

IN RE: PETITION FOR ADMIN. VARIANCE
NW/Corner of Oak Forest Drive
and Wilson Avenue
14th Election District
6th Councilmanic District
(3061 Oak Forest Drive)

Mia Blackstock
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 06-089-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Mia Blackstock. The administrative variance is requested for property located at 3061 Oak Forest Drive in Baltimore County. The administrative variance request is from Section 427.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a six foot high fence to be located in the rear of a lot which adjoins the front yard of an existing dwelling with a zero foot setback in lieu of the required 30 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 19, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Bureau of Development Plans Review dated August 24, 2005, a copy of which is attached hereto and made a part hereof.

Applicable Law

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

FILED
9/6/05
JULY 11 2005
RECEIVED FOR FILING

"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 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 Petitioner.

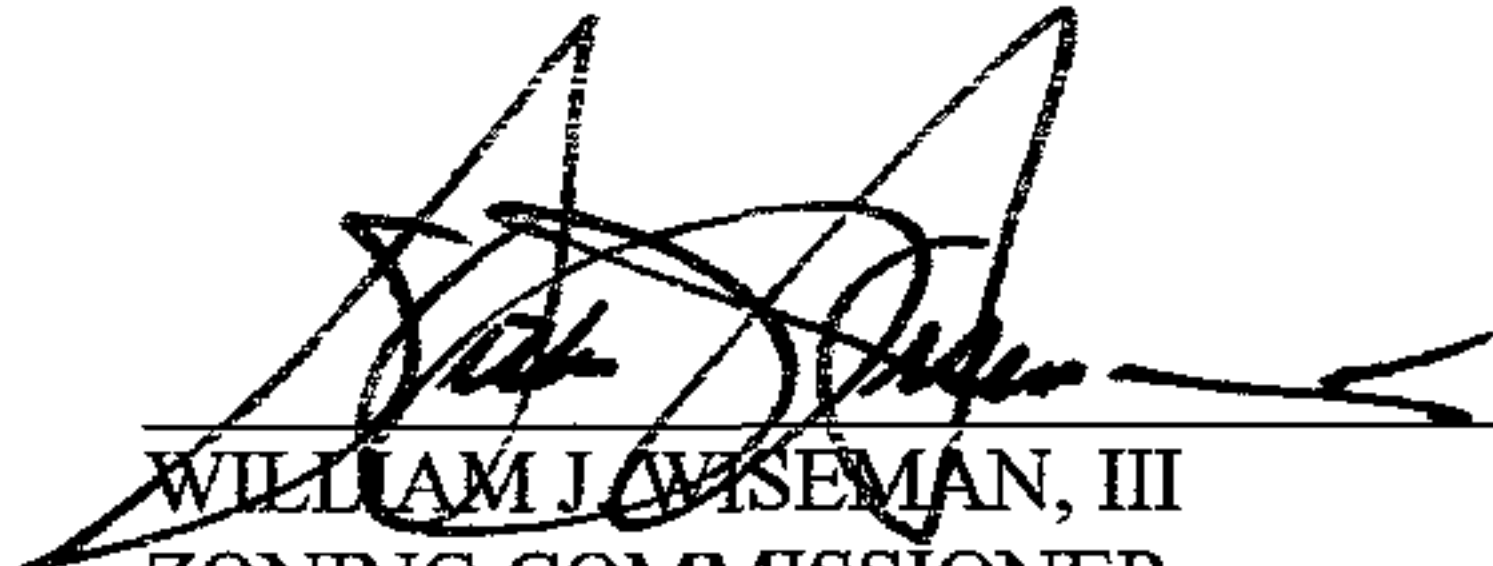
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, I find that the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, this 6th day of September, 2005, by this Zoning Commissioner, that the Petitioner's request for administrative variance from Section 427.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a six foot high fence to be located in the rear of a lot which adjoins the front yard of an existing dwelling with a zero foot setback in lieu of the required 30 feet, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

STUDEN RECOVERED FOR PPL
9/6/05
Ray

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition;
2. The Petitioner shall comply with the ZAC comments submitted by the Bureau of Development Plans Review dated August 24, 2005, a copy of which is attached hereto and made a part hereof; and
3. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.

