

IN RE: PETITION FOR VARIANCE
E/S Forgeview Road, 600' S of the c/l
New Forge Road
(9705 Forgeview Road)
11th Election District
5th Council District

Edward G. Sheldon, et al
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-210-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, Edward G. Sheldon and his wife, Brigitte Sheldon, and Mark W. Ventzer and his wife, Pamela M. Ventzer. The Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 19'8" in lieu of the maximum allowed 15' for a proposed detached garage. 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 Edward and Brigitte Sheldon, co-owners of the subject property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the north side of Forgeview Road, south of Forge Road and New Forge Road in Perry Hall. The property contains a gross area of 6.27 acres, more or less, zoned D.R.2H, and is improved with a two-story single family dwelling. The Petitioners have owned the property since 1998 and have resided thereon since building the existing home in 2000. The issue in the instant case relates to a detached garage, 32' x 40' in dimension, which was recently constructed on the subject property. Although the Petitioner obtained the requisite building permit, the Petitioner constructed the building at a height greater than allowed by the regulations. Subsequently, an anonymous complaint was registered with the Code Enforcement Division of the

ORDER RECEIVED FOR FILING

Date 12/23/14

By [Signature]

Department of Permits and Development Management, and the Petitioners were advised to file the instant Petition to resolve the matter.

Mr. Sheldon testified that he started building the garage earlier this summer and purchased a new tractor, which he intended to store in the new building. However, mid-way through the project, he realized that the height of the garage would not accommodate the new tractor so he increased the height of the building by 10 feet. He then determined that the pitch of the roof should match that of the existing house for aesthetic reasons, and raised the roof further to a 7/12 pitch, thereby raising the height of the structure to 19'8" at its peak. It was apparently at that point that someone contacted Baltimore County. In this regard, Mr. Sheldon testified that he discussed his plans with his neighbors and that no one voiced any objection. In that the regulations limit the height of accessory structures to 15 feet, the requested variance is necessary.

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 and that strict compliance with the regulations would result in a practical difficulty and unreasonable hardship for the Petitioners. As noted above, no one appeared in opposition to the request and there were no adverse comments from any County reviewing agency. However, the Zoning Advisory Committee (ZAC) comments received from the Office of Planning and the Department of Environmental Protection and Resource Management (DEPRM) are of note.

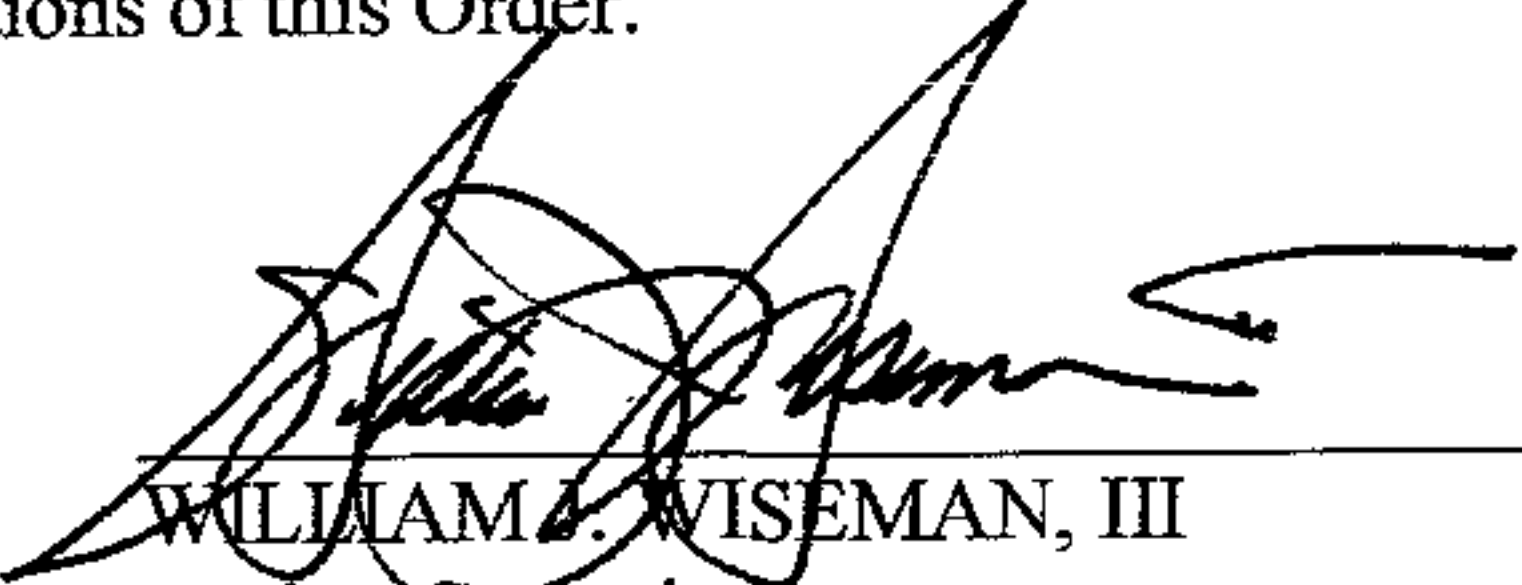
The Office of Planning had requested that building elevation drawings of the proposed garage, including materials and color to be used on the exterior, be submitted for their review and approval. Subsequent to the hearing, the Petitioners met with David Pinning of that agency to discuss their proposal and presented photographs of the structure. Mr. Pinning reviewed with the Petitioners all of the issues they raised within their comment and approved the plans as presented. The DEPRM comment indicates that the proposed location of the garage places it within the septic reserve area. At the hearing, Mr. Sheldon testified that he is in the construction business and knew that the garage was not located within the septic reserve area. Further testimony indicated that the garage was placed in the location shown on the site plan to save the tillable soil and to use the

existing driveway. Moreover, throughout the construction phase, building code inspectors did not raise an issue over the location of the foundation for the garage. Subsequent to the hearing, Bruce Seeley from DEPRM advised that the proposed garage would not adversely affect the function of the septic system or jeopardize future repair potential. Thus, I am persuaded that relief can be granted, subject to the restrictions set forth hereinafter.

