

IN RE: PETITION FOR VARIANCE

NE side Louth Road, 236 feet E c/l
Sollers Point Road
12th Election District
7th Councilmanic District
(3407 Louth Road)

David and Deborah E. Adams
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 08-147-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject property, David and Deborah Adams. Petitioners are requesting variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed dwelling with a front yard setback of 15 feet, a side yard setback (side street) of 18 feet, and a rear yard setback of 10 feet in lieu of the required 25 feet, 25 feet, and 30 feet, respectively. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the variance request were Petitioners David and Deborah Adams. There were no Protestants or other interested persons in attendance at the hearing.

This matter is currently the subject of an active violation case (Case No. 06-7565) in the Division of Code Inspections and Enforcement. A Correction Notice for code violation was issued in this matter on September 12, 2007 due to failure to raze or rehab structures on the property and/or failure to remove unsafe condition. It should be noted that the fact that a Code Enforcement Correction Notice is issued is generally not considered in a zoning case. Zoning enforcement is conducted by the Department of Permits and Development Management, which

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has the authority to issue Correction Notices and Citations, and to impose fines and other penalties for violation of law. On the other hand, the role of this office in this matter is to decide the discreet legal issue of whether Petitioners are entitled to the variance relief they have requested pertaining to the property.

Testimony and evidence offered revealed that the subject property is a trapezoid-shaped property containing approximately 6,656 square feet or .152 acre, more or less, and zoned D.R.5.5. The property is located on the north side of Louth Road, approximately 230 feet east of Sollers Point Road in the Dundalk area of Baltimore County. The property has a depth on the west side of 100 feet and on the east side of 110 feet. It is 48 feet wide fronting Louth Road and is 82 feet wide to the rear of the property. The property is improved with an existing 1½-story concrete block and wood-frame dwelling, as shown on the photographs which were marked and accepted into evidence as Petitioner's Exhibits 2A and 2B, as well as a one-story garage. As depicted in those photographs, the house is in a severe state of disrepair and is virtually uninhabitable -- resulting in the aforementioned Correction Notice issued by the County's Code Inspections and Enforcement.

Petitioners have owned the subject property since July 2007. Mr. Adams grew up next door to the subject property at 3405 Louth Road. He and his wife are recently retired and currently live in the Dundalk area. Due to their advancing age and Mr. Adams' rheumatoid arthritis, they desire a "rancher" style home, with more convenient one-floor living. They see the subject property as an opportunity to rid the neighborhood of a dilapidated eyesore, while also giving them the ability to replace the soon-to-be razed structure with a home that suits their specific needs, and one that will blend in with the community. The home Petitioners plan to erect on the property is a prefabricated modular home. A photograph of a home with a similar style and layout was marked and accepted into evidence as Petitioners' Exhibit 3A. The home is

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designed and built by Pennwest Homes, LLC of Emlenton, PA. The home is built on a slab or crawl space, and is essentially constructed at their factory then disassembled and transported to a location for re-assembly. The layout of the home and its proposed configuration on Louth Road is shown on Petitioners' Exhibit 3B. In addition, architectural drawings and elevations were marked and accepted into evidence as Petitioners' Exhibit 4.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments initially received from the Office of Planning dated October 23, 2007 indicate that the request to change the orientation of the house is not in keeping with the pattern of the neighborhood, and states that the house should maintain a front façade on Louth Road with appropriate windows, door and entrance elements and landscaping even if the actual orientation has been changed to front the park pathway. Elevation drawings showing the proposed changes should be submitted to the Office of Planning for review. Following receipt of the comment, the Director of Planning, Arnold F. "Pat" Keller, met briefly with the undersigned and revised the previous comment. Mr. Keller indicated that he had recently visited the site and that his office was not opposed to Petitioners' request to orientate the front of the home to the side yard, provided that Petitioners place an appropriate window on the side of the house facing Louth Road, along with landscaping. The comment received from the Department of Environmental Protection and Resource Management (DEPRM) dated January 3, 2008 indicates that the property is located within the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA) and must comply with the IDA Critical Area 10% Pollutant Reduction Rule.

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. In particular, the unique configuration of the lot wherein it is almost twice as wide to

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the rear as it is in the front makes placement of an appropriate sized home very difficult. As Petitioners explained during the hearing, in order to orientate their selected home so as to front Louth Road, it would have to be placed very far to the rear of the property. In that event, they would still likely need variance relief from side yard and rear yard setback requirements. The subject property also abuts a gravel pathway on the west side of the property -- almost making the property appear as a corner lot -- and the rear of the property abuts Concrete Homes Park, owned by the County. Hence, I find that the imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. Petitioners pointed out several other homes in the vicinity of the subject property that are configured on an angle or facing a side yard, similar to what they have proposed. Photographs of these homes were marked and accepted into evidence as Petitioners' Exhibits 5A and 5B. Petitioners also indicated that the adjacent neighbor at 3409 Louth Road does not object to their proposal, as shown on the site plan signed by the property owner, which was marked and accepted into evidence as Petitioners' Exhibit 6. Finally, Petitioners pointed out that front yard setback distance of the home will be in line with other properties.

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

THEREFORE, IT IS ORDERED this 3rd day of January, 2008 by this Deputy Zoning Commissioner, that Petitioners' variance requests from Section 1B02.3.C.1 of the

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~~PB~~

Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed dwelling with a front yard setback of 15 feet, a side yard setback (side street) of 18 feet, and a rear yard setback of 10 feet in lieu of the required 25 feet, 25 feet, and 30 feet, respectively, are hereby GRANTED, subject to the following:

1. Petitioners are advised that they may apply for any required building permits 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The house shall maintain the appearance of a front façade on Louth Road with appropriate windows and landscaping even if the actual orientation has been changed to front the park pathway.
3. Elevation drawings showing the proposed changes should be submitted to the Office of Planning for review and approval.
4. The property is located within the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA) and must comply with the IDA Critical Area 10% Pollutant Reduction Rule.

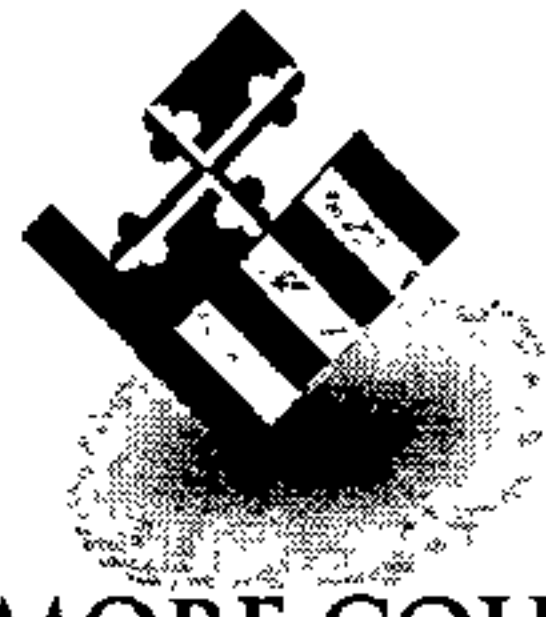
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

THB:pz


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

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1-3-08



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

January 3, 2008

DAVID AND DEBORAH E. ADAMS
3014 LIBERTY PARKWAY
BALTIMORE MD 21222

Re: Petition for Variance
Case No. 08-147-A
Property: 3407 Louth Road

Dear Mr. and Mrs. Adams:

Enclosed please find the decision rendered in the above-captioned case.

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 black ink, appearing to read "Th H Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



C.B.C.A.

TAX ACCOUNT # 1211001000

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 3407 LOUTH ROAD
which is presently zoned DR-5.5

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)

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)

DUE TO SIZE OF CURRENT RESIDENCE A CHANGE IN THE ORIENTATION IS NEEDED TO ACCOMMODATE LARGER HOME DUE TO LOT AREA.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 08-147-A

REV 9/15/98

Reviewed By SM

Date 9/24/07

RE: PETITION FOR VARIANCE * BEFORE THE
3407 Louth Road; NE/S Louth Road, 236' E *
C/line Sollers Point Road * ZONING COMMISSIONER
12th Election & 7th Councilmanic Districts *
Legal Owner(s): David & Deborah Adams * FOR
Petitioner(s) * BALTIMORE COUNTY
* 08-147-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 11th day of October, 2007, a copy of the foregoing Entry of Appearance was mailed to, David & Deborah Adams, 3407 Louth Road, Baltimore, MD 21222, Attorney for Petitioner(s).

RECEIVED

OCT 11 2007

Per. *[Signature]*

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

1B02.3.C.1 to permit a proposed dwelling with a front yard setback of 15 ft., a side yard setback (side street) of 18 ft., and a rear yard setback of 10 ft. in lieu of the required 25 ft., 25 ft., and 30 ft., respectively.

Zoning Description for 3407 Louth Road.

Beginning at a point on the north ^{east} side of Louth Road which is 50 feet wide at a distance of 236 feet east of the center line of the nearest improved intersecting street Sollers Point Road which is 60 feet wide. Being Lot #9, Block #1 in Section A in the subdivision of Dundalk as recorded in Baltimore County Plat Book #13, Folio #22 containing 6656 square feet. Also known as 3407 Louth Road and located in the 12th Election District, 7th Councilmanic District.

**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: 08-147-A

Petitioner: DAVID ADAMS

Address or Location: 3014 LIBERTY PARKWAY
BALTIMORE MD 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID ADAMS

Address: 3014 LIBERTY PARKWAY
BALTIMORE MD 21222

Telephone Number: 443-983-4587

NOTICE OF ZONING HEARING

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

Case: #08-147-A

3407 Louth Road
N/East side of Louth Road, 236 feet east centerline of
Sollers Point Road
12th Election District-7th Councilmanic District

Legal Owner(s): David & Deborah Adams

Variances: to permit a proposed dwelling with a front yard setback of 15 feet, a side yard setback (side street) of 18 feet, and a rear yard setback of 10 feet in lieu of the required 25 feet, 25 feet and 30 feet respectively.

Hearing: Wednesday, November 28, 2007 at 11:00 a.m. in Room 407, County Court's 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/11/657 Nov. 13 155123

CERTIFICATE OF PUBLICATION

11/15/2007

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 11/13/2007.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

S. Wilkinson

LEGAL ADVERTISING

[illegible][illegible]

NAME	DATE	TIME
10/15/1943	9:15	11:11
10/20/1943	9:20/24	15:18

Date: 9/24/07

[illegible]

Total:

Rev.

From:

104

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

Item # 147

CERTIFICATE OF POSTING

RE: Case No.: 08-147-A

Petitioner/Developer: DAVID

DEBORAH ADAMS

Date of Hearing/Closing: 11-28-07

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

ATTN: Kristen Matthews ((410)-887-3394)

Ladies and Gentlemen:

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

3407 LOUTH RD

The sign(s) were posted on 11-11-07
(Month, Day, Year)

