

IN RE: PETITION FOR VARIANCE
East Side of Yeoho Road, 2,513'
Southeast of c/l of Tracey Road
12th Election District
7th Councilmanic District
(7808 Meath Road)

Walter H. & Renee L. Leeper
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
• CASE NO. 06-255-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by Walter H. and Renee L. Leeper, Petitioners. The variance request is for property located at 7808 Meath Road in the Dundalk area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a side yard setback of 3' 4" in lieu of the required 10 ft. for an existing addition.

The property was posted with a notice of the public hearing date and time on December 15, 2005 and notice given to the general public by publication in the Jeffersonian Newspaper on December 15, 2005.

Interested Persons

Appearing at the hearing on behalf of the variance request were Walter H. and Renee L. Leeper, Petitioners. H.J. Potze appeared at the hearing in opposition to the requests. Peter Max Zimmerman, People's Counsel, entered his appearance in this case.

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received by the Bureau of

RECEIVED: JAN 11 2006
Date 1-5-06
By [Signature]

Development Plans Review dated December 5, 2005, and the Office of Planning dated December 5, 2005, copies of which are attached hereto and made a part hereof.

Code Enforcement Comments

This matter is currently the subject of an active violation case (Case No. 05-8298) in the Division of Code Inspections and Enforcement. A citation for code violation has been issued in this matter due to the fact that a permit is required for the addition and two (2) fireplaces.

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 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."

Testimony and Evidence

The Petitioner built an addition to his home 1 1/2 years ago without a permit. The addition was located on the east side of the home as are many others in the community and provides a dining room for the Petitioner, his wife and five children. The subject property contains 6,254 sq. feet and zoned DR 5.5. He noted that the house was only 28 x 24 feet before the addition, and was simply too small for his large family. If the 10 foot setback were strictly enforced, the addition would only be 5 x 12 instead of 12 x 12 which would be more like a closet than a dining room. He opined that the dining room table would not fit in such a room much less allow seating for the family.

Upon questioning, he indicated that the property is Lot 16 in the Dundalk subdivision, which he believes was recorded around 1942 or 1943. Neither he nor the protestant knew when the house was built. The house is located on a somewhat pie shaped lot as shown on Exhibit 1. As such, the building and lot lines are not parallel. This means that the corner of any rectangular addition will quickly violate the setback requirements. In this case, the distance to the lot line is 3 feet 4 inches while the regulations require 10 feet.

In regard to the impact of the addition on the neighborhood, the Petitioner noted that many homes in the area have such additions including the neighbor to the west and protestant's house to the east. He opined that the addition would not change the pattern of development in the neighborhood.

Mr. Potze, who rents the property to the east, noted that the problems began when after the addition was completed, the Petitioner wanted to move his camper into his back yard.

However, the addition blocked the access that he previously used and so the Petitioner went onto Mr. Potze's property next door. Mr. Potze indicated that he opposed the requested variance believing that it would devalue his property but, if the Petitioner agreed to put up a 6 foot high privacy fence on the east property line, he would no longer oppose the request. The Petitioner agreed. However, this Deputy Commissioner strongly recommended that both the Petitioner and Protestant visit the Permits Department to see what height of fence the County will allow under the circumstances.

In regard to the Planning comments, the Petitioner indicated that the trash and debris have been removed.

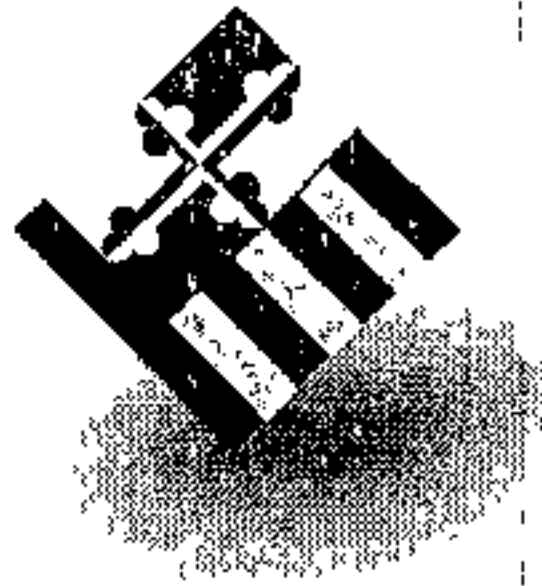
Findings of Fact and Conclusions of Law

Frankly I do not see how the comments from the Bureau of Development Plans Review dated December 5, 2005 apply to this case. I will keep the compliance with the comment in case there is something I do not understand which affects the addition.

I see that the lot is somewhat pie shaped and skewed with respect to the dimensions of the house. I also note the lot was created many years before the DR 5.5 regulations were imposed on the property and so impact it differently than other lots created in conformance with the regulations. Consequently, I find the property unique in a zoning sense.

