

IN RE: PETITION FOR VARIANCE	*	BEFORE THE
South Side of Joan Avenue, 500'		
East of Willow Oak Road	*	DEPUTY ZONING COMMISSIONER
9th Election District		
5th Councilmanic District	*	OF BALTIMORE COUNTY
(1787 Joan Avenue)		
	*	CASE NO. 06-341-A
Gilbert Cox		
<i>Petitioner</i>	*	

* * * * *

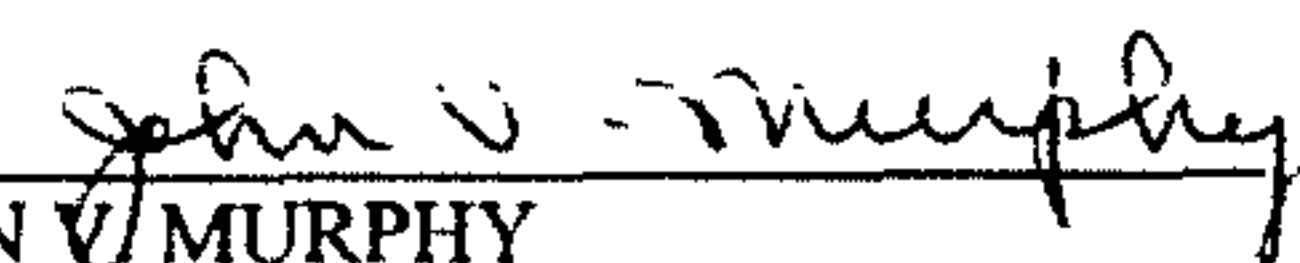
ORDER OF DISMISSAL

The Petitioner herein filed a Petition for Variance for the property located at 1787 Joan Avenue in the Parkville area of Baltimore County. A variance was requested from Section V1-"D" Residential Zone, Section A1, as it references Section III "A" Residential Zone 1945-53 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (shed) to be located in side yard in lieu of the rear yard.

This matter is currently the subject of an active violation case (Case No. 05-7394) 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 shed was built inside the yard without a variance.

Although a public hearing was scheduled on the matter for Wednesday, February 15, 2006, the Petitioner failed to appear.

IT IS THEREFORE, ORDERED, by the Deputy Zoning Commissioner of Baltimore County, this 16 day of February, 2006 that the hereinabove Petition for Variance be and is hereby DISMISSED without prejudice.


 JOHN V. MURPHY
 DEPUTY ZONING COMMISSIONER
 FOR BALTIMORE COUNTY

JVM:dlw

c: Gilbert Cox, 1787 Joan Avenue, Parkville, MD 21234
 Tammy Eckert, 1787 Joan Avenue, Parkville, MD 21234
 People's Counsel; Code Enforcement Division; Case File

ORDER RECEIVED FOR FILING
 Date 2-16-06
 By [Signature]



VIOLATION

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 1787 JOAN AVE.
which is presently zoned DR 10.5

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) VI-D RES. ZONE SECT. A.1 AS IT REFERENCE
SECTION III "A" RES. ZONE 1945-53 BCZR TO PERMIT AN ACCESSORY
BUILDING (SHED) IN SIDE YD. IN LIEU OF REAR YD.

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 DETERMINED AT HEARING.
SEE EXHIBIT

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.

06 341 A

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING NA

Reviewed By JL Date 11/10/06

ORDER RECEIVED FOR FILING

REV 9/16/98

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

1787 Joan Ave
Address
Parkville 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):

- ① The open area is obstructed by the roots to the tree making the ground very uneven, ^{ACCEPT IN THIS PART OF THE}
- ② If placed in this area ^{YARD} it would obstruct the view of my pool from the house making it unsafe for me to view at all times, ^{TO WATCH CHILDREN WHO}
- ③ The shed is only 7'6" x 4'6". It is ~~not~~ a permanent structure.
- ④ The space chosen was the best choice because it does not obstruct the walkway, ^{OR} view, and still leave the house easy access in the event of emergency

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.

Gilbert W. Cox
Signature
Gilbert W. Cox
Name - Type or Print

Tammy A Ecker
Signature
Tammy A Ecker
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of September, 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

Debra London
Notary Public

My Commission Expires NOVEMBER 1, 2008
MY COMMISSION EXPIRES

ZONING DESCRIPTION

Zoning Description For 1787 Joan Avenue

Beginning at a point on the South side of Joan Avenue, which is 60 feet wide at a distance of 500 feet east of the centerline of the nearest improved intersecting street Willow Oak Road which is 60 feet wide. Being Lot #55, Block ~~1~~18, Section C in the subdivision of Ridgeleigh as recorded in Baltimore County Plat Book #17, Folio# 53, containing 2,800 square feet. Also known as 1787 Joan Avenue and located in the 9th Election District, 5th Councilmanic District.

3A1

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 211106

DATE

11/11/16

ACCOUNT

021106 6150

AMOUNT

\$ 65.00

RECEIVED FROM

FOR

RV 1787 VERNAL AVE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE 11/11/16

AMOUNT \$ 65.00

PAID TO BALTIMORE COUNTY

FOR 1787 VERNAL AVE

BY 021106 6150

DEPT. OF BUDGET & FINANCE

PAID FOR

\$ 65.00

BALTIMORE COUNTY

COUNTY OF BALTIMORE

**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: #06-341-A
1787 Joan Avenue
South side of Joan Avenue,
500 feet east of Willow Oak
Road
9th Election District
5th Councilmanic District
Legal Owner(s): Gilbert Cox
Variance: to permit an ac-
cessory building (shed) in
side yard in lieu of the rear
yard.
Hearing: Wednesday, Feb-
ruary 15, 2006 at 10:00
a.m., Room 106, Balti-
more County Office Build-
ing, 111 West Chesapeake
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.
2/010 Feb. 2 82941

CERTIFICATE OF PUBLICATION

2/2/2006

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 2/2/2006.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: CHRIS BLACKMAN