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


WILLIAM J. WISEMAN, III
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

WJW,III:raj

ORDER RECEIVED FOR FILING
9/6/05
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

September 6, 2005

Ms. Mia Blackstock
3061 Oak Forest Drive
Baltimore, Maryland 21234

Re: Petition for Administrative Variance
Case No. 06-089-A
Property: 3061 Oak Forest Drive

Dear Ms. Blackstock:

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,

A handwritten signature in black ink, appearing to read "W. J. Wiseman III", is written over a horizontal line.

William J. Wiseman, III
Zoning Commissioner

WJW,III:raj
Enclosure

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



Printed on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3061 Oak Forest Drive
which is presently zoned DR-5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 427.A to permit a six-foot high fence be located in the rear of a lot which adjoins the front yard of an existing dwelling with a zero ft. setback in lieu of the required 30 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:

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 _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 9/6/05 day of September, 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 Mia Blackstock
Signature Mia Blackstock
Name - Type or Print _____
Signature _____
Address 3061 Oak Forest Drive Telephone No. 443-250-4375
City Baltimore State MD Zip Code 21231

Representative to be Contacted:

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

Zoning Commissioner of Baltimore County

CASE NO. 06-089-A

Reviewed By BR Date 8/16/05

Estimated Posting Date 8/21/05

REV 10/25/01

RECEIVED FOR FILING
9/6/05

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

3061 Oak Forest Drive
Address
Baltimore MD 21234
City State Zip Code

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

see attached

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.

Mia Blackstock
Signature

Signature

Mia Blackstock
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of August 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Catherine S. Popelarsky
Notary Public

My Commission Expires 4-08-09

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

Address 3061 OAK Forest Drive
City Baltimore State MD Zip Code 21234

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):

see attached

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.

Mia Blackstock
Signature

Signature

Mia Blackstock
Name - Type or Print

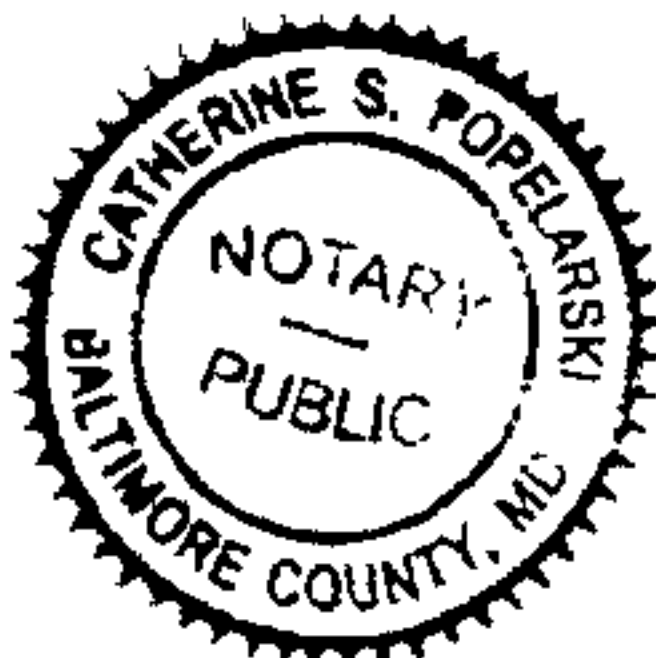
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of August 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Catherine S. Popelarski
Notary Public

My Commission Expires 4-08-09



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3061 Oak Forest Drive
which is presently zoned DR-5.5

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

427. A to permit a six-foot high fence be located in the rear of a lot which adjoins the front yard of an existing dwelling with a zero ft. setback in lieu of the required 30 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:

Name - Type or Print

Signature

Address Telephone No

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No

City State Zip Code

Representative to be Contacted:

Name

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, 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. 06-089-A

Reviewed By BH Date 8/10/05

REV 10/25/01

Estimated Posting Date 8/21/05

I am requesting an Administrative Variance for the fence on my property at 3061 Oak Forest Drive in Baltimore, MD 21234 based on the history and facts surrounding my new home and the fact that I am a single mother trying to keep my family safe.