I also find that the Petitioner would suffer hardship or practical difficulty if the setback regulations were strictly enforced. A 5 x 12 dining room is not practical. I agree with the Petitioner that it would be more like a closet.

Finally, I find the request can be granted within the spirit and intent of the regulations and will not adversely affect the neighborhood. All evidence indicates there are many similar additions in the community. I also agree that erecting the privacy fence between the protestant's and Petitioner's properties will further insure the community is not adversely affected.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

January 5, 2006

Walter H. Leeper
Renee L. Leeper
7808 Meath Road
Baltimore, Maryland 21222

Re: Petition for Variance
Case No. 06-255-A
Property: 7808 Meath Road

Dear Mr. and Mrs. Leeper:

Enclosed please find the decision rendered in the above-captioned case. The petition for Variance has been granted with conditions 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 cursive script, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: H. J. Potze, 902 Oakdale Circle, Millersville, MD 21108
People's Counsel; Code Enforcement; Case File



for the property located at 7802 Meath Rd.
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)

setback of 3' 4" in lieu of the required 10 ft. for an existing addition.

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
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Case No. 06-255-A

241/ 9/15/98

Legal Owner(s):

Walter H Leeper
Name - Type or Print

Name - Type or Print _____

 Signature _____

Signature
Renée' L Leeper
Name -Type or Print

Name Type or Print
Signature *James R. Loper*

Signature 7808 Meath Rd.

Address		Telephone No.	
Baltimore, Md.		21222	
City	State	Zip Code	

Representative to be Contacted:

Name _____

Address	Telephone No.
---------	---------------

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BSK Date 11/10/05

ZONING DESCRIPTION

Zoning Description For 7808 Meath *Road*

Beginning at a point on the North side of Meath *Road*, which is 50 feet wide at a distance of 175 feet east of the centerline of the nearest improved intersecting street Louth Avenue which is 50 feet wide. Being Lot #16, Block 5 in the subdivision of Dundalk as recorded in Baltimore County Plat Book #13, Folio# 22, containing 6,254 square feet. Also known as 7808 Meath *Road* and located in the 12th Election District, 7th Councilmanic District.

**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: #06-255-A

7808 Meath Road
North side of Meath Road,
175 feet east of centerline
of Louth Avenue
12th Election District
7th Councilmanic District
Legal Owner(s): Walter H.
& Renee Leeper

Variance: to permit a side
yard setback of 3 feet 4 in-
ches in lieu of the required
10 feet for an existing
addition.

Hearing: Friday, Decem-
ber 30, 2005 at 11:00 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 accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

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

12/149 Dec. 15 78069

CERTIFICATE OF PUBLICATION

12/16/, 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 12/15/, 2005.

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

J. Wilkins

ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 1031

DATE 7/10/05 ACCOUNT 6554-001-6754

AMOUNT \$ 45.00

RECEIVED FROM: James H. Cooper

FOR: James H. Cooper

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

ISSUED TO: James H. Cooper

ISSUED BY: James H. Cooper

ISSUED FOR: James H. Cooper

ISSUED ON: 7/10/05

ISSUED AT: James H. Cooper

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CERTIFICATE OF POSTING

RE: Case No.: 06-255-A

Petitioner/Developer: WALTER H.

* RENEE LEEPER

Date of Hearing/Closing: DEC 30, 2005

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

ATTN: KRISTEN MATTHEWS

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:

7808 MEATH RD

The sign(s) were posted on 12-15-05
(Month, Day, Year)