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 23rd day of December 2004 that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 19'8" in lieu of the maximum allowed 15' for a proposed detached garage, in accordance with Petitioner's Exhibits 1 and 2, 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/cooking facilities.
- 3) The garage shall be constructed substantially in accordance with the building elevation drawings and photographs reviewed and approved by the Office of Planning.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


WILLIAM M. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 12/23/04
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 23, 2004

Mr. & Mrs. Edward G. Sheldon
Mr. & Mrs. Mark W. Ventzer
9705 Forgeview Road
Perry Hall, Maryland 21128

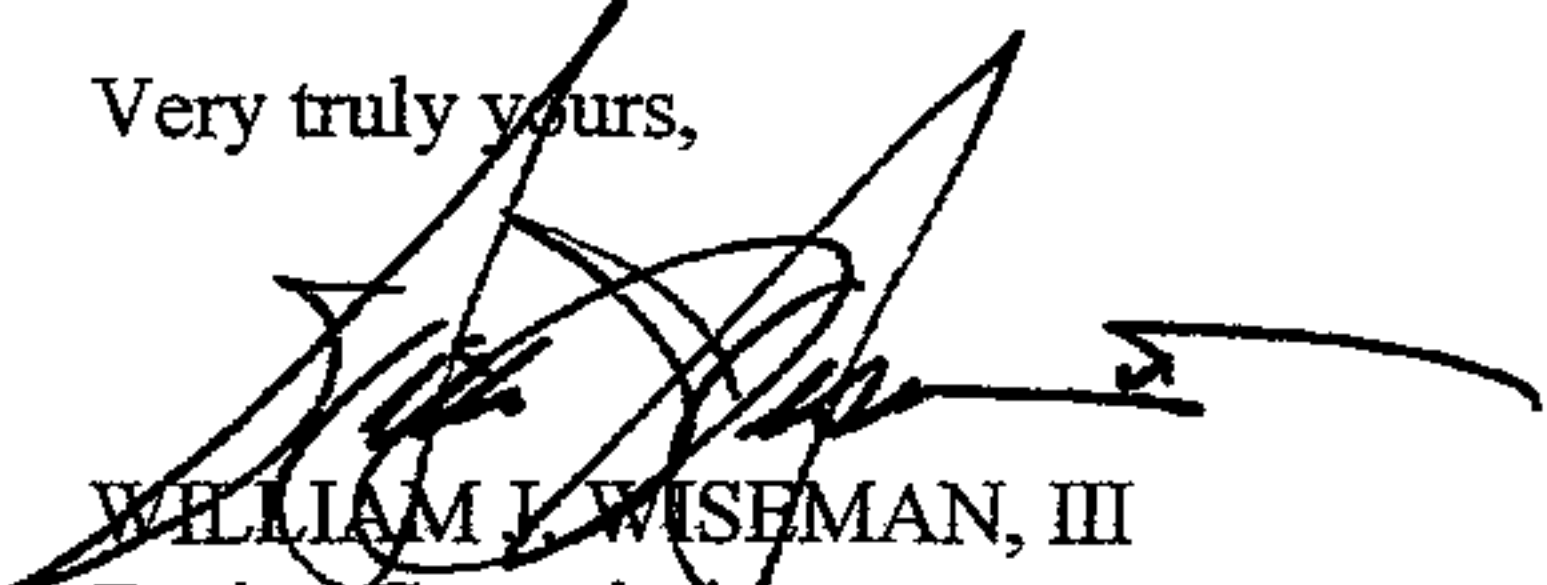
RE: PETITION FOR VARIANCE
E/S Forgeview Road, 600' S of the c/l New Forge Road
(3214 Hunting Tweed Drive)
11th Election District – 5th Council District
Edward G. Sheldon, et al - Petitioners
Case No. 05-210-A

Dear Mr. & Mrs. Sheldon & Mr. & Mrs. Ventzer:

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: Office of Planning; DEPRM
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 9705 FORGEVIEW RD
which is presently zoned D.R. 2 H

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) 400.3 BCZR

To allow an accessory structure (detached garage) with a height of 19'-8" in lieu of the required 15'.

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

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. _____
State _____ Zip Code _____

Legal Owner(s):

EDWARD G. SHELDON BRIGITTE SHELDON
Name - Type or Print
Ed G. Sheldon Brigitte Sheldon
Signature
MARK W. VENTZER PAMELA M. VENTZER
Name - Type or Print
Mark W. Ventzer Pamela M. Ventzer
Signature
9705 FORGEVIEW RD 410-256-5817
Address Telephone No.
PERRY HALL MD. 21128
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 JF Date 10/27/04

ORDER RECEIVED FOR FILING
Date 10/23/04
Case No. 05-210-A
REV 9/98

ZONING DESCRIPTION FOR 9705 Forgeview Road, Perry Hall, MD

Beginning at a point on the EAST side of

Forgeview Road which is 8 feet

Wide at the distance of ⁶⁶⁰~~400~~ ft. south of the

Centerline of the nearest improved intersecting street ~~Forgeview Road~~ New Forge Rd.

