

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Bero Road, 290.96 feet west of
Burbank Court
13th Election District
1st Councilmanic District
(3416 Bero Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY

Raymond Warren Joyner (deceased)
and Norma Jean Joyner
Petitioners

*
* CASE NO. 07-107-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Raymond Warren Joyner (deceased) and Norma Jean Joyner. The variance request is for property located at 3416 Bero Road. The variance request is from Section 1B02.3.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 36 feet in lieu of the minimum 50 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners' grandson, Richard Warren Morgan, states that it is the intent of Mrs. Joyner to construct a two story addition on the rear of her home to accommodate the special needs that she now requires. Mrs. Joyner, who is 79 years old, has resided at 3416 Bero Road for 43 years. She was recently diagnosed with cancer. Her daughter, Terry Testerman, her husband, Allen Testerman and granddaughter, Lisa Hall, are selling their current home and will be relocating to 3416 Bero Road in order to provide care for Mrs. Joyner. The first floor addition will be a new living room. The existing living room space will be converted to a bedroom with half bath for Mrs. Joyner. The current staircase is too dangerous for her to traverse as she is very frail. The second floor will be a new bedroom for Mr. and Mrs. Testerman. The existing second floor will provide living areas for the family. The smallest bedroom will be the entry point of the new

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1673-206
103

Zoning Advisory Committee Comments

Applicable Law

“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.”

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 23, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits and photographs as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the

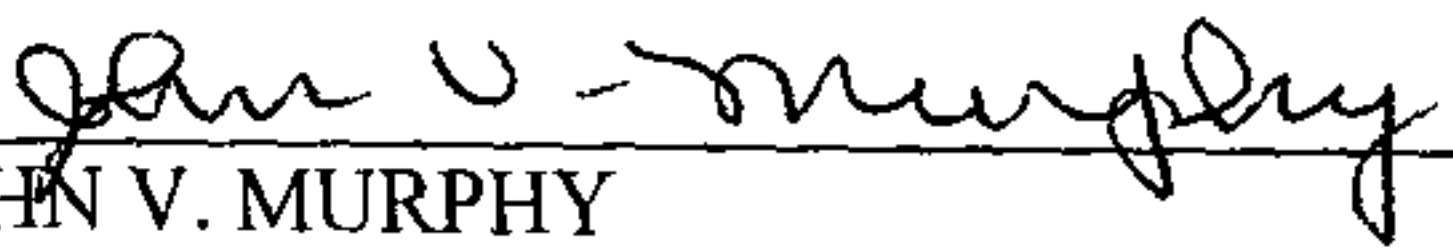
Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 13th day of October, 2006, that a variance from Section 1B02.3.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 36 feet in lieu of the minimum 50 feet be and is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

ORDER RECEIVED FOR FILING
2006 OCT 13 10 13 AM
107306



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 13, 2006

RAYMOND WARREN JOYNER (DECEASED)
AND NORMA JEAN WARREN
3416 BERO ROAD
BALTIMORE MD 21227

Re: Petition for Administrative Variance
Case No. 07-107-A
Property: 3416 Bero Road

Dear Mrs. Joyner:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative 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 that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

c: Richard Warren Morgan, 706 Wimmer Road, Glen Burnie MD 21061

1073-06
1073-06
1073-06



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3416 BERO ROAD

which is presently zoned DR 10.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B02.3.A.1 (B.C. 1955)

To permit a rear yard setback of 36' in lieu of the minimum 50'.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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:

NONE

Name - Type or Print

Signature

Address

Telephone No

City

State

Zip Code

Attorney For Petitioner:

NONE

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

RAYMOND WARREN JOYNER

Name - Type or Print

DECEASED - MARCH 1995

Signature

NORMA JEAN JOYNER

Name - Type or Print

Norma J. Joyner

Signature

3416 BERO ROAD

(410) 242-8864

Address

Telephone No.

BALTIMORE

MARYLAND

21227

City

State

Zip Code

Representative to be Contacted:

RICHARD WARREN MORGAN

Name

706 WIMMER ROAD

(410) 766-3075

Address

Telephone No.

GLEN BURNIE

MARYLAND

21061

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 07-107-A

Reviewed By D.T. Date 9/11/06

REV 10/25/01

RECEIVED FOR FILING

Estimated Posting Date 9/24/06

10-13-06

13

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3416 BERO ROAD
Address
BALTIMORE MARYLAND 21227
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

This information has been compiled by me, Richard Warren Morgan, her grandson who is the representative for the family. This information is the personal knowledge of myself and my family. It is the intent of Mrs. Joyner to construct a two story addition on the rear of her home to accommodate the special needs that she now requires. Mrs. Joyner, who is now 79 years of age, has resided at 3416 Bero Road for 43 years. She has been diagnosed with cancer of the bone marrow and renal failure. Mrs. Joyner's daughter, Terry Testerman (57), her husband, Allen Testerman (79) and granddaughter, Lisa Hall (39) are selling their current home and will be relocating to the 3416 Bero address to provide care for Mrs. Joyner. The first floor addition will be a new living room. The existing living space will be converted to a bedroom w/ 1/2 bath for Mrs. Joyner. The current staircase is too dangerous for her to traverse as she is very frail. The second floor will be a new bedroom for Mr. & Mrs. Testerman. The existing second floor will provide living areas for the family. The smallest bedroom will be the entry point of the new addition therein providing the additional space needed for the incorporation of two households into one. Mrs. Testerman's daughter, Lisa Hall, will occupy the front bedroom. Mrs. Hall suffers from complications of colorectal & cervical cancer and is still being diagnosed with additional complications. Due to these circumstances we the family humbly request that our application for a variance be expedited.

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.

RAYMOND WARREN JOYNER
Signature
DECEASED - MARCH 1995
Name - Type or Print

NORMA JEAN JOYNER
Signature
Norma J. Joyner
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of September, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Norma Jean Joyner & Richard Warren Morgan
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Richard A. Watson
Notary Public

My Commission Expires 11/01/08

PROPERTY ZONING DESCRIPTION

3416 BERO ROAD - RIVERVIEW

BEGINNING AT THE NORTH SIDE OF BERO ROAD WHICH IS 40' WIDE AT THE DISTANCE OF 290.96 FEET WEST OF BURBANK COURT WHICH IS 30' WIDE. BEING LOT #3416, BLOCK 9, IN THE SUBDIVISION OF RIVERVIEW AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #0023, FOLIO #0102, CONTAINING 1024 SQUARE FEET ALSO KNOWN AS BERO ROAD AND LOCATED IN THE 13TH ELECTION DISTRICT AND THE 1ST COUNCIL MANIC DISTRICT.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0793

DATE 9/11/06 ACCOUNT 0010010150
AMOUNT \$ 65.00

RECEIVED FROM: RICHARD MOREAU

FOR: ITEM # 101 07-107-A

3416 BERO RD BY D. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

REGISTER DATE TIME
9/12/2006 11:27:27 2
REG. NO. 123456
RECEIPT # 123456 9/11/2006
Dept. 5 500 INCOME VERIFICATION
CR. NO. 000000

Receipt Tot. \$45.00
\$45.00 CR
\$45.00 EB
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-107-A

Petitioner/Developer: ZICK
MORRIS

Date Of Hearing/Closing: 10/9/06

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 3416 BERO ROAD

This sign(s) were posted on September 23, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 9/23/06
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