Sincerely,

Robert Black 12-16-05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

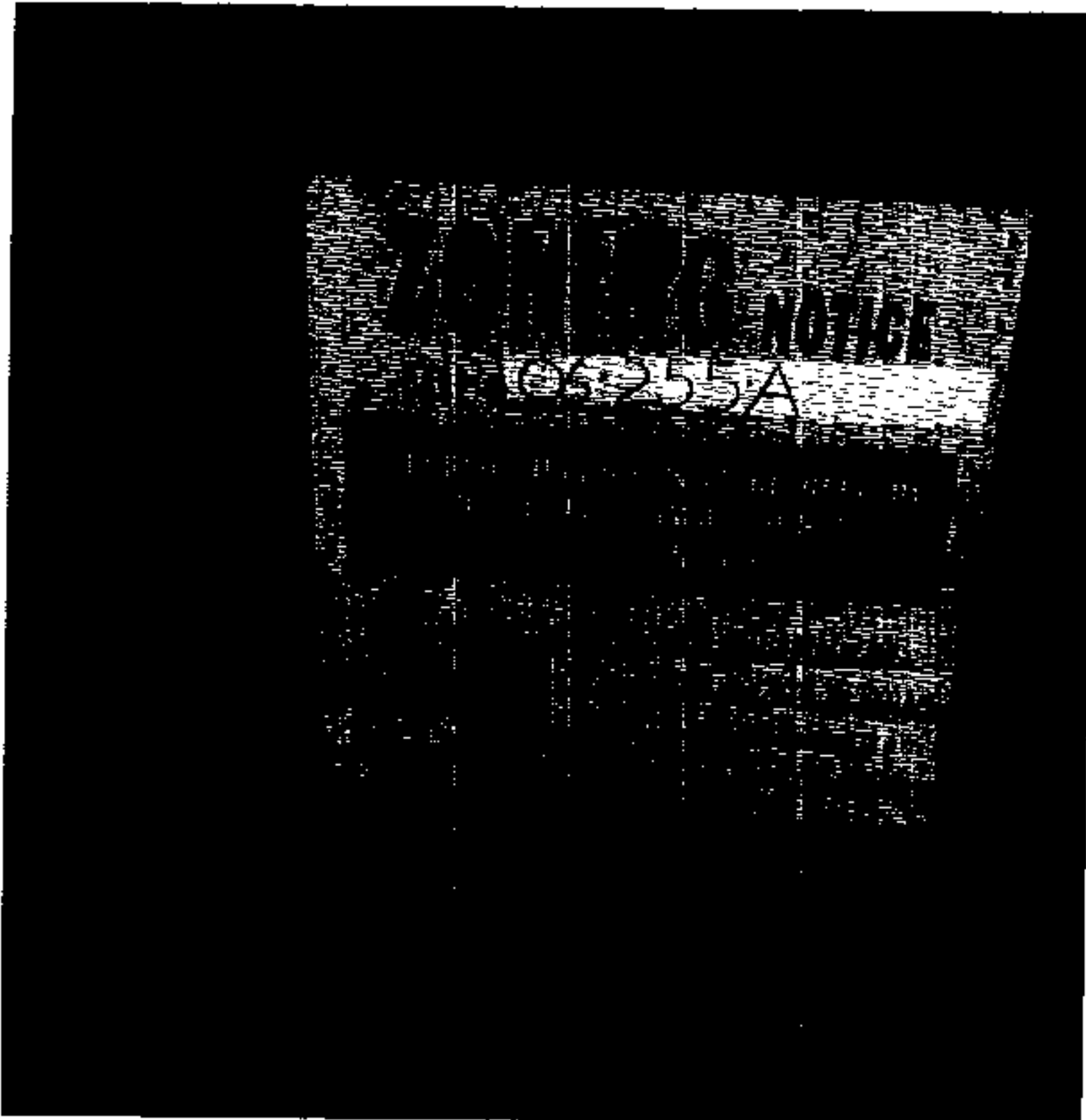
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



7808 MEATH RD

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 15, 2005 Issue - Jeffersonian

Please forward billing to:
Walter H. Leeper
7808 Meath Road
Baltimore, MD 21222

Phone # not available

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: 06-255-A

7808 Meath Road

North side of Meath Road, 175 feet east of centerline of Louth Avenue

12th Election District – 7th Councilmanic District

Legal Owners: Walter H. & Renee' Leeper

Variance to permit a side yard setback of 3 feet 4 inches in lieu of the required 10 feet for an existing addition.

Hearing: Friday, December 30, 2005 at 11:00 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.



November 25, 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: 06-255-A

7808 Meath Road

North side of Meath Road, 175 feet east of centerline of Louth Avenue

12th Election District – 7th Councilmanic District

Legal Owners: Walter H. & Renee' Leeper

Variance to permit a side yard setback of 3 feet 4 inches in lieu of the required 10 feet for an existing addition.

Hearing: Friday, December 30, 2005 at 11:00 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: Walter & Renee' Leeper, 7808 Meath Road, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, DECEMBER 15, 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.



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: 06-255-A
Petitioner: Walter H Leeper
Address or Location: 7808 Meath Rd. Balto. Md. 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: Walter H Leeper
Address: 7808 Meath Rd.
Balto. Md.
21222

Telephone Number: _____

Revised 7/11/05 - SCJ

*copy of sign posted given
to applicant*

**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*

December 12, 2005

Walter H. Leeper
Renee L. Leeper
7808 Meath Road
Baltimore, Maryland 21222

Dear Mr. and Mrs. Leeper:

RE: Case Number: 06-255-A, 7808 Meath Road

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



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

November 29, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of: November 14, 2005

Item No.: 250, 252, 253, 254, 255, 256, 257, 258, 260, 262.

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.

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

Acting Lieutenant Don W. Muddiman
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
Department of Permits & Development
Management

DATE: December 5, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For November 21, 2005
Item No. 255

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

The base flood elevation for this site is 9.4 Baltimore County Datum.