Which is 12 feet wide. "AS RECORDED IN DEED

Liber 0012894, Folio 638 N. 56 25 min., 30 sec. W. 307.50 feet to center

And southwestern end of Forgeview Road (Butt Road)

N. 45 degrees, 19 min. E. 802.73 feet

S. 53 degrees, 6 min. E. 392.14 ft.

S. 51 degrees, 32 min. W. 802.25 feet to the place of beginning.

Containing 6.27 acres. Also known as 9705 Forgeview Road, Perry Hall

And located in the 11 Election District, 5 Councilmanic District.

210

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 42116

DATE 10-27-04

ACCOUNT 001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM:

DELISITE SHELTON

FOR:

WALMAU EGE

0705 Henry's View Rd.

ITBANK 210

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

10/27/2004 10/27/2004 09:30:54
RECEIVED WALMAU EGE
SUBJECT: 10/27/2004 09:30:54
5 000 20000 VERIFICATION
001 101 000116

Receipt for \$65.00
\$65.00 in \$10.00 bills
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

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

Case: #05-210-A
9705 Forgeview Road
E/side of Forgeview Road at
the distance of 660 feet
south of centerline of New
Forge Road
11th Election District
5th Councilmanic District
Legal Owner(s): Edward G. and
Brigitte Sheldon and Mark V.
and Pamela M. Ventzer
Variance: to allow an ac-
cessory structure with a
height of 19 feet 8 inches in-
stead of the required 15 feet.
Hearing: **Wednesday, De-
cember 8, 2004 at 9:00
a.m. in Room 407, County
Courts Building, 401
Bosley Avenue.**

WILLIAM WISEMAN

Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible,
for special accommoda-
tions. Please contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.

JT/11/754 No23 30691

CERTIFICATE OF PUBLICATION

11/24/2004

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 11/23/2004.

- ☒ 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.: 05-210-A

Petitioner/Developer: _____

EDWARD G. & BRIGITTE SHELDOE
MARK & PAMELA YENTZER

Date of Hearing/Closing: 12/8/04

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 _____

9705 FORGEVIEW RD.

The sign(s) were posted on 11/23/04
(Month, Day, Year)

CASE # 05-210-A

Sincerely,

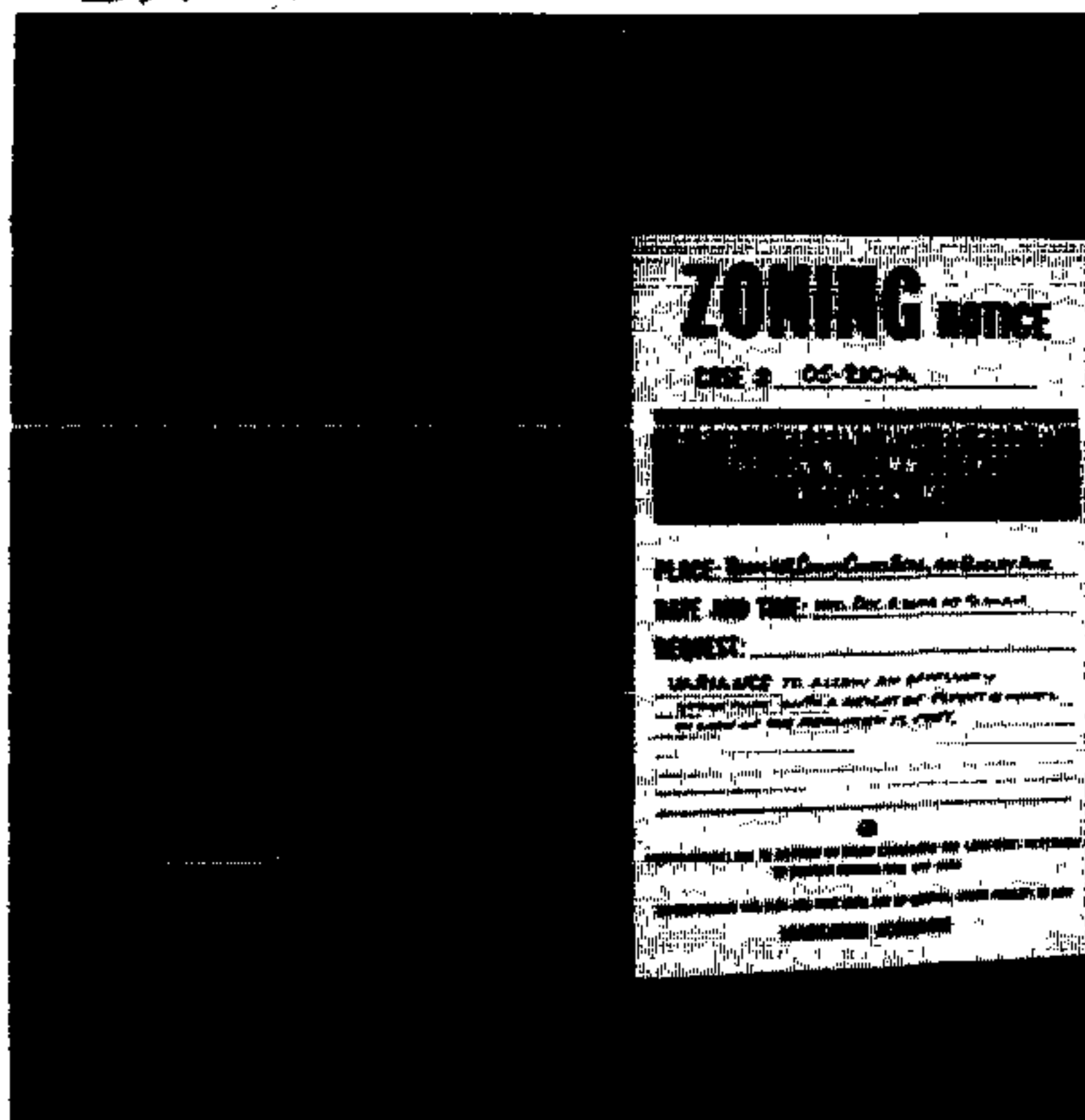
Richard E. Hoffman 11/23/04
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

