

IN RE: PETITION FOR VARIANCE
S/S Sunnythorn Road, 193' N of the c/l
Grovethorn Road
(2102 Sunnythorn Road)
15th Election District
6th Council District

Lawrence Hoskins, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-156-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Lawrence E. Hoskins, and his wife, JoAnn Hoskins. The Petitioners seek relief from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) with a side yard setback of 1.5' in lieu of the minimum required 2.5' and a rear yard setback of 12' feet in lieu of the required 15' from the centerline of any alley. 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 Larry and JoAnn Hoskins, property owners. There were no Protestants or other interested persons present; however, this matter came before me as the result of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management relative to the garage at issue.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the southeast side of Sunnythorn Road, just north of Grovethorn Road in eastern Baltimore County. The property is also known as Lot 21 of the subdivision of Hawthorne, a townhouse community, which is located not far from Dark Head Creek. The lot is approximately 18 feet wide by 107 feet deep, and contains a gross area of .0442 acres, more or less, zoned

ORDER RECEIVED FOR FILING

Date

By

12/3/04

[Signature]

D.R.10.5, and is improved with an inside townhouse dwelling unit. The Petitioners have owned and resided on the property since 1987. Earlier this year, the Petitioner erected a 12' x 26' freestanding garage in the rear yard, without benefit of a building permit. As noted above, an anonymous complaint was filed with the Code Enforcement Division of the Department of Permits and Development Management (DPDM) and the Petitioners were subsequently advised that variance relief was necessary. It was indicated that the complaint was filed as the result of a neighborhood dispute involving another property owner.

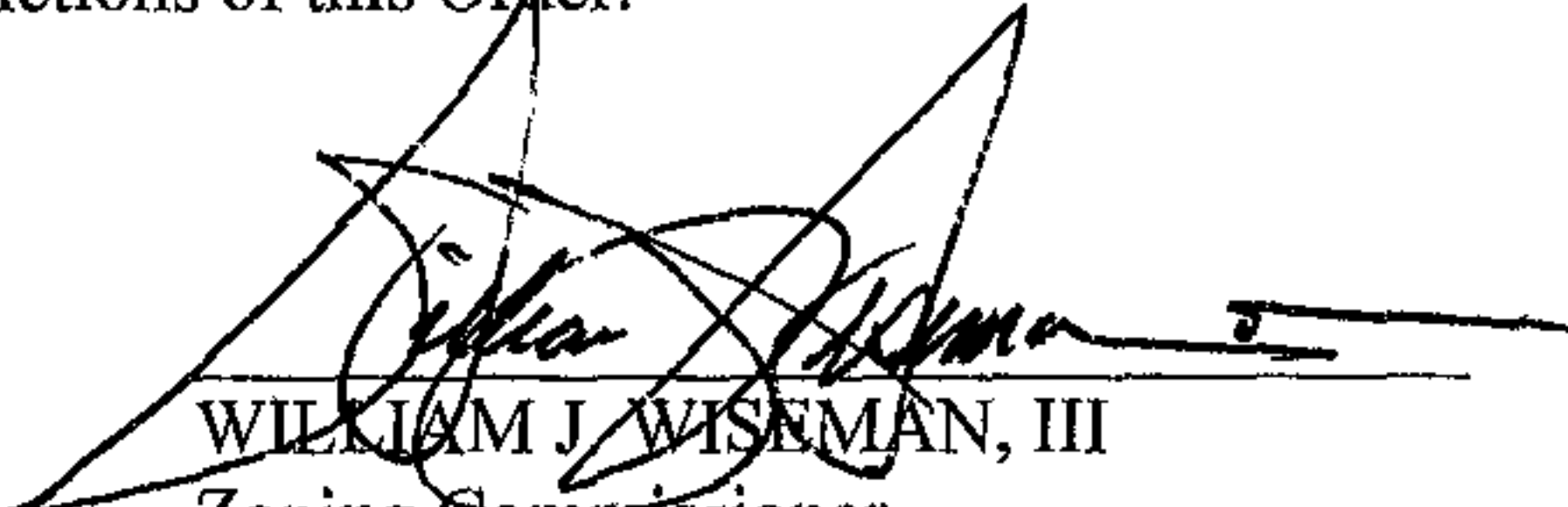
Mr. & Mrs. Hoskins testified that they have wanted a garage for some time and spoke with several of their neighbors who already have similar pre-fab garages in their rear yards, and that no one voiced any objections to their plans. Testimony indicated that the garage is used to provide safe storage for an antique car the Petitioner acquired from his father, as well as a hobby workspace area for the Petitioners. Photographs of the subject structure show that it has been well constructed with vinyl siding and a shingled roof. In addition, photographs were submitted which show that there are many other garages in the community, which are similar in construction and immediately abut the property lines of adjoining neighbors.

After due consideration of the testimony and evidence presented, I am persuaded that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. for relief to be granted. It is clear that strict compliance with the regulations would result in the garage being located squarely in the rear yard, which would impede access by fire equipment and emergency personnel. I find that the proposed garage is similar in character and nature to others in the community and will not adversely impact the public health, safety and general welfare. Moreover, no one appeared in opposition to the request and there were no adverse comments from any County reviewing agency. Thus, I am persuaded that relief can be granted without detrimental impact upon the surrounding locale. However, in granting the relief, certain restrictions will be imposed to insure compliance with the use regulations.