The flood protection elevation for this site is 10.4 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the county.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 255-12062005.doc

gm
12/31

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 5, 2005

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

SUBJECT: 7808 Meath Road

INFORMATION:

Item Number: 6-255

Petitioner: Walter H. Leeper

Zoning: DR 5.5

Requested Action: Variance

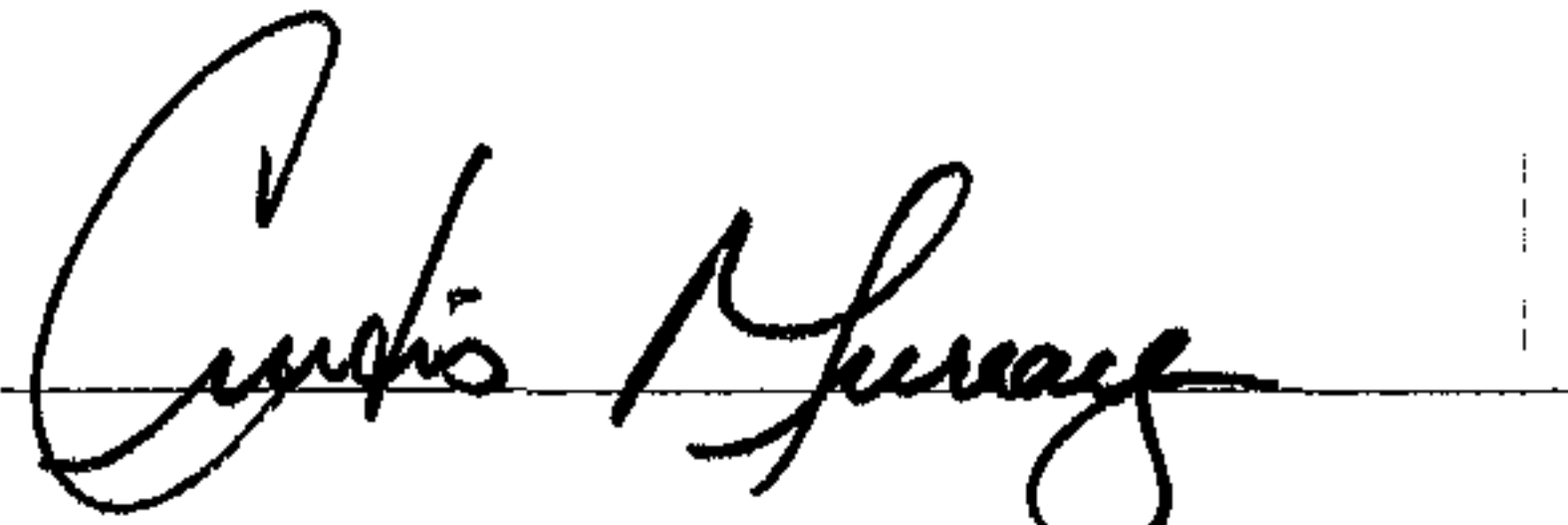
SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and offers the following comment:

The existing house, to which the addition is attached, is in poor condition. There are coverings over parts of the roof and windows. There is also quite a bit of miscellaneous items and debris in the front yard, which is a possible violation of county code. Nonetheless the small addition is a significant improvement to the existing house but before any such variances or zoning relief be granted the aforementioned issues should be addressed.

For further information concerning the matters stated here in, please contact Amy Mantay at 410-887-3480.

Prepared by:



Division Chief:
AFK/LL: CM



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



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

Maryland Department of Transportation

Date: 11.28.05

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

RE: Baltimore County
Item No. 255 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
7808 Meath Road; N/S Meath Road,
175' E c/line Louth Avenue
12th Election & 7th Councilmanic Districts
Legal Owner(s): Walter & Renee Leeper
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 06-255-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 29th day of November, 2005, a copy of the foregoing Entry of Appearance was mailed to, Walter & Renee Leeper, 7808 Meath Road, Dundalk, MD 21222, Petitioner(s).

RECEIVED

NOV 29 2005

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: December 2, 2005

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

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

SUBJECT: Item No.: 255
Legal Owner/Petitioner: Leeper, Walter & Renee
Contract Purchaser: N/A
Property Address: 7808 Meath Rd
Location Description: N side Meath Rd, 175' E centerline
Louth Ave

VIOLATION INFORMATION: Case No. 05-8298
Defendants: Leeper, Walter & Renee

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
Analisa Teter	7806 Meath Rd

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:

- | | | |
|--------------------------|-----|---|
| X | 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/gb
C: Code Enforcement Officer

Enforce - Web-Code Enforcement Complaint

From: <webform@co.ba.md.us>
To: <pdmenforce@co.ba.md.us>
Date: 9/2/2005 7:14 AM
Subject: Web-Code Enforcement Complaint

Complaint Location: 7808 Meath Road
Dundalk, MD

Complaint Location Zip Code: 21222

Description of Problem: Built an addition up to and slightly over their property line with electric, plumbing and a fire place, built an additional fire place, building another structure in their backyard, no fence around their pool. Since building their two fire places, their home has been burnt from a fire in the house. They have multiple people working on these structures as early as 6:30 am some days. My guess is they don't have permits so I wanted to find out. Thanks.

