

IN RE: **PETITION FOR VARIANCE**
S/S Joan Avenue, 500' E of the c/l
Willow Oak Road
(1787 Joan Avenue)
9th Election District
5th Council District

Gilbert Cox & Tammy Eckert
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 06-417-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 owners of the subject property, Gilbert Cox and Tammy Eckert. The Petitioners seek relief from Section VI-"D" Residential Zone, Section A.1, of the Baltimore County Zoning Regulations (B.C.Z.R.) as it references Section III "A" Residential Zone (1945-53 regulations) to permit an accessory structure (shed) in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on the site plan submitted which was accepted in to evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Gilbert Cox and Tammy Eckert, property owners. There were no Protestants or other interested persons present; however, it is to be noted that the Petition was filed as the result of an anonymous complaint that was registered by a neighbor with the Code Enforcement Division of the Department of Permits and Development Management. The Petitioners were subsequently advised to file the instant Petition to resolve the matter.

Testimony and evidence offered disclosed that the subject property is a rectangular shaped parcel located on the south side of Joan Avenue, just east of Willow Oak Road in Parkville. The property contains a gross area of 2,800 sq.ft., more or less, zoned D.R.10.5, and is improved with an end-of-group townhouse dwelling. The Petitioners have resided on the property for the past 12 years along with their 4 children. Testimony indicated that due to numerous thefts in the area, they installed a small shed in the side yard to provide storage for all

COPIES RECEIVED FOR FILING

Date 4-14-88

By [Signature]

their children's toys. The shed was placed on an existing concrete pad in August 2005. Testimony indicated that none of the neighbors complained about the shed and they were unaware that a violation existed until a neighbor was fined for not mowing their lawn. During the course of investigating the complaint next door, a neighborhood sweep was conducted by the area Inspector with the Code Enforcement Division, at which point they were issued a citation for the location of the shed. The Petitioners testified that due to the location of a swimming pool, play area, patio and landscaping, there is insufficient room in the rear yard for the shed. Moreover, photographs were submitted of neighboring homes demonstrating that numerous other residents throughout the community have similar sheds in their side yards.

After due consideration of the testimony and evidence presented, I am persuaded to grant the variance. Relief is necessitated given the small size of the property and the location of existing improvements thereon. Moreover, it is clear from the photographs submitted that the subject shed is not out of character with others in the neighborhood. There were no adverse comments submitted by any County reviewing agency, and none of the neighbors voiced any opposition. In this regard, the Office of Planning recommended that Petitioners obtain a signed letter of support from the neighbor on the adjacent affected property; however, testimony indicated that the adjacent home has been vacant for some time. In any event, I am persuaded that relief can be granted without detrimental impact to adjacent properties or the surrounding locale. However, as a condition of approval, I will require removal of the shed at such time as the property is sold or within ten years of the date hereof, or its relocation on the property in compliance with the regulations.

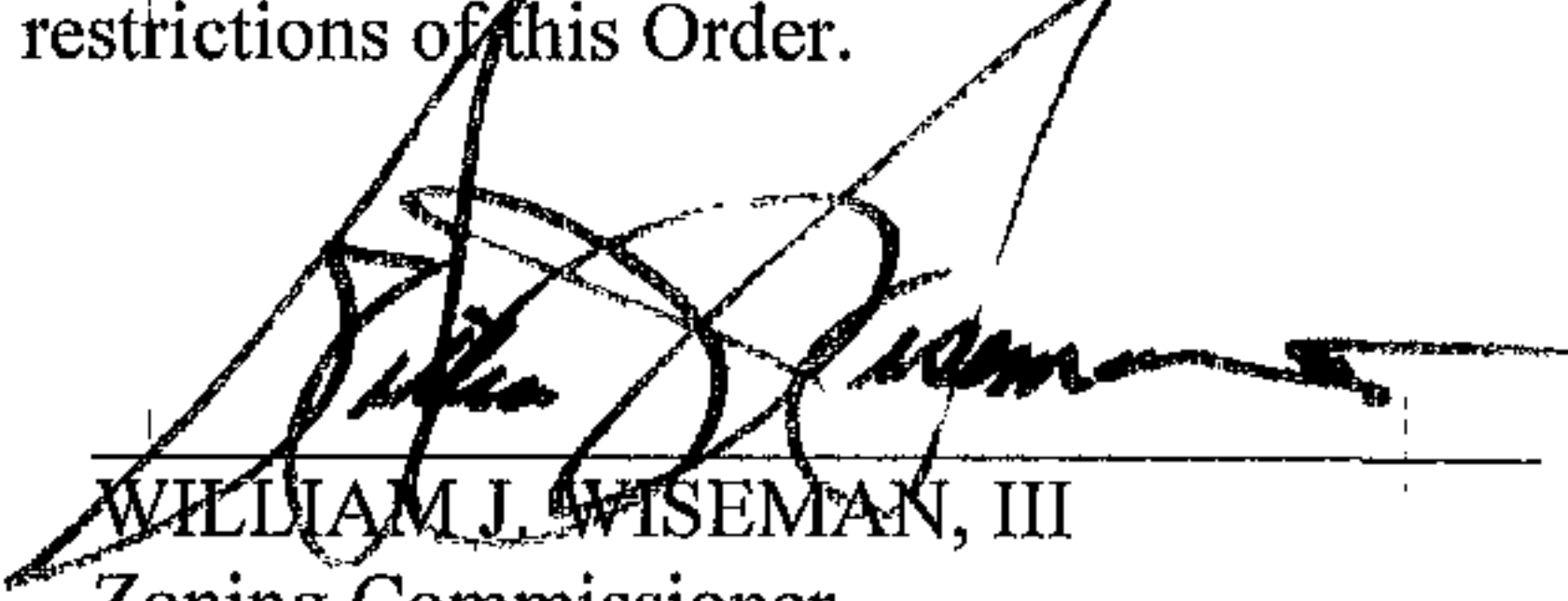
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of April 2006 that the Petition for Variance seeking relief from Section VI-"D" Residential Zone, Section A.1, of the Baltimore County Zoning Regulations (B.C.Z.R.) as it references Section III "A" Residential Zone (1945-53 regulations) to permit an accessory

structure (shed) in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) At such time as the subject property is sold, or within ten (10) years of the date hereof, Petitioners shall either remove the shed from its present location or relocate same to the rear of their property in compliance with the B.C.Z.R.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WJW:bjs


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 4-14-06
By [Signature]



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

April 14, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. Gilbert Cox
Ms. Tammy Eckert
1787 Joan Avenue
Baltimore, Maryland 21234

RE: **PETITION FOR VARIANCE**
S/S Joan Avenue, 500' E of the c/l Willow Oak Road
(1787 Joan Avenue)
9th Election District – 5th Council District
Gilbert Cox & Tammy Eckert - Petitioners
Case No. 06-417-A

Dear Mr. Cox & Ms. Eckert:

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", written over a circular stamp.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

cc: Code Enforcement Division, DPDM; Office of Planning; People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1787 Joan Ave
which is presently zoned DR10.5

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
REFERENCES SECTION III "A" RES. ZONE 1945-53 BCZR TO
PERMIT AN ACCESSORY STRUCTURE (Shed) IN SIDE YD.
IN LIEU OF THE REAR YARD.

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 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. 06-417-A

Date 9/15/98

By

Legal Owner(s):

Gilbert Cox
Name - Type or Print

Tammy Eckert
Signature

Tammy Eckert
Name - Type or Print

1787 Joan Ave
Address

Parkville MD
City

410-663-0294
Telephone No.

21234
State Zip Code

Representative to be Contacted:

Tammy Eckert
Name

1787 Joan Ave
Address

Parkville MD
City

410-663-0294
Telephone No.

21234
State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By Jim Date 2-27-06

9/15/98

Date

By

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 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.

VIOL 05 7394

417

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0491

DATE 2-27-06 ACCOUNT PAID - 6150

AMOUNT \$ 65.22

RECEIVED FROM: T. E. Kelt 1987 Loan A

FOR: Wm.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED BY: W. E. Kelt TIME 1:00 PM

DATE: 2/27/06 LOCATION: 417

RECEIVED BY: W. E. Kelt

DATE: 2/27/06 LOCATION: 417

RECEIVED BY: W. E. Kelt

DATE: 2/27/06

RECEIVED BY: W. E. Kelt

DATE: 2/27/06

RECEIVED BY: W. E. Kelt

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: #08-417-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 and Tammy Eckert

Variance: "VI-D" Residential zone Section A.1. as it references Section III "A" Residential zone 1945-53 BCZR, to permit an accessory structure (shed) in side yard in lieu of the rear yard.

Hearing: Tuesday, April 4, 2006 at 9:00 a.m., 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 accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

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

3/24/06 Mar. 16

87787

CERTIFICATE OF PUBLICATION

3/16/, 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 3/16/, 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: Kristen Mathhews

DATE: 3/22/06

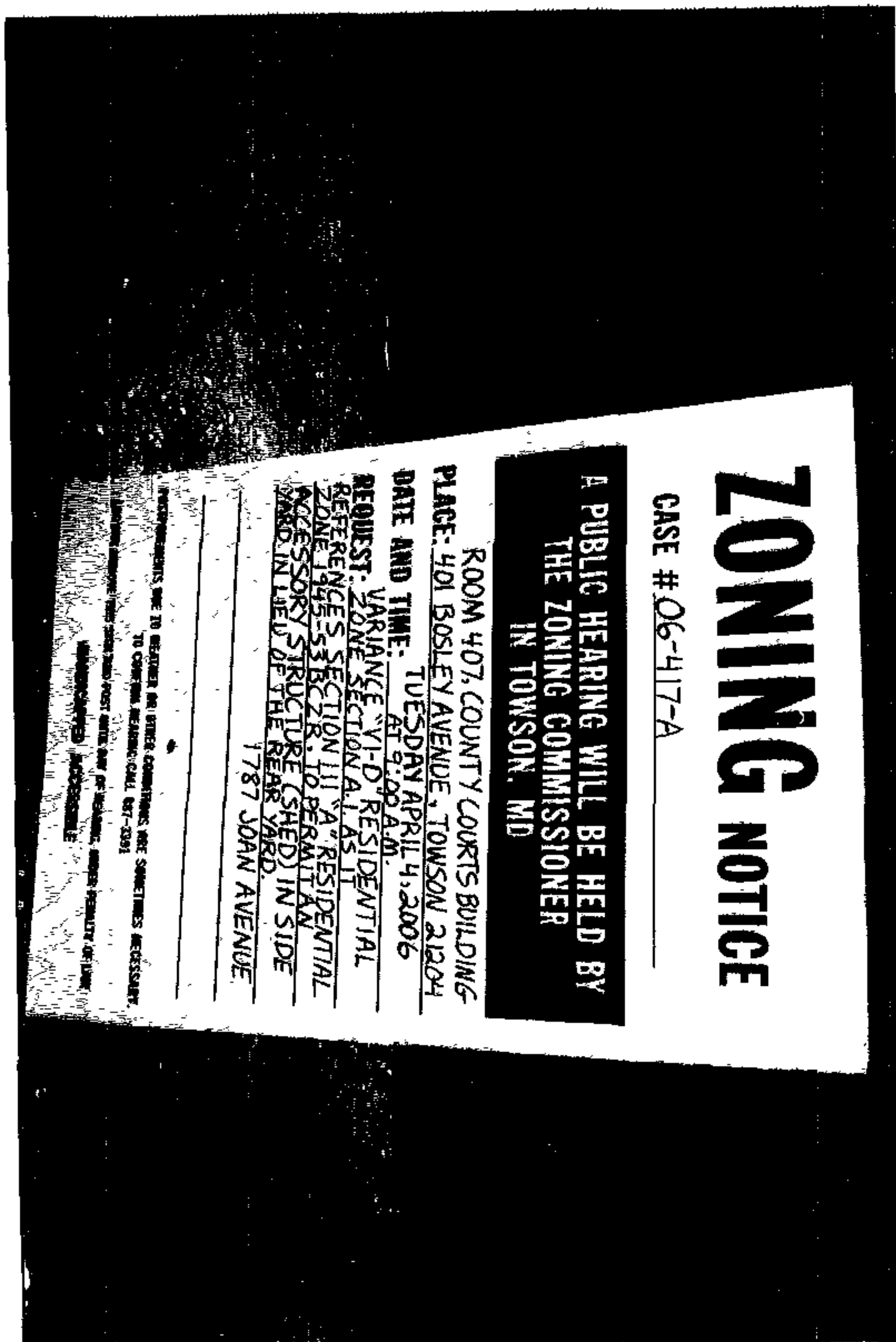
Case Number: 06-417-A

Petitioner/Developer: GILBERT COX & TAMMY ECKERT

Date of Hearing (Closing): 4/04/06

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: 3/19/06



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)



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

March 7, 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: 06-417-A

1787 Joan Avenue

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

9th Election District—5th Councilmanic District

Legal Owner: Gilbert Cox and Tammy Eckert

VARIANCE "VI-D" Residential zone Section A.1. as it references Section III "A" Residential zone 1945-53 BCZR, to permit an accessory structure (shed) in side yard in lieu of the rear yard.

Hearing: Tuesday, April 4, 2006 @ 9:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

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

Timothy Kotroco
Director

TK: raj

C: Gilbert Cox & Tammy Eckert, 1787 Joan Avenue, Parkville, MD 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 20, 2006.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 16, 2006 Issue - Jeffersonian

Please forward billing to:

Gil Cox (410-663-0294)
1787 Joan Avenue
Parkville, MD 21234

NOTICE OF ZONING HEARING

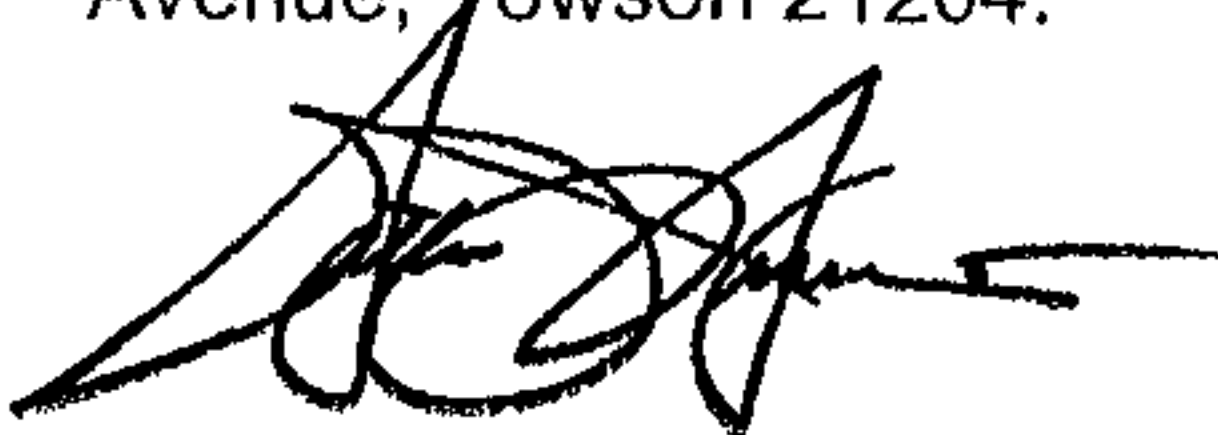
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-417-A

1787 Joan Avenue
South side of Joan Avenue, 500 feet east of Willow Oak Road
9th Election District—5th Councilmanic District
Legal Owner: Gilbert Cox and Tammy Eckert

VARIANCE "VI-D" Residential zone Section A.1. as it references Section III "A" Residential zone 1945-53 BCZR, to permit an accessory structure (shed) in side yard in lieu of the rear yard.

Hearing: Tuesday, April 4, 2006 @ 9:00 a.m., 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 410-887-3868.
(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 - 417 A
Petitioner: COX
Address or Location: 1787 JOAN AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name GIL COX
Address: 1787 JOAN AVE
PARKVILLE MD.
Telephone Number: 410 663 0294

**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*

March 30, 2006

Gilbert Cox
Tammy Eckert
1787 Joan Avenue
Parkville, MD 21234

Dear Mr. Cox and Ms. Eckert:

RE: Case Number: 06-417-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 February 27, 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:amf

Enclosures

c: People's Counsel

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



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

March 7, 2006

ATTENTION: Zoning Review planners

Distribution Meeting of: March 6, 2006

Item No.: Item Numbers 409 through 417 and 425

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.

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

LT. Roland P. Bosley Jr.
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

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

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



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

Maryland Department of Transportation

Date: 3.7.06

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

RE: Baltimore County
Item No. 417 JCM

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

My telephone number/toll-free number is •

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

SUBJECT: 1787 Joan Avenue

INFORMATION:

Item Number: 6-341 417

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:

Curtis Murray

Division Chief:

Kevin Gambrill

AFK/LL: CM

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
for March 13, 2006
Item Nos. 401, 408, 409, 410, 413,
416, 417, 418 and 425

DATE: March 10, 2006

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

DAK:CEN:cab
cc: File
ZAC-NO COMMENTS-03132006.doc

RE: PETITION FOR VARIANCE * BEFORE THE
1787 Joan Avenue; S/S Joan Avenue, *
500' E Willow Oak Road * ZONING COMMISSIONER
9th Election & 5th Councilmanic Districts
Legal Owner(s): Gilbert Cox & Tammy Eckert* FOR
Petitioner(s) * BALTIMORE COUNTY
* 06-417-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 9th day of March, 2006, a copy of the foregoing Entry of Appearance was mailed to, Tammy Eckert, 1787 Joan Avenue, Parkville, MD 21234, Petitioner(s).

RECEIVED

MAR 09 2006

Per...*[Signature]*...

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: March 14, 2006

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

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

SUBJECT: Item No.: 417
Legal Owner/Petitioner: Gilbert Cox, Tammy Eckert
Contract Purchaser:
Property Address: 1787 Joan Avenue
Location Description: S/side Joan Avenue, 500 feet east of Willow Oak Road

VIOLATION INFORMATION: **Case No.: 05-7394**
Defendants: Gilbert Cox, Tammy Eckert

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:

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:

Complaint Intake Form
State Tax Assessment printout
Correction Notice/Code Violation Notice
Photographics
Proof of Service/Citation
Final Order
Petition for Variance
Other: letter.

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Lisa Henson in Room 213 in order that the appropriate action may be taken relative to the violation case.

RSW/
c: Derek Propalis

CODE ENFORCEMENT REPORT

NCR

DATE: 8, 10, 05 INTAKE BY: CG

CASE #: 05-7394

INSPEC: 2

COMPLAINT LOCATION: 1787 Joan Ave.

Wallerstein

ZIP CODE: 21234

DIST: 9

COMPLAINANT

NAME: ~~Anonymous~~ Anonymous

PHONE #: (H) _____

(W) _____

ADDRESS: _____

ZIP CODE: _____

PROBLEM: TJD

IS THIS A RENTAL UNIT?

YES _____

NO _____

IF YES, IS THIS SECTION 8?

YES _____

NO _____

OWNER/TENANT

INFORMATION: Gilbert Cox - same

TAX ACCOUNT #: 09-12-593080

ZONING: _____

INSPECTION:

8/1/05

REINSPECTION:

NVS
Close

REINSPECTION:

REINSPECTION:

TE: 11/15/2005

ASSESSMENT TAXPAYER SERVICE

ME: 08:17:58

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HIST	DEL	LOAD DATE
12 593080	09	2-0	04-00	H	NO		11/04/05

X GILBERT

DESC-1.. IMPS

DESC-2.. RIDGELEIGH

87 JOAN AVE

PREMISE. 01787 JOAN

AVE

00000-0000

LTIMORE MD 21236-3740 FORMER OWNER: KAPPELER ARNOLD J

-----FCV-----		-----TRANSFER DATA-----		---PROPERTY ID---	
	PRIOR	PROPOSED	NUMBER.....		LOT.....
ND:	26,000	34,000	DATE.....	08/26/03	BLOCK....
PV:	49,250	67,900	PURCHASE PRICE..	80,000	SECTION..
TL:	75,250	101,900	GROUND RENT.....	0	PLAT.....
EF:	0	0	DEED REF LIBR..	18664	BOOK.....
RT:	75,250	101,900	DEED REF FOLIO..	177	FOLIO....
TE:	07/01	10/04	YEAR BUILT.....	53	MAP.....
			NEW CONSTR YR...		GRID.....
					PARCEL... 0708

TAXABLE BASIS

93,016	LOT WIDTH..	28.00	SB 1953	.00
84,133	LOT DEPTH..	100.00	WB 1953	.00
0	LAND AREA..	2800.000 S	SS	428.73
INTER-INQUIRY1	PA1-PRINT	PF4-MENU	PF5-QUIT	WD
				68.72

Permits and Development Management
Code Inspections and Enforcement
County Office Building, Rm. 213
111 West Chesapeake Ave
Towson, Maryland 21204



Code Enforcement 410-887-3351
Building Section 410-887-3953
Electrical Inspection 410-887-3960
Plumbing Inspection 410-887-3620
Signs/Fences 410-887-3896
Zoning 410-887-3391

CODE INSPECTION AND ENFORCEMENT CORRECTION NOTICE

CASE NUMBER	PROPERTY TAX ID
05-7394	0912593080
NAME(S): Gilbert Cox	
CURRENT ADDRESS: 1787 Joan Ave	
CITY: Balto	STATE: Md
ZIP CODE: 21234	
VIOLATION ADDRESS: 1787 Joan Ave	
CITY:	STATE: MARYLAND
ZIP CODE:	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS AND/OR REGULATIONS:

RESIDENTIAL ZONE CLASSIFICATION	NON-RESIDENTIAL CLASSIFICATION
☐ DR1 ☐ DR2 ☐ DR3.5 ☒ DR5.5 ☐ DR10.5 ☐ DR16	☐ BL (230) ☐ BR (236) ☐ BM (233)
☐ RC2 (1A01) ☐ RC4 (1A03) ☐ RC20 & 50 (1A05) ☐ RC6 (1A07)	☐ MR (240) ☐ ML (253) ☐ MH (256)
☐ RC3 (1A02) ☐ IRC5(1A04) ☐ RCC (1A06) ☐ RC7 (1A08)	
☐ OTHER:	☐ OTHER:

BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.)

AUTHORITY TO ENFORCE ZONING REGULATIONS: 32-3-102; 32-3-602; 32-3-603; 32-4-114

- | | |
|---|---|
| ☒ 101; 102.1: Definitions, general use | ☐ 415A: License/ remove untagged recreation vehicle |
| ☒ 1B01.1: DR Zones-use regulations | ☐ 415A: Improperly parked recreation vehicle |
| ☐ 428: License/ Remove all untagged/ inoperative or damaged/ disabled motor vehicle(s) | ☐ 415A: One recreational vehicle per property |
| ☐ 1B01.1D: Remove open dump/ junk yard | ☒ 410: Illegal Class II trucking facility |
| ☐ 431: Remove commercial vehicle(s) | ☒ 400: Illegal accessory structure placement |
| ☐ 101; 102.1: Remove contractors equip. storage yard | ☐ 1B02.1; 270; 421.1: Illegal kennel. Limit 3 dogs |
| ☐ 101; 102.1: ZCPM: Cease service garage activities | ☐ 102.5: Residential site line violation /obstruction |
| ☐ 402: Illegal conversion of dwelling | ☐ 408B: Illegal rooming/ boarding house |
| ☐ 101; 102.1; ZCPM: Illegal home occupation | ☐ BCC: 32-3-102; 500.9 BCZR; ZCPM: Violation of commercial site plan and/or zoning order |

BALTIMORE COUNTY CODE (B.C.C)

- | | |
|--|--|
| ☐ 13-7-112: Cease all nuisance activity | ☐ 35-2-301: Obtain building/ fence/ sign permit |
| ☐ 13-7-115: County to abate nuisance & lien costs | ☐ 18-2-602: Obstruction of county right of way |
| ☐ 13-7-310: Remove all trash & debris from property | ☐ 13-7-310(2): Remove bird seed / other food for rats |
| ☐ 13-7-312: Remove accumulations of debris, materials, etc | ☐ 32-3-102: Violation of development plan/ site plan |
| ☐ 13-7-201(2): Cease stagnant pool water | ☐ IBC115; BCBC 115: Remove/Repair unsafe structure board & secure all openings to premise |
| ☐ 12-3-106: Remove animal feces daily | ☐ 13-7-401; 13-7-402; 13-7-403: Cut & remove all tall grass & weeds to 3 inches in height |
| ☐ 35-5-208(a)(c): Seal exterior openings from rodents & pests | |
| ☐ 13-4-201(b)(d): Store garbage in containers w/tight lids | |

OWNER OCCUPIED HOUSING (B.C.C)

- | | |
|---|--|
| ☐ 35-5-302(a)(1): Unsanitary conditions. | ☐ 35-5-302(a)(2): Store all garbage in trash cans |
| ☐ 35-5-302(a)(3): Cease _____ infestation from prop. | ☐ 35-5-302(b)(1): Repair exterior structure |
| ☐ 35-5-302(b)(1)(2): Repair decorative trim, cornices, etc | ☐ 35-5-302(b)(1)(3) Repair exterior extensions |
| ☐ 35-5-302(b)(1)(4): Repair chimney & similar extensions | ☐ 35-5-302(b)(1)(5) Repair metal/wood surfaces |
| ☐ 35-5-302(b)(1)(6): Repair defective door(s) / window(s) | ☐ 35-5-302(b)(1)(7) Repair defective fence |

INVESTMENT PROPERTY (B.C.C)

- | | |
|--|---|
| ☐ 35-2-404(a)(1)(i): Remove hazardous or unsafe condition | ☐ 35-2-404(a)(1)(ii): Repair ext. walls / vertical members |
| ☐ 35-2-404(a)(1)(iii): Repair roof or horizontal members | ☐ 35-2-404(a)(1)(iv): Repair exterior chimney |
| ☐ 35-2-404(a)(1)(v): Repair ext. plaster or masonry | ☐ 35-2-404(a)(1)(vi): Waterproof walls/ roof /foundations |
| ☐ 35-2-404(a)(1)(vii): Repair exterior construction (see below) | ☐ 35-2-404(a)(1)(2): Remove trash, rubbish, & debris |
| ☐ 35-2-404(a)(1)(3): Repair /remove defective exterior sign(s) | ☐ 35-2-404(a)(4)(i)(ii): Board & secure. Material to match building color of structure |

1. Remove shed from side yard OR
OBTAIN A VARIANCE

POTENTIAL FINE: ☒ \$200.00 ☐ \$500.00 ☐ \$1000.00 Per Day, Per Violation and to be placed as a lien upon your tax bill

COMPLIANCE: MONTH 12 DAY 7 YEAR 2005

INSPECTOR NAME: Wasilewski (PRINT NAME)

ISSUED DATE: 11/15/05

PHOTOGRAPHIC RECORD

Citation/Case No.: 05-7394 1787 Joan
Date of Photographs: 2-16-06

SEE
ATTACHED

04-341-A

I HEREBY CERTIFY that I took the 1 photographs set out above, and that these photographs
(number of photos)
fairly and accurately depict the condition of the property that is the subject of the above-referenced
citation/case number on the date set out above.

