IN RE: PETITION FOR VARIANCE E/Side of Lorraine Avenue, 1,000' N	*	BEFORE THE
Windsor Mill Road	*	ZONING COMMISSIONER
(2123 Lorraine Avenue)  1 <sup>st</sup> Election District  4 <sup>th</sup> Council District	*	OF
	*	BALTIMORE COUNTY
Annie Green and Annette Hamlin Petitioners	*	Case No. 07-389-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 legal owners of the subject property, Annie Green, and her daughter, Annette Hamlin. The Petitioners request variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 2 feet in lieu of the required 10 feet for a proposed addition. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the hearing in support of the request were Annette Hamlin, daughter of Annie Green, who was unable to attend for medical reasons and their brother/son, James Green, who is a contractor and assisting with the petition. Also appearing was Dave Green from the Office of Planning. There were no Protestants; however, this matter came before me as the result of a complaint registered by Councilman Ken Oliver's Office with the Code Enforcement Division of the Department of Permits and Development Management. Evidently, a constituent questioned the construction of the addition at the subject property and inquired whether a building permit had been issued. A resolution of the violation case (Case No. 07-0193) is pending the outcome of this variance request.

CONTRACTOR OF THE STATE OF THE

1

Testimony and evidence offered disclosed that the subject property is located on the east side of Lorraine Avenue just north of Windsor Mill Road in the Woodlawn area of the County. The property is a rectangular shaped parcel containing a gross area of 7,850 square feet (50' wide x 157'-5" long), more or less, zoned D.R.5.5, and is improved with a 1-½ story, single-family dwelling, rear shed, and a proposed 1-story addition to the right side of the house which is the subject of this request. The Petitioners have owned the property since 1991. At the time of the hearing, Ms. Green was released from the hospital and due to health issues (sight impairments, cataracts and asthma), is confined to the first floor and unable to use steps. Consequently, the Petitioners are desirous of making modest accommodations by extending the first floor living area to make space for a bedroom allowing her (Ms. Green) to remain in the home and be cared for by her daughter. Mr. Green testified that besides being Ms. Green's son, he is also a general contractor and has been in business for approximately five (5) years. He took over for the previous contractor that started the work without the requisite permit. It was indicated that the exterior vinyl siding would match that of the existing house.

Mr. Green explained that because of the existing kitchen area at the rear of the home, the 8' x 24' addition could not be built or located in the back yard. Realizing the petition would extend near the neighbor's property, he discussed the proposal with the affected neighbor. Mr. James Huntington, at 2119 Lorraine Avenue, is aware of their dilemma and has even agreed to move his fence 2' away from the property line in order to provide ample room for the proposed addition and has no objections to the addition. Mr. Huntington owns two (2) fifty foot lots; one is used primarily as his residence, and the other contains an accessory swimming pool & driveway. It is the primarily vacant lot that is adjacent to the Petitioners property providing for significant open space between the residences.

After due consideration of all of the testimony and evidence presented, I am persuaded to grant the petition. I find that the Petitioners would suffer a practical difficulty and unreasonable hardship if strict compliance with the regulations were required. Moreover, there were no Protestants present, no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency, and the adjacent neighbor supports the proposal. Thus, it appears that the relief requested should be granted.

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 \_\_\_\_\_\_ day of March 2008 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 2 feet in lieu of the required 10 feet for a proposed addition, in accordance with Petitioners' Exhibit 1, be and the same is hereby GRANTED, subject to the following restriction:

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.

WJW:dlw

WILLIAM J. WISHMAN, III

Zoning Commissioner

for Baltimore County

4



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

March 26, 2008

Ms. Annie Green Ms. Annette Hamlin 2123 Lorraine Avenue Baltimore, Maryland 21207

**RE: PETITION FOR VARIANCE** 

E/Side of Lorraine Avenue, 1,000' N Windsor Mill Road (2123 Lorraine Avenue)

1<sup>st</sup> Election District - 4<sup>th</sup> Council District
Annie Green and Annette Hamlin - Petitioners

Case No. 07-389-A

Dear Ms. Green and Ms. Hamlin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with a restriction 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,

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:dlw Enclosure

c: The Honorable Councilman Kenneth N. Oliver, 4<sup>th</sup> District
Joseph L. Larson, President, Spellman, Larson & Associates, Inc.,
105 W. Chesapeake Avenue, Towson, MD 21204
James Huntington, 2119 Lorraine Avenue, Baltimore, MD 21207
T.A. Church, 6603 York Road, Baltimore, MD 21212
People's Counsel; Office of Planning; Code Enforcement Division, DPDM; File



# Petition for Variance

# to the Zoning Commissioner of Baltimore County

for the property located at 2123 LORRAIHE AVE 

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, C, 1 BCZR TO PSRMIT A SIDE

YARD SETBACK OF 2 FT. IN LIEU OF 10 FT. FOR A PROPOSED ADDITION.

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 DISCUSSED 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

-	perjur is the subject o	y, that I/we are the legal owner(s) of the property which If this Petition.
Contract Purchas	ser/Lessee:	Legal Owner(s):
Name - Type or Print	<del></del>	Name - Type of Print
Signature	<del></del>	Signature April HAMLIN
Address	Telephone N	Name - Type or Print Jamlin
City	State Zip Co	de Signature
Attorney For Pet	itioner:	2123 LORRAINE Ave. 410-298547
		La Chure Md. 21207 Telephone No.
Name - Type or Print	<u> </u>	City State Zip Code
Otto and and	<del></del>	Representative to be Contacted:
Signature		James Green Name
Address	Telephone N	2021 w Baltimore st. 3Rd F/ 410-215-0983
City	State Zip Co	de City State Zip Code
		OFFICE USE ONLY
Case No	7 389 A	ESTIMATED LENGTH OF HEARING HR
REV 9/15/98	CATOLIN MECHANEO PORTA	UNAVAILABLE FOR HEARING Date _3/01/07
NEV 3/10/30 ·	Date 3-2-08	
	20 2	

# **Zoning Description**

#### ZONING DESCRIPTION FOR: 2123 Lorraine Avenue

Beginning at a point on the east side of Lorraine Avenue which is 50 feet wide at the distance of 16005 feet North of the centerline of the nearest improved intersecting street Windsor Mill Road in which width varies. \*Being Lot # 34 in the subdivision of William Borgmann Plat as recorded in Baltimore County Plat Book # 4, Folio # 37, containing 7850 square feet. Also known as 2123 Lorraine Avenue and located in the 1 Election District, 4 Councilmanic District.

# 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 foilows:

Case: # 07-389-A
2123 Lorraine Avenue
E/side of Lorraine Avenue,
1,000 feet north of Windsor
Mill Road
1st Election District
4th-Councilmanic District
Legal Owner(s): Annie
Green and Annette Hamlin
Variance: to permit a side
yard setback of 2 feet in
lieu of 10 feet for a proposed additton.

Hearing: Wednesday, May 2, 2007 at 11:00 a.m. in Room 407, County Courts Bullding, 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 Zon-Ing Review Office at (410) 887-3391.

