

IN RE: PETITION FOR ADMIN. VARIANCE
SW/S of Green Road, 2,725 ft. +/- N
centerline of Mantua Mill Road
8th Election District
3rd Councilmanic District
(14317 Green Road)

Krista & Jeffrey Bedford
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-480-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Krista and Jeffrey Bedford. The administrative variance is requested for property located at 14317 Green Road in the Glyndon area of Baltimore County. The administrative variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a setback of 25 ft. for an addition in lieu of the required 35 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 3, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

This matter is currently the subject of an active violation case in the Division of Code Inspections and Enforcement. A citation for code violation has been issued in this matter for failure to comply with setback requirements in the zoning regulations.

It should be noted, for the record, that the fact that a zoning violation is issued is simply ignored in this zoning case. This means that the Petitioner cannot use the fact that a structure has been built to set a precedent in order to allow it to continue. Nor does the fact that a structure may be costly to remove or modify come into consideration of the zoning case. The reason for

4/25/05
Ray

this is that this condition is clearly self-imposed and as such cannot be a basis for the hardship or practical difficulty required by Section 307 of the B.C.Z.R. Conversely, the fact that something may have been done which could violate the law is not held against the Petitioner as some sort of an additional punishment. Zoning enforcement is conducted by the Department of Permits and Development Management, which has the authority to impose fines and other penalties for violation of law. This is not the province of this office.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

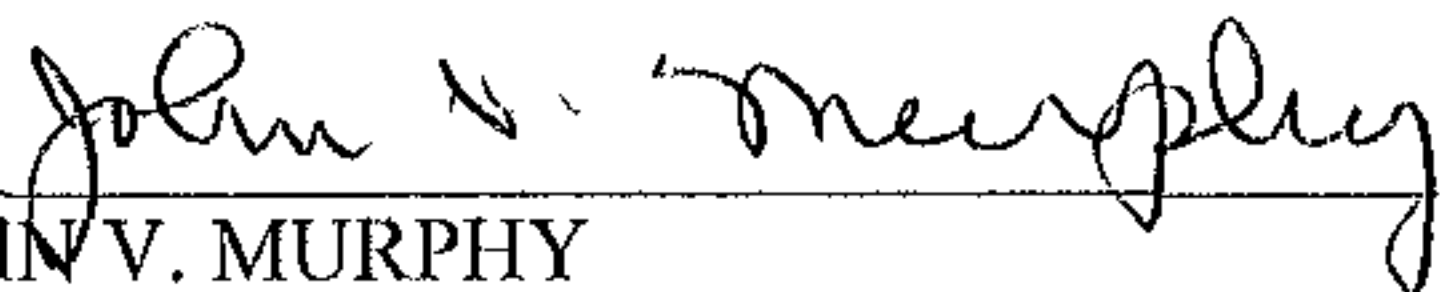
“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, I find that the requested variance should be GRANTED.

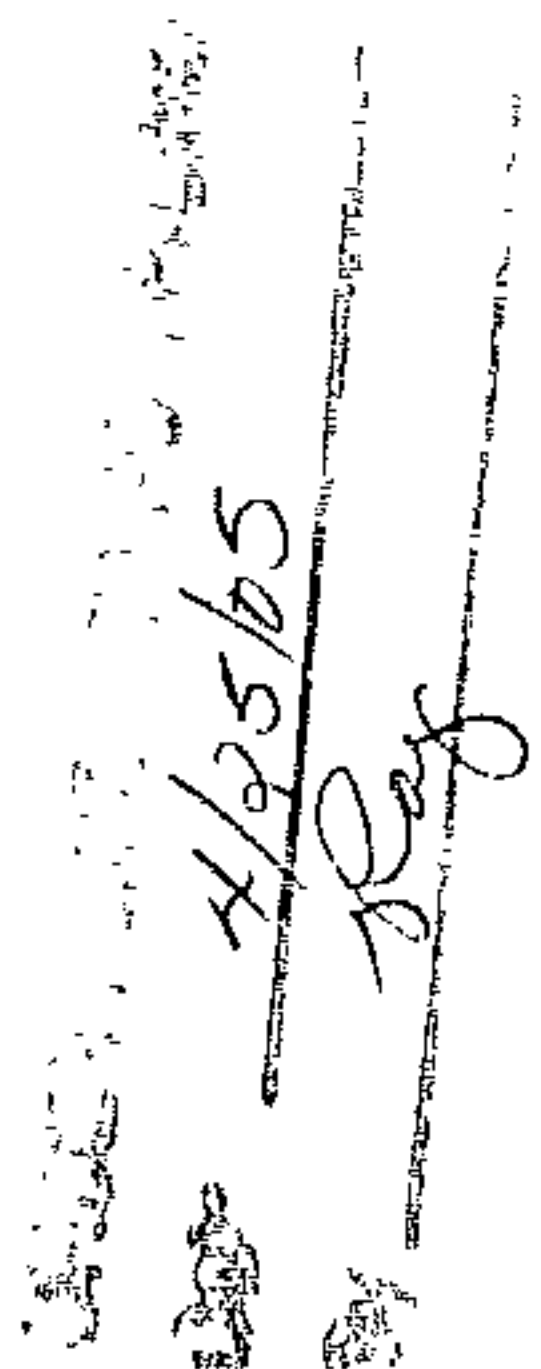
THEREFORE, IT IS ORDERED, this 15 day of April, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a setback of 25 ft. for an addition in lieu of the required 35 ft., be and is hereby GRANTED.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj


4/25/05
Ray

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

²⁵
April 22, 2005

Mr. & Mrs. Jeffrey Bedford
14317 Green Road
Glyndon, Maryland 21071

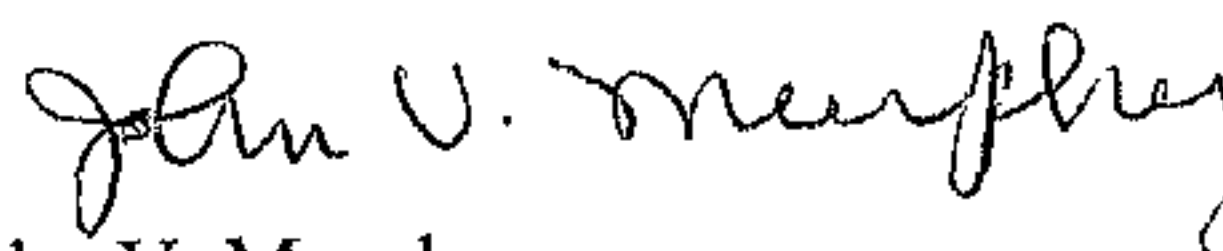
Re: Petition for Administrative Variance
Case No. 05-480-A
Property: 14317 Green Road

Dear Mr. & Mrs. Bedford:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,


John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Henry Maeser, III, 17400 Falls Road, Upperco, MD 21155

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 14317 Green Rd, Glyndon MD 21071
which is presently zoned RC-2

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) 1A.3.B.3; RC-2

1A.3.B.3; RC-2, TO PERMIT A SETBACK OF 25 FT.
FOR AN ADDITION IN LIEU OF THE REQUIRED 35 FT.

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

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

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

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

Contract Purchaser/Lessee: N.A.

Name - Type or Print

Signature

Address

Telephone No

City

State

Zip Code

Attorney For Petitioner: N.A.

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

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

*Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JAM

Date

3.23.05

Estimated Posting Date

4.3.05

CASE NO.

05-480-A

RECEIVED 10/25/01

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at

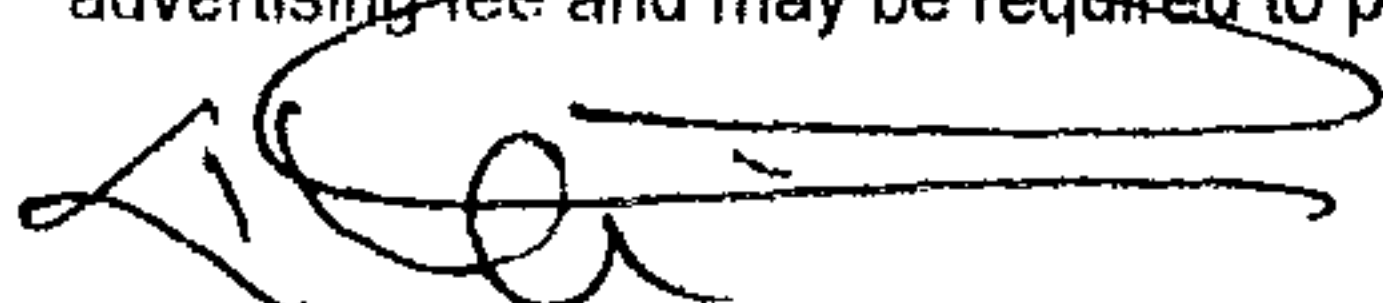
Address 14317 Green Rd
City Glyndon State Maryland Zip Code 21071

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

On Jan 17, 2004 we recieved a building permit to construct an addition onto our home. The plans submitted were based on a site plan that was drawn prior to the initial house construction. We submitted plans for the addition we believed were correct and in compliance to all zoning regulations.

Apparently the house was built in a close but not exact location as indicated by the original site plan. We began construction of the addition, and at the request of our lender, had the site resurveyed. At that time we became aware that a part of the new addition was 25 feet from the property line. The zoning requirement is 35 feet.

The property is a lot created from a farm owned by Mrs. Bedford's family. All adjoining land is owned by family members. The setback side in question borders on horse pastures. To comply with the zoning regulations we would have to take down the new construction costing more than 100,000.00. We respectfully seek relief through the Zoning Commission of Baltimore County. That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.



Signature

Krista A Bedford

Name - Type or Print



Signature

Jeffrey P Bedford

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of February, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Krista Bedford, Jeff Bedford
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Notary Public

My Commission Expires

2/1/09

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at

14317 Green Rd
Address
Catonsville Maryland 21071
City State Zip Code

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

On June 17, 2004 we received a building permit to construct an addition onto our home. The plans submitted were based on a site plan that was drawn prior to the initial house construction. We submitted plans for the addition we believed were correct and in compliance to all zoning regulations.

Apparently the house was built in a close but not exact location as indicated by the original site plan. We began construction of the addition, and at the request of our lender, had the site re-surveyed. At that time we became aware that a part of the new addition was 25 feet from the property line. The zoning requirement is 35 feet.

The property is a lot created from a farm owned by Mrs. Bedford's family. All adjoining land is owned by family members. The setback side in question borders on horse pasture. To comply with the zoning regulations we would have to take down the new construction costing more than \$100,000.00. We respectfully seek relief through the Zoning Commission of Baltimore County. That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Lisa A Bedford

Name - Type or Print

Signature

Jeffrey P Bedford

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of February, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared,

Krista Bedford, Jeff Bedford
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Sharon E. Tammes
Notary Public

My Commission Expires

2/1/09



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 14317 Green Rd, Glyndon MD 21071
which is presently zoned RC-2

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) 1A01.3.B.3

1A01.3.B.3; BLZR TO PERMIT A SETBACK OF 25ft. for AN
ADDITION IN LIEU OF THE REQUIRED 35ft.

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

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

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

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

Contract Purchaser/Lessee: N/A.

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner: N/A.

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

*Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 05-480-A

REV 10/25/01

Reviewed By JCM

Date

Estimated Posting Date

3.23.05
4.3.05

Zoning description for 14317 Green Rd., Glyndon, MD. 21071

Beginning at a point on the southwest side of Green Rd. which is 50'-0" wide at the distance of 2725' north of the centerline of the nearest improved intersecting street, Mantua Mill Road, which is 50'-0" wide. Beginning at the southwest corner of the lot the boundaries are as follows.

N 01° 15' W for 131.29'
N 87° 57' 25" E for 149.70'
S 61° 03' 10" E for 58.19'
S 51° 36' 22" E for 31.83'
S 00° 08' 50" W for 86.08'
N 89° 51' 10" W for 25.00'
S 29° 00' 00" E for 123.23'
N 88° 45' 00" E for 70.00'
S 01° 15' 00" E for 145.00'
S 88° 45' 00" W for 100.00'
N 01° 15' 00" W for 145.00'
N 88° 45' 00" E for 18.70'
N 29° 00' 00" W for 127.99'
S 87° 57' 25" W for 183.70' returning to the original point

Also known as 14317 Green Rd. Glyndon, MD 21071, and located in the 8th Election District, 3rd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 443615

DATE

3.23.05

ACCOUNT

6001 CLK 1150

AMOUNT

\$ 65.00

RECEIVED

FROM: H. M. M. 14376-2000

FOR:

PAID. C/A.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED

DATE

3.23.05

AMOUNT

\$ 65.00

RECEIVED

DATE

3.23.05

AMOUNT

\$ 65.00

CASHER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date: April 4, 2005

RE: Case Number 05-480-A

Petitioner/Developer: J. BEDFORD/HENRY MAESER-ARCHITECTS

Date of Hearing(Closing): April 18, 2005

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 14317 Green Rd.

The sign(s) were posted on April 3, 2005
(Month, Day, Year)



Linda O'Keefe
(Signature of Sign Poster)

LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

HUNT VALLEY MD 2103
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 480 -A Address 14317 Green Rd.

Contact Person: J. Meppin Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3.23.05 Posting Date: 4.3.05 Closing Date: 4.18.05

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 05- 480 -A Address 14317 Green Rd.
Petitioner's Name J. Bedford Telephone 410-528-9297
Posting Date: 4.3.05 Closing Date: 4.18.05
Wording for Sign: A VARIANCE
To Permit A SETBACK of 25ft. IN LIEU
of the REQUIRED 35ft. for an ADDITION.

**Department of Permits and
Development Management**

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



Baltimore County

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

April 18, 2005

Krista Bedford
Jeffrey P. Bedford
14317 Green Road
Glyndon, Maryland 21071

Dear Mr. and Mrs. Bedford:

RE: Case Number: 05-480-A, 14317 Green Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 23, 2005.

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
Henry Maeser 17400 Falls Road Upperco 21155

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



Fire Department

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



Baltimore County

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

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

March 29, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 11, 2005

Item No. 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484

Pursuant to your request, the above 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.

The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

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

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director DATE: April 20, 2005
Department of Permits & Development
Management

FROM: ^{DAK} Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for April 11, 2005
Item No. 473, 474, 476, 477, 478,
479, (480) 481, 482

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

DAK:CEN:clw
cc: file
ZAC-NO COMMENTS-04202005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr ^{JDO}

DATE: April 13, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of April 4, 2005

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

05-474

05-477

05-478

05-480

05-481

05-482

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 29, 2005
RECEIVED

MAR 31 2005

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-478 and 5-480**
Administrative Variance

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

Prepared By:

Mark Cunningham

Division Chief:

Pat Keller

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: 3.25.05

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

RE: Baltimore County
Item No. 480 scm

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

Adjacent Property Owners to
14317 Green Rd.
Glyndon, MD 21071

14317 Green Rd. (Parcel 214)
Krista Bedford
14317 Green Rd.
Glyndon, MD 21071

Windy Meadows Farm (Parcel 201)
Green Rd.
Glyndon, MD 21071

Sherlock S. Gillet (Parcel 131)
14300 Green Rd.
Glyndon, MD 21071 410 833-3722

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: April 5, 2005

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

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

SUBJECT: Item No.: 5-480-A
Legal Owner/Petitioner: Bedford, Krista
Contract Purchaser: N/A
Property Address: 14317 Green Rd
Location Description: S/W side of Green Rd. 2,725' +/- N of centerline
Of Mantua Mill Rd.

VIOLATION INFORMATION: Case No. no case
Defendants: Bedford, Krista

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 | 1. | Complaint letter/memo/email/fax (if applicable) |
| 1 | 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) |
| 11 | 7. | Lease-Residential or Commercial (if applicable) |
| 11 | 8. | Photographs including dates taken |
| 11 | 9. | Correction Notice/Code Violation Notice |
| 11 | 10. | Citation and Proof of Service (if applicable) |
| 1 | 11. | Certified Mail Receipt (if applicable) |
| 1 | 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). |
| X | 15. | Building Permit |

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/jg
C: Code Enforcement Officer



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

Timothy M. Kotroco
TIMOTHY M. KOTROCO
DIRECTOR

John R. Reisinger
JOHN R. REISINGER
BUILDINGS ENGINEER

BUILDING PERMIT

PERMIT #: B559840 CONTROL #: MR DIST: 08 PREC: 02
DATE ISSUED: 06/16/2004 TAX ACCOUNT #: 2200007235 CLASS: 04

PLANS: CONST 0 PLOT 1 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 14317 GREEN RD
SUBDIVISION: 1590 S BUTLER RD

OWNERS INFORMATION

NAME: BEDFORD, JEFFREY & KRISTA
ADDR: 14317 GREEN RD, GLYNDEN, D 21071

TENANT:

CONTR:

ENGR: SKARDA & ASSOC.

SELR:

WORK: CONSTRUCT ADDITIONS TO INCLUDE ON FNT, FAMLYRM
EXTENSION, 15'X27 420SF IRREG WRAP FRT PORCH
988SF IRREG SIDE ADDN 2 STY, LIVING, DINING RM
1STFLR 162SF 2ND FLR BEDMS & BATHRMS, BAYWINDOW
162SF, REAR GARAGE 2 CAR W WORK AREA 28'X34'
954SF, TOTAL 2686 SLD PLANS ON SITE, WAIVED MS

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD W ADDITION

EXISTING USE: SFD

TYPE OF IMPRV: ADDITION

USE: ONE FAMILY

FOUNDATION:

SEWAGE: PRIV. EXISTS

BASEMENT:

WATER: PRIV. EXISTS

LOT SIZE AND SETBACKS

SIZE: 0000.00 X 0000.00

FRONT STREET:

SIDE STREET:

FRONT SETB: 35'6"

SIDE SETB: 75'58'6"

SIDE STR SETB:

REAR SETB: 37'6"

CASE 5-480-A
Item # 480

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION

03/21/2005

REAL PROPERTY SYSTEM

BALTIMORE COUNTY

PAGE

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ENTER LINE NO	N A M E	SELECTION/SEQUENCE - ACCOUNT	PREMISE ADDRESS STREET LOCATION	OWN OCC	MAP	PARCEL
		IDENTIFIER				
1)	WINDY MEADOWS FAR	08 1800008418	14301 GREEN RD	D	33	764
2)	REDFORD KRISTA A	08 2200007235	14317 GREEN RD	H	32	214
3)	BREWSTER GERRY L	08 2200010729	14321 GREEN RD	N	32	216
4)	NIELSON GREGORY J	10 1700001347	14400 GREEN RD	H	36	206
5)	GREY SANDRA LEE	11 1900004244	14497 GREEN RD	N	36	210
6)	GREEN ROAD FARM L	11 1121040042	14503 GREEN RD	N	36	128
7)	GRACEY TIMOTHY W	10 1600013757	14510 GREEN RD	H	36	206
8)	BOGDANOWICZ CHARL	10 1600013758	14520 GREEN RD	H	36	206
9)	SHAW AGNES AGATHA	07 1800013708	20540 GREEN RD	D	8	20
10)	SHAW LEONARD CJR	07 2000000243	20542 GREEN RD	H	8	225
11)	SHAFFER DOUGLAS R	07 2100003911	20603 GREEN RD	N	8	230
12)	STERNER BARBARA A	07 0723052480	20606 GREEN RD	D	8	176
13)	ALEXANDER ROBERTM	07 0719072940	20611 GREEN RD	N	8	175
14)	POE HUGH M	07 0716060210	20620 GREEN RD	D	8	145
15)	POE HUGH MELVIN	07 0716060054	20624 GREEN RD	N	8	21

PRESS: <ENTER> <F1> PAGE FORWARD <F2> PAGE BACK <F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION

03/21/2005

REAL PROPERTY SYSTEM

BALTIMORE COUNTY

PAGE

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ENTER

LINE

SELECTION/SEQUENCE - PREMISE ADDRESS

OWN

NO

NAME

ACCOUNT

STREET LOCATION

OCC

MAP

PARCEL

IDENTIFIER

1)	PITHA JOSEF	07 0711034951	GREEN RD	N	8	98
2)	ROUSE JAMES L	07 0711034950	GREEN RD	N	8	113
3)	SHAFER DOUGLAS R	07 2100003910	GREEN RD	N	8	231
4)	STATE OF MARYLAND	10 1008030225	GREEN RD	N	36	127
5)	STATE OF MARYLAND	11 1600003685	GREEN RD	N	36	193
6)	STATE OF MARYLAND	10 1800014863	GREEN RD	N	36	212
7)	STATE OF MARYLAND	10 2100005868	GREEN RD	N	36	224
8)	STATE OF MD FOR U	10 1019071659	GREEN RD	N	36	166
9)	WINDY MEADOWS FAR	08 1800008419	GREEN RD	N	32	158
- 10)	WINDY MEADOWS FAR	08 2200000017	GREEN RD	N	32	201
11)	WINDY MEADOWS FAR	08 2400008997	GREEN RD	N	32	202
12)	WINDY MEADOWS FAR	08 2400008998	GREEN RD	N	32	203
13)	WINKELMAN CHARLES	07 1800012905	GREEN RD	N	8	223
14)	MITCHELL ROBERT E	02 0218720530	5600 GREEN CT	H	77	691
15)	OWOEYE IBITAYO O	02 0213201800	5601 GREEN CT	H	77	691

PRESS: <ENTER> <F1> PAGE FORWARD <F2> PAGE BACK <F3> SELECT NEXT PROPERTY

MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION

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BALTIMORE COUNTY

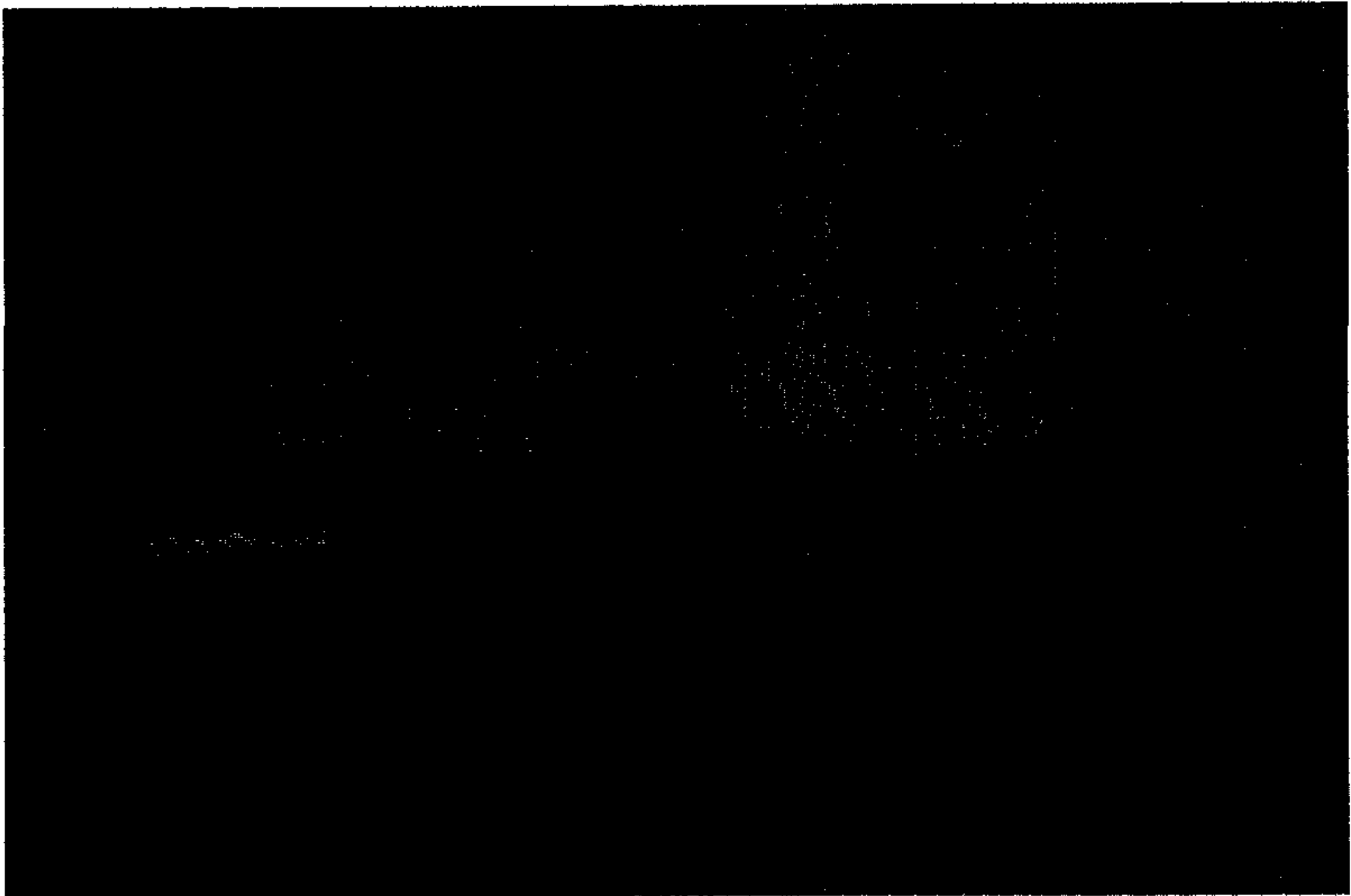
PAGE

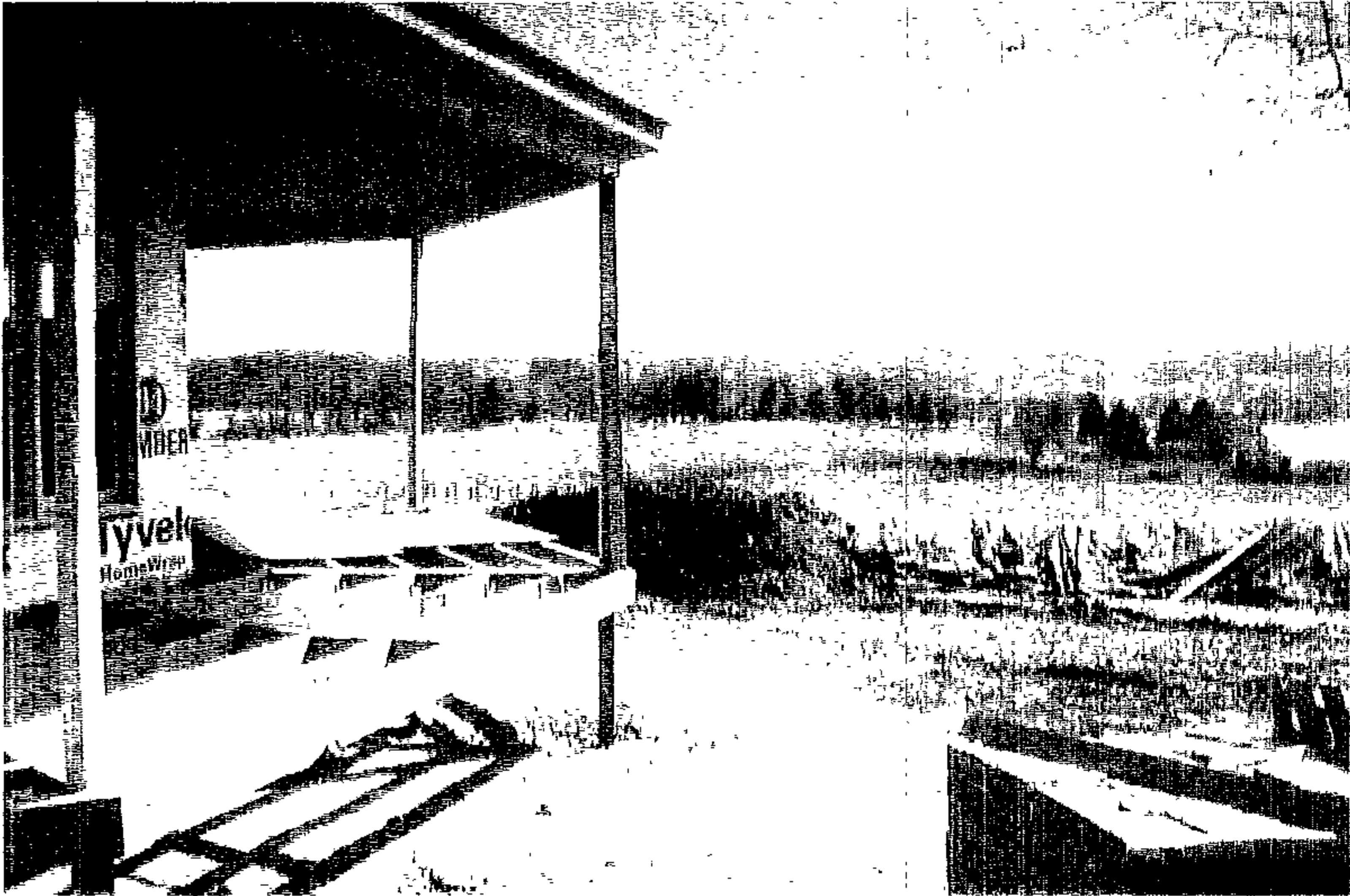
1 OF

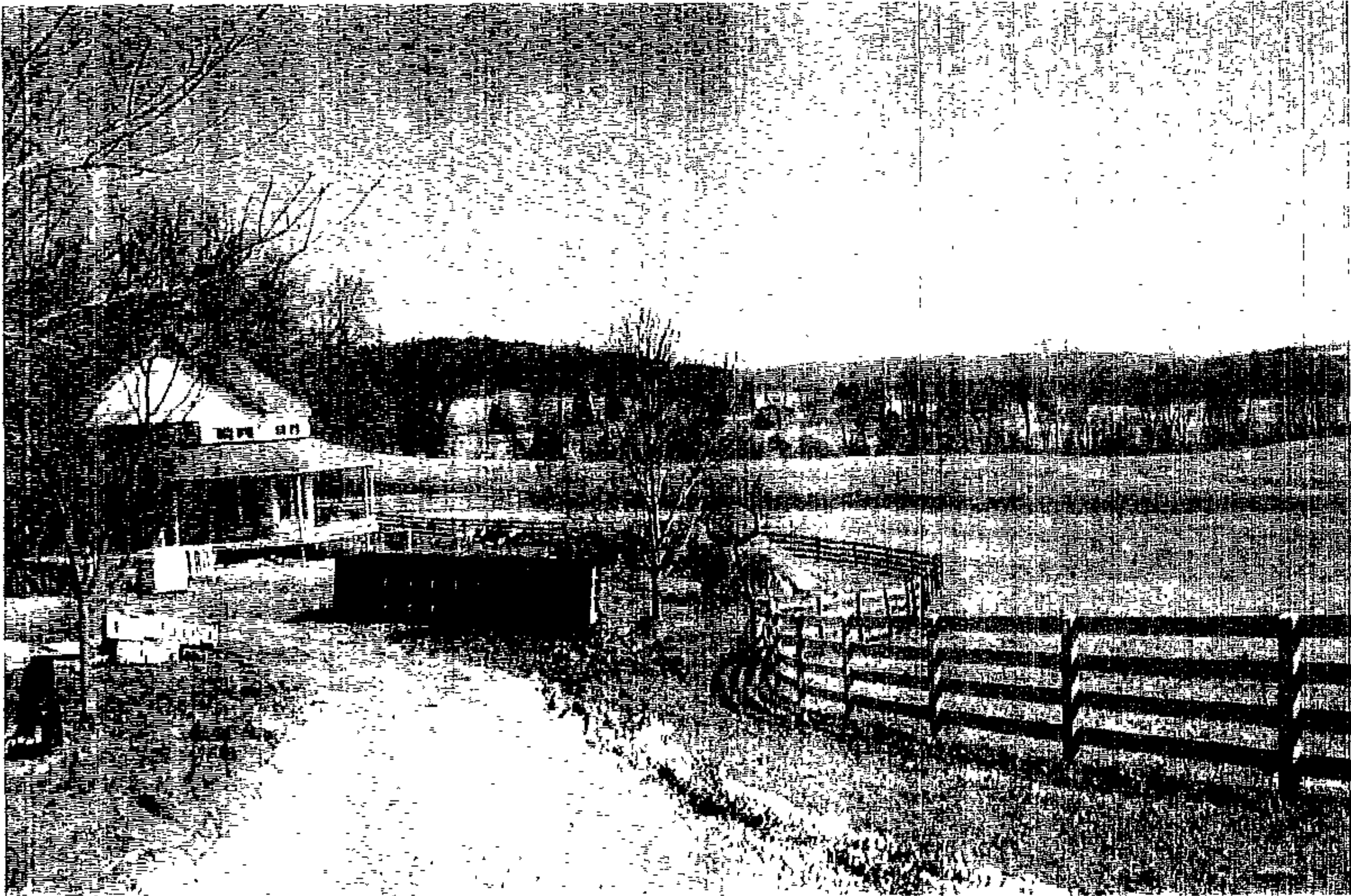
5

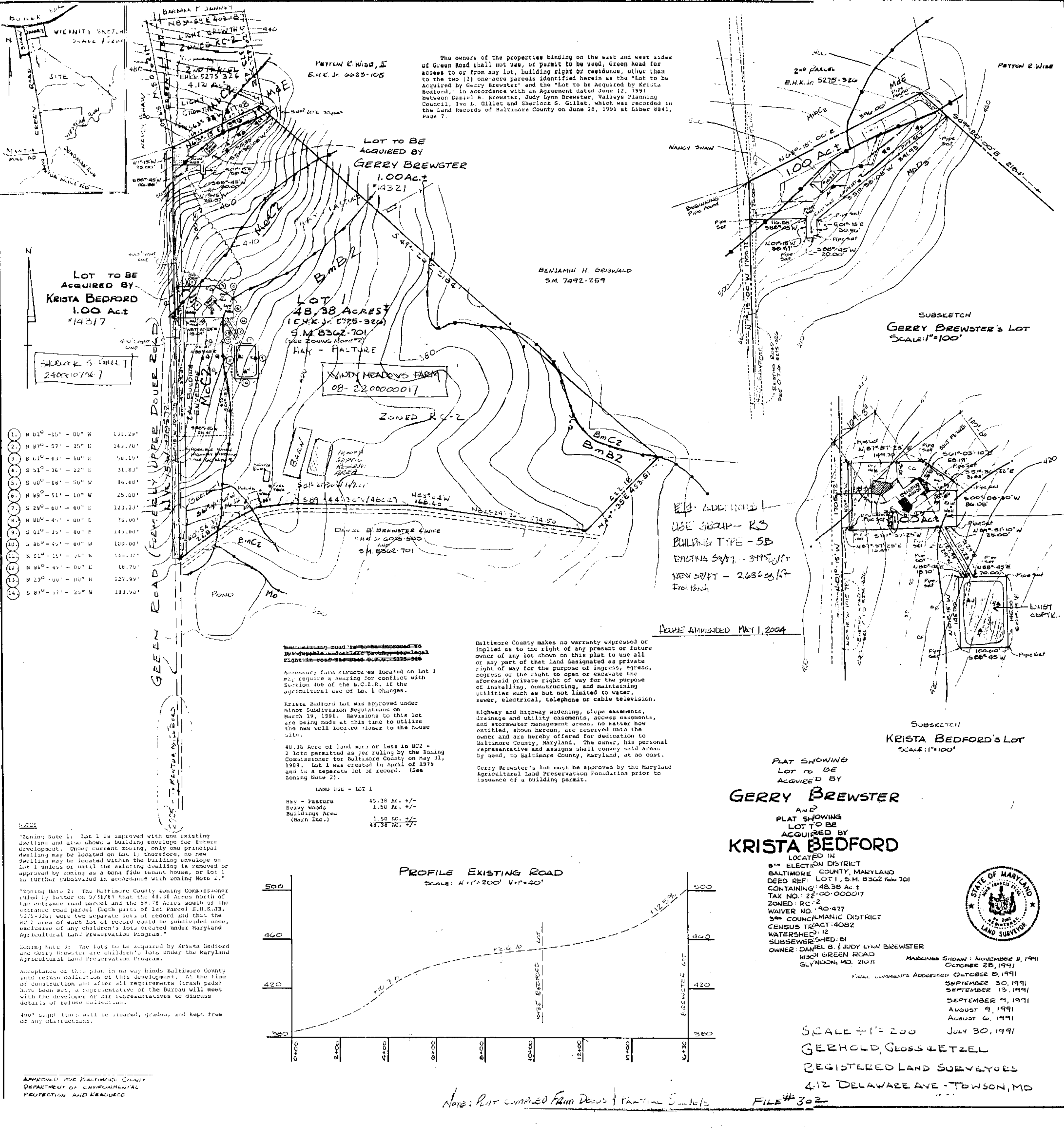
ENTER LINE NO	N A M E	SELECTION/SEQUENCE - ACCOUNT IDENTIFIER	PREMISE ADDRESS STREET LOCATION	OWN OCC	MAP	PARCEL
1)	BALTIMORE GAS & E	07 0702000638	GREEN RD	N	8	128
2)	BORGERDING TERRY	07 0704000371	GREEN RD	N	8	59
3)	BREWSTER GERRY L	08 0819053940	GREEN RD	N	32	31
4)	CARLTON LEE W	11 2200012376	GREEN RD	N	36	233
5)	CARLTON PAUL C	11 1103000675	GREEN RD	N	36	126
6)	CARLTON PAUL C	11 1103001975	GREEN RD	N	36	126
7)	CARLTON PHILIP B	11 2200012377	GREEN RD	N	36	232
8)	GILLET SHERLOCK S	04 0413010875	GREEN RD	N	32	2
9)	GILLET SHERLOCK S	04 2400007174	GREEN RD	N	32	106
10)	GILLET SHERLOCK S	04 0408067240	GREEN RD	N	32	122
11)	GILLET SHERLOCK S	04 2400007567	GREEN RD	N	32	131
12)	GILLET SHERLOCK S	04 0413010876	GREEN RD	N	40	99
13)	GILLET SHERLOCK S	04 1600010480	GREEN RD	N	40	99
14)	GRISWOLD JACK S	08 2300001798	GREEN RD	N	41	25
15)	PENNSYLVANIA LINE	15 1513203293	GREEN RD	N	104	46

PRESS: <ENTER> <F1> PAGE FORWARD <F2> PAGE BACK <F3> SELECT NEXT PROPERTY









1.	N 01° - 15' - 00" W	131.29'
2.	N 87° - 57' - 25" E	241.70'
3.	S 61° - 03' - 10" E	58.19'
4.	S 51° - 36' - 22" E	31.83'
5.	S 00° - 08' - 50" W	86.88'
6.	N 89° - 51' - 10" W	25.00'
7.	S 29° - 00' - 00" E	123.23'
8.	N 88° - 41' - 00" E	76.00'
9.	S 01° - 15' - 00" E	145.00'
10.	S 85° - 41' - 00" W	100.00'
11.	N 22° - 11' - 26" W	145.00'
12.	N 86° - 41' - 00" E	18.70'
13.	N 29° - 00' - 00" E	127.99'
14.	S 87° - 57' - 25" W	183.90'

APPROVED FOR BALTIMORE COUNTY
DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCES

NOTE: PLAT COMPILED FROM DEEDS & PARTIAL SURVEYS

FILE # 302

PLAT SHOWING LOT TO BE ACQUIRED BY GERRY BREWSTER AND PLAT SHOWING LOT TO BE ACQUIRED BY KRISTA BEDFORD

LOCATED IN 8th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
DEED REF: LOT 1, S.M. 8362 701
CONTAINING: 48.38 AC.
TAX NO: 22-60-000017
ZONED: RC-2
WAIVER NO: 90-477
3rd COUNCILMANIC DISTRICT
CENSUS TRACT: 4082
WATERSHED: 01
SUBDIVISION: 01
OWNER: DANIEL B. & JUDY LYNN BREWSTER
18001 GREEN ROAD
GLYNDAL, MD. 21071

MARKINGS SHOWN: NOVEMBER 11, 1991
OCTOBER 28, 1991
SEPTEMBER 30, 1991
SEPTEMBER 13, 1991
SEPTEMBER 9, 1991
AUGUST 9, 1991
AUGUST 6, 1991
JULY 30, 1991

FINAL COMMENTS ADDRESSED: OCTOBER 5, 1991
SEPTEMBER 30, 1991
SEPTEMBER 13, 1991
SEPTEMBER 9, 1991
AUGUST 9, 1991
AUGUST 6, 1991
JULY 30, 1991

SCALE: 1" = 200'
GERHOLD, GROSS & TETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVE - TOWSON, MD

LAND USE - LOT 1
Hay - Pasture 45.38 AC. +/-
Heavy Woods 1.50 AC. +/-
Buildings Area (Barn Etc.) 1.50 AC. +/-
48.38 AC. +/-

PROFILE EXISTING ROAD
SCALE: H: 1" = 200' V: 1" = 40'

NOTE: PLAT COMPILED FROM DEEDS & PARTIAL SURVEYS

FILE # 302

REVISIONS

DATE OF ORIGINAL COMPLETION

6176 PLAN / COVER SHEET

BEDFORD BLVD / ADDITION

14317 GREEN RD.

GLYNDAL, MD. 21071

LENNY MAESER N

ARCHITECTS P.A.C.

4832 BUTLER ROAD

GLYNDAL MARYLAND 2071

410-852-8305 OFFICE

410-259-2522 FAX

STATE OF MARYLAND

LAND SURVEYOR

NO. 054

STATE SEAL

5-1

SHEET

BUILDING INFORMATION

USE GROUP - R3

BUILDING TYPE - 5D

ZONING - RC-2

EXISTING SQ/FT - 3945 SQ/FT

NEW SQ/FT - 2686 SQ/FT

BREAKDOWN:

NEW GARAGE - 454 SQ/FT

FAMILY ROOM - 420 SQ/FT

Additional 1st Floor - 102 SQ/FT

Additional 2nd Floor - 102 SQ/FT

CHILD ROOMS - 133 SQ/FT

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS 14317 GREEN RD

GLYNDAL, MD. 21071

OWNER: Lenny & Krista Bedford

ELECTION DISTRICT - 8th

COUNCILMANIC DISTRICT - 3rd

ZONING - RC2

LOT SIZE - 1 Acre, 43,500 SQ/FT

PRIVATE WELL - EXISTING

PRIVATE SEWER - EXISTING

CHILFARLEE BAY - NO

CERTIFICATES - NO

100 YR FLOOD PLAIN - NO

WETLAND PROPERTY - NO