DATE: 1/30/06

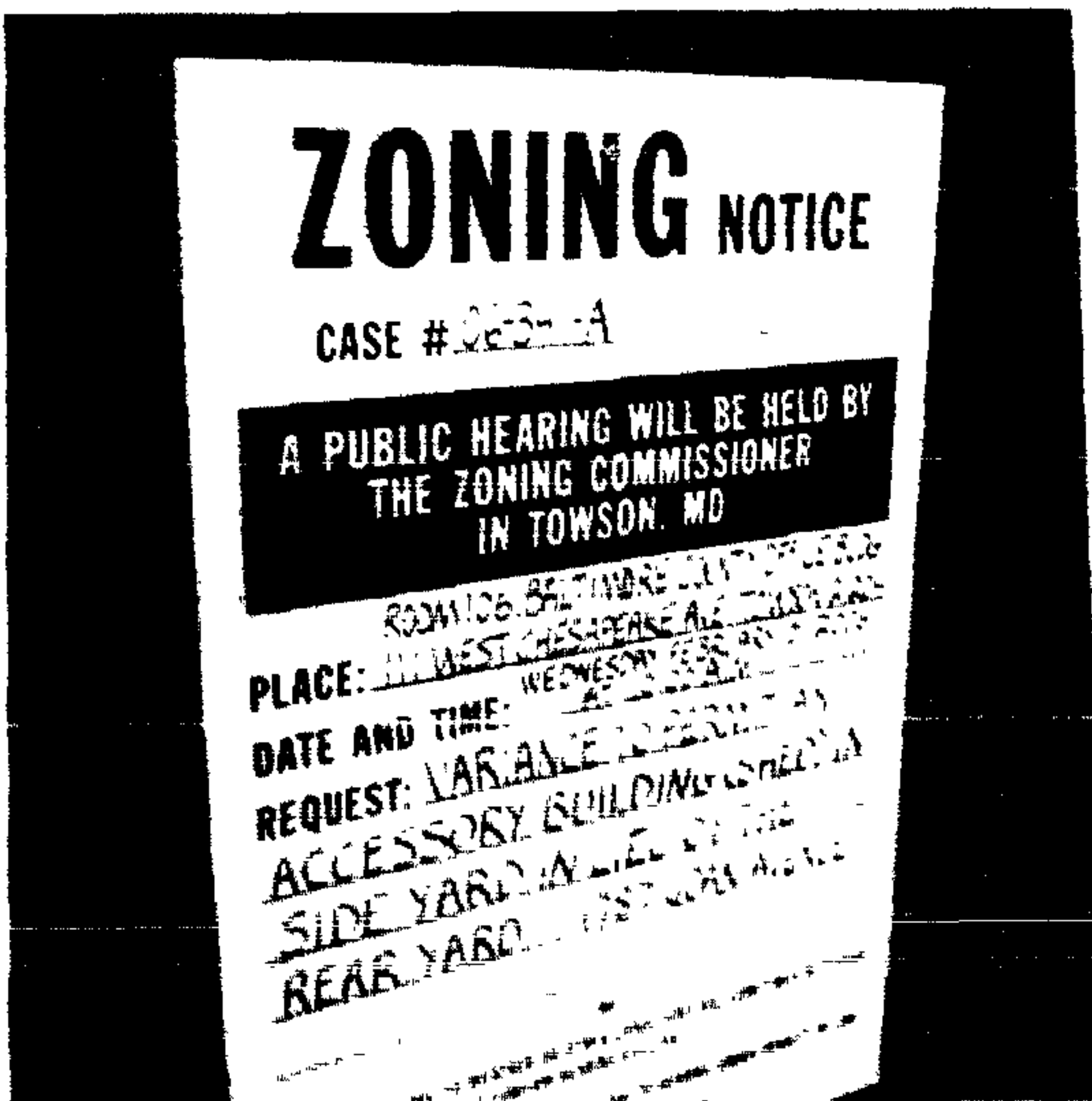
Case Number: 06-341-A

Petitioner/Developer: GILBERT COX-TAMMY ECKERT

Date of Hearing (Closing): 2/15/06

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 1787 JOAN AVENUE

The sign(s) were posted on: 1/28/06



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

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

APP HAS ORIG. & Post List KEEP INTUNE

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 341 -A

Address

1787 JOAN AVE

Contact Person:

Joan Lewis

Planner, Please Print Your Name

Phone Number:

410-887-1301

Filing Date:

1/11/06

Posting Date:

1/22/06

Closing Date:

2/06/06

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

- 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.
- 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.
- 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.
- 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- 341 -A

Address

1787 JOAN AVE

Petitioner's Name

COX

Telephone

410 663 0294

Posting Date:

1/22/06

Closing Date:

Wording for Sign:

To Permit A DETACHED SHED IN SIDE YARD IN

LIEU OF THE REQUIRED REAR YARD.

WCR - Revised 8/25/04

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: 06-341-A

Petitioner: COX

Address or Location: 1787 JOAN AVE

PLEASE FORWARD ADVERTISING BILL TO

Name GIL COX

Address 1787 JOAN AVE
PARKVILLE MD. 21234

Telephone Number 410 663 0294



January 19, 2006

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: 06-341-A

1787 Joan Avenue

South side of Joan Avenue, 500 feet east of Willow Oak Road.

9th Election District—5th Councilmanic District

Legal Owners: Gilbert Cox

Variance to permit an accessory building (shed) in side yard in lieu of the rear yard.

Hearing: Wednesday, February 15, 2006 @ 10:00 a.m., Room 106, Baltimore County Office Building, 111 West Chesapeake Avenue, Towson 21204.

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK: clb

C: Gilbert Cox 1787 Joan Avenue Parkville 21234
Tammy Eckert 1787 Joan Avenue Parkville 21234

- NOTES:** (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY FEBRUARY 1, 2006.
- (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, February 2, 2006 Issue - Jeffersonian

Please forward billing to:
Gilbert Cox 410-663-0294
1787 Joan Avenue
Parkville, Maryland 21234

NOTICE OF ZONING HEARING

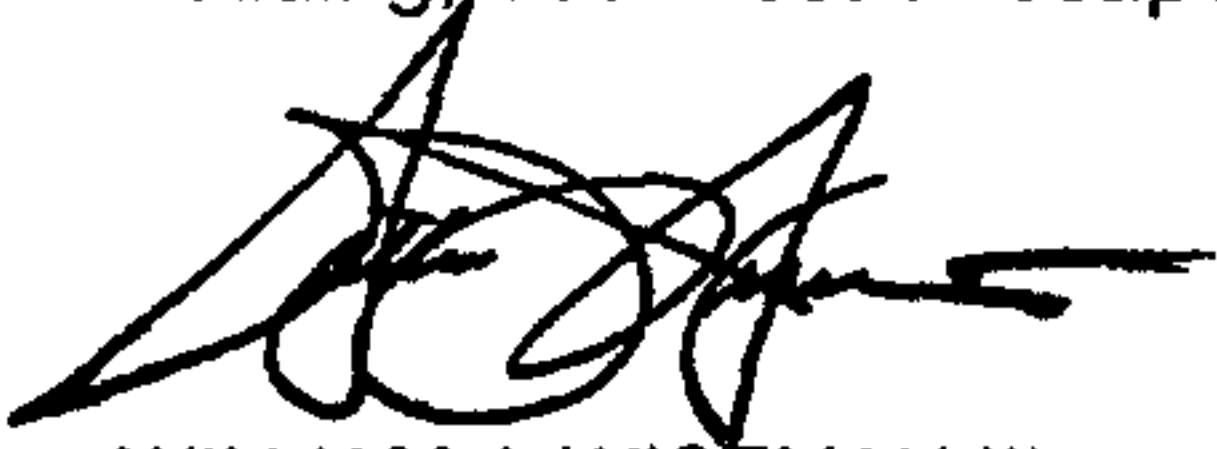
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1787 Joan Avenue
South side of Joan Avenue, 500 feet east of Willow Oak Road.
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Legal Owners: Gilbert Cox

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Hearing: Wednesday, February 15, 2006 @ 10:00 a.m., Room 106, Baltimore County Office Building, 111 West Chesapeake Avenue, Towson 21204.



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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*

February 13, 2006

Gilbert Cox
1787 Joan Avenue
Parkville, Maryland 21234

Dear Mr. Cox:

RE: Case Number: 06-341-A, 1787 Joan Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 11, 2006.

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
Tammy Eckert 1787 Joan Avenue Parkville 21234

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

*mt
2/15
Case Dismissed*

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

DATE: March 7, 2006

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

RECEIVED

MAR 8 9 2006

SUBJECT: 1787 Joan Avenue

ZONING COMMISSIONER

INFORMATION:

Item Number: 6-341

Petitioner: Gilbert Cox

Zoning: DR 10.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

Section 400.1 of the Baltimore County Zoning Regulations, states "all accessory buildings only are to be located in the rear yards and in no case be located less than two and one half feet from any side or rear lot line." While this storage shed is not directly visible from Joan Avenue due to existing vegetative screening along its front, the shed cannot be sufficiently screened from direct view by the neighboring property at 1789 Joan Avenue due to it being directly adjacent to the neighboring property line.