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

(410) 879-3122
(Telephone Number)



9705 FORGEVIEW RD
POSTED 11/23/04

Richard E. Hoffman 11/23/04

**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 8, 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: 05-210-A

9705 Forgeview Road

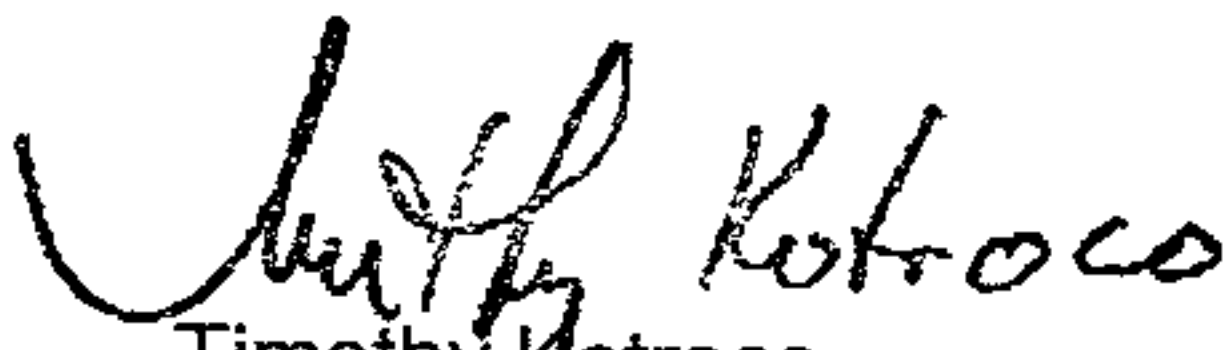
E/side of Forgeview Road at the distance of 660 feet south of centerline of New Forge Road

11th Election District – 5th Councilmanic District

Legal Owners: Edward G. and Brigitte Sheldon and Mark V. and Pamela M. Yentzer

Variance to allow an accessory structure with a height of 19 feet 8 inches in lieu of the required 15 feet.

Hearing: Wednesday, December 8, 2004 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204


Timothy Kotroco
Director

TK:klm

C: Edward G. and Brigitte Sheldon, 9705 Forgeview Rd., Perry Hall 21128
Mark & Pamela Yentzer, 9705 Forgeview Road, Perry Hall 21128

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



TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 23, 2004 Issue - Jeffersonian

Please forward billing to:
Edward Sheldon
9705 Forgeview Road
Perry Hall, MD 21128

410-256-5817

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: 05-210-A

9705 Forgeview Road

E/side of Forgeview Road at the distance of 660 feet south of centerline of New Forge Road
11th Election District – 5th Councilmanic District

Legal Owners: Edward G. and Brigitte Sheldon and Mark V. and Pamela M. Yentzer

Variance to allow an accessory structure with a height of 19 feet 8 inches in lieu of the required 15 feet.

Hearing: Wednesday, December 8, 2004 at 9:00 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.

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/neighborhood 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 05-210-A
Petitioner: EDWARD + BRIGITTE SHELDON
Address or Location: 9705 FORGEVIEW ROAD, PERRY HALL, MD. 21128

PLEASE FORWARD ADVERTISING BILL TO

Name: EDWARD SHELDON
Address 9705 FORGEVIEW RD
PERRY HALL
MD 21128
Telephone Number: 410-256-5817

**Department of Permits
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 29, 2004

Edward G. Sheldon
Bridgitte Sheldon
9705 Forgeview Road
Perry Hall, Maryland 21128

Dear Mr. and Mrs. Sheldon:

RE: Case Number: 05-210-A, 9705 Forgeview Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 27, 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
Mark and Pamela Ventrer 9705 Forgeview Road Perry Hall 21128

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





**Baltimore County
Fire Department**

Courthouse Building, Room 111
Mail Stop #1105
~~111 West Chesapeake Avenue~~
Towson, Maryland 21204

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500
November 8, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: November 8, 2004

Item No.: 207-220

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

Driven to Excel
State Highway
Administration

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

Maryland Department of Transportation

Date: 11-9-04

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

RE: Baltimore County
Item No. 210 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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr. JDO
DATE: November 16, 2004
SUBJECT: Zoning Item # 05-210
Address 9705 Forgeview Road

Zoning Advisory Committee Meeting of November 8, 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).

_____ 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 garage appears to be located in the septic reserve area. It must be at least 20-feet from the septic reserve area.