Sincerely,

Robert Black 11-12-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

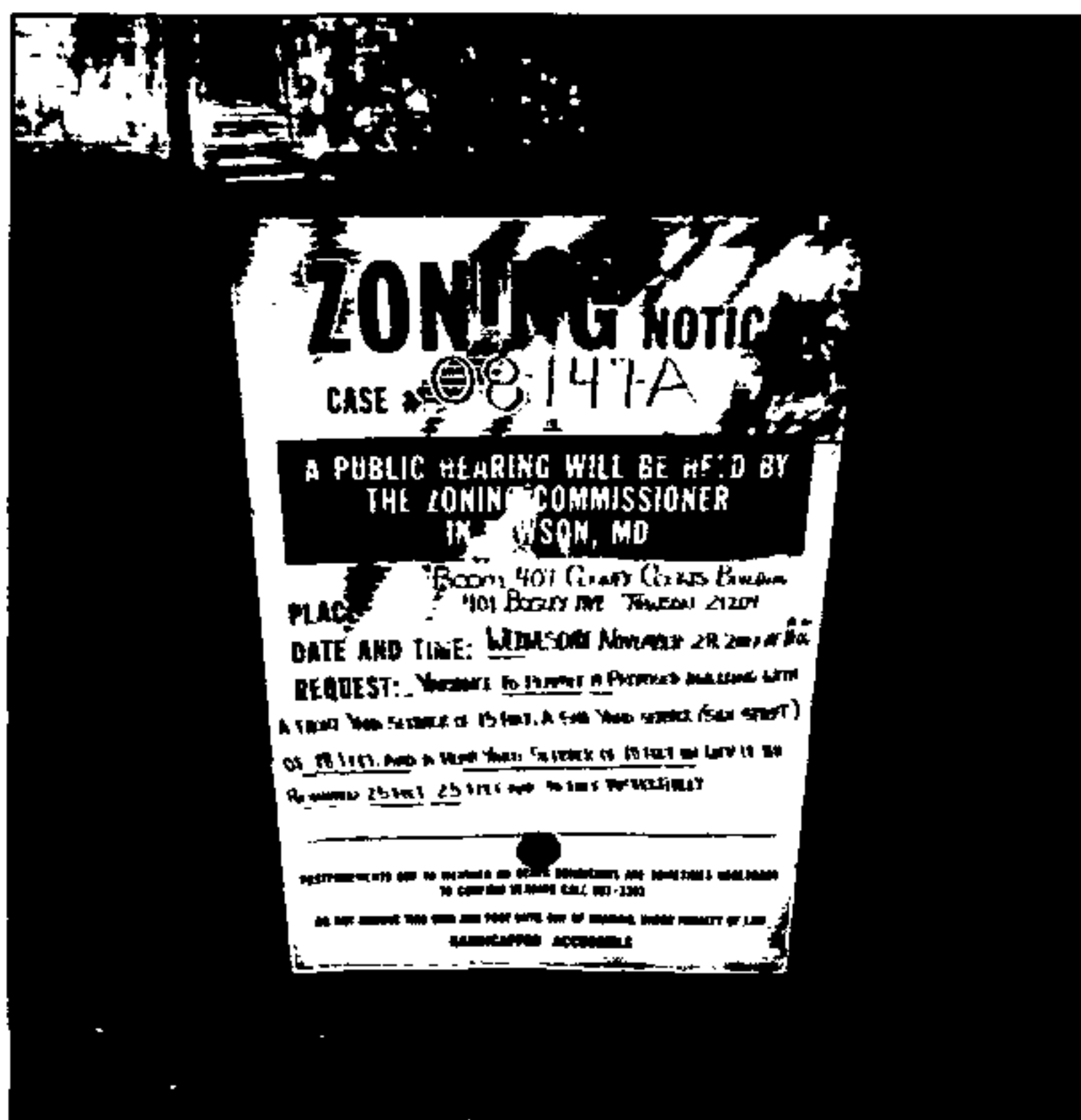
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

October 9, 2007
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

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CASE NUMBER: 08-147-A

3407 Louth Road

N/east side of Louth Road, 236 feet east centerline of Sollers Point Road

12th Election District – 7th Councilmanic District

Legal Owners: David & Deborah Adams

Variance to permit a proposed dwelling with a front yard setback of 15 feet, a side yard setback (side street) of 18 feet, and a rear yard setback of 10 feet in lieu of the required 25 feet, 25 feet and 30 feet respectively.

Hearing: Wednesday, November 28, 2007 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: David & Deborah Adams, 3014 Liberty Parkway, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, NOVEMBER 13, 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
Thursday, November 13, 2007 Issue - Jeffersonian

Please forward billing to:

David Adams
3014 Liberty Parkway
Baltimore, MD 21222

443-983-4587

NOTICE OF ZONING HEARING

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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.

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

November 20, 2007

David Adams
Deborah Adams
3014 Liberty Parkway
Baltimore, MD 21222

Dear Mr. and Mrs. Adams:

RE: Case Number: 08-147-A, 3407 Louth Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 24, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

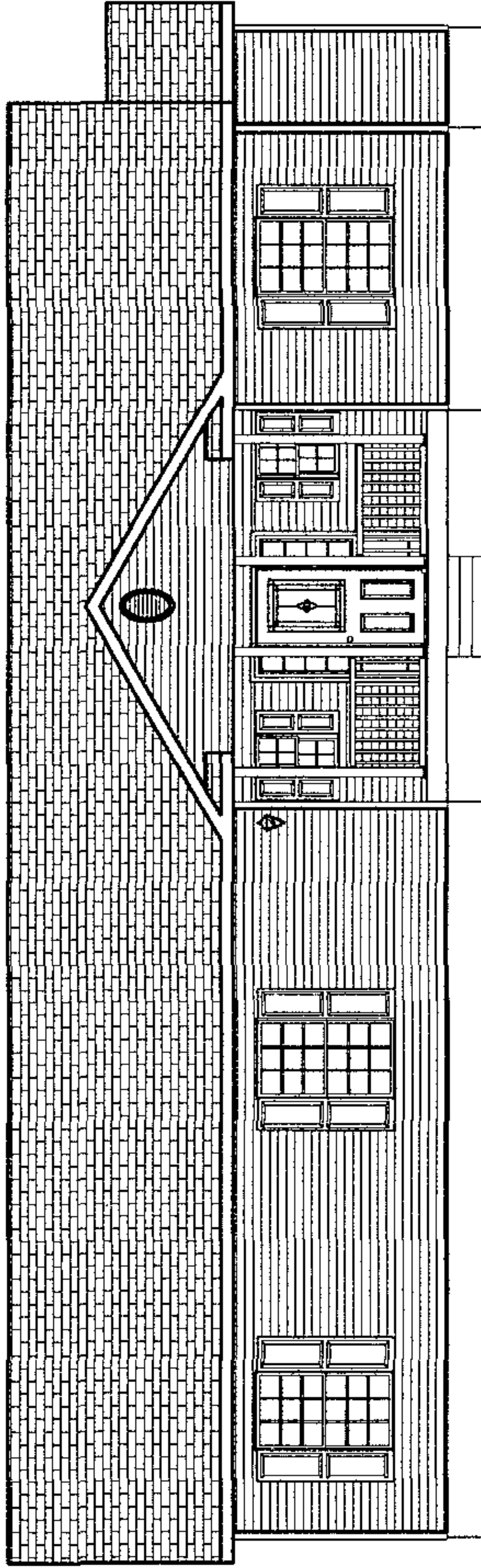


W. Carl Richards, Jr.
Supervisor, Zoning Review

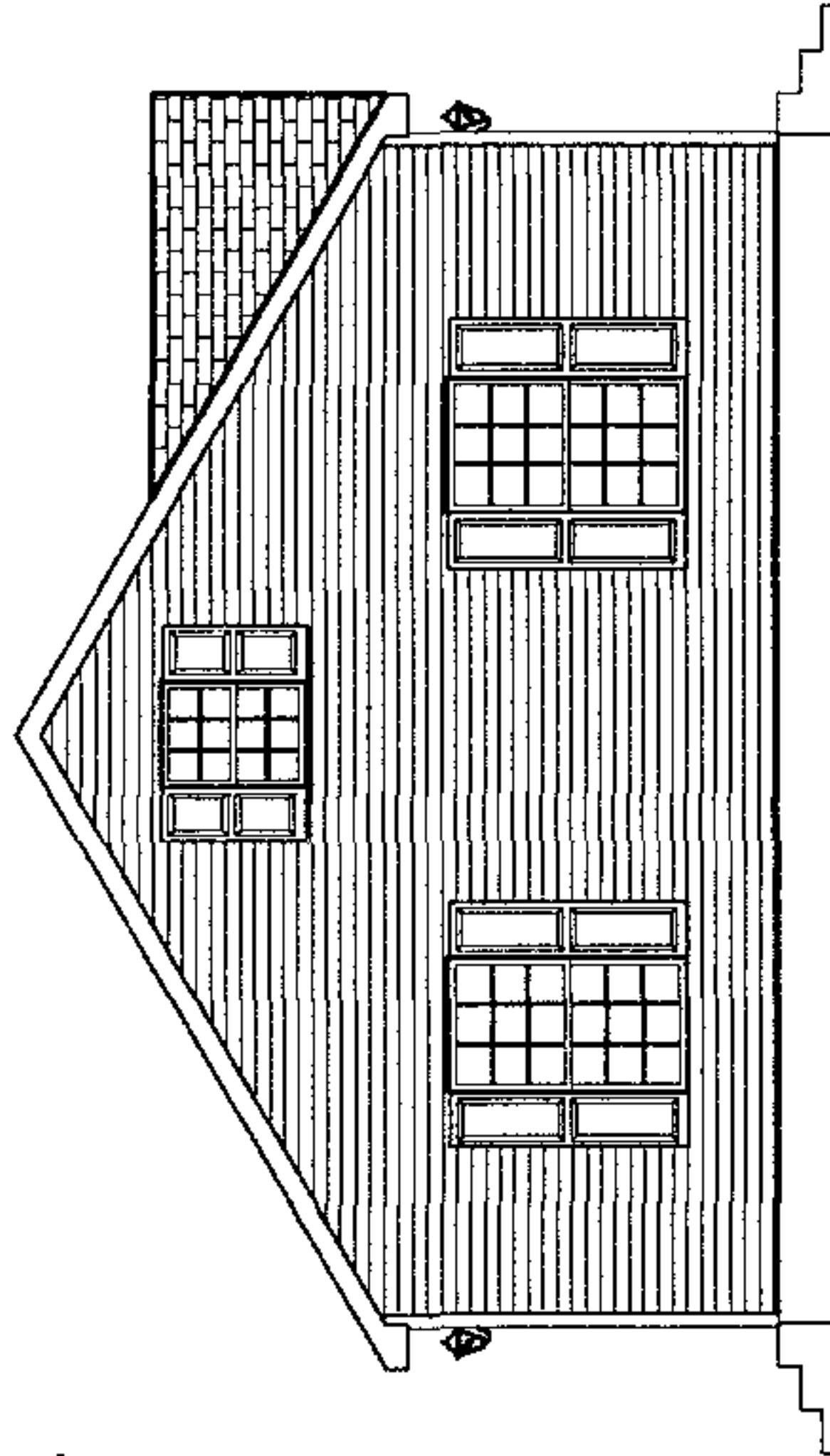
WCR:amf

Enclosures

c: People's Counsel



FRONT ELEVATION



LEFT ELEVATION

- NOTES-**
1. FOUNDATION SHALL BE DESIGNED AND CONSTRUCTED BY OTHERS WHERE "OTHERS" REFERS TO THE DEALER/BUILDER. DESIGNS MAY BE BASED ON THE COMMODE INSTALLATION INSTRUCTIONS.
 2. GUTTERS AND LEADERS SHALL BE INSTALLED BY OTHERS.
 3. TYPICAL 12" OR 15" VINYL SHUTTERS PROVIDED BY MANUFACTURER.
 4. ALL FOOTINGS, RAILINGS AND STEPS SHALL BE FIELD INSTALLED IN COMPLIANCE WITH APPLICABLE STATE AND LOCAL CODES.
 5. SIDING SHALL BE VINYL SIDING WITH VINYL TRIM, AND MAY BE PARTIALLY INSTALLED ON SITE.
 6. EXTERIOR LIGHTS MAY BE SHIPPED LOOSE FOR INSTALLATION ON SITE.
 7. ROOFING SHINGLES MAY BE PARTIALLY SITE INSTALLED.
 8. PORCH RAILINGS ARE CONSTRUCTED ON PVC. TREATED LUMBER PORCH POSTS MAY BE COVERED WITH VINYL. PORCH DECKING SHALL BE TREATED.
 9. ALL EXTERIOR COVERINGS SHALL BE WEATHER AND DECAY RESISTIVE TO PROVIDE PROPER PROTECTION FOR UNTREATED MATERIALS.

PAGE E

DWG. NO.
HR111-A44
LIT.