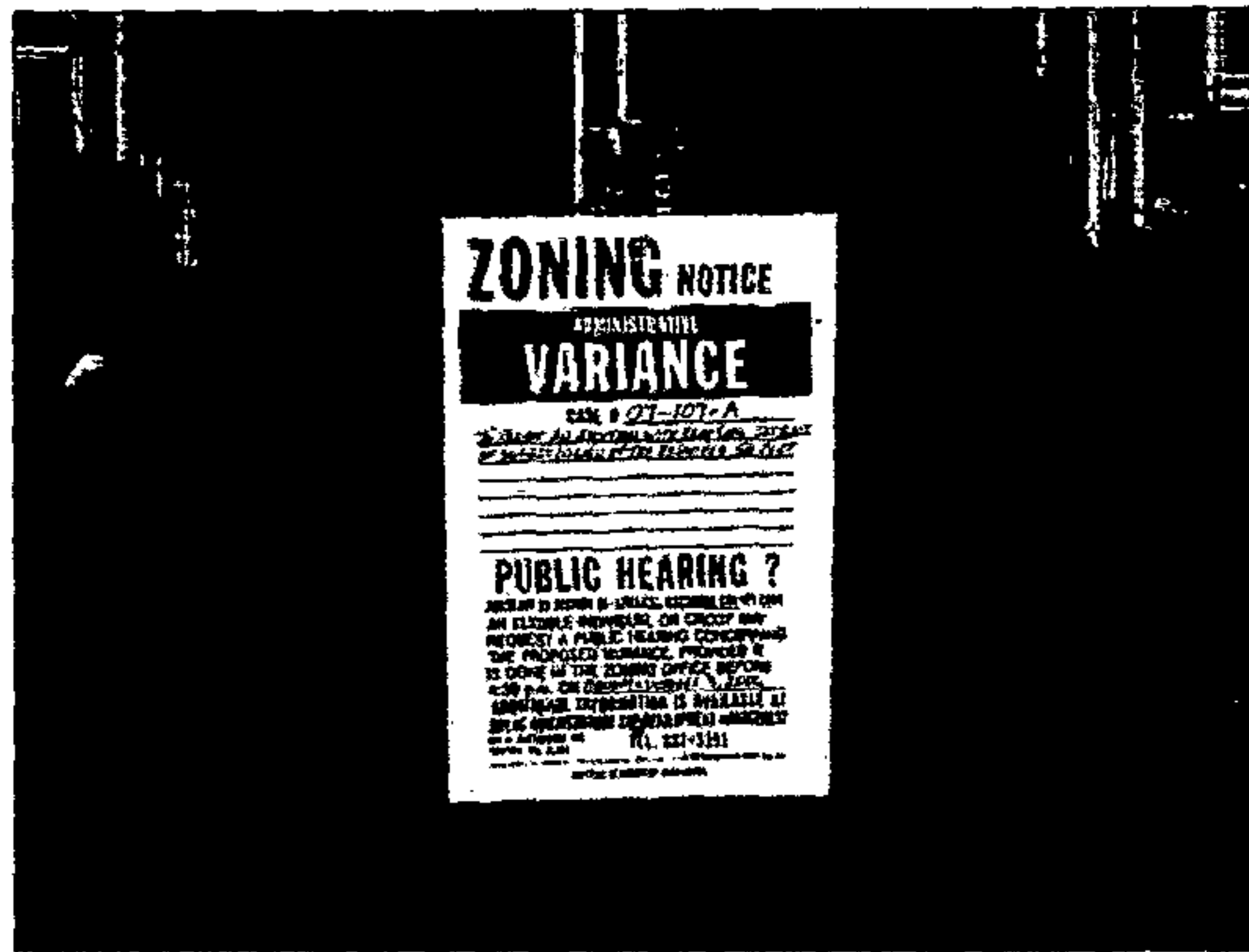
16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

im000826 (576x432x24b jpeg)



Myattin@le 9/23/06

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ⁰⁷ ~~06~~-107 -A Address 3416 BERO RD.
Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 9/11/06 Posting Date: 9/24/06 Closing Date: 10/9/06

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number ⁰⁷ ~~06~~-107 -A Address 3416 BERO RD.
Petitioner's Name JOYNER Telephone 410-242-8864
Posting Date: 9/24/06 Closing Date: 10/9/06
Wording for Sign: To Permit AN ADDITION WITH A REAR YARD SETBACK
OF 36- FEET IN LIEU OF THE MINIMUM REQUIRED 50- FEET.

WCR - Revised 6/25/04

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 07-107-A

Petitioner: JONNER

Address or Location: 3416 BERO RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. RICHARD W. MORGAN

Address: 706 WIMMER RD.

GLEN BURNIE, MD 21061

Telephone Number: 410-766-3075



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 10, 2006

Raymond Warren Joyner (deceased)
Norma Jean Joyner
3416 Bero Road
Baltimore, MD 21227

Dear Mrs. Joyner:

RE: Case Number: 07-107-A, 3416 Bero Road

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

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Richard Warren Morgan 706 Wimmer Road Glen Burnie 21061

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 25, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For September 25, 2006
Item Nos. 07-101, 102, 103, 105, 106,
107, 108, 109, 110, 111, 112, 114, 115,
And 116

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-09212006.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Jeff Livingston, DEPRM – Development Coordination *JWL*
DATE: September 25, 2006
SUBJECT: Zoning Item # See List Below

Zoning Advisory Committee Meeting of September 18, 2006

The Department of Environmental Protection and Resource Management has no comments with regards to the following zoning items:

07-100-A
07-101-A
07-104-A
07-105-A
07-107-A
07-109-A
07-110-A
07-111-A
07-115-A
07-116-A

Reviewer: J. Livingston

Date: September 25, 2006

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 25, 2006

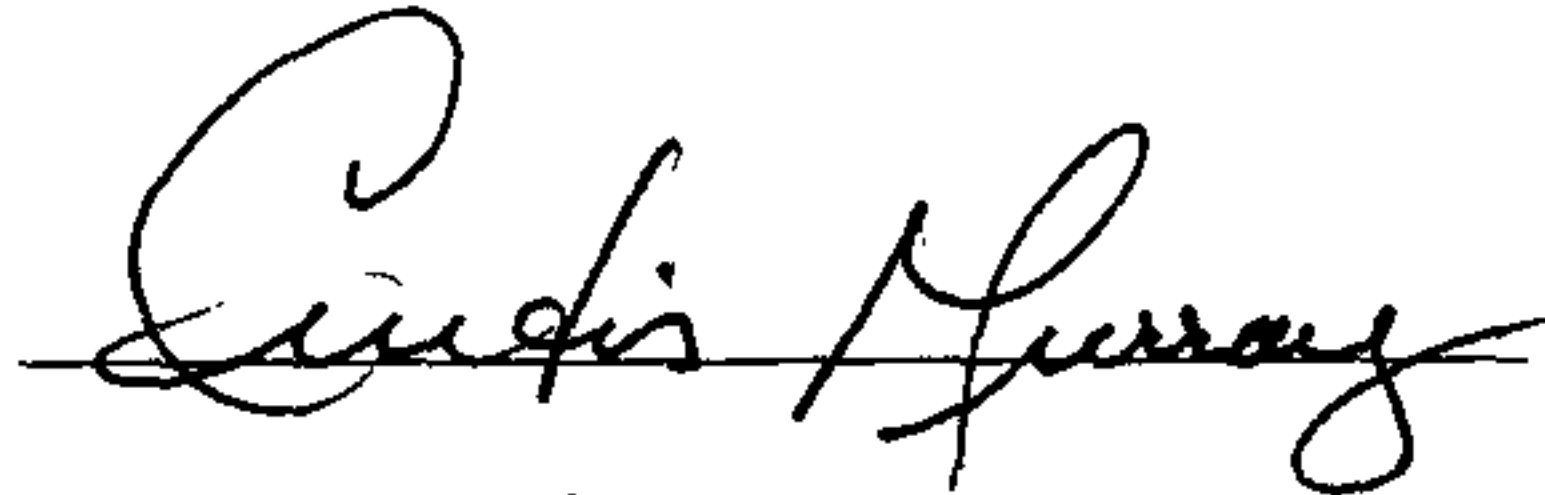
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-107 Administrative Variance**

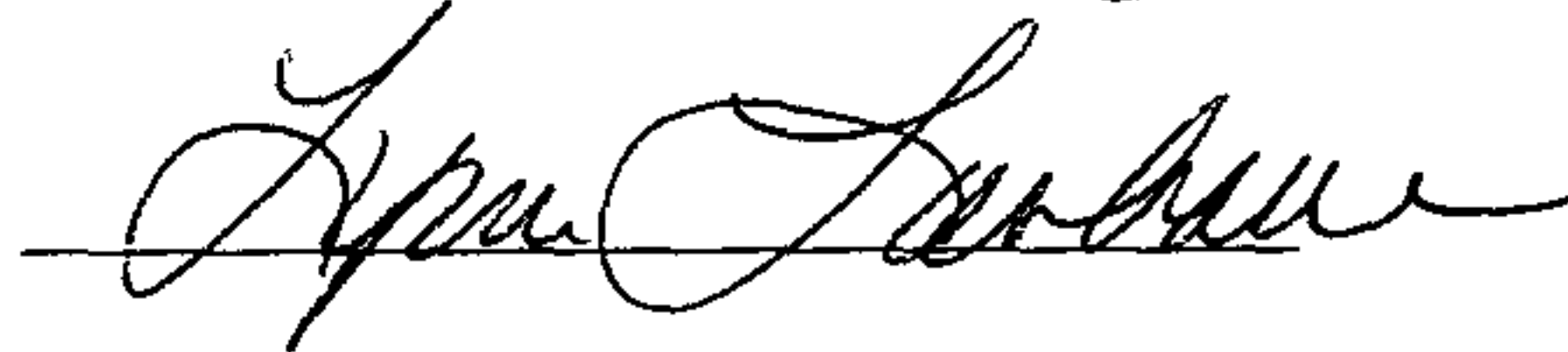
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL

RECEIVED

SEP 27 2006

ZONING COMMISSIONER



Baltimore County
Fire Department

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

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

September 24, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 18, 2006

Item Number(s): 100 thru 112, 114, 115, 116

107
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.