SC JENNINGS

Enforcement Officer

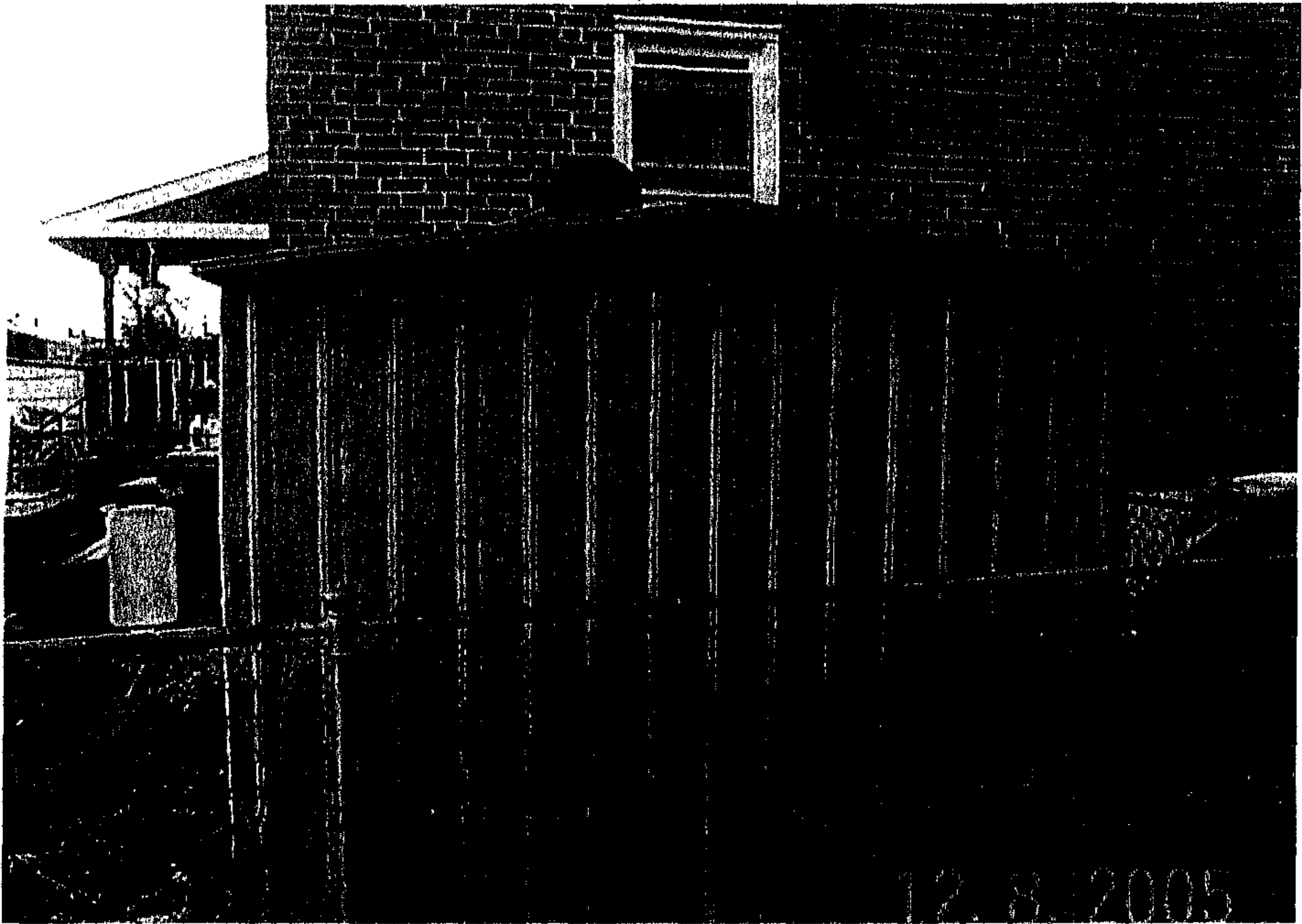
02/16/2006 02:34 pm



PHOTOGRAPHIC RECORD

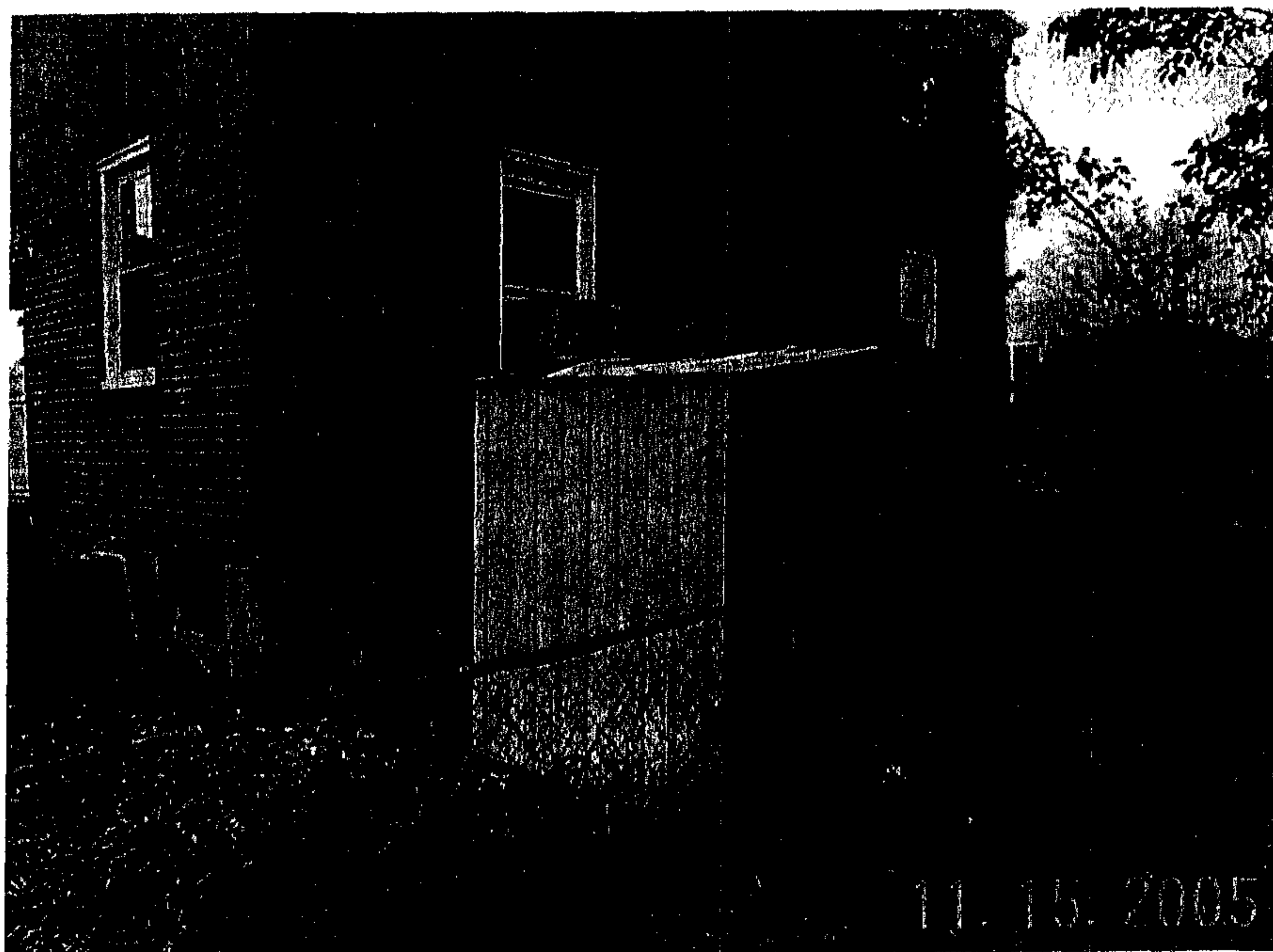
Citation/Case No.: 05-7394 1787 Joan

Date of Photographs: 12/8/05



I HEREBY CERTIFY that I took the 1 photographs set out above, and that these photographs
(number of photos)
fairly and accurately depict the condition of the property that is the subject of the above-referenced
citation/case number on the date set out above.

Doreth L. Capulis
Enforcement Officer



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

County Office Building, Room 119
111 West Chesapeake Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, Plaintiff, vs. Gilbert Cox, Defendant

Case # 05-7394 Violation Address 1787 Joan Ave Zip _____

Hearing Date 1/24/06 Issued Date 12/8/05 Expiration Date 12/24/05

Author of Citation Derek Propolis

REQUEST FOR SERVICE

Please serve the attached process on the person shown.

ORDER FOR SERVICE

You are hereby commanded to serve the attached process and to make your return promptly on this Order if served, and if you are unable to serve, you are to make your return on this Order and return the original process no later than the last day following the termination of the validity of the process.

PROOF OF SERVICE

I hereby CERTIFY that:

___ A Citation and all other papers filed with it were served by restricted delivery mail, return card attached.

___ A Citation and all other papers filed with it were served by personal delivery to _____
Individual or agent served

At this address _____ Zip _____, on _____/_____/_____, _____ a.m./p.m.
Date Time

Description of Person Served: Race _____ Sex: M F Height: _____ ft. _____ in. Wt. _____ lbs.
Age: _____ yrs. Other: _____

Telephone verification of citation acknowledgment from _____ on _____/_____/_____.

I was unable to serve:

1 st Attempt	<u>12/8/05</u>	<u>12:00</u> a.m./p.m.	because <u>no answer</u>	<u>DP</u> Initials
2 nd Attempt	<u>2/13/05</u>	<u>10:50</u> a.m./p.m.	because <u>no answer</u>	<u>DP</u> Initials
3 rd Attempt	<u>1/1</u>	<u>12:00</u> a.m./p.m.	because <u>Ambulance 15 gave her copy</u>	<u>DP</u> Initials

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief, and do further affirm that I am a competent person over 18 years of age and not a party to the case.

111 W. Chesapeake Ave. Towson, MD 21204
Server's Address

410-887-3351
Telephone

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gilbert Cox
1787 Joan Ave.
Baltimore MD 21234

DP 05-7394

2. Article Number
(Transfer from service label)

7000 1670 0009 5985 485

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*☒ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

12-16

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merch
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes



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

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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION
SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

Citation/Case No. 05-7394	Property No. 0912593080	Zoning: DR 105
-------------------------------------	-----------------------------------	--------------------------

Name(s): **Gilbert Cox**

Address: **1787 Joan Ave. Balto MD 21234**

Violation Location: **same**

Violation Dates: **8/11/05 to 12/8/05**

BALTIMORE COUNTY FORMALLY CHARGES THAT THE ABOVE-NAMED PERSON(S) DID
UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS:

BCZR 101 102 1B01A 400

**Erection of an accessory structure in a
side yard without benefit of a public
hearing**

Pursuant to Section 1-8, Baltimore County Code, a civil penalty
has been assessed, as a result of the violation cited herein, in
the amount indicated:

\$ **1,240.00**

A quasi-judicial hearing has been pre-scheduled in Room 116,
111 West Chesapeake Avenue, Towson, Maryland, for

Date: **1/24/06**
Time: **9 AM**

Citation must be served by:

Date: **12/24/05**

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true
and correct to the best of my knowledge, information, and belief.

Print Name: **Derek Propolis**

Date: **12/8/05** Inspector's Signature: **Derek Propolis**

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name: _____ Citation/Case No.: **05-7394**

Address: _____

Date: _____ Defendant's Signature: _____

AGENCY

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

In the Matter of

Civil Citation No.05-7394

Gilbert Cox

1787 Joan Avenue

Respondent

FINDINGS OF FACT AND CONCLUSION OF LAW
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on January 24, 2006, for a hearing on a citation for violations under the Baltimore County Zoning Regulations § 400.1 for erecting an accessory structure in side yard without first obtaining a variance on residential property zoned DR 10.5 located at 1787 Joan Avenue, 21234.

On December 8, 2005, pursuant to §3-6-205, Baltimore County Code, a code enforcement citation was issued by Derek Propalis, Code Enforcement Officer. The citation was legally served on the Respondent.

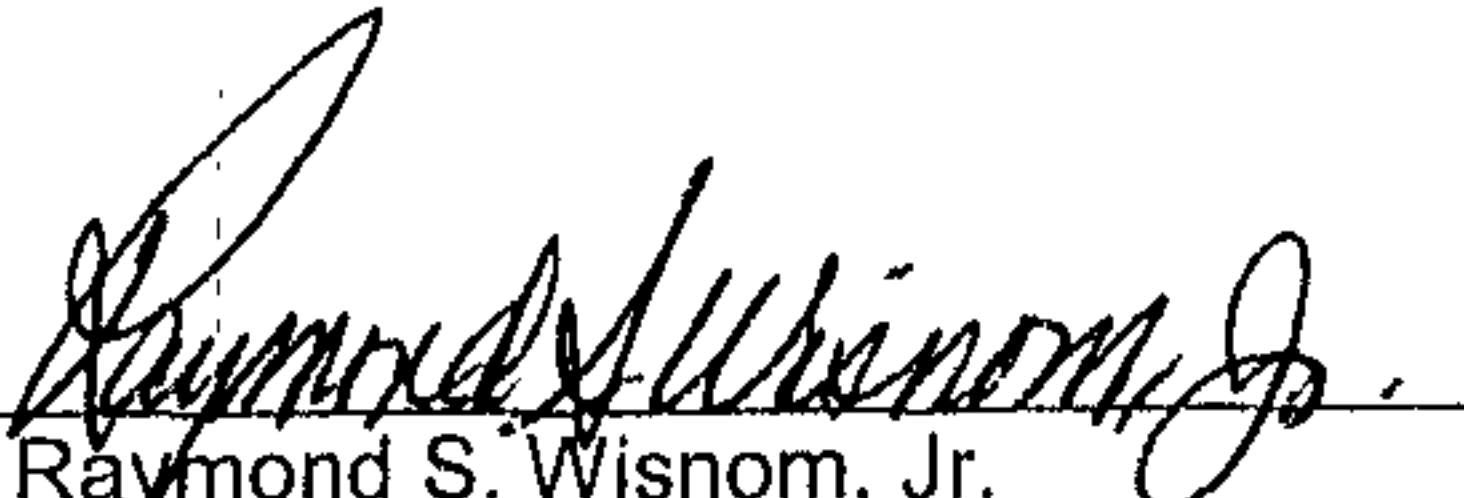
The citation proposed a civil penalty of \$600.00 (six hundred dollars) to be assessed. A code enforcement hearing date was scheduled for January 24, 2006.

Gilbert Cox, Respondent appeared for the hearing and testified.

Len Wasilewski, Code Enforcement Officer also testified.

Testimony and evidence shows that the Respondent has applied for a variance.

IT IS ORDERED by the Code Enforcement Hearing Officer, this 27th day of January 2006, that Case # 05-7394 is hereby continued pending final determination of the Zoning Commissioner. A Code Enforcement Hearing may be set in at any time in the future should the inspector determine one necessary.

Signed: 

Raymond S. Wisnom, Jr.
Code Enforcement Hearing Officer

The violator is advised that pursuant to §3-6-301(a), Baltimore County Code, an appeal to the Baltimore County Board of Appeals may be taken within fifteen (15) days after the date of a final Order. §3-6-302(a)(b)(c)(d) requires the filing of a petition setting forth the grounds for appeal and a filing fee of \$150. The appellant is urged to read the requirements for the appeal petition. Security in the amount of the civil penalty must be posted with the Director.

RSW/jaf

FAX# 410-297-6010
ATTN: MS. ECKERT

FIND ATTACHED 1 PETITION FOR VARIANCE FORM
BOTH(ALL) OWNERS MUST SIGN

BRING THIS WITH YOU FOR FILING ON MONDAY

I DO NOT YET HAVE AN ANSWER FROM

MR. RICHARDS REGARDING FEE WHIVER.

PLEASE BRING A CHECK OR \$ JUSTIN

CASE ON MONDAY FOR YOUR FILING APPOINTMENT.

IF YOU HAVE ANY QUESTIONS

CALL JOHN LEWIS

410 887 3391

2/23/06

EXHIBIT
STATEMENT IN SUPPORT
OF PRACTICAL DIFFICULTY/
HARDSHIP.

- 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 IN POOL}
- 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.

1

opalis
-7394

IN RE: PETITION FOR VARIANCE
South Side of Joan Avenue, 500'
East of Willow Oak Road
9th Election District
5th Councilmanic District
(1787 Joan Avenue)

Gilbert Cox
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 06-341-A
*

* * * * *

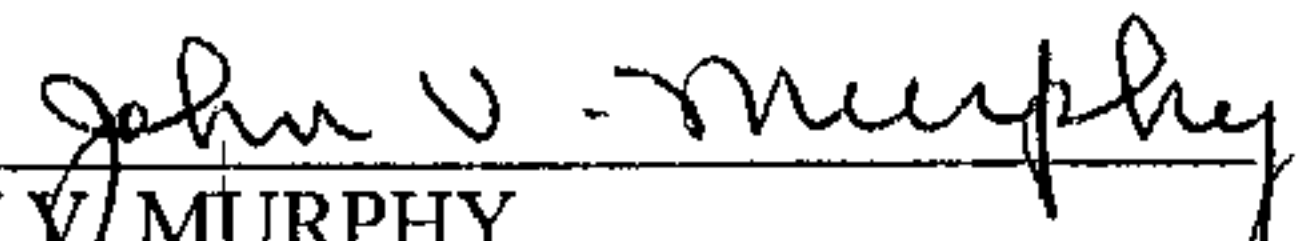
ORDER OF DISMISSAL

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

**Department of Permits and
Development Management**

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmenforce@co.ba.md.us
pdminspect@co.ba.md.us



Baltimore County

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

February 27, 2006

Mr. Gilbert Cox
1787 Joan Avenue
Baltimore, MD 21234

Re: Case No. #05-7394

Dear Mr. Cox:

Please be advised that a Code Enforcement Hearing has been rescheduled for Tuesday, March 14, 2006 at 9:00 a.m. in Room 116 of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204. This Hearing is based on a civil citation issued with respect to certain violations concerning the above property. It is important that you appear for the hearing and state your side of the case. If you have any questions, please call Code Enforcement Inspector, Derek Propalis at 410-887-3351.

Sincerely,

June A Fisher
June A Fisher
Code Enforcement

C: Derek Propalis: Code Enforcement Inspector

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

70-417-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

APPROVED SIGN POSTERS

Staff Sergeant Robert A. Black
1508 Leslie Road
Dundalk, MD 21222

Telephone: 410-282-7940
Cell: 410-499-7940
Pager: 410-373-9662
Work: 410-288-3284

Bruce E. Doak
Gerhold, Cross & Etzel, Ltd
Suite 100, 320 E. Towsontown Boulevard
Towson, MD 21286

Telephone: 410-823-4470
Fax: 410-823-4473

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Eldersburg, MD 21784

Telephone: 410-781-4000
Toll Free: 800-368-2295
Fax: 410-781-4673

Thomas J. Hoff
406 W. Pennsylvania Avenue
Towson, MD 21204

Telephone: 410-296-3668
Fax: 410-296-5326

Richard Hoffman
904 Dellwood Drive
Fallston, MD 21047

Telephone: 410-879-3122

Linda M. Jones
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Telephone: 410-296-3333
Fax: 410-296-4705

Charles E. Merritt
9831 Magledt Road
Baltimore, MD 21234

Telephone: 410-665-5562

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: 410-242-4263
Mobile: 410-382-4470

Martin Ogle
5016 Castlestone Drive
Baltimore MD 21237

Telephone: 410-933-9470
Fax: 410-931-1767
Cell: 443-629-3411
E-Mail: Mert1114.aol.com

Linda O'Keefe
523 Penny Lane
Hunt Valley, MD 21030

Telephone: 410-666-5366
Fax: 410-666-0929
Cell: 443-604-6431

J. Lawrence Pilson, R.S.
McKee & Associates, Inc.
5 Shawan Place Suite 1
Cockeysville, MD 21030

Telephone: 410-527-1555
Fax: 410-527-1563

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0491

DATE 2.27.06 ACCOUNT F.I.C. - 150

AMOUNT \$ 65.00

RECEIVED FROM: T. Eckert 1787 Joan Ave.

FOR: VAR.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

Case # 05-7394

Location 1787 Joan Ave Parkville MD 21254

Owner Gilbert Cox, Tammy Eckert

Phone # 410-663-0294 Home

443-742-5724 Cell

Re filed for variance today.

02-27-06.

05-7394

☒ VARIANCE ☐ SPECIAL HEARING

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

Ridgeleigh

815.18

JOAN



Alley

10

VICINITY MAP

LOCATION INFORMATION

ELECTION DISTRICT

COUNCILMANIC DISTRICT 5th

1"=200' SCALE MAP # 030C

ZONING ~~DR-12.5~~

LOT SIZE

ACREAGE

SQUARE FEET

PUBLIC

Private

83435

44

WATER

☒

CHESAPEAKE BAY
CRITICAL AREA

53K

20

100 YEAR FLOOD PLAIN

[

5

HISTORIC PROPERTY/
BUILDING

0.5

1

PRIOR ZONING HEARING

19

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

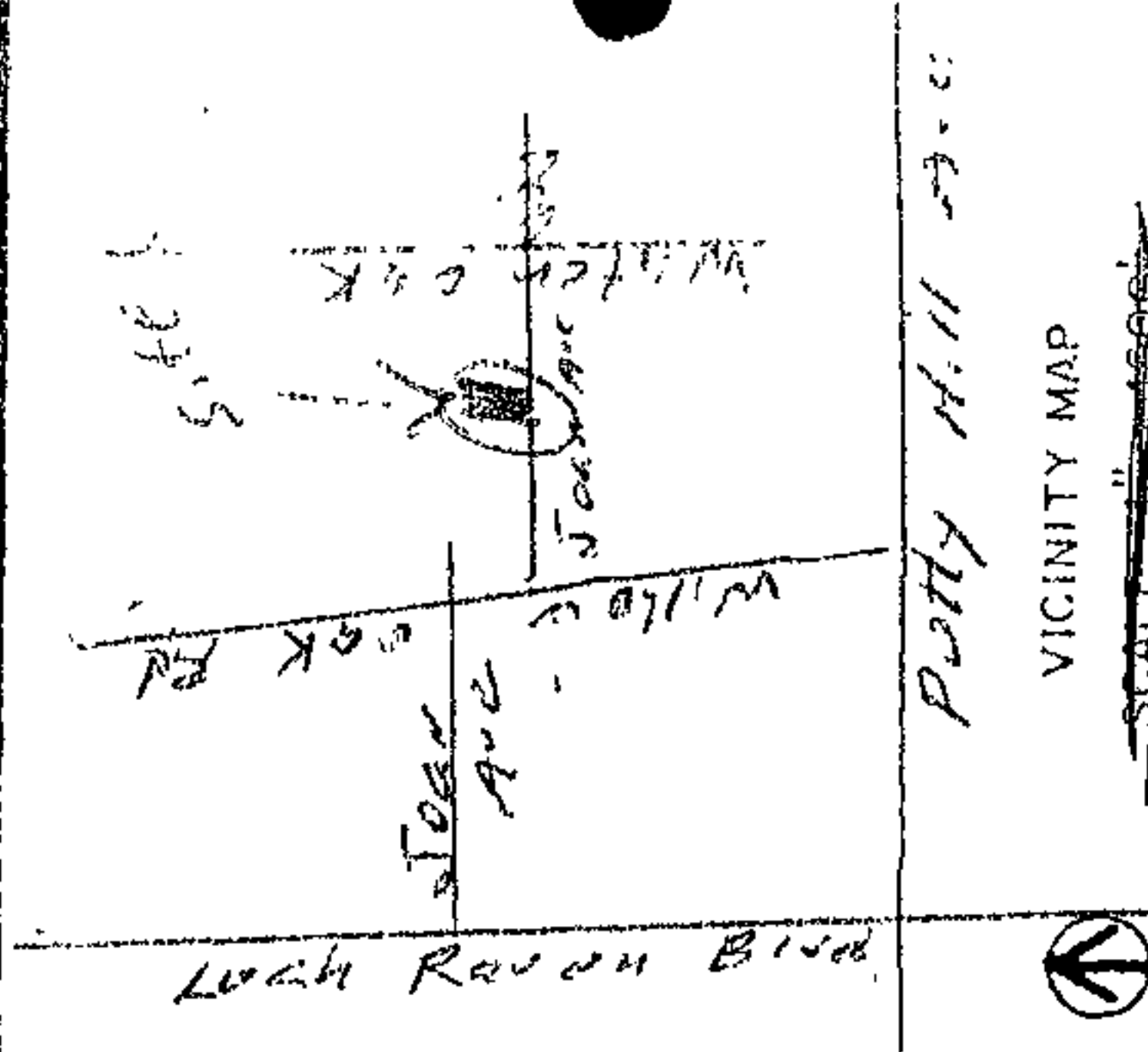
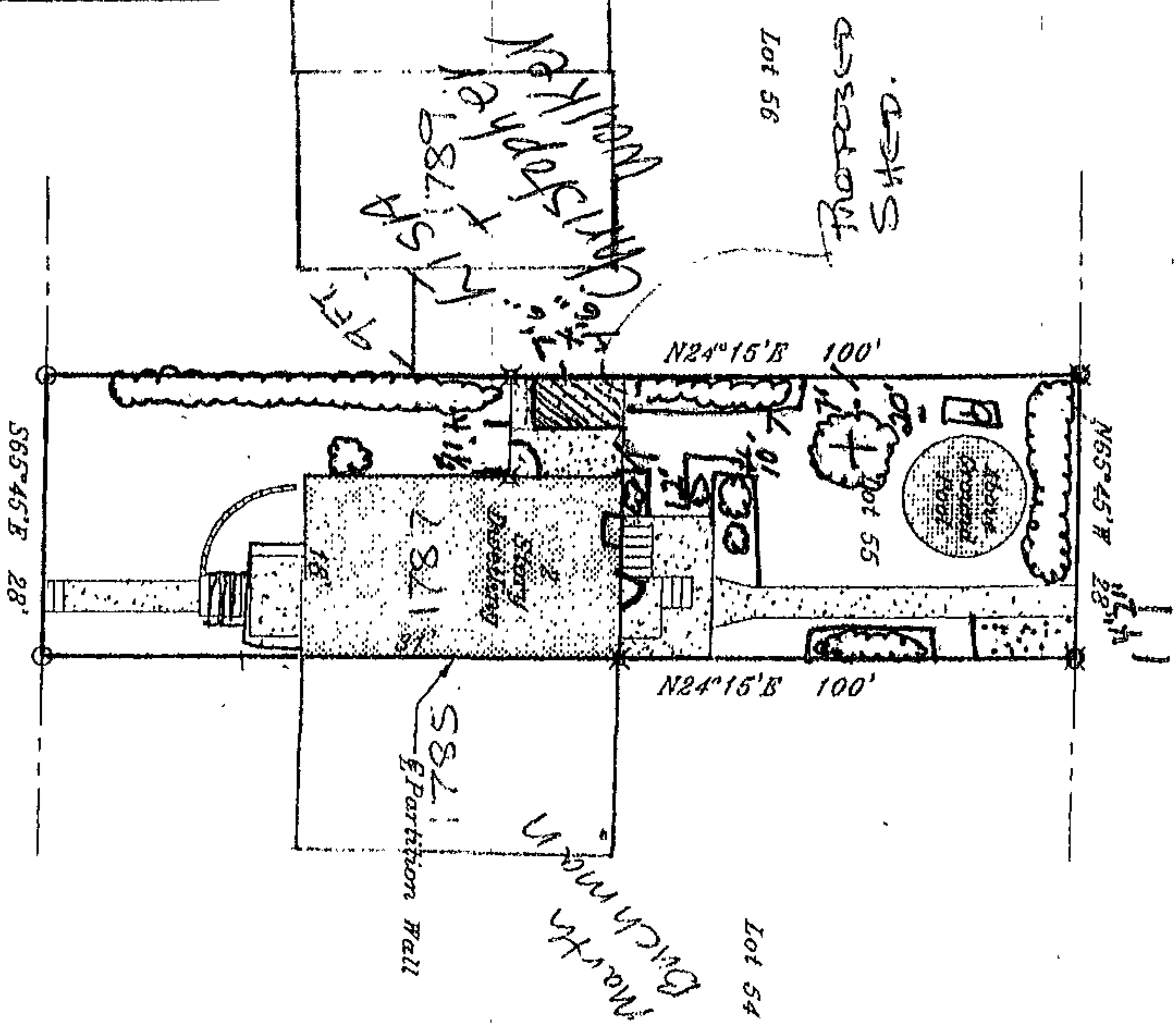
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 1787 Joan Ave

SUBDIVISION NAME Ridge Leigh

PLAT BOOK # 17 FOLIO # 223 LOT # 55 SECTION # C BK 18

OWNER Culbert W. Cox JOAN AVENUE W. COX WVON



LOCATION INFORMATION

ELECTION DISTRICT 9
 COUNCILMANIC DISTRICT 5
 1" = 200' SCALE MAP # 020C3
 ZONING DR 10.5

LOT SIZE 2800 ACRES 2800 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
 WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☐
 100 YEAR FLOOD PLAIN YES ☐ NO ☐
 HISTORIC PROPERTY/BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING n/a

ZONING OFFICE USE ONLY
 REVIEWED BY _____ ITEM # _____ CASE # _____



Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Rec: 8102005 Intake: CG Act: Case #: 05-7394
Disp: PROPALIS Insp Grp: ENF Insp Area: 9 Tax Acct: 912593080
Address: 1787 JOAN AVE Apt #: Zip: 21234
Owner: GILBERT COX VARIANCE #06-341-A

Problem Descript.: JT&D

27 K 8

Complainant Name (Last): ANONYMOUS (First):
Complainant Addr:
Complainant City: State: Zip:
Complainant Phone (H): (W):
Date of Reinspection: 1192006 Date Closed: 1232006 Delete Code (P): P

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

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

***8/15/05 PROPERTY OWNER CAME IN TO GET VARIANCE APP. VARIANCE FILING APT
9/26/05. NOTE: OK TO FILE ADMINISTRATIVE VARIANCE. P/U 9/26/05. LW/LW*****
/27/05 UNABLE TO FILE NEW APPOINTMENT IS 10/26/05. P/U ON 10/27/05. ANON.LW/SS
10/31/05 NO APPT OR HEARING DATE REGISTERED WITH ZONING. P/U ON 11/14/05.

SS
1/15/05 ISSUED NOTICE FOR A SHED IN THE SIDE YARD W/O VARIANCE. P/U 12/7/05.
SS

2/8/05 NO DOCUMENTATION FOR ANY STEP OF HEARING PROCESS. SHED IN SIDE YARD.
CITATION ISSUED HEARING 1/24/06 FINE 600 CHECK FOR SERVICE NO ANSWER AT
MR. P/U 12/24/05. ANON.DP/SS

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

Case Entry/Update
Format : CASREC

Mode : CHANGE
File : PDLV0001

Notes 2: ***12/20/05, GREEN CARD RETURNED SIGNED, GAVE TO DP/CP***
****21 DEC 05-ON DOCKET FOR 24 JAN 06. FILE TO INSPECTOR. (RAKD)***
**01/11/05 VARIANCE FILED # 06-341-A TODAY. I ATTEMPTED TO SPEAK TO J. LEWIS
BUT 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 WIKK BE IN COURT TODAY. P/U 1/24/06.
J 1/23/06 FDOR COURT. ANON. LW/SS

Case No: 05-7394

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

ON. LW/SS

***8/15/05 PROPERTY OWNER CAME IN TO GET VARIANCE APP. VARIANCE FILING APT
S 9/26/05. NOTE: OK TO FILE ADMNISTRATIVE VARIANCE. P/U 9/26/05. LW/LW****

**9/27/05 UNALBE TO FILE NEW OPPOINTMENT IS 10/26/05. P/U ON 10/27/05. ANON.

LW/SS

**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.
OTO CITATION ISSUED HEARING 1/24/06 FINE 600 CHECK FOR SERVICE NO ANSWER AT D
R. P/U 12/24/05. ANON. DP/SS

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

Inter=Continue

F12=Cancel

Cod Enforcement - Daily Worksl It

Inspector - WASILEWSKI

Case # Location Apt Zip Date Rec Reinsp Dt
 2 05-7394 1787 JOAN AVE 21234 8/10/2005 10/27/2005
 Acct #: 0912593080
 er: GILBERT COX

Complainant Name: (Last) ANONYMOUS (First)

Addr:

Str # Dir Street Name Type Apt

City ST Zip

Phone: (Home) (Work)

Problem: JT&D

MAP: 27 K 8

Notes:

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

*****8/1

5/05 PROPERTY OWNER CAME IN TO GET VARIANCE APP. VARIANCE FI
 LING APT IS 9/26/05. NOTE: OK TO FILE ADMINISTRATIVE VARIA
 NCE. P/U 9/26/05. LW/LW***** **9/27/05 UNALBE TO FILE NE
 W OPPOINTMENT IS 10/26/05. P/U ON 10/27/05. ANON. LW/S
 S

10/31/05 No APT OR HEARING DATE REGISTERED

WITH ZONING

POP UP 11/14/05

		Closed Date		Gary F to update	
ymous laint	Complainant Updated	Updated by voice message	Unable to update	Update not necessary	
itive office laint	Yes	No	If Yes is Executive memo attached?	Yes	No

ENTERED 11/14/05
 BY: [Signature]
 110305

[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 - 09 Account Number - 0912593080

Owner Information

Owner Name:	COX GILBERT	Use:	RESIDENTIAL
Mailing Address:	1787 JOAN AVE BALTIMORE MD 21236-3740	Principal Residence:	YES
		Deed Reference:	1) /18664/ 177 2)

Location & Structure Information

Premises Address

1787 JOAN AVE

Legal Description

1787 JOAN AVE SS
RIDGELEIGH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
70	18	708			C	18	55	2		17/ 53

Special Tax Areas	Town Ad Valorem Tax Class
-------------------	---------------------------------

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1953	1,116 SF	2,800.00 SF	04

Stories	Basement	Type	Exterior
2	YES	END UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	26,000	34,000		
Improvements:	49,250	67,900		
Total:	75,250	101,900	84,133	93,016
Preferential Land:	0	0	0	0

Transfer Information

Seller: KAPPELER ARNOLD J	Date: 08/26/2003	Price: \$80,000
Type: NOT ARMS-LENGTH	Deed1: /18664/ 177	Deed2:
Seller: KAPPELER ARNOLD J	Date: 06/05/1993	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 9796/ 249	Deed2:
Seller: LODANSKI EDMUND L	Date: 01/22/1986	Price: \$59,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7086/ 627	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 *

April 7,2006

Case # 6-417A
Gilbert Cox
1787 Joan ave
Parkville, maryland
21234

William J. Wiseman
Zoning commissioner

This letter is being sent in reference to 1787 Joan avenue. I have made every effort that I know of to contact Christopher Walker or Lisa Walker the owner 1789 joan ave . This house has been vacant for at least five years. I believe this house is now in the possession of a bank. There for I am submitting letters of support from some of my neighbors for you to review in helps the variance will be granted.

Thank you,


Gilbert Cox

April 7, 2006

Case # 6-417A
Gilbert Cox
1787 Joan ave
Parkville, maryland
21234

William J. Wiseman
Zoning commissioner

This letter is being sent in reference to 1787 Joan avenue.
I am a neighbor and I am supporting the petition requesting a variance to
permit a shed to be placed on the side of the house at the above address.

Name: Rory Maher

Address: 1783 Joan Ave

Signature: Rory Maher

Comments:

April 7, 2006

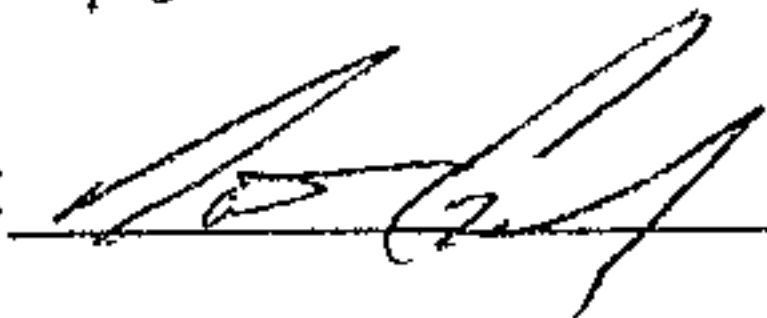
Case # 6-417A
Gilbert Cox
1787 Joan ave
Parkville, maryland
21234

William J. Wiseman
Zoning commissioner

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permit a shed to be placed on the side of the house at the above address.

Name: Matthew Gerber

Address: 1786 JOAN AVE

Signature: 

Comments:

April 7, 2006

Case # 6-417A
Gilbert Cox
1787 Joan ave
Parkville, maryland
21234

William J. Wiseman
Zoning commissioner

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permit a shed to be placed on the side of the house at the above address.

Name: Sherry Edwards

Address: 1778 Joan Avenue

Signature: S Edwards

Comments:

April 7, 2006

Case # 6-417A
Gilbert Cox
1787 Joan ave
Parkville, maryland
21234

William J. Wiseman
Zoning commissioner

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permit a shed to be placed on the side of the house at the above address.

Name: Nickie Grant

Address: 1752 Joan Ave

Signature: Nickie Grant

Comments: This case is absolutely ridiculous. The
shed is not bothering anyone and is now
confining all the belongings of their family. I
could see if it was on the front lawn but
again it's not bothering anyone. There's nothing
different to be really taking care of.

April 7, 2006

Case # 6-417A
Gilbert Cox
1787 Joan ave
Parkville, maryland
21234

William J. Wiseman
Zoning commissioner

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permit a shed to be placed on the side of the house at the above address.

Name: Martha L. Buckman

Address: 1785 Joan Avenue

Signature: Martha L. Buckman

Comments:

This case has become so absurd; all over a shed
on the side of a house instead of in the back yard,
which is covered with a large pool. It doesn't matter
that their 4 children's bikes, lawn mower, pool supplies
and toys are now out of sight leaving a orderly
backyard - I really think this is just a good
case of County harassment using County money
for foolishness - the law is stupid -

April 7, 2006

Case # 6-417A
Gilbert Cox
1787 Joan ave
Parkville, maryland
21234

William J. Wiseman
Zoning commissioner

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permit a shed to be placed on the side of the house at the above address.

Name: Charles W. Carman

Address: 1792 Joan Ave.

Signature: Charles W. Carman

Comments:

The shed does not bother me
at all.

April 7, 2006

Case # 6-417A
Gilbert Cox
1787 Joan ave
Parkville, maryland
21234

William J. Wiseman
Zoning commissioner

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permit a shed to be placed on the side of the house at the above address.

Name: X Santi Prieto

Address: 1791 Joan Ave.

Signature: Santi Prieto

Comments:

April 7, 2006

Case # 6-417A
Gilbert Cox
1787 Joan ave
Parkville, maryland
21234

William J. Wiseman
Zoning commissioner

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permit a shed to be placed on the side of the house at the above address.

Name: Drenary L. Foster

Address: 1750 Weston Ave.

Signature: Drenary L. Foster

Comments:

April 7, 2006

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Gilbert Cox
1787 Joan ave
Parkville, maryland
21234

William J. Wiseman
Zoning commissioner

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permit a shed to be placed on the side of the house at the above address.

Name: Joyce Y Barnall

Address: 1777 Joan Avenue

Signature: Joyce Y. Barnall

Comments:

April 7, 2006

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Gilbert Cox
1787 Joan ave
Parkville, maryland
21234

William J. Wiseman
Zoning commissioner

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permit a shed to be placed on the side of the house at the above address.

Name: Laura Castin Daughton

Address: 1781 Joan Ave.

Signature: Laura Castin Daughton
4-9-06

Comments:

April 7, 2006

Case # 6-417A
Gilbert Cox
1787 Joan ave
Parkville, maryland
21234

William J. Wiseman
Zoning commissioner

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I am a neighbor and I am supporting the petition requesting a variance to
permit a shed to be placed on the side of the house at the above address.

Name: CRAIG SCOTT

Address: 1798 JOAN AVE

Signature: Craig Scott

Comments:

DATE _____

E-MAIL

Parkville MS 21234
" " "

[illegible]

1787 Joan Ave front yard view of shed on left side of house



1787 Soan Ave
Front yard view of shed on side

04.13.2006



1787 Jean Ave Side of house View of shed

04.13.2006



1787 Joan Ave Rear yard view of shed from rear gate

04.13.2008



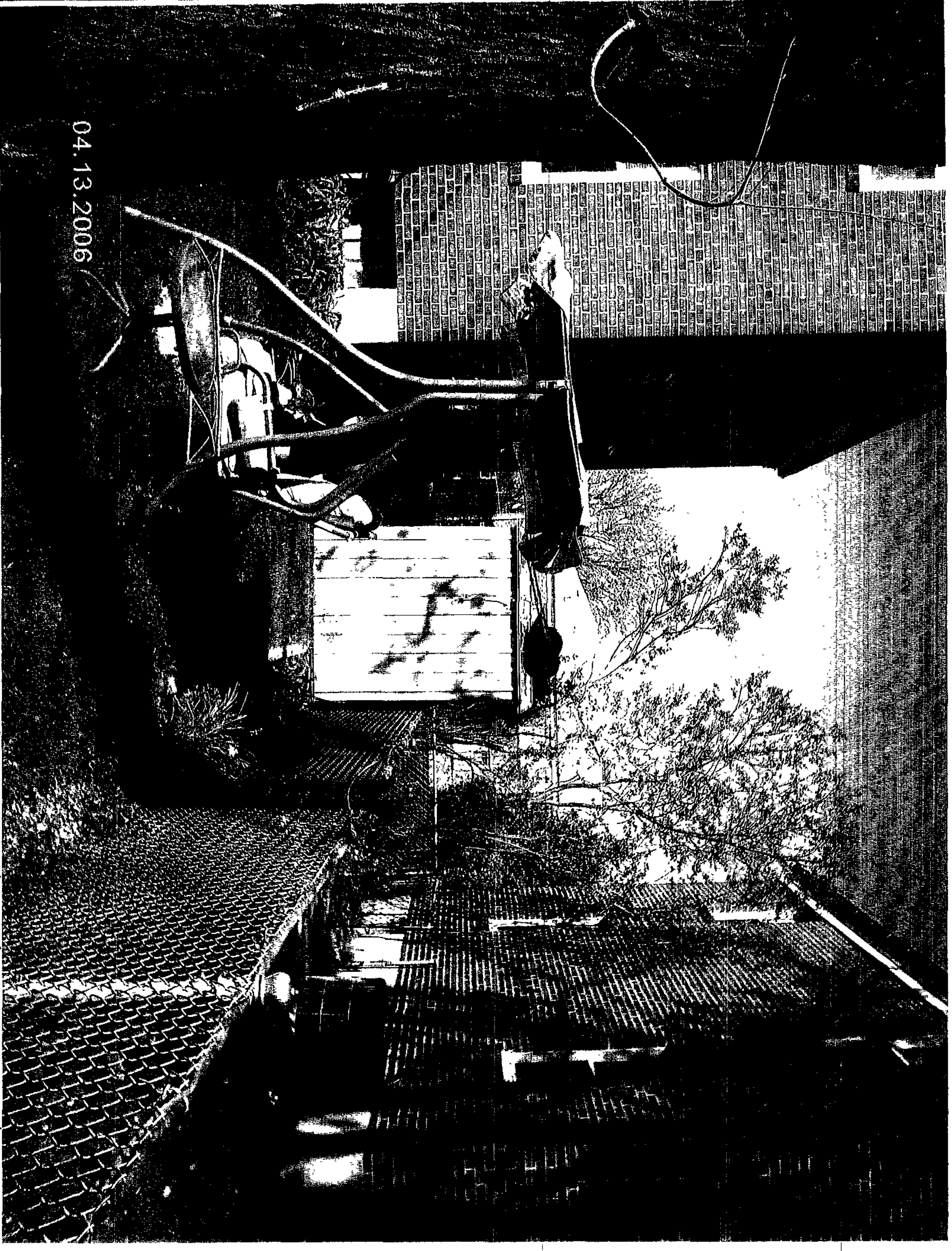
1787 Joan Ave Rear Yard View of Shed from Left Side of Post

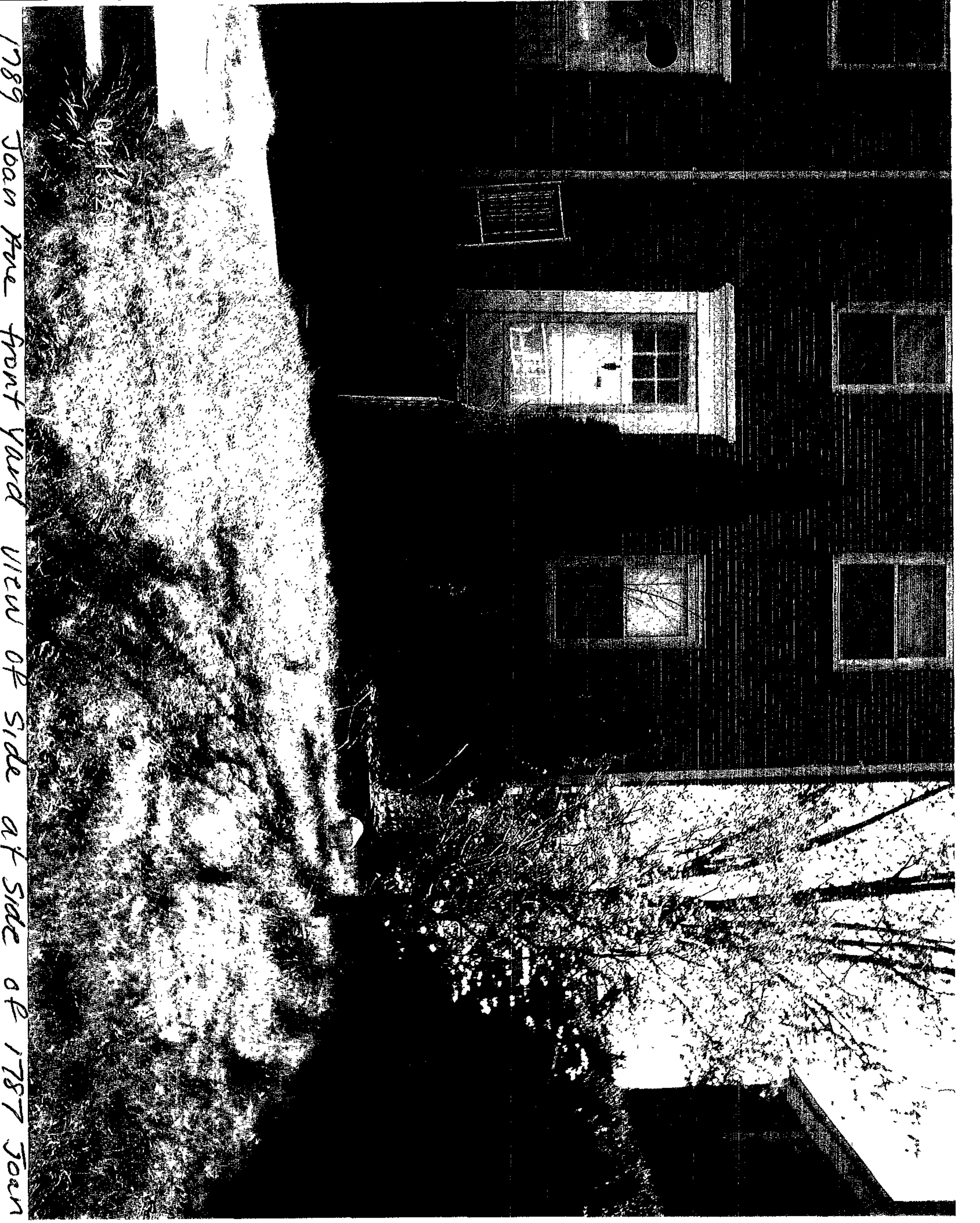
04.13.2006



1787 Joan Ave Rear yard view of shed from right side of pool

04.13.2006





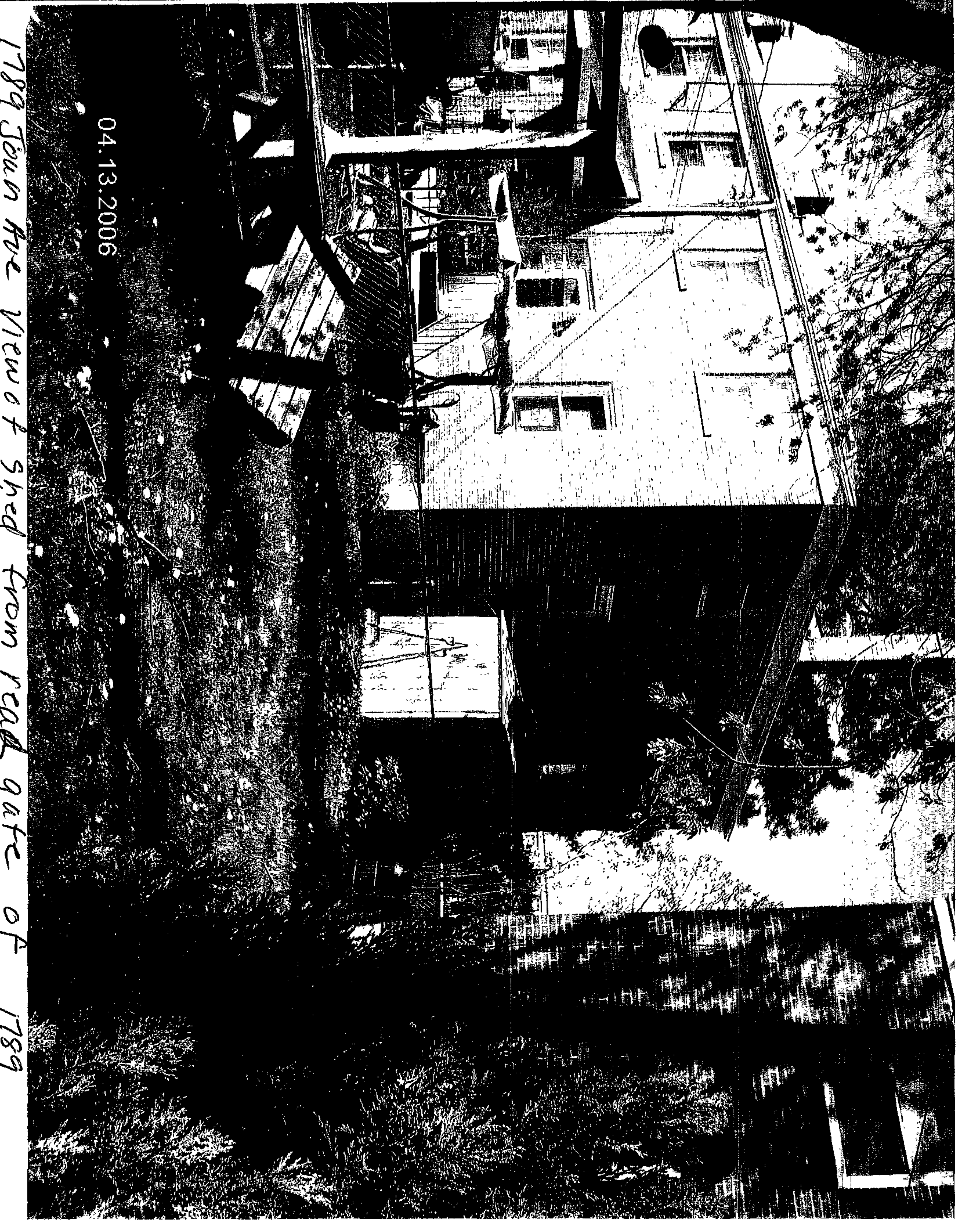
1789 Joan Ave front yard view of side of 1787 Joan

04-13-20

1789 Jean Ave View of shed from rear yard of 1789

04-13-2006

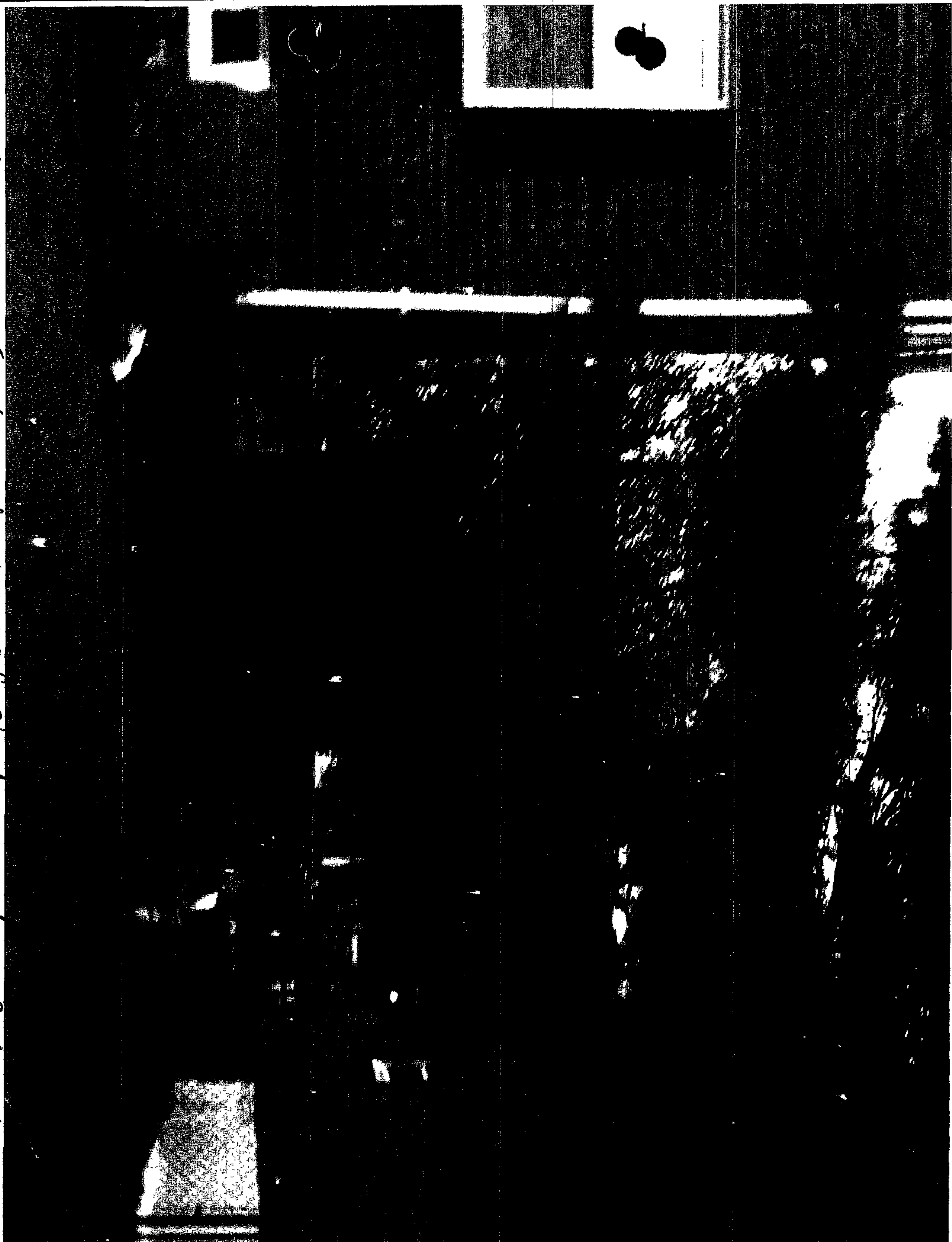




04.13.2006

1789 Jean Ave View of shed from rear gate of 1789

1761 Tean Ave Front yard view of shed on side of house





251

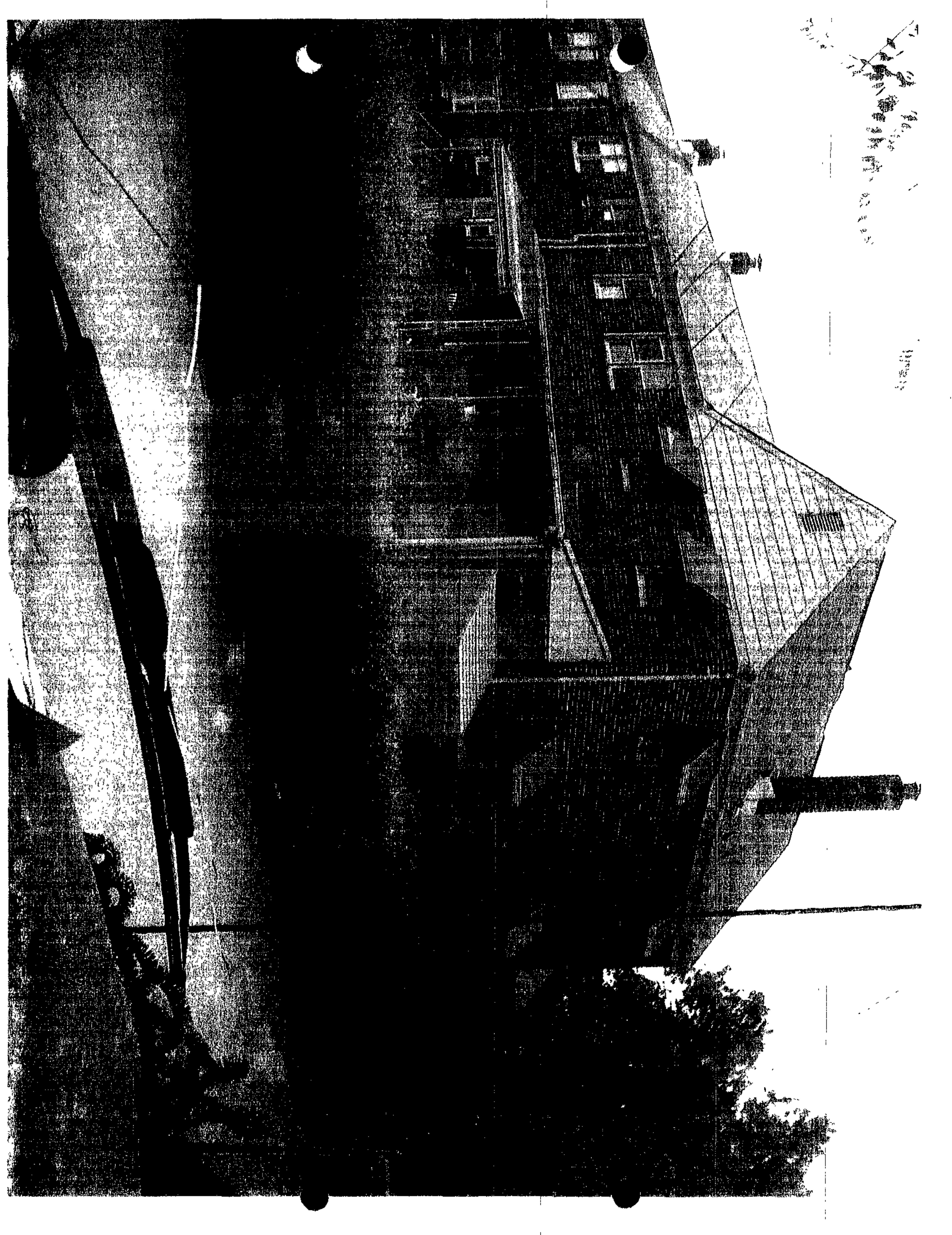
sheds placed side
of house end units

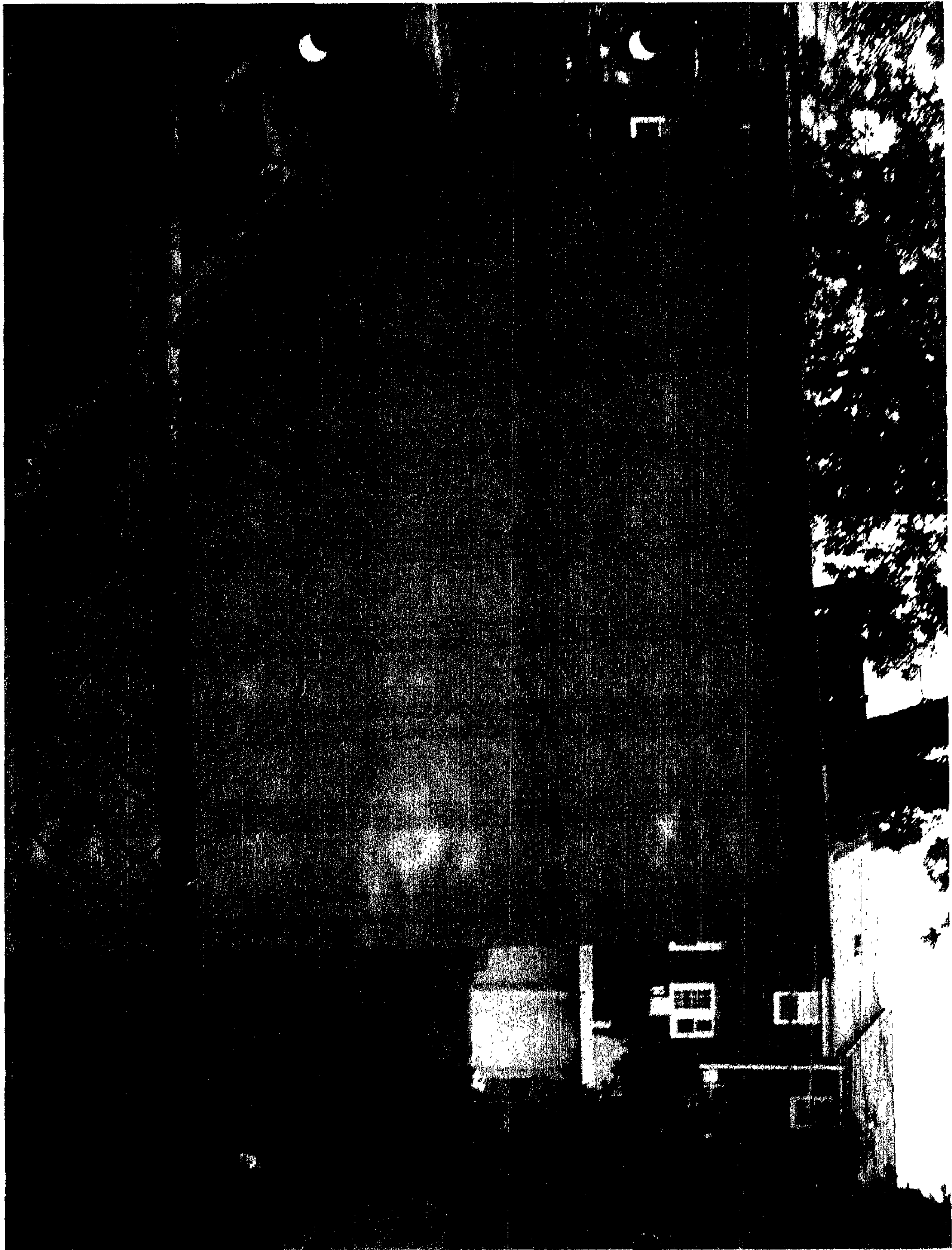


Shed placed on side of
house at ally



End unit house
with shed placed on side
of house.