3T 4/705 Apr. 17 131879

7002,

'Y, that the annexed advertisement was published newspaper published in Baltimore County, Md., THIS IS TO CERTIF in the following weekly

successive weeks, the first publication appearing of each once in 5

The Jeffersonian 区

- Catonsville Times Times Arbutus
- Times Towson
- Owings Mills Times
- NE Booster/Reporter
- North County News

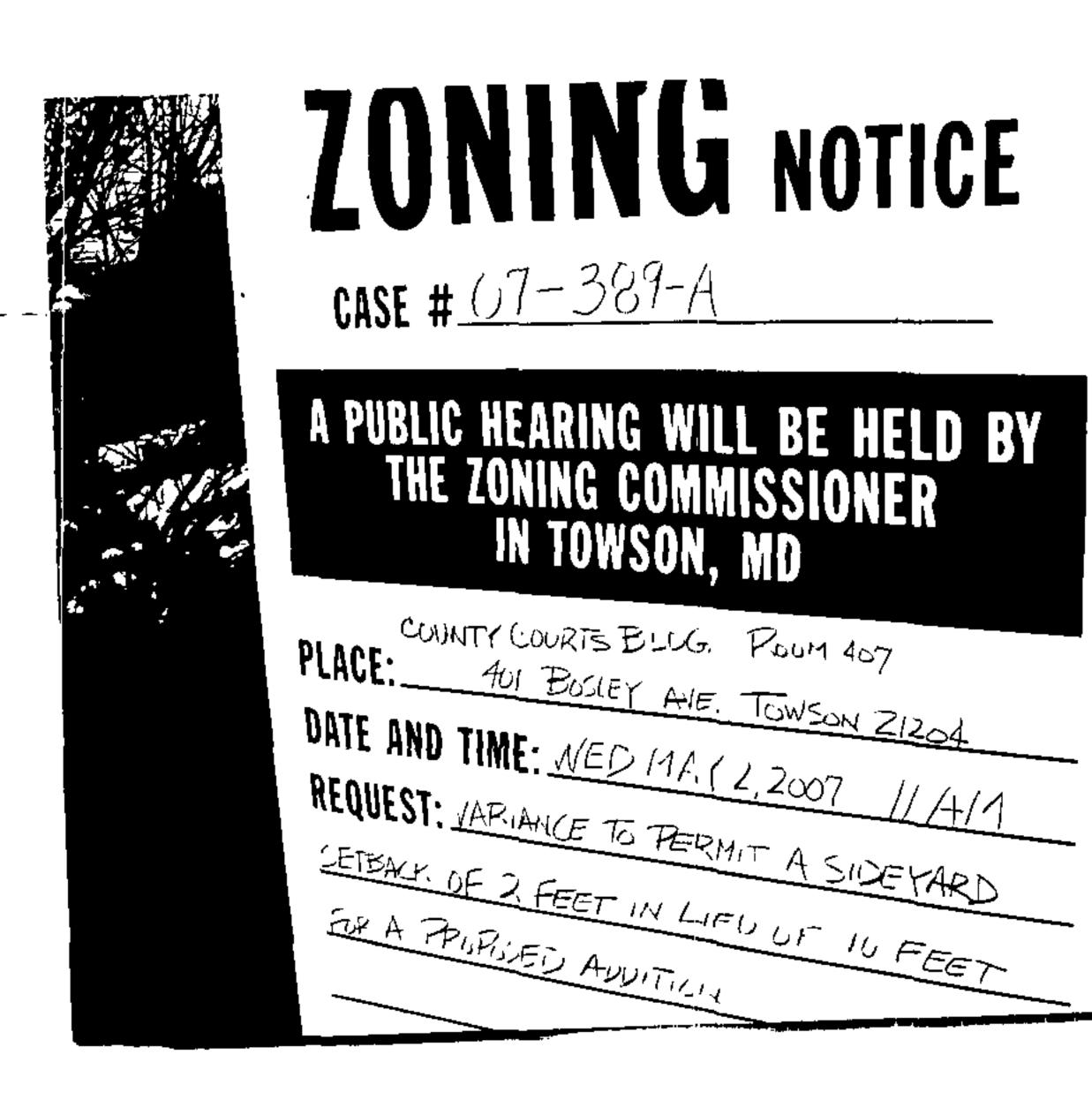
1 Julius

LEGAL ADVERTISING

No.2406 4 YELOW - CUSTOMER ACCOUNT Y, MARYLAND AMOUNT OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT PINK - AGENCY COUNT BALTIMORE DISTRIBUTION WHITE - CASHIER RECEIVED FROM: DATE FOR

# **CERTIFICATE OF POSTING**

		Date: 4-15-07
	RE: Case Number: 07-389-A  Petitioner/Developer: A-we G  Date of Hearing/Closing: May	reen + Annette Hamlin 2,2007, 11AM
•	This is to certify under the penalties of by law were posted conspicuously on the pr	of perjury that the necessary sign(s) required roperty located at <u>2123</u> <u>Lorrance</u> Av
	The sign(s) were posted on	4(5-07 (Month, Day, Year)
		Signature of Sign Poster)
		J. LAWRENCE PILSON (Printed Name of Sign Poster)
	ATTACH PHOTOGRAPH  OF SIGN POSTED ON PROPERTY HERE	(Street Address of Sign Poster)  Parkton, MD 21(20)  (City, State, Zip Code of Sign Poster)
-		(Telephone Number of Sign Poster)  Revised 3/1/01 - SCJ







RECEIVED

APR 17 2007

DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT



JAMES T. SMITH, JR. County Executive

March 19, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

## **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: 07-389-A

2123 Lorraine Avenue

E/side of Lorraine Avenue, 1,000 feet north of Windsor Mil Road

1<sup>st</sup> Election District – 4<sup>th</sup> Councilmanic District

Legal Owners: Annie Green and Annette Hamlin

Variance to permit a side yard setback of 2 feet in lieu of 10 feet for a proposed addition.

Hearing: Wednesday, May 2, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: Annie Green, Annette Hamlin, 2123 Lorraine Avenue, Baltimore 21207 James Green, 2021 W. Baltimore Street, 3<sup>rd</sup> Floor, Baltimore 21223

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 17, 2007.

- (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, April 17, 2007 Issue - Jeffersonian

Please forward billing to:

James A. Green

2021 W. Baltimore Street, 3rd Floor

Baltimore, MD 21223

410-947-5729

#### 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: 07-389-A

2123 Lorraine Avenue

E/side of Lorraine Avenue, 1,000 feet north of Windsor Mil Road

1<sup>st</sup> Election District – 4<sup>th</sup> Councilmanic District

Legal Owners: Annie Green and Annette Hamlin

Variance to permit a side yard setback of 2 feet in lieu of 10 feet for a proposed addition.

Hearing: Wednesday, May 2, 2007 at 11:00 a.m. in Room 407, County Courts Building,

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 <u>Baltimore County Zoning Regulations</u> (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: 07 389 A
Petitioner: GREEN & HAMLIN
Address or Location: 2123 LORRAINE AUE.
PLEASE FORWARD ADVERTISING BILL TO:
Name: JAnnes A. Green
Address: 2021 w Baltimore st 3Rd
Address: 2021 w Baltimore st 3Rd Baltimore ma 21223
Telephone Number: 4/0-947-5729
relephone Number: 470 143 3 7 27



JAMES T. SMITH, JR., County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

April 26, 2007

Annie Green Annette Hamlin 2123 Lorraine Avenue Baltimore, MD 21207

Dear Ms. Green and Ms. Hamlin:

RE: Case Number: 07-389-A, 2123 Lorraine Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 1, 2007.

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. Call Richall Q

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:amf

**Enclosures** 

c: People's Counsel James Green 2021 W. Baltimore Street, 3<sup>rd</sup> Floor Baltimore 21223

# DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

# ACTIVE VIOLATION CASE DOCUMENTS

# BALTIMORE COUNTY MARYLAND INTER-OFFICE CORRESPONDENCE

DATE: March 30, 2007

TO: W. Carl Richards, Jr.

Zoning Review Supervisor

FROM: Rick Wisnom, Chief

Division of Code Inspections & Enforcement

SUBJECT: Item No.: 389

Legal Owner/Petitioner Green, Annie & Hamlin, Annette

Contract Purchaser: N/A

Property Address: 2123 Lorraine Ave

Location Description: E/side Lorraine Ave, 1000' N Windsor Mill Rd

VIIOLATION INFORMATION: Case No. 07-0193

Defendants: Green, Annie & Hamlin, Annette

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

Councilman Oliver

James Garland (Bldg. Insp)

ADDRESS

410-887-3389

410-887-3953

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:

X 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

X 9. Correction Notice/Code Violation Notice

☐ 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/jg

C: Code Enforcement Officer

Entured NS COD	E ENFORC	CEMENT RE	RT	60	33 G8
DATE: 21/02 INTAKE BY:	- Ala-	CASE #:	7-0/93 INS	SPEC:	
COMPLAINT LOCATION: 2/23 LOVE	71NE	AUE			_
			ZIP CODE:	DI	ST:
COMPLAINANT OLVETC		PHONE #: (H)	×3320	(W)	
ADDRESS:	· <del></del>			CODE:	
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IS THIS A RENTAL UNIT?  IF YES, IS THIS SECTION 8?  YES	<del></del>				
OWNER/TENANT	RCZW	Cell - 4/0	2 - Z15 - 098	<u></u>	
	<del></del>	HONE - 41	0-947-5	729	<del></del>
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	<del></del>	<del></del>	<del></del>	<del></del> -	

Annie L. Green 2123 Lorraine ave. Baltimore Md. 21207

5/2/07

Baltimore County Zoning Commission For Baltimore County.

To whom it may concern,

My name is Ms. Annie Green and I'm requesting for permission to building an addition to my home for medical reasons, I'm not able to attend todays hearing because I have just yesterday been released from the Bon Secure Hospital. I'm hopeful that my request will be granted because of my heath problems, thank you for your consideration in this matter.

Sincerely,

Annie L. Green

miel Lun

PETITIONER'S

EXHIBIT NO.

Z

表面 2000

MR. William J. Wiseman, III

LOUING Commissjonen

Trom.

Mi. James Green

Rette

2123 Louraine Ave

13 700

#### FAMILY CARE

J. Braxton, M.D. 1940 W. Baltimore Street Baltimore, Maryland 21223 (410)362-3612

To whom it may concern:

Ms. Annie Greene is a potient of No. J. Braxton and was seen in the Office on 5/25/07 because of arthma. The can no longer sleep in the attie because of certain allerges that may trigger her arthma. If there are any questions and or concerns please feel the costact the office at (410) 362-3612.

Mank You

Case No.: 07-389-A 2123 LORRAINE AVE

## **Exhibit Sheet**

# Petitioner/Developer

#### Protestant

	<del>,, -,_, -,_, -,_, -,_, -,_, -,_, -,_, -</del>	
No. 1	SITE PLAN	
No. 2	Latter From ANNIS GREEN 81 years old	
	DR BRAXFON undated and unsugned fetter	
No. 4	JAMES HUNTINGTON LETER OF Support.	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		
<u> </u>	<u></u>	<u> </u>

Click here for a plain text ADA compliant screen.



Go Back View Map New\_Search **Ground Rent** 

**Account Identifier:** 

District - 01 Account Number - 0115004150

**Owner Information** 

**Owner Name:** 

**GREEN ANNIE L** HAMLIN ANNETTE Use:

RESIDENTIAL

Principal Residence:

YES

Mailing Address:

2123 LORRAINE AV **BALTIMORE MD 21207**  **Deed Reference:** 

1) / 9690/ 235

2)

#### Location & Structure Information

**Premises Address** 

2123 LORRAINE AVE

**Legal Description** 

2123 LORRAINE AV SES WILLIAM BORGMANN PLAT

Map Grid Parcel **Sub District** Subdivision Section Block Lot **Assessment Area** Plat No: 88 21 417 34 Plat Ref: 4/ 37 Town

Ad Valorem **Special Tax Areas** 

**Tax Class** 

**Primary Structure Built Enclosed Area Property Land Area County Use** 1951 1,260 SF 7,850.00 SF 04 **Basement Stories** Type **Exterior** YES 1 1/2 STANDARD UNIT SIDING

#### **Value Information**

Base Value **Phase-in Assessments Value** As Of As Of As Of 01/01/2007 07/01/2007 07/01/2006 27,210 92,210 Land: 82,060 140,990 Improvements: 109,270 150,580 233,200 109,270 Total: **Preferential Land:** 

#### **Transfer Information**

SECRETARY OF HOUSING AND 04/02/1993 \$81,900 Date: Price: Seller: **Deed1:** / 9690/ 235 Deed2: IMPROVED ARMS-LENGTH Type:

**NICOLETTI SAMUEL J** 10/01/1992 Price: \$85,000 Seller: Date: **Deed1:** / 9391/ 349 Deed2: IMPROVED ARMS-LENGTH Type:

NICOLETTI SAMUEL J 12/05/1991 Price: \$0 Seller: Date: Deed1: / 8992/ 92 Deed2: NOT ARMS-LENGTH Type:

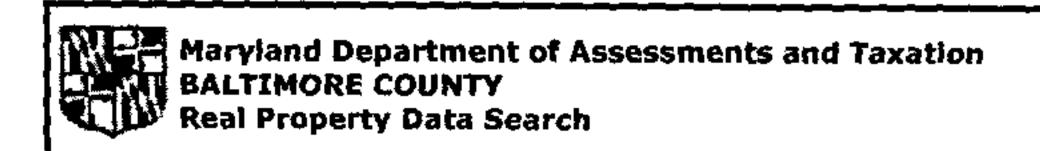
#### **Exemption Information**

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

Tax Exempt: **Exempt Class:**  NO

**Special Tax Recapture:** 

\* NONE \*



Go Back View Map New Search GroundRent

Account Identifier:	District -	01 Account N	lumber - 230	0004406	_		
		Ow	ner Informa	tion			
Owner Name:	HUNTINGTO HUNTINGTO	ON JAMES A ON TAMMY		Use: Principal	Residence		RESIDENTIAL YES
Mailing Address:	2119 LORR BALTIMORE	AINE AVE E MD 21207-59	09	Deed Ref			1) /24522/ 22 2)
		Location 8	Structure I	nformatio	1	<del></del>	- <u>-</u>
Premises Address 2119 LORRAINE AVE					.36 AC LT 2119 LOR	scription S 32,33 RAINE AVI BORGMAN	_
Map Grid Parcel 88 21 417	Sub District	Subdivision	Section B	lock Lot 32	Assessme 1	ent Area	Plat No: Plat Ref: 4/3
Special Tax Areas	A	own d Valorem ax Class					
Primary Struc 1946			<b>ed Area</b> 19 SF	•	rty Land A 5,750.00 SF		County Use 04
Stories 1 1/2	<b>Basem</b> YES		s <sup>-</sup>	Type TANDARD U	INIT		<b>Exterior</b> SIDING
		Va	lue Informat	ion	<del>-, -, -, -, -, -, -, -, -, -, -, -, -, -</del>	<del></del>	
· · · · · · · · · · · · · · · · · · ·	Base Value	Value	Phase-in As	sessments	 ;		<del></del>
		As Of 01/01/2007	As Of 07/01/2006	As 07/01/20			
Land	29,180	94,180					
Improvements: Total:	61,960	88,670	01 140	404.7	10		
Preferential Land:	91,140 0	182,850 0	91,140 0	121,7	0		
<del></del>	<del></del>		sfer Informa	tion		<del></del>	
Seller: HUNTINGTON Type: NOT ARMS-LE				ate: 09/2 eed1:/245	6/2006 22/ 22	Price: Deed2:	•
Seller: BETH THILOH ( Type: NOT ARMS-LE)		N		ate: 02/0 eed1:/135	3/1999 01/ 669	Price: Deed2:	\$70,000
Seller: Type:				ate: eed1:		Price: Deed2:	<del></del>
		Exem	ption Inform	ation			
Partial Exempt Asses County State	sments		<b>Class</b> 000 000	07/0 0 0	1/2006	07/0 0 0	01/2007
Municipal			000	0		0	
Tax Exempt: NC Exempt Class:			<del>-</del>		Specia	* NONE *	-

Case -Entry/Update		Mode CHANGE
Format : CASR	EC	File : PDLV0001
•		-
Dt Rec: <u>2012007</u> Intak	e: JMA Act:	Case #: 07-0193
		<u> 17 Tax Acct: 115004150</u>
Address: 2123 L	ORRAINE AVE	_ Apt #: Zip: 21207
	<u> </u>	410-947-5729
	·	• • • • • • • • • • • • • • • • • • •
Problem Descript .: CONS	T. OF ADDITION W/O PERM	ITS
	<u></u>	
Complainant Name (Last)	: C/M OLIVER (Firs	t):
Complainant Addr:	·- <u>-</u> - <del></del>	
Complainant City:		Zip:
Complainant Phone (H):		
Date of Reinspection: _	4052007 Date Closed:	Delete Code (P): _
<b>-</b>		
	•	

F11=Change

F10=Entry

F9=Insert

CASREC

Mode . . : CHANGE
File . . . : PDLV0001

Notes: 07-0193 2/2/07 MET MISS GREEN AT SITE. EXPLAINED VIOLALTION. ISSUED BECA ADDITION BEING BUILT W/O PERMIT. MUST FILE W/IN 10 DAYS. CALLED C/M OLIVE OFFICE. LEFT MESSAGE ON RECORDER. P/U 2/12/07 J.GARLAND/NS\*\*\* 2/13/07 SPOKE W/MR.GREEN. STATES ATTEMPTED TO MAKE APPLICATION ON 2/12/07. TOLD HE MUST REFILE W/CORRECT PAPERWORK - O.K. P/U 2/21/07 J.GARLAND/NS\*\*\* 2/21/07 SPOKE W/MR.GREEN. STATES HE NEEDS MORE TIME TO SUBMIT ALL REQUIRED PAPER J.GARLAND. 2/22/07 MR. GREEN M/W ZONING. TOLD HE MUST REVISE WORK TO ZONING. PLANS. RESCHEDULED MEETING W/ZONING ON 3/1/07. P/U 3/5/07 J.GARLAND/NS\*\*\* 3/6/07 SPOKE W/MR.GREEN. STATES HE M/W ZONING. APPLICATION FILED & HEARING DATE WILL BE SCHEDULED & SIGNS POSTED WITHIN 30-60 DAYS. O.K. P/U 4/6/07 J.GARLAND/NS \*\*\* 03/12/07 SPOKE W/MR PAUL LONGWOOD-SPOKESMAN FOR COMM. ASSO. HE STATES COMM. CONCERNED ABOUT STRUCTURAL SAFETY EXT. FINISH IN DISREPAIR. EXPLAINED HEAR. OPEN TO PUBLIC & SCHEDULED SOMETIME W/IN 30-60 DAYS & GAVE PERMITSSION TO BLDG. WEATHERTIGHT. ONCE HEAR. DECISION IS MADE, FINDINGS WILL BE <u>ENFORCED. P/U 04/05/07. J.GARLAND/KH.\*\*\*</u>

F3≃Exit F9≃Insert F5=Refresh F10=Entry F6=Select format F11=Change

# **ZAC AGENDA**

vitem Number: 389

Case Number: 7-389-A

Primary Use: Residential

Reviewer: JLL

Type: Variance

Legal Owner: Anniè L. Green and Annette Hamlin

Contract Purchaser:

Critical Area: No

Flood Plain: No

Historic: No

Election Dist: 1st

Councilmanic Dist: 4th

Property Address: 2123 Lorraine Avenue

Location: East side Lorraine Avenue, 1,000 feet north of Windsor Mill Road.

Existing Zoning: DR - 5.5

Area: 7850 square feet +/-

Proposed Zoning: VARIANCE To permit a side yard setback of 2 feet in lieu of 10 feet for a proposed addition.

Attorney:

**Wiscellaneous:** 

Item Number: 390

Case Number: 7-390-A

Primary Use: Residential

Reviewer: JLL

Type: Special Variance

Legal Owner: Egerton Farms, LLC

Contract Purchaser:

Critical Area: No

Flood Plain: No

Historic: No

Election Dist: 11th

Councilmanic Dist: 5th

Property Address: n/s North Wind Road AKA 3200 North Wind

-ocation: North side North Wind Road, 1,880 feet east of Harford Road.

Existing Zoning: DR - 3.5 and 2

Area: 12.26 acres +/-

'roposed Zoning: SPECIAL VARIANCE Pursuant to Baltimore County Zoning Regulations (BCZR) Section 4A02.4G as

follows: i) from BCZR Sections 4A02.3A.3 & 4A02.3G.1; and ii) BCZR Sections 4A02.4A & 4A02.4D, to permit the issuance of residential building permits for construction of all single-family homes as shown on

the development plan entitled Egerton Property.

torney: Howard L. Alderman, Jr., Esquire

iscellaneous:

DATE: :02/01/2007 STANDARD ASSESSMENT INQUIRY (1)

TIME: 15:25:12

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE

01 15 004150 01 1-0 04-00 H NO

01/08/07

GREEN ANNIE L DESC-1.. IMPS

DESC-2.. WILLIAM BORGMANN PLAT HAMLIN ANNETTE

PREMISE. 02123 LORRAINE 2123 LORRAINE AV

AVE 00000-0000

MD 21207-0000 FORMER OWNER: SECRETARY OF HOUSING AND BALTIMORE

CURR CURR PRIOR PRIOR PROPOSED ' FCV ASSESS ASSESS LAND: 27,210 92,210 IMPV: 82,060 140,990 TOTAL.. 150,580 150,580 109,270 TOTL: 109,270 233,200 PREF... 0 CURT... 150,580 150,580 109,270 PREF: 0 0 CURT: 109,270 233,200 EXEMPT.

DATE: 06/03 09/06

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

ASSESS: 150,580 11/15/06

ASSESS: 109,270 ASSESS: 0

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

# Memorandum



To: Timothy M. Kotroco, Director

Permits and Development Management

Fr: Councilman Ken Oliver

Re: 2123 Lorraine Avenue, 21207 - No Building Permit

Date: February 1, 2007

This communication comes on behalf of a constituent who has contacted my office regarding the above referenced location.

According to my constituent, the property owners are building an addition to the side of the house without the necessary building permits. Therefore, I would greatly appreciate it if you will look into this matter at your earliest convenience.

Please feel free to contact my office at (410) 887-3389, should you have any additional questions or concerns.

Thank you, as always, for your attention and cooperation.

KNO:clp



**Baltimore County** Department of Permits and Development Management Code Inspections and Enforcement County Office Building 111 West Chesapeake Avenue Towson, MD 21204

Code Enforcement:

410-887-3351 410-887-3953 Plumbing Inspection:

410-887-3620

Building Inspection:

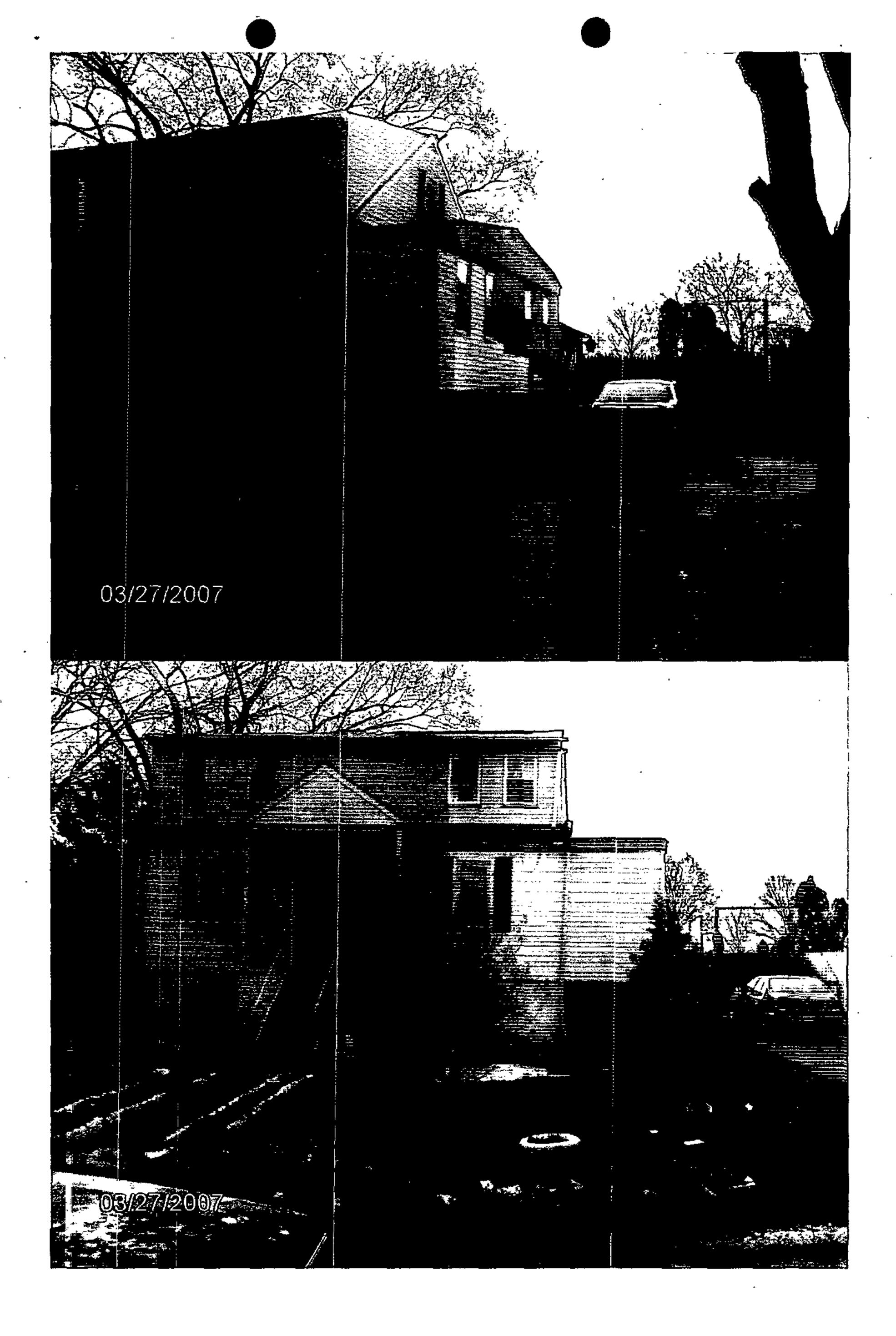
Electrical Inspection:

410-887-3960

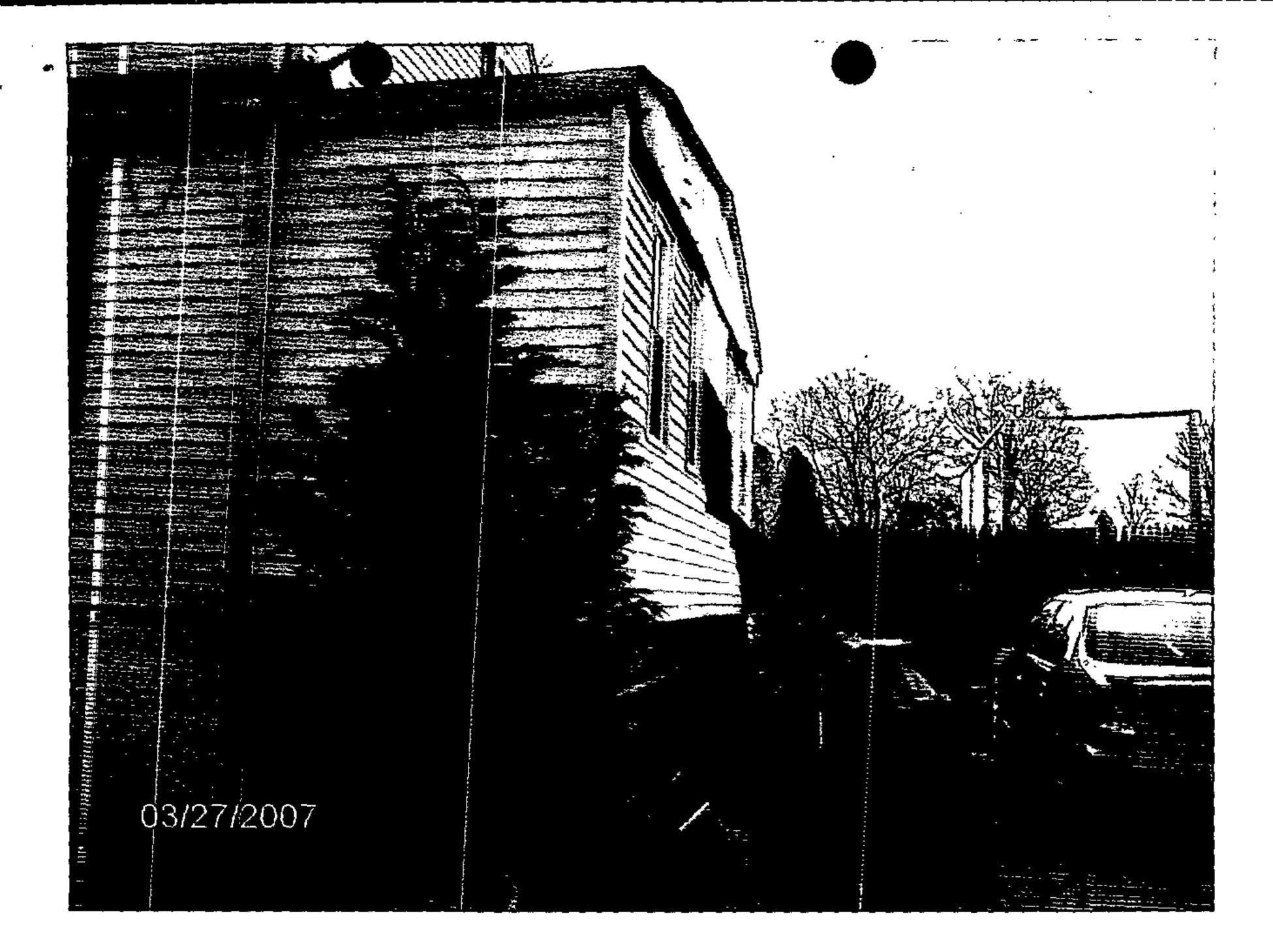
PALTIMORE COUNTY UNIFORM CODE ENFORCEMENT	CORRECTION NOTICE
DATITIMORE COUNTY UNIFORM CODE ENTORCEMENT	0014114

itation/Case No. Property No.	]
	7
ANNE TE HAMLIN	_
ddress: 2123 LOKKAine AVE	
ocation:    Z   Z   L   Z   L   Z   A   Z     DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:	
I. R.C. 2003	
51=C 105.1	
Must file FOR PERMIT	_
to construct 8'X 24	
Addition to Right side	
at dwelling - Appraks	<del></del>
5ide SetbAck Bow only 2-3' From Droperty Duc	
Z-3 FROM PROPERTY LIBE	
#500.00/00 Fire will be waived	<del></del>
it Permit obtained within	
YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:	
On or Before:	
FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FAILURE TO CONVICTIO	PER
VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.	
Print Name  - AMES  - AMES  - AMES	
INSPECTOR: STOP WORK NOTICE	===
PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL W	C***
RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEM THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:	
Not Later Than:	
\	,,-
INSPECTOR NAME:(PRINT NAME)	

Copy Distribution: White: Agency Yellow: Violation Site Pink: Defendant Goldenrod: Remains in Book



Addition 100 Permit 03/27/2007 03/27/2007



; 2

# BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**DATE:** April 6, 2007

ECEIVE APR 0 9 2007

BY:\_\_

SUBJECT:

Zoning Advisory Petition(s): Case(s) 07-389- 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 Nkechi Hislop in the Office of Planning at 410-887-3480.

Prepared By:

Division Chief:

CM/LL

# BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

**DATE:** April 6, 2007

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Zoning Advisory Petition(s): Case(s) 07-389- Variance

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

Prepared By

Division Chief:

CM/LL



Martin O'Malley, Governor Anthony Brown, Lt. Governor John D. Porcari, Secretary Designate Neil J. Pedersen, Administrator

### Maryland Department of Transportation

Date: MASOH 15, 2007

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

RE: Baltimore County

Item No. 7-385A 2139 LEZRAINE AVE

HAMILIN PROFESCTY

VURIANCE

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. 7-389 Å.

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,

<sup>4</sup> Steven D. Foster, Chief

Engineering Access Permits

Division

SDF/MB

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** March 19, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For March 26, 2007

Item Nos. 07-389, 390, 391, 392, 393, 394, 392, 400, 401, 402, 403, 404, 405

and 408

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

DAK:CEN:cab

cc: File

ZAC-NO COMMENTS-03262007.doc

# 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

March 15, 2007

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

ATTENTION: Zoning Review planners

Distribution Meeting of: March 19, 2007

Item No.: (389), 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 405, 406, 407, 408, 409.

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.

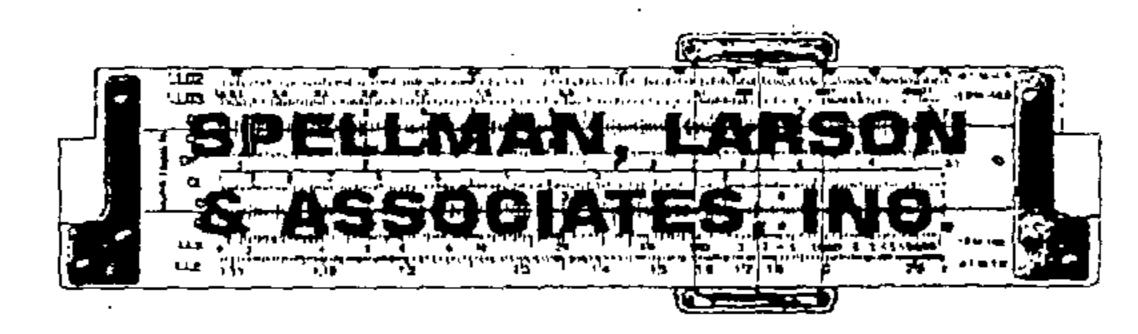
The Fire Marshal's Office has no comments at this time.

cc: File



Visit the County's Website at www.baltimorecountymd.gov





ROBERT E. SPELLMAN, P.L.S. JOSEPH L. LARSON

# CIVIL ENGINEERS AND LAND SURVEYORS 105 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 TEL (410) 823-3535 / FAX (410) 825-5215

Mr. John Altmeyer, Supervisor
Bureau of Building Inspection
Department of Permits & Dev. Mgmt.
Baltimore County

May 24, 2007

RE:

2123 Lorraine Avenue

Green Property Job. No. 207039

"Hand Delivered"

Dear John:

I wish to herein apprise you of the fact that we have been retained by Mr. James Green, who is the son of the owner of the above-captioned property.

We have been retained to perform a certified boundary survey of the subject property in order to evaluate the impact of a building addition that has apparently been constructed without a Permit and allegedly is in violation of the building setback line..

It is my understanding that aside from the Building Code Violation there is also a Zoning Hearing being held in abeyance pending the outcome of our survey whereby we have expedited this project to avoid any further action on your part against Mr. Green.

You can be assured that within the next week our survey will be finalized and Mr. Green can then move forward with whatever remedial measures are deemed appropriate

I appreciate your cooperation with regard to this matter.

Very truly yours,

Joseph L. Larson

SPELLMAN, LARSON & ASSOC., INC.

CC:

James Green

File No.: L05230703

From:

Debra Wiley

To:

Green, David/

Date:

05/07/07 12/06:28 PM

Subject:

Case No. 07-389-A Heard on May 2nd

Hi Dave,

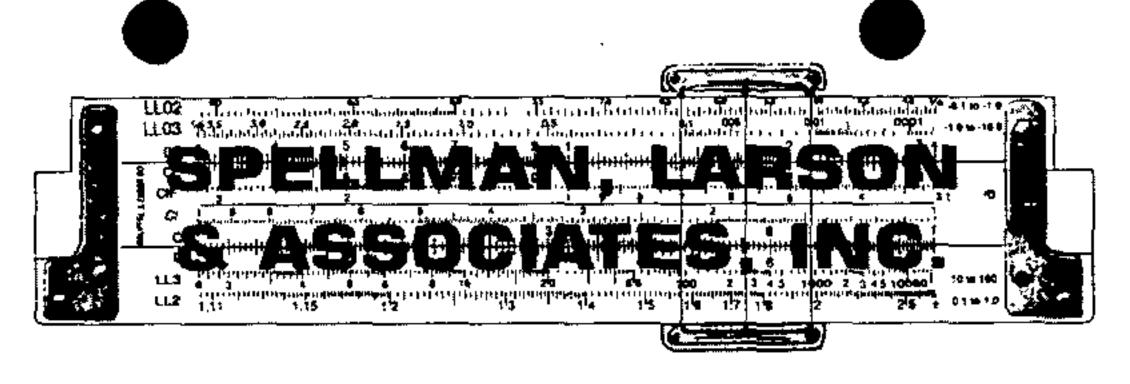
Bill wanted me to e-mail you the **proposed Order**. It is my understanding that we are awaiting a revised comment from your office regarding a confirmation from the adjacent neighbor, Mr. James Huntington, 2119 Lorraine Avenue, of his agreement with the Petitioners.

Please advise if this is correct.

Thanks and have a great day!

Cooper of Services of the Cooper of the Coop





ROBERT E. SPELLMAN, P.L.S. JOSEPH L. LARSON

### CIVIL ENGINEERS AND LAND SURVEYORS

105 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 TEL (410) 823-3535 / FAX (410) 825-5215

# LETTER OF FRANSMITTEL

Mr. William Wiseman Zoning Commissioner Baltimore County July 6, 2007

Job No. 207039 2123 Lorraine Avenue Green Property

"Hand Delivered"

ITEMS LISTEI	BELOW ARE	: Attached Sent Under Separate Cover
Correspon	ndence 🔽 F	Prints Documents Other
No. of Copies	Date	Item Description
1	5.24.07	Outline Survey
Other	1 For	your use As requested For review & comment asked that we forward a copy of the attached Survey to you.
cc: File No. T07090701		JOSEPH L. LARSON, PRESIDENT



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

July 24, 2007

Mr. James Green 2021 West Baltimore Street, 3<sup>rd</sup> Floor Baltimore, Maryland 21223

**RE: PETITION FOR VARIANCE** 

E/Side of Lorraine Avenue, 1,000' N Windsor Mill Road (2123 Lorraine Avenue)

1<sup>st</sup> Election District - 4<sup>th</sup> Council District
Annie Green and Annette Hamlin - Petitioners

Case No. 07-389-A

Dear Mr. Green:

In that nearly two months have passed since the hearing date, and a survey was received from Spellman, Larson & Associates, Inc. on July 6, 2007, I would appreciate your contacting my office, in writing, at your earliest convenience and advising me as to the status of this matter relative to the adjoining neighbor.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:dlw

c: Ms. Annie Green & Ms. Annette Hamlin, 2123 Lorraine Avenue,
Baltimore, Maryland 21207

Joseph L. Larson, President, Spellman, Larson & Associates, Inc.,
105 W. Chesapeake Avenue, Towson, Md. 21204

bc: Dave Green, Office of Planning





ROBERT E. SPELLMAN. P.L.S. JOSEPH L. LARSON

# CIVIL ENGINEERS AND LAND SURVEYORS 105 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 TEL (410) 823-3535 / FAX (410) 825-5215

Mr. James Garland

September 6, 2007

Bureau of Code Inspection Dept. of Permits and Development Management Baltimore County

Re:

2123 Lorraine Avenue

Green Property Job No. 207039

"HAND DELIVERED"

EC SEP	EI		WI	
SEP	1	7	2007	

BY:....

Dear Mr. Garland,

This letter is to inform you that I have been in contact with Mr. James Green regarding his Building Code Violation and Zoning Sideyard Violation and the resolution of these issues. Please be advised that we are working together at this point in order to resolve his problems and ultimately gain a Zoning Variance and a Building Permit for his contentious building addition.

A copy of a letter will be coming to you shortly explaining and documenting the arrangements between Mr. Green and his neighbor at 2119 Lorraine Avenue, Mr. James Huntington.

Should you have any questions or need any additional information regarding the project please feel free to contact me at any time.

ery truly yours,

Joseph L. Larson, President

SPELLMAN, LARSON & ASSOC., INC.

cc: James Green

William Wiseman, Zoning Commissioner

File#L09050702

p.02

SPELLMAN, LARSON

5215 09/11/2007 10:17 419-1 AND THE

September 11, 2007

Mr. James Huntington 2119 Logaine Avenue Baltimore, MD 21207

Green Property Re:

2123 Lonaine Avenue

Dear Mr. Huntington,

I am writing this letter to confirm your agreement to convey to me a two foot strip of land along our common property line to accommodate my recent building addition erected adjacent to your property.

This purchase of land will not completely satisfy my zoning sideyard violation but will mitigate the problem to a point where I trust that the Zoning Commissioner could grant a Variance to remediate this matter.

As a stipulation, along with the purchase of this parcel of ground, I also assume that you will support my Zoning Petition when it is re-scheduled before the Zoning Commissioner.

Further, it is agreed that the compensation for the conveyance of this parcel will be determined by an appraiser who will be mutually agreed to by the two of us.

I trust that this information is consistent with our recent conversations so if you would be so kind as to counter-sign this letter below, we can move forward with the transfer of the parcel of ground and my Zoning Petition Hearing.

1/11/2007 I

09/11/2007 10:17

416-8 5215

SPELLMAN, LARSD

Mr. James Huntington September 11, 2007 Re: Green Property Page 2

Should you have any questions with regard to this arrangement or wish to discuss same in further detail please feel free to contact me at any time.

Very truly yours,

James Green

Acceptance Certification

James Huntington

ce: William Wiseman, Zoning Commissioner James Garland, Building Inspector

Frie#1.09050701



5151 Corporate Drive Troy, Michigan, 48098-2639 Phone: (248) 312-2000 www.flagstan.com

October 23, 2007

James Huntington Tammy Huntington 2119 Loraine Ave Gwynn Oak, MD 21207

RE: FSSB#501202792

Dear Borrower:

We have received your request for an PARTIAL RELEASE on your mortgage. Please be advised, if any of your payments have been more than 30 days late in the last 12 months, we cannot complete the PARTIAL RELEASE until you have paid 12 consecutive on time payments.

The following items are required to begin this process:

- 1. A written request indicating how much money will be obtained for the PARTIAL RELEASE (If no money is being obtained, please note this.)
- 2. A copy of your original survey of the property, indicating the property being considered.
- 3. A written approval of this PARTIAL RELEASE from your city, township, or county (This is to let us know your in compliance with their zoning ordinances.)
  - 4. A processing fee in the amount of \$250.00 (can be paid by you, the buyer of the property, your county, your city, etc.)
  - 5. A typed legal description of the property to be released (Please label this "to be released".)
- 6. A typed legal of the property that will remain on the mortgage, after the FARTIAL RELEASE is completed (Please label this "to remain".)

Please note: The following could be required to complete the partial release:

- 1. New appraisal (will be paid by you, the buyer of the property, your county, your city, etc.)
- \*\* DO NOT ORDER AN APPRAISAL WITHOUT OUR APPROVAL
- 2. All or part of the proceeds from the PARTIAL RELEASE (These funds will be applied to the principal of your loan.)

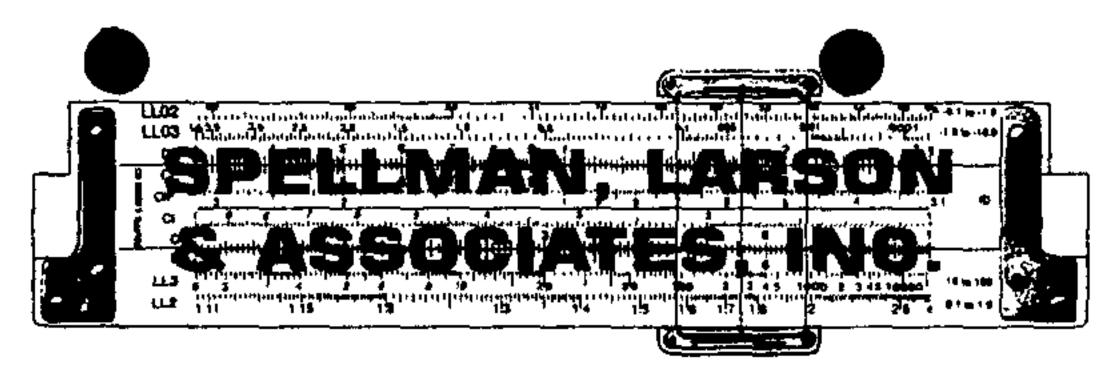
If you have any questions please contact me at (800) 945-7700, or by fax at (248) 312-6708.

Sincerely,

NANCY MEADE

Partial Release Department, Mail Stop S-165-3





By 5/2/07 07-389-19

ROBERT E. SPELLMAN, P.L.S. JOSEPH L. LARSON

# CIVIL ENGINEERS AND LAND SURVEYORS 222 BOSLEY AVENUE, SUITE B-3 TOWSON, MARYLAND 21204 TEL (410) 823-3535 / FAX (410) 825-5215

Mr. James Green 2021 W. Baltimore Street 2<sup>nd</sup> Floor Baltimore, MD 21223

Re:

2123 Lorraine Avenue

Green Property Job No. 207039 January 10, 2008

IECERWEN JAN 1 5 2008

BY:\_\_\_\_

Dear James,

In accordance with the letter from Flagstar Bank to your neighbor, Mr. James Huntington, that you faxed to me recently, I am herewith submitting to you four copies of the Property Plat of Parcel To Be Conveyed and four copies of two Legal Descriptions, firstly, of the parcel to be conveyed by Huntington and secondly, of the parcel that will remain in the Huntington Title.

These documents are being submitted to you in accordance with the instructions in the above mentioned letter and I trust will meet with the bank's requirements.

Should you require anything further of this office please feel free to contact me at any time, otherwise I would assume that you will move forward now with the acquisition of this Huntington Parcel to finalize this entire matter.

Please be advised that it has been an inordinate length of time and delay in finalizing this matter and the Baltimore County Building Inspector, Mr. James Garland, has been very patient but I would expect unless some positive activity is forthcoming regarding this matter he may push this Case forward to a Hearing for the Building Code Violation.

Your earliest attention to this matter would be greatly appreciated.

Very truly yours,

Joseph L. Larson, President

SPEŁLMAN, LARSON & ASSOC., INC.

cc: James Huntington William Wiseman

File#L01100802

RE: PETITION FOR VARIANCE

2123 Lorraine Avenue; E/S Lorraine Avenue

1,000' N Windsor Mill Road

1<sup>st</sup> Election & 4<sup>th</sup> Councilmanic Districts

Legal Owners: Annie Green & Annette Hamlin\*

Petitioner(s)

BEFORE THE

**ZONING COMMISSIONER** 

**FOR** 

**BALTIMORE COUNTY** 

07-389-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 documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

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 23<sup>rd</sup> day of March, 2007, a copy of the foregoing Entry of Appearance was mailed James Green, 2021 W Baltimore Street, 3<sup>rd</sup> Floor, Baltimore, MD 21223, Representative for Petitioner(s).

RECEIVED

MAR 2 3 2007

Per.....

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Dober Max Jimmerman

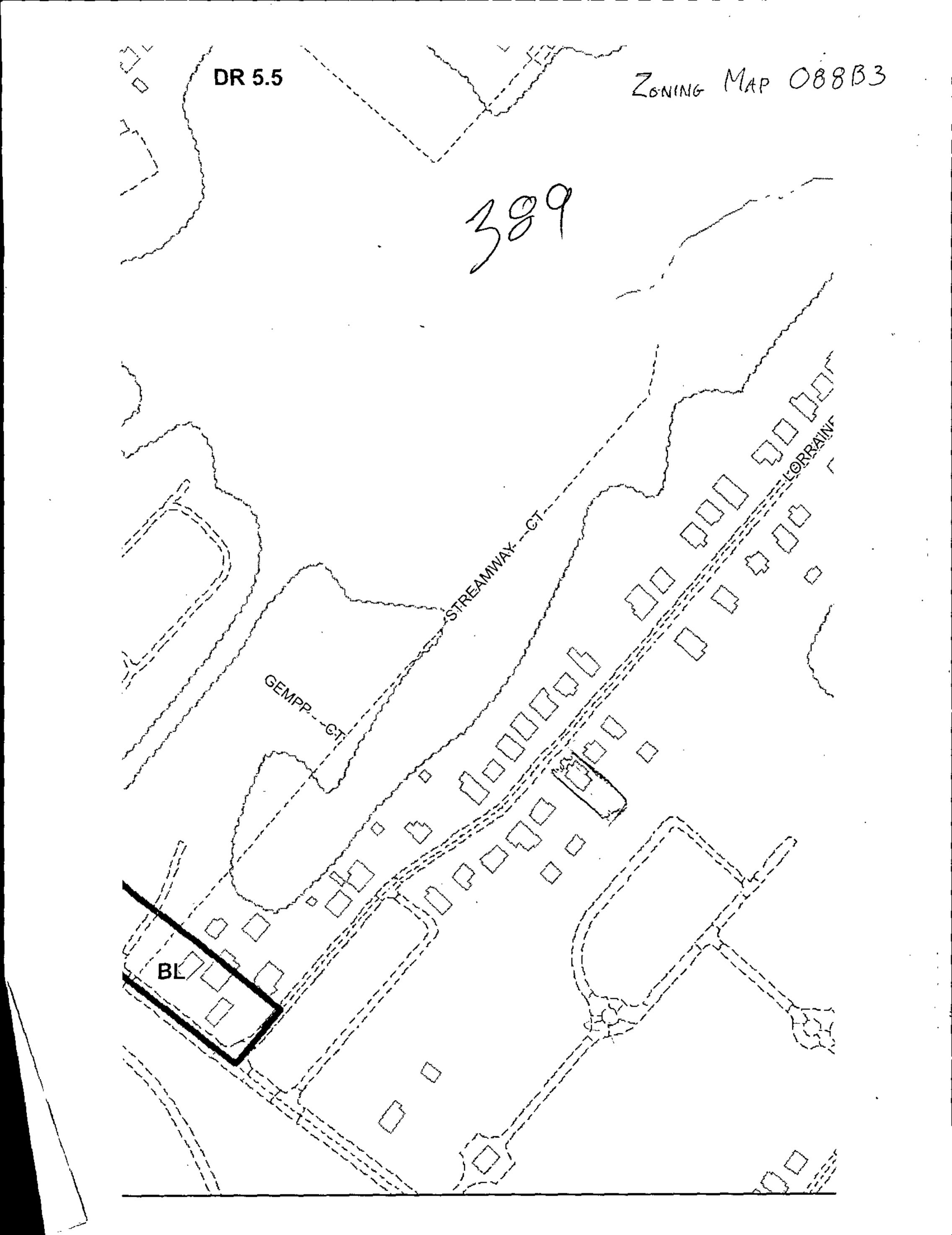
# PLEASE PRINT CLEARLY

CASE NUMBER O 11 - 389 - B DATE S-2-67

PETITIONER'S SIGN-IN SHEET

Greenlubtex@alla				
Softimore, my 2122 Bottimore, my 21209				
1021 WISALISMON. 2123 Darkion Ave				
Annes Green Annthe Somnin				

.



## **JAMES HUNTINGTON**

2119 LORRAINE AVENUE GWYNN OAK, MARYLAND 21207 CELL # 443-253-9710 BW 389-A

March 26, 2008

William J. Wiseman, III
Zoning Commissioner
Baltimore County
401 Bosley Avenue, Room 405
Towson, Maryland 21204

Dear Mr. Wiseman,

My name is James Huntington and I am writing you to give permission to Mrs. Annie Green and Mrs. Annette Hamlin to retain the addition at it's present location which was built by Mr. James Green.

We have agreed to move our fence to giving Mrs. Green more space between her addition and my driveway fence. I hope this will solve any problems Mr. Green is having in getting permission for his variance.

If you have any questions concerning this letter, please call me at the number above. The space between the building and the property line is now located at 13". I have no problem with this.

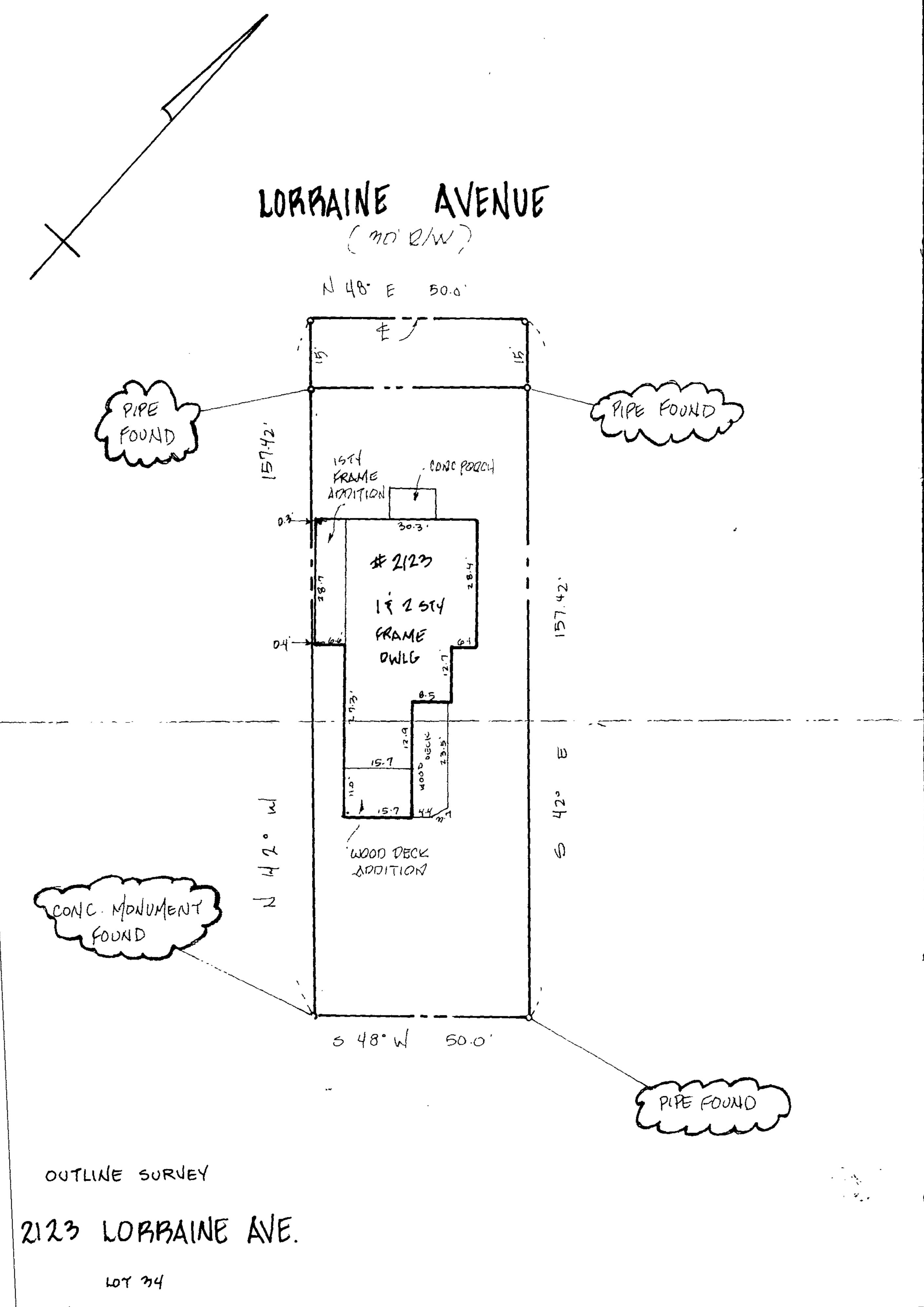
Thank you

James Huntington

James Huntington

Petitones Epit. B. + 4

Mar 26 08 11:23a James Green 410-947-5766 in Samon In refirence la Milianne. PAR ORENO WAR AND WAR. 1-120 11 jair, hon



WILLIAM BORGMANN PLAT

4-37


ST DISTRICT


BALTIMORE CO, MO.


SCALE: 1'= 20

MAY 24, 2007

SPELLMAN, LARSON
& ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
222 BOSLEY AVENUE, SUITE B-3
TOWSON, MARYLAND 21204
PHONE: 410-823-3535
FAX: 410-825-5215







Paul longwood-Community Association

.