DATE
09/06/2007

SCALE
3/16"=1'0"

DNW. BY
REFERENCE

REVISIONS

DATE

NUMBER

28x56/60

TITLE

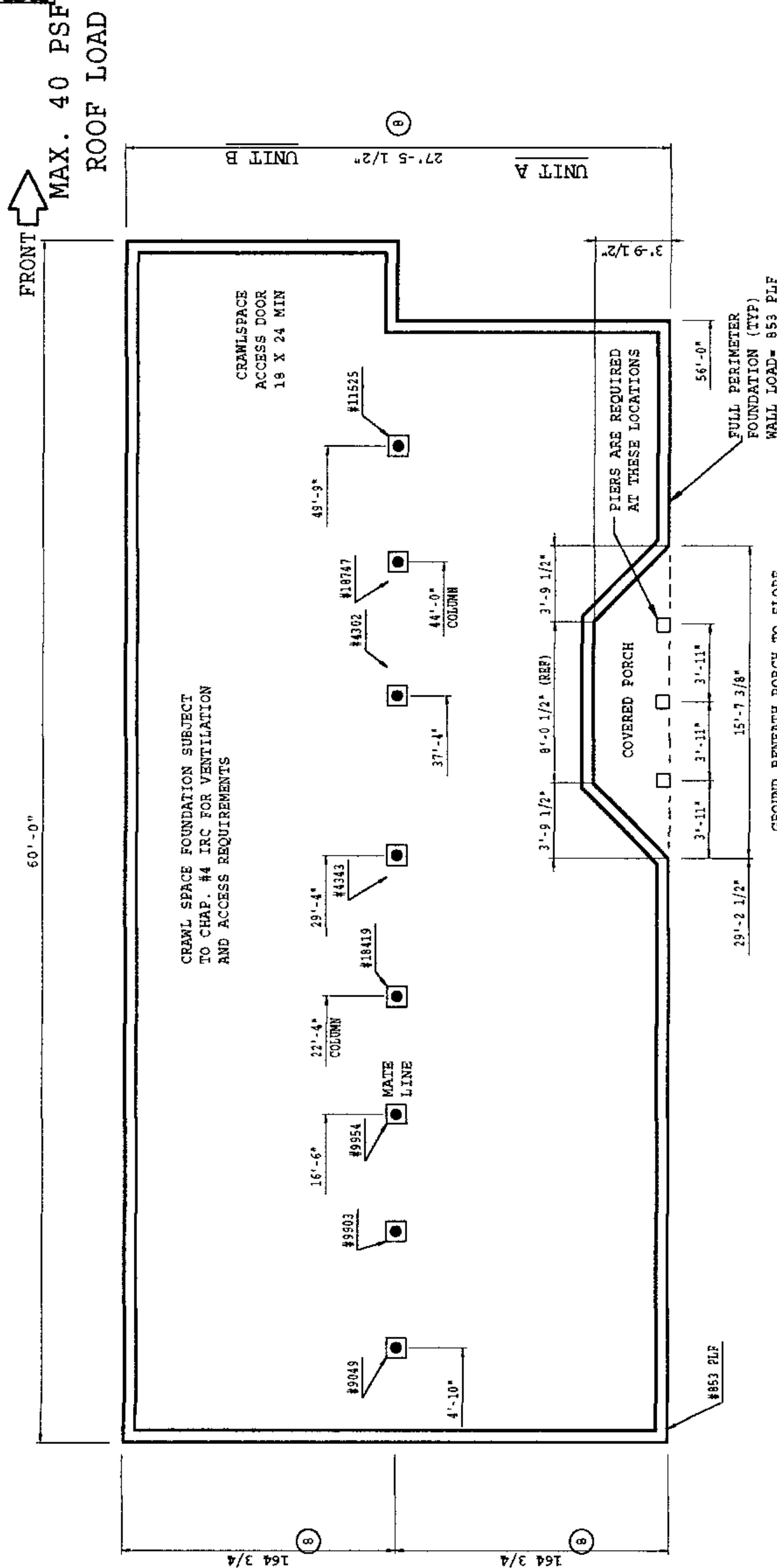
FRONT & LEFT ELEVATION

Pennwest Homes

PETITIONER'S

EXHIBIT NO.

4



- NOTES:
1. ALL FOOTINGS SHALL EXTEND BELOW THE FRONT LINE OF THE LOCALITY.
 2. COMPLETE FOUNDATION BY OTHERS, INCLUDING FOOTING DRAINS, VAPOR BARRIER, 2x6 TREATED SILL PLATE, ANCHORS, STAIR AREA, SLAB & FOOTING REINFORCEMENT, BACKFILL, WATERPROOFING, AND ALL FINISH WORK BELOW THE SILL PLATE.
 3. FOUNDATION DRAINAGE & DAMPROOFING AS REQUIRED BY STATE OR LOCAL CODES.
 4. REFER TO INSTALLATION INSTRUCTIONS FOR REQUIRED FOOTING SIZE, DISTANCE, AND SOIL CAPACITY DATA.
 5. SILL PLATE ANCHORS: 1/2" ANCHOR BOLTS W/12" HOOKS OR EQUAL, EMBEDDED 8" INTO MASONRY, SPACED AT 6 FT. O.C. ALONG LENGTH OF WALL AND 12" IN EITHER DIRECTION FROM CORNERS AND LARGE OPENINGS.
 6. SEE CHAPTER 4, R401 THRU R409 INTERNATIONAL RESIDENTIAL CODE FOR FOUNDATION CONSTRUCTION GUIDELINES.
 7. FOUNDATION INSTRUCTIONS FOR MODULE-TO-MODULE AND MODULE-TO-SILL CONNECTION DETAILS.
 8. SIDEWALL WALK-OUT BAY WINDOW UNITS, AND OTHER PROJECTIONS MUST BE SUPPORTED BY PIERS OR FOUNDATION WALLS.
 9. FOUNDATION WIDTH DIMENSIONS INCLUDE MASONRY WALL SHEETING AND SOME INSULATION GAP. THE MODULES THAT MAKE UP THIS FLOOR MUST BE PULLED TOGETHER AS TIGHTLY AS POSSIBLE AND SEALED AGAINST THE OUTDOOR ELEMENTS.
 10. DRAIN, GAS, WATER AND EDCO LOCATIONS ARE SHOWN BASED ON THE FACTORY INSTALLED LOCATIONS WITH A 1/4" TUBES FLOOR ONLY. SITE INSTALLED SYSTEMS MAY VARY.
 11. WHERE EXISTING IS MORE THAN 5 FT. THE FOUNDATION WALLS & FOOTERS MUST BE DESIGNED FOR THE ADDITIONAL LOADING.
 12. ALL ELECTRICAL AND MECHANICAL INSTALLATIONS TO CONFORM TO CURRENT STATE & LOCAL CODES.
 13. RESEMENT WALL OR CEILING INSULATION MAY BE REQUIRED IF NOTED ON THE ATTACHED RES CHECK CALCULATION.
 14. MINIMUM 6 INCHES FROM BOTTOM OF SLIDING TO TOP OF GRADE MUST BE PROVIDED AT SITE.
 15. PURCHASER RESPONSIBLE FOR ALL SERVICE ENTRY CONNECTIONS AND ON-SITE TESTING AS REQUIRED BY LOCAL JURISDICTION.
 16. FOUNDATIONS' PRINTS MAY NEED TO BE SEALED BY A PROFESSIONAL ENGINEER WHERE IT IS A REQUIREMENTS OF THE LOCAL JURISDICTION.



REScheck Software Version 4.0.1 Compliance Certificate

Project Title: HR111-A44

Report Date: 09/27/07

Data filename: Z:\RESchecks\HR111-A44 MD.rck

Energy Code: **2006 IECC**
Location: **Baltimore County, Maryland**
Construction Type: **Single Family**
Conditioned Floor Area: **1586 ft²**
Glazing Area Percentage: **12%**
Heating Degree Days: **4999**
Climate Zone: **4**

Construction Site:
3407 LOUTH ROAD
BALTIMORE, MD 21222
Permit Date: 09-27-2007

Owner/Agent:
DAVE & DEBBIE ADAMS
SCHAFF'S

Designer/Contractor:
TCC PENNWEST LLC
EMLENTON, PA 16373

Compliance: **Passes on UA** Maximum UA: **317** Your Home UA: **277 --> 12.6% Better Than Code**

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor	UA
Ceiling 1: Flat Ceiling or Scissor Truss:	635	33.0	0.0		21
Ceiling 2: Flat Ceiling or Scissor Truss:	951	38.0	0.0		29
Wall 1: Wood Frame, 16" o.c.:	1546	19.0	0.0		80
Window 1: Vinyl Frame:Double Pane with Low-E: SHGC: 0.28	148			0.350	52
Door 1: Solid:	22			0.290	6
Door 2: Glass: SHGC: 0.28	40			0.340	14
Floor 1: All-Wood Joist/Truss:Over Unconditioned Space:	1586	19.0	0.0		75

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2006 IECC requirements in REScheck Version 4.0.1 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

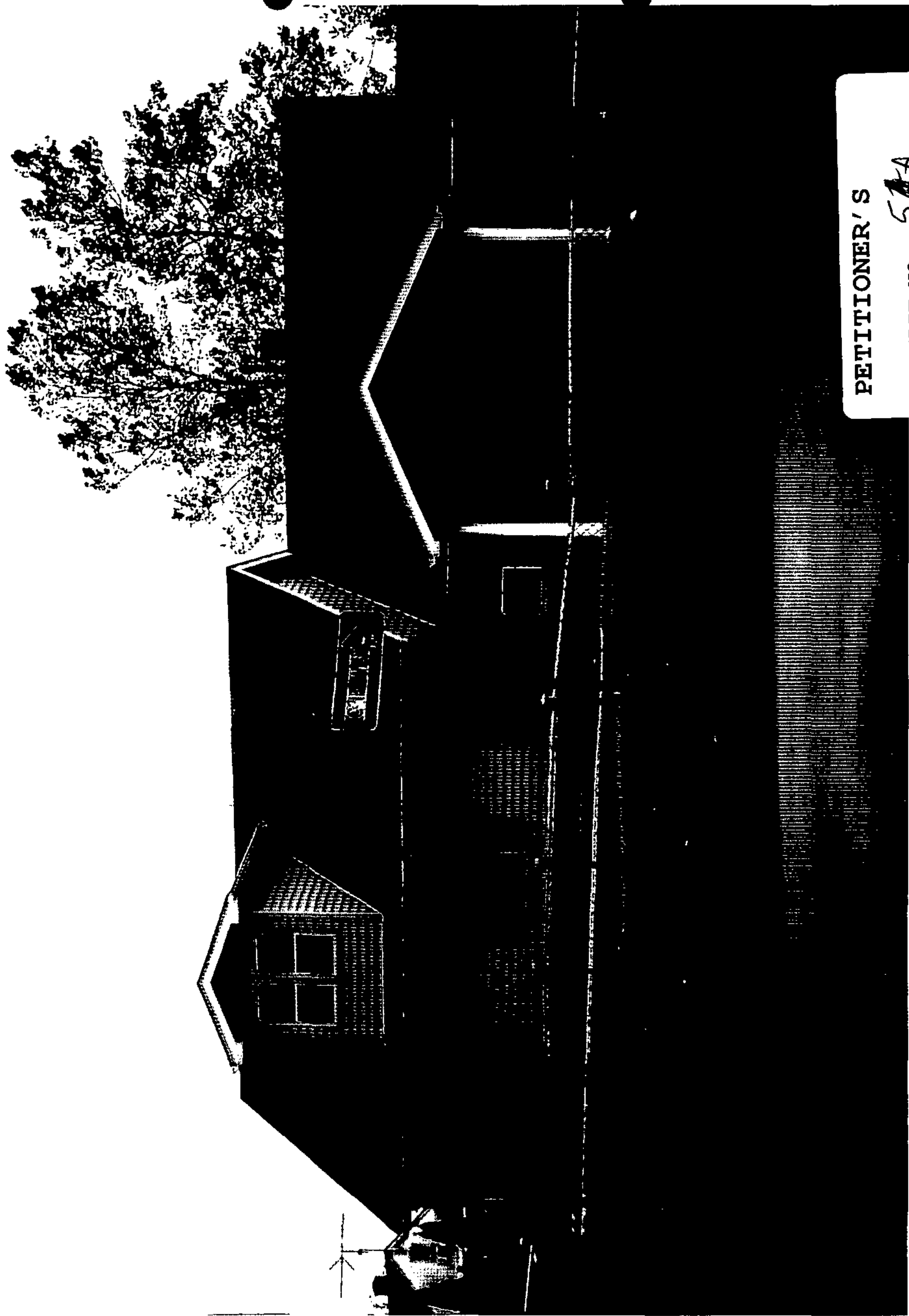
Name - Title

Signature

Date

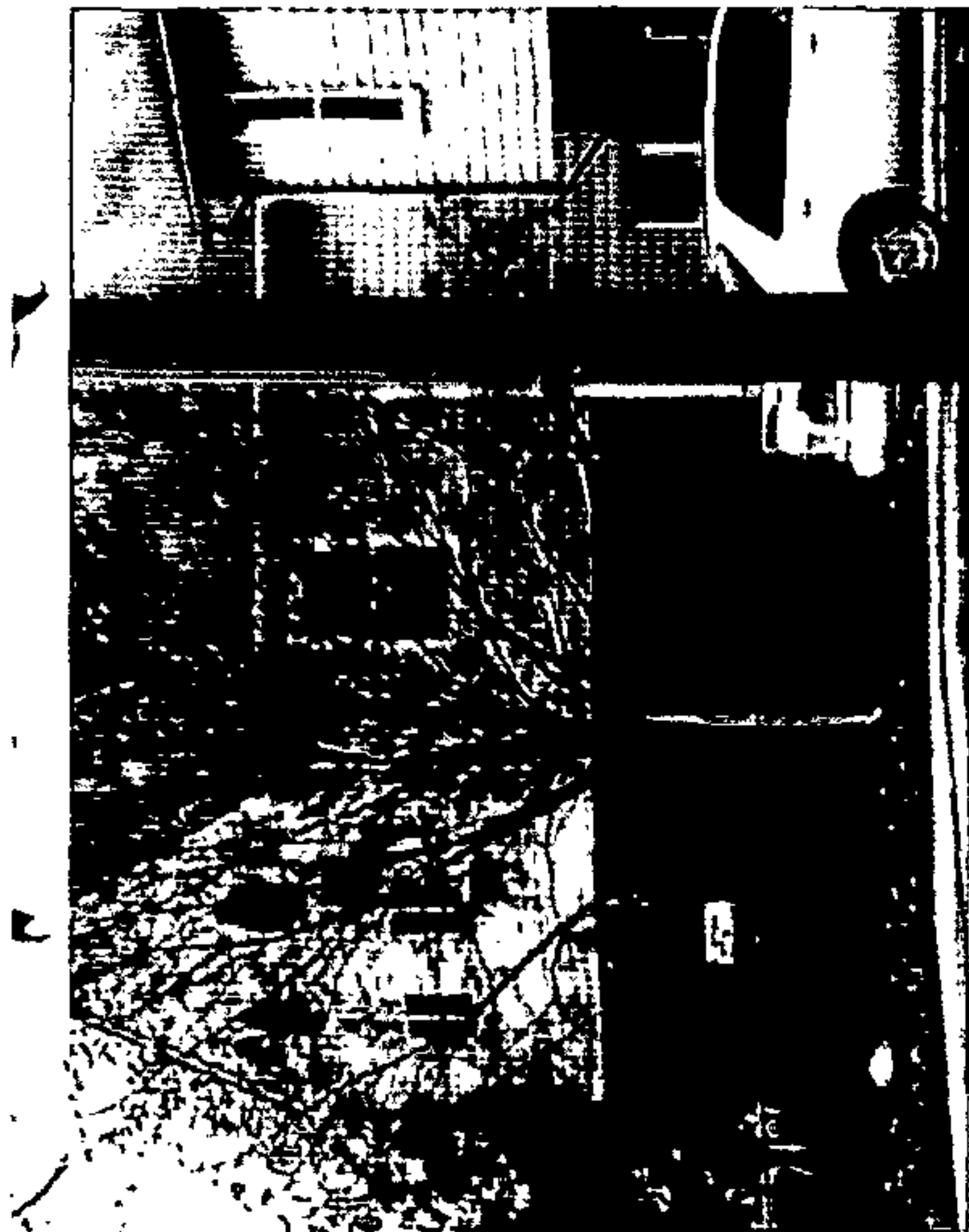
Project Notes:

28x60 RANCH STYLE
PENNWEST HOME



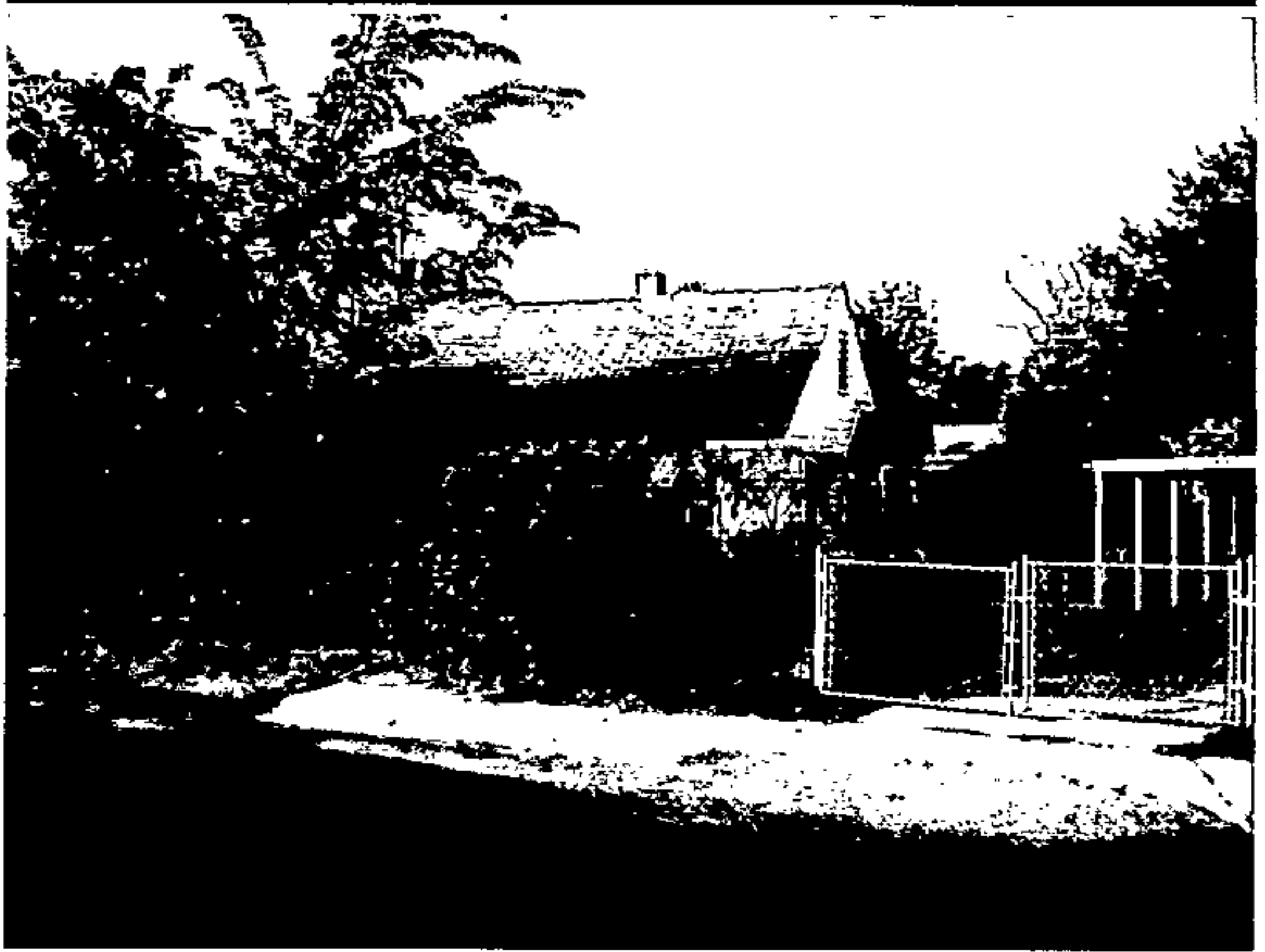
PETITIONER'S

EXHIBIT NO. 5A



PETITIONER'S

EXHIBIT NO. 5B



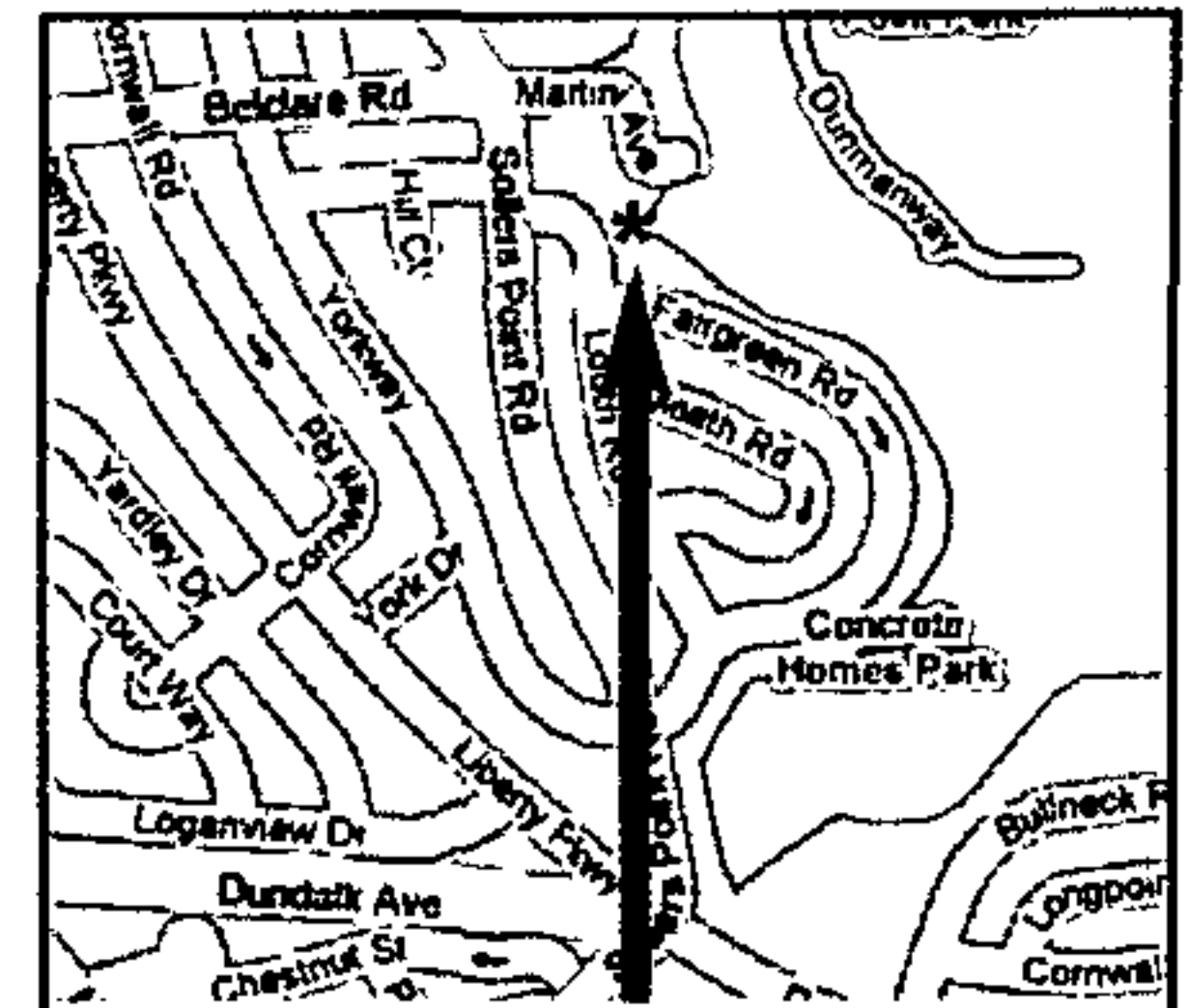
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS: 3407 LOUTH ROAD

SUBDIVISION NAME: DUNDALK

PLAT BOOK # 7 FOLIO ID # 22 LOT# 9 SECTION # A

OWNER: DAVID AND DEBORAH ADAMS - TAX ID #1211001000



SUBJECT PROPERTY
VICINITY MAP SCALE 1" = 1000'

