DATE RECEIVED FOR FILLING

By

By

IN RE: PETITION FOR SPECIAL HEARING NE/S Beach Road, 105' NW of the c/l

Fischer Road

(4040 Beach Road)
15th Election District

7th Council District

Jack Hofer Petitioner/Property Owner

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 05-059-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Jack Hofer, through his attorney, F. Vernon Boozer, Esquire. The Petitioner requests a special hearing to approve existing conditions on the subject property as nonconforming uses. Specifically, an existing restaurant and detached accessory buildings, existing gravel parking area that spans across Lots 2 through 4 of the subject property and that provides parking for the restaurant and existing dwelling; existing setbacks from the restaurant and zoning use division line; and to confirm that the area of the existing residence meets all requirements of the Baltimore County Zoning Regulations (B.C.Z.R.). 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 Jack Hofer, property owner; Kenneth J. Wells, the Registered Property Line Surveyor who prepared the site plan of this property, Roy Neal, a long-time resident of the community; and F. Vernon Boozer, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped, waterfront parcel located on the north side of Beach Road, at its terminus just west of Fischer Road in eastern Baltimore County on Back River. The property is comprised of four lots, identified as Lots 1 through 4 of the Fischer and Schultte Shores Property, an older community,

which was recorded in the Land Records of Baltimore County well prior to the enactment of zoning regulations. Collectively, the property contains a gross area of 1.24 acres, more or less, zoned D.R.5.5. Lot 1 is unimproved; however, Lots 2, 3 and 4 are used in conjunction with one another and are improved with a one-story frame restaurant, a two-story dwelling, two accessory sheds, and a detached garage. In addition to these improvements, a gravel parking lot is located in the southern portion of the property, immediately adjacent to Beach Road. In addition, a wooden pier extends from the property approximately 200 feet into Back River. Testimony indicated that the restaurant, currently known as the Sandpiper Inn, has existed on the property since the early 1940s and previously operated under the names of Peter Pan Inn, PopaTop, You All Come Back and The Old Sandpiper Inn.

The special hearing request was filed as the result of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management (DPDM) relative to the uses on the property. As shown on the site plan, the restaurant building, residence, and an accessory shed are located on Lot 4, while the garage and parking lot are located on portions of Lots 2 and 3. Relief is requested as set forth above to legitimize existing conditions on the property.

On behalf of the Petitioner, Mr. Wells acknowledged that there exists an open zoning violation (Case #02-7518) which came about as the result of a complaint registered by an adjacent property owner and cites the Petitioner with certain violations. Specifically, that the garage was constructed without benefit of a permit and was located on a lot without a principal structure, that a business was being operated from the house, and that more than one recreational vehicle was being stored on the property. The record of the case shows that the residential use of the property was also questioned. In any event, the complaint was filed in October 2002 and over the course of the next several months, the owner applied for the requisite permits and proposed a subdivision of the property to legitimize existing conditions. Subsequently, the Petitioner was advised to file the instant Petition in order to resolve the matter.

Mr. Hofer testified that he has owned the property since 1987; however, has operated the restaurant business since 1980. He testified that the restaurant has existed on the property since the early 1940s and that the business has always been operated from the residence. Mr. Hofer stated tractor/trailers come onto the property at the present time to make deliveries and that there is trash pickup 50 feet from the building. As shown on the site plan, the house is located in the northeast corner of the site (Lot 4), approximately 82 feet from the restaurant building. The zoning use division line shown on the plan shows a 10,831 sq.ft. area for the residential uses on the property. In addition, the parking lot that serves both the restaurant and dwelling is located in the southernmost portion of the site adjacent to Beach Road and spans across both Lots 2 and 3. It is also to be noted that the subject property is located in a mix of commercial/residential/business uses. In fact, the site plan shows that a commercial building is located on the adjacent property to the east and that Real Estate Equipment and Machinery Associates owns the property across the street from the subject site. The nearest residence to the subject property is shown at the end of Beach Road and to the west of Lot 1, which as noted above is vacant.

Mr. Hofer further testified that he resides in the residence on the property and that the garage is used only for storage. He also indicated that there is now only one recreational vehicle stored on the property. The Petitioner also submitted a statement signed by several residents of the area attesting to the existence of the establishment since at least 1945. A Real Property Search of the Maryland Department of Assessments and Taxation records indicates that the house has existed on the property since 1924.

Mr. Roy Neal, Sr. also appeared and testified. He testified that he has lived in the area since the 1940s and that the restaurant/bar has existed on the property since that time. He also testified that the parking lot has existed in its present configuration since the 1940s and has always been used to serve both the restaurant and the residence.