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 should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of December 2004 that the Petition for Variance seeking relief from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) with a side yard setback of 1.5' in lieu of the minimum required 2.5' and a rear yard setback of 12' feet in lieu of the required 15' from the centerline of any alley, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permits and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners 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.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
DATE 12/13/04
BY [Signature]

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

December 3, 2004

Mr. & Mrs. Lawrence Hoskins
2102 Sunnythorn Road
Baltimore, Maryland 21220

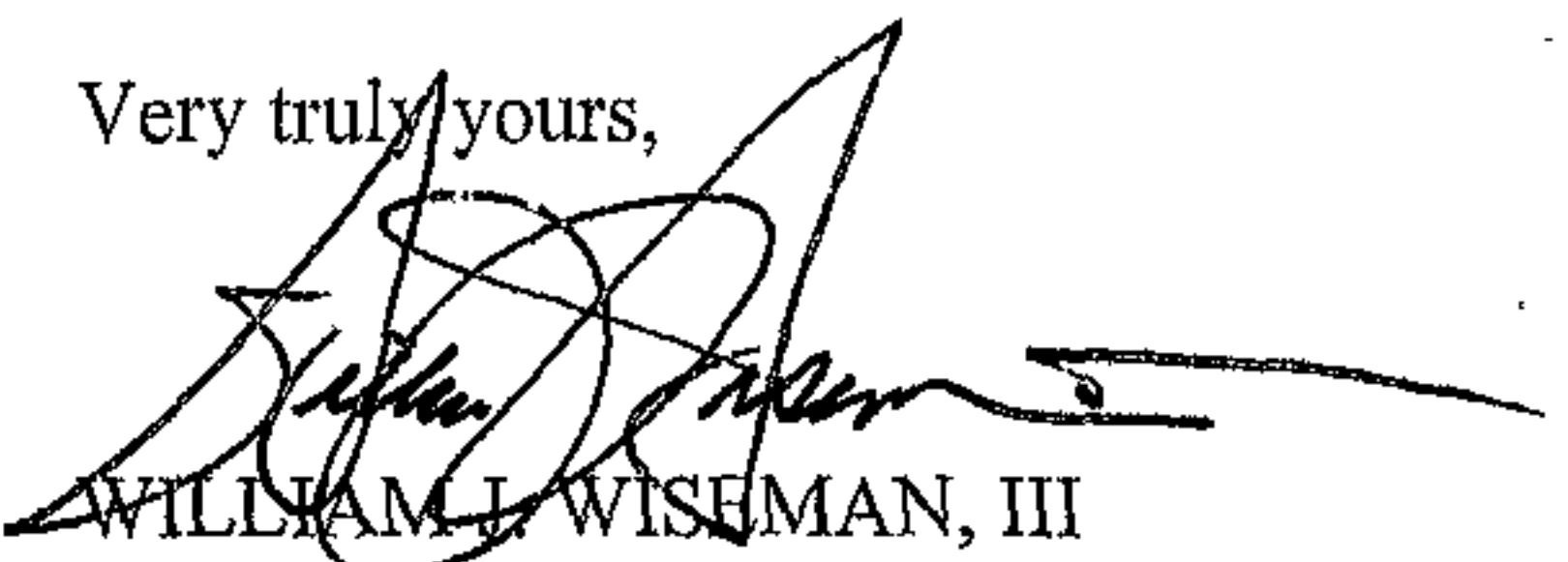
RE: PETITIONS FOR VARIANCE
S/S Sunnythorn Road, 193' N of the c/l Grovethorn Road
(2102 Sunnythorn Road)
15th Election District – 6th Council District
Lawrence Hoskins, et ux - Petitioners
Case No. 05-156-A

Dear Mr. & Mrs. Hoskins:

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

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

Very truly yours,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

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

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





Petition for Variance

to the **Zoning Commissioner of Baltimore County**
for the property located at 2102 Sunnythorn Rd Balto Md
which is presently zoned DR 10.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 & 400.2 BCZR

To permit an accessory structure (detached garage) with a side yard setback of 1.5' in lieu of the required 2.5'. And a rear yard setback of 12' in lieu of the required 15' from the centerline of any alley.

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

Garage is needed to protect antique auto from elements & other damage. Side setback would not provide proper sidewalk width for fire & emergency access to rear of house.

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):

Lawrence Hoskins
Name - Type or Print _____
Lawrence Hoskins
Signature _____
JoAnn Hoskins
Name - Type or Print _____
JoAnn Hoskins
Signature _____
2102 Sunnythorn Rd 4105746361
Address _____ Telephone No. _____
Baltimore MD 21220
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JP Date 9/28/03

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - **DO NOT USE THIS FORM FOR "FILL-IN THE BLANK"**. Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 2102 Sunnythorn Rd
(address)

Beginning at a point on the South side of
(north, South, east or west)
Sunnythorn which is 60'
(name of street on which property fronts) (number of feet of right-of-way width)
wide at the distance of 193'
(number of feet) (north, South, east or west) of the
centerline of the nearest improved intersecting street Grove Thorne Rd
(name of street)
which is 60 wide. *Being Lot # 21
(number of feet of right-of-way width)
Block 23, Section # 6 in the subdivision of HAWTHORNE
(name of subdivision)
as recorded in Baltimore County Plat Book # 32, Folio # 78,
containing 1926 sq ft. Also known as 2102 Sunnythorn
(square feet or acres) (property address)
and located in the 15TH Election District, 6TH Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

No. 37240

ACCOUNT 001-0066150

AMOUNT \$ 65.00

RECEIVED
FROM: Laurence Foster

2102 Supply Room Rd. ITEM # 156
Petition for variance

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

敬告

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OF
THE
ROYAL
ANTHROPOLOGICAL
INSTITUTE

THE UNIVERSITY OF CHICAGO PRESS

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RESEARCH ON THE EFFECTS OF

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: #05-156-A

2102 Sunnythorn Road

S/side of Sunnythorn Road at the distance of 193

feet s/of the centerline of Grovethorn Road

15th Election District

6th Councilmanic District

Legal Owner(s): Lawrence

and JoAnn Hoskins

Variance: to permit an accessory structure (detached garage) with a side yard setback of 1.5 feet in lieu of the required 2.5 feet; and a rear yard setback of 12 feet in lieu of the required 15 feet from the centerline of any alley.