I purchased this home in April of this year. The home had been vacant for 6 years and the neighbors are thrilled that I am there and bringing the home and neighborhood back to a more presentable state. I have attached a letter from the neighbors, which my back fence affects. There are very upset that through all of my efforts to improve the home, there is an issue with the fence. They love the fence and do not want anything altered. They enjoy the view of the fence and the backdrop it gives them for displaying their flowers. My home is the center of a federal investigation and for safety reasons the fence was put up immediately. There are reports of vagrants, drug dealers and children/people with axes/weapons in the home. I have included a business card from Special Agent Daniel Harding who is handling the case. As a single mother I am not taking any chances with the safety of my family. My fear is that a drug addict, while drugged up, will return to the home not realizing that someone lives there now and try to get into the home. As well, there is a Call Center number of 051560926 with Baltimore County Police Department when they had to come to the home to dispose of a hypodermic needle, which I was almost stuck by while weeding in my yard. This house was also the neighborhood hang out for 6 years and I have had problems with the neighborhood kids thinking that my yard is for them to hang out in. I have a garage, which along with the house, obstructs the entire one side of my yard. So the neighbors on that side would not be able to see and help me if there was a problem. There is a retainer wall at the property line and if the fence were shortened in the back (where apparently the issue with the county is) it would still be easy for someone to climb over and no one would see to help us. I did not know I even needed a permit for put up a fence. I spoke to my neighbors behind me before erecting the fence and they were (and still are) thrilled that I am there fixing up the property. They have been dealing with rats for years while the property was vacant due to the overgrown landscaping, unsightly views of the yard as well as concern for their safety. It is my understanding that no one filed a complaint and Leonard Wasilewski took it upon himself to start this trouble for me. Again, my neighbors behind me, whom this issue affects, do not want the fence altered for their own reasons and for the safety of my family.

SEE ATTACHMENTS: Letter dated 5-9-05 from Thelma & Jack Tilghman at 7826 Wilson Avenue, copy of business card of Special Agent Daniel Harding working the Federal Investigation surrounding my home, copy of Call Center number and officer's name that disposed of the hypodermic needle

ZONING DESCRIPTION

Zoning Description For 3061 Oak Forest Drive

Beginning at a point on the Northwest corner of Oak Forest Drive, which is 50 feet wide and Wilson Avenue which is 50 feet wide. Being Lot #31 in the subdivision known as Oak Forest as recorded in Baltimore County Plat Book #12, Folio# 110, containing 6,373 square feet. Also known as 3061 Oak Forest Drive and located in the 14th Election District, 6th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 448601

DATE 10/1/85 ACCOUNT 1001-006-605

AMOUNT \$ 65.00

RECEIVED FROM: Mrs. Blackstock

FOR: Administrative Services

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

10/1/85

PAID RECEIPT

DESIGNED: ACTUAL: TIME: 10/1/85 10/1/85 14:50:00
10/1/85 10/1/85 10/1/85
RECEIPT # 248423 10/1/85
10/1/85 10/1/85 10/1/85
10/1/85 10/1/85 10/1/85

Receipt Tot: 145.00
145.00 12 6.00 CN
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 06-089-A

Petitioner/Developer: MIA BLACKSTOCK

Date Of Hearing/Closing: 9/5/05

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

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
at 3061 DAK FOREST DR

This sign(s) were posted on August 19, 2005
(Month, Day, Year)