After due consideration of all of the testimony and evidence presented, I am persuaded to grant the special hearing relief. It is clear that the restaurant business has existed on the subject property since the early 1940s and that the house and surrounding property have been used in

ORDER RESERVED FOR FILTING Sylvania Management (1970) conjunction therewith continuously and without interruption since that time. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and no one appeared in opposition to the request. Thus, the relief requested shall be granted. However, it is to be noted that a ZAC comment was received from Robert W. Bowling, Supervisor, Bureau of Development Plans Review, which states that "Beach Road shall be paved to a minimum 24-foot open section with a turnaround." As noted above, this road terminates in front of the subject property. It is also shown on the site plan as being sufficiently wide at its terminus for vehicles, emergency trucks, etc. to turn around. Thus, I am not inclined to impose this as a condition to the relief granted and informed Mr. Bowling of my reasoning following the hearing. Also, the Petitioner indicated at the hearing that the garage is used for storage purposes, only. Thus, I will impose a condition that the garage be limited to storage purposes, only, and that it not be converted for use as living quarters or to operate a business. Moreover, the Petitioner is reminded that no more than one recreational vehicle may be stored on his property.

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.

this 2 day of December, 2004 that the Petition for Special Hearing to approve as nonconforming uses an existing restaurant and detached accessory buildings, an existing gravel parking area that spans across Lots 2 through 4 of the subject property and that provides parking for the restaurant and existing dwelling, existing setbacks from the restaurant and zoning use division line, and to confirm that the area of the existing residence meets all requirements of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restrictions:

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.

- 2) The garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioner shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

MILIAM I WISEMAN, I

Zoning Commissioner for Baltimore County

WJW: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 William J. Wiseman III, Zoning Commissioner

December 1, 2004

F. Vernon Boozer, Esquire Covahey & Boozer 614 Bosley Avenue Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NE/S Beach Road, 105' NW of the c/l Fischer Road
(4040 Beach Road)
15th Election District — 7th Council District
Jack Hofer - Petitioner
Case No. 05-059-SPH

Dear Mr. Boozer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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,

WILLIAM J. WISEMAN, III Zoning Commissioner

for Baltimore County

WJW:bjs

cc: Mr. Jack Hofer

4040 Beach Road, Baltimore, Md. 21222

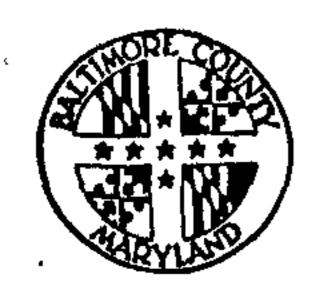
Mr. Kenneth Wells, 7407 New Cut Road, Kingsville, Md. 21087

Code Enforcement Division, DPDM; Bureau of Development Plans Review, DPDM

People's Counsel; Case File



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



Petition for Spetial Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4040 BEACH ROAD, BALTIMORE, MD: 21227 which is presently zoned DR 5 - 5

IWe do solemnly declare and affirm, under the penalties of

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

IN CONTINUATION OF EXISTING RESTAURANT AND DETACHED ACCESSORY BUILDINGS USED IN CONJUNCTION WITH RESTAURANT (AS NON - CONFORMING USES); AND

THE CONTINUATION OF THE EXISTING GRAVEL PARKING AREA THAT SPANS ACROSS LOTS 2 THROUGH 4 AND THAT PROVIDES PARKING FOR THE RESTAURANT (AS NON - CONFORMING USE) AND RESIDENCE; AND

TO ALLOW THE CURRENT SETBACKS FROM THE RESTAURANT (AS NON - CONFORMING); AND

ZONING USE DIVISION LINE TO COFTRM THAT THE AREA OF THE EXISTING RESIDENCE WILL MEET ALL BOZR REQUIREMENTS /

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

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

perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser/Lessee: Legal Owner(s): JACK HOFER Name - Type or Print Name - Type or Print Signature Signature Address Telephone No. Name - Type or Print City State Zip Code Signature **Attorney For Petitioner:** 4040_BEACH_ROAD <u>410-477-9470</u> Address Telephone No. F. VERNON BOOZER, ESQUIRE **BALTIMORE** 21227 Name - Type or Print State Zip Code Representative to be Contacted: Signature COVAHEY & BOOZER, P.A KEN WELLS Company Name 614 BOSLEY AVENUE **41**0-828-9441 7403 NEW CUT ROAD Address Telephone No. Telephone No. Address TOWSON MD 21204 KINGSVILLE MD. 21087 State Zip Code State Zip Code OFFICE USE ONLY ESTIMATED LENGTH OF HEARING ____ Case No. 05-059-5PH UNAVAILABLE FOR HEARING ___ Reviewed By JRF Date 8/2/04 REU 9/15/98

kjWellsInc

Trading for Kenneth J. Wells, Inc. Land Surveying and Site Planning

Telephone: (410) 592-8800 Fax: (410) 817-4055 email: kiWeiisinc@msn.com 7403 New Cut Road Kingsville, Md. 21087-1132

July 9, 2004

ZONING DESCRIPTION 4040 BEACH ROAD

Baltimore County
Maryland
15th Election District

Beginning at a point located on the northeast side of Beach Road which varies in width at a distance of 105 feet, more or less, from the centerline of Fischers Road (40 feet wide), thence the following courses and distances:

- 1) North 56 degrees 41 minutes 30 seconds West 235.00 feet
- 2) North 33 degrees 08 minutes 34 seconds West 84.45 feet
- 3) North 38 degrees 02 minutes 26 seconds East 109.19 feet
- 4) South 78 degrees 31 minutes 09 seconds East 23.06 feet
- 5) South 88 degrees 54 minutes 25 seconds East 58.37 feet
- 6) South 85 degrees 49 minutes 33 seconds East 41.14 feet
- 7) South 62 degrees 26 minutes 25 seconds East 50.41 feet
- 8) South 67 degrees 41 minutes 13 seconds East 41.89 feet
- 9) South 47 degrees 57 minutes 24 seconds East 42.92 feet
- 10) South 43 degrees 11 minutes 31 seconds East 29.10 feet
- 11) South 65 degrees 21 minutes 25 seconds East 26.83 feet
- 12) South 36 degrees 19 minutes 26 seconds West 198.23

to the place of beginning. Being the same lands as recorded in Liber 7669 folio 334.