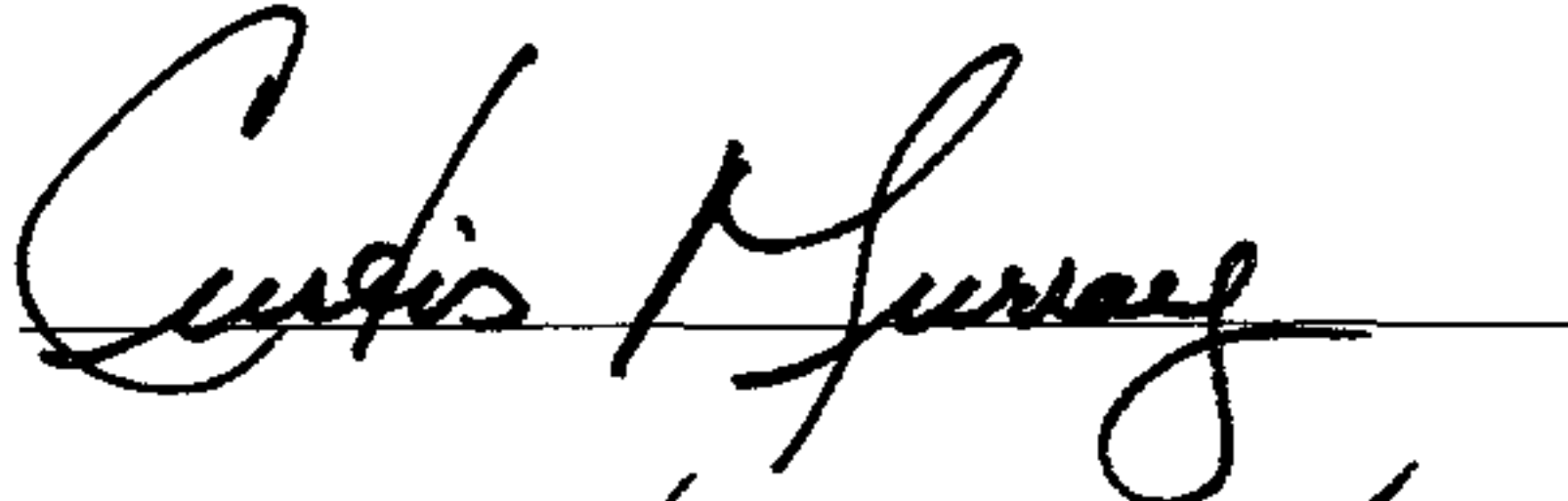
The Office of Planning does not oppose the petitioners request provided the following conditions are met:

1. Understanding that granting of variances on the subject property shall not be used as support for any other variance requests that may be the same as or similar in nature.
2. Existing accessory structure must remain in its present location, and may not be increased in height or area.
3. Vegetative screening along the front of the accessory structure shall continue to be maintained to provide visual buffering between it and Joan Avenue.
4. Site plan shall be revised to show accessory structure as "existing" rather than "proposed" in order to verify the conditions present at the time the petition was filed.

5. Those residing at 1789 Joan Avenue shall furnish a signed letter of support endorsing the petitioner's request. Such letter must be submitted to the zoning commissioner prior to the issuance of a final order.

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

Prepared by:



Division Chief:



AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 13, 2006

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

SUBJECT: 1787 Joan Avenue

INFORMATION:

Item Number: 6-341

Petitioner: Gilbert Cox

Zoning: Dr10.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

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3. Vegetative screening along the front of the accessory structure shall continue to be maintained to provide visual buffering between it and Joan Avenue.
4. Site plan shall be revised to show accessory structure as "existing" rather than "proposed" in order to verify the conditions present at the time the petition was filed.

5. Those residing at 1789 Joan Avenue shall furnish a signed letter of support endorsing the petitioner's request. Such letter must be submitted to the zoning commissioner prior to the issuance of a final order.

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

Prepared by:

Curtis P. Murray

Division Chief:

Jeffrey W. Long

AFK/LL: CM

for Lynn Larkhan

5. Those residing at 1789 Joan Avenue shall furnish a signed letter of support endorsing the petitioner's request. Such letter must be submitted to the zoning commissioner prior to the issuance of a final order.

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

Prepared by:

Curtis Perry

Division Chief:

Jeffrey W Long

AFK/LL: CM

for Lynn Larkin

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 31, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For January 30, 2006
Item Nos. 336, 337, 338, 339, 340, 341,
343, 344, and 345

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-01302006.doc

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

January 25, 2006

ATTENTION: Zoning Review planners

Distribution Meeting of: January 23, 2006

Item No.: 335-A, 6-336-A, 6-337-A, 6-338-A, 6-339-A, 6-340-SPH, 6-341-A, 6-342-A, 6-343-A, 6-344-A and 6-345-SPHXA

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

Acting Lt. W T Moffitt
Fire Marshal's Office
(O)410-887-4881 (C)443-829-2946
MS-1102F

cc: File

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



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

Maryland Department of Transportation

Date: 1.20.06

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

RE: Baltimore County
Item No. 341 JLL

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
1787 Joan Avenue; S/S Joan Avenue,
500' E Willow Oak Road
9th Election & 5th Councilmanic Districts
Legal Owner(s): Gilbert Cox
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 06-341-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 23rd day of January, 2006, a copy of the foregoing Entry of Appearance was mailed to, to Tammy Eckert, 1787 Joan Avenue, Parkville, MD 21234. Representative for Petitioner(s).

RECEIVED

JAN 23 2006

Per. *[Signature]*

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Debra Wiley - Re: Comments

From: Jeffrey Livingston
To: Wiley, Debra
Date: 2/15/2006 10:45 AM
Subject: Re: Comments

Debra,

Sorry for the delay. Here are comments for then ones that I've been able to get back and complete:

341- no comment

343- no comment

344 - attached

346 - attached

I'll send the others as soon as I can.

Jeff

Jeff Livingston
jlivingston@co.ba.md.us
(410) 887-4488 ext. 339

>>> Debra Wiley 02/14/06 10:15 AM >>>
Good morning Jeff - Happy Valentine's Day!

In reviewing our files, we noticed we don't have comments for the following:

06-341-A (hearing tomorrow 2/15 @ 10:00 a.m.)

06-355-X (hearing Thurs., 2/16 @ 10:00 a.m.)

Also needed are comments for the following Administrative Variances with a closing date of 2/13:

06-343-A

06-344-A

06-346-A

06-348-A

06-349-A

06-350-A

06-353-A

06-354-A

Thanks and have a great day!

Debra Wiley - Re: Comments

From: Jeffrey Livingston
To: Wiley, Debra
Date: 2/14/2006 10:16 AM
Subject: Re: Comments

Debra,

I'll see what I can do and send them over as I finish them.

Jeff

Jeff Livingston
jlivingston@co.ba.md.us
(410) 887-4488 ext. 339

>>> Debra Wiley 02/14/06 10:15 AM >>>
Good morning Jeff - Happy Valentine's Day!

In reviewing our files, we noticed we don't have comments for the following:

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Also needed are comments for the following Administrative Variances with a closing date of 2/13:

06-343-A
06-344-A
06-346-A
06-348-A
06-349-A
06-350-A
06-353-A
06-354-A

Thanks and have a great day!

Department of Permits and
Development Management

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotraco, DirectorCode Inspections and Enforcement
County Office Building
11 West Chesapeake Avenue
Towson, Maryland 21204
peinenforce@co.balmd.us
peinspect@co.balmd.usTELEFAX TRANSMISSIONTO: Debbie / Z.C. Office
DATE: 2/14/06
FROM: Derek
PAGES: 4 (Including Cover)

RE: 1787 Joan

Message/Comments:

need file, let us know

Pet. for Var.
indicates Var.
Spoke to Derek
in Code Enforcement
re: file for info.
over. If we need
anything further
please call him @
X3351CONFIDENTIALITY NOTICE

The documents accompanying this telecopy transmission contain confidential information belonging to the sender which is legally privileged and confidential. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action based on the contents of this telecopy information is strictly prohibited. If you have received this Telecopy in error, please immediately notify the sender to arrange for return of the original documents.

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

PDLV0002F

Permits Development - Livability System
View Cases

Case No: 05-7394

Address: 01787 JOAN AVE 21234

Insp Area: 009 Dist: 000 Date Rcv: 8/10/2005 Grp: ENF Intk: CG

Inspector: PROPANIS Inspect2: Date Inspec: 2/15/2005

Close: 07000000 Activity: Delete:

Problem: JTED * REOPENED PER SCJ

3

CL Name: ANONYMOUS

CL Address: 00000

CL Home Phone: CL Work Phone: Tax Acct. 0912593080

Owner: GILBERT COX VARIANCE #06-341-A

Enter Continue: F12=Cancel

PDLV01037

Permits Development - Livability System
View Cases

Case No: 05-7394

Notes: 8/11/05 NO TRASH JUNK OR DEBRIS FOUND ALL KIDS TOYS & BIKES, NOTE: VERB
LE WARNING GIVEN FOR SHED BEING BUILT INSIDE YARD W/O VARIANCE. P/U ON 8/21/05.
ANON.LW/SS

*****9/15/05 PROPERTY OWNER CAME IN TO GET VARIANCE APP. VARIANCE FILING APT
IS 9/26/05. NOTE: OK TO FILE ADMINISTRATIVE VARIANCE. P/U 9/26/05. LW/LW*****

**9/27/05 UNABLE TO FILE NEW OPPOINTMENT IS 10/26/05. P/U ON 10/27/05. ANON.LW/S
S** 10/31/05 NO APPT OR HEARING DATE REGISTERED WITH ZONING. P/U ON 11/14/05.
JG/SS

**11/15/05 ISSUED NOTICE FOR A SHED IN THE SIDE YARD W/O VAIRANCE. P/U 12/7/05.
LW/SS

**12/8/05 NO DOCUMENTATION FOR ANY STEP OF HEARING PROCESS. SHED IN SIDE YARD.
PHOTO CITATION ISSUED HEARING 1/24/06 FINE 600 CHECK FOR SERVICE NO ANSWER AT
DOOR. P/U 12/24/05. ANON.DP/SS

***12/14/05 CITATION SENT CERT & REG MAIL TO GILBERT COX, 1787 JOAN AVE, 21234
P/U 12/24/05 TO CHECK FOR SERVICE, DP/CP*** **12/20/05 SERVICE ACHIEVED. SET
FOR HEARING. P/U 01/22/06 DP/KW

Enter: Continue

F12=Cancel

*PDLV004F

Permits & Development - Livability System
View Cases

Case 05-7394

Notes ***12/20/05, GREEN CARD RETURNED SIGNED, GAVE TO DP/CP***

****2 DEC 05-ON DOCKET FOR 24 JAN 06. FILE TO INSPECTOR. (RAKD)***

01/1/06 VARIANCE FILED # 06-341-A TODAY. I ATTEMPTED TO SPEAK TO J. LEWIS ABOUT FILING ADMINISTRATIVELY, WITH NO POSITIVE RESULT. HEARING IN FRONT OF RSW SCHEDULED FOR 1/24/06. P/U 1/19/06 FOR PRE-TRIAL INSP LW/LW*

**1/20/06 SPOKE W/MR. COX, WHO SAID THEY WILL BE IN COURT TODAY. P/U 1/24/06. P/U 1/24/06 EGOR COURT, ANON. LW/SS

*1/30/06 FINAL ORDER SENT TO GILBERT COX FILE TO D PROPALIS /JF**

**1/27/06 ORDER WRITTEN BY RSW CONTINUING CASE PENDING FINAL DETERMINATION OF ZC SCJ/SS

**1/30/06 TC TO ZONING REVIEW REVEALED ZONING CASE 06-341-A SCHEDULED FOR 2/15/06 AT 10 AM IN RM 106. SCJ/SS

Enter Continue F12=Cancel

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 187 Joan Ave

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

SUBDIVISION NAME Ridgely

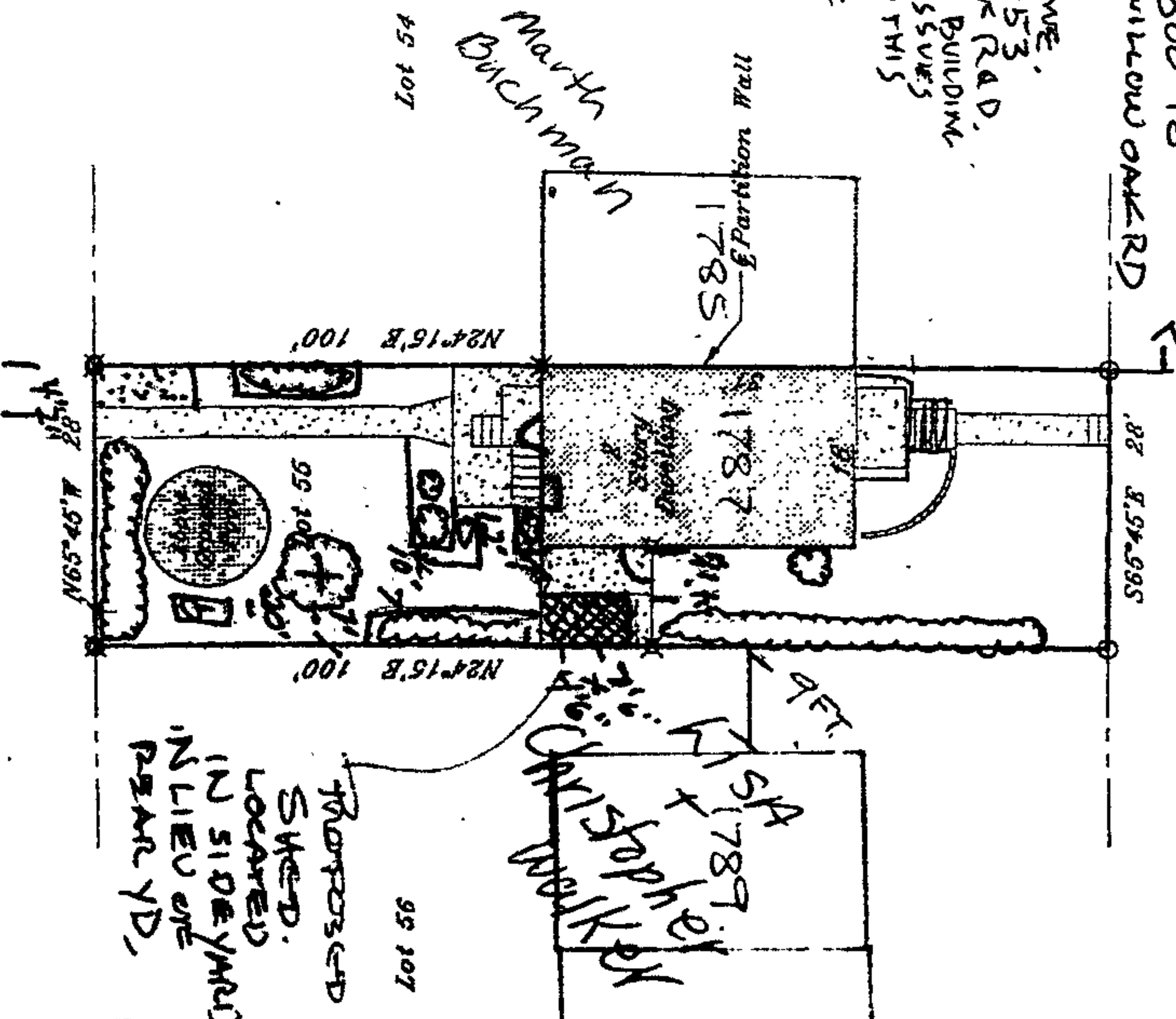
PLAT BOOK # 17 FOLIO # 23 LOT # 35 SECTION # C B1K.18