Hearing: Wednesday, November 17, 2004 at 11:00 a.m. in Room 407, County Courts Building, 401 Bostley 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) 887-4388.

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

JT/11/015 Nov 2

28241

CERTIFICATE OF PUBLICATION

11/3/, 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 11/2/, 2004.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-156-A

Petitioner/Developer: LAWRENCE

+ JOANN HOSKINS

Date of Hearing/Closing: NOV 17, 2004

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

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

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

2102 SUNNYTHORN RD

The sign(s) were posted on _____

11/2/04
(Month, Day, Year)

Sincerely,

Robert Black 11/2/04
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

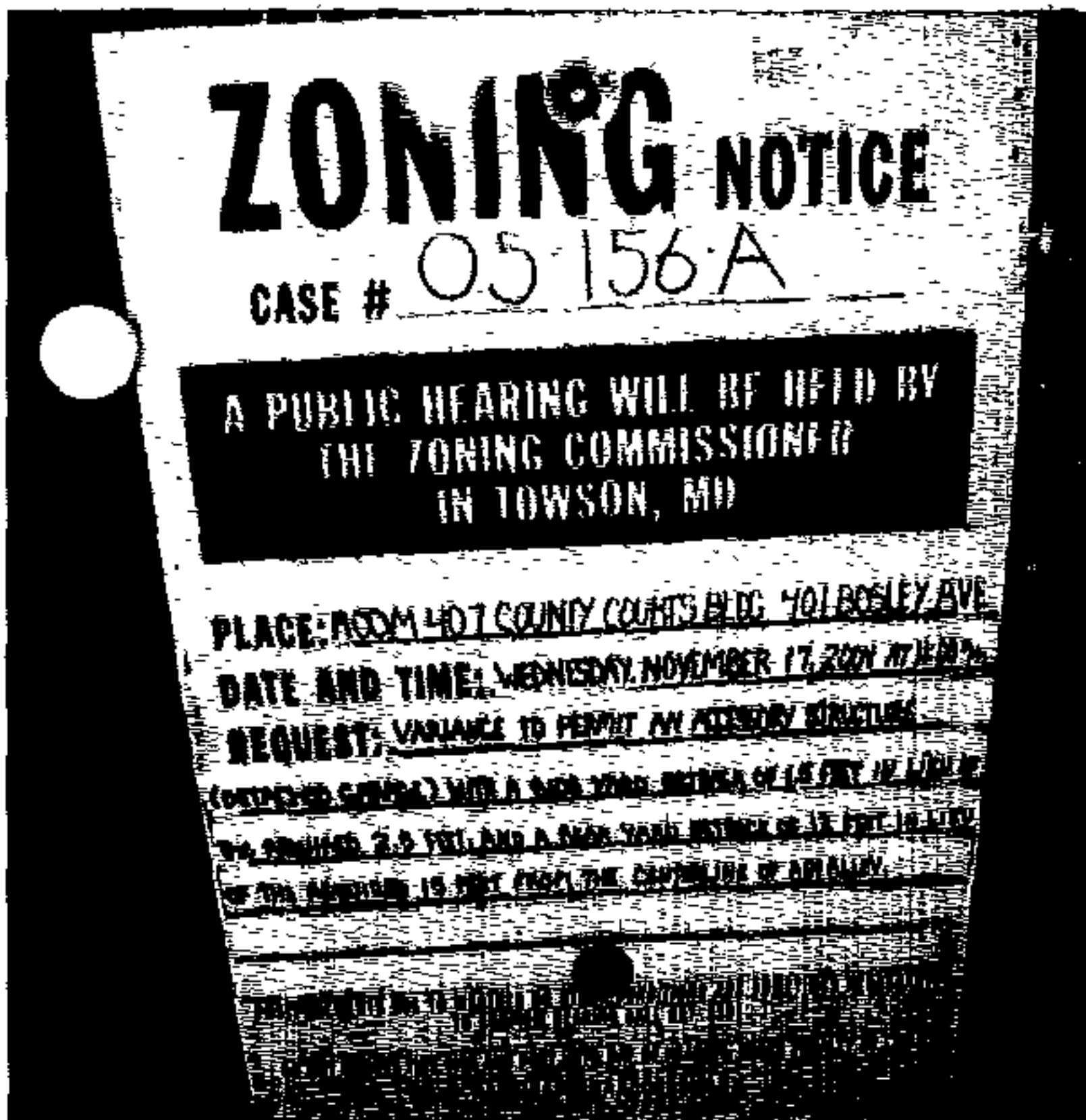
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 2, 2004 Issue - Jeffersonian

Please forward billing to:
Lawrence Hoskins
2102 Sunnythorn Road
Baltimore, MD 21220

410-574-6361

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: 05-156-A

2102 Sunnythorn Road

S/side of Sunnythorn Road at the distance of 193 feet s/of the centerline of Grovethorn Road

15th Election District – 6th Councilmanic District

Legal Owners: Lawrence and JoAnn Hoskins

Variance to permit an accessory structure (detached garage) with a side yard setback of 1.5 feet in lieu of the required 2.5 feet, and a rear yard setback of 12 feet in lieu of the required 15 feet from the centerline of any alley.