Also being Lots 2 through 4 in the subdivision known as Fischer & Schultte Shores as recorded in Baltimore County Plat Book 14 folio 26.

Containing 1.24 acres or 54,045 square feet.

#050



BALTIMORE COUNTY, M. OFFICE OF BUDGET & FINANI MISCELLANEOUS RECEI	CE NO.		PAID RECEIPT
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FOR:	Hearing		
DISTRIBUTION			
WHITE CASHIER PINK - AGENCY	YELLOW - CUSTOMER		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: #05-059-SPH 4040 Beach Road

Northeast side of Beach Road at the distance of 105

Northeast side of Beach Road at the distance of 105 feet from the centerline of Fishers Road.

15th Election District — 7th Councilmanic District Legal Owner(s): Jack Holer

Special Hearing: to permit in continuation of existing restaurant and detached accessory buildings used in conjunction with restaurant, as non-conforming uses. To permit the continuation of the existing gravel parking area that spans across lots 2 and 4 and that provides parking for the restaurant, as non-conforming use and residence. To allow the current setbacks from the restaurant, as non-conforming and to allow zoning use division line to confirm that the area of the existing residence will meet all BCZR requirements.

all BCZR requirements. Hearing: Tuesday, October 19, 2004 at 2:00 p.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/Contact the Zoning Review Office at (410) 887

JT 10/818 Oct. 5

CERTIFICATE OF PUBLICATION

	
10/7/,2004	i ì
THIS IS TO CERTIFY, that the annexed advertisement was p	ublished
in the following weekly newspaper published in Baltimore Coun	ty, Md.,
once in each ofsuccessive weeks, the first publication ap	pearing
on 10 5 ,20 <u>04</u> .	i
The Jeffersonian	
🗖 Arbutus Times	i I
Catonsville Times	1
Towson Times	
Owings Mills Times	·
☐ NE Booster/Reporter	'
☐ North County News	i
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S. WUKINST	

LEGAL ADVERTISING

CERTIFICATE OF POSTING

	•	Date: 10-30-04
	{	i de la companya de
RE:	Case Number <u>05 -059-SPH</u>	
	Petitioner/Developer: Jack Hofer	
	Date of Hearing/Closing: Monday 1	ovember 172004 GAM
		•
	This is to certify under the penalties of peri	une that the necessary sign(-) we will be the less
were	posted conspicuously on the property locate	d at 4040 Beach Road
·		u at 1010 1010 1010
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	The sign(s) were posted on	Fober 30, 2004
	The sign(s) were posted on	(Month, Day, Year)
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		Δ .
•		D'auvrence Pelson
		(Signature of Sign Poster)
		J-LAWRENCE PILSON
:		(Printed Name of Sign Poster)
		1015 Old Barn Food
		(Street Address of Sign Paster)
-		Parkton Md 21120
		(City, State, Zip Code of Sign Poster)
		410-343-1443
	•	(Telephone Number of Sign Poster)

Department of Permits and Development Management

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



Baltimore County

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

October 13, 2004

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 05-059-SPH

4040 Beach Road

Northeast side of Beach Road at the distance of 105 feet from the centerline of Fishers Road.

15th Election District—7th Councilmanic District

Legal Owners: Jack Hofer

Special Hearing to permit in continuation of existing restaurant and detached accessory buildings used in conjunction with restaurant, as non conforming uses. To permit the continuation of the existing gravel parking area that spans across lots 2 and 4 and that provides parking for the restaurant, as non-conforming use and residence. To allow the current setbacks from the restaurant, as non conforming and to allow zoning use division line to confirm that the area of the existing residence will meet all BCZR requirements.

Hearing: Monday, November 17, 2004 at 9:00 am in Room 407, County Courts Building 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK: klm

C: F. Vernon Boozer, Esquire Covahey & Boozer 614 Bosley Avenue Towson 21204 Jack Hofer 4040 Beach Road Baltimore 21227 Ken Wells 7403 New Cut Road Kingsville 21087

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 2, 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

Department of Permits and Development Management

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



Baltimore County

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

September 13, 2004

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 05-059-SPH

4040 Beach Road

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15th Election District—7th Councilmanic District

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Hearing: Tuesday, October 19, 2004 at 2:00 p.m. in Room 407, County Courts Building

401 Bosley Avenue.

Timothy Kotroco

Director

TK: klm

C: F. Vernon Boozer, Esquire Covahey & Boozer 614 Bosley Avenue Towson 21204 Jack Hofer 4040 Beach Road Baltimore 21227 Ken Wells 7403 New Cut Road Kingsville 21087

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, OCTOBER 4, 2004.