Reviewer: Sue Farrinetti

Date: December 6, 2004

BU
12B

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 29, 2004

RECEIVED

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

NOV 30 2004

SUBJECT: 9705 Forgeview Road
Case #: 5-210

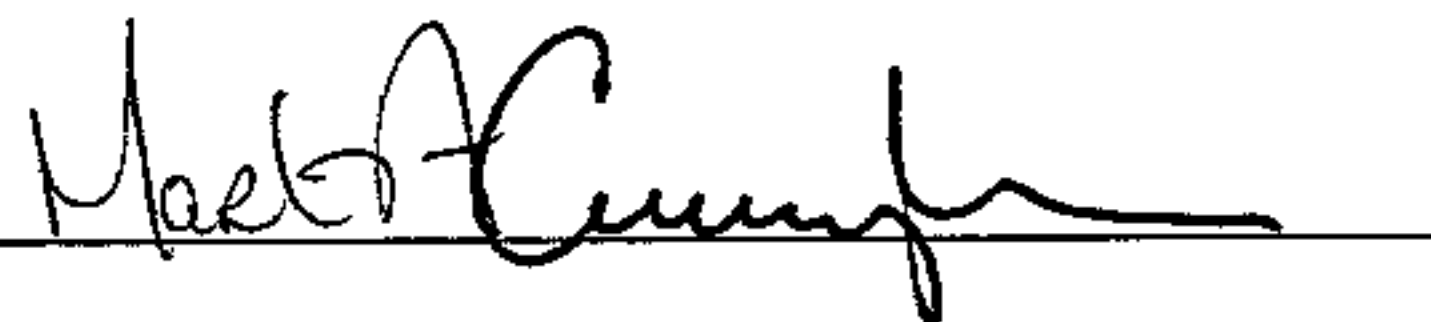
ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 19 feet 8 inches in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.
3. Provide landscaping along the side property line to help mitigate the view of the garage from 7903 Forgeview Road.
4. Provide elevations of the proposed garage to this office for review and approval. The exterior of the garage shall be similar in materials and color as the existing dwelling.

For further information concerning the matters stated herein, please contact Mark Cunningham at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL: MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 12, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For November 15, 2004
Item Nos. 208, 209, 210, 211, 213,
216, 219, and 220

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE * BEFORE THE
9705 Forgeview Road; E.side of Forgeview *
Road, 600' S c/line of New Forge Road * ZONING COMMISSIONER
11th Election & 5th Councilmanic District *
Legal Owner(s): Edward & Brigitte Sheldon * FOR
and Mark & Pamela Yentzer *
Petitioner(s) * BALTIMORE COUNTY
* 05-210-A

* * * * *

ENTRY OF APPEARANCE

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

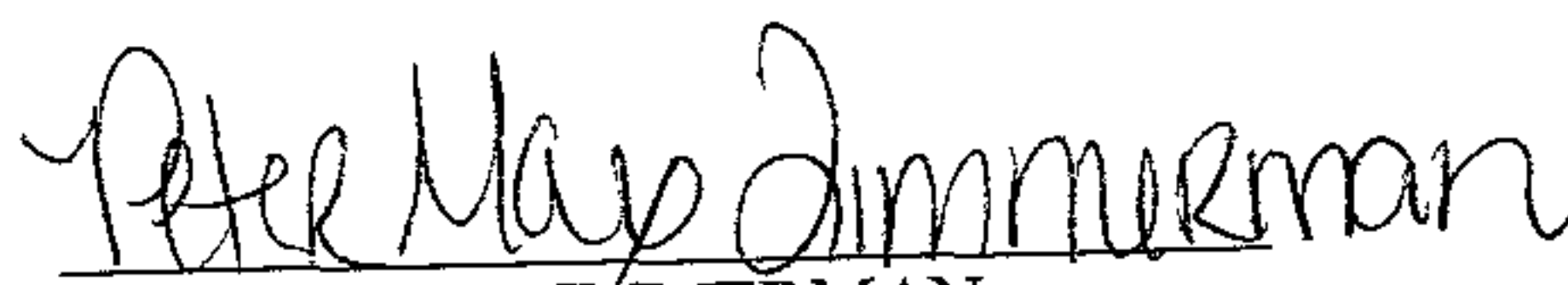

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of November, 2004, a copy of the foregoing Entry of Appearance was mailed to, Edward & Bridgitte Sheldon and Mark & Pamela Yentzer, 9705 Forgeview Road, Perry Hall, MD 21128, Petitioner(s).

RECEIVED


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Per 
Per 

From: Bruce Seeley
To: Wiseman, Bill
Date: 12/7/2004 4:26:19 PM
Subject: 05-210 9705 Forgeview Road

The garage is under construction and may be on the septic reserve area.

By copy of this e-mail, I am requesting J. Rob Powell of GWM to investigate and advise me of comments from his Section regarding the location of the garage.

I also left copies of the drawings on his desk. We will advise you as soon as possible.

Thanks.

R. Bruce Seeley
rseeley@co.ba.md.us
410-887-4488 ext. 274

CC: Qltman, John; Powell, James

OK by GWM - DEPRM

R. Bruce Seeley

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: November 19, 2004

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

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

SUBJECT: Item No.: 5-210-a
Legal Owner/Petitioner Sheldon, Edward & Brigitte
Yentzer, Mark & Pamela
Contract Purchaser: N/A
Property Address: 9705 Forge View Rd
Location Description: E/side of Forge View Rd @ the distance of 660'
S. of centerline of New Forge Rd.