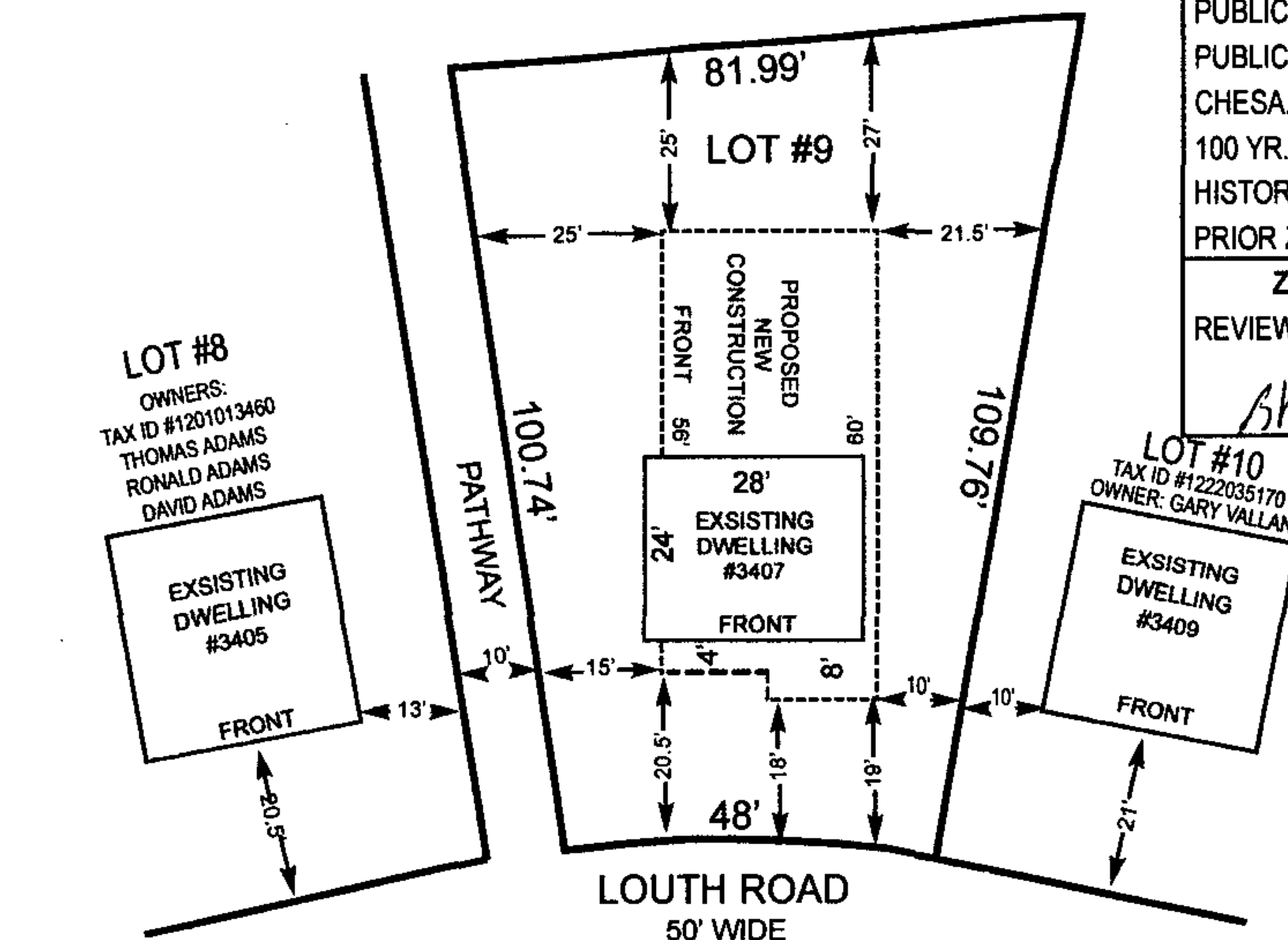
LOCATION INFORMATION

ELECTION DISTRICT: 12
COUNCIL MANIC DISTRICT: 7
1" - 2000' SCALE # 103C3
ZONING DR-5.5
LOT SIZE: .152 ACRES 6656.00 SQ.FT.
PUBLIC SEWER - YES
PUBLIC WATER - YES
CHESA. BAY CRITICAL AREA - YES
100 YR. FLOOD PLAIN - NO
HISTORIC PROPERTY/BUILD. - NO
PRIOR ZONING HEARING - NONE

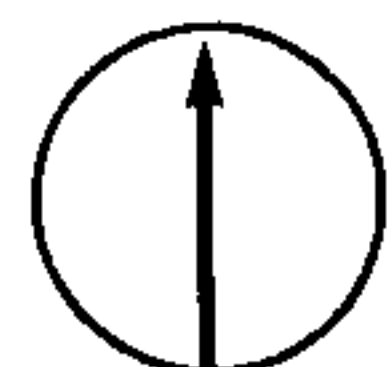
ZONING OFFICE USE ONLY

REVIEWED BY	ITEM#	CASE#
Bh	147	68-147-A

THIS AREA
DEPARTMENT OF RECREATION AND PARKS
CONCRETE HOMES PARK
ID #1202000404



236 FEET TO CENTERLINE
OF SOLLERS POINT ROAD



NORTH

PREPARED BY: DAVID ADAMS

SCALE OF DRAWING 1" = 30'

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

VIOLATION CASE DOCUMENTS

VIOLATION CASE: 06-7565

3407 Louth Road

ZONING CASE: 08-147-A

3407 Louth Road

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: November 8, 2007

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

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

SUBJECT: Item No.: 147
Legal Owner/Petitioner: David and Deborah E. Adams
Contract Purchaser:
Property Address: 3407 Louth Road
Location Description: Norhteast side Louth Road, 236 feet east centerline Sollers Point Road.

VIOLATION INFORMATION: **Case No.: 06-7565**
Defendants: David and Deborah E. Adams

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:

Honorable Councilman John Olszewski
M.S. 2201

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:

State Tax Assessment printout
Correction Notice/Code Violation Notice
Photographs
Citation
Final Notice
Other: General Permit Application Data
Data Entry Forms

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

RSW/
c: Robin Clark / Jeff Radcliffe

DATE: 09/12/2007

STANDARD ASSESSMENT INQUIRY

TIME: 08:28:10

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
12 11 001000	12	3-1	04-00	H	NO		08/13/07
ADAMS DAVID F				DESC-1.. IMPS			
ADAMS DEBORAH E				DESC-2.. DUNDALK			
3407 LOUTH RD				PREMISE. 03407 LOUTH		RD	
							00000-0000

BALTIMORE

MD 21222-5415 FORMER OWNER: KALKOWSKI HERMAN PAUL

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

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	26,160	50,160		FCV	ASSESS	ASSESS
IMPV:	33,410	43,900	TOTAL..	82,562	82,562	71,066
TOTL:	59,570	94,060	PREF...	0	0	0
PREF:	0	0	CURT...	82,562	82,562	71,066
CURT:	59,570	94,060	EXEMPT.		0	0
DATE:	09/02	08/05				

----	TAXABLE BASIS	----	FM DATE
00/01 ASSESS:	82,562		08/09/07
ASSESS:	71,066		
ASSESS:	0		

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



CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE

CASE NUMBER 06-7565	PROPERTY TAX ID 12-11-001000	DATE ISSUED 9/12/07
NAME(S): David F. + Deborah E. Adams		
MAILING ADDRESS 3014 Liberty Parkway		
CITY BALTIMORE	STATE MARYLAND	ZIP CODE 21222
VIOLATION ADDRESS 3407 Fourth Rd.		
CITY BALTIMORE	STATE MARYLAND	ZIP CODE 21222

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

RESIDENTIAL ZONE CLASSIFICATION

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

NON-RESIDENTIAL CLASSIFICATION

- ☐ BL (230) ☐ BR (236) ☐ BM (233)
☐ MR (240) ☐ ML (253) ☐ MH (256)
☐ OTHER: _____

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

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

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

BALTIMORE COUNTY CODE (B.C.C.)

- | | |
|--|---|
| ☐ 13-7-112: Cease all nuisance activity | ☐ 35-2-301: Obtain building/ fence/ sign permit |
| ☐ 13-7-115: County to abate nuisance & lien costs | ☐ 18-2-601: Remove all obstruction(s) at street, alley, road |
| ☐ 13-7-310: Remove all trash & debris from property | ☐ 13-7-310(2): Remove bird seed / other food for rats |
| ☐ 13-7-312: Remove accumulations of debris, materials, etc | ☐ 32-3-102: Violation of development plan/ site plan |
| ☐ 13-7-201(2): Cease stagnant pool water | ☒ IBC 115; BCBC 115: Remove/ Repair unsafe structure board and secure all openings to premise |
| ☐ 12-3-106: Remove animal feces daily | ☐ 13-7-401; 13-7-402; 13-7-403: Cut & remove all tall grass and weeds to three (3) inches in height |
| ☐ 35-5-208(a)(c): Seal exterior openings from rodents & pests | |
| ☐ 13-4-201(b)(d): Store garbage in containers w/tight lids | |

OWNER OCCUPIED HOUSING (B.C.C.)

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

INVESTMENT PROPERTY (B.C.C.)

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

OTHER VIOLATIONS OR REMARKS:

Repair or Repair Structures on Property. Unsafe/Unsanitary. Obtain Repair Permit

☐ NOTICE POSTED AND MAILED

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

COMPLIANCE DATE: **9/30/07** INSPECTOR NAME: **Kevin [Signature]**
PRINT NAME (Rev 9/05)

AGENCY

UPDATE/MESSAGE FORM

Date: 2/16/07

Time: —

Inspector: J. Radcliffe

Case No: 06-7565

Address: 3407 Louth Rd.

Comments: Photo's

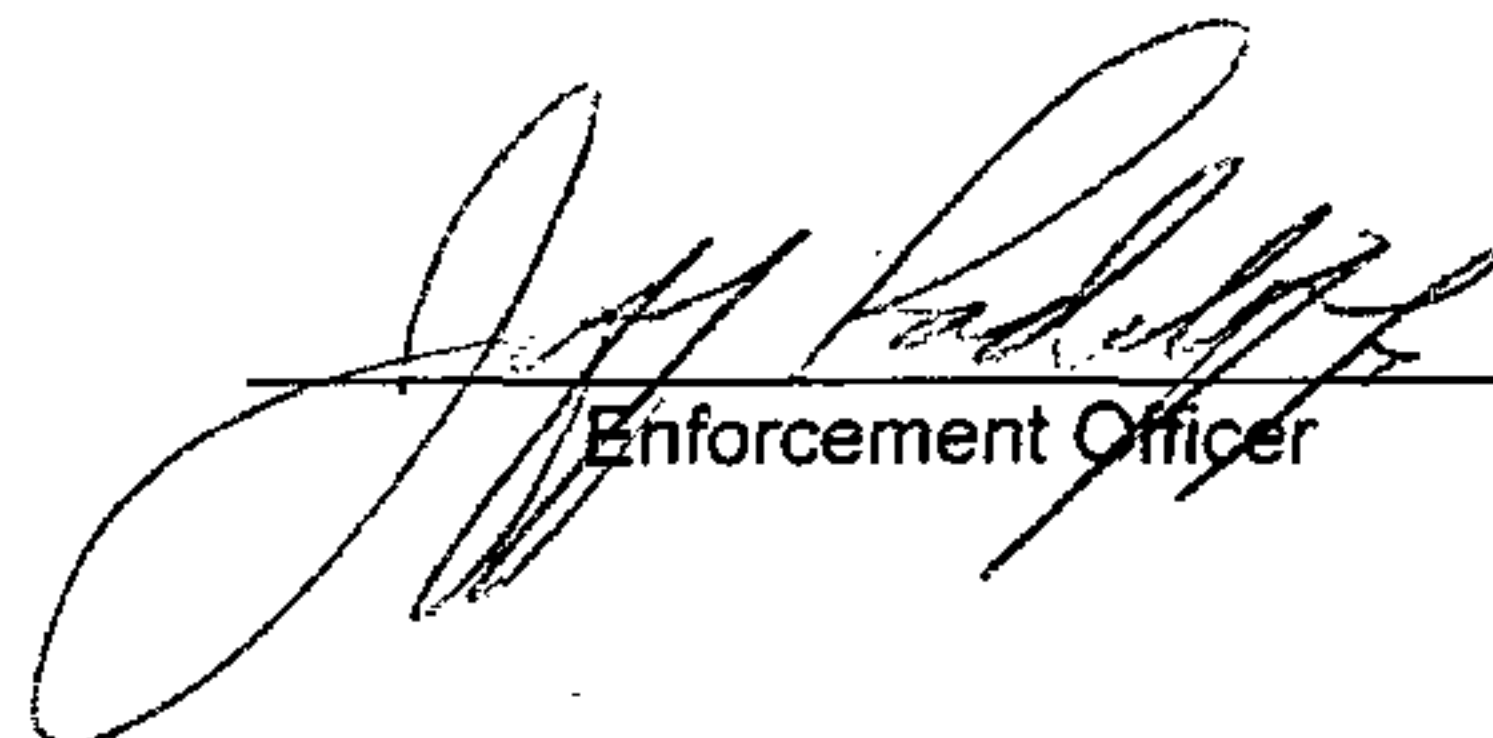


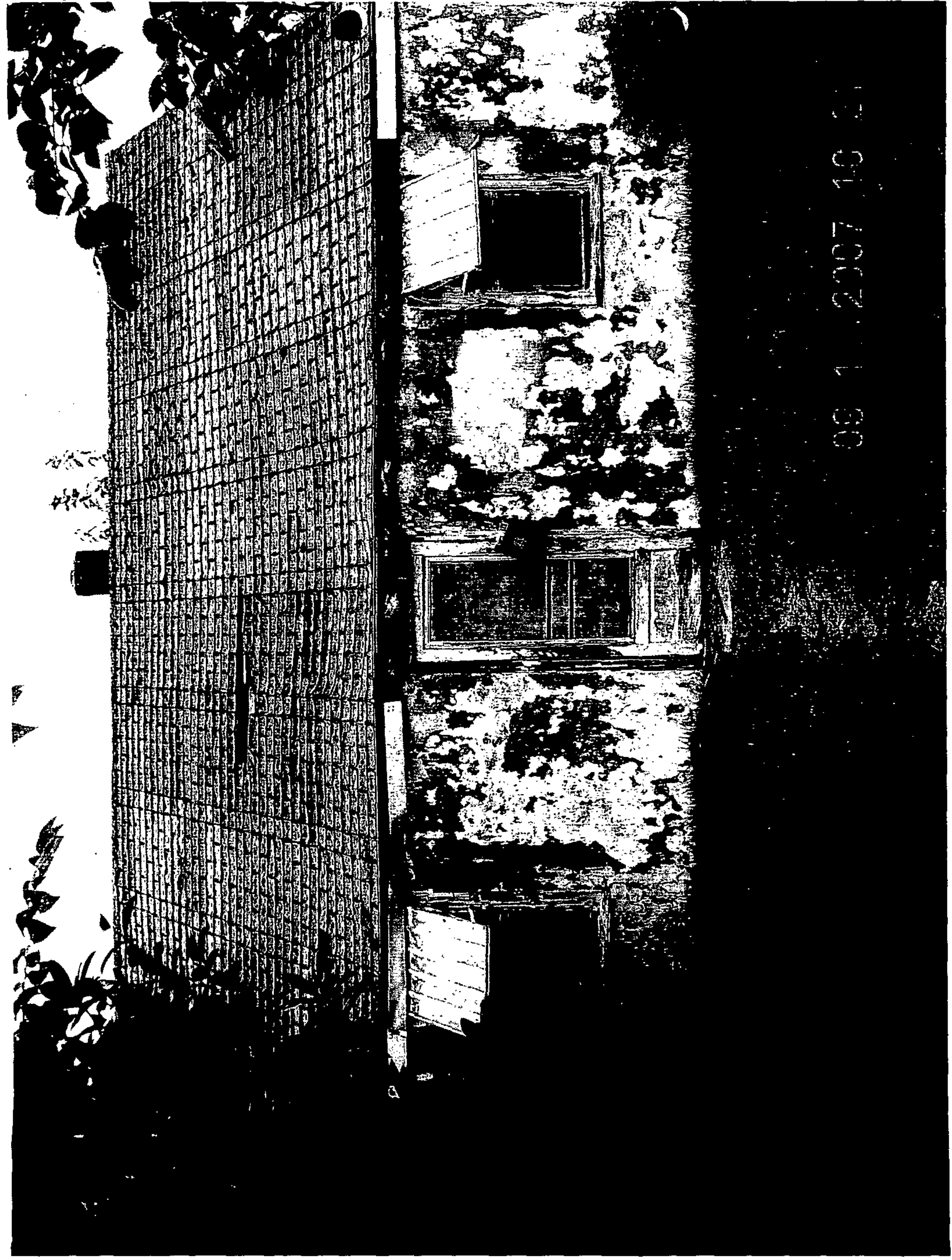
PHOTOGRAPHIC RECORD

Citation/Case No.: 06-7565

Date of Photographs: 9-11-07 3407 Leath Rd.

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


Enforcement Officer



09 1 2007 10 21



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

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

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

Citation/Case No. <i>06-7565</i>	Property No. <i>12-11-601000</i>	Zoning: <i>DR5-5</i>
-------------------------------------	-------------------------------------	-------------------------

Name(s): *Paul Norman & Paul Norman*
Kalman, et al

Address: *3407 Louth, RD.*

Violation Location: *3407 Louth, RD. 21222*

Violation Date: *9-5-06 thru 10-11-06*

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

BC 7-10 101 102 1 BAL 14 428
BCC 35-5-302 (1)(1)(2)(3)(5)(6) 35-3-104 6X(1)(1)

Failure to keep on legal structure

Storage of unpermitted motor vehicle

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:

\$ *12,000.00*

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

Date: *10-31-06*

Time: *9:00 AM*

Citation must be served by:

Date: *11/10*

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: *Kalman Chalk*

Date: *10/11/06* Inspector's Signature: *Kalman Chalk*

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name: Citation/Case No.:

Address:

Date: Defendant's Signature:

VIOLATION SITE

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

In the Matter of

Civil Citation No.06-7565

Herman Paul Kalkowski
Paul Joseph Kalkowski, et al

3407 Louth Road

Respondents

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

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on October 31, 2006, for a hearing on a citation for violations under the Baltimore County Zoning Regulations (BCZR) section 102.1; 1B01.1A; 428 for failure to cease outside storage of unlicensed motor vehicle; and Baltimore County code (BCC) section 35-5-302 (b)(1)(2)(3)(5)(6); 35-2-404 (a)(1)(i); failure to raze or rehab structures on residential property zoned DR 5.5 known as 3407 Louth Road, 21222.

On October 11, 2006, pursuant to §3-6-205, Baltimore County Code, Robyn Clark, Code Enforcement Officer, issued a code enforcement citation. The citation was legally served on the Respondents.

The citation proposed a civil penalty of \$12,000.00 (twelve thousand dollars). A code enforcement hearing date was scheduled for October 31, 2006.

Thomas Kalkowski, Respondent appeared for the hearing and testified.

Robyn Clark presented the case for Code Enforcement.

Testimony and evidence shows that the property has been vacant for up to 4 years. The structures are dilapidated due to many years of lack of maintenance. It appears the cost of repairs would far exceed the assessed value of the structures. There have been no attempts to maintain the structures.

IT IS ORDERED by the Code Enforcement Hearing Officer this 1st day of November 2006, that a civil penalty be imposed in the amount of \$5,000.00 (five thousand dollars).

IT IS FURTHER ORDERED that the civil penalty shall be reduced to \$0 (zero dollars) on condition the Respondents raze the structures on or before December 15, 2006.

If the Respondent fails to correct the violations, then the civil penalty imposed shall be \$5,000.00 (five thousand dollars).

IT IS FURTHER ORDERED that the inspector inspect the property to determine whether the violation has been corrected. If the structures remain in violation after December 15, 2006, Baltimore County shall enter the property for the purpose of removing the offending structures.

Signed: _____
Raymond S. Wisnom, Jr.
Code Enforcement Hearing Officer

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

RSW/jaf

TIME: 15:35:47 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 09/21/2007
DATE: 10/02/2007 BUILDING DETAIL 1 FJR 10:53:55

DRC#

PERMIT # B677112 PLANS: CONST 00 PLOT 0 PLAT 0 DATA 0 EL 2 PL 1

TENANT

BUILDING CODE: CONTR: DOCKERY'S ROLL OFF

IMPRV 5 ENGR:

USE 01 SELLR:

FOUNDATION BASE WORK: RAZE SFD-DEBRIS TO BE HAULED TO APPROVED
SANITARY LANDFILL. SEWER TO BE CAPPED. PERMIT
CONSTRUC FUEL SEWAGE WATER EXPIRES 90DAYS FROM DATE OF ISSUE. BUILT 1979
2 1E 1E 24'X28'=672SF

CENTRAL AIR

ESTIMATED COST

6950.00 PROPOSED USE: VACANT LOT

OWNERSHIP: 1 EXISTING USE: SFD

RESIDENTIAL CAT: 1

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 15:35:58 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 09/21/2007
DATE: 10/02/2007 BUILDING DETAIL 2 FJR 10:53:55

PERMIT #: B677112

BUILDING SIZE

LOT SIZE AND SETBACKS

FLOOR: 672SF

SIZE: 0048.00 X 0000.00

WIDTH: 28'

FRONT STREET:

GARBAGE DISP:

DEPTH: 24'

SIDE STREET:

POWDER ROOMS:

HEIGHT: 20'

FRONT SETB: NC

BATHROOMS:

STORIES: 2

SIDE SETB: NC

KITCHENS:

SIDE STR SETB:

LOT NOS: 9

REAR SETB: NC

CORNER LOT: Y

ZONING INFORMATION

ASSESSMENTS

DISTRICT:

BLOCK:

LAND: 0050160.00

PETITION:

SECTION:

IMPROVEMENTS: 0043900.00

DATE:

LIBER: 001

TOTAL ASS.:

MAP:

FOLIO: 022

CLASS: 04

PLANNING INFORMATION

MSTR PLAN AREA:

SUBSEWER:

CRIT AREA:

PASSWORD:

ENTER - NEXT DETAIL

PF2 - APPROVALS

PF7 - PREV. SCREEN

PF9 - SAVE

PF1 - GENERAL PERMIT

PF3 - INSPECTIONS

PF8 - NEXT SCREEN

CLEAR - MENU

Case Entry/Update

Format : CASREC

Mode : CHANGE

File : PDLV0001

Dt Rec: 8312006 Intake: MG/CP Act: _____ Case #: 06-7565

Insp: CLARK/RADCLIFFE Insp Grp: ENF Insp Area: 12 Tax Acct: 1211001000

Address: 3407 LOUTH RD Apt #: _____ Zip: 21222

Owner: HERMAN PAUL & PAUL JOSEPH KALKOWSKI, ET AL

Problem Descript.: HOUSE & GARAGE IN DISREPAIR, UNTAG VEH IN REAR, OLD MAN
LIVING THERE MAY NEED S.S. HELP

Complainant Name (Last): COUNCILMAN (First): OLSZEWSKI

Complainant Addr: _____ DON

Complainant City: _____ State: _____ Zip: _____

Complainant Phone (H): _____ (W): 4108877174

Date of Reinspection: 2152007 Date Closed: _____ Delete Code (P): _____

F3=Exit

F9=Insert

F5=Refresh

F10=Entry

F6=Select format

F11=Change

Case Entry/Update

Format : CASREC

Mode . . . : CHANGE

File : PDLV0001

Notes: 9/5/06 HOUSE IN DISREPAIR, ROOF WINDOWS WOOD PAINT. HOUSE & GARAGE RAZE
OR REHAB P/U 10/5/06 COMPL UPDATED RC/SS

**10/11/06 3P3XA4635PI601499 WHT 4DOOR ACCLOIM SPOKE MUCH MANY NEIGHBORS HAVE N
OT SEEN TOM FOR SEVERAL MONTHS HERMAN IS IN AN ASSISTED LIVING HOME(PAUL LUIS S
OMEWHERE NEAR WASHINGTON DC. NO CHANGE ISSUED CITATION HEARING SET 10/31/06 P/U
10/29/06 COMPL. UPDATED. RC/SS

10/18/06 ON DOCKET FOR 10/31/06 FILE TO R CLARK /JF.

**10/21/06 HEARING HELD. MR. KALKOWOSKI APPEARED WAITING FOR ORDER. P/U 11/15/0
6 THOMAS KALKOWSKI, 501 SILVERSIDE RD EDGEWOOD MD 21040, COMPL UPDATED P/U 11/
15/06 RC/SS

11/2/06 FINAL ORDER SENT TO HERMAN & PAUL KALKOWSKI FILE TO R CLARK /JF.

**11/16/06 FILE NOT UPSTAIRS YET. P/U 11/19/06 NEXT WEEK. UPDATE NOT NECESSARY
JRA/SS

**11/20/06 FINAL ORDER STATES, THEY HAVE UNTIL 12/15/06 TO RAZE STRUCTURE OR 45
000. FINE & COUNTY WILL RAZE STRUCTURE JRA/SS

**SEE NEXT PAGE **

F3=Exit

F5=Refresh

F6=Select format

F9=Insert

F10=Entry

F11=Change

Case Entry/Update

Format : CASREC

Mode : CHANGE

File : PDLV0001

Notes 2: GIVE THIRTY DAYS FOR PERSONAL EFFECTS TO BE REMOVED**112/15/06 RSW**

**12/18/06 A REQUEST FROM THE COUNCIL OFFICE WAS GIVEN THEM 30 DAYS TO REMOVE P
ERSONAL EFFECTS. P/U 1/15/07. COMPL. UPDATED. JRA/SS

1/16/07 HOUSE IS STILL STANDING. CHECK FOR RAZING JRA/MG.

1/16/07 REOUEST FROM COUNCIL OFFICE TO RSW FOR A LITTLE MORE TIME P/U 2/16/07 MG

F3=Exit

F5=Refresh

F6=Select format

F9=Insert

F10=Entry

F11=Change

Soundex	Name	Hgt	Wgt	Race	Sex	DoB
Street	City	County	State	Zip	Priv.	
A352135244344	DAVID FAULKNER ADAMS	5-10	160	2	M	050566
8 RIVER DR	ANNAPOLIS	AA	MD	21403	PRIV	
A352135261374	DAVID FRANKLYN ADAMS	0-00	00			051739
NAVY SCHOOL OF MUSIC NAB	NORFOLK		VA	23521	PRIV	
A352135261891	DAVID FRANCIS ADAMS	5-09	200	2	M	112152
3014 LIBERTY PKWY	DUNDALK	BA	MD	21222	PRIV	

>>> INTERROGATION COMPLETE; DAVID F ADAMS

<<<

PAGING MODE: PAGE 1 OF 1 || PF1-FWD PF2-BWD PF3-EX PF4-1ST PF5-LST

Soundex	Name	Hgt	Wgt	Race	Sex	DoB
Street	City	County	State	Zip	Priv.	
A352139201351	DEBORAH ELAINE ADAMS	5-01	125	2	F	050865
4620 COASTAL BLVD	WHITE PLAINS	CH	MD	20695	PRIV	
A352139201603	DEBORAH ELAINE ADAMS	4-11	125	2	F	080155
3014 LIBERTY PKWY	BALTIMORE	BA	MD	21222	PRIV	
A352139201969	DEBORAH ELAINE ADAMS	5-01	130	1	F	122254
11605 OLD BALTIMORE PIKE	BELTSVILLE	PG	MD	20705	PRIV	
A352139210283	DEBORAH ELIZABETH ADAMS	5-09	280	1	F	041160
6215 PIONEER DR	BALTIMORE		MD	21214	PRIV	
A352139210381	DEBORAH ELIZABETH ADAMS	5-10	140	2	F	052054
4617 HUNT AVE	CHEVY CHASE	M	MD	20815	PRIV	

>>> INTERROGATION COMPLETE; DEBORAH E ADAMS

<<<

PAGING MODE: PAGE 1 OF 1 || PF1-FWD PF2-BWD PF3-EX PF4-1ST PF5-LST

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
JAN 03 2008

BY:.....

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *JWL*

DATE: January 3, 2008

SUBJECT: Zoning Item # 08-147-A
Address 3407 Louth Road
(Adams Property)

Zoning Advisory Committee Meeting of October 8, 2007

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

This property is located within the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA) and must comply with the IDA Critical Area 10% Pollutant Reduction Rule.

Reviewer: Tom Panzarella

Date: January 3, 2008

TB 11/28
11 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 23, 2007

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

RECEIVED
OCT 30 2007

BY:.....

SUBJECT: Zoning Advisory Petition(s): Case(s) 8-147- Variance

The Office of Planning has reviewed the above referenced case(s) and has the following comments:

The request to change the orientation of the house is not in keeping with the pattern of the neighborhood. The house should maintain a front façade on Louth Road, with appropriate windows, door, and entrance elements and landscaping, even if the actual orientation has been changed to front the park pathway. Elevation drawings showing the proposed changes should be submitted to this Office for review.

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 Murray / RBS

Division Chief: Amy Mantay

CM/LL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 23, 2007

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 8-147- Variance

The Office of Planning has reviewed the above referenced case(s) and has the following comments:

The request to change the orientation of the house is not in keeping with the pattern of the neighborhood. The house should maintain a front façade on Louth Road, with appropriate windows, door, and entrance elements and landscaping, even if the actual orientation has been changed to front the park pathway. Elevation drawings showing the proposed changes should be submitted to this Office for review.

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 Murray
CMB

Division Chief:

Amy Mantay

CM/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 11, 2007

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

SIGNED: Dennis A. Kennedy

SUBJECT: Zoning Advisory Committee Meeting
For October 15, 2007
Item Nos. 08-136, 145, 146, 147, 148,
149, 151, 152, 154, 158, and 161

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-10112007.doc



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

October 11, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 8, 2007

Item Number: Item Number 136, 145, 146, 147, 148, 149, 150, 151, 152, 154, 155, 158
159 and 161

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.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: OCTOBER 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. 8-147-A
3407 LOUTH ROAD
ADAMS PROPERTY
VARIANCE

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. 8-147A.

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,

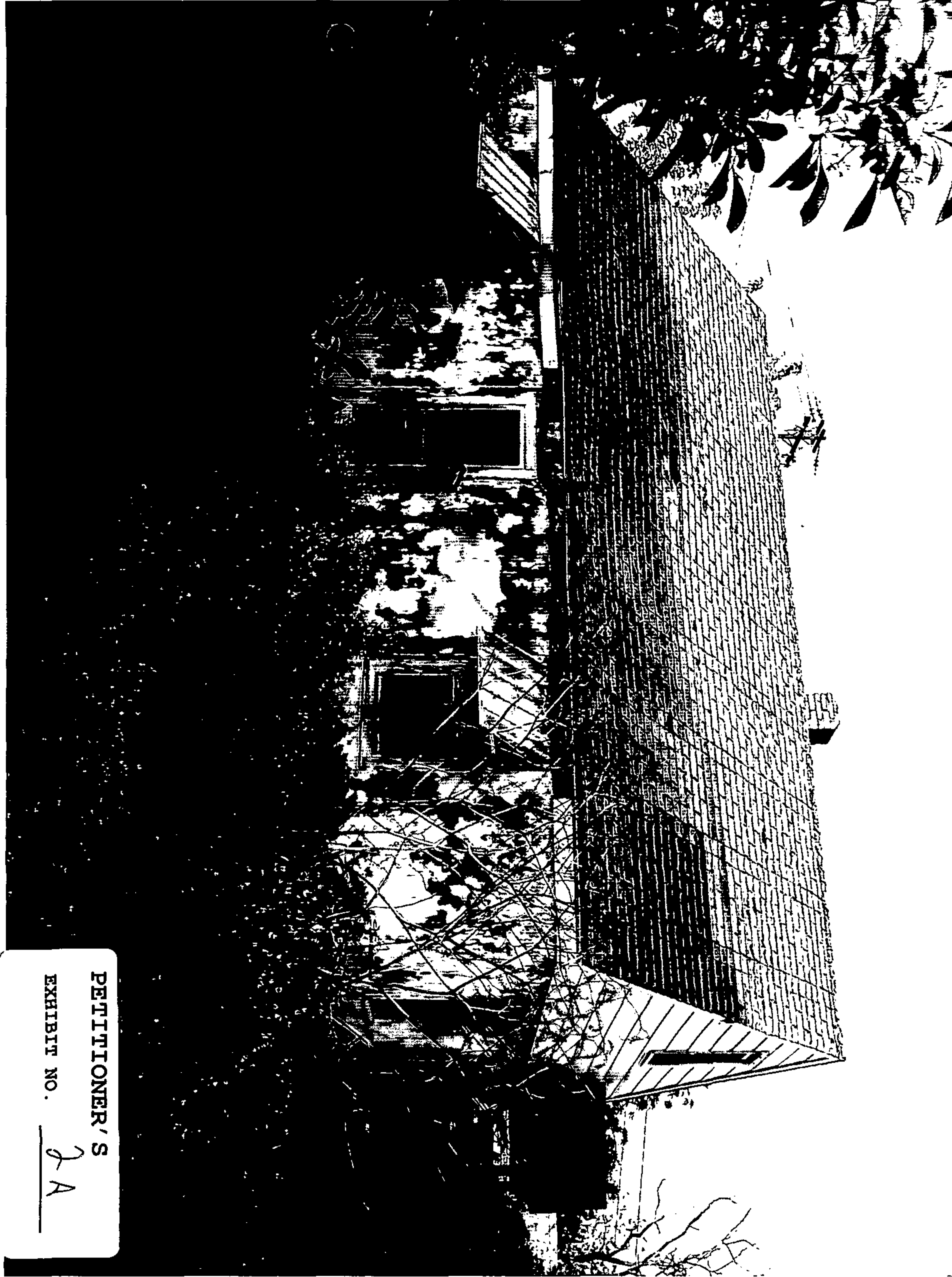
Steven D. Foster, Chief
Engineering Access Permits
Division

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

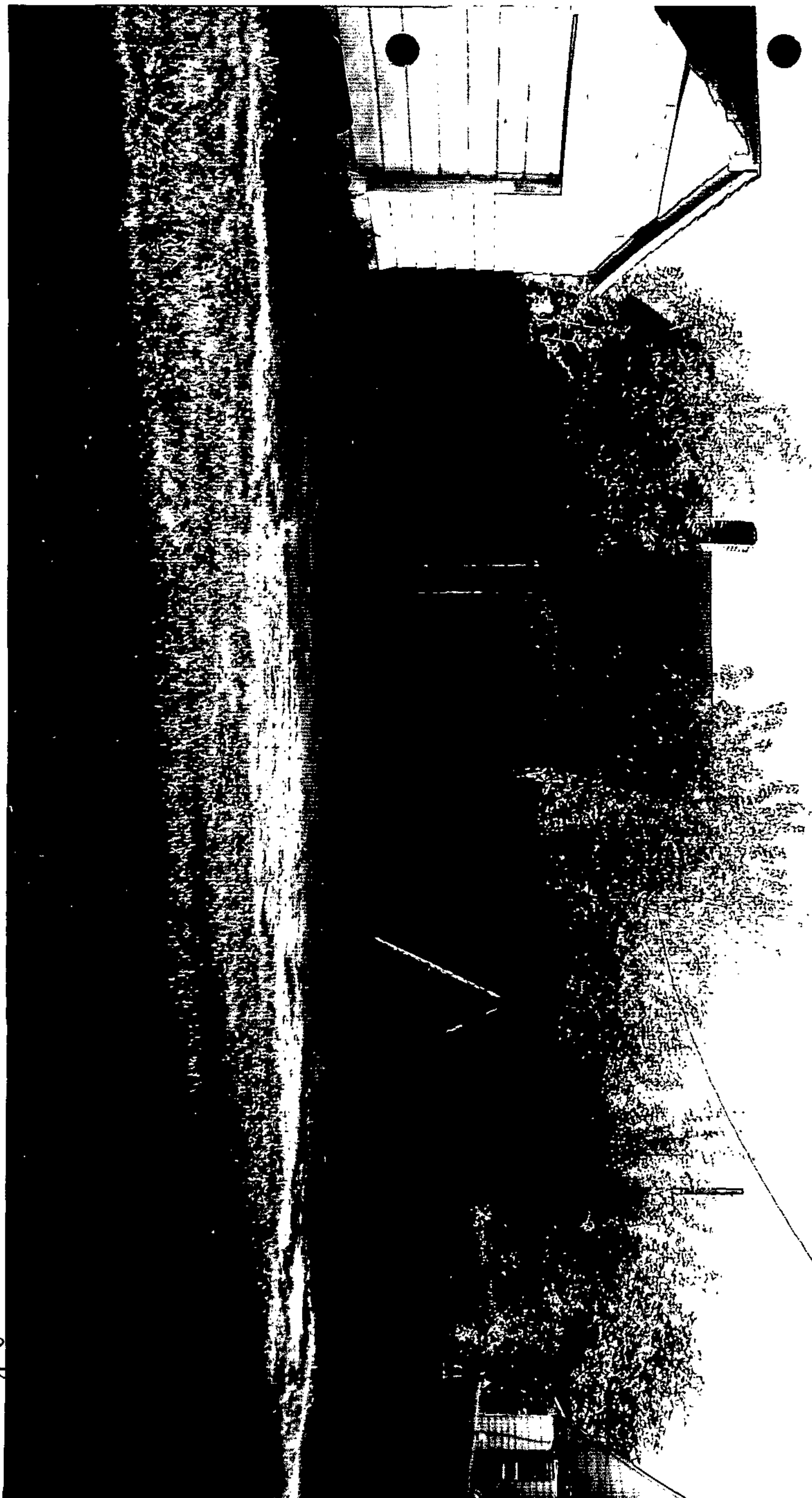


PETITIONER'S

EXHIBIT NO.

2A

2-B



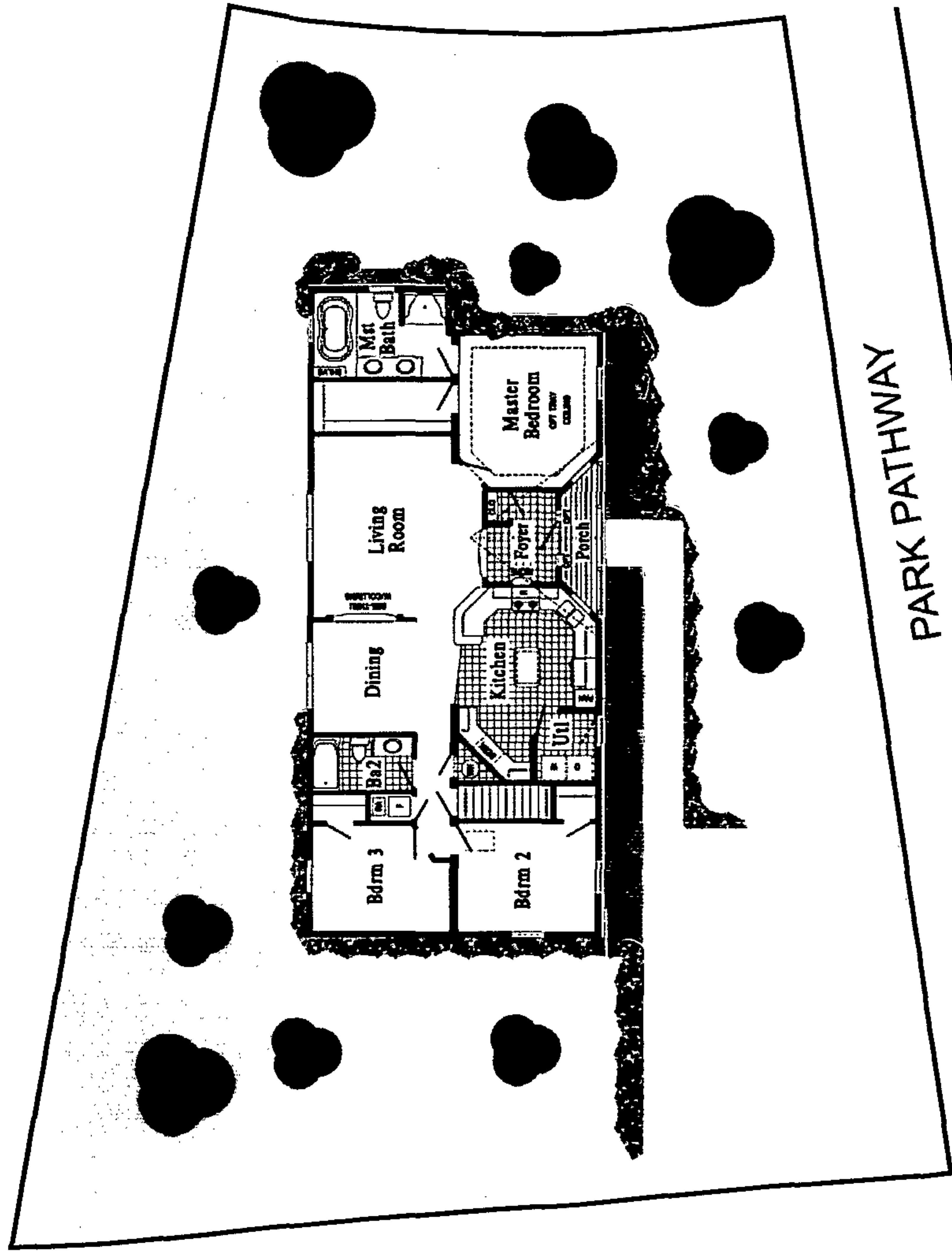
APR 1968
2-B



PETITIONER'S

EXHIBIT NO.

3A

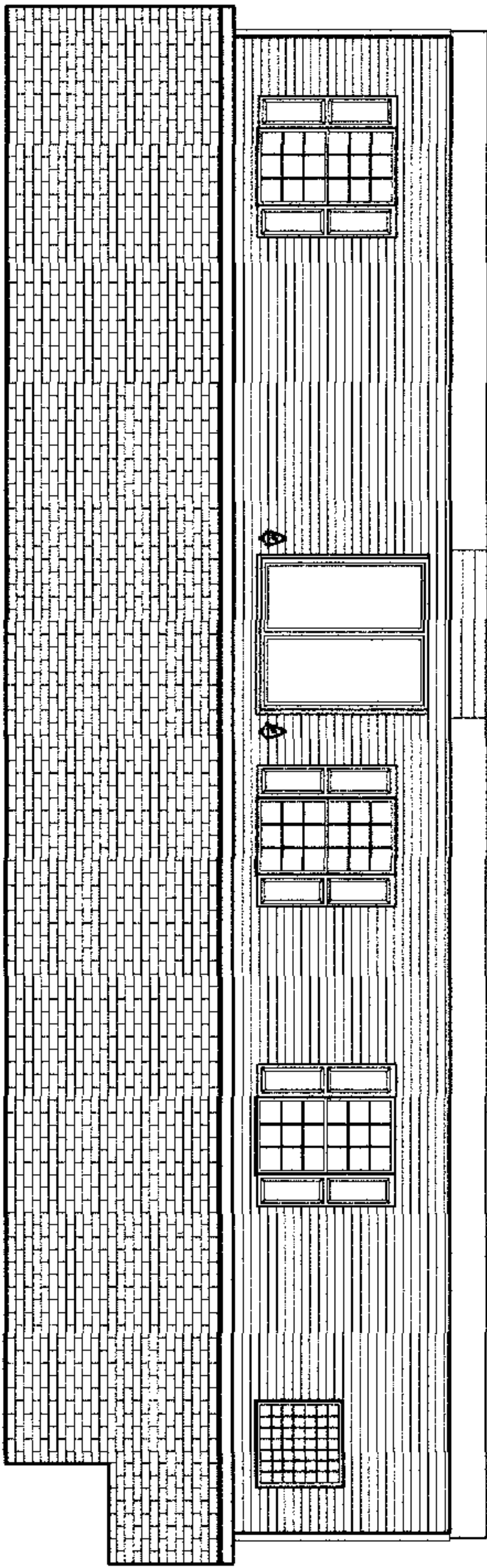


LOUTH ROAD

PARK PATHWAY

PETITIONER'S

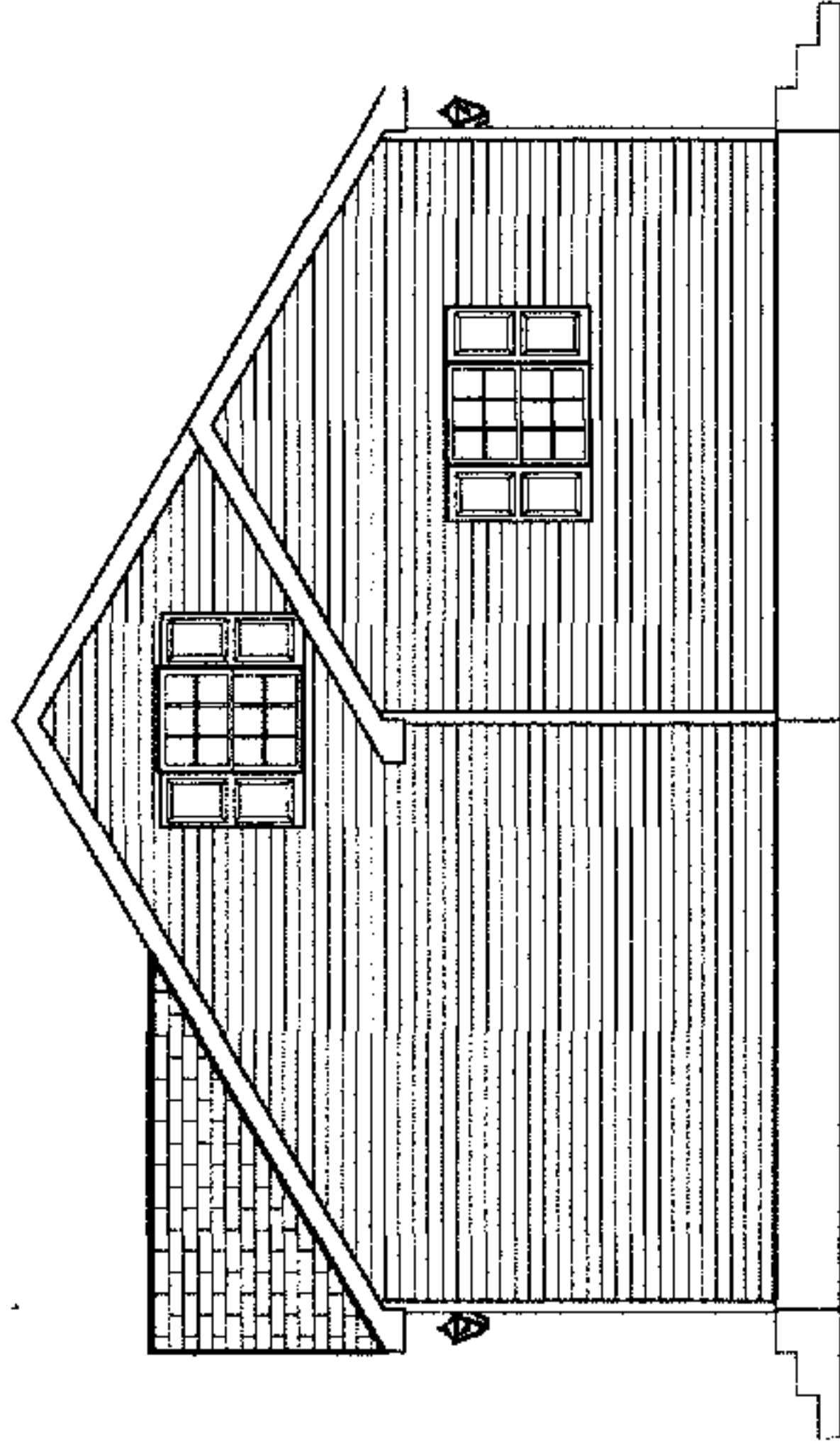
EXHIBIT NO. 3B



12

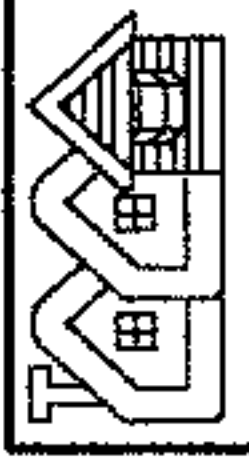
7

BACK ELEVATION



RIGHT ELEVATION

- NOTES-
1. FOUNDATION SHALL BE DESIGNED AND CONSTRUCTED BY OTHERS WHERE "OTHERS" REFERS TO THE DEALER/BUILDER. DESIGNS MAY BE BASED ON THE COMMODORE INSTALLATION INSTRUCTIONS.
 2. GUTTERS AND LEADERS SHALL BE INSTALLED BY OTHERS.
 3. TYPICAL 12" OR 15" VINYL SHUTTERS PROVIDED BY MANUFACTURER.
 4. ALL FOOTINGS, RAILINGS AND STEPS SHALL BE FIELD INSTALLED IN COMPLIANCE WITH APPLICABLE STATE AND LOCAL CODES.
 5. SIDING SHALL BE VINYL SIDING WITH VINYL TRIM, AND MAY BE PARTIALLY INSTALLED ON SITE.
 6. EXTERIOR LIGHTS MAY BE SHIPPED LOOSE FOR INSTALLATION ON SITE.
 7. ROOFING SHINGLES MAY BE PARTIALLY SITE INSTALLED.
 8. PORCH RAILINGS ARE CONSTRUCTED ON PVC. TREATED LUMBER PORCH POSTS MAY BE COVERED WITH VINYL. PORCH DECKING SHALL BE WEATHER AND DECAY RESISTIVE TO PROVIDE PROPER PROTECTION FOR UNTREATED MATERIALS.
 9. ALL EXTERIOR COVERINGS SHALL BE WEATHER AND DECAY RESISTIVE TO PROVIDE PROPER PROTECTION FOR UNTREATED MATERIALS.

	TITLE	28x56/60	REVISIONS	SCALE		DATE	DWG. NO.			
				3/16"=1'0"						
				DWN. BY						
BACK & RIGHT ELEVATION				SE		09/06/2007	HR111-A44			
						REFERENCE	LIT.			
						HR111-A				