Email:

Name: Analisa

Address: 7806 Meath Road

Zip Code: 21222

Home Phone Number: 443-572-6435

Work Phone Number:

Additional Information: You can probably verify this with their other neighbor as well, 7810 Meath Road.

WJEN KN

CODE ENFORCEMENT REPORT

GB

DATE: 9/12/05 INTAKE BY: JAP CASE #: 058298 INSPEC: 17

COMPLAINT
LOCATION:

7808 Meath Rd

ZIP CODE: 21222 DIST: 443

COMPLAINANT
NAME:

Analisa

PHONE #: (H) 572-6435 (W)

ADDRESS:

ZIP CODE:

PROBLEM:

addition no permits shed no permit no pool

fence

IS THIS A RENTAL UNIT?

YES

NO

IF YES, IS THIS SECTION 8?

YES

NO

OWNER/TENANT
INFORMATION:

Walter & Renee Leeper

TAX ACCOUNT #:

1208 081010

ZONING:

INSPECTION:

9-7-05 LEFT COR. NOTICE FOR PERMIT

REQ FOR ADD 2 FIREPLACES

SHED LESS THAN 120 SQFT - NO PERMIT REQ.

EXISTING ABOVE GROUND POOL LOOK TO BE 48" HIGH

NO FENCE REQ

REINSPECTION:

LEFT COPY OF COR. NOTICE

AT SITE & MAILED. CALLED

COMPLAINANT WITH ABOVE INFO.

RE-CK 9-15-05 G. BERRY

REINSPECTION:

KN

GB

REINSPECTION:



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

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

12 0157
Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 05-8298	Property No. 1208081010	Zoning:
------------------------------	----------------------------	---------

Name(s):
LEEPER WALTER H
LEEPER RENEE L

Address:
7808 MEATH RD. 21222

Violation
Location:
7808 MEATH RD.

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

IRC 2003 SEC 105 - PERMIT
REQUIRED FOR ADDITION
AND 2 FIRE PLACES ADDED
TO EXISTING S.F.D.

OBTAIN PERMIT BY 9-16-05 OR
SUBJECT TO \$500.00 FINE

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

On or Before: 9-16-05	Date Issued: 9-7-05
--------------------------	------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name
GLENN BERRY

INSPECTOR:

Glenn Berry

STOP WORK NOTICE

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

Not Later Than:	Date Issued:
-----------------	--------------

INSPECTOR:

AGENCY

DATE: 12/01/2005

STANDARD ASSESSMENT INQUIRY (1)

TIME: 09:42:08

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
12 08 081010	12	3-0	04-00	N	NO		11/04/05

LEEPER WALTER H

DESC-1..

LEEPER RENEE L

DESC-2.. DUNDALK

7808 MEATH RD

PREMISE. 07808 MEATH

RD

00000-0000

BALTIMORE

MD 21222-5425 FORMER OWNER: HULL JOHN D

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

	PRIOR	PROPOSED		CURR	CURR	PRIOR
'LAND:	26,060	26,060		FCV	ASSESS	ASSESS
IMPV:	0	0	TOTAL..	26,060	26,060	26,060
TOTL:	26,060	26,060	PREF...	0	0	0
PREF:	0	0	CURT...	0	0	0
CURT:	0	0	EXEMPT.		0	0

DATE: 10/05 08/05

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

ASSESS: 26,060 10/22/05

ASSESS: 26,060

ASSESS: 0

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

DATE _____

E-MAIL

Durvalik, Md	21222
Durvalik, Md	21222

CASE NAME _____
CASE NUMBER _____
DATE _____

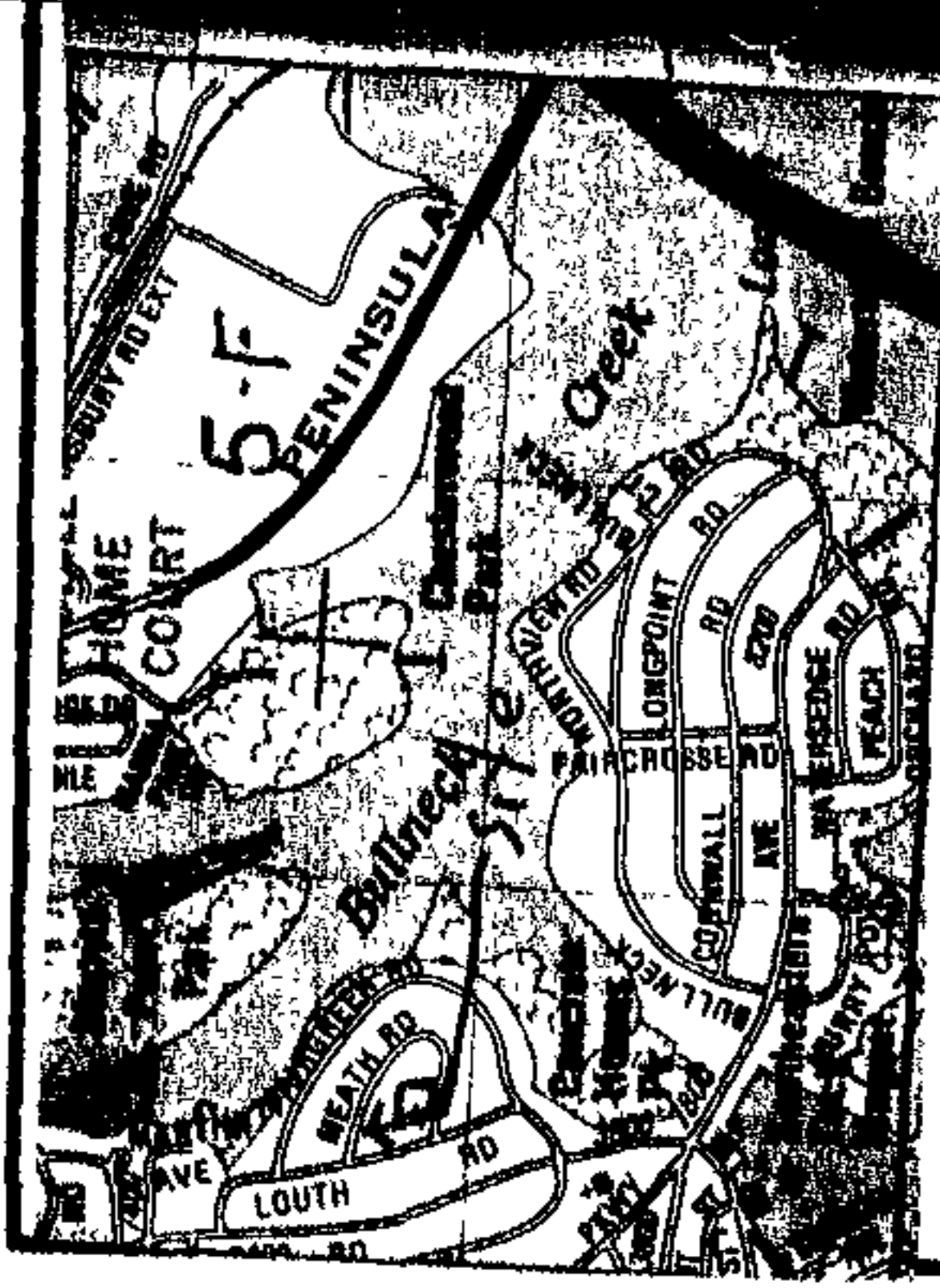
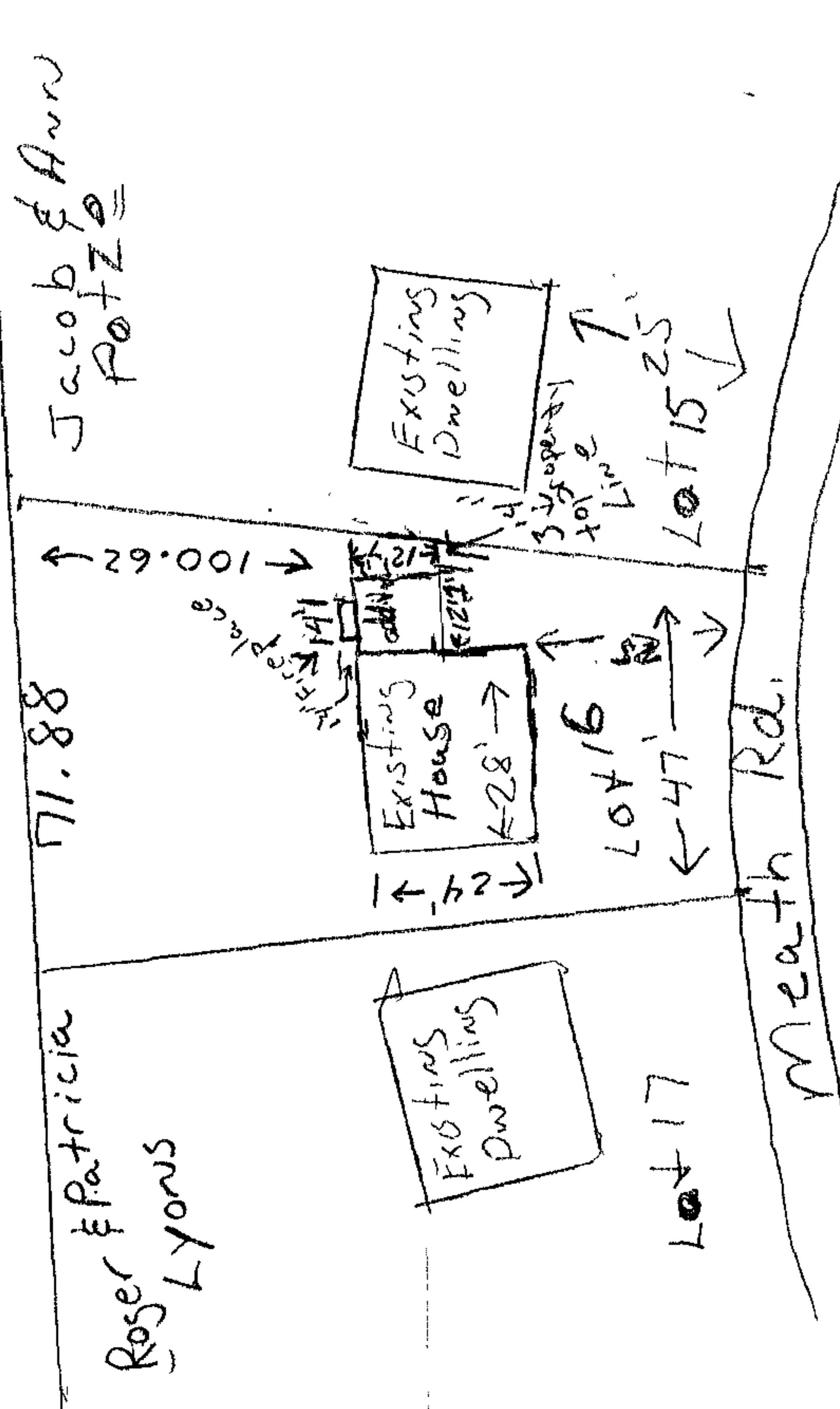
E-MAIL

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
H.J. Potrzeba	902 Oakdale Circle	Millersville, MD 21108	b.potrzeba@cable-speed.com

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

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

PROPERTY ADDRESS 7808 Meath Rd
 SUBDIVISION NAME Dundalk
 PLAT BOOK # 13 FOLIO # 22 LOT # 16 SECTION # A
 OWNER Walter & Renee Leeper



VICINITY MAP
 SCALE: 1" = 200'

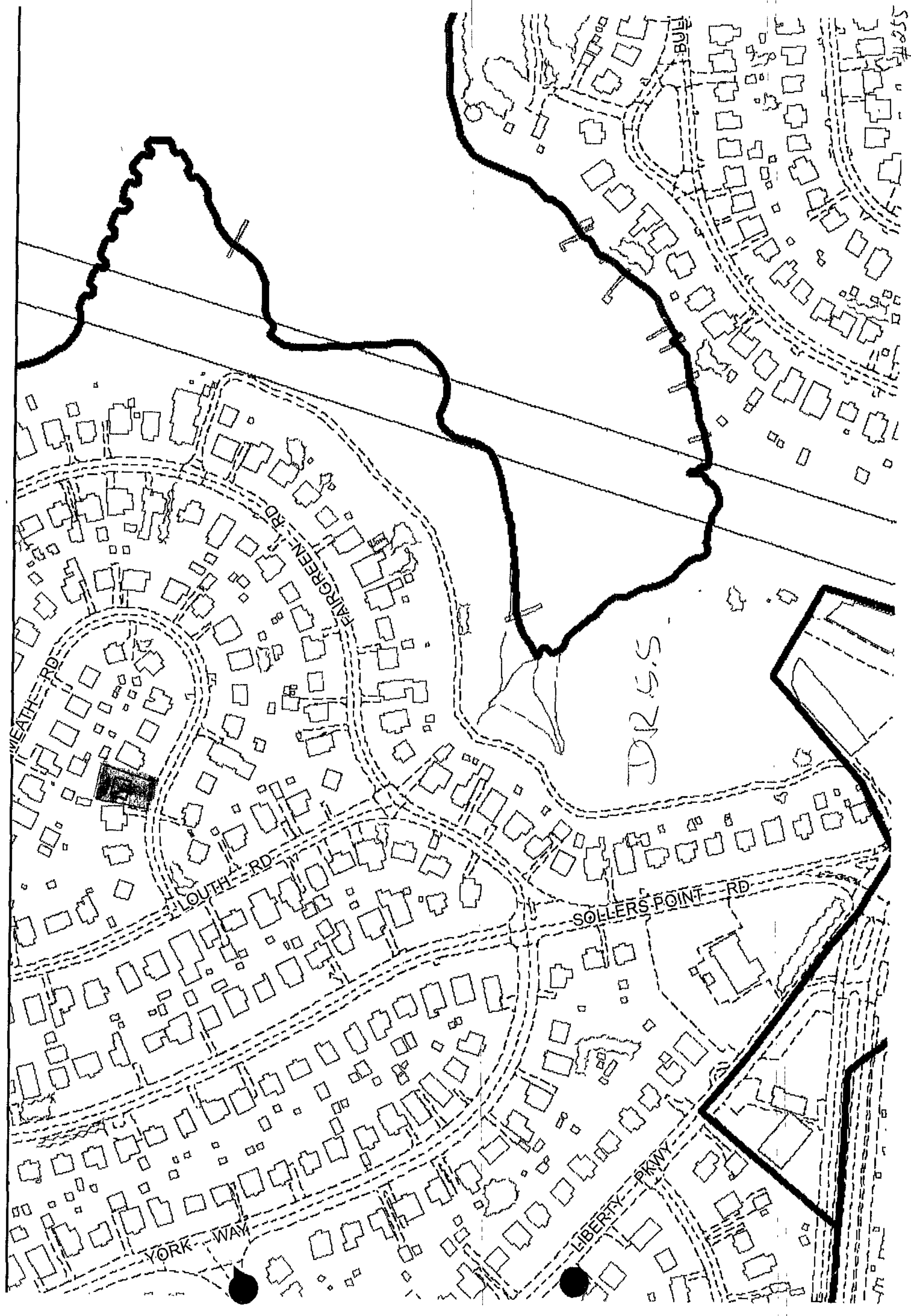
LOCATION INFORMATION	
ELECTION DISTRICT	12
COUNCILMANIC DISTRICT	7
1" = 200' SCALE MAP #	11001
ZONING	DR-5,5
LOT SIZE	6,254
ACREAGE	SQUARE FEET
SEWER	PUBLIC ☒ PRIVATE ☐
WATER	☒
CHESAPEAKE BAY CRITICAL AREA	YES ☒ NO ☐
100 YEAR FLOOD PLAIN	☐ ☒
HISTORIC PROPERTY / BUILDING	☐ ☒
PRIOR ZONING HEARING	☐ ☒

REVIEWED BY M | 255 | 06-255-A

ZONING OFFICE USE ONLY
 CASE # 02

PREPARED BY W.H.L. SCALE OF DRAWING: 1" = 30'

116-C1

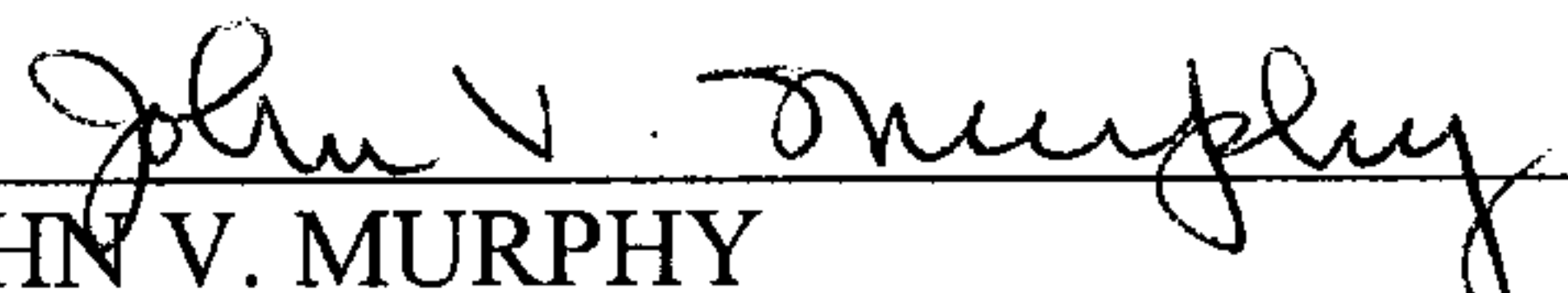


Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 5 day of January, 2006, that a variance request from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a side yard setback of 3' 4" in lieu of the required 10 ft. for an existing addition, be and is hereby GRANTED; subject however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition;
2. The Petitioner's shall comply with the ZAC comments from the Bureau of Development Plans Review dated December 5, 2005 to the extent these comments are applicable;
3. The Petitioner's shall comply with the ZAC comments from the Office of Planning dated December 5, 2005 to the extent that all trash and debris shall be removed from the property; and
4. The Petitioner shall erect at his expense a privacy fence as high as allowed by the County without a variance along the east property line from the rear lot line to Meath Road as allowed by the County without a variance; and
5. When applying for a building permit, the site plan filed 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.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw