of this letter is to officially notify you that your administrative posting procedure for the above case has been challenged at the request of the zoning commissioner and has been set for a public hearing.

The hearing has been rescheduled and the new notice is attached indicating the date, time and location of the hearing. The sign posting will be taken care of by this office.

If you need any further explanation or additional information, please feel free to contact the Zoning Commissioner's Office at 410-887-3868.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is fluid and cursive.

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:klm

C: Robert Ward, 4055 Rustico Road, Baltimore 21234
Karyn Stockslager, 9321 A Old Harford Road, Baltimore 21234

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



August 6, 2004

Larry Schmidt
Bureau of Code Enforcement
111 W. Chesapeake Ave.
Towson, MD 21204

Re: Case No. 04-2954
9321 Old Harford Road

04-595-A

RECEIVED

AUG 10 2004

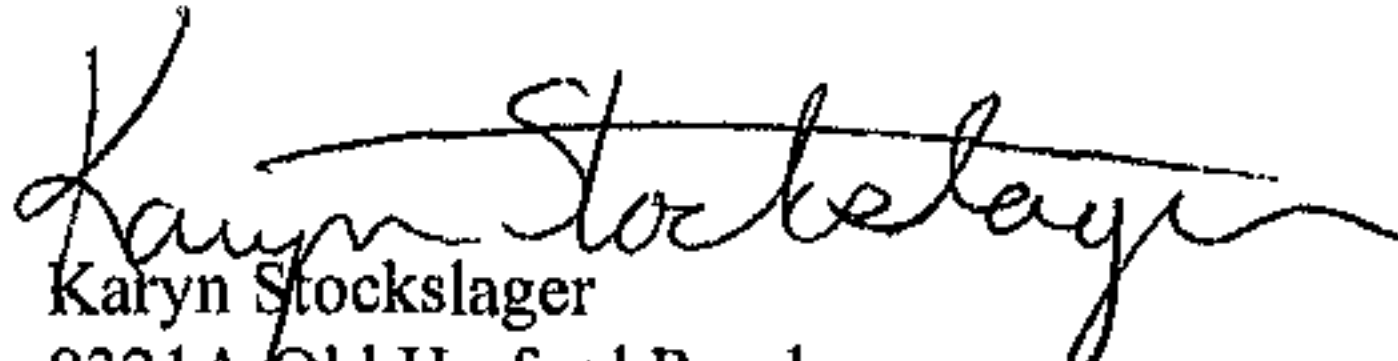
ZONING COMMISSIONER

Dear Mr. Schmidt,

I wanted to thank you for your follow up call to my office regarding the variance for the above referenced property. I have returned your call and spoken to Robin. I was concerned that Robin thought I had called your office to say that all issues regarding the fence had been resolved. I have never called your office, all of my correspondence has been written. I have informed Robin that I still feel that if the owners wish to have a fence then it needs to comply with the Baltimore County regulations. I feel the fence is an eyesore and detracts from the appearance of my home.

I do hope that this phone call I supposedly made was just a misunderstanding and not someone calling your office and using my name. Again I thank you for your follow up in order to avoid any incorrect information being passed along.

Sincerely,


Karyn Stockslager
9321A Old Harford Road
Baltimore, MD 21234

RECEIVED

AUG - 9 2004

04-3028

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: July 14, 2004

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

FROM: James Thompson, Supervisor
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 04-595-A
Legal Owner/Petitioner: Vera E. Mosley
Property Address: 9321 Old Harford Road
Location Description: Southeast side of Old Harford Road, 150ft southwest of Waldor Dr.
INFORMATION: **Case No.: 04-2954**

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:

Karyn Stockslager
9321A Old Harford Road
Baltimore, Md 21234

Marcie Goodman, County Council MS# 2201

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 Complaints
Tax Assessment Inquiry
Baltimore County Correction Notice
Photo
Letter from Complainant with photos
Case Record

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.

JHT/lrs

c: Christina Frink, Code Enforcement Inspector, MS 1105

PDM Enforce - Web-Code Enforcement Complaint

From: <webform@co.ba.md.us>
To: <pdmenforce@co.ba.md.us>
Date: 4/20/2004 9:47 AM
Subject: Web-Code Enforcement Complaint

Complaint Location: 9321 Old Harford Road

Complaint Location Zip Code: 21234

Description of Problem: The fence in the rear yard which adjoins a residential front yard is higher than forty-two inches with no set back

Email:

Name:

Address:

Zip Code:

Home Phone Number:

Work Phone Number:

Additional Information:

Generated by Site Executive

9/63/04
Spoke w/ Larry
after Ms. Mosley
called office,
sending over to be
reviewed to see
whether public hearing
is no longer necessary.
Original protestant
is moving from residence.

CODE ENFORCEMENT REPORT

DATE: 4-20-04 INTAKE BY: DJT CASE #: 04-2954 INSPEC: 9

COMPLAINT LOCATION: 9321 OLD HANFORD RD.

ZIP CODE: 21234 DIST: _____

COMPLAINANT NAME: E-MAIL PHONE #: (H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: FENCE OVER 42" IN FRONT YARD

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

OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: 23-00-00 8597 + 8596 ZONING: _____

INSPECTION: 4-21-04 Fence 5 FT issued notice to move fence
20-30 ft from Rear property line to keep it at 5 FT or reduce to
42 inches. at 10-20 ft = 42 inches; 10-20 ft = 48. also
fence in front side must be reduced to 42 inches at

REINSPECTION: neighbors front line of house: permit Required
give application to tenant notice immediately
1 Photo pu 5-21-04 cs

REINSPECTION: _____

REINSPECTION: _____

April 27, 2004

James Thompson, Supervisor
111 West Chesapeake Ave.
Rm. 113
Towson, MD 21204

Location: 9321 Old Harford Rd.
Baltimore, MD 21234

Complaint: New fence higher than allowed by Baltimore County fence regulations

Description: The owners of 9321 Old Harford Rd. recently had a fence installed. This fence is five to six feet tall and is located in front of another property. Since I am in the process of having renovations done to my property, my contractor noticed that the fence is too high and not set back on the property. The fence really does detract from the appearance of the surrounding properties. Either the fence was installed WITHOUT a permit or the contractor who installed the fence disregarded the regulations stated on the permit.

Please have someone come out and inspect the fence. For those of us who are careful to deal with knowledgeable contractors who obtain all the proper permits it is disturbing to the neighborhood when a contractor or a homeowner chooses to ignore the regulations that the rest of the homeowners follow.

Thank you for your quick response in this matter.

SECTION 427 BCLZR

CODE ENFORCEMENT REPORT

DATE: 4/128/04 INTAKE BY: JHT CASE #: 04-2954 INSPEC: 9th

COMPLAINT
LOCATION:

9321

012

Hartford

Rd

ZIP CODE: 21234 DIST:

COMPLAINANT
NAME:

Anonymous

PHONE #: (H)

(W)

ADDRESS:

ZIP CODE:

PROBLEM:

FENCE Height -

SEE LETTER

IS THIS A RENTAL UNIT?

YES

NO

IF YES, IS THIS SECTION 8?

YES

NO

OWNER/TENANT
INFORMATION:

Michael A.

&

Sandra A.

SCHAFER

TAX ACCOUNT #:

23-00-008596

ZONING:

DR-2

INSPECTION:

NOTE: 102.1', 1P201.1A' 427 - BCL2R
NO RECORD OF ANY PERMITS
ISSUED

REINSPECTION:

OPEN CASE

REINSPECTION:

REINSPECTION:

DE ENFORCEMENT REPO

DATE: 5, 19, 04 INTAKE BY: J. Fisher CASE #: 04 2954 INSPEC: 9

COMPLAINT LOCATION: 9321 Old Bedford Road

ZIP CODE: 21234 DIST: _____

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

ADDRESS: _____ ZIP CODE: _____

PROBLEM: TJD - yard-a mess -

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

OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: 0904203720 ZONING: _____

INSPECTION: 02-6371
04-2954

REINSPECTION:

REINSPECTION:

REINSPECTION:

to: Jim Thompson
call 2824



COUNTY COUNCIL OF BALTIMORE COUNTY
COURT HOUSE, TOWSON, MARYLAND 21204

T. BRYAN MCINTIRE
COUNCILMAN, THIRD DISTRICT

**CODE ENFORCEMENT
REQUEST FOR INSPECTION**

COUNCIL OFFICE: 887-3196
887-3387

Received By: MARCEL GOODMAN Telephone: X-3387,3196 Date: 6/9/04

Council Fax Number: 5791 Mail Stop: 2201

Address/Location: 9321 Old Hayford Road

Cross Street: _____ Zip: 21234

Constituent Reporting Issue: Karyn Stockslager

Telephone: 887-1855 (Home) _____ (Work)

Issue/Problem: _____

See attached letter
from constituent

2

Please advise status. Thank you

ACTION TAKEN

Inspector: _____ Telephone: _____ Date: _____

T. Bryan McIntire

From: <kstockslager@bcps.org>
To: <bccdistrict3@comcast.net>
Sent: Wednesday, June 09, 2004 7:45 AM
Subject: Constituent Email Message - District 3

Origin: <http://www.baltimorecountycouncil.org/dist3eml.htm>
subject: Constituent Email Message - District 3

Full Name: Karyn Stockslager
Address: 9321A Old Harford Road

City: Baltimore

State: MD

Zip: 21234

Phone: 410-887-7855

Email: kstockslager@bcps.org

Comments: The neighbors surrounding the property located at 9321 Old Harford Rd. are concerned about the condition and upkeep of the property. There are overgrown hedges in front that are a safety hazard because you cannot see over them to pull out into the road. There is trash (card board boxes, trash bags, rags, tree branches, trash cans, drink cups, etc.) in the yard. They have installed a 60 inch fence in front of the property behind them which is in violation of fence codes (max is 42" where a back property line meets a front property line). We have tried to contact Baltimore County since the end of April through e-mail, phone and written letter to James Thompson in Code Enforcement. Nothing has changed. We are considering moving because we are tired of dealing with the mess. We are also concerned about the effect on the property value if we try to sell. Could you please look into whether the County has sent an inspector out yet to look at 9321 Old Harford Rd. (the house near the road)? If they have how long do the owners have to clean up their property and meet County codes? Thank you for your help.

Action: Send

TO: Jim Thompson

FROM: Marcie Goodman

04-2954

DATE: 05/19/2004

STANDARD ASSESSMENT INQUIRY (1)

TIME: 14:49:52

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
09 04 203720	09	2-2	04-00	N	NO	D	02/13/04

SCHAFFER MICHAEL A DESC-1.. 1.00 AC SES OLD HAR

SCHAFFER SANDRA A DESC-2.. 1500 SW OF CUB HILL RD

3206 BENNETT POINT RD PREMISE. 09321 OLD HARFORD RD

00000-0000

QUEENSTOWN MD 21658-0000 FORMER OWNER: SCHAFFER HERBERT J, SR

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

	PRIOR	PROPOSED		CURR	CURR	PRIOR
				FCV	ASSESS	ASSESS
LAND:	45,040	0				
IMPV:	70,930	0	TOTAL..	0	0	46,780
TOTL:	115,970	0	PREF...	0	0	0
PREF:	0	0	CURT...	0	0	0
CURT:	0	0	EXEMPT.		0	0

DATE: 10/95 09/98

---- TAXABLE BASIS ---- FM DATE

00/01 ASSESS: 0 08/04/00

99/00 ASSESS: 46,780 06/04/99

98/99 ASSESS: 46,380 06/05/98

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



Baltimore County
Department of Permits and
Development Management

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

Code Enforcement:
Building Inspection:

410-887-3351
410-887-3953

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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 04-2954	Property No. 2300008596	Zoning:
------------------------------	----------------------------	---------

Name(s):
Michael Schaffer
Sandra Schaffer

Address:
3206 Bennett Point Rd Queenstown MD 21158

Violation Location:
9321 old Harford Rd Baltimore MD 21234

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BCZR 01 02.1 B01.1A 427

BC 509, 509.1

- Illegal Fence height - Fence adjoining Front yard of another house ^(Rear) can be no higher than 42 inches on Property Line
- Fence height at 5ft must be at least 30-30ft From property line of adjoining house in Rear
- Fence height in Front Side must be reduced to 42 inches in neighbors Front line of house
- Permits are required for fence over 42 inches

Tenant

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

On or Before: 5-21-04

Date Issued: 4-21-04

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: Christina Frank

INSPECTOR: Chun-Li

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

PHOTOGRAPHIC RECORD

Citation/Case No.: 04-2954

Date of Photographs: 4-21-04



I HEREBY CERTIFY that I took the 1 (number of photos) photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

CF mk
Enforcement Officer

July 9, 2004

Mr. James H. Thompson, Supervisor
Bureau of Code Enforcement
111 W. Chesapeake Ave.
Towson, MD 21204

Re: Case No. 04-2954
9321 Old Harford Road

Dear Mr. Thompson,

Thank you so much for your response to the above referenced case number. A sign has been posted and the hearing date appears to be July 19th. As I am unable to afford to take off a day of work to attend a hearing, I am writing this letter that I hope will be included in the records.

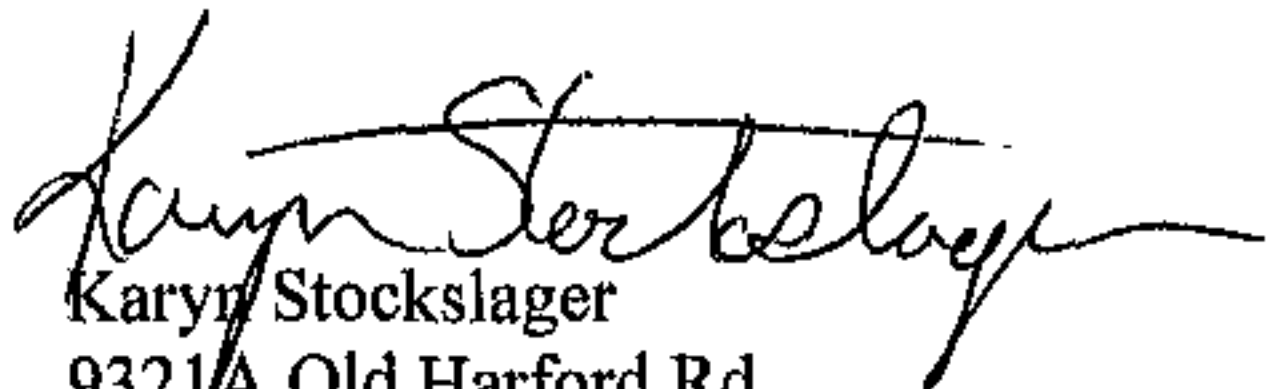
At this time I am trying to sell my house and have had several buyers make negative comments regarding the fence. It is an eyesore and takes away from the curb appeal of my house. Please see the enclosed pictures.

While the fence was being installed I informed the contractor that the fence was against Baltimore County regulations. He told me I was wrong. I then called the County, confirmed that I was right and took a copy of the permit up to show the one owner (Janet). I informed the owner that we may sell the house and if there were an issue with the fence she would have to lower it. She agreed. I am assuming that the owners' contractor never had a permit because the regulations are listed on the front, or he just chose to ignore them.

I understand that the owners have dogs that they want to contain, but there are other ways of maintaining animals in a certain area without building a fence that lowers the property value of your neighbors.

Thank you for your consideration in this matter.

Sincerely,


Karyn Stockslager
9321A Old Harford Rd.
Baltimore, MD 21234

C: Council Aide Marcie Goodman
Inspector Christina Frink

887-3900

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
BCZR

Authority Section 500.4,

Make checks payable to Baltimore County, Maryland --- NO PERMIT FEES REFUNDED

Complete in ink or type. If not typed, please press firmly for NCR copy.

Work Address (print or type) _____ Election District _____

Owner's Name (print or type) _____ Phone No. _____

Mailing Address (print or type) _____

Owner's Agent (print or type) _____ Phone No. _____

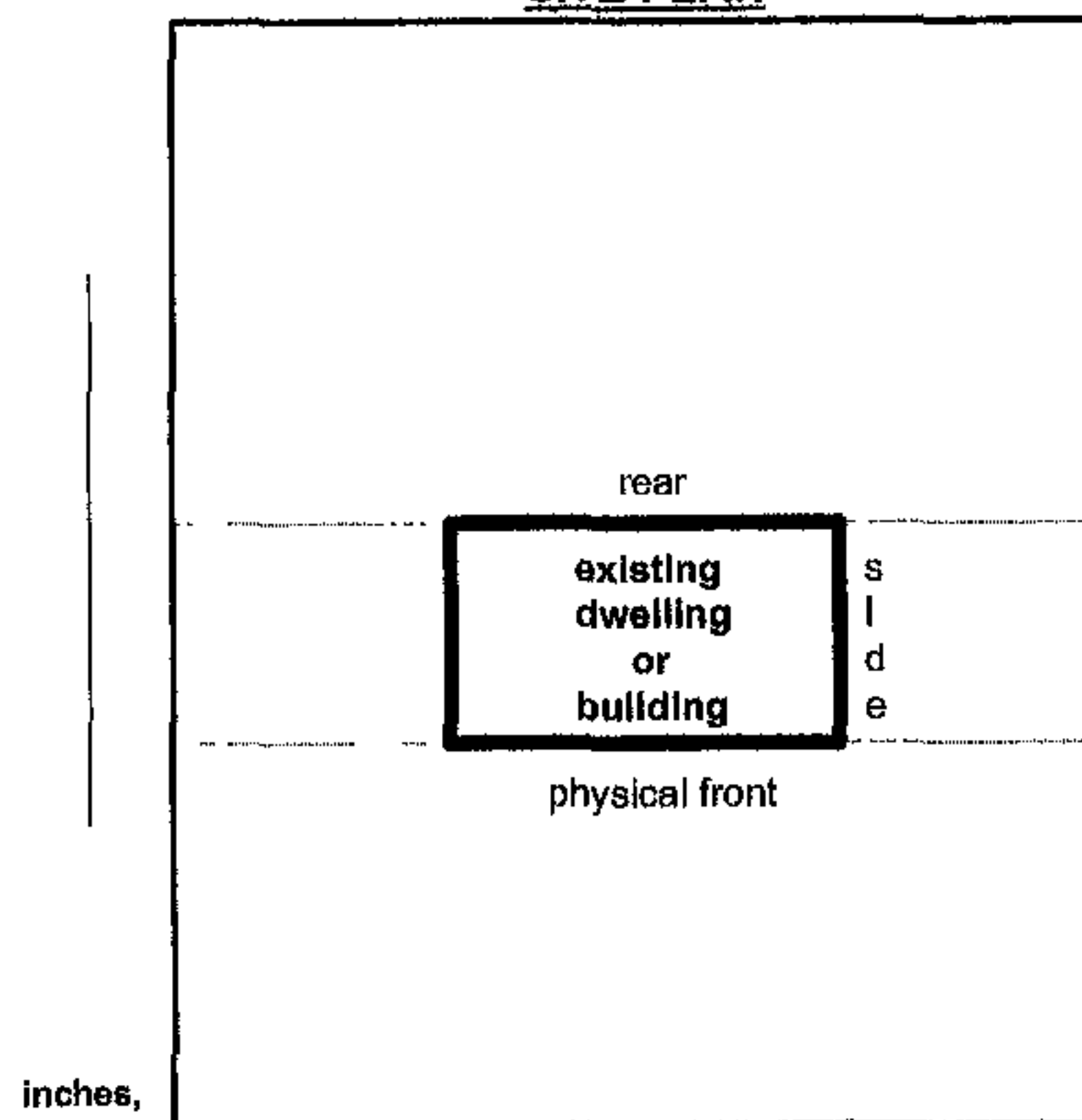
PLEASE COMPLETE/INDICATE BELOW OR ATTACH A PLAN THAT CLEARLY SHOWS: Corner Lot -- Yes ☐ No ☐
Property line dimensions, easements, existing buildings, all road names, location of alleys;

Proposed fence location (X X X X), total length _____, height _____, and type _____

Property line setbacks: Front _____ Sides _____ and _____, Rear _____

Property Use _____

SITE PLAN



Exceptions

Road Name _____

FENCE REGULATIONS

Permit Required Over 42 inches High (measured vertical to ground, even if fence is placed on top of wall). Fence erected within easement must be removed at owner's expense, if required.

Building Code Section 509

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

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

Zoning Code (BCZR) *Access easements cannot be fenced.

102.5 On Corner Lot -- No fence, wall, planting, or other obstruction to vision is permitted higher than 3 feet within 25 feet of CORNER of 2 streets. Street and alley - 15 feet; two alleys - 10 feet.

427 Residential Fence in Side or Rear Yard which Adjoins Residential Front Yard -- setbacks and maximum fence height - zero to 10 feet - 42 inches, 10 to 20 feet - 48

20 to 30 feet - 60 inches, over 30 feet - no limit.

are: required pool fence and houses more than 200 feet apart.

CERTIFICATION

Owner or Agent Certification: I have carefully read the regulations & I hereby certify that the proposed fence will be located on private property, will not violate the codes, & all of the information I have supplied is true, complete, & correct:

Signature _____

Date _____

Printed or Typed Name _____

PDM APPROVAL (FOR FENCE ONLY)

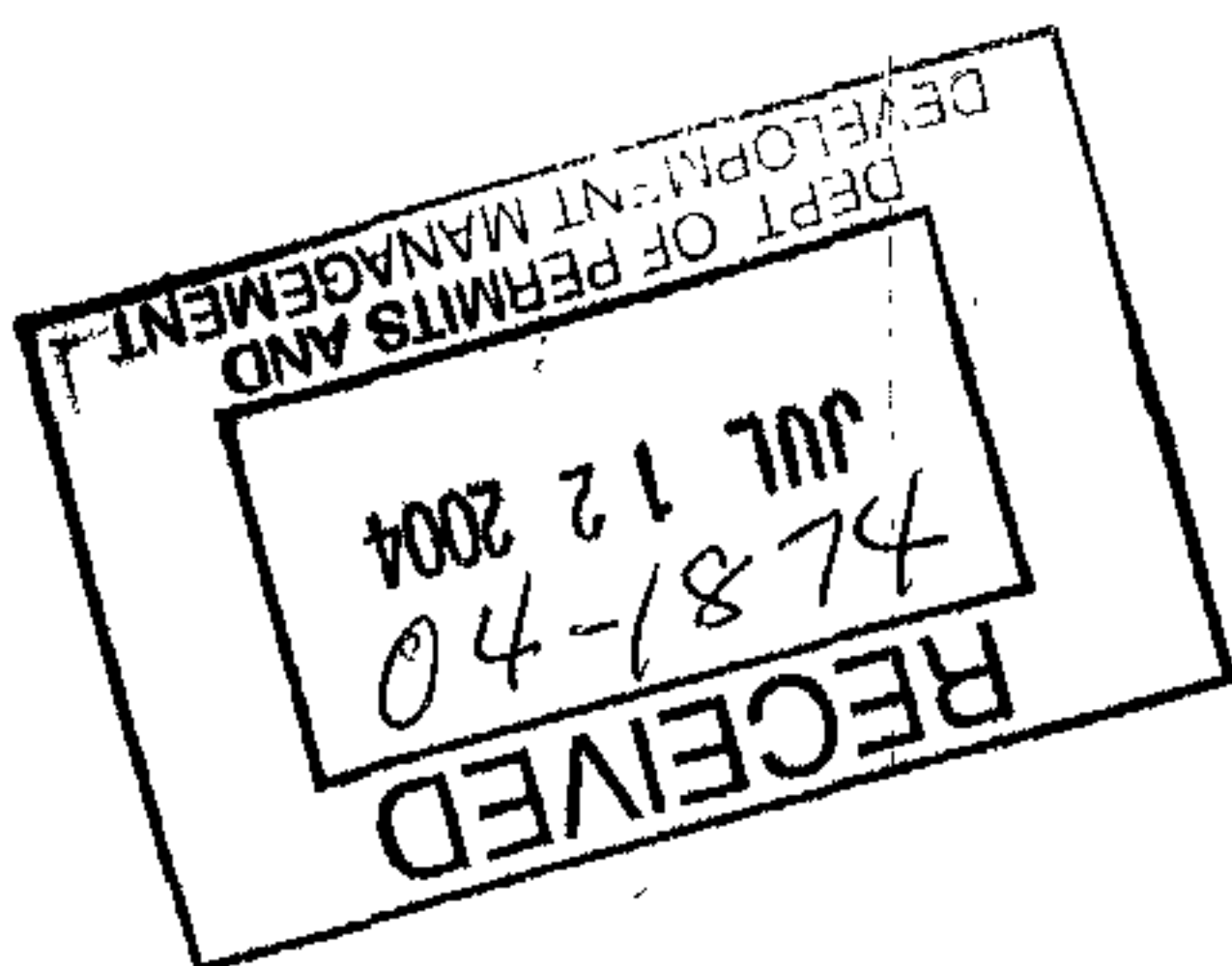
Copies: White - Office; Yellow - Applicant
9/96

Signature _____

Print Initials _____

Date _____

Can't go higher than 42" unless 200' apart * right to property line?



Case Entry/Update

Format : . . . : CASREC

Mode . . . : CHANGE

File . . . : PDLV0001

Dt Rec: 4202004 Intake: DJT Act: _____ Case #: 04-2954

Insp: _____ Insp Grp: ENF Insp Area: 9 Tax Acct: 2300008597

Address: 9321 OLD HARFORD RD Apt #: _____ Zip: 21234

Owner: _____

Problem Descript.: FENCE OVER 42" IN FRONT YARD; 2ND COMPL - FENCE HEIGHT, SEE LETTER, 3RD COMPL - JT&D, ANONYMOUS COMPL

OWNER: MICHAEL A & SANDRA A SCHAFER

DR.2

Complainant Name (Last): ANONYMOUS EMAIL (First): _____

Complainant Addr: _____

Complainant City: _____ State: _____ Zip: _____

Complainant Phone (H): _____ (W): _____

Date of Reinspection: 9242004 Date Closed: _____ Delete Code (P): _____

F3=Exit

F9=Insert

F5=Refresh

F10=Entry

F6=Select format

F11=Change

Case Entry/Update

Format : . . . : CASREC

Mode . . . : CHANGE

File . . . : PDLV0001

Notes: ****4/21/04, FENCE AT PROP LINE IS 5 FT, NOTICE ISSUED TO MOVE FENCE 20-30 FT FROM REAR PROP LINE TO KEEP IT, FENCE AT 5 FT OR REMOVE AT 0-10 FT, FENCE CAN ONLY BE 42" & AT 10-20 FT IS 48" IN HEIGHT, ALSO, FENCE IN FRONT SIDE MUST BE REDUCED AT NEIGHBOR'S FRONT LINE OF HOUSE, NOTICE TO TENANT MAILED, ALSO GAVE TENANT COPY OF PERMIT & INSTRUCTED HER TO GET ONE IF THEY DON'T HAVE ONE, 1 PHOTOS, UNABLE TO UPDATE COMPL/# NOT GIVEN, P/U 5/21/04, CF/CP****

4/29/04 2ND. COMPL. CAME IN.....(JHT/SS)

****5/20/04, 3RD COMPL - JT&D, JF/CP****

****5/21/04, FENCE NOT IN COMPLIANCE, PROP CLEAN, GRASS CUT, CITATION ISSUED - HEARING 7/8/04 FOR FENCE, NO RESPONSE FROM TENANT OR OWNER ABOUT VARIANCE OR EXTENSION, P/U 6/8/04 TO CHECK FOR SERVICE, EMAIL COMPL, CF/CP****

****5/25/04, SPOKE W/ROBERT WARD, 443 324-1052, HE IS SCHEDULED TO SUBMIT PAPERS TO ZONING FOR FENCE ON 6/9/04 AT 11:00, NO CITATION WAS ISSUED IN ORDER TO GIVE OWNERS CHANCE TO FILE PAPERS W/ZONING TO SEE IF PAPERS WERE ACCEPTED, P/U 6/9/04 CF/CP****

****6/10/04, MR WARD IS SCHEDULED TO SUBMIT PAPERS TO ZONING ON 6/23/04 AT 9:00 AM, P/U 6/23/04 TO CHECK >>

F3=Exit

F9=Insert

F5=Refresh

F10=Entry

F6=Select format

F11=Change

Case Entry/Update

Format : . . . : CASREC

Mode . . . : CHANGE

File . . . : PDLV0001

Notes 2: W/ZONING FOR HEARING DATE, ANONYMOUS COMPL, CF/CP****

****6/24/04, VARIANCE PAPERS ACCEPTED, CASE # 04-595-A, CHECK FOR HEARING

RESULTS - HEARING 9/24/04, ANONYMOUS COMPL, P/U 9/24/04, CF/CP****

F3=Exit

F9=Insert

F5=Refresh

F10=Entry

F6=Select format

F11=Change

Click here for a plain text ADA compliant screen.



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

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Account Identifier: District - 09 Account Number - 2300008596

Owner Information

Owner Name: MOSLEY VERA Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 9321 OLD HARFORD RD Deed Reference: 1) /19943/ 195
BALTIMORE MD 21234-1151 2)

Location & Structure Information

Premises Address
9321 OLD HARFORD RD

Legal Description
.3420 AC
SES OLD HARFORD RD
1221 FT NE SUMMIT AVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	MS
71	3	1635					1	81	Plat Ref:	

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1951	1,433 SF	14,897.00 SF	04
Stories 1 1/2	Basement YES	Type STANDARD UNIT	Exterior ASBESTOS SHINGLE

Value Information

	Base Value	Value As Of 01/01/2002	Phase-In Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	42,720	42,720		
Improvements:	78,930	78,930		
Total:	121,650	121,650	121,650	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: SCHAFFER MICHAEL A	Date: 04/23/2004	Price: \$236,500
Type: IMPROVED ARMS-LENGTH	Deed1: /19943/ 195	Deed2:
Seller: SCHAFFER MICHAEL A	Date: 06/26/2000	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /14550/ 6	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Click here for a plain text ADA compliant screen.



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

Go Back
View Map
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Ground Rent

Account Identifier: District - 09 Account Number - 2300008597

Owner Information

Owner Name: MOON BYUNG H Use: RESIDENTIAL
MOON JUNG H
Principal Residence: YES
Mailing Address: 9321A OLD HARFORD RD Deed Reference: 1)
BALTIMORE MD 21234-1151 2)

Location & Structure Information

Premises Address
9321 A OLD HARFORD RD

Legal Description
.5484 AC
SER OLD HARFORD RD
1200 FT NE SUMMIT AVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	MS
71	3	625					2	81	Plat Ref:	

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2000	1,800 SF	23,888.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2002	Phase-In Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	44,970	44,970		
Improvements:	127,120	127,120		
Total:	172,090	172,090	172,090	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	Date:	Price:
STOCKSLAGER GREGORY M	10/29/2004	\$340,000
Type: IMPROVED ARMS-LENGTH	Deed1:	Deed2:
SCHAFER MICHAEL A	07/31/2000	\$80,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: /14606/ 677	Deed2:
SCHAFER MICHAEL A	06/26/2000	\$0
Type: NOT ARMS-LENGTH	Deed1: /14550/ 1	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 9321 OLD HARFORD ROAD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME 9321 OLD HARFORD ROAD

PLAT BOOK # NE POLIO # 11 LOT # 1 SECTION # 1

OWNER VERA E. MOSLEY

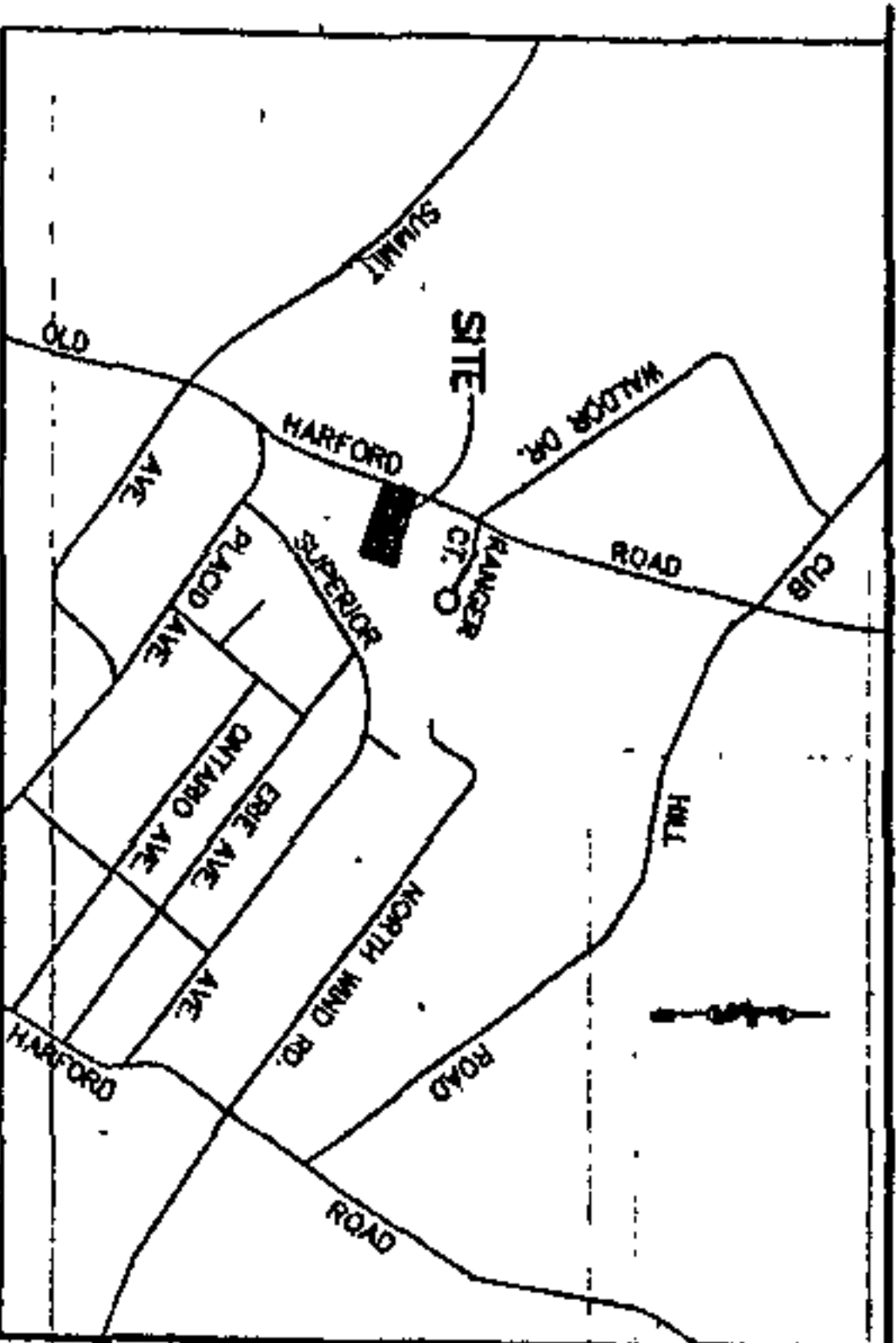
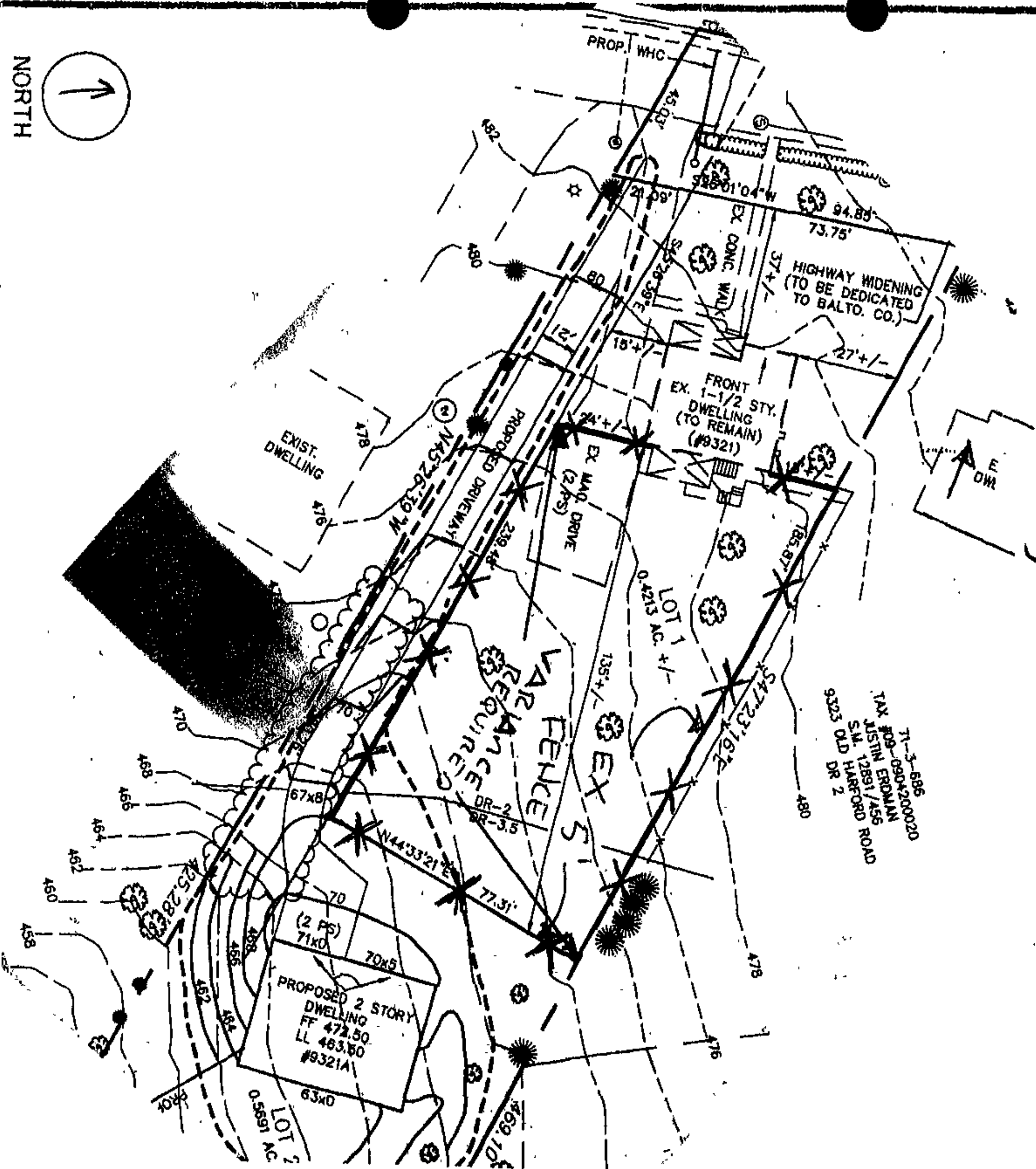
L19943

F195

PREPARED BY W

SCALE OF DRAWING: 1" = 30

NORTH



LOCATION INFORMATION

ELECTION DISTRICT 9th

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # NE 11 E

ZONING DR 2 3.5

LOT SIZE 1.3492 15,211

ACREAGE 1.3492 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

CTM 595

Ret 24-#1

Case No.:

04 595 A

Exhibit Sheet

Petitioner/Developer

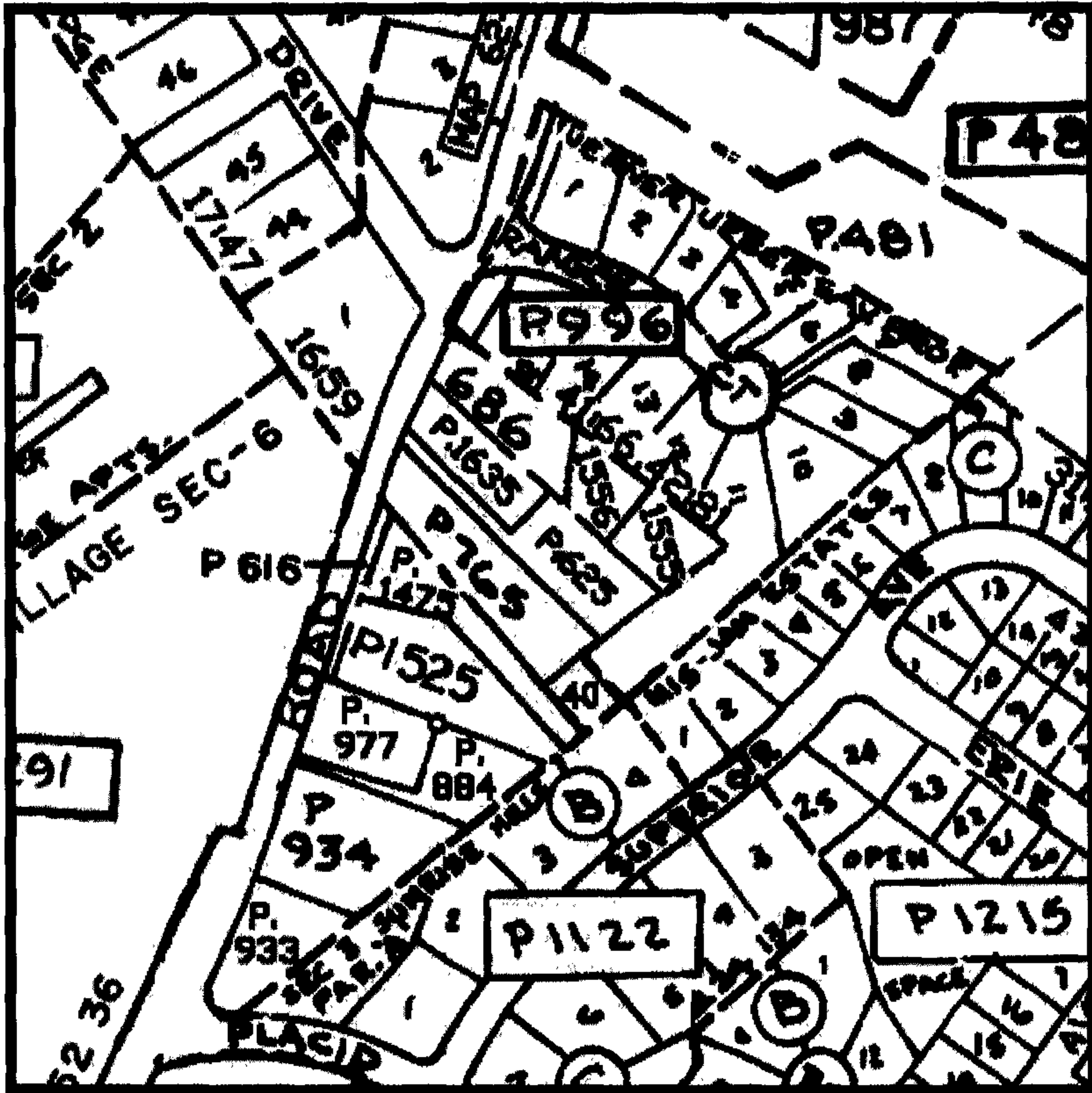
Protestant

No. 1	PLAT	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



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

New Search

District - 09 Account Number - 2300008597

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For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us/webcom/index.html

D.R. 3.5

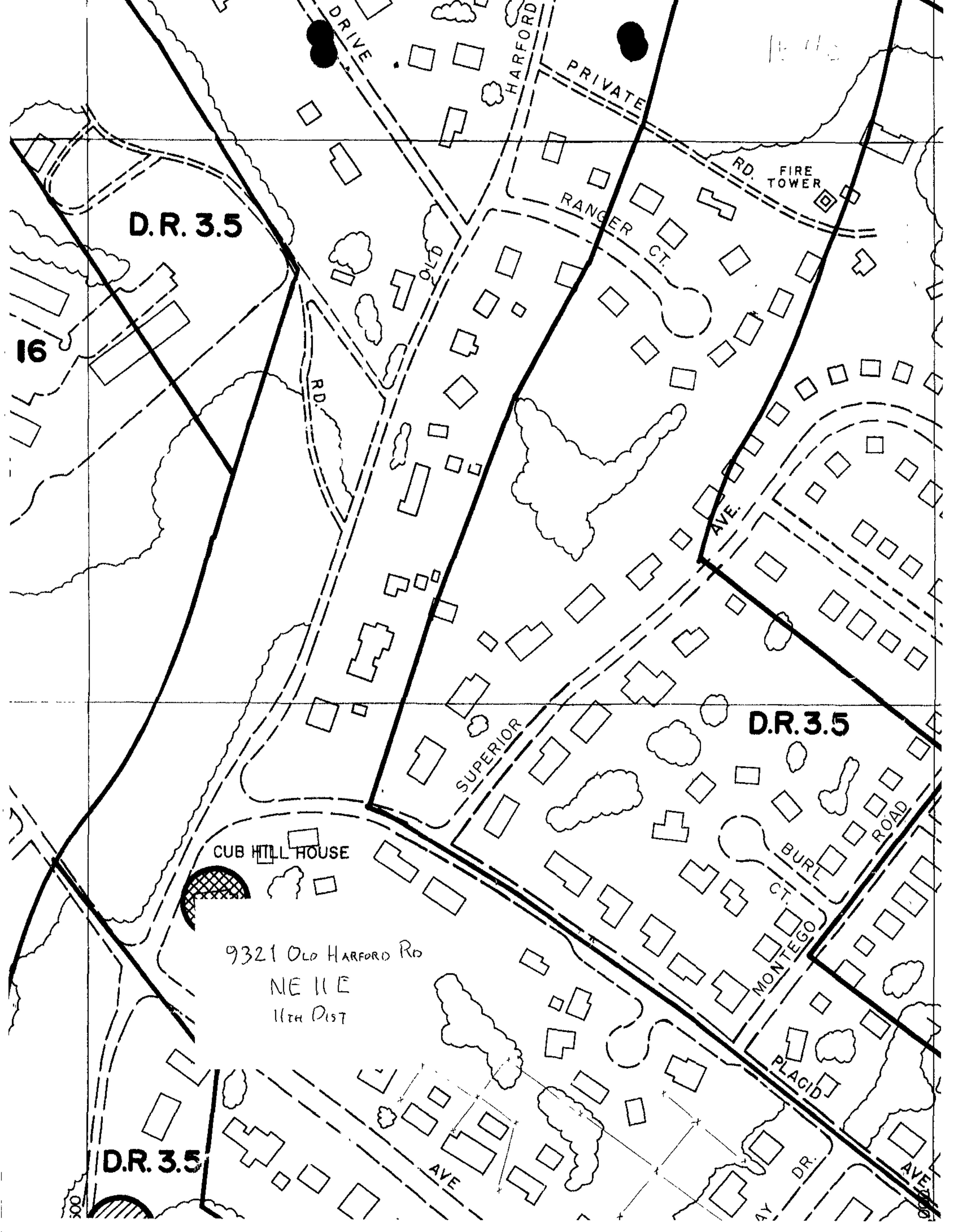
16

D.R. 3.5

CUB HILL HOUSE

9321 Old Harford Rd
NE 11 E
11th Dist

D.R. 3.5



~~Animal Containment~~
~~Swimming Pool~~
~~Use of Entire~~
~~Yard Lower Fence~~
~~Would Render a~~
~~Large Portion Users~~
~~Because of Dogs~~

