

IN RE: PETITION FOR VARIANCE

SE/S of Long Green Pike, 230 feet north
Of c/l of Patterson Road
11th Election District
3rd Councilmanic District
(13513 Long Green Pike)

Mark R. Williams and Neva L. Williams
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 06-621-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Mark R. Williams and Neva L. Williams. The Petitioner are requesting variance relief for property located at 13513 Long Green Pike. Variance relief is requested from Section 415A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a recreational vehicle to be located in the front/side yard in lieu of the required side yard 8 feet into the rear of a lateral projection of the front foundation line of the dwelling.

The property was posted with Notice of Hearing on July 24, 2006, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief and time and date of the public hearing. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on July 25, 2006 to notify any interested persons of the scheduled hearing date and relief requested.

Code Enforcement Comments

This matter is currently the subject of an active violation case (Case No. 06-3446) in the Division of Code Inspections and Enforcement. A citation for codes violation has been issued in this matter due to allegedly improperly stored recreational on the property.

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It should be noted, for the record, that the fact that a zoning violation is issued is simply ignored in this zoning case. The fact that the RV may be costly to store elsewhere does not come into consideration of the zoning case. The fact that something may have been done which violates 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.”

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Interested Persons

Appearing at the hearing on behalf of the variance request were Mark R. Williams and Neva L. Williams, Petitioners. Carol Trela and Charlotte Pine from the Long Green Valley Association appeared at the hearing in opposition to the requested relief. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Testimony and evidence indicated that the property contains 9404 square feet zoned RC 2 and improved by the Petitioner's home. The Petitioners indicated that they have owned an RV which they parked on the property for the past 20 years. The most recent RV is too high to park in the existing garage shown on exhibit 1. As a result they park the RV in the driveway but because of its length the RV sticks out into the front yard slightly. The Petitioner's testified that they can not get the RV around the existing garage to park it in the rear yard.

They indicated that they spoke to the neighbor most affected by where they park the RV, Mr. Ohler, who has no objection to continuing parking in the area shown. See Petitioner's exhibit 2. They noted that by informal survey of their neighbors, no one in this area of Long Green Pike opposes the requested zoning relief. They described the immediate area surrounding the site as commercially zoned with farms beyond the immediate commercial uses along Long Green Pike.

The Petitioner admitted on questioning that their home was for sale but were pessimistic about selling the property due to its location on heavily traveled Long Green Pike among other things. They also admitted that while the general area around the site is included in the Long Green Valley Historic District, there is a snowball stand across

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Considering all the testimony and evidence presented, I find special circumstances or conditions exist which make the property unique from a zoning perspective. The existing garage and house block moving the RV farther back from the street. This is the kind of peculiar situation and structure that makes the property unique from RV parking perspective.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. After 20 years of parking an RV in the area shown, the Petitioner would have to park it off site.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare if the conditions suggested by the Association are incorporated into the order.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted with conditions.

THEREFORE, IT IS ORDERED, this 18th day of August 2006, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 415A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a recreational vehicle to be located in the front/side yard in lieu of the required side yard 8 feet into the rear of a lateral projection of the front foundation line of the dwelling be and is hereby GRANTED subject to the following conditions:

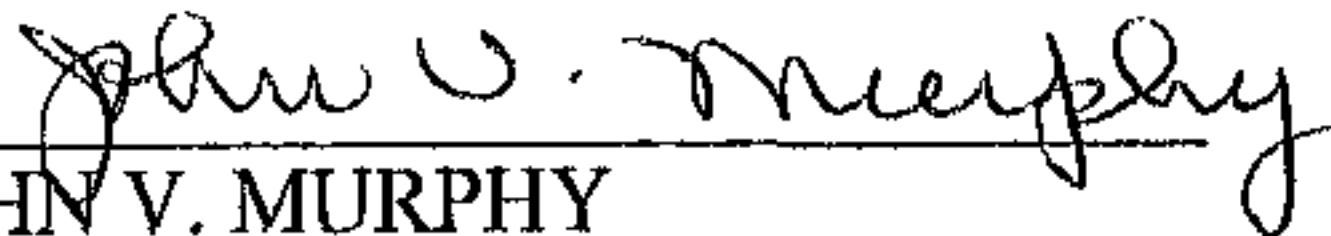
1. The Petitioner may apply for applicable permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the

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PB

Petitioner would be required to return, and be responsible for returning, said property to its original condition.

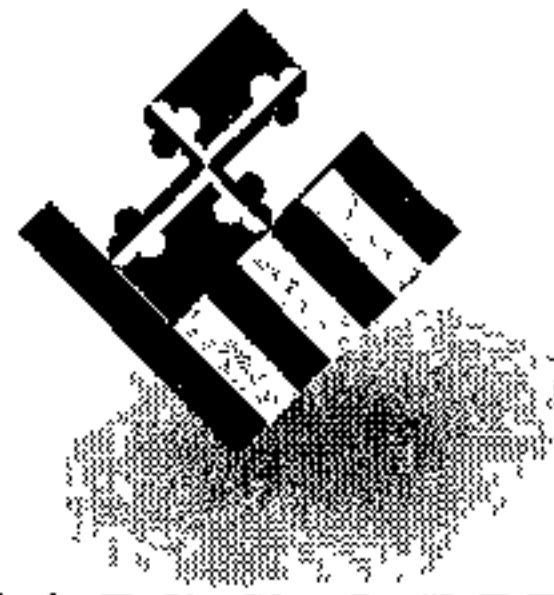
2. The variance granted in this case shall not run with the land but shall be personal to the Petitioners and if as and when the Petitioners sell or lease the subject property, the variance granted herein shall be null and void.
3. No one shall occupy the RV while parked on the subject property.

