

IN RE: PETITION FOR VARIANCE
NE/S Stevens Avenue, 480' N of the c/l
East Drive
(1318 Stevens Avenue)
13th Election District
1st Council District

George W. Summers, Jr.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 06-171-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 owner of the subject property, George W. Summers, Jr. The Petitioner seeks relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (garage/shed) to be located one foot from the side property line in lieu of the required 2.5 feet. 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 was George W. Summers, Jr., the property owner. There were no Protestants or other interested parties present; however, this matter came before me as the result of an anonymous complaint registered with the Code Enforcement Division of the Department of Permits and Development Management relative to the garage/shed at issue. A resolution of the violation case (Case No. 05-7097) is pending the outcome of this variance request.

Testimony and evidence offered at the hearing disclosed that the subject property is a rectangular shaped parcel, located on the north side of Stevens Avenue, just west of East Drive in Arbutus. The property contains a gross area of 9,240 sq.ft., more or less, zoned D.R.5.5, and is improved with a 1½ story dwelling, and the garage/shed structure that is the subject of this request. As shown on the site plan, the original garage is 17' wide by 18 deep' and the addition, 17' wide by 30' deep. The Petitioner testified that he needed additional storage space for tools and other items that have been accumulating in his yard and that he was not aware of the 2.5-foot setback requirement until he was cited with the violation. Moreover, given the size of the addition, the

garage is now approximately 57 sq.ft. larger than the existing dwelling. Thus, the requested variance relief is necessary.

In support of the request, the Petitioner testified that the original garage has existed on the property for many years without complaint and that to require removal of the garage and addition would be unreasonable. Moreover, the addition matches the roofline and pitch of the existing garage and will be painted the same color to match.

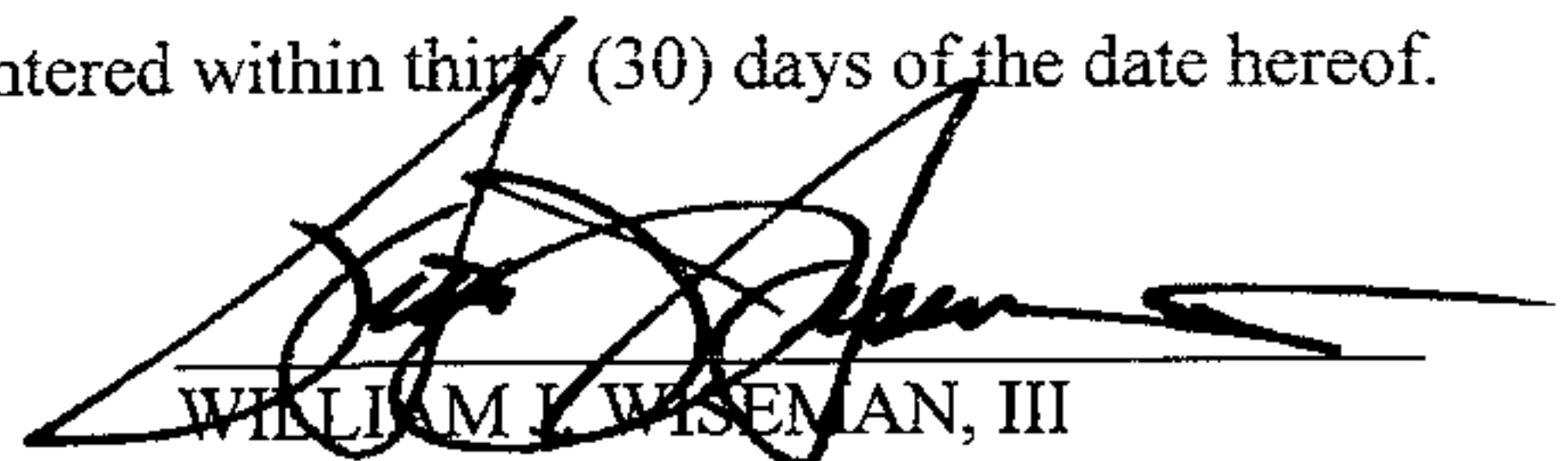
After due consideration of the testimony and evidence presented, I am persuaded to grant the variance. There were no adverse comments submitted by any County reviewing agency and no one appeared in opposition to the request. I find that the Petitioner would suffer a practical difficulty and unreasonable hardship if strict compliance with the regulations were required. Moreover, it appears from photographs submitted at the hearing that the proposed addition will eliminate some of the visual clutter currently on the site and improve existing conditions on the property. My findings in this case are limited to the particular facts presented and shall not be taken as having precedential value. For all of these reasons, the relief requested shall be granted.

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 28th day of November 2005 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (garage/shed) to be located within one foot of the side yard in lieu of the required 2.5 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petitioner shall have until May 15, 2006, to paint the 30' x 17' addition to match the existing garage.

Any appeal of this decision shall be entered within thirty (30) days of the date hereof.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

APPROVED FOR FILING
11/28/05
[Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

November 28, 2005

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. George W. Summers, Jr.
1318 Stevens Avenue
Arbutus, Maryland 21227

RE: PETITION FOR VARIANCE
NE/S Stevens Avenue, 480' N of the c/l East Drive
(1318 Stevens Avenue)
13th Election District – 1st Council District
George W. Summers, et ux - Petitioners
Case No. 06-171-A

Dear Mr. Summers:

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,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", with a long horizontal flourish extending to the right.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

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



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1318 STEVENS AVE
which is presently zoned DR-5-5

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

400.1 to permit an existing accessory structure (garage/shed) be located 1 ft. from the side property line in lieu of the required 2.5 ft.

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

to be presented at the hearing

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

Case No. 06-171-A

Reviewed By

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address 1318 STEVENS AVE Telephone No. 443 851-1930

City ARLINGTON State MD Zip Code 21227

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Date

9/21/05

BK

ORDER RECEIVED FOR FILING
Date 11/28/05
By [Signature]

Existing house $33' \times 23' = \underline{759 \text{ ft}^2}$

Existing garage $18' \times 17' = 306 \text{ ft}^2$

Proposed garage $17' \times 30' = 510 \text{ ft}^2$

Total $\underline{876 \text{ ft}^2}$

57' to large!

Need ~~17200~~
~~17' x 26'~~



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1318 STEVENS AVE
which is presently zoned DR-5-5

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

400.1 to permit an existing
accessory structure (garage/shed) be located 1ft. from the side
property line in lieu of the required 2.5 ft.

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.

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Contract Purchaser/Lessee:

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Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Case No. 06-171-A

Reviewed By

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

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Date 9/31/05

Zoning description for 1318 Stevens Avenue Arbutus Maryland . Beginnig at a point Northwest^{West} side of Stevens Avenue which is 34 feet wide at a distance of 480 feet ~~West~~ North of the nearest improved inersecting street East Drive which is 46 feet wide Being lot # 16 & 17 in the subdivision of Arbutus Terrance deeded and recorded in Baltimore County Plat Book # 7 , Folio # 156 , containing ... 9340 sq. ft Also known as 1318 Stevens Ave. and located in the # ..13 , Election District , # 1 Councilmanic District Owner.....George W Summers Jr.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 449438

DATE

ACCOUNT

AMOUNT \$

RECEIVED FROM:

FOR:

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION TIME DAY

9/22/2005 9/21/2005 14:21:12 2

REQ INFO MAIL JEN JEE

RECEIPT # 427132 9/21/2005 DTG

DEPT 5 528 TRAINING VERIFICATION

IN NO. 409438

Receipt Tot 445.00

445.00 OK 5.00 OK

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: #06-171-A

1318 Stevens Avenue

N/east side of Stevens Avenue, 480 feet north of centerline of East Drive.

13th Election District-1st Councilmanic District

Legal Owner(s): George W. Summors, Jr.

Variance: to permit an existing accessory structure (garage/shed) to be located 1 foot from the side property line in lieu of the required 2.5 feet.

Hearing: Wednesday, November 9, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21284.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Contact the Zoning Commissioner's Office at (410) 387-4386.

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

10/302 Oct 27

72525

CERTIFICATE OF PUBLICATION

10/27/2005

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 10/27/2005.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 06-171-A

Petitioner/Developer: GEORGE W.

SUMMERS

Date of Hearing/Closing: NOV 9, 2005

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

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

Ladies and Gentlemen:

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

1318 STEVENS AVE

The sign(s) were posted on 10-24-05
(Month, Day, Year)

Sincerely,

Robert Black 10-26-05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

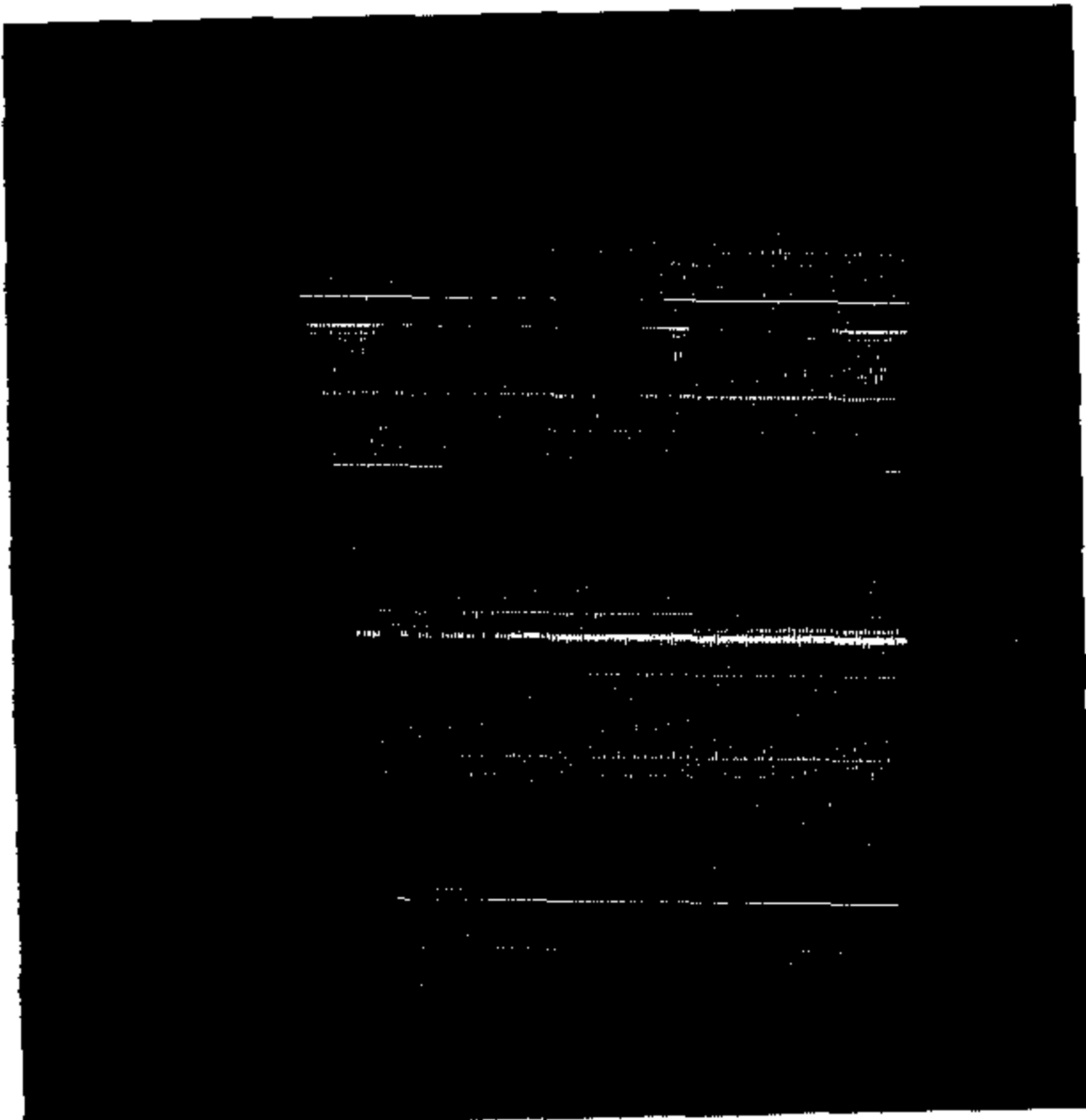
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





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

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

October 11, 2005

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: 06-171-A

1318 Stevens Avenue

N/east side of Stevens Avenue, 480 feet north of centerline of East Drive

13th Election District – 1st Councilmanic District

Legal Owner: George W. Summors, Jr.

Variance to permit an existing accessory structure (garage/shed) to be located 1 foot from the side property line in lieu of the required 2.5 feet.

Hearing: Wednesday, November 9, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: George Summors, Jr., 1318 Stevens Ave., Arbutus 21227

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, OCTOBER 27, 2005.**
- (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
Thursday, October 27, 2005 Issue - Jeffersonian

Please forward billing to:
George Summors, Jr.
1318 Stevens Avenue
Arbutus, MD 21227

443-851-1930

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: 06-171-A

1318 Stevens Avenue

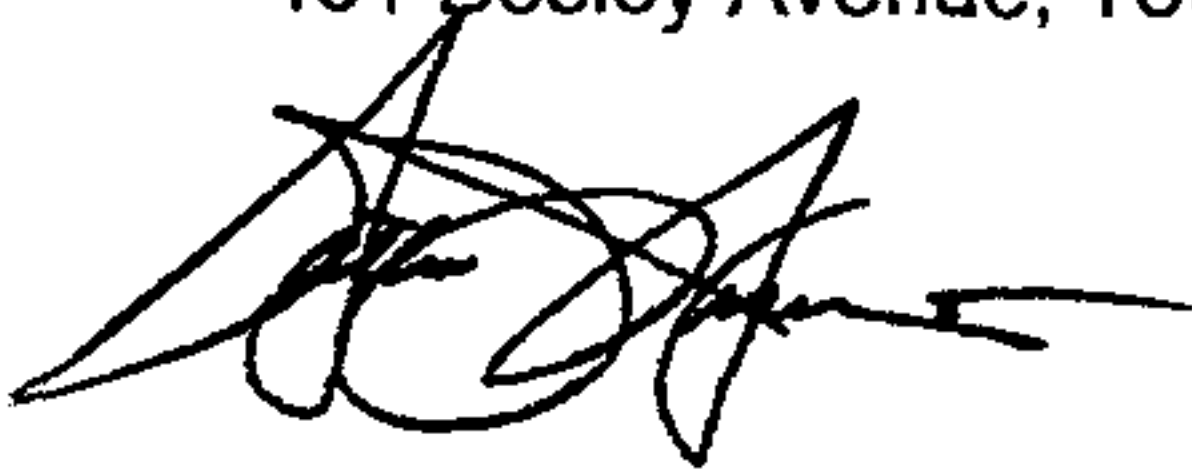
N/east side of Stevens Avenue, 480 feet north of centerline of East Drive

13th Election District – 1st Councilmanic District

Legal Owner: George W. Summors, Jr.

Variance to permit an existing accessory structure (garage/shed) to be located 1 foot from the side property line in lieu of the required 2.5 feet.

Hearing: Wednesday, November 9, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J WISEMAN III
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/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: 06-171-A

Petitioner: George W Summers Jr.

Address or Location: 1318 STEVENS Ave., Arbutus, Md, 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: George W Summers Jr.

Address: 1318 STEVENS Ave.
Arbutus, Md, 21227

Telephone Number: 410-247-5824 443-851-1930

**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*

November 7, 2005

George W. Summers, Jr.
1318 Stevens Avenue
Arbutus, Maryland 21227

Dear Mr. Summers:

RE: Case Number: 06-171-A, 1318 Stevens Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 21, 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 a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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

Oct. 6, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: July 18,, 2005

Item No.: 167 thru 174 176 thru 184 Also case # 05-502-A

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.

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

Acting Lieutenant David S. Heath
Fire Marshal's Office
(O) 410-887-4881
MS-1102F

cc: File

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 19, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For October 17, 2005
Item Nos. 169, 170, 171, 172, 173, 176,
178, 180, 181, 182, 183 and 184

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-10192005.doc

BW
11/9

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 14, 2005

RECEIVED

OCT 19 2005

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

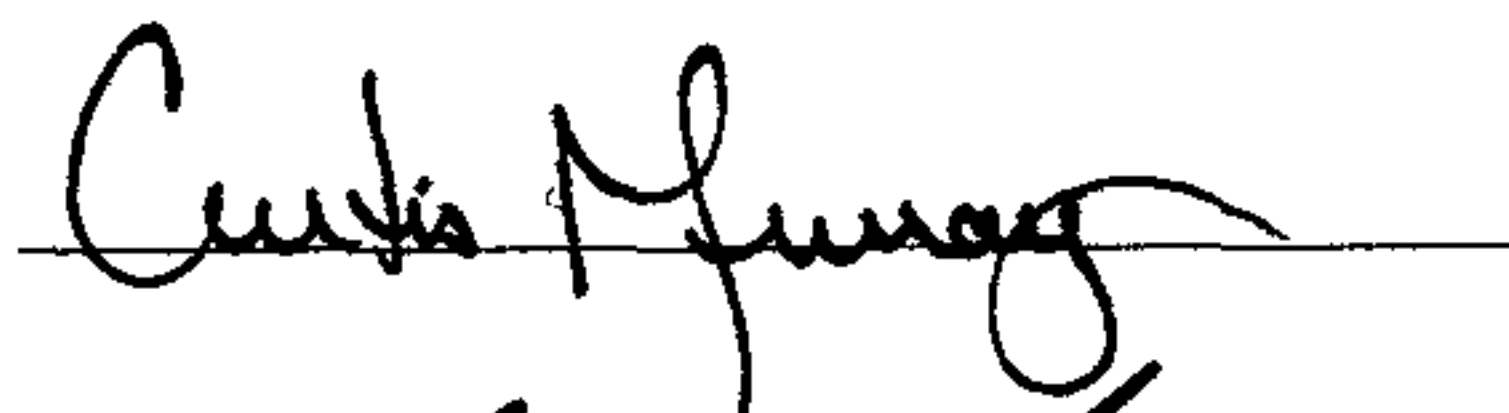
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 6-171- Variance

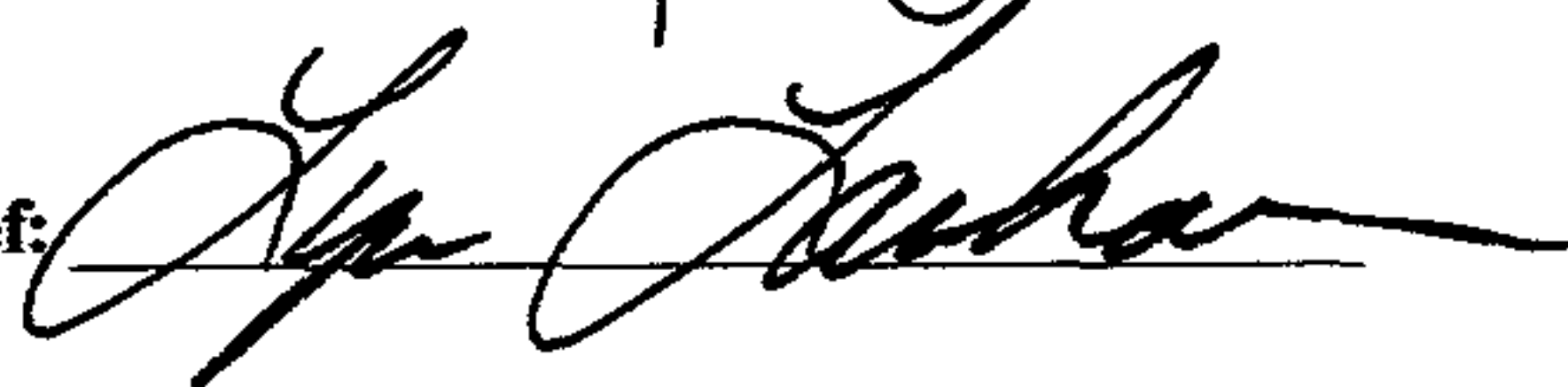
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



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: 10.4.05

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

RE: Baltimore County
Item No. 171 BPR

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

RE: PETITION FOR VARIANCE * BEFORE THE
1318 Stevens Ave; NE/S 480' N c/line East Dr
13th Election & 1st Councilmanic Districts * ZONING COMMISSIONER
Legal Owner(s): George W. Summors, Jr.
Petitioner(s) * FOR
* BALTIMORE COUNTY
* 06-171-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 and all documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of October, 2005, a copy of the foregoing Entry of Appearance was mailed to, George Summors, 1318 Stevens Avenue, Arbutus, MD 21227, Petitioner(s).

RECEIVED

OCT 05 2005

Per.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: October 11, 2005

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

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

SUBJECT: Item No.: 6-171-A
Legal Owner/Petitioner: Summers Jr., George W
Contract Purchaser: N/A
Property Address: 1318 Stevens Ave
Location Description: imps pt lt 16, 17/Arbutus Terrace

VIIOLATION INFORMATION: Case No. 05-7097
Defendants: Summers Jr., George

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

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

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

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

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

RSW/gh
C: Code Enforcement Officer

Inspector - Gary Hunk

Area	Case #	Location	Apt	Zip	Date Rec	Reinsp Dt
017	05-7097	1318 STEVENS AVE		21227	8/03/2005	

Tax Acct #: 1308300000

Owner: SUMMERS, GEORGE JR

Complainant Name: (Last) ANONYMOUS (First)

Addr:

Str #

Dir Street Name

Type Apt

City

ST Zip

Phone: (Home)

(Work)

Problem: BLDG. ADD. TO EXISTING GAR. W/O PERMITS

Inspected 8/8/05 G.H

Notice issued to stop all work on garage addition and to obtain a permit

Reinspection 8/15/05 Gary Hunk

JA
6/3

cb

PHONE DUTY INTAKE SHEET

Monday, August 01, 2005

INTAKE WRKD

CASE # 05-7097

AREA 1

11

PROBLEM Adding an addition to existing garage, no permit for either

VIOLATION LOCATION

VIOLATION ZIP

1318 Stevens Ave

21227

COMPLAINANT NAME

ANONYMOUS

COMPL ZIP

COMP.ADDRESS:

COMPL PHONE

COMPL WORK #:

OWNERS INFO/ NOTES

PREVIOUS CASE NUMBERS:

PROP. TAX # DISTRICT

13-08-300000

George Summers Jr.

1318 Stevens Ave
Baltimore, MD 21227-2617

NCF



STATE TAXES

☒ NCF

☒ NEW CASE

☐ REOPEN

DATE: 08/01/2005

TAN. RD ASSESSMENT INQUIRY

TIME: 14:40:40

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
13 08 300000	13	1-0	04-00	H	NO		05/02/05

SUMMERS GEORGE W, JR

DESC-1.. IMPSPT LT 16,17

DESC-2.. ARBUTUS TERRACE

1318 STEVENS AVE

PREMISE. 01318 STEVENS

AVE

00000-0000

BALTIMORE

MD 21227-2617

FORMER OWNER: BRITTINGHAM ROBERT WILLIAM

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

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	35,060	35,060		FCV	ASSESS	ASSESS
IMPV:	67,130	82,940	TOTAL..	112,730	112,730	107,460
TOTL:	102,190	118,000	PREF...	0	0	0
PREF:	0	0	CURT...	112,730	112,730	107,460
CURT:	102,190	118,000	EXEMPT.		0	0
DATE:	06/00	07/03				

---- TAXABLE BASIS ---- FM DATE

ASSESS: 112,730 08/10/04

ASSESS: 107,460

ASSESS: 0

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

Case Entry/Update

Format : CASREC

Mode : CHANGE

File : PDLV0001

Dt Rec: 8032005 Intake: WRKD Act: _____ Case #: 05-7097

Insp: HUCIK, G. Insp Grp: ENF Insp Area: 17 Tax Acct: 1308300000

Address: 1318 STEVENS AVE Apt #: _____ Zip: 21227

Owner: SUMMERS, GEORGE JR

Problem Descript.: BLDG. ADD. TO EXISTING GAR. W/O PERMITS

Complainant Name (Last): ANONYMOUS (First): _____

Complainant Addr: _____

Complainant City: _____ State: _____ Zip: _____

Complainant Phone (H): _____ (W): _____

Date of Reinspection: 11232005 Date Closed: _____ Delete Code (P): _____

F3=Exit

F9=Insert

F5=Refresh

F10=Entry

F6=Select format

F11=Change

Case Entry/Update

Format : CASREC

Mode : CHANGE

File : PDLV0001

Notes: 05-7097 8/8/05 INSPECTED. NOTICE ISSUED TO STOP ALL WORK ON GARAGE ADDITION & TO OBTAIN A PERMIT. P/U 8/15/05 G.HUCIK/NS***

8/15/05 OWNER HAS APPLIED FOR PERMIT & IS FILING FOR A VARIANCE. FILING DATE IS 9/21/05. OWNER NAME & NUMBER: GEORGE W. SUMMER (410-247-5824/443-851-1930) P/U DATE 9/22/05 G.HUCIK/NS***

9/21/05 OWNER HAS APPLIED FOR AN ADMINISTRATIVE VARIANCE. 2 MONTH EXTENTION GRANTED. P/U 11/23/05 G.HUCIK/NS***

9/22/05 VARIANCE HAS BEEN OBTAINED. ALLOW TIME FOR VARIANCE APPROVAL OR DISAPPROVAL. 2 MONTH EXTENTION. P/U 11/22/05 G.HUCIK/NS***

F3=Exit

F9=Insert

F5=Refresh

F10=Entry

F6=Select format

F11=Change

Click here for a plain text ADA compliant screen.

 Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search	Go Back View Map New Search Ground Rent
---	--

Account Identifier: District - 13 Account Number - 1308300000

Owner Information

Owner Name: SUMMERS GEORGE W, JR Mailing Address: 1318 STEVENS AVE BALTIMORE MD 21227-2617	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /14250/ 237 2)
--	---

Location & Structure Information

Premises Address
1318 STEVENS AVE

Legal Description
PT LT 16,17
1318 STEVENS AVE
ARBUTUS TERRACE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
108	5	615					16	1	Plat Ref: 7/ 156

Special Tax Areas

Town	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1938	1,139 SF	9,240.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value As Of	Phase-in Assessments	
		01/01/2004	As Of 07/01/2005	As Of 07/01/2006
Land:	35,060	35,060		
Improvements:	67,130	82,940		
Total:	102,190	118,000	112,730	118,000
Preferential Land:	0	0	0	0

Transfer Information

Seller: BRITTINGHAM ROBERT WILLIAM Type: IMPROVED ARMS-LENGTH	Date: 01/07/2000 Deed1: /14250/ 237	Price: \$105,000 Deed2:
Seller: HECKATHORN GEORGE E Type: IMPROVED ARMS-LENGTH	Date: 08/31/1989 Deed1: / 8264/ 257	Price: \$72,500 Deed2:
Seller: Type:	Date: Deed1:	Price: Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Case No.: 06-171 A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Amended Site Plan	
No. 2	Photo Graphs Arthur Q	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

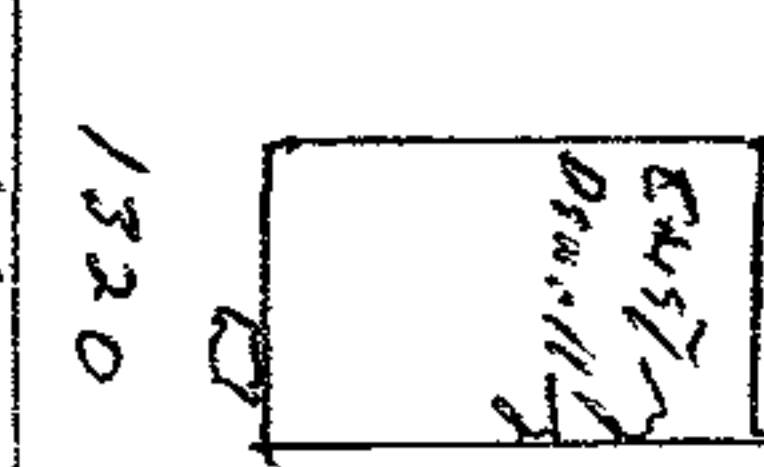
SPECIAL HEARING

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

Atchafalaya

FOLIO # 26 LOT # 2

565 June 1958



Орлов
У А и Ф

VICINITY MAP
SCALE: 1" = 1000'

**LOCATION INFORMATION**

ELECTION DISTRICT 13

COUNCILMANIC DISTRICT

1"=200' SCALE MAP # 161.

ZONING OK 3-2

LOT SIZE 9240

PUBLIC PRIVATE

SEWER
17

WATER ☒ ☐

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN ☐

☐ HISTORIC PROPERTY/
☐ BUILDING

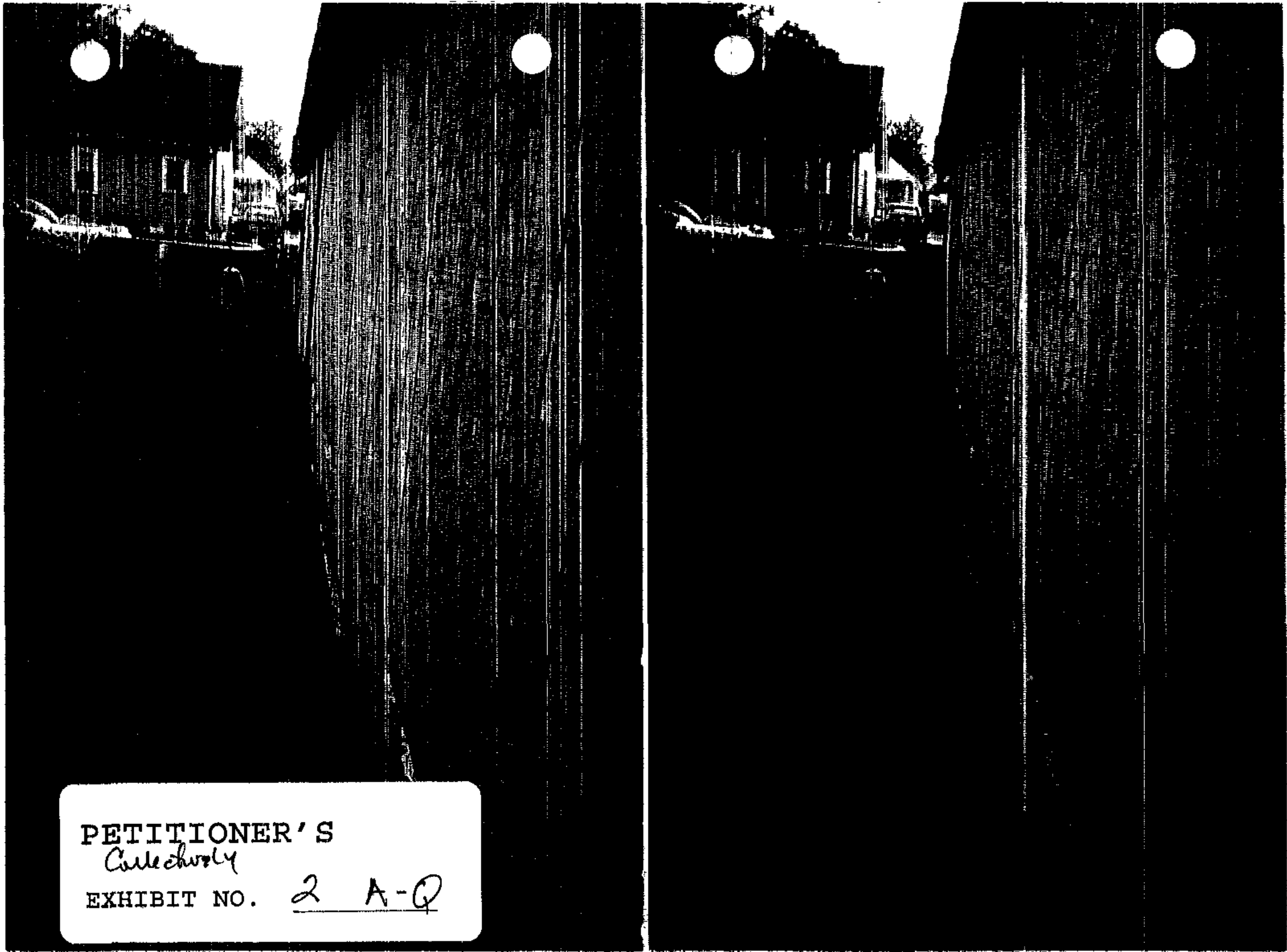
PRIOR ZONING HEARING *✓*

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY George W. Smith, Jr. SCALE OF DRAWING: 1" = 40'

PETITIONER' S

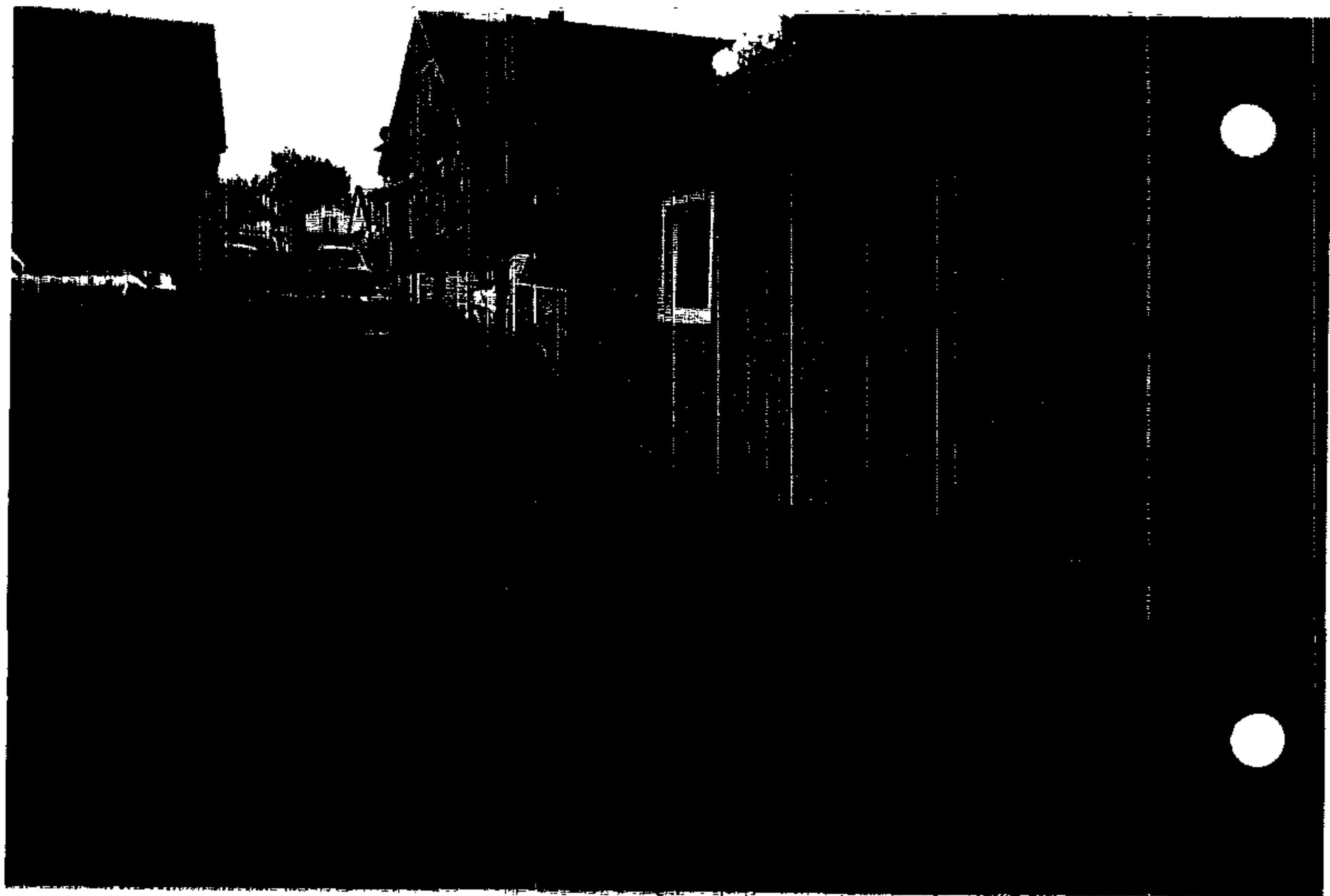
EXHIBIT NO.

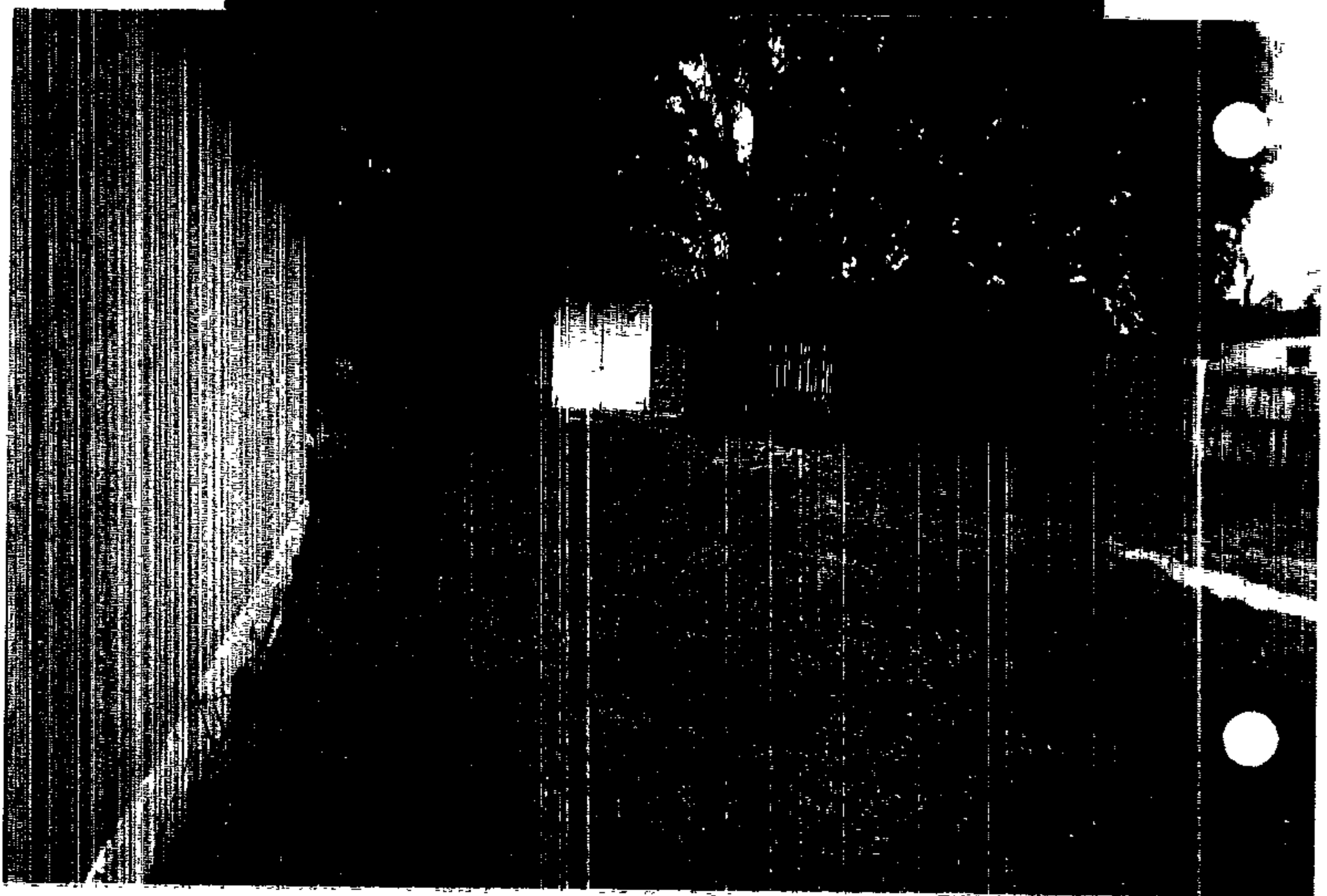
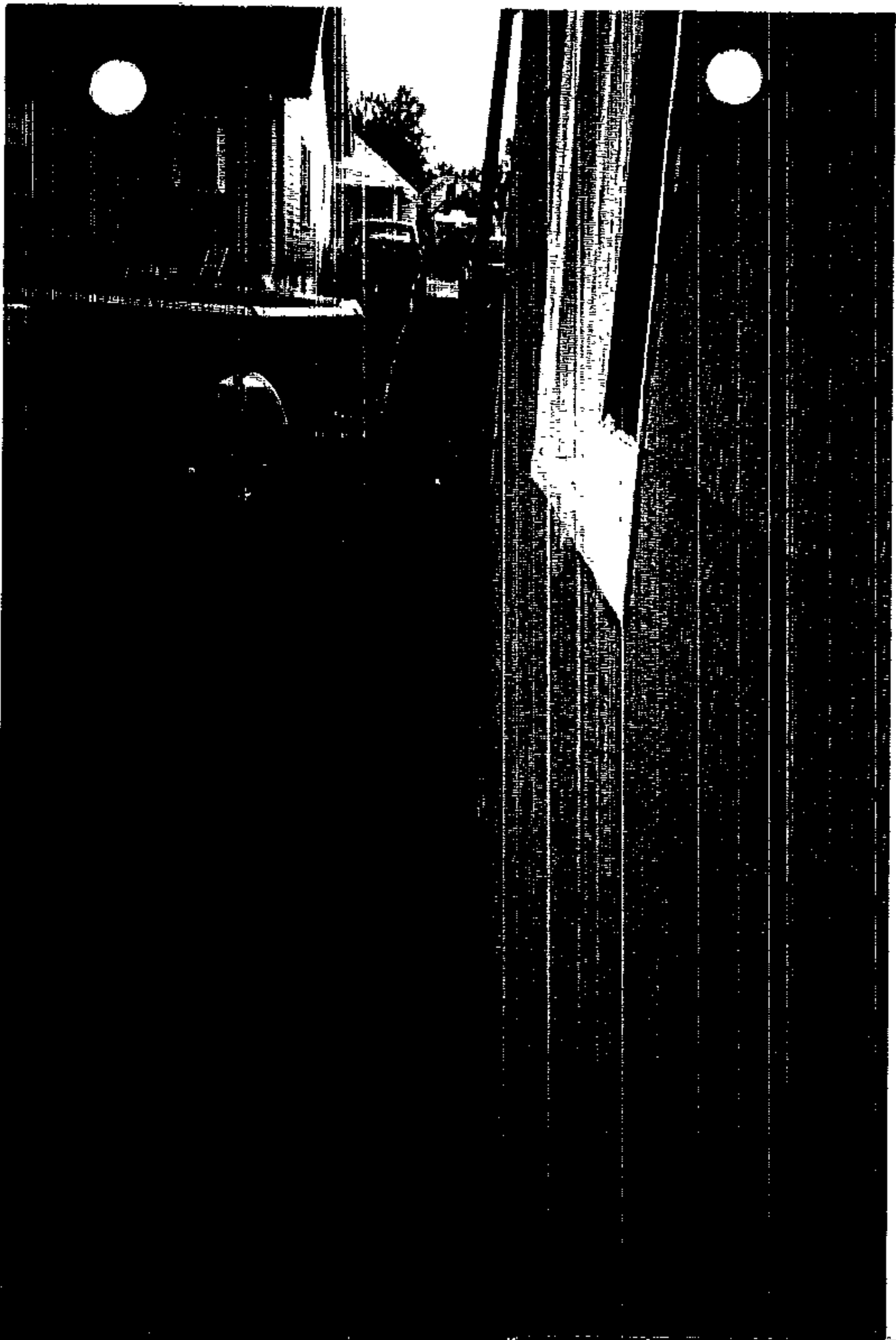


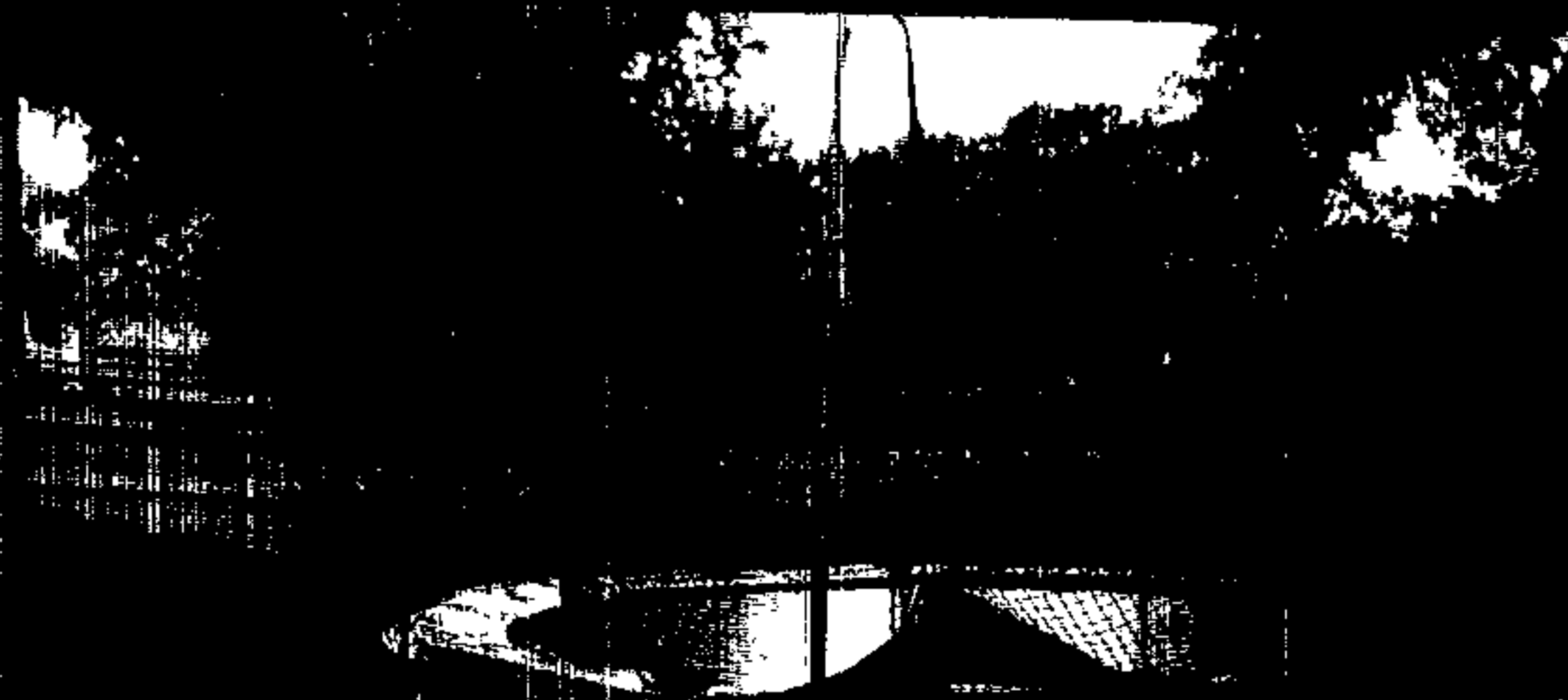
PETITIONER'S

Culechvoly

EXHIBIT NO. 2 A-Q

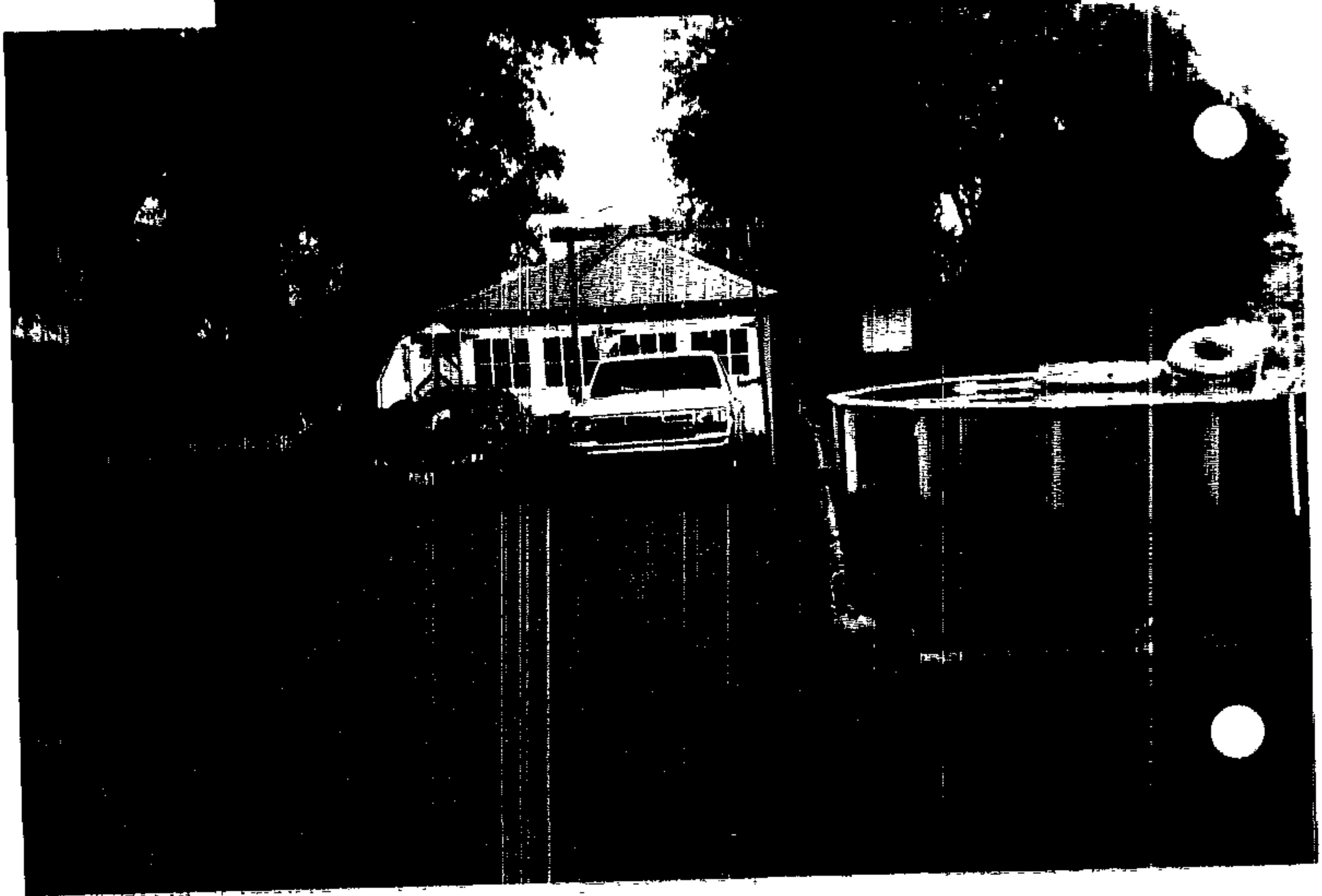














Map # 10103
Zoning DP 5.5

