

IN RE: **PETITION FOR VARIANCE**

S/E Corner of Dundalk Avenue and
Williams Avenue

(1903 Dundalk Avenue)

12th Election District

7th Council District

Everardo Diaz-Lujan and Alicia Diaz
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* **Case No. 07-065-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, Everardo Diaz-Lujan and Alicia Diaz. The Petitioners request a variance from Sections 400.2 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located 8 feet from the centerline of an alley with a height of 20 feet in lieu of the required 15 feet and 15 feet, respectively. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Everardo Diaz-Lujan and Alicia Diaz, Petitioners. There were no Protestants or other interested persons present; however, this matter came before me as the result of an anonymous complaint registered with the Code Enforcement Division of the Department of Permits and Development Management relative to the garage at issue. A resolution of the violation case (Case No. 05-2943) is pending the outcome of this variance request.

Testimony and evidence offered disclosed that the subject property is a square shaped parcel, located between Dundalk Avenue to the west, Maxwell Avenue to the east, Williams Avenue to the north, with railroad tracks to the south side of the property, in Dundalk. The property contains a gross area of 15,000 square feet, more or less, zoned R-0, and is improved with a three-story dwelling, and the garage structure that is the subject of this request. As shown on the site plan, the garage is 20 feet wide by 20 feet deep, and the alley to the right is on a slight angle as it runs from

ORDER RECEIVED FOR FILING

Date 10-24-06

By [Signature]

north to south and the subject garage being in the southeast corner of the property comes within 8 feet from the centerline of the alley, which dead ends into a bank as it approaches the train tracks. Mrs. Alicia Diaz, the wife of Everado Diaz-Lujan, obtained this property as a gift from her grandmother, Alicia M. Bryant, in October 2005. The home is a three-story dwelling, which was built in 1916 and in disrepair. Mr. Diaz-Lujan testified that he is a framing contractor and was desirous of razing the three-story arrangement, which had become rat-infested and in a deteriorated condition, and replacing it with a two-story structure. He testified that he'd use vinyl siding on both the house and the new garage. He also testified that he and his wife have six children and that he needed extra storage space in the garage. While a permit was obtained from Baltimore County for the replacement two-story addition which is almost completed, he failed to obtain the necessary permit for the new garage.

After due consideration of all of the testimony and evidence presented, I am persuaded to grant the variance. It is clear that strict compliance with the regulations would result in a practical difficulty and unreasonable hardship for the Petitioners. Moreover, there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency. Thus, I find that the relief requested can be granted without detriment to adjacent properties or the surrounding locale.

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.

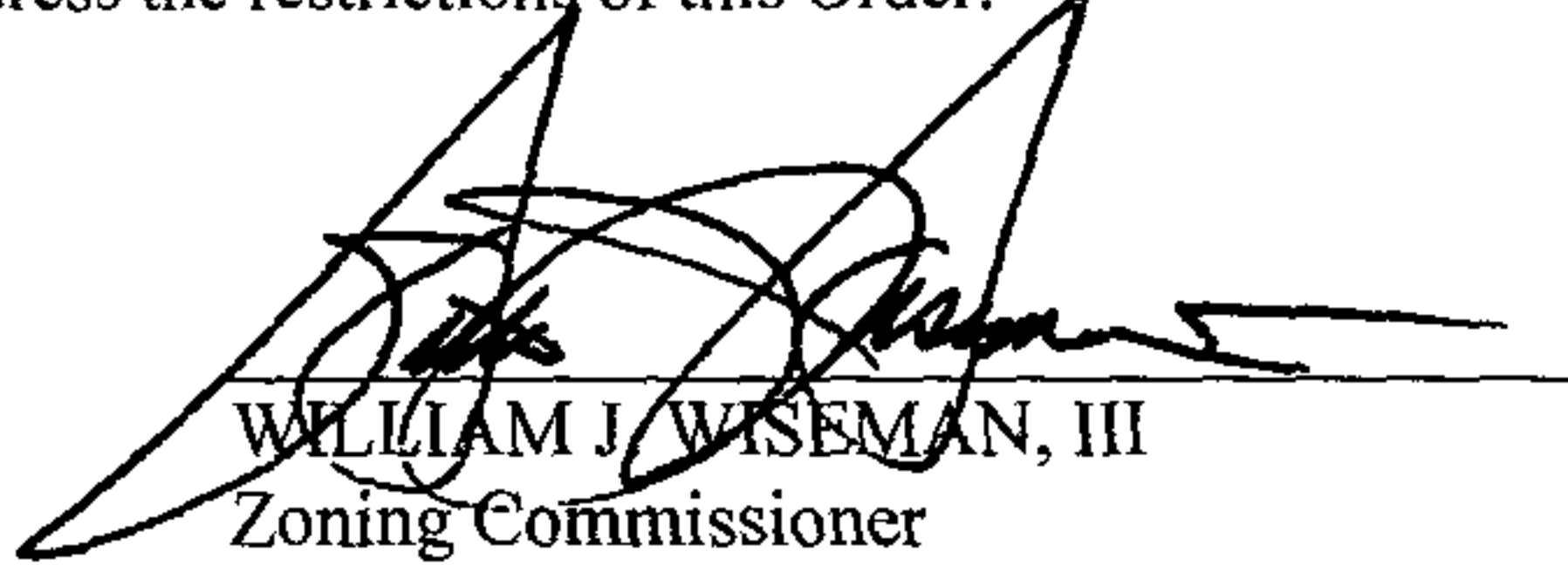
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of October 2006 that the Petition for Variance seeking relief from Sections 400.2 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a an accessory structure (garage) to be located 8 feet from the centerline of an alley with a height of 20 feet in lieu of the required 15 feet and 15 feet, respectively, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building 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) Even though the garage is small in size, it shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

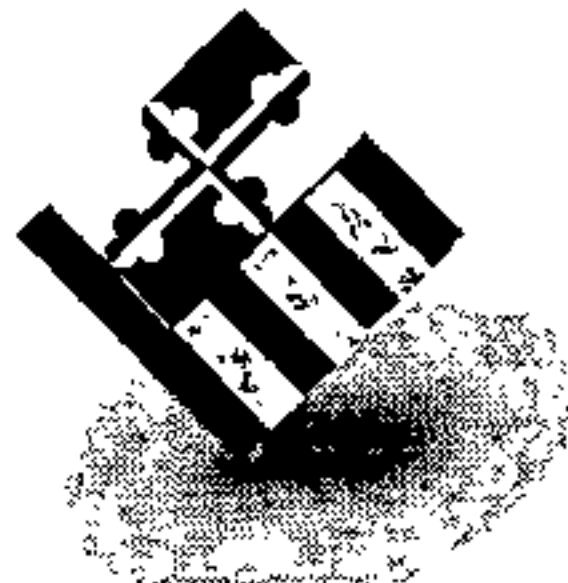
WJW:dlw


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

NOTED RECEIVED FOR FILING

Date 10-24-00

By W. J. Wiseman



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 24, 2006

Everardo Diaz-Lujan
Alicia Diaz
1903 Dundalk Avenue
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE
S/E Corner of Dundalk Avenue and Williams Avenue
(1903 Dundalk Avenue)
12th Election District – 7th Council District
Everardo Diaz-Lujan and Alicia Diaz - Petitioners
Case No. 07-065-A

Dear Mr. and Mrs. Diaz:

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 horizontal line.
WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Division of Code Inspections and Enforcement, PDM; People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1903 Dundalk Ave
which is presently zoned RO

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)

see attached

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

to be presented at the hearing

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Case No. 07-065-A

REV 9/15/98

D M

Legal Owner(s):

Everardo Diaz-Lujan

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

Representative to be Contacted:

Name

Address

City

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By AM Date 8/16/06

OFFICE USE ONLY

400.2 and 400.3 to permit an accessory structure (garage) be located 8 ft. from the centerline of an alley with a height of 20 ft. in lieu of the required 15 ft. and 15 ft.

ZONING DESCRIPTION

Zoning Description For 1903 Dundalk Avenue

Beginning at a point on the Southeast corner of Dundalk Avenue, which is 100 feet wide and Williams Avenue which is 60 ft. wide. Being Lots # 48-52 in the subdivision of New Pittsburg as recorded in Baltimore County Plat Book #3, Folio# 072, containing 9,000 sq. ft. Also known as 1903 Dundalk Avenue and located in the 12th Election District, 7th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 5827

DATE 8/16/08 ACCOUNT 2001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Alicia Diaz

FOR: Baltimore County

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

T-10-11-15

PAID RECEIPT

BUSINESS 10/1/08 THE

8/16/08 8/16/08 1542:58

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NOTICE OF ZONING HEARING

The Zoning Commission 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: # 07-0657
1903 Dundalk Avenue
Southeast corner of Dundalk Avenue and Williams Avenue
12th Election District — 7th Councilmanic District
Legal Owner(s): Everardo Diaz-Lujan and Alicia Diaz

Variance: to permit an accessory structure (garage) to be located 8 feet from the centerline of an alley with a height of 20 feet in lieu of the required 15 feet and 15 feet.

Hearing: Tuesday, October 17, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special 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 10/603 Oct. 3 111430

CERTIFICATE OF PUBLICATION

10/5/2006

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 10/3/2006.

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

S. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 07-065-A

Petitioner/Developer: EVERARDO
DIAZ-LUTAN & ALICIA DIAZ

Date Of Hearing/Closing: 10/17/06

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

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
at 1903 DUNDALK AVENUE

This sign(s) were posted on October 1, 2006
(Month, Day, Year)

Sincerely,
Martin Ogle 10/1/06
(Signature of sign Poster and Date)

Martin Ogle
Sign Poster
16 Salix Court
Address
Balto. Md 21220
(443-629 3411)

[illegible]

Walter 10/1/06



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

September 11, 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: 07-065-A

1903 Dundalk Avenue
Southeast corner of Dundalk Avenue and Williams Avenue
12th Election District – 7th Councilmanic District
Legal Owners: Everardo Diaz-Lujan and Alicia Diaz

Variance to permit an accessory structure (garage) to be located 8 feet from the centerline of an alley with a height of 20 feet in lieu of the required 15 feet and 15 feet.

Hearing: Tuesday, October 17, 2006 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Diaz, 1903 Dundalk Avenue, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, OCTOBER 2, 2006.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 3, 2006 Issue - Jeffersonian

Please forward billing to:

Alicia Diaz
1903 Dundalk Avenue
Baltimore, MD 21222

410-285-1850

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: 07-065-A

1903 Dundalk Avenue
Southeast corner of Dundalk Avenue and Williams Avenue
12th Election District – 7th Councilmanic District
Legal Owners: Everardo Diaz-Lujan and Alicia Diaz

Variance to permit an accessory structure (garage) to be located 8 feet from the centerline of an alley with a height of 20 feet in lieu of the required 15 feet and 15 feet.

Hearing: Tuesday, October 17, 2006 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 07-065-A
Petitioner: Alicia Diaz
Address or Location: 1903 Dundalk Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: Alicia Diaz
Address: 1903 Dundalk Ave
Balto. MD. 21222
Telephone Number: 410-285-1850

ABW 10/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 30, 2006

RECEIVED

SEP - 7 2006

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-065- 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 Amy Mantay in the Office of Planning at 410-887-3480.

Prepared By:

Curtis Henry

Division Chief:

Lynn Tarkenton

CM/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 23, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For August 28, 2006
Item Nos. 07-036; 057, 058, 059, 060, 061, 062,
063, 064, 065, and 066

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-08232006.doc

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: September 6, 2006

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

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

SUBJECT: Item No.: 065
Legal Owner/Petitioner: Diaz-Lujan, Everado & Alicia
Contract Purchaser: N/A
Property Address: 1903 Dundalk Ave
Location Description: SE corner of Dundalk Ave & Williams Ave

VIOLATION INFORMATION: Case No. 05-2943
Defendants: Diaz-Lujan, Everado & Alicia

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

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

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

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

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

RSW/cp
C: Code Enforcement Officer

Case No: 05-2943Address: 01903 DUNDALK AVE 21222Insp Area: 017 Dist: 000 Date Rcv: 5/31/2005 Grp: ENF Intk: PROFILIInspec: PROFILI, C. Inspec2: Date Inspec: 0/00/0000Close: 6/01/2005 Activity: Delete: XProblem: BUILDING ADDITION W/O PERMITS (SIDE) ALSO 05-3772CL Name: ANONYMOUSCL Address: 00000CL Home Phone: CL Work Phone: Tax Acct. 1223001680Owner:

Enter=Continue F12=Cancel

6-13-05
4:10 PM

John
IF POSSIBLE, PLEASE
HAVE CLAUDE RECHECK THIS
SITE.
OVER THE WEEKEND,
major addition added to the
house.
Also, ACCESSORY STRUCTURE
HAS BEEN BUILT & NOT FINISHED.
No record of ANY permits.
Thanks

DATE: 03/27/2006

STANDARD ASSESSMENT INQUIRY (1)

TIME: 07:56:57

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
12 23 001680	12	3-0	04-00	H	NO		01/04/06