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:pz

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8-18-06
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BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

August 18, 2006

MARK R. WILLIAMS AND
NEVA L. WILLIAMS
13513 LONG GREEN PIKE
BALDWIN MD 21013

Re: Petition for Variance
Case No. 06-621-A
Property: 13513 Long Green Pike

Dear Mr. and Mrs. Williams:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

c: Carol Trela, PO Box 91, Baldwin MD 21013
Charlotte Pine, 607 Baltimore Avenue, Towson MD 21204



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 13513 Long Green Pike
which is presently zoned RC-2

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) H15 A BCZR

To allow a recreational vehicle to be located in the front/side yard in lieu of the required side yard eight feet to the rear of a lateral projection of the front foundation line of the dwelling.

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

Practical difficulty due to the fact that there is no access to the rear of the home with the RV.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

MARK R WILLIAMS

Name - Type or Print

Mark R Williams

Signature

NEVA L WILLIAMS

Name - Type or Print

Neva L Williams

Signature

13513 Long Green Pike 410-592-5584

Address

Telephone No.

Baldwin MD

City

State

21013

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

JF

Date

6/6/06

Case No. 06-6210-A

REV 9/15/98

8/18/06

13

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - **DO NOT USE THIS FORM FOR "FILL-IN THE BLANK"**. Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 13513 LONG GREEN PIKE
(address)

Beginning at a point on the southeast side of
(north, south, east or west)
LONG GREEN PIKE which is 86 feet
(name of street on which property fronts) (number of feet of right-of-way width)
wide at the distance of 230 ft north of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Patterson Rd
(name of street)
which is 30 feet wide. *Being Lot #
(number of feet of right-of-way width)
Block , Section # in the subdivision of
(name of subdivision)
as recorded in Baltimore County Plat Book # BC-21-C-2 Folio # 0375
containing 0.212. Also known as 13513 LONG GREEN PIKE
(square feet or (acres)) (property address)
and located in the 11 Election District, 3 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber , Folio " and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

#621

No.

DATE:

0000

ACCOUNT

08-16-15

AMOUNT

555

RECEIVED
FROM:

CALIFORNIA

FOR: 10513 Lutz Green D.k. = ITEM #621
9-1-62 10-40-62

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: # 06-621-A

13513 Long Green Pike

Southeast side of Long Green Pike at a distance of 230 ft. north of centerline of Patterson Road

11th Election District — 3rd Councilmanic District

Legal Owner(s): Mark & Neva Williams

Variance: to allow a recreational vehicle to be located in the front/side yard in lieu of the required side yard of eight feet to the rear of a lateral projection of the front foundation line of the dwelling.

Hearing: Tuesday, August 8, 2006 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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.
JT 7/724 July 25 103108

CERTIFICATE OF PUBLICATION

7/27/2006

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 7/25/2006.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 06-621-A

Petitioner/Developer: _____

Mr. & Mrs. Williams

Date of Hearing/Closing: 8/8/06

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

Attention:

Ladies and Gentlemen:

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

13513 LONG GREEN PIKE

The sign(s) were posted on 7/24/06
(Month, Day, Year)

CASE # 06-621-A

Sincerely,

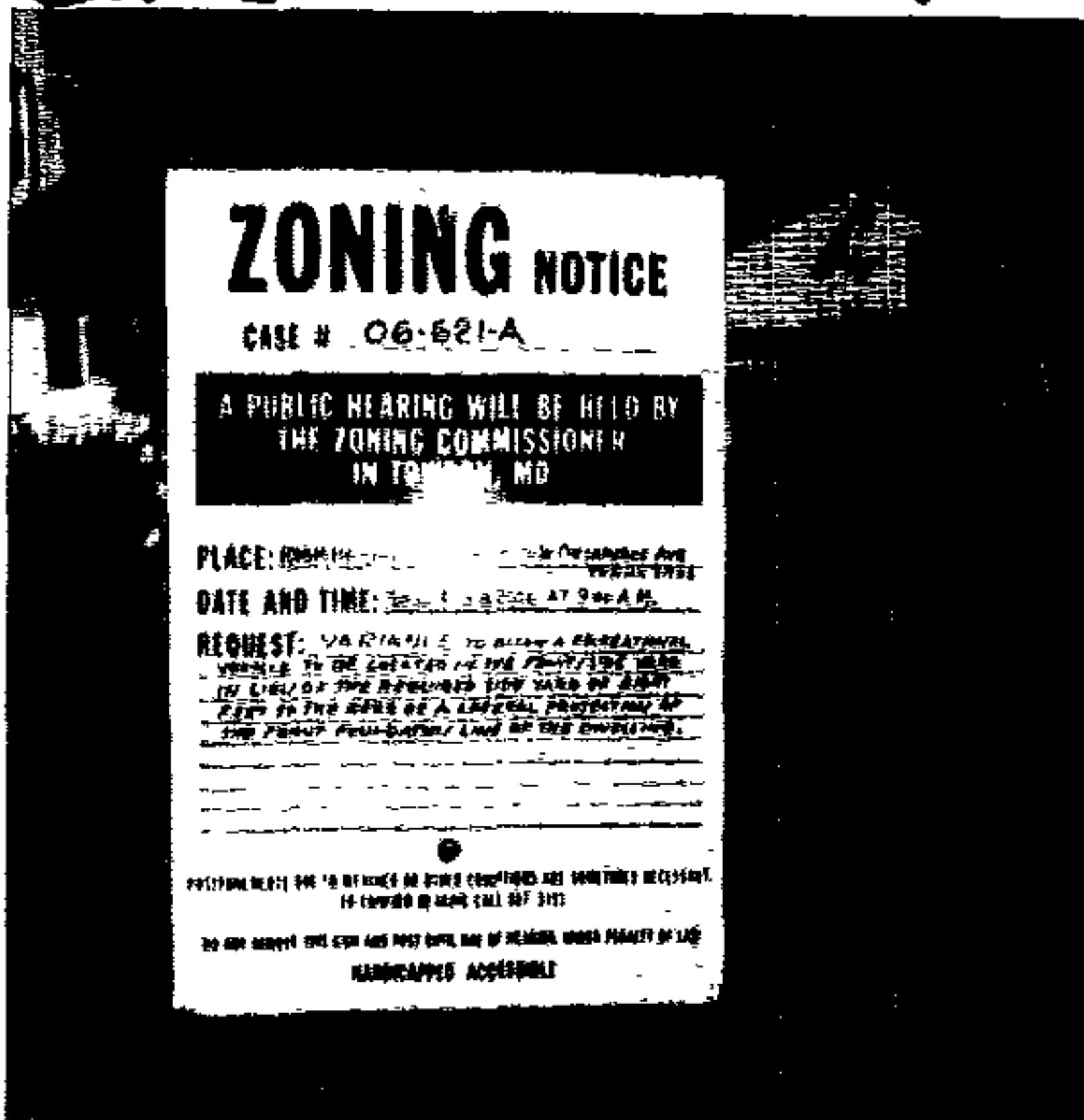
Richard E. Hoffman 7/24/06
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