OWNER Gilbert W. Cox FUNERAL HOME

NOTE

SECTION VI - DRES zone.
#5 ZONING REOS 1945-53
NO SIDE YARD SETBACK RAD.
APPLICATION ADVISED OF BUILDING
OR FINE CODE POSSIBLE ISSUES
WHICH ARE NOT PLOTHS
SIDE YARD INLIEU OF
REAR YD LOCATION
JL REVIEWER,

500' to
WILLOW OAK RD



PREPARED BY

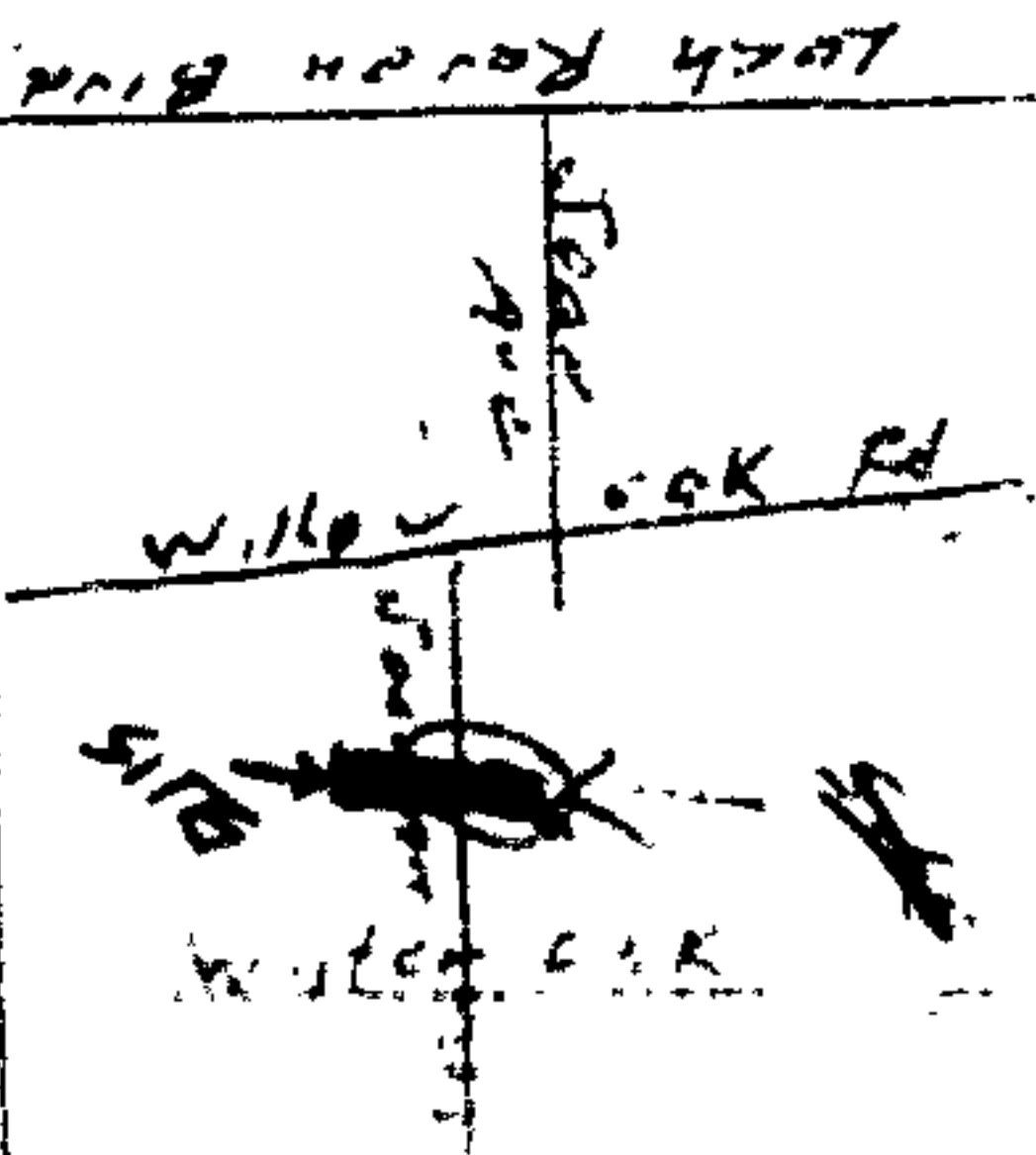
NORTH

Alley

SCALE OF DRAWING: 1" = 20'



VICINITY MAP



LOCATION INFORMATION

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 02003

ZONING DE 10.5

LOT SIZE

ACREAGE 3801
SQ. ARE FEET

PUBLIC PRIVATE

SEWER

WATER

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/
BUILDING

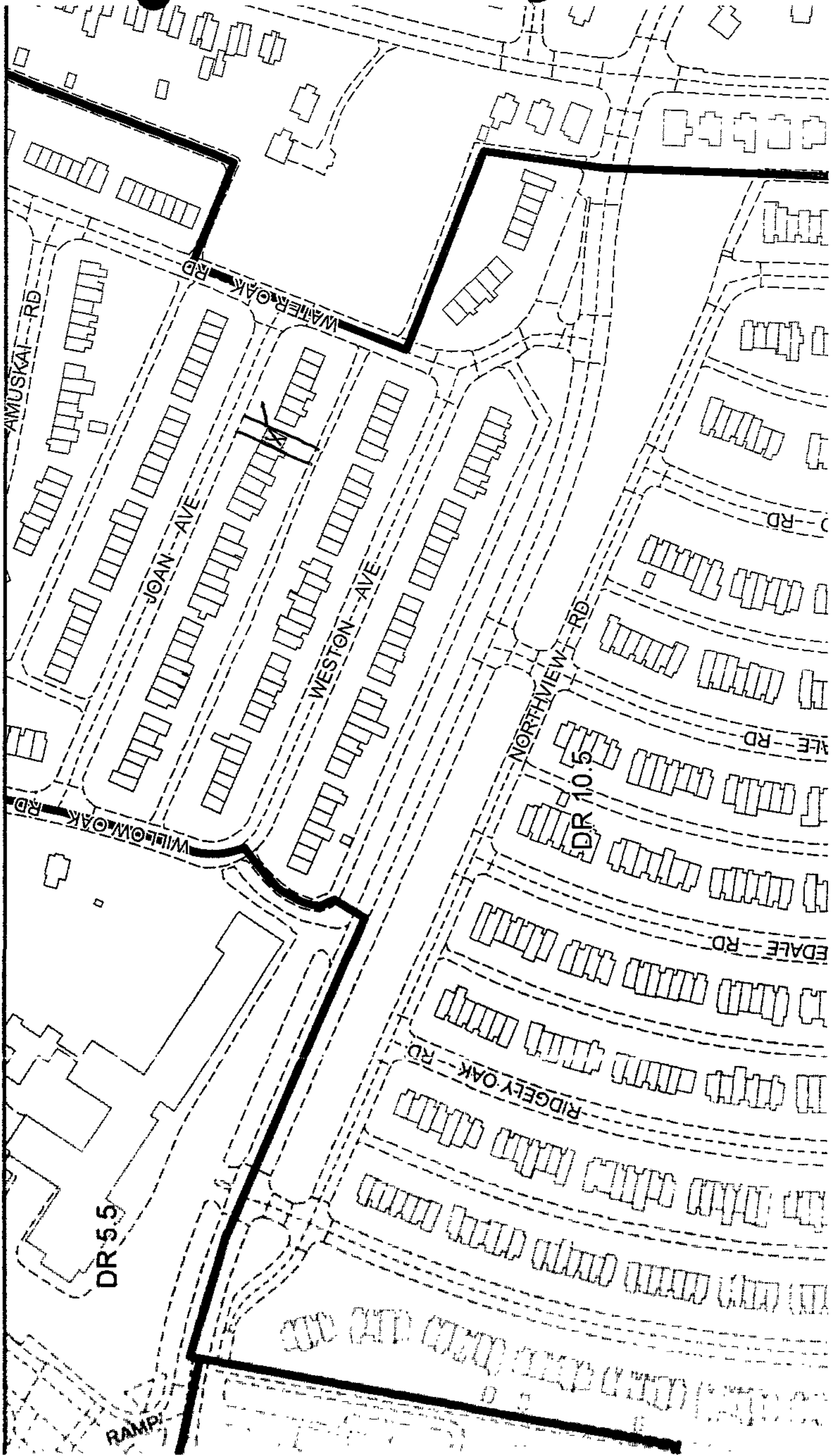
PRIOR ZONING HEARING

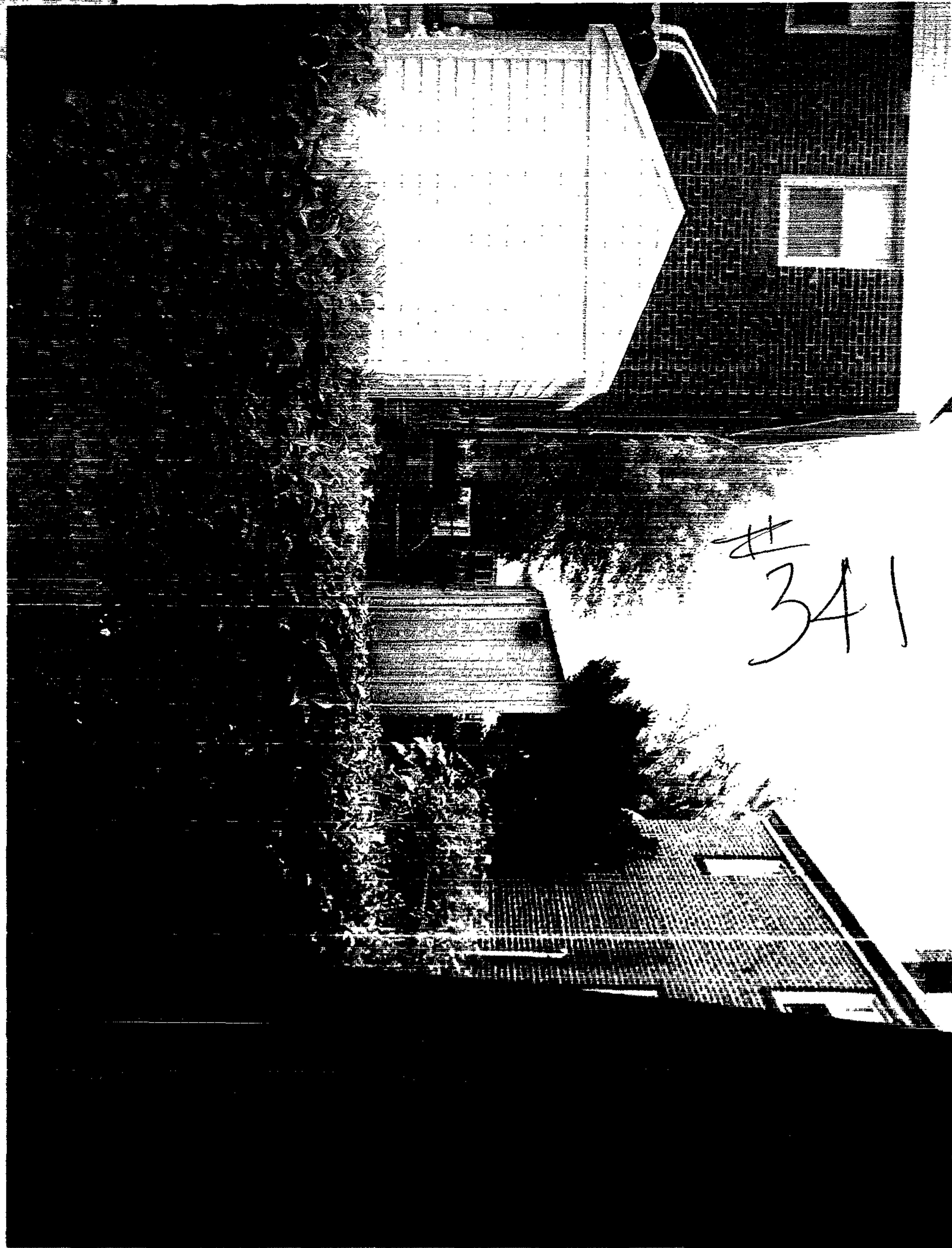
ZONING OFFICE USE ONLY
REVIEWED BY ITEM #

JL 341 185

Zoning Map # 020C3
DR-10.5.

341

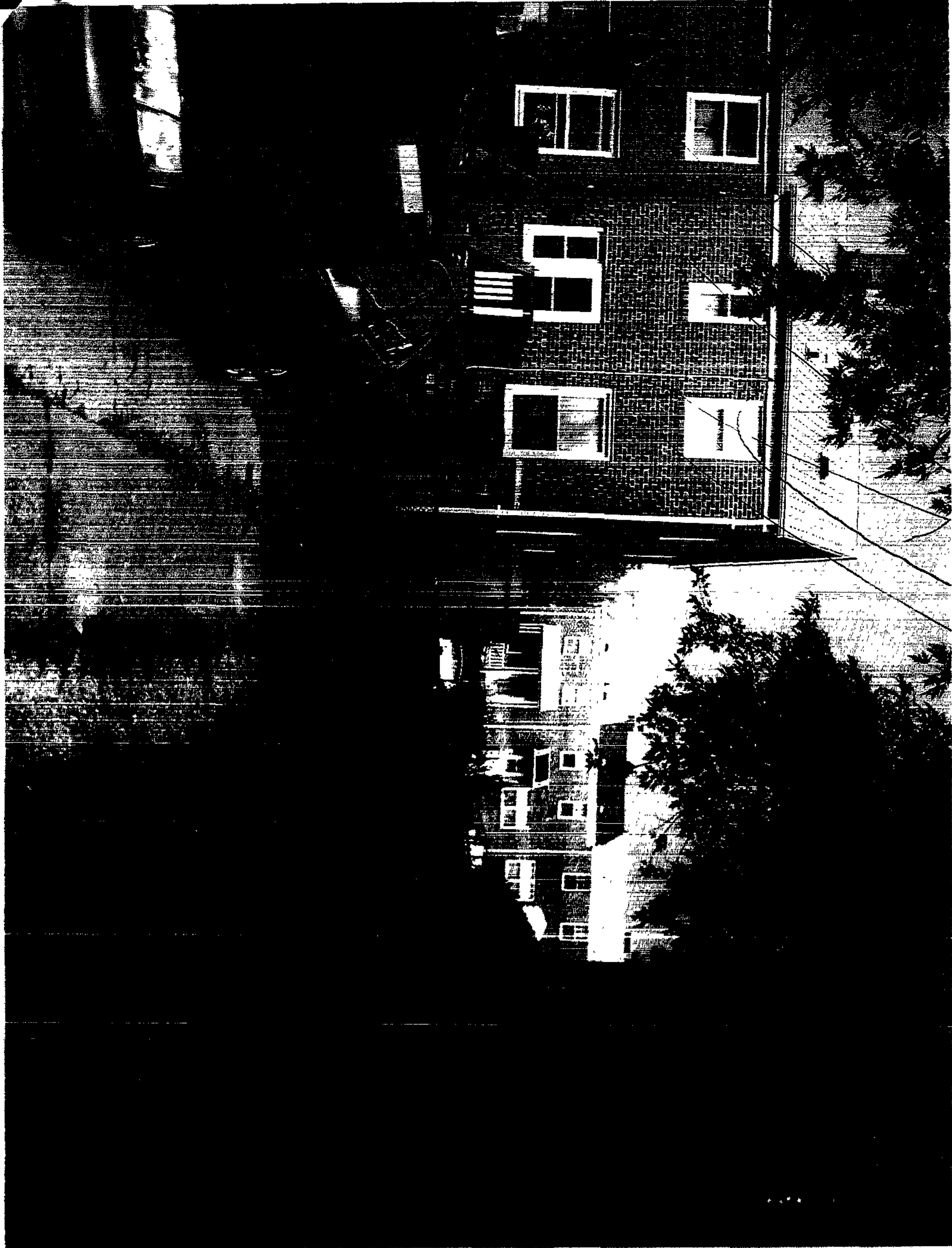




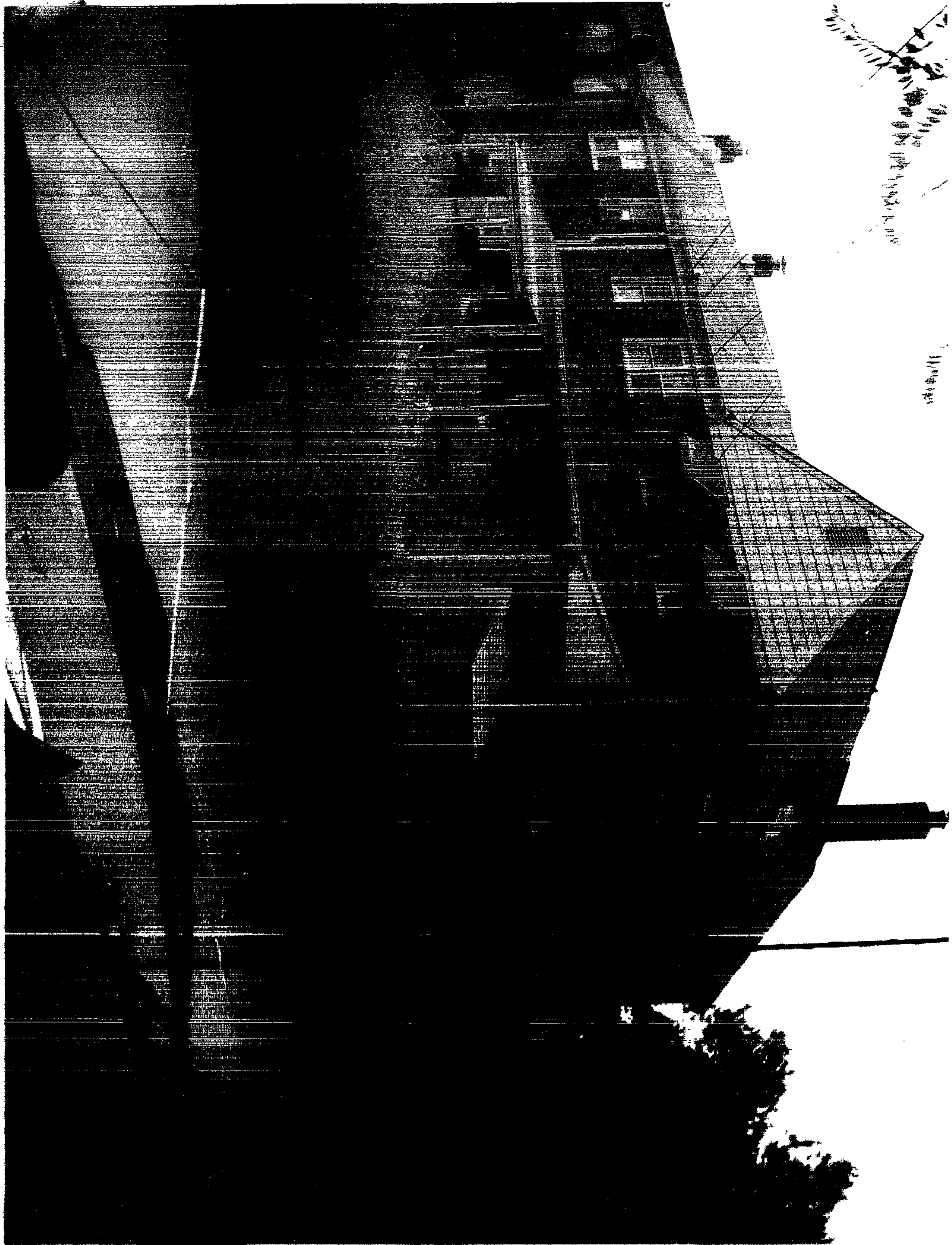
Sheds placed side
of house end units



Shed placed on side of
house at ally



End unit house
with shed placed on side
of house.





1787 Joan Hill

shed location

side of house



1787 Joan Ave
Center of yard



1787 Joan Re

side of house
location of shed
items in picture
put in shed



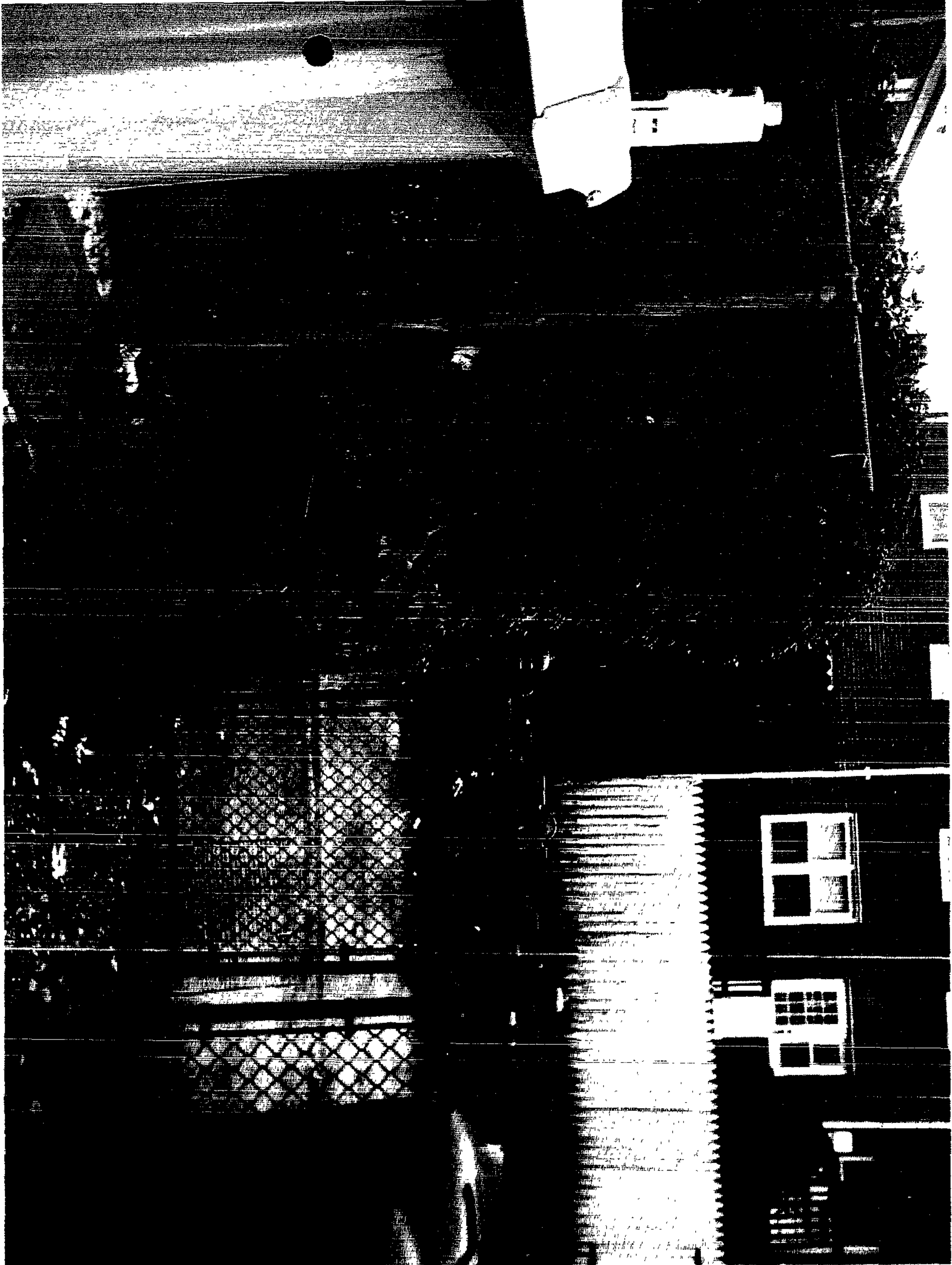
1787 Joan Ave

Center of yard



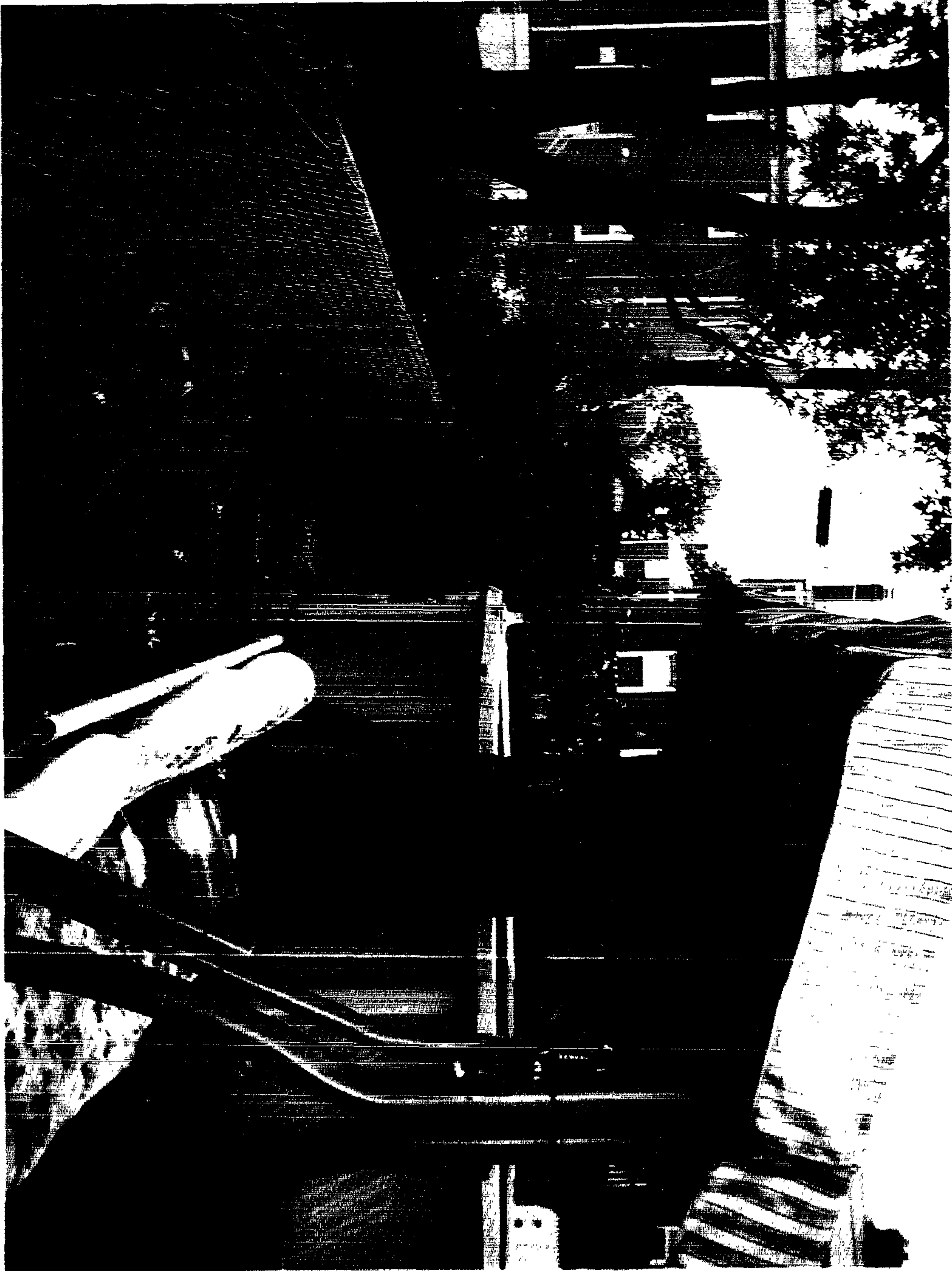
1787 Joan Re

rear view side of
right yard



1787 Joan Ave

Rear View of yard
Right side



1787 Joan the

rear view of yard

Left side