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

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

cc: File





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

State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Sept. 18, 2006

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

RE: Baltimore County
Item No. 107
#07-107-A
JOYNER PROPERTY
3416 BERO RD
VARIANCE-REAR YARD
SETBACK OF 36 FEET

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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

VALID ONLY
WITH
IMPRESSED
SEAL

I HEREBY CERTIFY THAT THE ATTACHED IS A TRUE COPY OF A
RECORDED ON FILE IN THE DIVISION OF VITAL RECORDS.

DATE ISSUED: MAR 16 1995

Julia L. Davidson Randall
STATE REGISTRAR OF VITAL RECORDS

05/07/90

1 - FOR
STATE
REGISTRAR

STATE OF MARYLAND / DEPARTMENT OF HEALTH AND MENTAL HYGIENE
CERTIFICATE OF DEATH

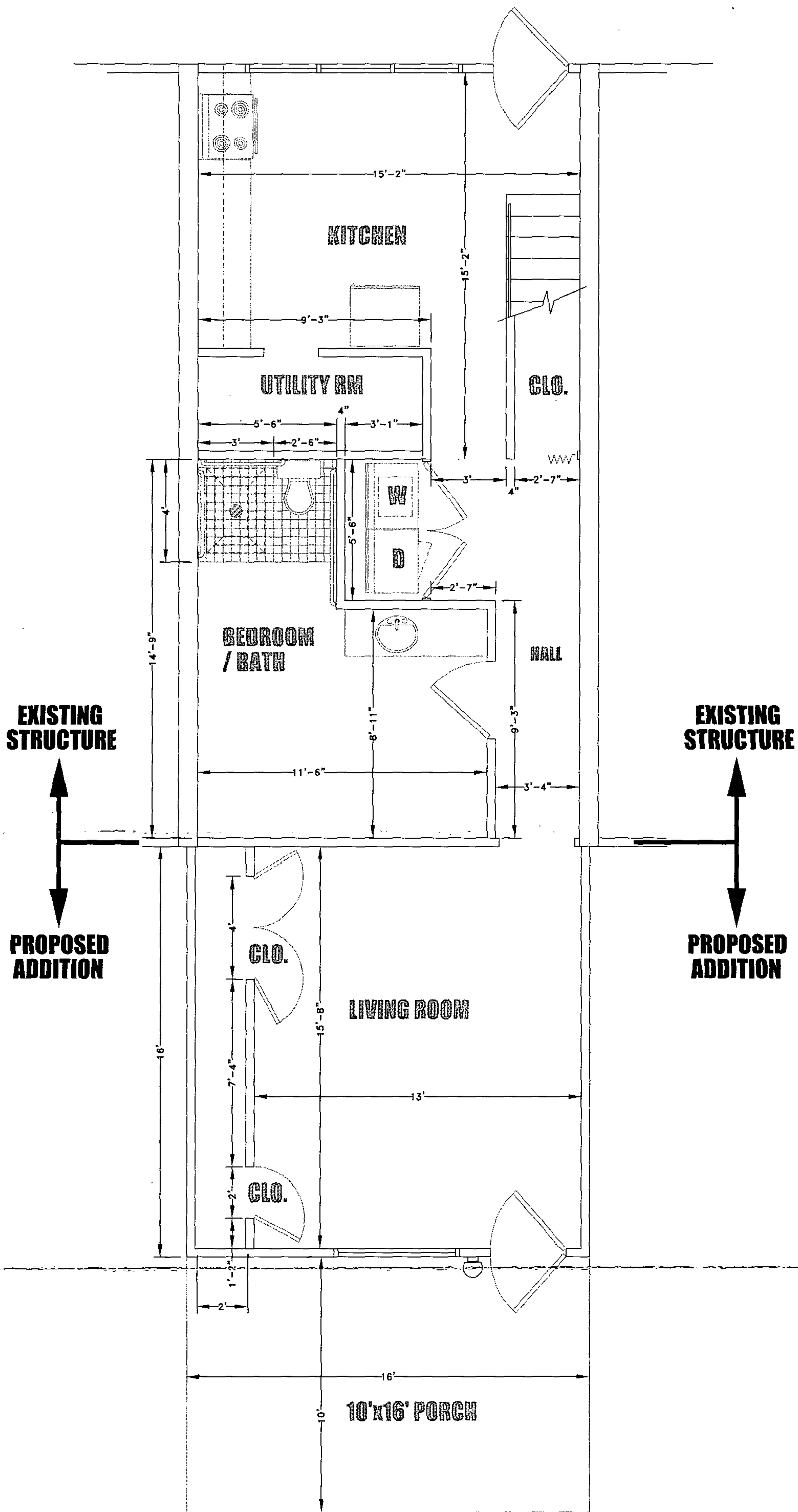
REG. NO.