**13513 LONG GREEN PIKE
POSTED 7/24/06
Richard E. Hoffman 7/24/06**

RE: PETITION FOR VARIANCE * BEFORE THE
13513 Long Green Pike; SE/S Long Green *
Pike, 230' N c/line Patterson Road * ZONING COMMISSIONER
11th Election & 3rd Councilmanic Districts *
Legal Owner(s): Mark & Neva Williams * FOR
Petitioner(s) * BALTIMORE COUNTY
* 06-621-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.

Not

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JUN 26 2006

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

Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of June, 2006, a copy of the foregoing Entry of Appearance was mailed to, Mark & Neva Williams, 13513 Long Green Pike, Baldwin, MD 21013, Petitioner(s).

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JUN 26 2006

Per *SA*.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 25, 2006 Issue - Jeffersonian

Please forward billing to:

Mark Williams
13513 Long Green Pike
Baldwin, MD 21013

410-592-5584

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: 06-621-A

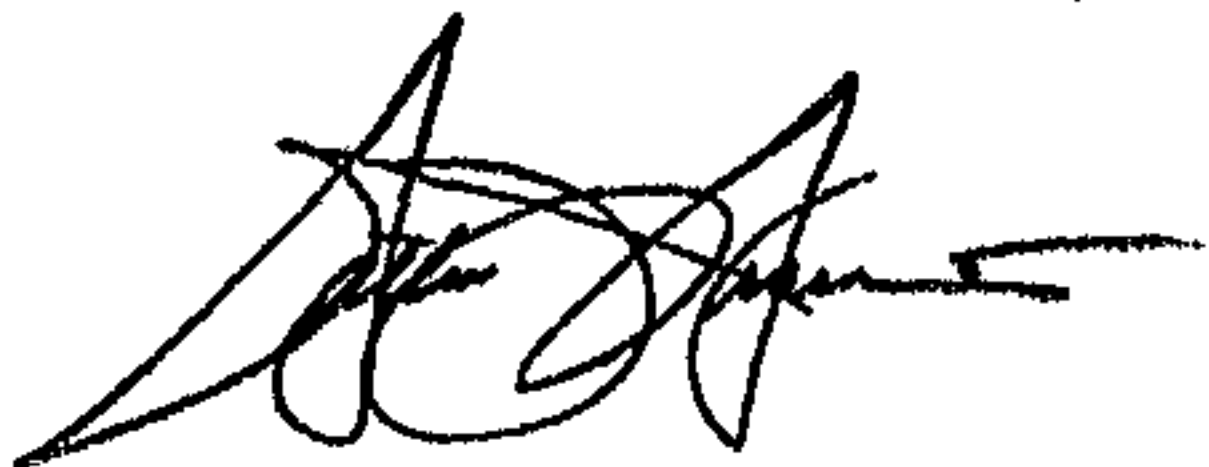
13513 Long Green Pike

Southeast side of Long Green Pike at a distance of 230 ft. north of centerline of Patterson Road
11th Election District – 3rd Councilmanic District

Legal Owners: Mark & Neva Williams

Variance to allow a recreational vehicle to be located in the front/side yard in lieu of the required side yard of eight feet to the rear of a lateral projection of the front foundation line of the dwelling.

Hearing: Tuesday, August 8, 2006 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake 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.



Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Tel: 410-887-3353 • Fax: 410-887-5708

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

June 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: 06-621-A

13513 Long Green Pike

Southeast side of Long Green Pike at a distance of 230 ft. north of centerline of Patterson Road

11th Election District – 3rd Councilmanic District

Legal Owners: Mark & Neva Williams

Variance to allow a recreational vehicle to be located in the front/side yard in lieu of the required side yard of eight feet to the rear of a lateral projection of the front foundation line of the dwelling.

Hearing: Tuesday, August 8, 2006 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Williams, 13513 Long Green Pike, Baldwin 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JULY 24, 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.**



**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: 06-621-A
Petitioner: MARK AND NEVA WILLIAMS
Address or Location: 13513 LONG GREEN PIKE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARK WILLIAMS
Address: 13513 LONG GREEN PIKE
BALDWIN, MD 21013

Telephone Number: 410-592-5584



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

June 20, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 19, 2006

Item Numbers: Item Number 611, 621, 624-637, 639-643

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 27, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For June 21, 2006
Item Nos. 611, 621, 622, 623, 624, 626,
627, 628, 632, 633, 635, 636, 637, 640,
641, 642, and 643

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- 06272006.doc

Jim
8/8
9 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 10, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-621- Variance**

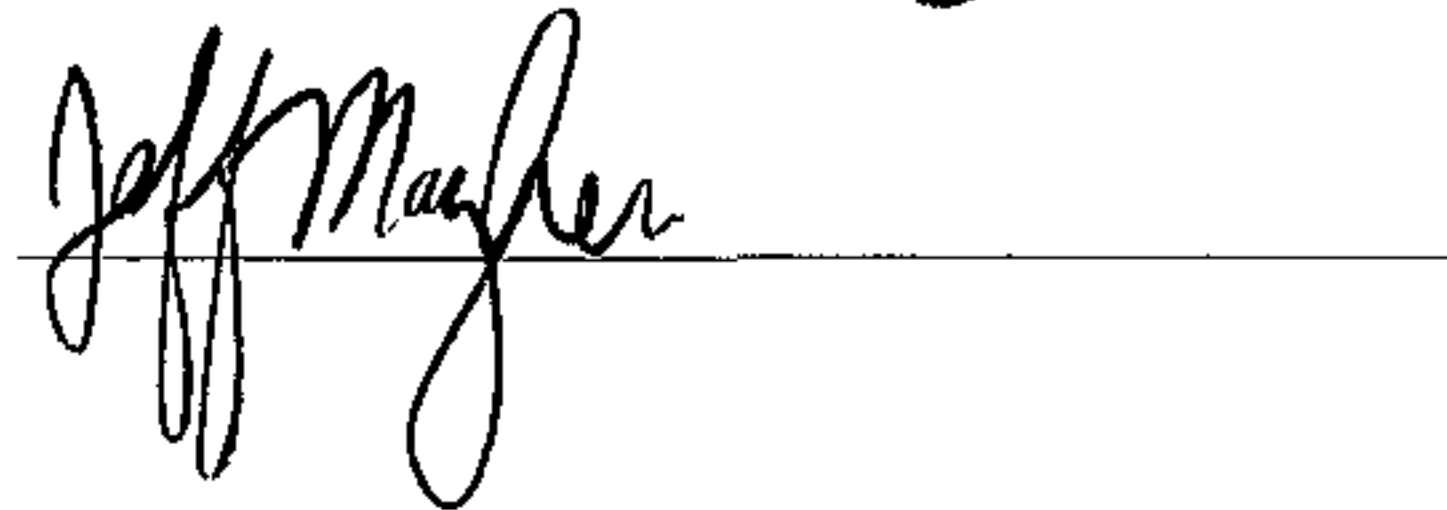
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL

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JUL 11 2006

ZONING COMMISSIONER



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

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

Maryland Department of Transportation

Date: 6.20.06

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

RE: Baltimore County
Item No. 621 JRF

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: June 23, 2006

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

FROM: Rick Wisnom, Hearing Officer
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 621
Legal Owner/Petitioner: Mark R. and Neva L. Williams
Contract Purchaser:
Property Address: 13513 Long Green Pike
Location Description: S/east side of Long Green Pike at a distance of 230 feet north of
the centerline of Patterson Road.

VIOLATION INFORMATION: **Case No.: 06-3446**
Defendants: Mark R. and Neva L. Williams

Please be advised that the aforementioned petition is the subject of an active violation case.

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
Photographs
Other: daily worksheets

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: Josip Peruzovic

CODE ENFORCEMENT REPORT

LICF

DATE: 05/04/06 INTAKE BY: LS CASE #: 06-3446 INSPEC: _____

COMPLAINT LOCATION: Across from 13500 Longgreen Pike

ZIP CODE: 21013 DIST: 10

COMPLAINANT NAME: Charlotte Pinner PHONE #: (H) 410 282-5192 (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: RV improperly stored

IS THIS A RENTAL UNIT? YES _____ NO _____
 IF YES, IS THIS SECTION 8? YES _____ NO _____
 OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION:

REINSPECTION:

REINSPECTION:

REINSPECTION:

DATE: 05/05/2006

STANDARD ASSESSMENT INQUIRY (1)

TIME: 14:41:20

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
11 08 055026	11	3-0	04-00	H	NO		01/04/06

WILLIAMS MARK R DESC-1.. IMPSSES LONG GREEN PIKE

WILLIAMS NEVA L DESC-2.. 250 NE PATTERSON RD

13513 LONG GREEN PARK PREMISE. 13513 LONG GREEN PIKE

00000-0000

BALDWIN MD 21013-0000 FORMER OWNER: SANDLER PAUL MARK

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

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	54,500	139,500		FCV	ASSESS	ASSESS
IMPV:	85,340	150,480	TOTAL..	189,886	189,886	139,840
TOTL:	139,840	289,980	PREF...	0	0	0
PREF:	0	0	CURT...	189,886	189,886	139,840
CURT:	139,840	289,980	EXEMPT.		0	0

DATE: 08/02 08/05

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

ASSESS: 189,886 11/10/05

ASSESS: 139,840

ASSESS: 0

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

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 Inspection 410-887-3953
Electrical Inspection 410-887-3960
Plumbing Inspection 410-887-3620
Signs/ Fences 410-887-3896

CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE

CASE NUMBER	PROPERTY TAX ID	DATE ISSUED
06-3446	1108055026	5/8/06
NAME(S) WILLIAMS MARK R & NEVA		
MAILING ADDRESS 13513 BALDWIN RD LONG GREEN PIKE		
CITY BALDWIN	STATE MD	ZIP CODE 21013
VIOLATION ADDRESS		
CITY BALTIMORE	STATE MARYLAND	ZIP CODE

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

RESIDENTIAL ZONE CLASSIFICATION

- ☐ DR1 ☐ DR2 ☐ DR3.5 ☐ DR5.5 ☐ DR10.5 ☐ DR16
☐ RC2(1A01) ☐ RC4(1A03) ☐ RC20 & 50 (1A05) ☐ RC6(1A07)
☐ RC3(1A02) ☐ RC5(1A04) ☐ RCC (1A06) ☐ RC7 (1A08)
☐ OTHER:

NON-RESIDENTIAL CLASSIFICATION

- ☐ BL (230) ☐ BR (236) ☐ BM (233)
☐ MR (240) ☐ ML (253) ☐ MH (256)
☐ 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 | ☐ 18-2-601: Remove all obstruction(s) at street, alley, road |
| ☐ 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 | ☐ IBC 115; BCBC 115: Remove/ Repair unsafe structure board and 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 and weeds to three (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/light 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 |

OTHER VIOLATIONS OR REMARKS: REMOVE ILLEGAL PARK RECREATIONAL VEHICLE (CAMPER)
ALL RECREATIONAL VEHICLE MUST BE PARK 8 FEET BEHIND OF FRONT WALL OF THE BCR LISA

☐ NOTICE POSTED AND MAILED

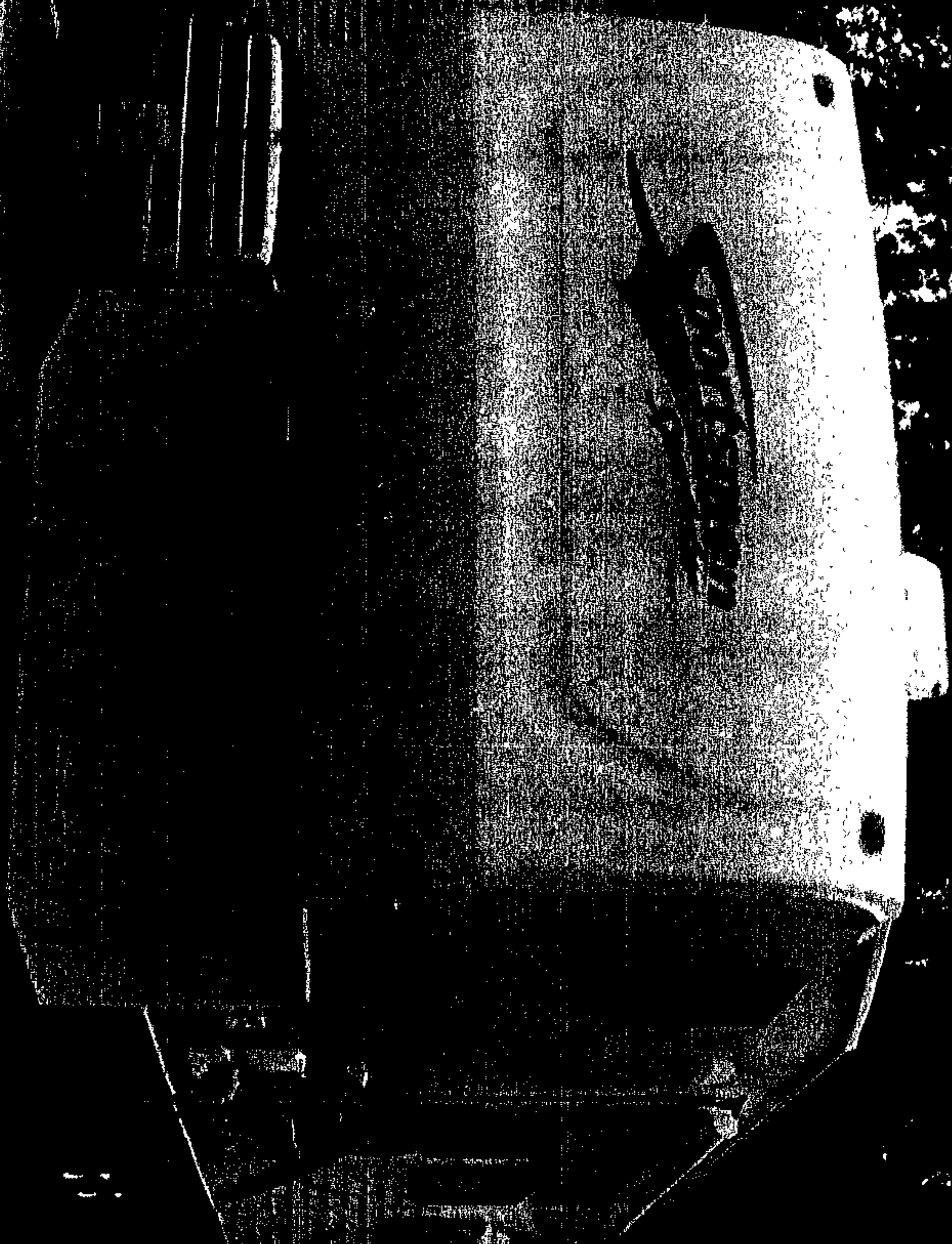
POTENTIAL FINE: ☐ \$200 ☐ \$500 ☐ \$1000 per day, per violation and to be placed as a lien upon your tax bill.

COMPLIANCE DATE: 6/8/06 INSPECTOR NAME: PERUZOVIC

PRINT NAME (Rev 9/05)

AGENCY

2006/05/05 14:30



Code Enforcement - Daily Worksheet

Inspector -  PERUZOVIC

Area	Case #	Location	Apt	Zip	Date Rec	Reinsp Dt
	10 06-3446	13513 LONGGREEN PIKE (ACROSS)		21013	5/04/2006	6/08/2006

Fax Acct #: 1108055026

Owner: MARK R & NEVA WILLIAMS

Complainant Name: (Last) PINE (First) CHARLOTTE

Addr:

Str # Dir Street Name Type Apt

City

ST Zip

Phone: (Home) 410/823-5200 (Work)

Problem: REC VEH IMPROPERLY STORED

Notes:

***5/8/06, CORRECTION NOTICE ISSUED TO REMOVE TRAILER CAMPER
 , P/U 6/8/06 COMPL UPDATED BY VOICE MESSAGE, NP/CP***

6.19.06 owner applies for Variance:

Case # 06-621-A
 8/8/06 9 am Rm 106

P/u 8.20.06

NP

P/U Date 8.20.06		Closed Date		Gary F to update	
Anonymous Complaint	Complainant Updated	Updated by ☒ voice message	Unable to update	Update not necessary	
Executive office Complaint	Yes	No	If Yes is Executive memo attached?	Yes	No

Code enforcement - Daily Worksheet

Inspector -

NP

Area Case # Location Apt Zip Date Rec Reinsp Dt
 10 06-3446 13513 LONGGREEN PIKE (ACROSS) 21013 5/04/2006

Tax Acct #: 00000000000

1108055026

Owner:

WILLIAMS MARK R. & NEVA SAME

Complainant Name: (Last) PINE (First) CHARLOTTE

Addr:

Str # Dir Street Name Type Apt

City ST Zip

Phone: (Home) 410-282-5192 (Work)

823 5200

Problem: REC VEH IMPROPERLY STORED

860 953 G

5.8.06. Correction to remove trailer camper

P 6.8.06

NP.

5/10/06
 CF

Y/U Date 6.8.06	Closed Date		Gary F to update	
Anonymous Complaint	Complainant Updated	Updated by voice message ☒	Unable to update	Update not necessary
Executive office Complaint	Yes	No	If Yes is Executive memo attached?	Yes No

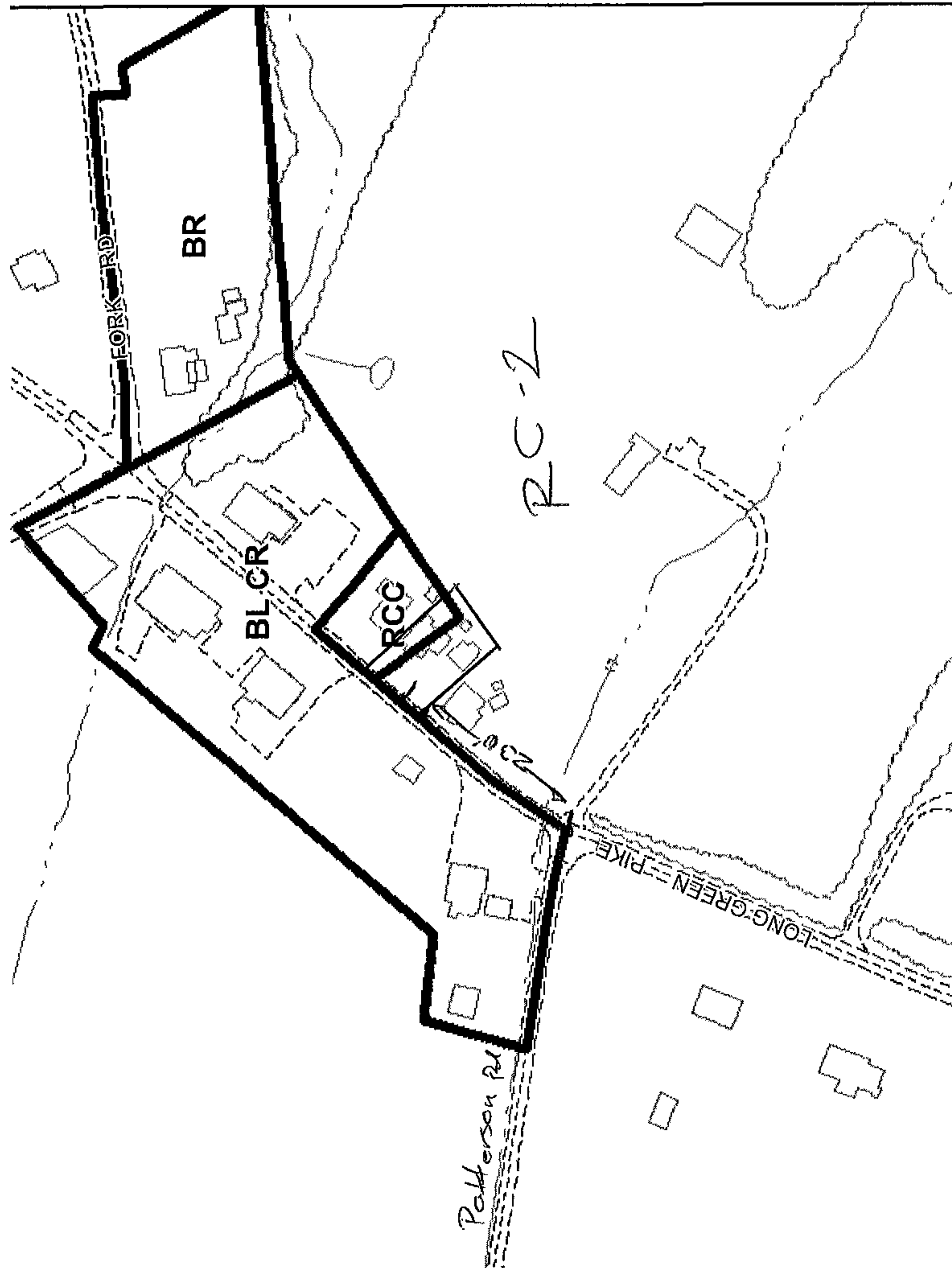
CASE NAME _____
CASE NUMBER _____
DATE _____

PETITIONER'S SIGN-IN SHEET

E-MAIL

[illegible]

ZONING MAP # 045A2



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 13513 Long Green Pk

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

SUBDIVISION NAME Baldwin

PLAT BOOK # --- FOLIO # --- LOT # --- SECTION # ---

OWNER Mark & Alexa Williams

As recorded map #45, Grid #14, Parcel 165

Lib. # 7438 Folio 375

(22' DAVING, 35' R/W)

13513 Long Green Pk 5480.5' W

230' North
Dike & Detention Pond

13513 Long Green Pk

2 1/2' setback

13513 Long Green Pk

5370.5' E

24' Existing Garage

14' Existing House 39' 44' 30'

Proposed location of the P.V. 8' x 33'

13513

1650.20' E

82'

13513 Long Green Pk

13513 Long Green Pk

13513 Long Green Pk

NORTH

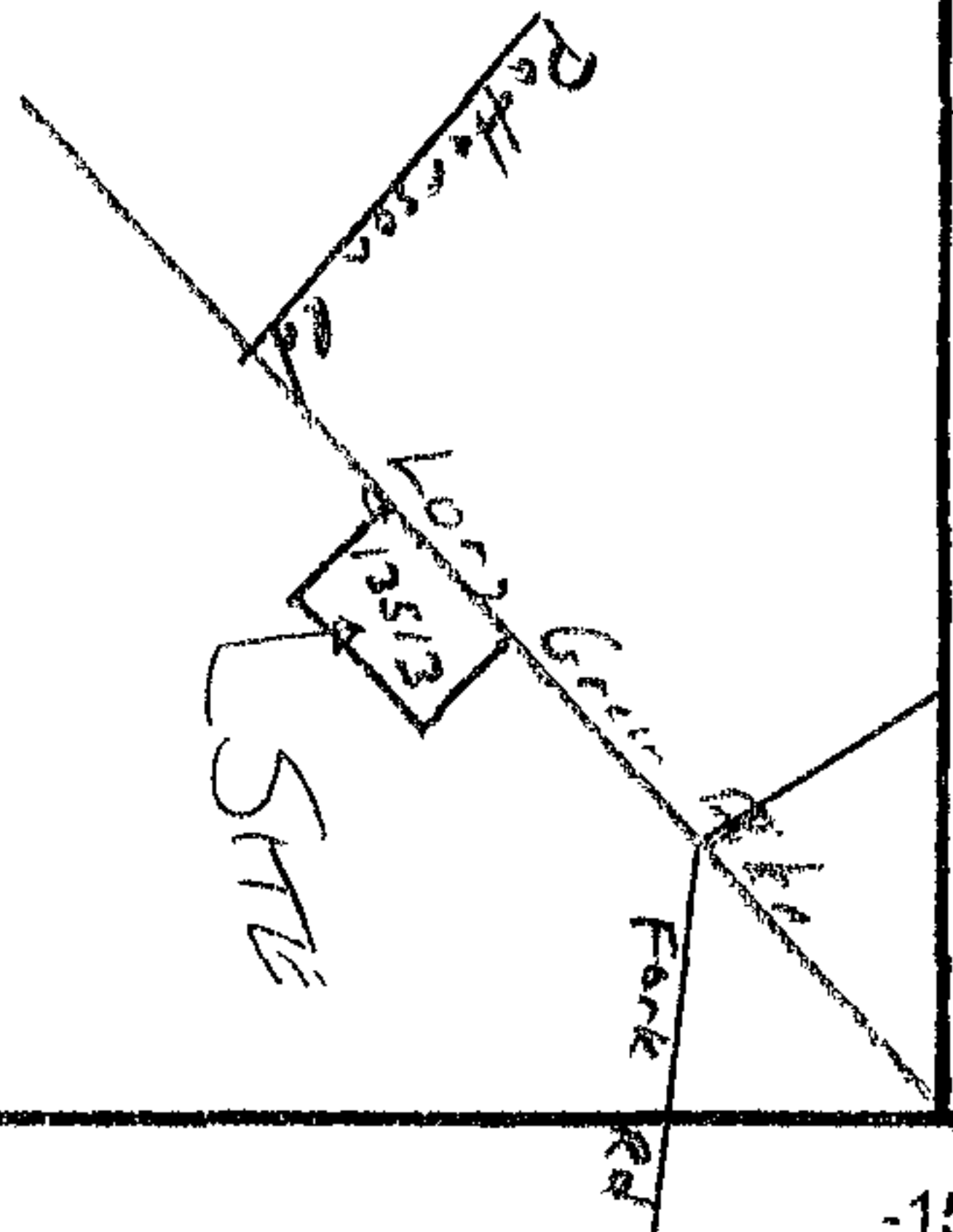


PREPARED BY MM

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 04542

ZONING RC2/RCC

LOT SIZE .212 ACRES 9404 SQUARE FEET

PUBLIC PRIVATE

SEWER

☒

WATER

☒

CHESAPEAKE BAY

☐

CRITICAL AREA

☒

100 YEAR FLOOD PLAIN

☐

HISTORIC PROPERTY/

☐

PRIOR ZONING HEARING

None

ZONING OFFICE USE ONLY

REVIEWED BY

ITEM #

5F

621

06-021-A

LONG GREEN VALLEY ASSOCIATION
P.O. Box 91
Baldwin, Maryland 21013

August 8, 2006

On July 25, 2006 the Board of the Long Green Valley Association voted on the following issue regarding the variance to allow the parking of a vehicle (an RV) in a RC2 zone.

The Board voted to not oppose the variance if the following covenants were attached to it:

- 1. No one may live in the vehicle while it is parked.**
- 2. The variance will not transfer if the ownership of the property changes.**
- 3. ~~The variance applies only to this vehicle. No other vehicle (larger or smaller) will be included in the variance.~~**

*omit
C.S.S.*

Hearing Date: August 8, 2006; 9:00am at the County Office Building, Rm. 106.

To Whom it may Concern:

I, John Oler, owner of the home at 13509 Long Green Pike, have
no objection to an RV parked at the home next door. The home
next door belongs to Mark and Neva Williams at 13513 Long
Green Pike.

Signed:

John H. Oler
8-5-04

Pet # 2