VIOLATION INFORMATION: Case No. 04-7878
Defendants: Sheldon, Edward & Brigitte
Yentzer, Mark & Pamela

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:

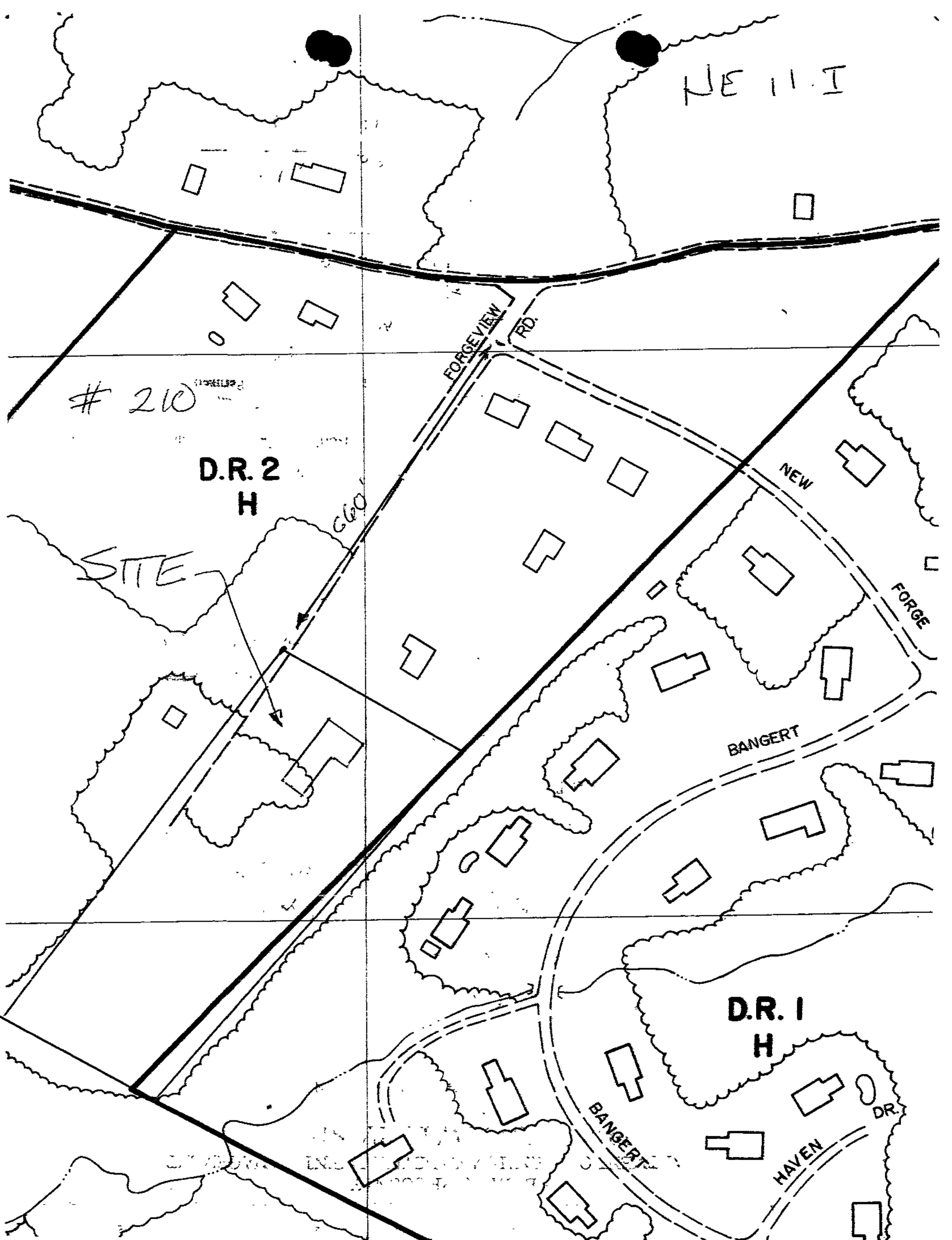
NAME	ADDRESS
------	---------

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) |
| ☐ | 2. | Complaint Intake Form/Code Enforcement Officer's report and notes |
| ☐ | 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) |
| X | 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/jk
C: Code Enforcement Officer



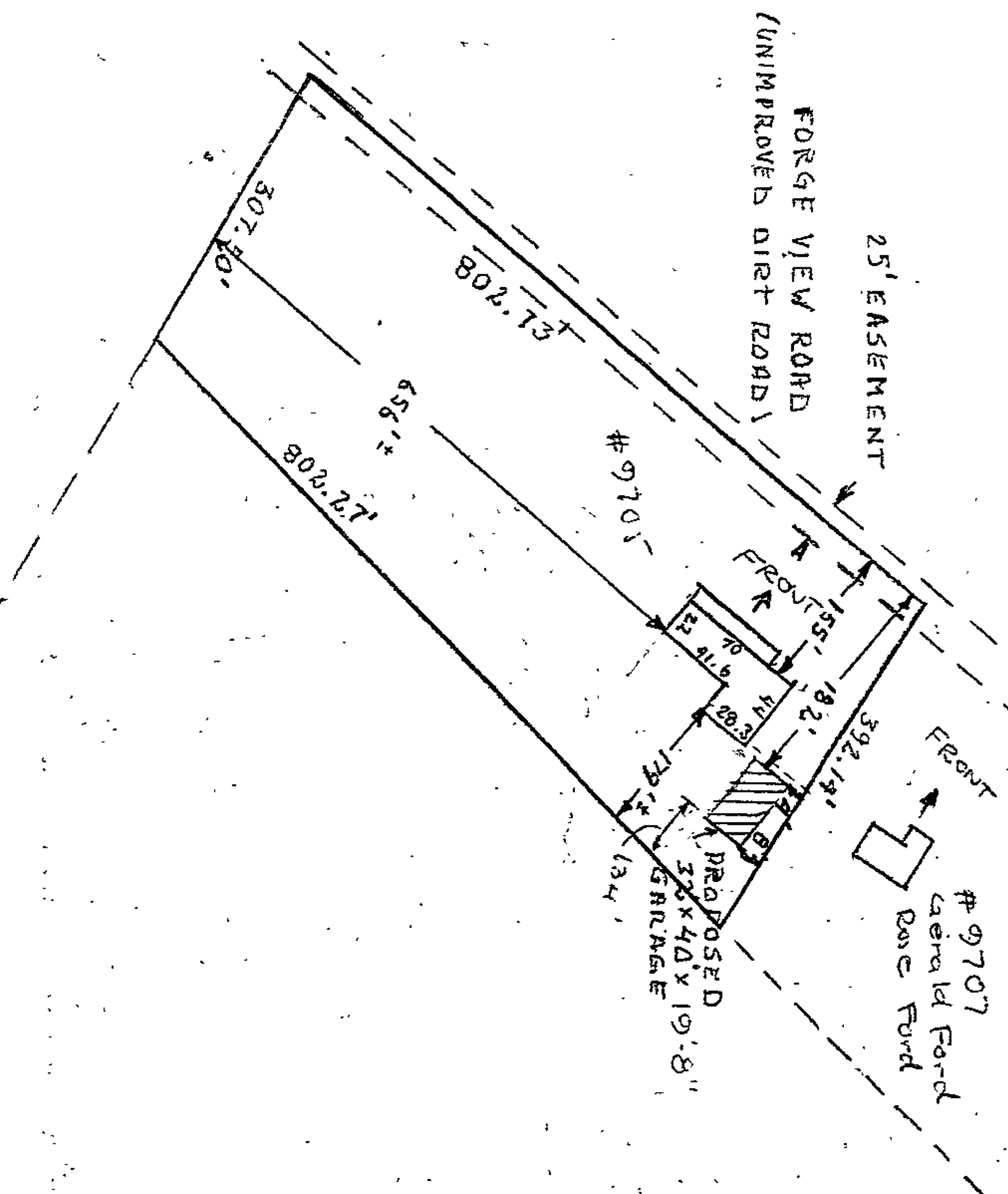
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 9205 Forge View Rd SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____

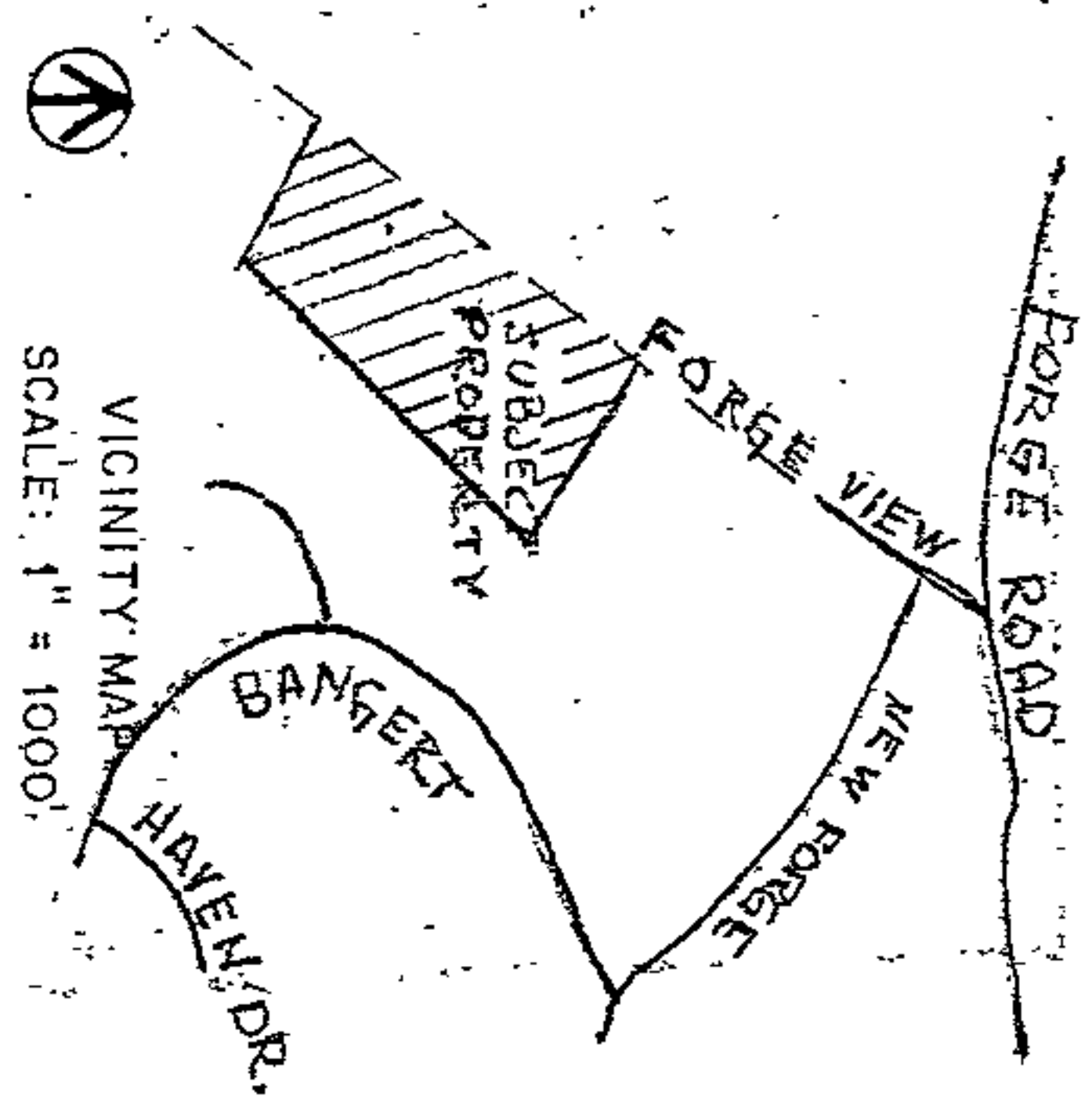
PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER Edward Sheldon Bridgette Sheldon
Mark Ventzer Phylla Ventzer



PREPARED BY B.S.

SCALE OF DRAWING: 1" = 200'



LOCATION INFORMATION

ELECTION DISTRICT 11TH

COUNCILMANIC DISTRICT C-5

1" = 200' SCALE MAP # NE 11-1

ZONING DR-2H

LOT SIZE 6.21 272,921.2
ACREAGE SQUARE FEET

PUBLIC ☐ PRIVATE ☒

SEWER ☐ ☒

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 #

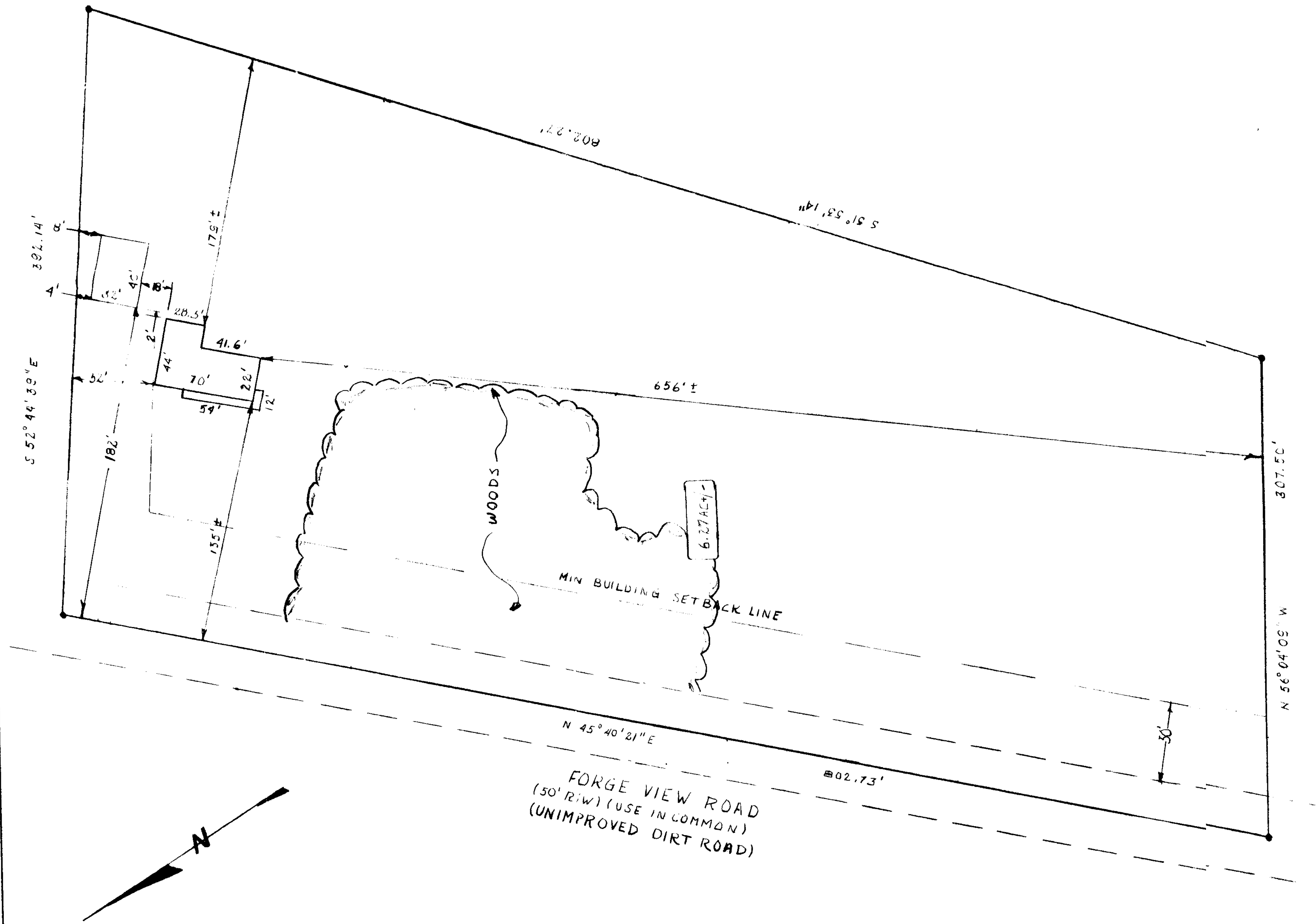
JE 210 05-210A











SCALE: 1" = 50'

PROPERTY OWNER: MR. & MRS. EDWARD SHELTON MARK + PARRIS VENTURE

ADDRESS: 101 FORGEVIEW DR
PERRY HALL, MD 21128

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____