TO BE COMPLETED BY FUNERAL DIRECTOR

TO BE COMPLETED BY PHYSICIAN: MEDICAL CERTIFICATION

1. DECEASED'S NAME (First, Middle, Last) Raymond W Joyner		2. DATE OF DEATH MONTH DAY YEAR March 14, 1995		3. TIME OF DEATH 7:40 A.	
4. SOCIAL SECURITY NUMBER 258-30-5245	5. SEX ♂	6. AGE (in yrs. and months) 67 YRS.	7. DATE OF BIRTH (Month, Day, Year) SEPT 18, 1927	8. BIRTHPLACE (State or Foreign Country) Georgia	
9a. FACILITY NAME (If not institution, give street and number) 3416 Berg Road		9b. CITY, TOWN OR LOCATION OF DEATH Lansdowne		9c. COUNTY OF DEATH Baltimore	
10a. STATE Maryland		10b. COUNTY Baltimore		10c. CITY, TOWN OR LOCATION Lansdowne	
10d. INSIDE CITY LIMITS? 1 YES 2 NO		10e. ZIP CODE 21227		10f. CITIZEN OF WHAT COUNTRY? USA	
11. MARITAL STATUS 2 Married		12. WAS DECEASED EVER IN U.S. ARMED FORCES? 1 YES 2 NO IF YES, GIVE WAR OR DATES 1944-1946		13. WAS DECEASED OF HISPANIC ORIGIN? (Specify Yes or No - If yes, specify Cuban, Mexican, Puerto Rican, etc.) 1 YES 2 NO	
14. RACE - American Indian, Black, White, etc. WHITE		15. DECEASED'S EDUCATION (Specify only highest grade completed) 4 Elementary/Secondary (9-12)		16. DECEASED'S USUAL OCCUPATION (Give kind of work done during most of working life. Do NOT use retired) Printer	
17. FATHER'S NAME (First, Middle, Last) Albert Joyner		18. MOTHER'S NAME (First, Middle, Maiden Surname) Mary Lee McCook		19. MOTHER'S NAME (First, Middle, Maiden Surname) Mary Lee McCook	
19a. INFORMANT'S NAME (Type Print) Yorina Jean Joyner		19b. MAILING ADDRESS (Street and Number, or Rural Route Number, City or Town, State, Zip Code) 3416 Berg Rd. Lansdowne, Md. 21227			
20a. METHOD OF DISPOSITION 2 Burial 3 Removal from State		20b. PLACE AND DATE OF DISPOSITION (Name of cemetery, crematory or other place) Greenwood Cemetery 3/15/95		20c. LOCATION - City or Town, State Lansdowne, Md.	
21. SIGNATURE OF FUNERAL SERVICE LICENSEE [Signature]		22. NAME AND ADDRESS OF FACILITY Funeral Home of Lansdowne 2719 Homewood Ferry Rd. 21227			
23. PART I. Enter the diseases, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. IMMEDIATE CAUSE (Final disease or condition resulting in death) → Coronary Artery Disease Sequently list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (Disease or injury that initiated events resulting in death) LAST Hypertensive Arteriosclerotic Cardiovascular Disease DUE TO (OR AS A CONSEQUENCE OF): DUE TO (OR AS A CONSEQUENCE OF): DUE TO (OR AS A CONSEQUENCE OF):					
PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I. Stroke					
24. WAS AN AUTOPSY PERFORMED? 1 YES 2 NO		25. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? 1 YES 2 NO			
DID TOBACCO USE CONTRIBUTE TO CAUSE OF DEATH YES X NO ☐ UNCERTAIN ☐					
26. WAS CASE REFERRED TO MEDICAL EXAMINER? 1 YES 2 NO		27. PLACE OF DEATH (Check only one) HOSPITAL: ☐ Inpatient ☐ ER/Outpatient ☐ DOA OTHER: ☐ Nursing Home X Residence ☐ Other (Specify)			
27. MANNER OF DEATH 1 Natural 2 Accident 3 Suicide 4 Homicide		28a. DATE OF INJURY (Month, Day, Year)		28b. TIME OF INJURY	
28c. INJURY AT WORK? 1 YES 2 NO		28d. DESCRIBE HOW INJURY OCCURRED			
28e. PLACE OF INJURY - At home, farm, street, factory, office building, etc. (Specify)		28f. LOCATION (Street and Number or Rural Route Number, City or Town, State)			
29a. CERTIFIER (Check only one) 1 CERTIFYING PHYSICIAN: To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) and manner as stated. 2 MEDICAL EXAMINER: On the basis of examination and/or investigation, in my opinion, death occurred at the time, date and place, and due to the cause(s) and manner as stated.					
29b. SIGNATURE AND TITLE OF CERTIFIER [Signature] - Attending		29c. LICENSE NUMBER 026203		29d. DATE SIGNED (Month, Day, Year) 3/15/95	
30. NAME AND ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH (ITEM 27) (Type Print) George Vallecillo and 4000 Annapolis Rd. Baltimore 21227					
31. DATE FILED (Month, Day, Year) MAR 16 1995					

07-107-A



FIRST FLOOR ARCHITECTURAL PLAN 1/4" = 1'-0"

3416 BERO ROAD BALTIMORE, MARYLAND 21227	
DRAWN BY:	RICK MORGAN
SCALE:	1/4" = 1'-0"
DATE:	8-17-06

A1

EXISTING
STRUCTURE

PROPOSED
ADDITION

EXISTING
STRUCTURE

PROPOSED
ADDITION

**SECOND FLOOR
ARCHITECTURAL PLAN**
1/4" = 1'-0"

3416 BERO ROAD BALTIMORE, MARYLAND 21227		A2
DRAWN BY:	RICK MORGAN	
SCALE:	1/4" = 1'-0"	
DATE:	8-17-06	

07-107-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

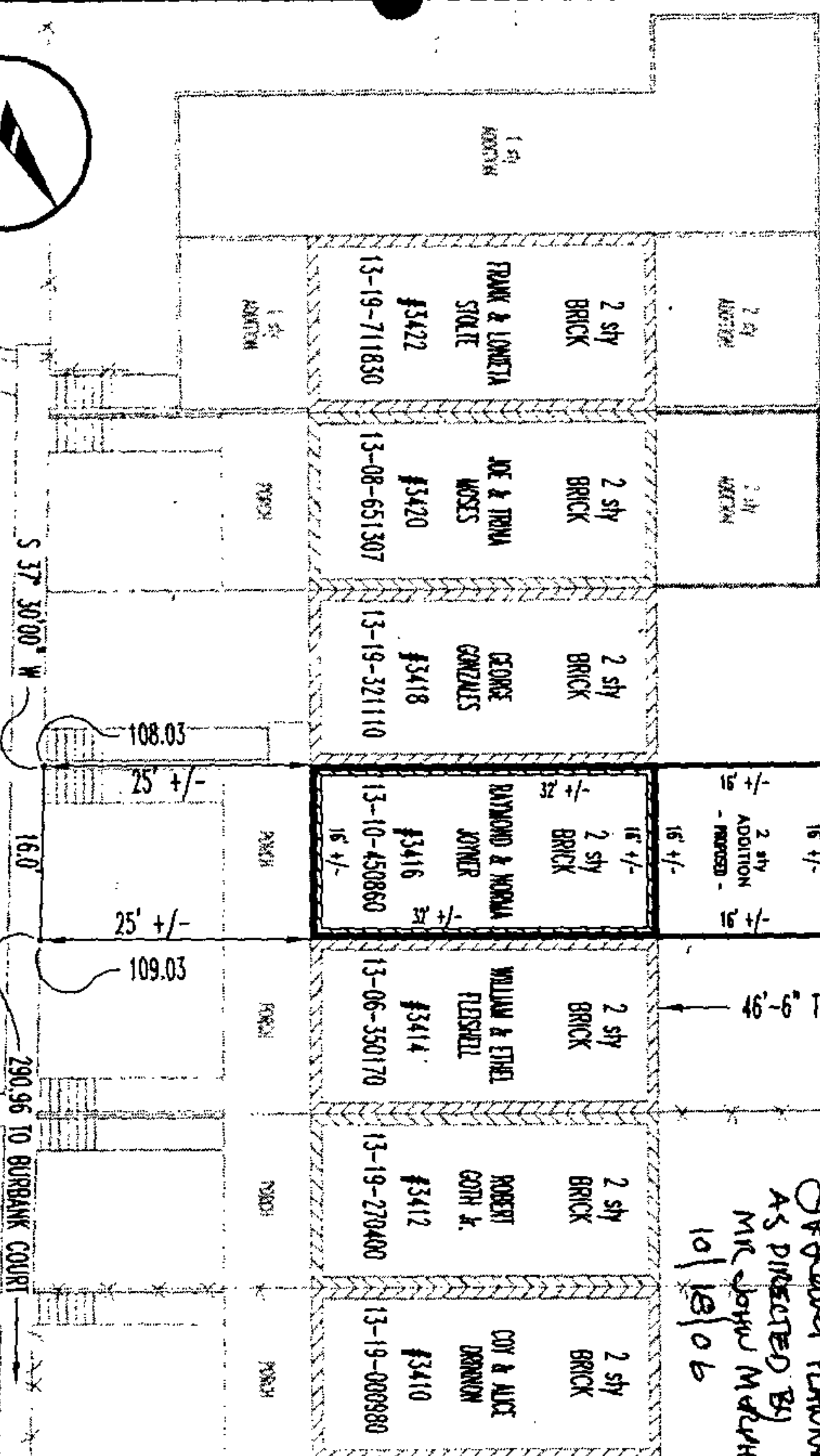
PROPERTY ADDRESS: **3416 BERO ROAD**
 SUBDIVISION NAME: **RIVERVIEW**
 PLAT BOOK: **23** FOLD: **222** SECTION: **1**
 OWNER: **RAYMOND & NORMA JOYNER**

UNPAVED EASEMENT

UNPAVED EASEMENT

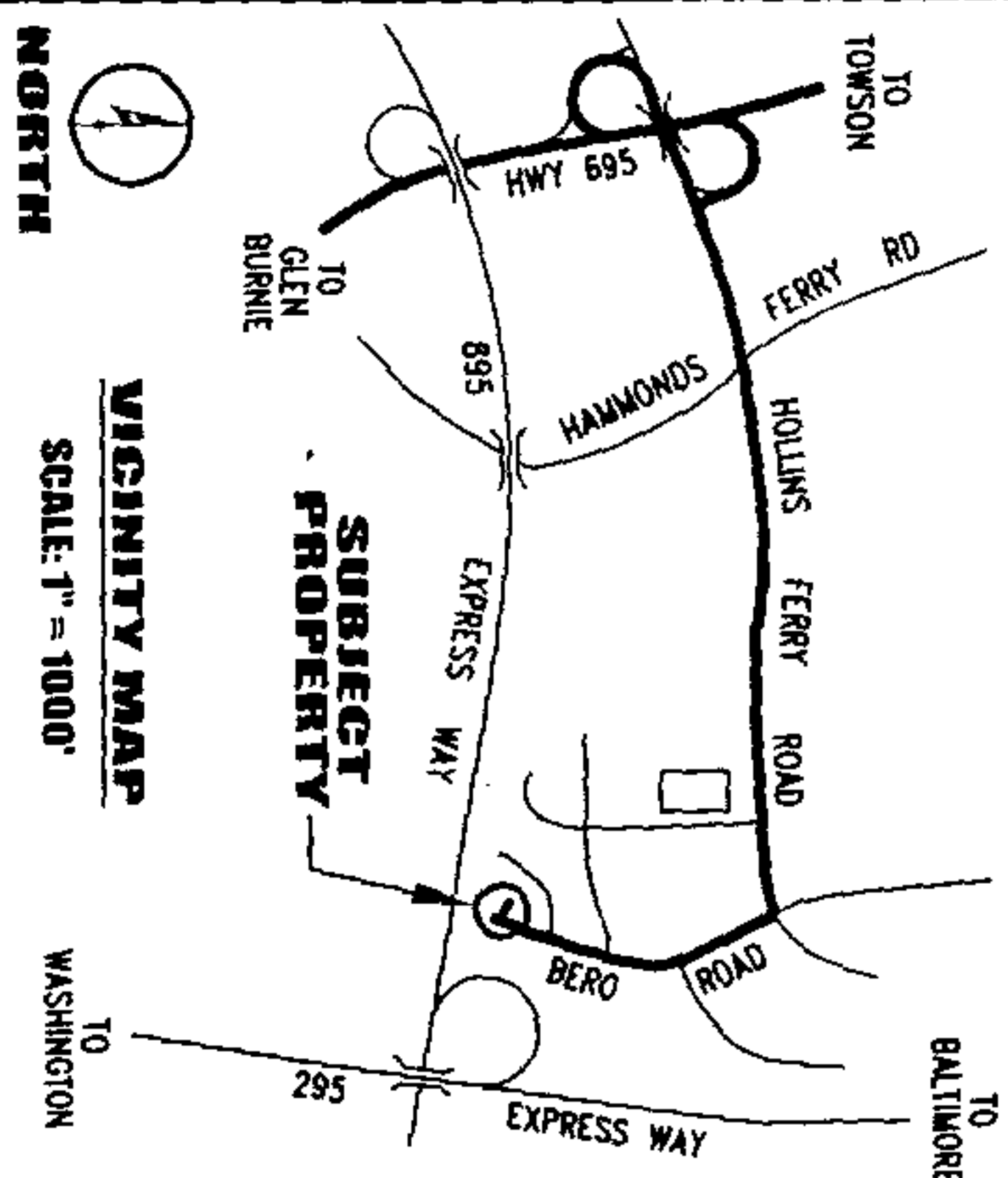
VARIANCE CASE #
 07-107-A
 GRANTED FOR
 36 FT REAR
 SETBACK
 10/13/06

Per Deputy
 Zoning Commissioner
 35 FT APPEARED FOR
 SPUR AND INTENT
 Display Plummer II
 AS DIRECTED BY
 MR. JOHN MURPHY
 10/18/06



PREPARED BY: **RICK MORGAN**

SCALE OF DRAWING: **1" = 20'**



LOCATION INFORMATION

ELECTION DISTRICT **13**

COUNCILMANIC DISTRICT **1**

1" = 200' SCALE MAP #

ZONING **DR10.5**

LOT SIZE **.039** ACREAGE **1728** SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
 WATER ☒ ☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY BUILDING	☐	☒
PRIOR ZONING HEARING	☐	☒

ZONING OFFICE USE ONLY

REVIEWED BY **ITEMS #** CASE #

SET. JLBMS

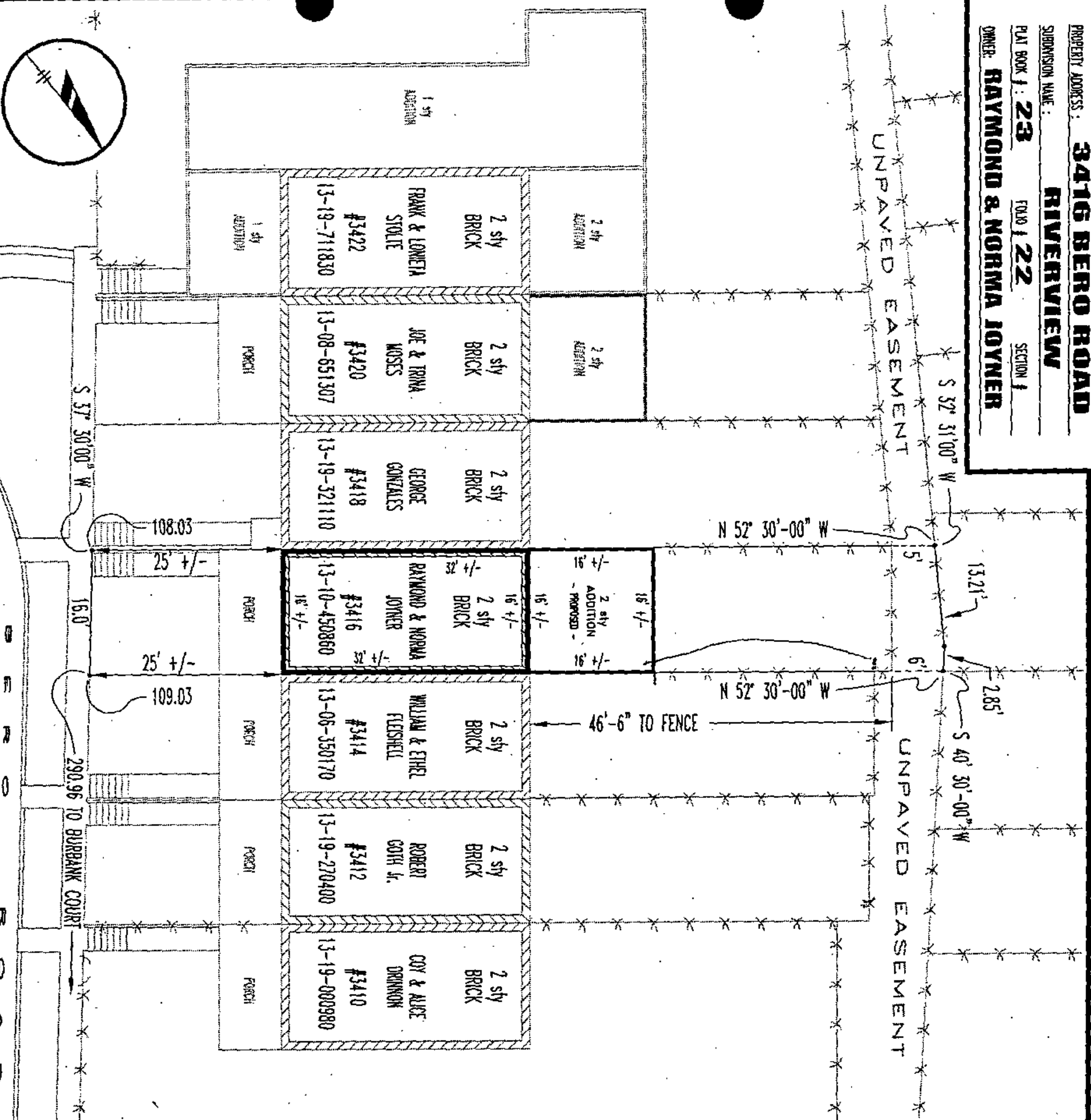
THIS IS A 5+I

07-107-A

PUT IN
KRISTIN

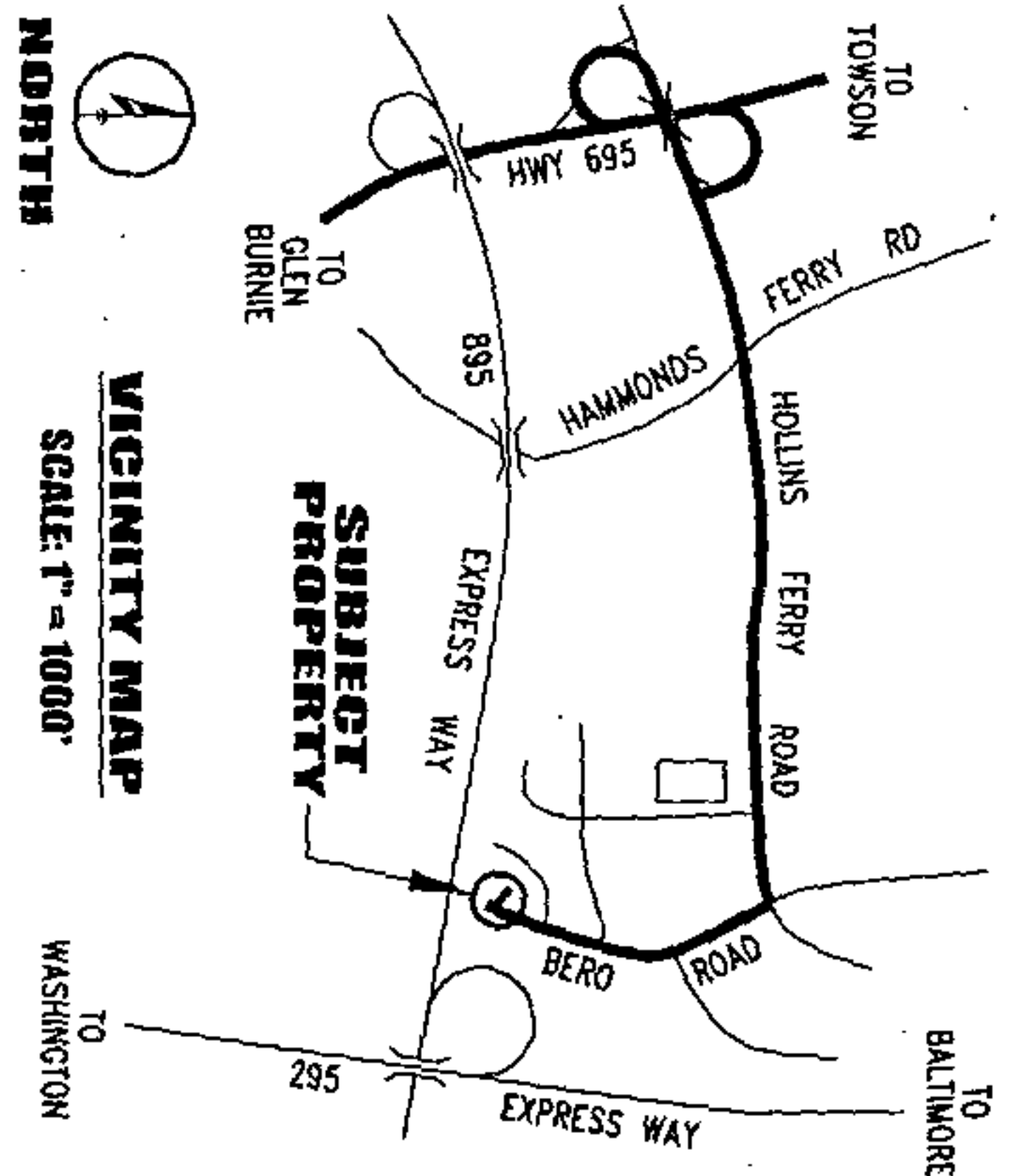
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS: **3416 BERO ROAD**
 SUBMISSION NAME: **RIVERVIEW**
 PLAT BOOK: **23** FOLIO: **22** SECTION: **1**
 OWNER: **RAYMOND & NORMA JOYNER**



PREPARED BY: **RICK MORGAN**

SCALE OF DRAWING: **1" = 20'**



LOCATION INFORMATION

ELECTION DISTRICT **13**

COUNCILMANIC DISTRICT **1**

1" = 200' SCALE MAP # **109B2**

ZONING **DR10.5**

LOT SIZE **.039** ACREAGE **1728** SQUARE FEET

PUBLIC PRIVATE

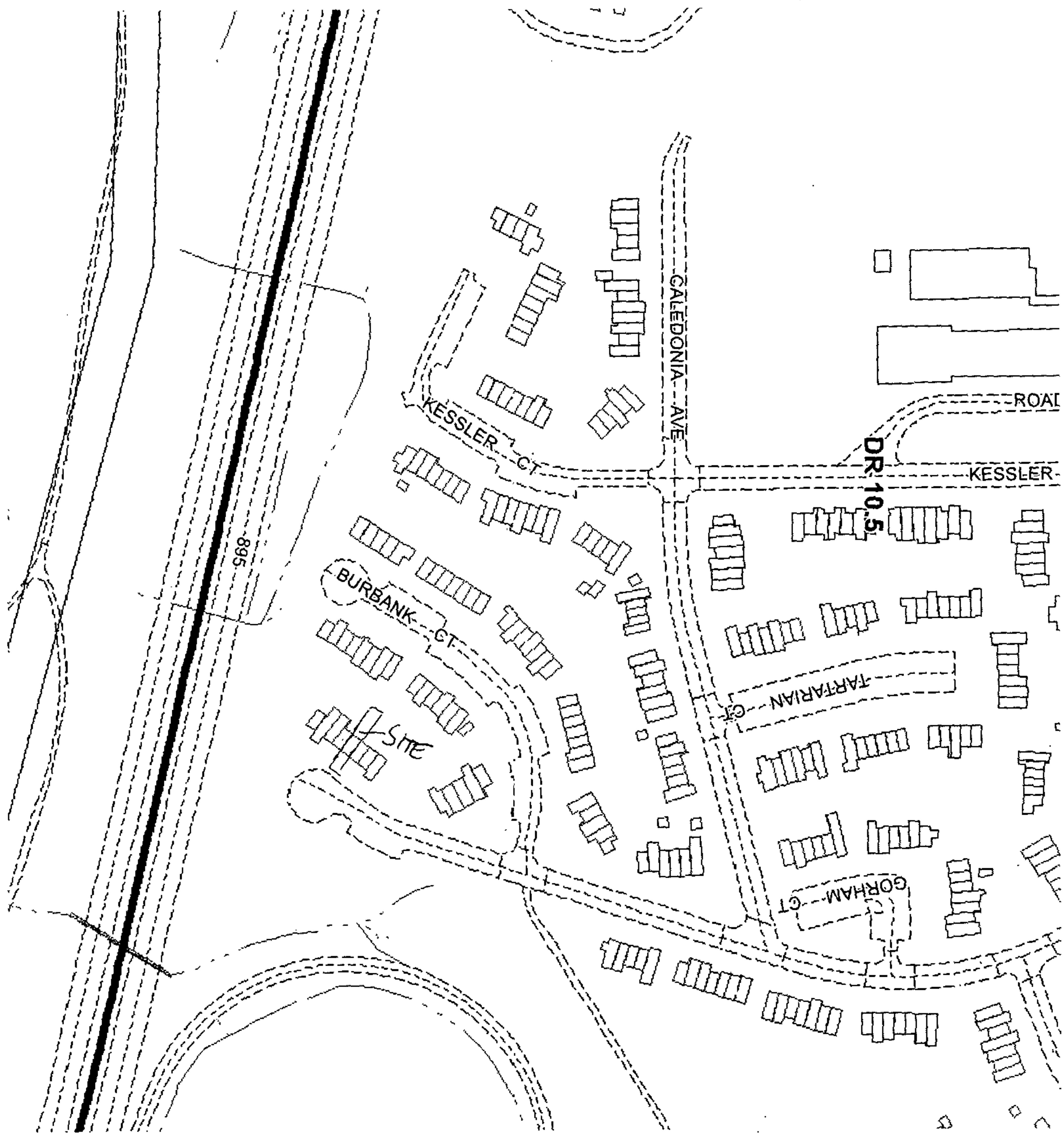
SEWER ☒ WATER ☒

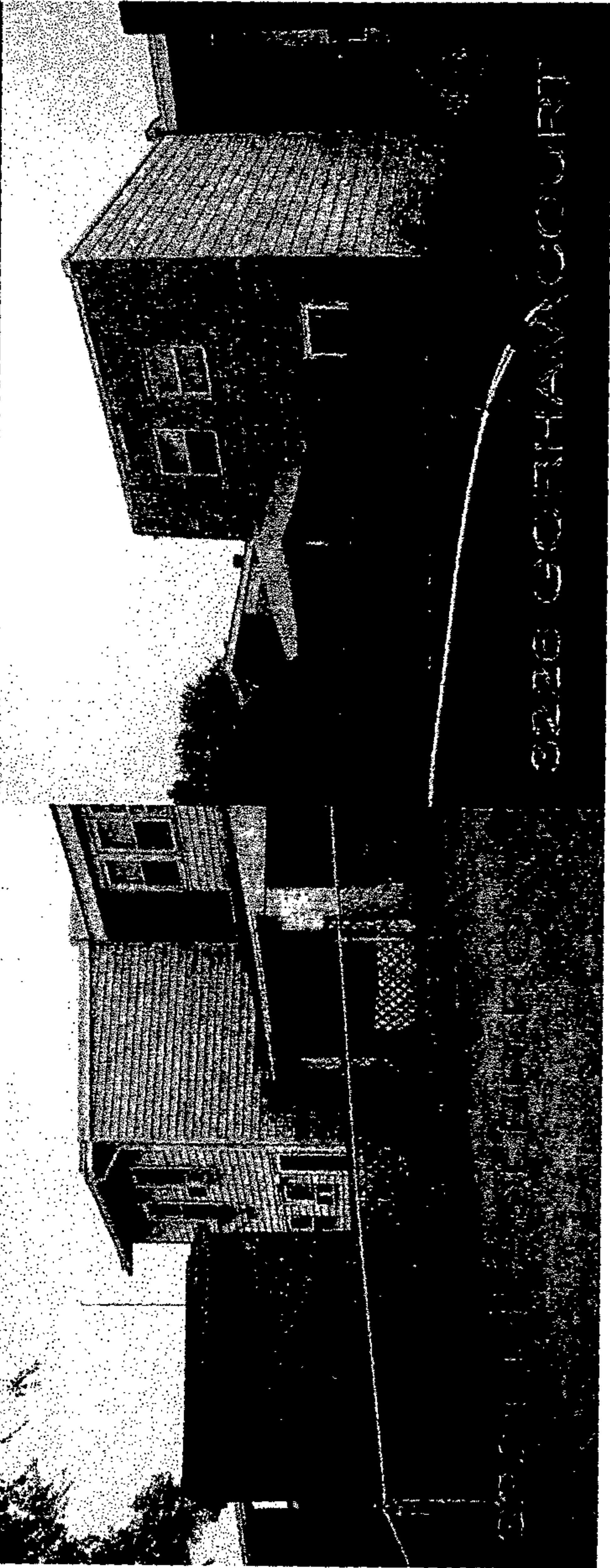
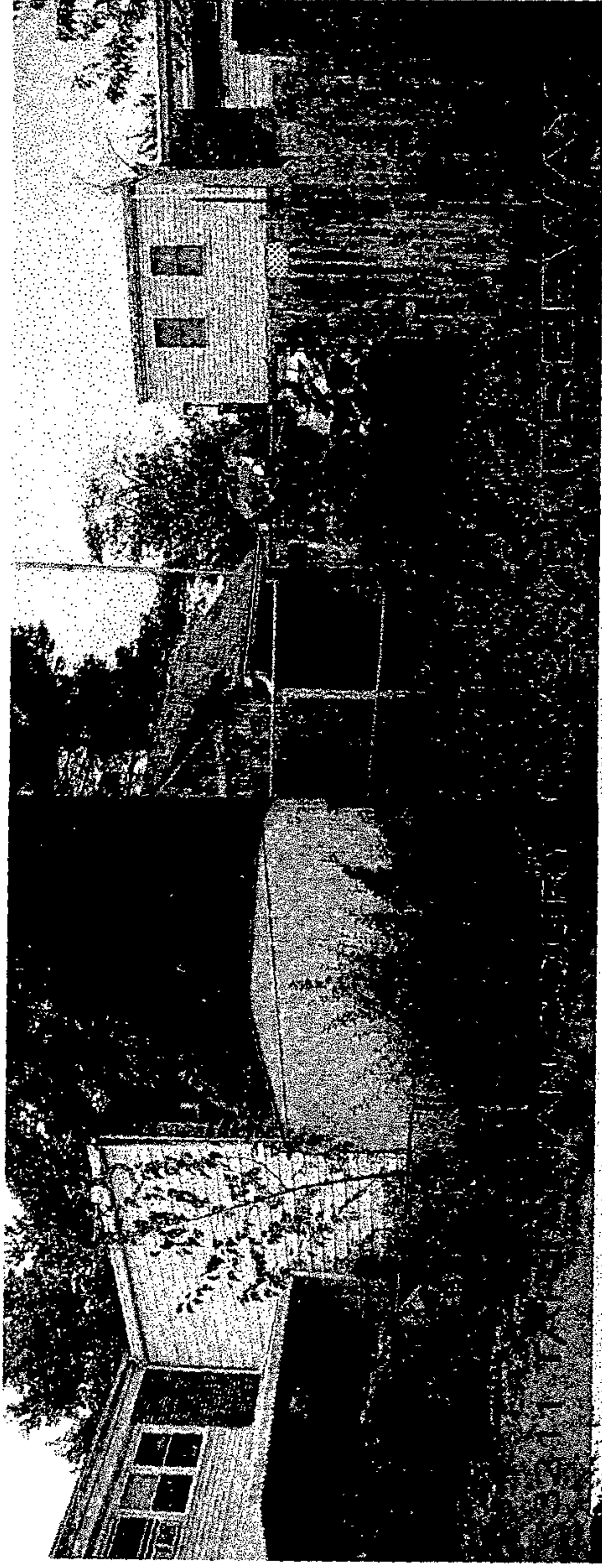
CHESAPEAKE BAY CRITICAL AREA ☐ 100 YEAR FLOOD PLAIN ☐ HISTORIC PROPERTY / BUILDING ☐ PRIOR ZONING HEARING ☐

YES NO

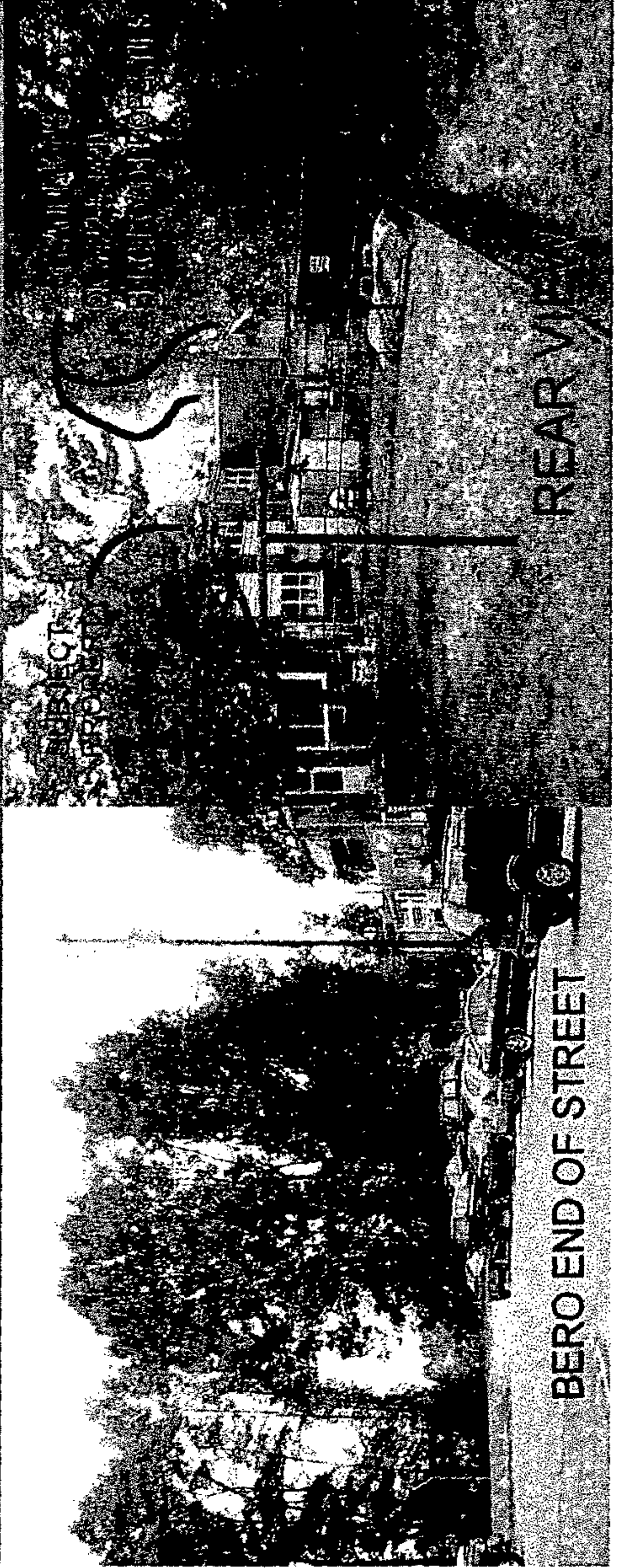
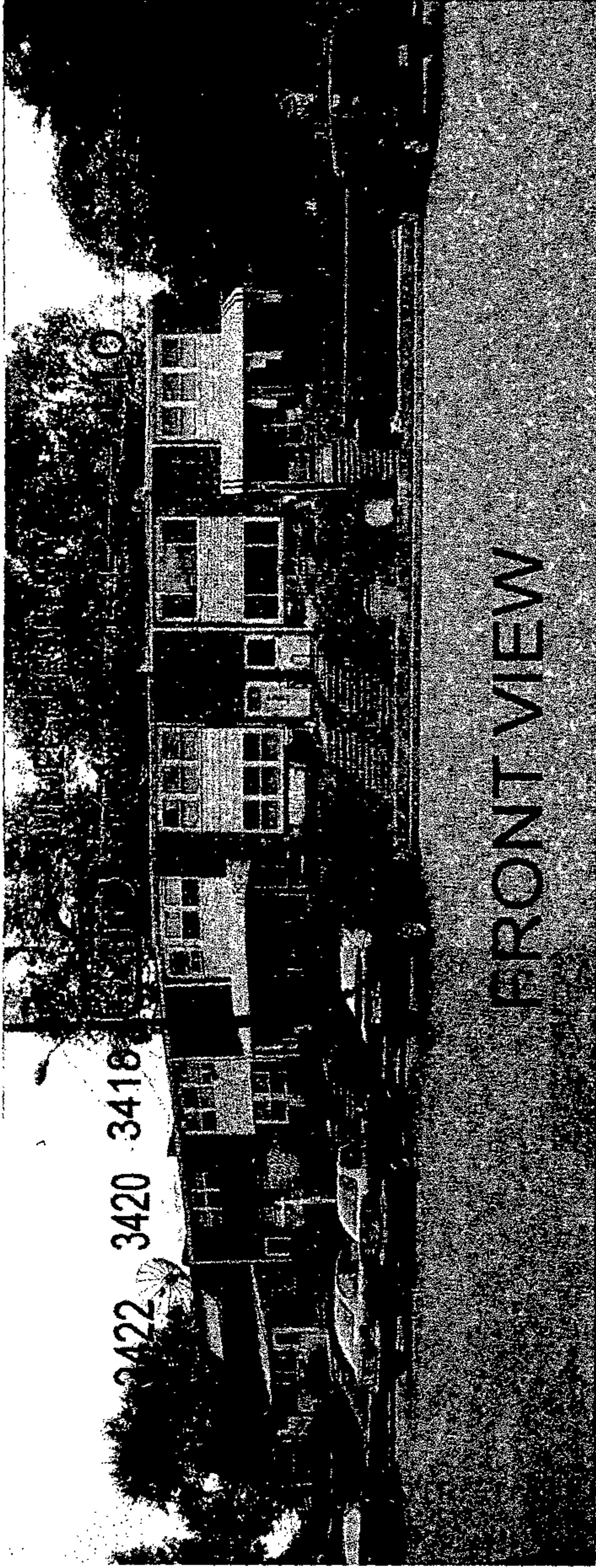
ZONING OFFICE USE ONLY

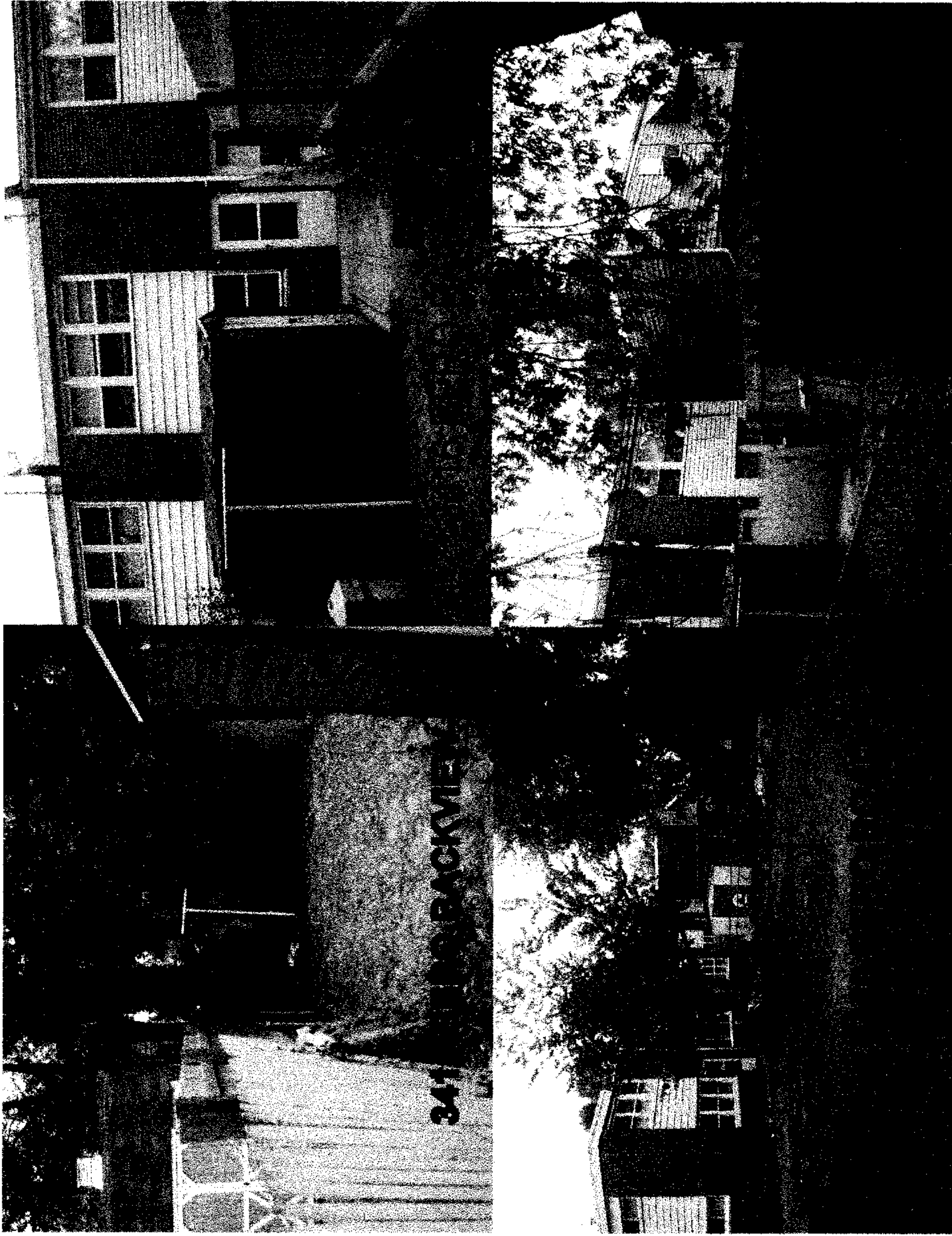
REVIEWED BY **D.T.** ITEMS # **107** CASE # **07-107-A**





07-107-A





341-1000 BACKVIEW