Hearing: Wednesday, November 17, 2004, at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM WISEMAN
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



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

October 18, 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: 05-156-A

2102 Sunnythorn Road

S/side of Sunnythorn Road at the distance of 193 feet s/of the centerline of Grovethorn Road

15th Election District – 6th Councilmanic District

Legal Owners: Lawrence and JoAnn Hoskins

Variance to permit an accessory structure (detached garage) with a side yard setback of 1.5 feet in lieu of the required 2.5 feet, and a rear yard setback of 12 feet in lieu of the required 15 feet from the centerline of any alley.

Hearing: Wednesday, November 17, 2004, at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Lawrence and JoAnn Hoskins, 2102 Sunnythorn Road, Baltimore 21220

- 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.

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/neighbors 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 05-156-A

Petitioner. Lawrence + JoAnn Hoskins

Address or Location: 2102 Sunnythorn Rd Baltimore MD 21220

PLEASE FORWARD ADVERTISING BILL TO

Name. Lawrence Hoskins

Address 2102 Sunnythorn Rd
Baltimore MD 21220

Telephone Number: 410-574-6361

**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

Lawrence Hoskins
Joann Hoskins
2102 Sunnythorn Road
Baltimore, Maryland 21220

Dear Mr. and Mrs. Hoskins:

RE: Case Number: 05-156-A, 2102 Sunnythorn Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 28, 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



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

October 11, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: October 11, 2004

Item No.: 156, 158-166, 168&169

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

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: November 3, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For October 18, 2004
Item Nos. 156, 158, 159, 161, 164,
165, 166, 168, and 169

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 ^{JO}

DATE: October 26, 2004

SUBJECT: Zoning Item # 05-156
Address 2102 Sunny Thorn Road

Zoning Advisory Committee Meeting of October 11, 2004.

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

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

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

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

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

Additional Comments:

The proposed development must comply with the Intensely Development Area regulations to reduce pollutant loading by 10%.

Reviewer: Martha Mickey, Sue Farinetti

Date: October 26, 2004

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

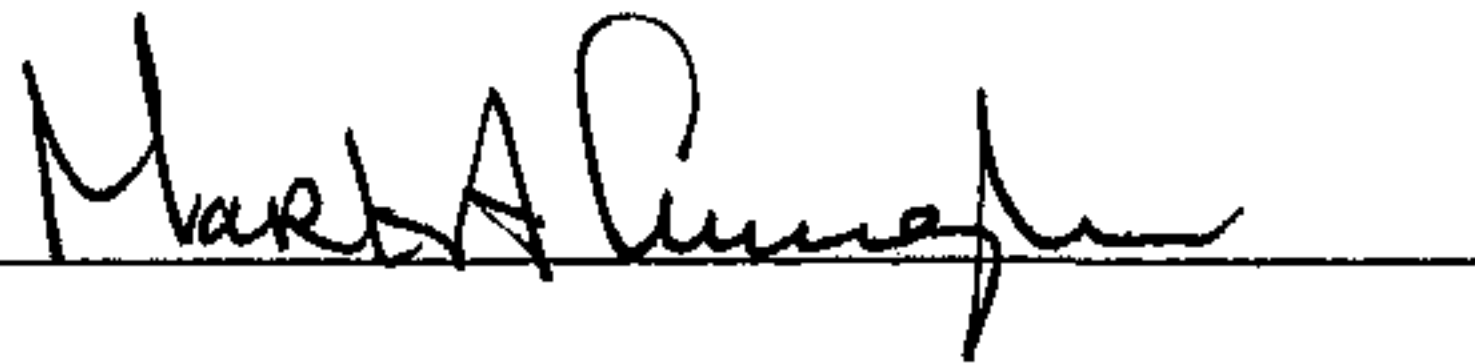
DATE: October 28, 2004

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-156, 5-177, and 5-183

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: 10.13.04

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

RE: Baltimore County
Item No. 156 JRF

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, Chief
Engineering Access Permits Division

RE: PETITION FOR VARIANCE * BEFORE THE
2102 Sunnythorn Road; S/side of Sunnythorn *
Road, 193' S of c/line of Grovethorn Rd * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts
Legal Owner(s): Lawrence & JoAnn Hoskins* FOR
Petitioner(s) * BALTIMORE COUNTY
* 05-156-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent documentation filed in the case.

RECEIVED

OCT 19 2004

Per. *Koin*

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of October, 2004, a copy of the foregoing Entry of Appearance was mailed to, Lawrence & JoAnn Hoskins, 2102 Sunnythorn Road, Baltimore, MD 21220, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: October 18, 2004

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

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

SUBJECT: Item No.: 156
Legal Owner/Petitioner Hoskins, Laurence & JoAnn
Contract Purchaser: N/A
Property Address: 2102 Sunnythorn Rd.
Location Description: S/S Sunnythorn Rd

VIOLATION INFORMATION: Case No. 04-7675
Defendants: Hoskins, Laurence & JoAnn

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
------	---------

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:

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

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

RSW/ee
C: Code Enforcement Officer

Entered by

CODE ENFORCEMENT REPORT

3737

GD

DATE: 8, 25, 04 INTAKE BY: Shelton CASE #: 04-7675 INSPEC:

COMPLAINT LOCATION: 2102 Sunnythorn Rd

ZIP CODE: 21220 DIST: 15

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

ADDRESS: ZIP CODE:

PROBLEM: Building shed / garage w/o permit

IS THIS A RENTAL UNIT? YES NO

IF YES, IS THIS SECTION 8? YES NO

OWNER/TENANT INFORMATION:

TAX ACCOUNT #: 15 06 202270 ZONING:

INSPECTION: 8/27/04, visited site. garage in place wrote SWO. gave to wife. PU 9/3/04 JRE

RH

REINSPECTION: GD 8-30-04, Owner called is applying for a variance. Owners ph. is 410-574-6361. PU 9/28/04 JRE

REINSPECTION: RH GD

REINSPECTION:

DATE: 08/25/2004

STANDARD ASSESSMENT INQUIRY (1)

TIME: 14:02:18

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 06 202270	15	3-0	04-00	H	NO		06/15/04

HOSKINS LAWRENCE G, SR

DESC-1.. IMPS

HOSKINS JOANN

DESC-2.. HAWTHORNE

2102 SUNNYTHORN RD

PREMISE. 02102 SUNNYTHORN

RD

00000-0000

BALTIMORE

MD 21220-4923 FORMER OWNER: KNISLEY GEORGE WILLIAM

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

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	18,000	18,000		FCV	ASSESS	ASSESS
IMPV:	52,310	58,940	TOTAL..	74,730	74,730	72,520
TOTL:	70,310	76,940	PREF...	0	0	0
PREF:	0	0	CURT...	74,730	74,730	72,520
CURT:	70,310	76,940	EXEMPT.		0	0
DATE:	07/99	06/02				

----- TAXABLE BASIS -----		FM DATE
ASSESS:	74,730	11/09/02
ASSESS:	72,520	
ASSESS:	0	

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

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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No.	Property No.	Zoning:
04-7625	15-06-202270	15

Name(s):	James & Joann Haskins
Address:	2102 Sunnybrook Rd Baltimore MD 21224923
Violation Location:	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

1) OBTAIN PERMIT FOR SHED/
GARAGE IN REAR YARD.
Failure to OBTAIN PERMIT
WILL RESULT IN A \$200.00
DAY FINE.
Lenny -
410-574-6361

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

On or Before	Date Issued
9-7-04	8-27-04

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

INSPECTOR:

STOP WORK NOTICE

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

Not Later Than	Date Issued
9-7-04	8-27-04

INSPECTOR:

Lenny A. Ecker (ERROL ECKER)
AGENCY

Case No.:

05-156A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Plat	
No. 2	Photo's	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

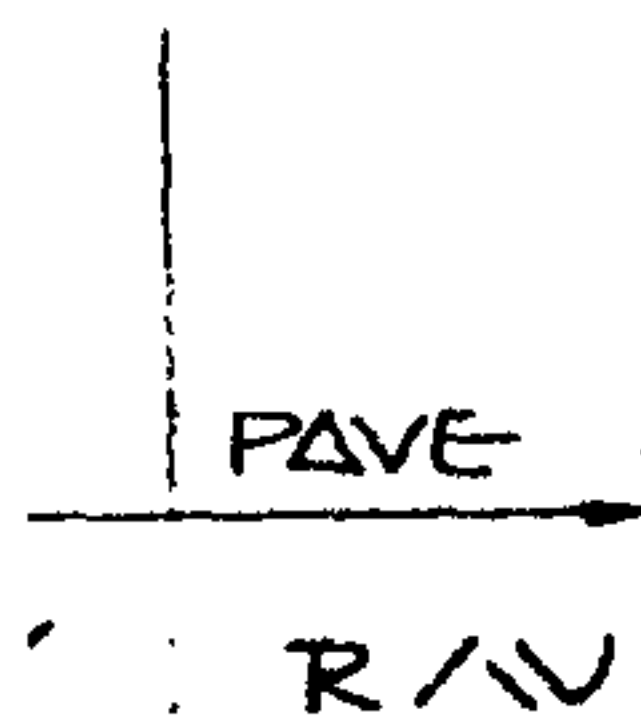
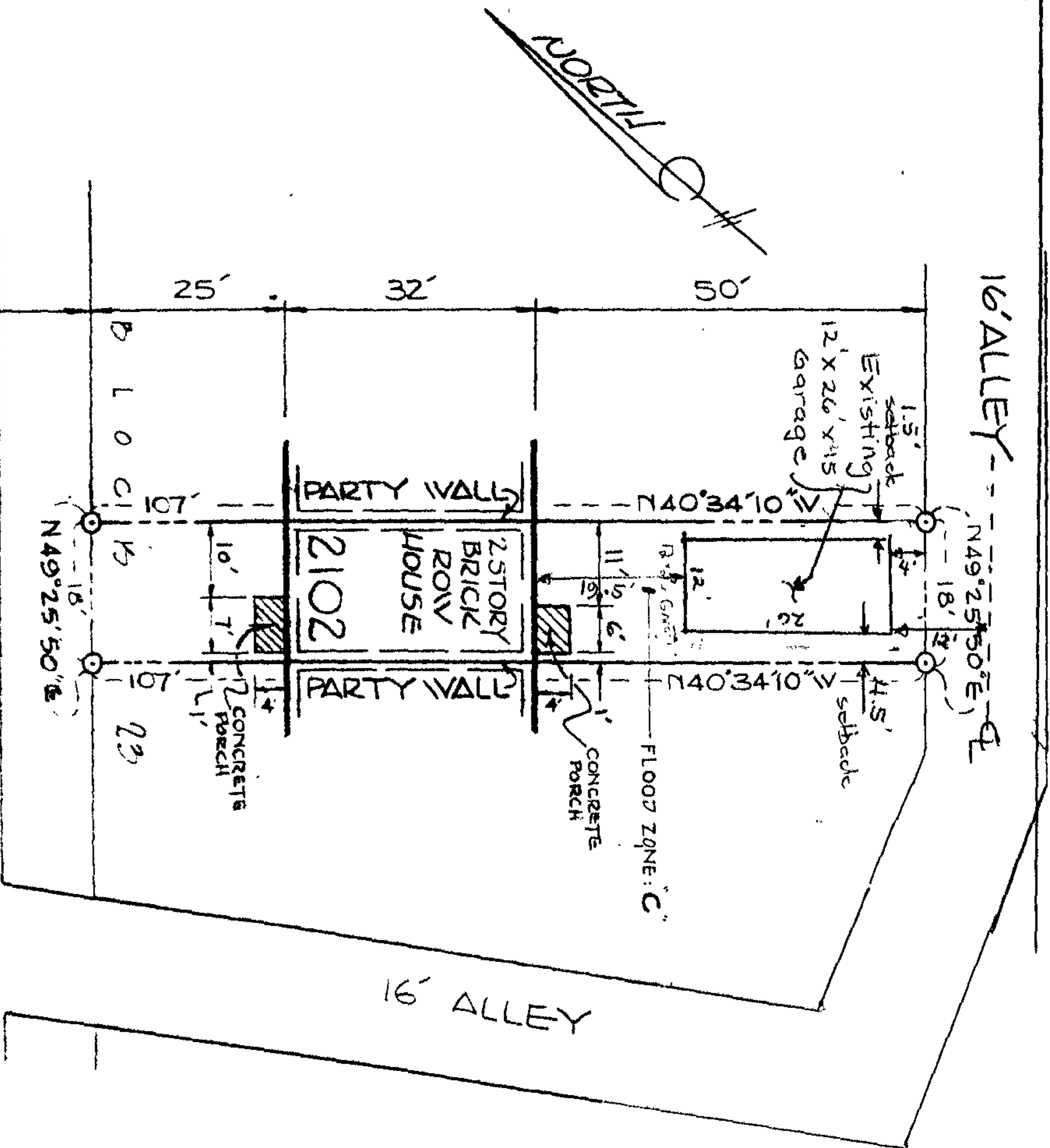
PROPERTY ADDRESS 2102 Sunnythorn Rd

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Hawthorne

PLAT BOOK # 32 FOLIO # 78 LOT # 21 SECTION # 6

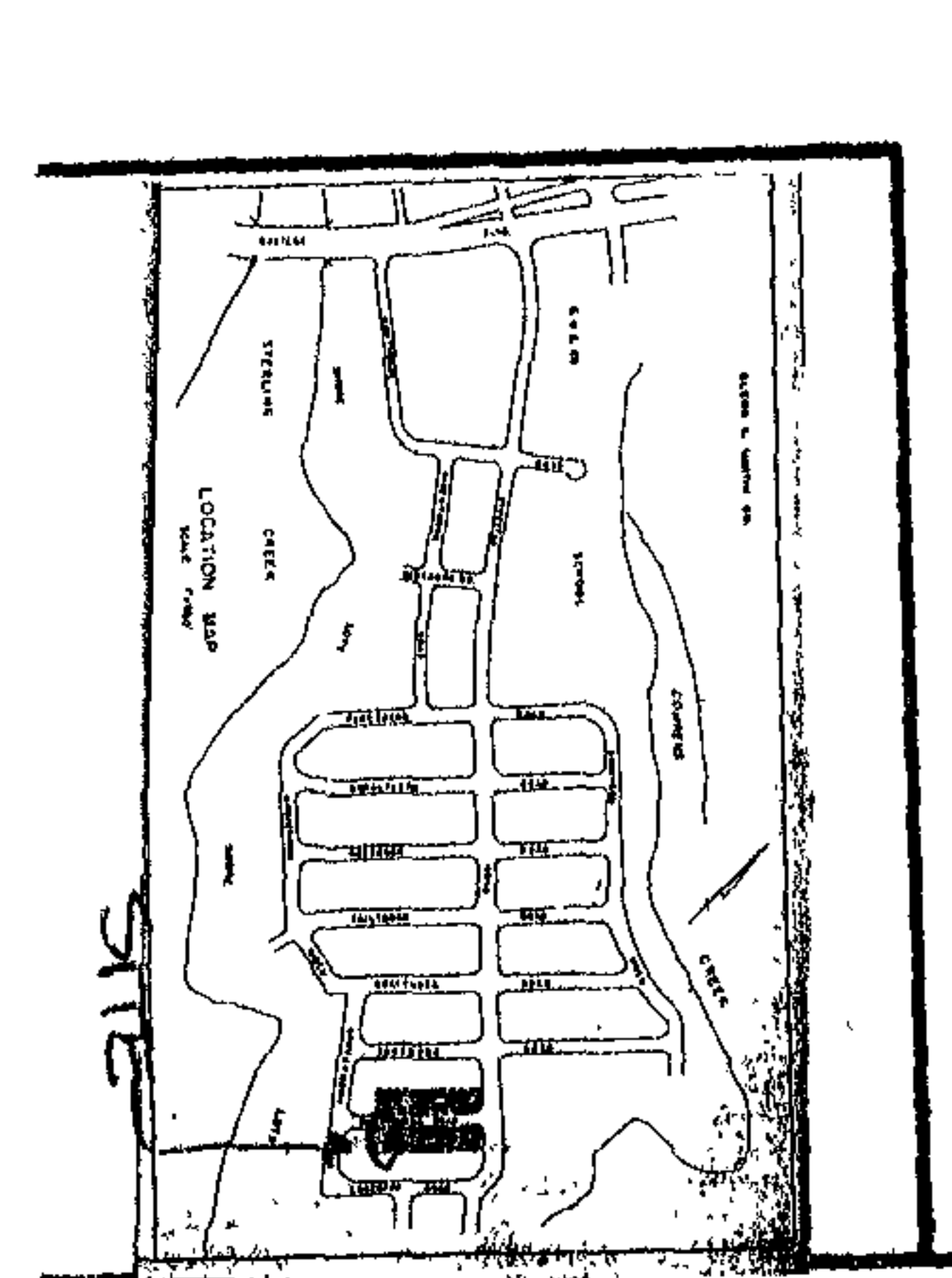
OWNER Lawrence & JoAnn Hoskins



SUNNYTHORN ROAD

36' PAVE (66' R/W)

EXHIBIT 1



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15TH
COUNCILMANIC DISTRICT 6TH
1" = 200' SCALE MAP # NE 31
ZONING DR 10.5

LOT SIZE .0442 ACREAGE .1926 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒

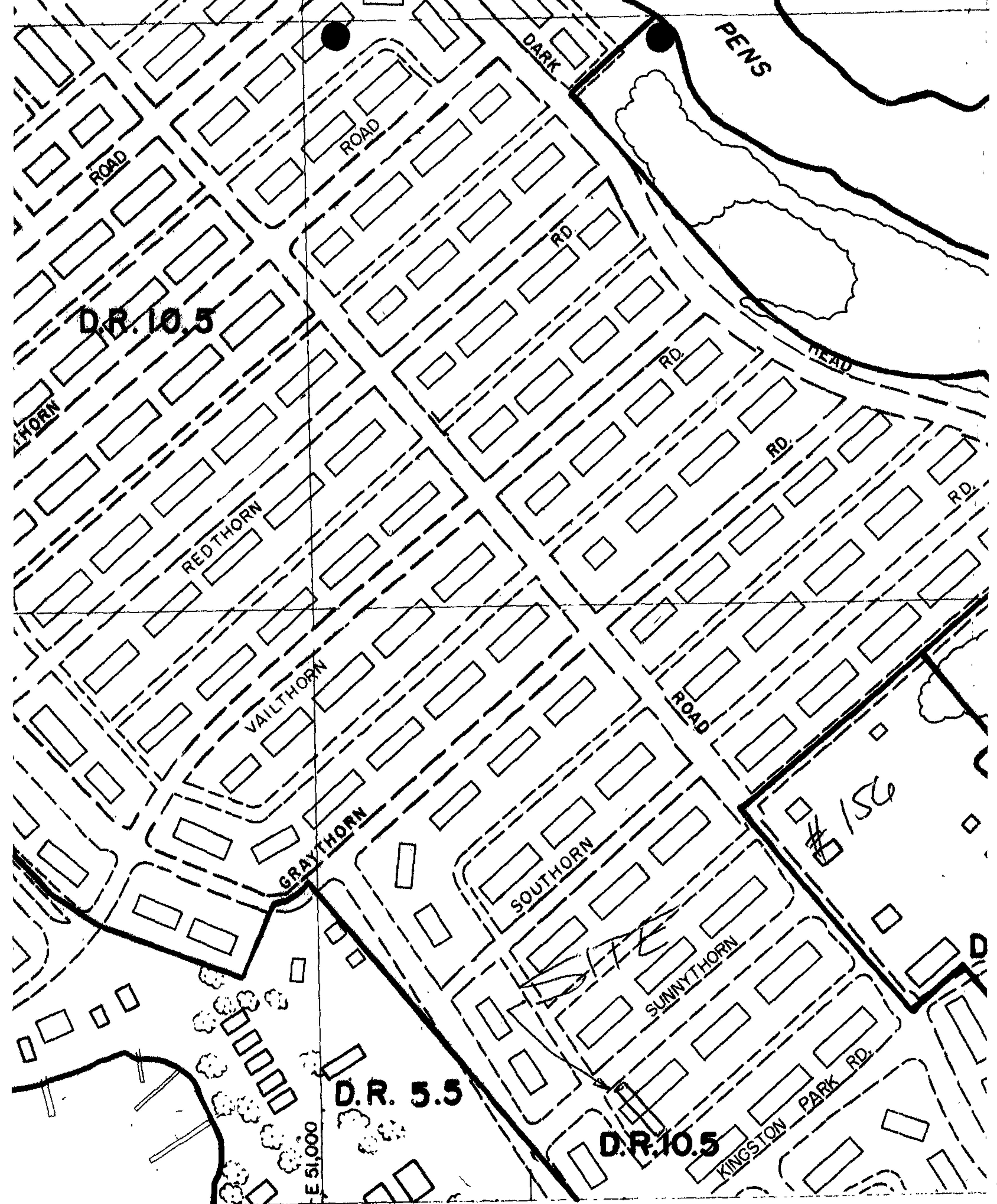
CHESAPEAKE BAY CRITICAL AREA ☐ YES ☐ NO
100 YEAR FLOOD PLAIN ☐ YES ☒ NO
HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NONE
VIOLATION CASE # 04-7675

ZONING OFFICE USE ONLY
REVIEWED BY JF ITEM # 156 CASE # 1

PREPARED BY JH

SCALE OF DRAWING: 1" = 20'



(SHEET N.E. 2-1)

IAI TIMORE COUNTY

NE 3-I



2004/08/30

PETITIONER'S
EXHIBIT 2A



2004/08/20

**PETITIONER'S
EXHIBIT 2B**





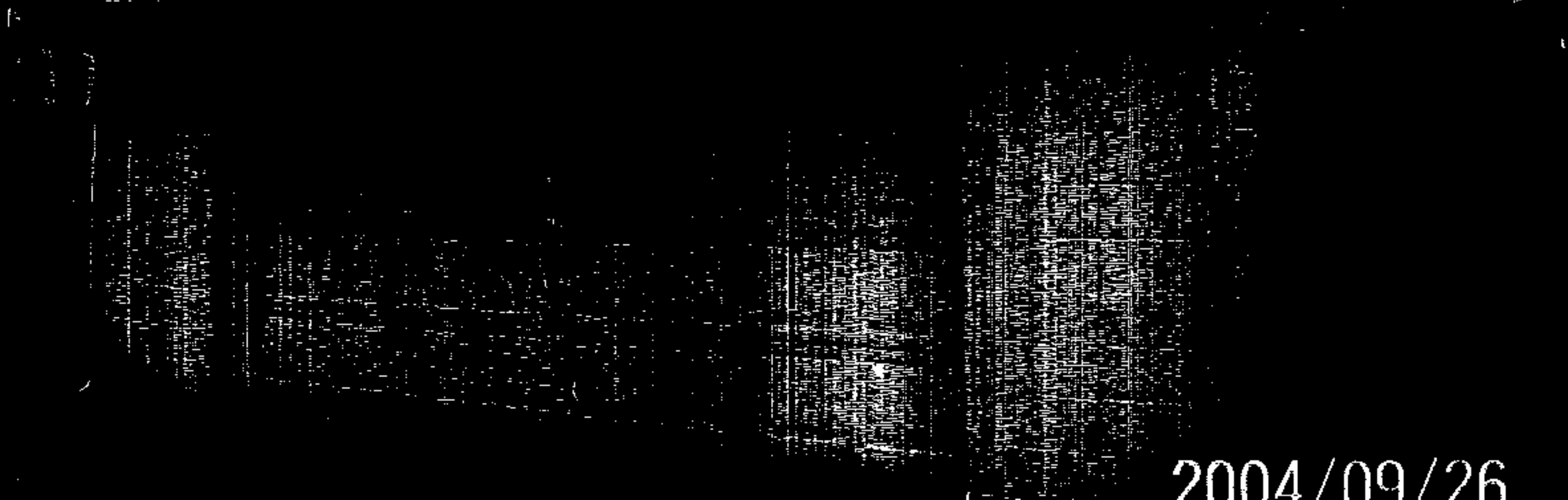
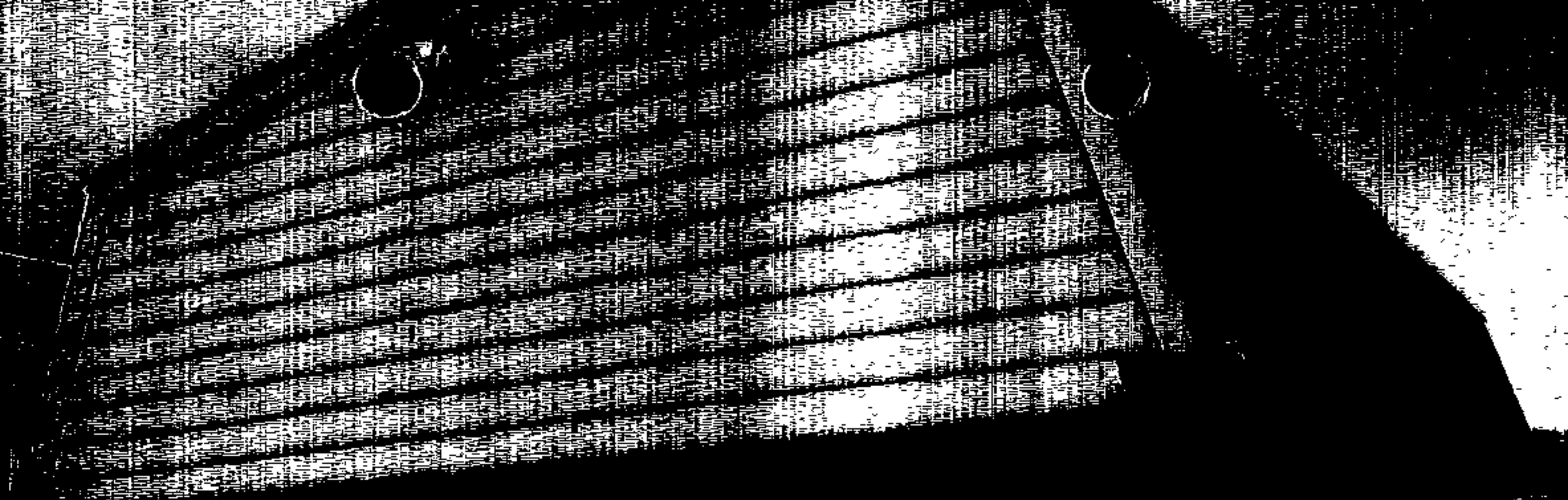
09/26



2004



2004/09/26



2004/09/26