DIAZ-LUJAN EVERARDO

DESC-1.. IMPSLT 48-49-50

DIAZ ALICIA

DESC-2.. NEW PITTSBURG

1903 DUNDALK AVE

PREMISE. 01903 DUNDALK

AVE

00000-0000

BALTIMORE

MD 21222-2905 FORMER OWNER: BRYANT ALICIA M

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

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	28,750	50,750		FCV	ASSESS	ASSESS
IMPV:	89,700	112,110	TOTAL..	133,253	133,253	118,450
TOTL:	118,450	162,860	PREF...	0	0	0
PREF:	0	0	CURT...	133,253	133,253	118,450
CURT:	118,450	162,860	EXEMPT.		0	0
DATE:	06/02	08/05				

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

ASSESS: 133,253 11/10/05

ASSESS: 118,450

ASSESS: 0

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



Baltimore County
Department of Permits and
Development Management

Code Inspection 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. 05-2943	Property No. 12 23 001680	Zoning: RO
-------------------------------------	-------------------------------------	----------------------

Name(s): **Lujan Everardo Diaz**
Alicia Diaz

Address: **1903 Dundalk Ave**

Violation Location: **1903 Dundalk Ave Balt. MD 21222**

Violation Dates: **06/14/05 and continuing through 06/22/06**

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

Baltimore County Council Bill 01-05
International Residential Code 2003 105

Building detached garage at rear of location
without permit(s). Structure is greater than
120 sq ft and greater than 15 ft in height.
(Permit for dwelling 6608435)

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:

\$ **6,600**

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

Date: **08/09/06**

Time: **9 AM**

Citation must be served by:

Date: **7/7/06**

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: **Claude J Profit**

Date: **06/22/06** Inspector's Signature: **Claude J Profit**

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name: _____ Citation/Case No.: **05-2943**

Address: _____

Date: _____ Defendant's Signature: _____

AGENCY

PHOTOGRAPHIC RECORD

Citation/Case No.: 05-2943

Date of Photographs: 08/08/06



HEREBY CERTIFY that I took the TWO (number of photos) photographs set out above, and that these photographs 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.

Claude J. Profile
Enforcement Officer

Cita

Date



Garage



HEREBY CERTIFY that I took the TWO 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.

Claude J. Profili
Enforcement Officer

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 - 12 Account Number - 1223001680

Owner Information

Owner Name: DIAZ-LUJAN EVERARDO
DIAZ ALICIA
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1903 DUNDALK AVE
BALTIMORE MD 21222-2905
Deed Reference: 1) /22662/ 456
2)

Location & Structure Information

Premises Address
1903 DUNDALK AVE

Legal Description
LT 48-49-50
1903 DUNDALK AVE
NEW PITTSBURG

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
103	9	462					48	3	3/ 72

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1916	2,390 SF	9,000.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	28,750	50,750		
Improvements:	89,700	112,110		
Total:	118,450	162,860	133,253	148,056
Preferential Land:	0	0	0	0

Transfer Information

Seller: BRYANT ALICIA M Type: NOT ARMS-LENGTH	Date: 10/04/2005 Deed1: /22662/ 456	Price: \$0 Deed2:
Seller: KINNEY ALBERT Type: NOT ARMS-LENGTH	Date: 12/12/1996 Deed1: /11936/ 192	Price: \$0 Deed2:
Seller: WALKER ELEANOR Type: NOT ARMS-LENGTH	Date: 11/13/1986 Deed1: / 7395/ 255	Price: \$0 Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

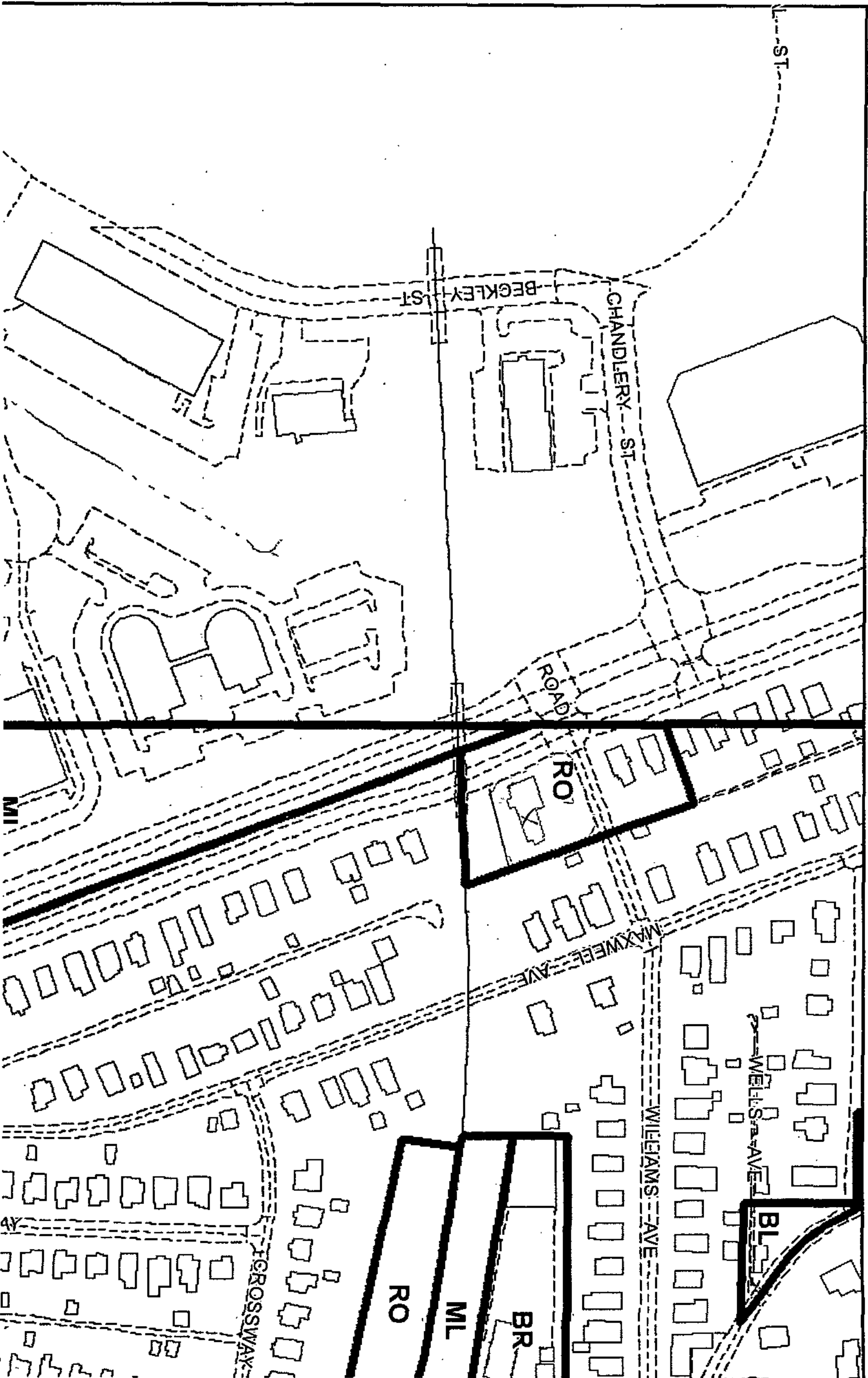
* NONE *

CASE NAME _____
CASE NUMBER _____
DATE _____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Alicia & Everardo Diaz	1903 Dundalk Ave	Baltimore MD 21222	diaz1903@aol.com

map # 103 B2



#1065



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

October 11, 2006

Everardo Diaz-Lujan
Alicia Diaz
1903 Dundalk Avenue
Baltimore, MD 21222

Dear Mrs. And Mrs. Diaz:

RE: Case Number: 07-065-A, 1903 Dundalk Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 16, 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



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

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

Maryland Department of Transportation

Date: 8.20.06

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

RE: Baltimore County
Item No. 065 BPR

Dear Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

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

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

August 22, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: August 21, 2006

Item No.: 057, 058, 059, 060, 061, 062, 063, 064, 065 and 066.

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

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

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File



RE: PETITION FOR VARIANCE * BEFORE THE
1903 Dundalk Avenue; SE corner of Dundalk
Avenue & Williams Avenue * ZONING COMMISSIONER
12th Election & 7th Councilmanic Districts *
Legal Owner(s): Everardo Diaz-Lujan * FOR
and Alicia Diaz *
Petitioner(s) * BALTIMORE COUNTY
* 07-065-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 22nd day of August, 2006, a copy of the foregoing Entry of Appearance was mailed to, Everardo Diaz-Lujan & Alicia Diaz, 1903 Dundalk Avenue, Baltimore, MD 21222, Petitioner(s).

RECEIVED

AUG 22 2006

Per.....*[Signature]*

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.:

07-065-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan to Accompany Petition	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