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



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

TO: PATUXENT PUBLISHING COMPANY

Tuesday, October 5, 2004- Issue - Jeffersonian

Please forward billing to:

Jack Hofer 4040 Beach Road

Baltimore, Maryland 21222

410-477-9470

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 05-059-SPH

4040 Beach Road

Northeast side of Beach Road at the distance of 105 feet from the centerline of Fishers Road.

15th Election District—7th Councilmanic District

Legal Owners: Jack Hofer

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Hearing: Tuesday, October 19, 2004 at 2:00 p.m. in Room 407, County Courts Building

401 Bosley Avertue

Lawrence E. Schuldt

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

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



Baltimore County

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

August 25, 2004

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 05-059-SPH

4040 Beach Road

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15th Election District—7th Councilmanic District

Legal Owners: Jack Hofer

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Hearing: October 14, 2004 at 9:00 a.m. in Room 407, County Courts Building

401 Bosley Avenue.

Timothy Kotroco

Director

TK: klm

C: F. Vernon Boozer, Esquire Covahey & Boozer 614 Bosley Avenue Towson 21204 Jack Hofer 4040 Beach Road Baltimore 21227 Ken Wells 7403 New Cut Road Kingsville 21087

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, SEPTEMBER 29, 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

TO: PATUXENT PUBLISHING COMPANY

Tuesday, September 28, 2004- Issue - Jeffersonian

410-477-9470

Please forward billing to:

Jack Hofer

4040 Beach Road

Baltimore, Maryland 21222

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 05-059-SPH

4040 Beach Road

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Hearing: October 14, 2004 at 9:00 a.m. in Room 407, County Courts Building 401 Bosley Avenue

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

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



Baltimore County

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

August 6, 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: 05-059-SPH

4040 Beach Road

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15th Election District---7th Councilmanic District

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Hearing: Wednesday, September 29, 2004 at 9:00 a.m. in Room 407, County Courts Building 401 Bosley Avenue.

To bosicy Avenu

Timothy Kotroco Director

TK: clb

C: F. Vernon Boozer, Esquire Covahey & Boozer 614 Bosley Avenue Towson 21204 Jack Hofer 4040 Beach Road Baltimore 21227 Ken Wells 7403 New Cut Road Kingsville 21087

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY SEPTEMBER 13, 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

Tuesday, September 14, 2004- Issue - Jeffersonian

Please forward billing to:

Jack Hofer

410-477-9470

4040 Beach Road

Baltimore, Maryland 21222

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:

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Hearing: Wednesday, September 29, 2004 at 9:00 a.m. in Room 407, County Courts Building 401 Bosley Avenue.

awrence E. Schmidt LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

> (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (SCZR) 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 504059 05-059-594
Petitioner JACK HOFER
Address or Location 4040 BEACH ROAD
PLEASE FORWARD ADVERTISING SILL TO
Name. JACK HOFER
Address 4040 BEACH ROAD
BALTO, MD. 21222
Telephone Number: 410-477- 9470

Department of Permits and Development Management

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



Baltimore County

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

November 10, 2004

F. Vernon Boozer, Esquire Covahey & Boozer, PA 614 Bosley Avenue Towson, Maryland 21204

Dear Mr. Boozer:

RE: Case Number: 05-059-SPH, 4040 Beach Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 2, 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,

U. Callibal D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel Jack Hofer 4040 Beach Road Baltimore 21227 Ken Wells 7403 New Cut Road Kingsville 21087





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

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

August 5, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of August 9, 2004

Item No.:

050, 052-060

Pursuant to your request, the referenced plan(s) have been reviewed 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





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

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

Maryland Department of Transportation

Date:

8.6.04

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

RE:

Baltimore County

Item No.

1759

ノスド

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,

Steven D. Foster, Acting Chief Engineering Access Permits Division

1. 1. Soult

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr J

DATE:

September 3, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 9, 2004

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

05-050

04-052

04-053

04-054

04-055

04-056

04-057

04-058

04-059 04-060

Reviewers:

Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Zoning Advisory Petition(s): Case(s) 5-059 and 5-085 Administrative Variance

DATE: August 27, 2004

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.

Division Chief:

MAC/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: August 27, 2004

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 16, 2004

Item(No. 059)

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

Beach Road shall be paved to a minimum 24-foot open section with a turnaround

at the end.

RWB:CEN:jrb

cc: File

KNAUB & ASSOCIATES, P.A.

Certified Public Accountants

1098 HIGHWAY 315 (570)-823-1600 - FAX (570) 823-3345

KAHID LAST 3751

Days They Want for

Sufety EssuesuFIRE TRUCK HEAVY

E QUI PMENT

O) TRASH PICK-UP

(3) MAINTANCE OF WATER LINE
CITM WON'T SERVICE GROWER ROAD

ZAC-08-16-2004-COMMENT ITEM NO 060-08272004

- RE: PETITION FOR SPECIAL HEARING
 4040 Beach Road; NE/side Beach Rd,
 105' from c/line of Fishers Road
 15th Election & 7th Councilmanic Districts
 Legal Owner(s): Jack Hofer
 - * FOR

*

- Petitioner(s)
- * BALTIMORE COUNTY

ZONING COMMISSIONER

BEFORE THE

* 05-059-SPH

* * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence and 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 9th day of August, 2004, a copy of the foregoing Entry of Appearance was mailed to Ken Wells, 7403 New Cut Road, Kingsville, MD 21087 and F. Vernon Boozer, Esquire, Covahey & Boozer, P.A., 614 Bosley Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

AUG 0 9 2004

People's Counsel for Baltimore County

Per.....

Department of Permits and Development Management

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



Baltimore County

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

August 25, 2004

F. Vernon Boozer Covahey & Boozer, P.A. 614 Bosley Avenue Towson, MD 21204

Dear Mr. Boozer:

RE: Case Number: 05-059-SPH, 4040 Beach Road

The above matter, previously scheduled for September 29, 2004, has been postponed. The hearing has been rescheduled and the notice is attached.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very thuly yours,

Timothy Kotroco Director

TK:klm

C: Jack Hofer, 4040 Beach Road, Baltimore 21227 Ken Wells, 7403 New Cut Road, Kingsville 21087

PDLV0102F Permits & Development - Livability System View Cases

Case No: <u>03-8427</u> Address: 08640 OUENTIN AVE 21234 Insp Area: 009 Dist: 000 Date Rcv: 10/16/2003 Grp: ENF Intk: WWITTY Inspec: _____ Date Inspec: <u>5/08/2004</u> Close: <u>5/10/2004</u> Activity: _____ Delete: X Problem: SWANNER AUTOMOTIVE MACH SHOP, APT CONVERTION ABOVE GARAGE; MAP 28A6 OWNER/LAWYER NEIL LANZI, 410 296-0686 CL Name: ANON CL Address: 00000 ____ ___ CL Home Phone: _____ CL Work Phone: _____ Tax Acct. 0919910000 Owner:

Enter=Continue

F12=Cancel

Right Fase No -Wrong Property

Permits & Development - Livability System
View Cases

Case No: <u>03-8427</u>

Notes: ***10/17/03, PER OWNER, LESTER SWANNER, 410 665-3250/W, HE HAS RENOVATE 1949 & USED TO BE A HOUSE, PLACE \mathtt{BUILT} THEY NOW HAVE AN BUSINESS A FIRE ON THE 2ND FL AWHILE AGO & NOW HE HAS THERE WAS & HE LIVES THERE, <u>CF/CO****</u> TO REPAIR IT DECIDED OF BUSINESS ON ZONING MAPS BUT OWNER STATES HE CAN PROV ****10/21/03, NO RECORD FOR HIS BUSINESS, W/CASE # NON CONFORMING USE TOLD OWNER TO PROVIDE WHEN HE FILES HIS PAPERWORK, ALSO HE THE CAR PARTS IN HAS CLEANED FROM ZONING P/U 11/21/03, CF/CO**** ANONYMOUS COMPL, REAR, NOTICE OWNER MAILED, **11/24/03 FROM OWNER'S ATTORNEY REQUESTING NON CONFORMING USE FOR SERVICE GARAGE. REINSPECT. P/U 12/22/03 GIVE TO C FRINK. ANON COMPLNT. KLP/LRS*** HE HAS APPT W/ZONING TO FILE PAPERS ON ****12/15/03, LAWYER, NEIL LANZI PHONE, CHECK W/ZONING FOR ZONING CASE #, 12/30/03 11:00 ΑM, WORK & HE ****1/5/04, THAT JEFF MR LANZI/LAWYER LEFT NOTE DENIED W/J.P., HE STATES SPOKE RE-SUBMIT. HEINSTRUCTED LANZI WHAT TO SITE PLAN & DOCUMENTS, IT SHOULD TAKE A FEW WEEKS CHANGES NEEDED TO BE MADE CHECK FOR MAKE CHANGES,

Enter=Continue F12=Cancel

Case No: <u>03-8427</u>

Notes: NEW FILING DATE, ANONYMOUS COMPL, P/U 1/25/04, CF/CO****	*
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NONYMOUS, P/U 2/1/04, CF/CO****	*
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/J PERLOW OF ZONING & SCEDULE A NEW SUBMITTAL DATE, P/U 2/15/04 TO CHECK WITH	:
ONING, ANONYMOUS COMPL, CF/CO****	*
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OR NONCONFORMING WERE ACCEPTED, ANONYMOUS COMPL, P/U 2/19/04, CF/CO***	*
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/20/04, CF/CO****	<u>'</u>
**03/01/04 ZAC MEMO PREPARED AND SENT INFO TO ZONING, COPY IN FILE. HEARING	<u> </u> s
CHEDULED FOR 04/08/04 AT 9AM. LRS**	*
3/22/04, P/U 5/8/04 TO CHECK HEARING RESULTS, ANONYMOUS COMPL, CF/CP*	*
04/19/04 REC'D ORDER. GAVE TO CF.LRS*	*
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BOUT SHOP, SEE FILE FOR >>>	

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PDLV0105F

Permits & Development - Livability System
View Cases

Case No: <u>03-8427</u>

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Case No: 02-7518

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CL Name: SAUER PAUL		
CL Address: 04044 BEACH RD		
	*	
CL Home Phone: 410-288-0587 CL Work Phone:	Tax Ac	ct. <u>000000000</u>
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Permits Development - Livability Speem View Cases

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Case No: 02:7518

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Permits & Development - Livability Symptom View Cases

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Click here for a plain text ADA compliant screen.



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

Account Identifier:

District - 15 Account Number - 1503004683

Owner Information

Owner Name:

HOFER JACK L

Use:

COMMERCIAL

Mailing Address:

4040 BEACH RD

Principal Residence: **Deed Reference:**

NO 1) / 7669/ 334

2)

BALTIMORE MD 21222-3601

Location & Structure Information

Premises Address

Legal Description

4040 BEACH RD

Map

104

WATERFRONT **Sub District Parcel** Subdivision

FISCHER & SCHUETTE SHOR Lot Block

Plat No: Group Plat Ref:

14/ 26

Special Tax Areas

Grid

Town **Ad Valorem** Tax Class

Primary Structure Built 1924

244

Enclosed Area 2,048 SF

Property Land Area 35,414.00 SF

County Use

30 **Exterior**

Stories Basement Type

Section

Value Information

Base Value Phase-In Assessments Value As Of 01/01/2003

As Of As Of 07/01/2004 07/01/2005

Land: 85,400 92,600 73,800 **Improvements:** 77,400

Total: 159,200 170,000 **Preferential Land:**

166,400 170,000

Transfer Information

Seller: **PUCKETT REBECCA** NOT ARMS-LENGTH Type: Seller:

09/14/1987 Date: Deed1: / 7669/ 334 Date:

Deed1:

Deed1:

Date:

Price: \$0 Deed2:

Price: Deed2:

Price: Deed2:

Exemption Information

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

Tax Exempt: Exempt Class:

Type:

Seller:

Type:

NO

Special Tax Recapture:

07/01/2005

0

* NONE *





ATTORNEYS AT LAW 614 BOSLEY AVENUE TOWSON, MARYLAND 21204

EDWARD C. COVAHEY, JR.

FAX 410-823-7530

410-828-9441

ANNEX OFFICE **SUITE 302** 606 BALTIMORE AVE. TOWSON, MD 21204

F. VERNON BOOZER * MARK S. DEVAN THOMAS P. DORE MICHAEL T. PATE STACIE D. TRAGESER BRUCE EDWARD COVAHEY JENNIPER MATTHEWS HERRING YONA OPENDEN

October 6, 2004

*ALSO ADMITTED TO D.C. BAR

Timothy M. Kotroco, Director Department of Permits & Development Management 111 West Chesapeake Avenue Towson, MD 21204

4040 Beach Road

Case No. 05-059-SPH

Hearing - 10/19/04, 2:00 pm

Dear Mr. Kotroco:

Please be advised that our expert witness, Ken Wells, has a conflict with the above hearing date. I hereby request a postponement of the above matter scheduled for October 19, 2004.

Thank you for your attention and cooperation in this matter. If you have any questions, do not hesitate to contact my office.

Very truly yours,

F. VERNON BOOZER

CC:

Mr. Jack Hofer

Mr. Ken Wells

1006gab06

OCT - 7 2004
O4-3485

DEPT. OF PERMITS AFTER
DEVELOPMENT NAMEGINGTON





COVAHEY & BOOZER, P. A.

ATTORNEYS AT LAW 614 BOSLEY AVENUE TOWSON, MARYLAND 21204

EDWARD C. COVAHEY, JR. F. VERNON BOOZER * MARK S. DEVAN THOMAS P. DORE MICHAEL T. PATE STACIE D. TRAGESER BRUCE EDWARD COVAHEY JENNIFER MATTHEWS HERRING

410-828-9441

FAX 410-823-7530

ANNEX OFFICE SUITE 302 606 BALTIMORE AVE. TOWSON, MD 21204

of to cook on K

August 30, 2004

*ALSO ADMITTED TO D.C. BAR

YONA OPENDEN

Timothy M. Kotroco, Director Department of Permits & Development Management 111 West Chesapeake Avenue Towson, MD 21204

RE: 4040 Beach Road Case No. 05-059-SPH

Hearing - 10/14/04, 9:00 am

Dear Mr. Kotroco:

Please be advised that this office represents Mr. Jack Hofer in the above captioned matter. I hereby request a postponement of the above hearing as I have a previously scheduled Trial in the Circuit Court for Baltimore County (State v. Bartlett) on October 14, 2004, at 9:15 am. See attached copy of Trial Notice.

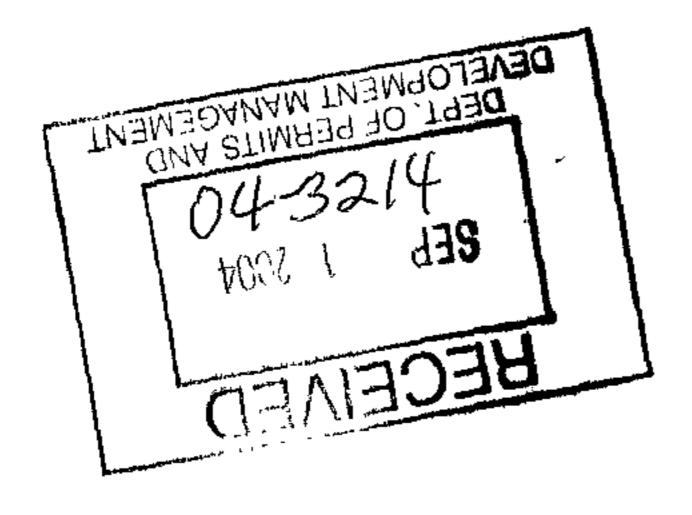
Thank you for your attention and cooperation in this matter. If you have any questions, do not hesitate to contact my office.

F. VERNON; BOOZER

CC:

Mr. Jack Hofer Mr. Ken Wells

0830gab03



NOTICE OF HUGRING

CIRCUIT COURT FOR BALTIMORE COUNTY

State of Maryland vs.

DUMAYNE RICHARD BARTLEIT

Case No. 040R2299

State of Maryland, Baltimore County to wit:

TO:

DERNOM BOOZER , ESQUIRE

614 BOSLITY AVENUE TOUSON, MD 21204

You are hereby MOTIFIED TO APPEAR 3

before the Judges of the Circuit Court for ryland, ON COURTER 14, 2004 AT

Baltimore County, County Courts Building, 401 Bosley Avenue, Towson, Maryland,

ANY POSTPONEMENT OF THIS DATE MUST BY ACCORDANCE WITH MD. RULL 4-271.

Witness the Honorable Chief Judge of the Third Judicial Circuit of Maryland.

CPHEN ROSCHER, ESQUERE

. Issued:

JULY 32, 2004

SUZANNE MENSH

Clerk, Cirquit Court for Baltimore County

887-2625

VOICE/TDD\M\DRelay Service 1-800-735-2258

MD Toll Free Number 1-800-938-5802

COVAHEY & BOOZER, P. A.

ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204
AREA CODE 410
828-9441

EDWARD C. COVAHEY, JR
F. VERNON BOOZER *
MARK S. DEVAN
THOMAS P. DORE
MICHAEL T. PATE
STACIE D TRAGESER

FAX 410-823-7530

ANNEX OFFICE SUITE 302 606 BALTIMORE AVE. TOWSON, MD 21204

* ALSO ADMITTED TO D. C. BAR

August 17, 2004

Timothy Kotroco, Director Department of Permits and Development Management Director's Office County Office Building 111 West Chesapeake Avenue Towson, MD 21204

RE:

Case No. 05-059-SPH

4040 Beach Road

Legal Owner - Jack Hofer Hearing - 9/29/04, 9:00 am

Dear Mr. Kotroco:

Please be advised that this office represents Mr. Jack Hofer in connection with the above captioned matter. I hereby request a postponement as I have a previously scheduled Trial in the District Court for Baltimore County in Catonsville on September 29, 2004, at 9:00 am (see attached printout).

Thank you for your attention and cooperation in this matter. If you have any questions, do not hesitate to contact my office.

very truly yours,

F. VERNON BOOZER

Enclosure

CC;

Mr.Jack Hofer

Mr.Ken Wells

0817gab05

07/27/04

DISTRICT COURT OF MARYLAND TRAFFIC SYSTEM CITATION INFORMATION

DIST: 00

CIT NUM: ØCS19391 NAME: BISHOP, RYAN JOSEPH VIO DATE: Ø5/21/Ø4 D/LI: 9599-816 DC TRL DATE: Ø9/29/Ø4 T FINE: .ØØ CHARGE: TA219Ø2 B TRL TIME: Ø9:ØØA ØI PAID: .ØØ DISP:	STATUS: A Ø6/15/Ø4
DEFENDANT SID:	VEHICLE
ADDR: 5112 CONNECTICUT AVE NW 3Ø1 LICENSE: BM5777	DC DESC, Ø2NISSØ2
CITY: WASHINGTON DC 20008 DI	SPOSITION
HEIGHT: 602 WEIGHT: 190 RACE, 2 SEX: M DISP.	
BIRTHDATE, 02/11/80 BATCH, 04167062 DATE, PI	LEA, DIS/LOC.
FINE	
VIO DATE, Ø5/21/Ø4 TIME, Ø6,12A CON/ACC. SUSP	. ØØ SUSP. ØØ
CHARGE: TA21902 PARA: B CODE:	F. da SUSP. da
WRITTEN, (DRIVING, ATTEMPTING TO DRIVE) PROBATION,	CONFINEMENT
VEHICLE WHILE IMPAIRED BY ALCOHOL AMEND/CHG:	PARA CODE:
P/C: MPH: ZONE:	-
COUNTY: Ø3 LOCATION: 695 IL PRIOR I 795	DITATE:
MPH, ZONE, ACC, NO PI, NO PD, NO SB, NO SUSP,	NO DEL DED NO
PAYABLE: NO SER, YES FINE,	DELOTED OTT GOOLOGGO
INTO OLIVE LANEE . NO CLIVE ILO ENTERNO CIVILIA	KETHIED CTI: NC219395

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DATE

							KENHETH WELLS	K. WERNON BOOZER	TACK HOFFE	Roy h. NEAL SK	NAME
							MOSNEW CUIT RO	614BosleyAve.	40 WE BE ALL RO	3409 LOGANITEW ?	ADDRESS
							KINGSVILLE, 21087	Towson, ma 21204	BALTO and 21222	DR BALT. 1116 21222	CITY, STATE, ZIP
											E- MAIL

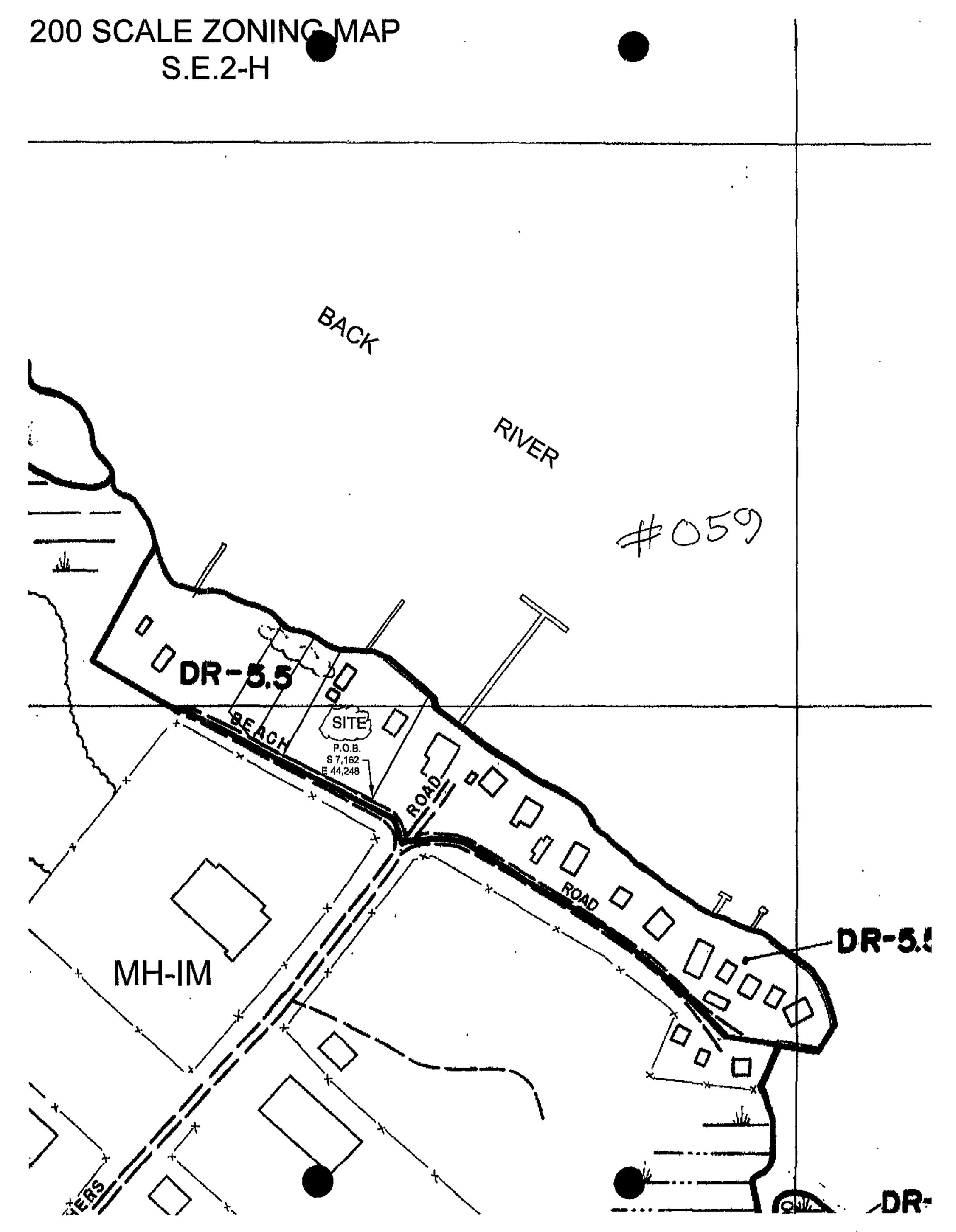
Case No.: 05-059 SPH

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Plat	
No. 2	Letter from Residents	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		•
No. 9	1	
No. 10	,	
No. 11		
No. 12		



I have known of the establishment located at 4040 Beach Road, Bartimore, MD 21222 Martin I wielhide 8911 Hinton Ave 21219 John W. Kits 7710 SEE KEORd Rd Roy L. Med St. 3409 LOGANNEW DR (PRESENT) ROY L. NEAL SR Though Keelen 1010 5 CURLAY ST Cliff Kriner 4236 LYNHURST ROAD BALTO. MARYLAND Fary Baddell 7901 KAVANAGH RD. DUNDALK MD. 21222 Juai Badders 6409 Hartwart St. Batto M.dr., 21224 PETTONES.

To Whom It May Concern:

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