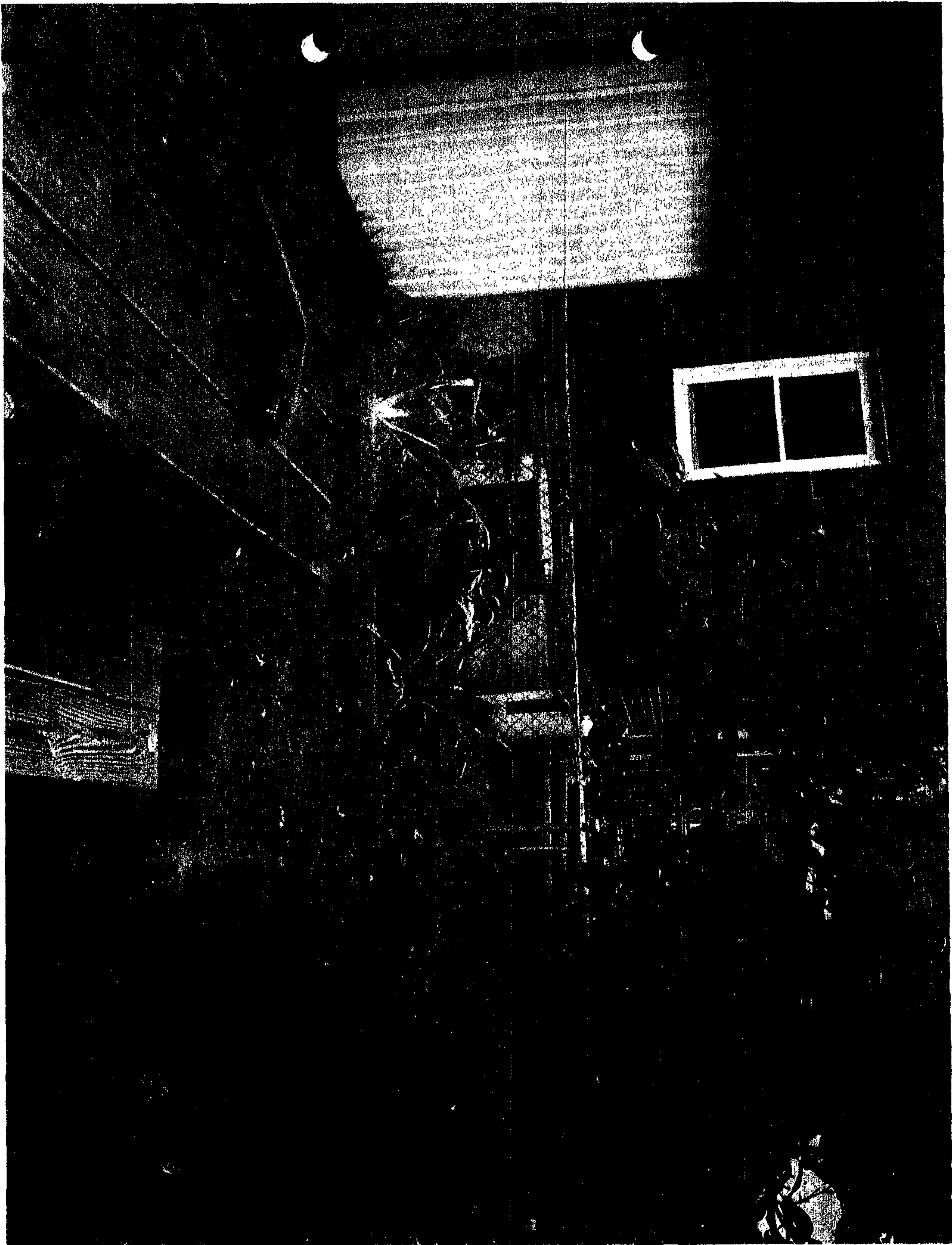




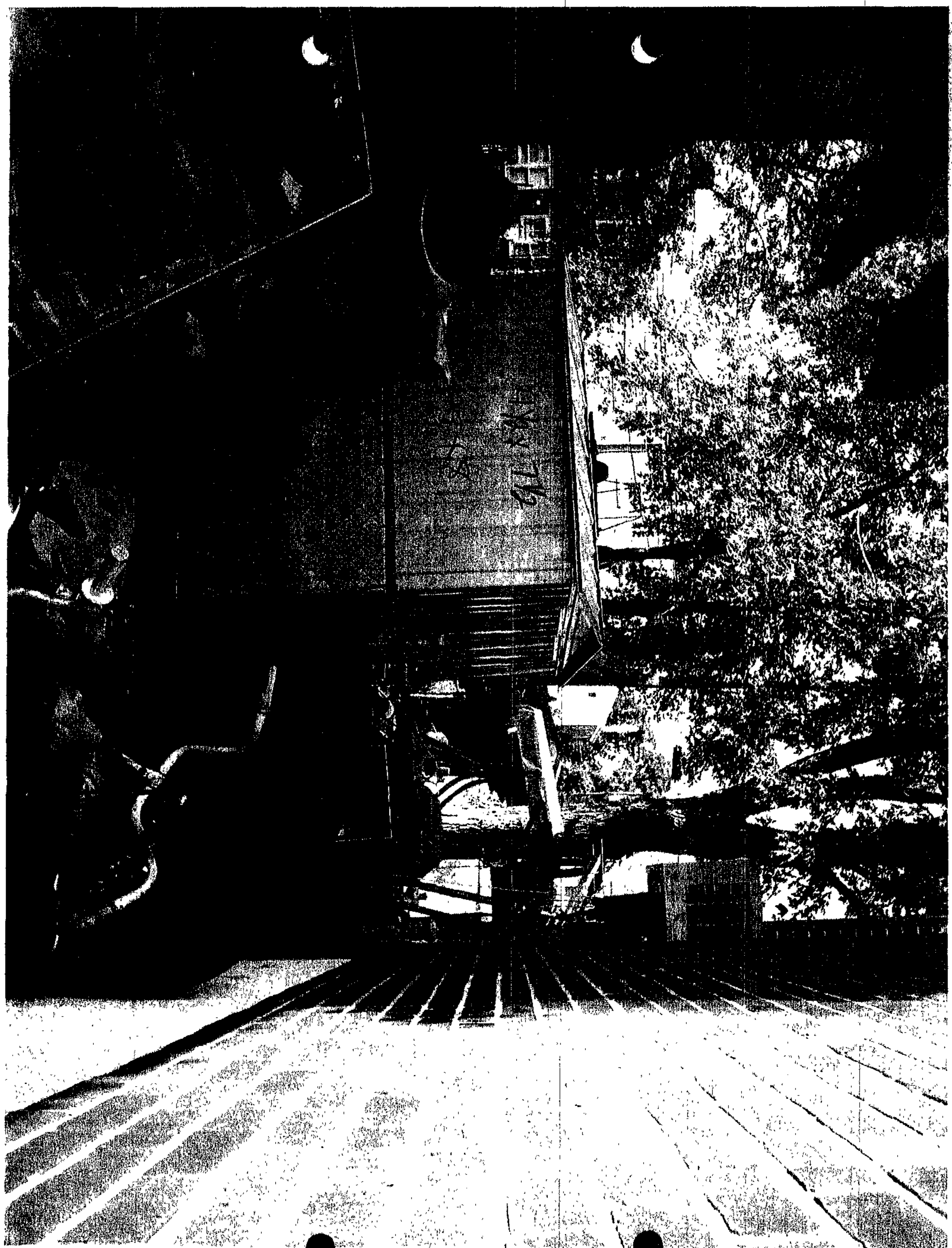
1787 Joan Hill

shed location

side of house



1787 Joan Ave
Center of yard



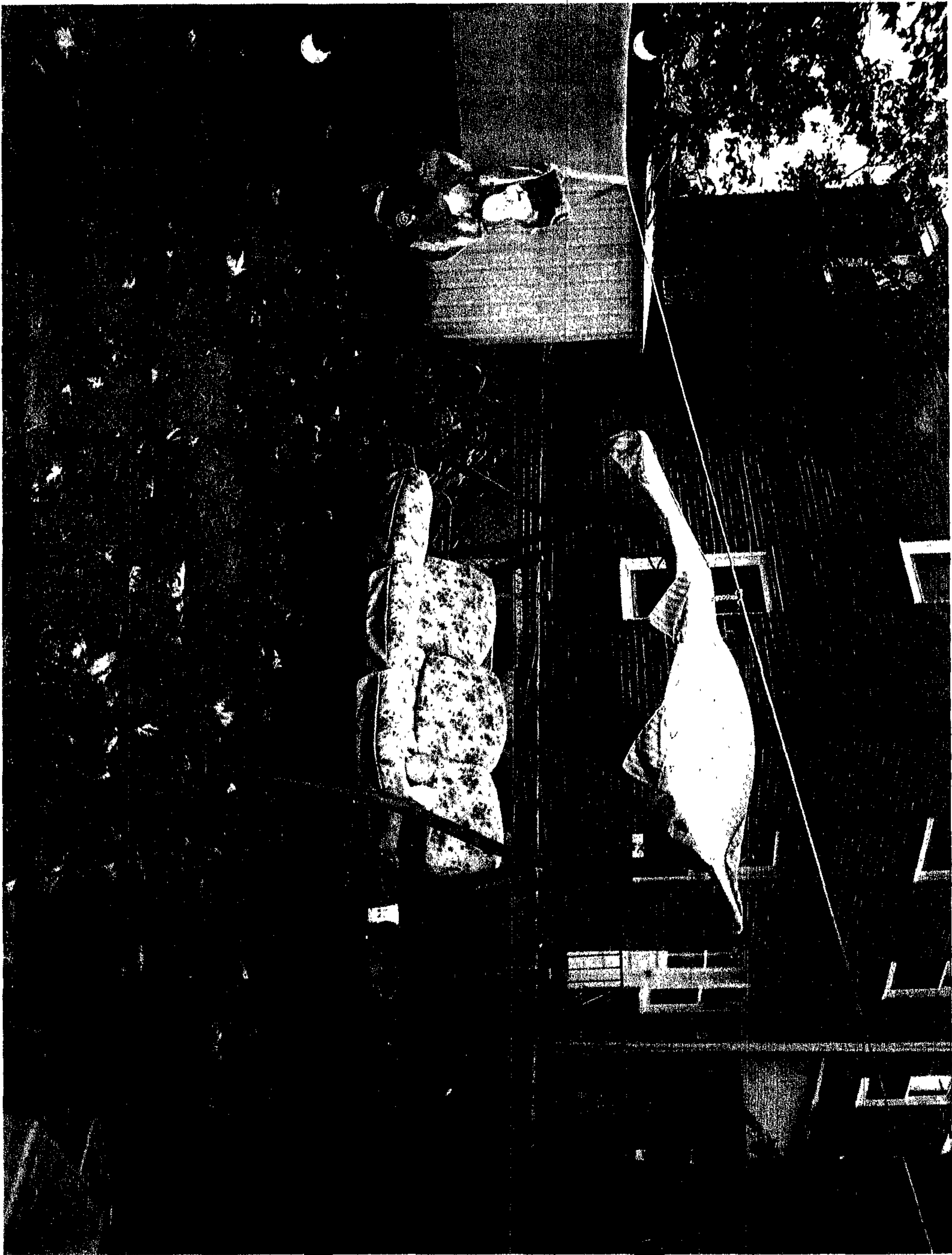
1787 Joan Re

side of house

location of shed

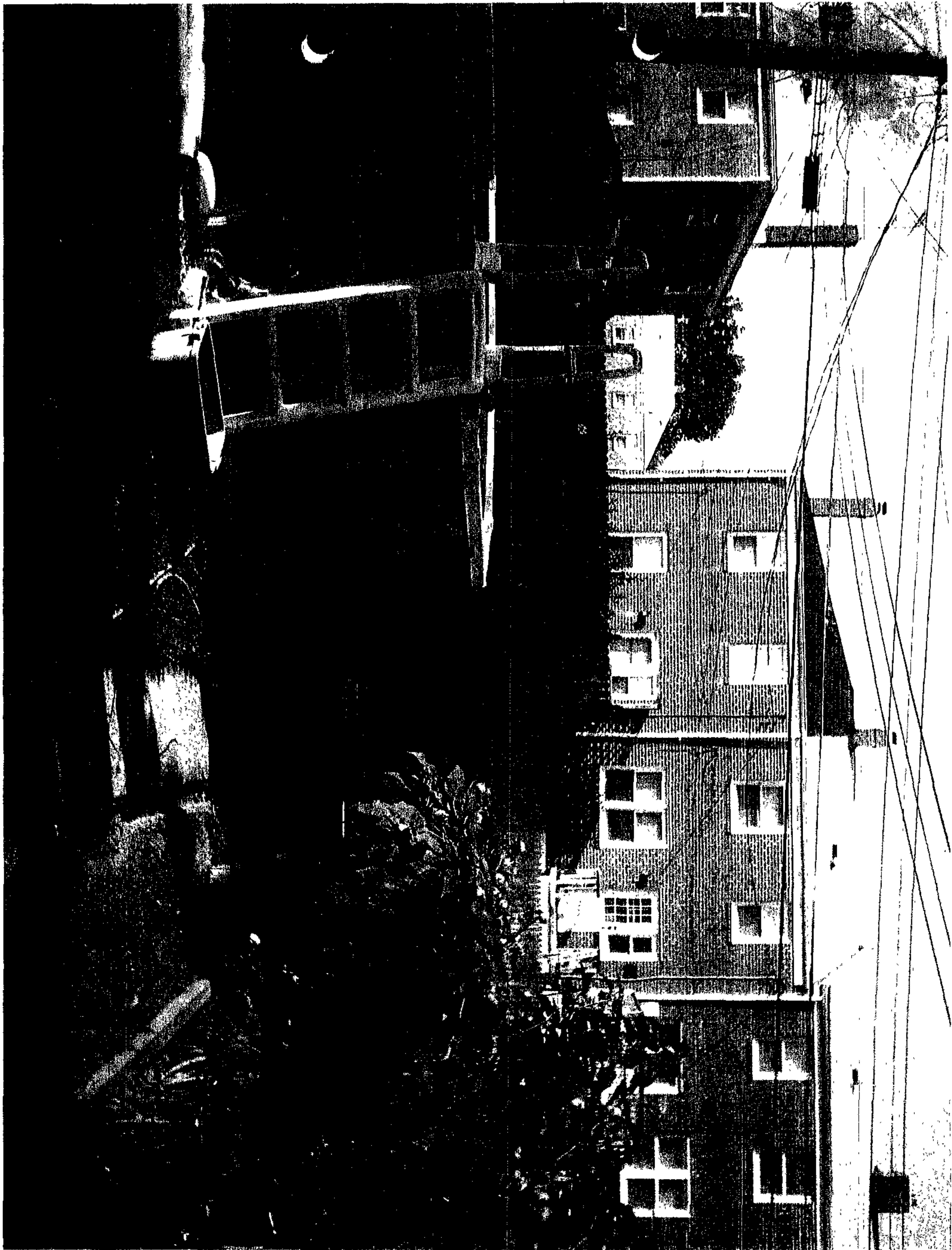
items in picture

put in shed



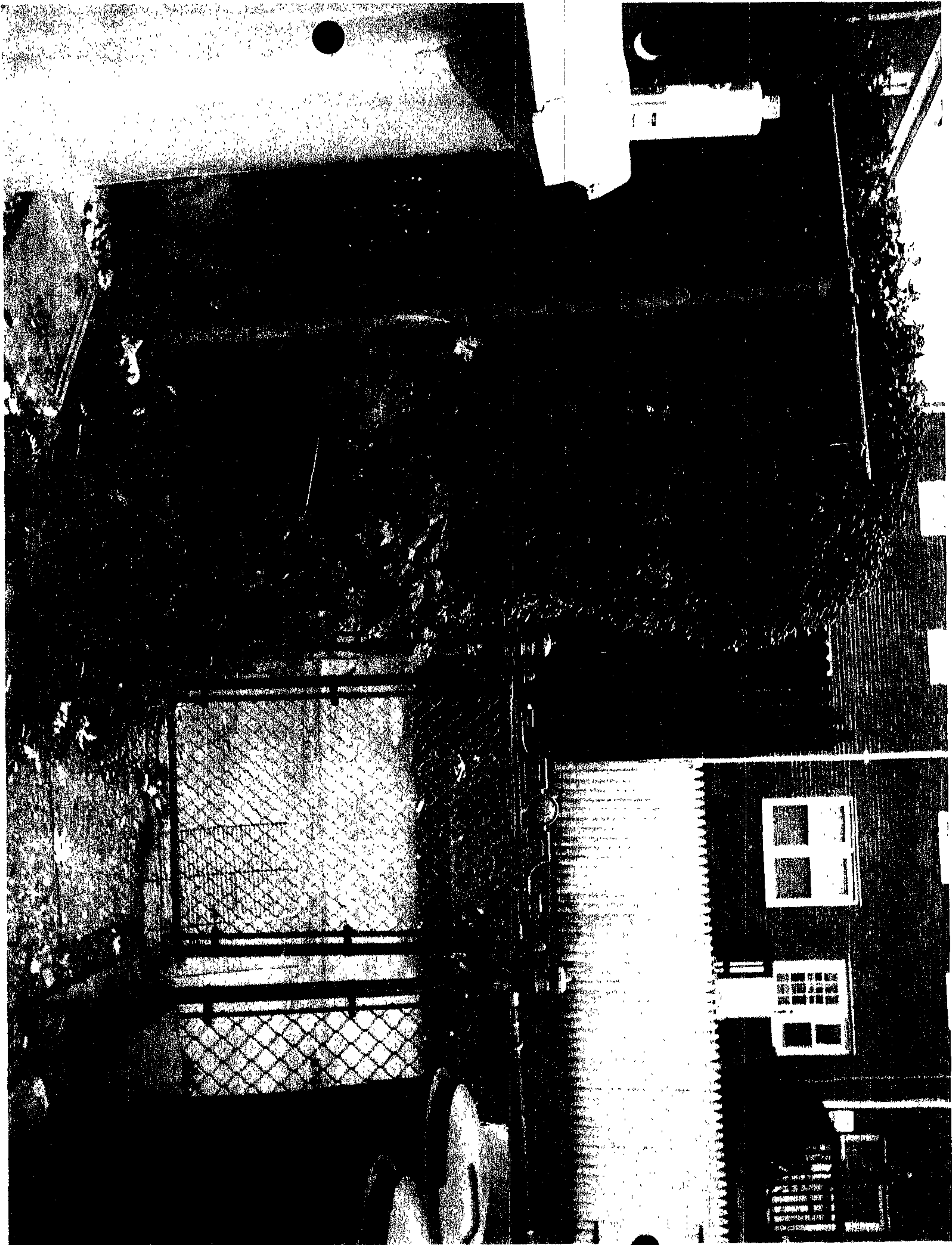
1787 Joan Ave

Center of yard



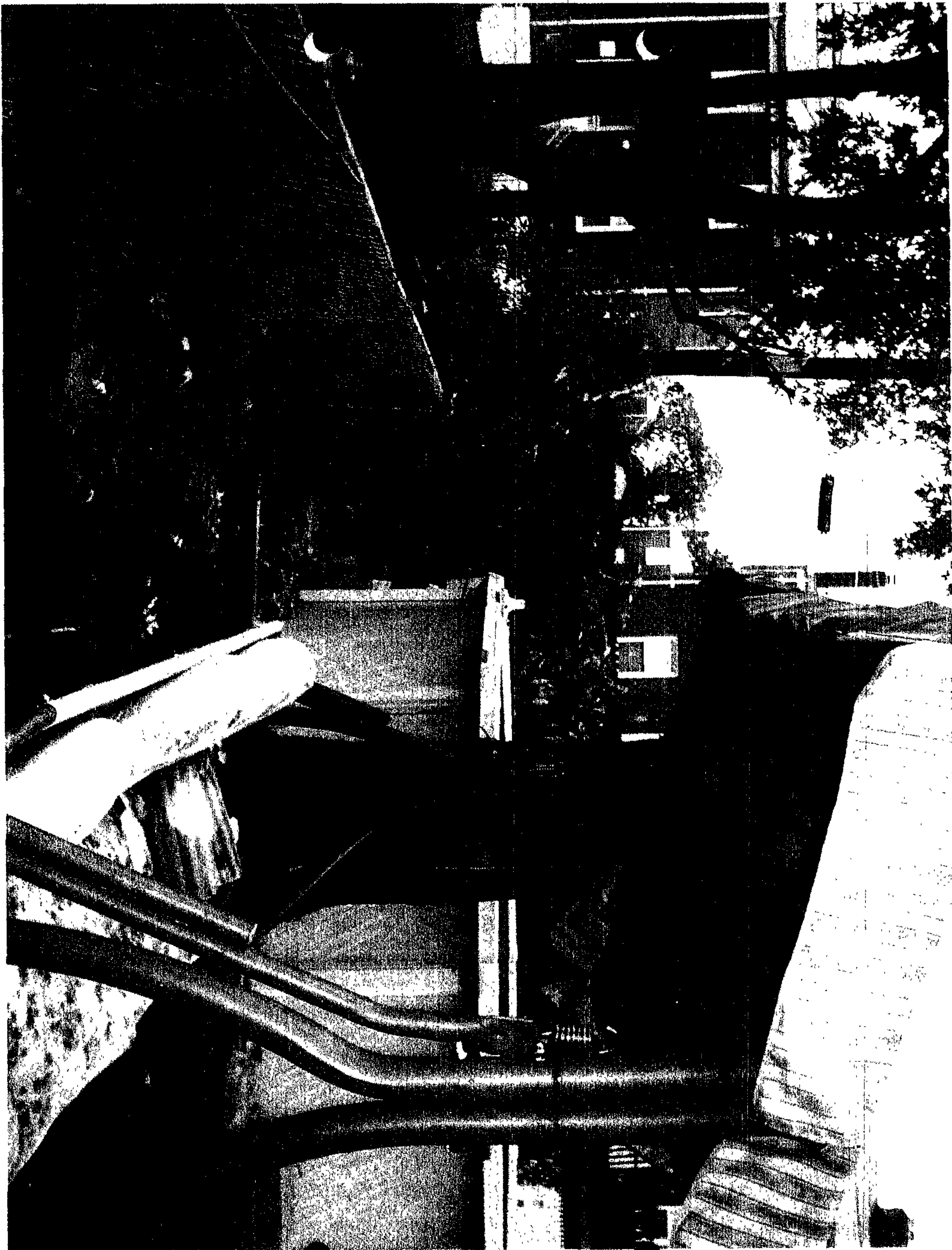
1787 Joan Rae

view side of
rear right yard



1787 Joan Ave

Rear View of yard
Rear side
Rear side



1787 Joan Ar

near Wren of yard

Left Side