Sincerely,

Martin Ogle 8/19/05
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

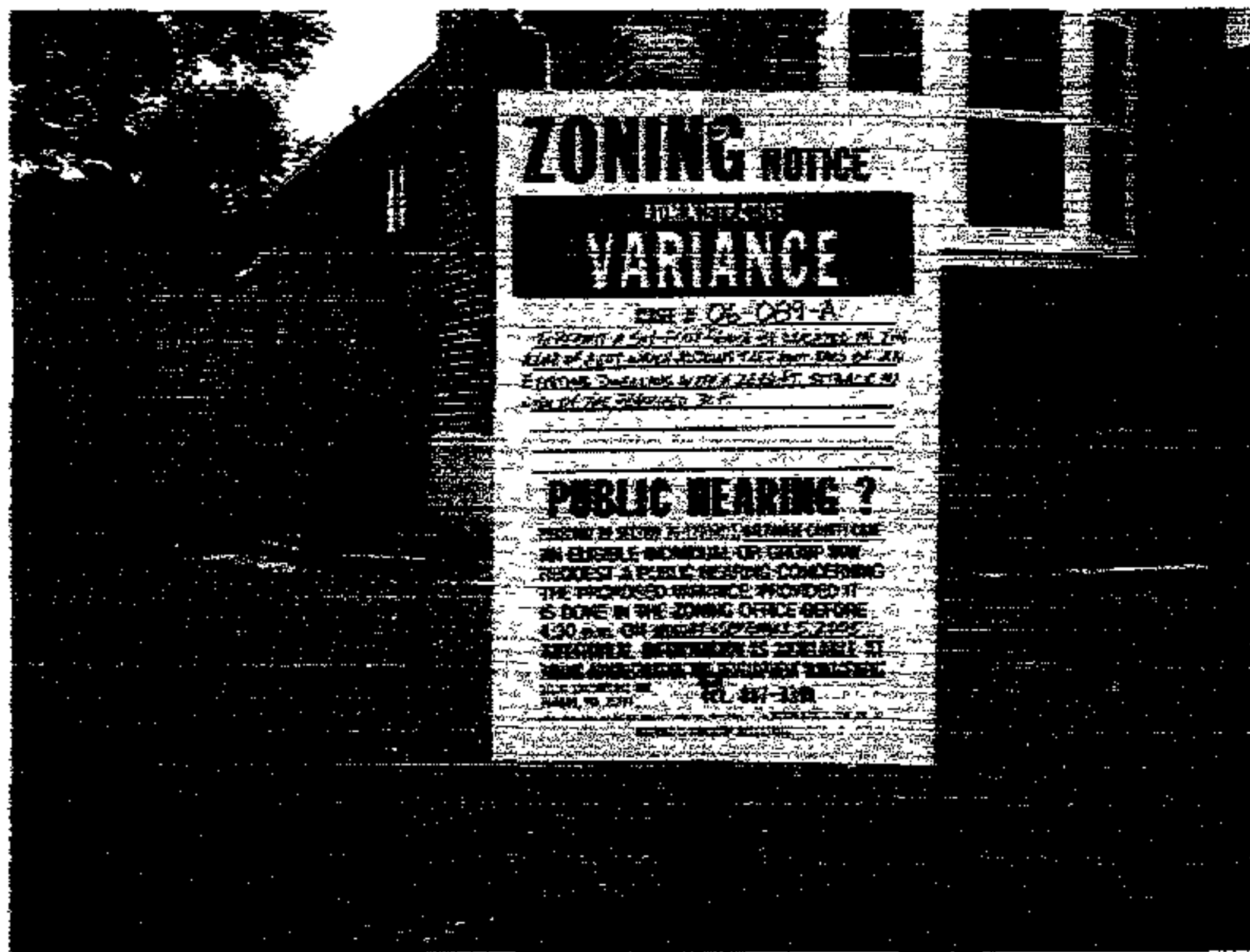
16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

im000389 (576x432x24b jpeg)



Walter Ogle 8/19/05

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 089 -A Address 3061 Oak Forest Dr.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 8/10/05 Posting Date: 8/21/05 Closing Date: 9/5/05

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 06- 089 -A Address 3061 Oak Forest Dr.

Petitioner's Name Mia Blackstock Telephone 443-250-4375

Posting Date: 8/31/05 Closing Date: 9/5/05

Wording for Sign: To Permit a six-foot fence be located in the rear
of a lot which adjoins the front yard of an existing
dwelling with a zero ft. setback in lieu of the required
30 ft.

WCR - Revised 6/25/04

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 06-089-A

Petitioner: Mia Blackstock

Address or Location: 3061 Oak Forest Dr.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mia Blackstock

Address: 3061 Oak Forest Dr.

Baltimore, MD 21234

Telephone Number: 443-250-4375

**Department of Permits and
Development Management**

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



Baltimore County

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

September 5, 2005

Mia Blackstock
3061 Oak Forest Drive
Baltimore, Maryland 21234

Dear Ms. Blackstock:

RE: Case Number: 06-089-A, 3061 Oak Forest Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 10, 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.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 24, 2005

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 29, 2005
Item No. 089

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The proposed fence shall not interfere with lines of sight.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 089-08242005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: R. Bruce Seeley *RB*
DATE: September 7, 2005
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 22, 2005

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

06-078

06-079

06-080

06-081

06-085

06-089

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 29, 2005

AUG 31 2005

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 6-089- 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 David Pinning in the Office of Planning at 410-887-3480.

Prepared By:

Curtis H. Hargis

Division Chief:

John L. Latham

CM/LL

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



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

Maryland Department of Transportation

Date: 8.16.05

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

RE: Baltimore County
Item No. 089 BPT

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

7826 Wilson Ave
Parkville, Mo. 21234
May 9, 2005

Baltimore County
Re: Mia Blackstock
3061 Oak Forest Dr.
and
"The Fence"

To Whom it may concern,

Sirs,

All that Mr. Blackstock is doing,
to see property including the "Fence",
is a refreshing change over what we
have had to look at and put up with
for the past ten years.

We have put up with the years of
fire because of the over grown trees,
scrubs, weeds and grass because the
owners did nothing about it.
We have put up with the years of
fire because of the over grown trees,
scrubs, weeds and grass because the
owners did nothing about it.

in, every month for three years,
because if rats that never appeared
until that house was empty. I
called Balt. Cty. Board of Health and
was told "We can't do anything about
that."

Now Mrs. Blackstock has bought the
place and is improving it and put
the "Fence" up so that her dog will
remain on her property like many
of the neighbor dogs don't.

I feel that the issue of the "Fence"
was brought up by some nosey neighbor,
that did or does work for the County,
is upset because they can't see what
is going on, on Mrs. Blackstock's property.

I sincerely hope that the County will
be fair and reconsider in favor
of Mrs. Blackstock.

Sincerely,
Chelma Lefthorn

in, every month for three years,
because of rats that never appeared
until that house was empty. I
called Bacto. Cty. Board of Health and
was told "We can't do anything about
that".

Your Mrs. Blackstock has bought the
place and is improving it and put
the "Fence" up so that her dog will
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that did or does work for the County,
is upset because they can't see what
is going on, on Mrs. Blackstock's property.

I sincerely hope that the County will
be fair and reconsider in favor
of Mrs. Blackstock.

Sincerely,
Lelma Lighowen



Police Dept. call center

DE J. DENNY 4115

0515100926



U.S. Department of Housing and Urban Development
Office of Inspector General

Daniel Harding
Special Agent

103 S. Gay St., 6th Floor
Baltimore, MD 21202
(410) 962-4502, ext. 123
fax: (410) 962-5188
dharding@hudoig.gov

U.S. Secret Service, D.C.
Metro Area Fraud Task Force
U.S. Marshals Service, D.C.
Fugitive Warrant Squad
Baltimore City Police NET
(443) 324-0601

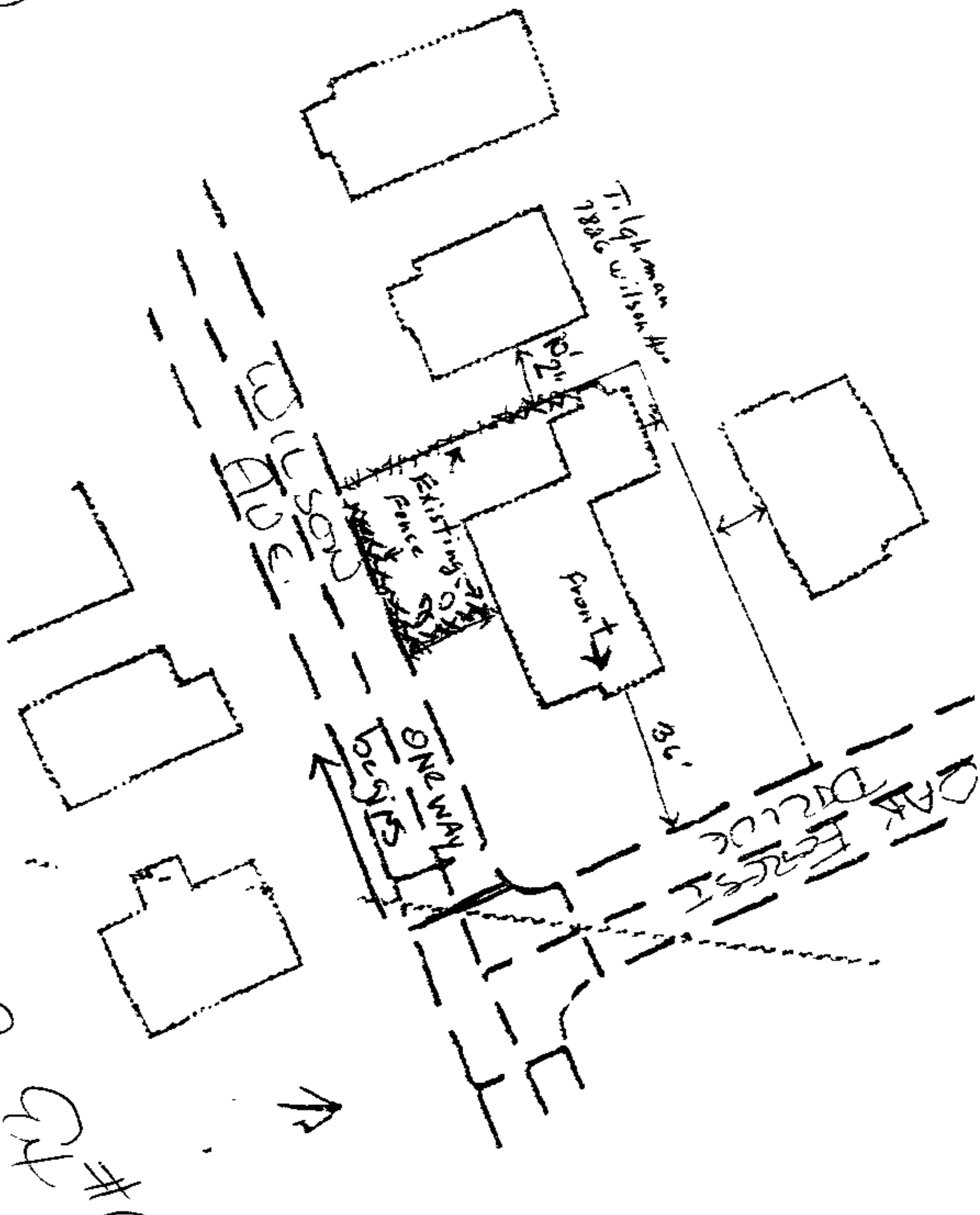
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 5001 Oak Forest Dr, SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME OAK FOREST

PLAT BOOK # 12 FOLIO # 10 LOT # 3 SECTION # -

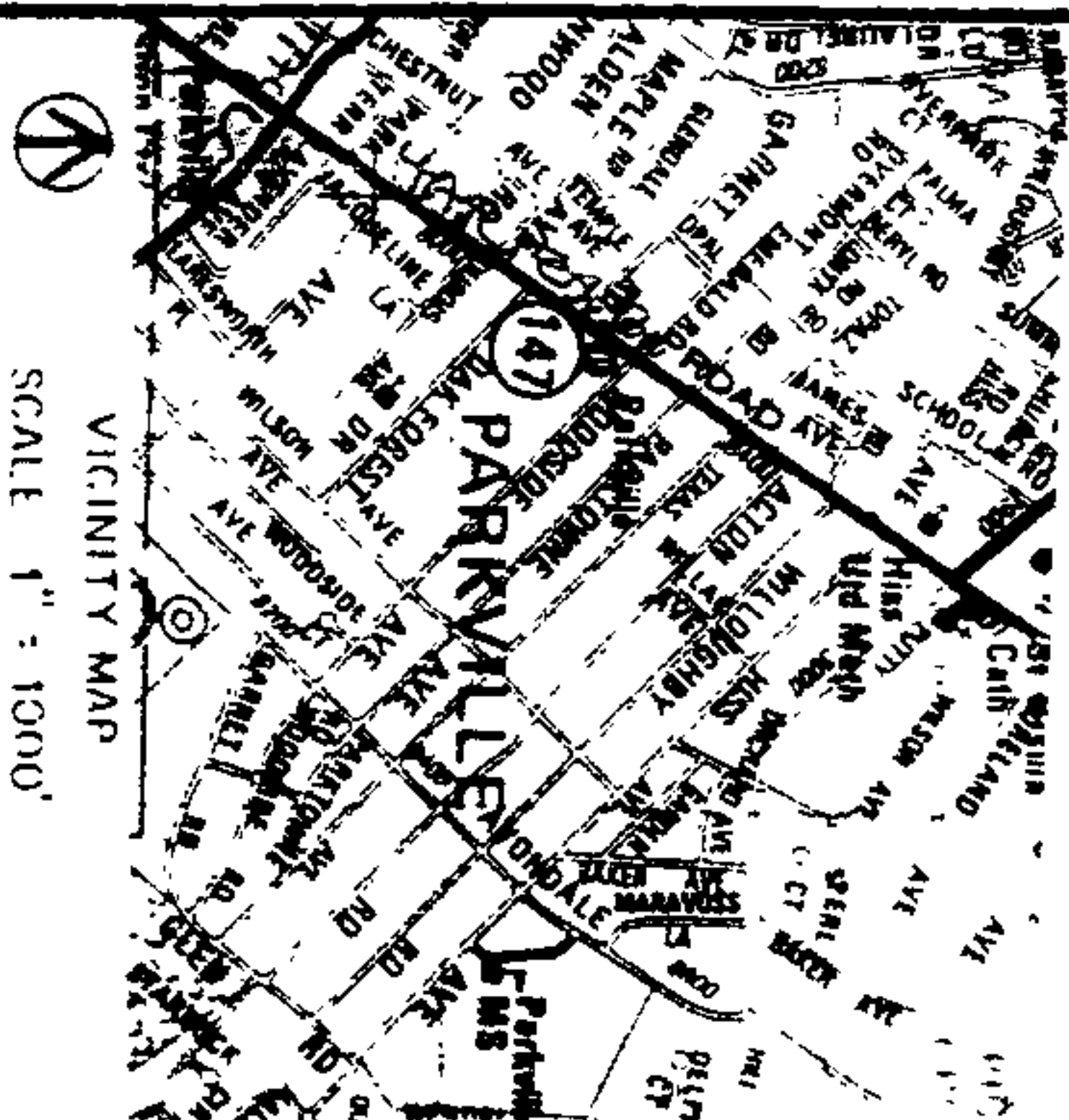
OWNER THA BLACKSTOCK



Handwritten notes: #1, 64, 65, 66

PREPARED BY MLB

SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION

ELECTION DISTRICT 14

COUNCILMANIC DISTRICT C

1" = 200' SCALE MAP # 081-011

ZONING DR2.55

LOT SIZE 3725 sq ft

ACREAGE 0.085 SQUARE FEET

SEWER N PUBLIC PRIVATE

WATER N []

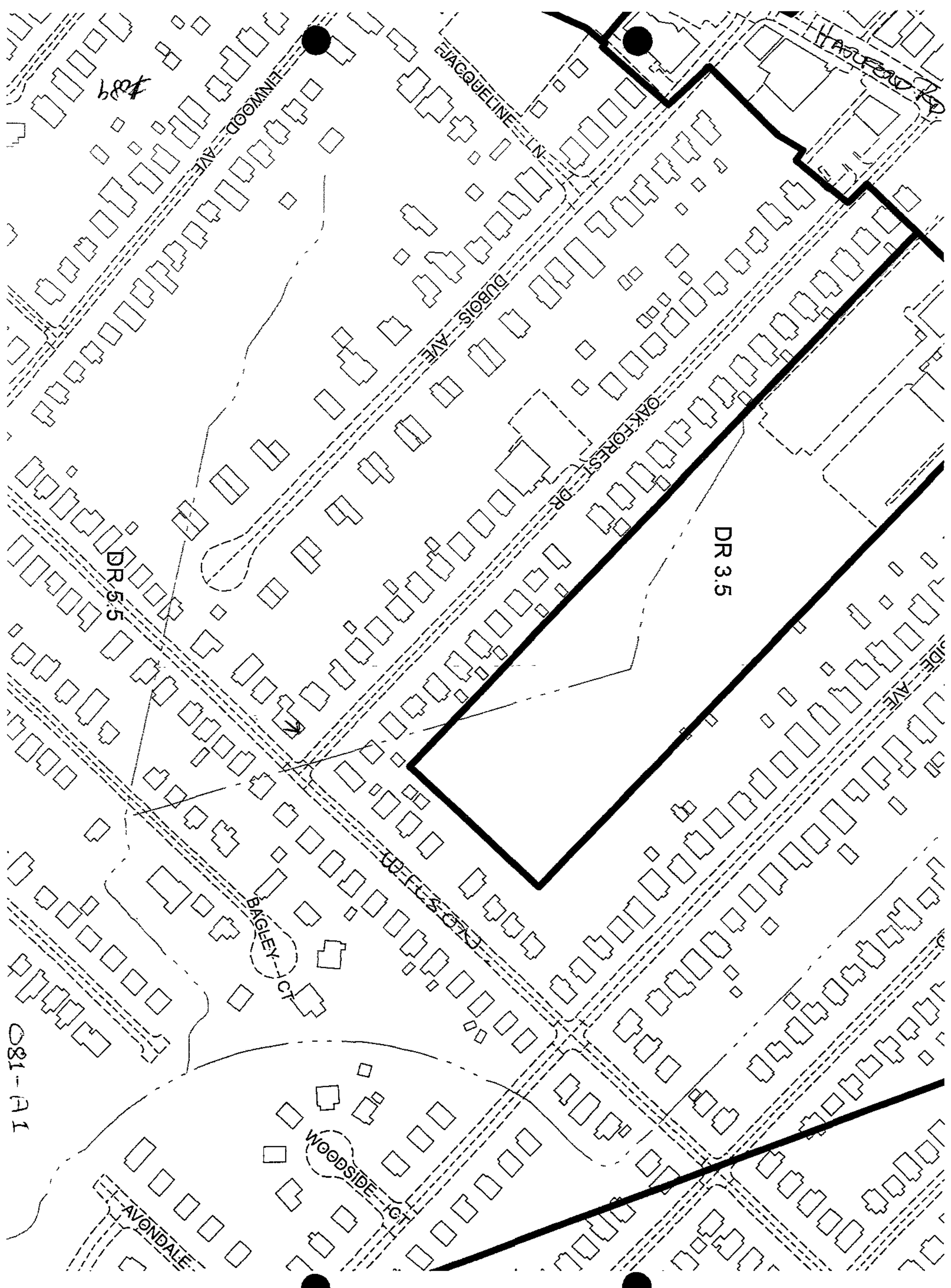
CHESAPEAKE BAY CRITICAL AREA [] YES NO

100 YEAR FLOOD PLAIN [] YES NO

HISTORIC PROPERTY/BUILDING [] YES NO

PRIOR ZONING HEARING NO

ZONING OFFICE USE ONLY
REVIEWED BY MLB ITEM # 089 CASE # 06-089-A



1889

DR 5.5

DR 3.5

081-A1