the street. They indicated that while it was possible to park the RV somewhere else, it would be very inconvenient to do so.

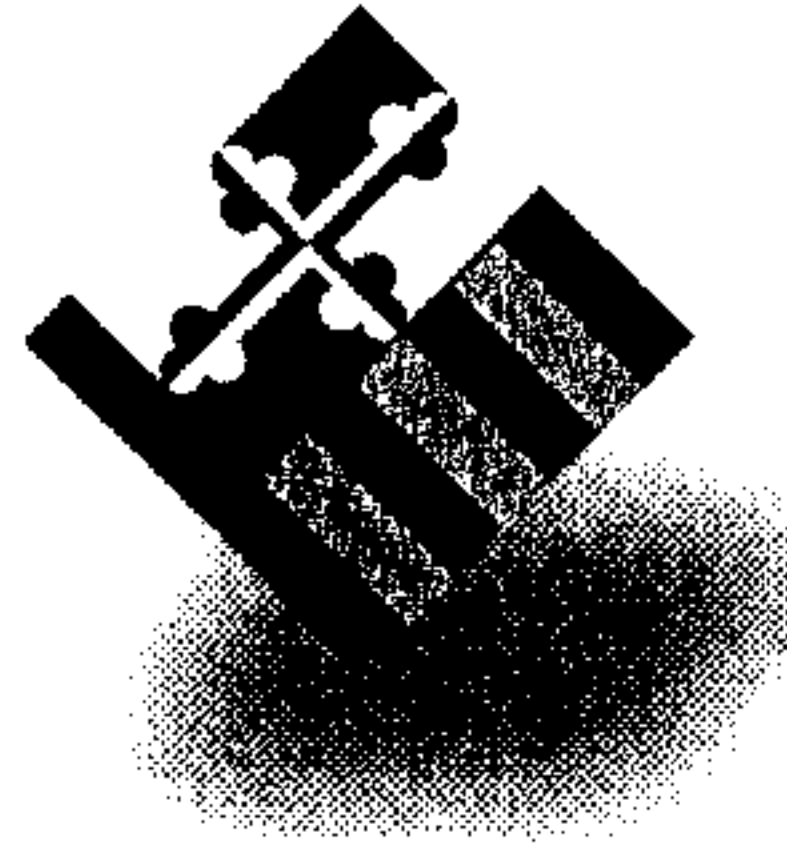
Ms. Trela presented a resolution from the Long Green Valley Association not opposing the requested relief if certain conditions were met as shown on protestant's exhibit 2. The Association wanted conditions that no one would live in the RV, and the relief was personal to the Petitioners and would not run with the land.

Ms. Pine described the changes in the Baldwin area recently, the nearby farms in permanent conservation easements and the need to preserve the Long Green Valley Historic District. She indicated her continued opposition to the relief requested, asserted the Petitioner's knew the limitations of the lot before parking the RV thereon and contended any hardship is self created in this case.

Findings of Fact and Conclusions of Law

As so often happens in zoning cases, this is a situation in which everyone is right. Surely after 20 years of parking an RV on the Petitioner's property in this commercial area they should be allowed to continue such use. Just as rightly the Long Green Valley Historic District must be protected and if granting this relief were to become a precedent, RV's parked in front yards could adversely affect the rural nature of the District. However, I think the Long Green Valley Association has it most right. No one should live in the RV. The Petitioners agreed to this as a condition of approval. Also the variance should not run with the land but should be personal to the Petitioners so that if, as and when they sell the house, the RV parked in the side/front yard will disappear. Therefore I will grant the variance with the conditions recommended by the Association.

RECEIVED FOR FILING
87806
P3



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
August 2, 2006

Mark R. Williams
Neva L. Williams
13513 Long Green Pike
Baldwin, MD 21013

Dear Mr. and Mrs. Williams:

RE: Case Number: 06-621-A, 13513 Long Green Pike

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 6, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel