

IN RE: **PETITION FOR VARIANCE**

E/S Wendover Avenue, 482' N c/line
Taylor Avenue
(7819 Wendover Avenue)
9th Election District
5th Council District

James A. Iverson
Petitioners

*
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*
*

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 08-226-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 owner of the subject property, James A. Iverson. The Petitioner seeks relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (freestanding deck) with a side and rear yard setback of zero (0) feet in lieu of the required 2.5 feet from the property line. The subject property and requested relief are more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were James A. Iverson, the property owner, and Robert Kilchenstein, an adjacent neighbor. There were no Protestants or other interested parties present; however, this matter came before me as the result of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management relative to the subject deck. A resolution of the violation case brought to the attention of the Code Enforcement Division by Tom Finnerty (Case No. 07-10769) is pending the outcome of this variance request.

Testimony and evidence offered at the hearing disclosed that the subject property is a rectangular shaped parcel, located on the east side of Wendover Avenue, just north of Taylor Avenue in Parkville. The property contains a gross area of 5,000 square feet, more or less, zoned D.R.5.5, and is improved with a 1-½-story single-family dwelling, an attached rear deck, and the subject deck. Other improvements on the site include a front porch and covered concrete patio

ORDER RECEIVED FOR FILING
Date 2-1-08
By [signature]

with a metal awning and a macadam/concrete driveway that leads to a parking area. As shown on the site plan, the deck in question is 13' x 12' in dimension and is located in the northeast corner of the yard approximately 3 inches from the rear and side yard property lines. The deck is located just beyond the covered deck attached to the house and is situated 2 feet off the ground in an area where a mature pine tree died due to the continual drainage problems inherent in the property's rear yard.

Mr. Iverson testified that he has owned and resided on the property for over 13 years. He testified that after he purchased the property, his neighbor, Thomas Finnerty, erected a 6-foot high wood privacy fence along the property line. He indicated that because this portion of the property was not suitable for rear yard activities, he built the slightly elevated deck to be used for outdoor cooking and his barbecue grill as shown on the plan. He stated that after the large pine tree died this area of the yard had become useless and was becoming overgrown with weeds and it seemed a suitable location for the accessory deck. Mr. Iverson stated that he was not aware of the setback requirements until he was cited with a zoning violation and advised to file the instant petition.

In support of the request, Mr. Kilchenstein, a Baltimore County 911 emergency operator who lives at 7817 Wendover Avenue, corroborated Iverson by testifying that there is limited rear yard space for his neighbor's use and enjoyment and that the subject location is the most practical. He further testified that he helped build the deck and that the abutting neighbor's to the rear of Iverson, Kevin and Jennifer Bethke, had no objection. Finally, Mr. Iverson stated that without the variance, he would have to tear down the deck because it was well anchored into the ground and cannot simply be relocated.

After due consideration of the testimony and evidence presented, I am persuaded to grant the variance. There were no adverse comments submitted by any County reviewing agency and the neighbors support the proposal. I find that strict compliance with the regulations would be unduly burdensome and that the Petitioner would suffer a practical difficulty and unreasonable hardship. I am persuaded that the existing evergreen trees in the area as well as the

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Date 2-1-08
By [signature]

6-foot privacy fence provides substantial buffering that allows relief to be granted without detrimental impact to adjacent properties or the surrounding locale. However, as a condition of approval, I will require removal of the deck at such time as the property is sold or within ten (10) years of the date hereof, or its relocation on the property in compliance with the regulations.

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 1st day of February 2008 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (freestanding deck) with a side yard and rear yard setback of zero (0) feet from the side and rear property lines in lieu of the required setbacks of 2.5 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

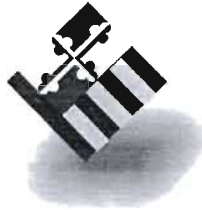
- 1) At such time as the property is sold, or within ten (10) years of the date hereof, Petitioner shall either remove the deck from its present location or relocate same in compliance with the Baltimore County Zoning Regulations (B.C.Z.R.).

Any appeal of this decision shall be entered within thirty (30) days of the date hereof.

WJW:dlw


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 2-1-08
By WJW



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 1, 2008

James A. Iverson
7819 Wendover Avenue
Baltimore, Maryland 21234

RE: PETITION FOR VARIANCE

E/S Wendover Avenue, 482' N c/line Taylor Avenue
(7819 Wendover Avenue)
9th Election District - 5th Council District
James A. Iverson – Petitioners
Case No. 08-226-A

Dear Mr. Iverson:

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: Robert Kilchenstein, 7817 Wendover Avenue, Baltimore, MD 21234
Kevin and Jennifer Bethke, 7820 Bermingham Avenue, Parkville, MD 21234
People's Counsel; Code Enforcement Division, DPDM; File

CITATION 07-18769

TAX. ACCOUNT

0902471670



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7819 WENDOVER AVE BALTIMORE MD
which is presently zoned DR5.5 21234

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)

400.1; BCZR TO PERMIT AN EXISTING
ACCESSORY STRUCTURE (FREE STANDING DECK) WITH A SIDE AND REAR YARD SETBACK
OF 2 FT IN LIEU OF THE REQUIRED 2.5 FT

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

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

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 08-226-A

REV 9/15/98

CHECK RECEIVED FOR FILING

Date 2-1-08

By [Signature]

Reviewed By

JCM

Date

**ZONING DESCRIPTION
IVERSON RESIDENCE
7819 WENDOVER ROAD
9TH ELECTION DISTRICT
5TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning at a point on the east side of Wendover Avenue 30' wide; at a distance of 482 feet more or less, from the centerline intersection of Taylor Avenue and Wendover Avenue, being Lots 537, 538, and the northern half of Lot 539 as shown on the Plat of Parkville Heights as recorded in the Land Records of Baltimore County in Liber 7 Folio 38.

Containing a net area of 5,000 square feet, or 0.11 acres of land, more or less.

**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: # 08-226-A

7819 Wendover Avenue

E/side of Wendover Avenue, 482 feet +/- north from centerline of Taylor Avenue

8th Election District

5th Councilmanic District

Legal Owner(s): James Iverson

Variance: to permit an existing accessory structure (free standing deck) with a side and rear setback of zero feet in lieu of the required 2.5 feet.

Hearing: Thursday, January 17, 2008 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 1/607 Jan. 1 159285

CERTIFICATE OF PUBLICATION

1/3/2008

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 1/1/2008.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 08-226-A

Petitioner/Developer: JAMES

IVERSEN

Date of Hearing/Closing: 1-17-08

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:

2819 WENDOVER AVE

The sign(s) were posted on 12-30-07
(Month, Day, Year)

Sincerely,

Robert Black 1-2-08
(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, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **07631**

Date: **11.14.07**

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006		6150					65.00

Total: **65.00**

Rec

From:

J. IVERSEN

For:

VAR.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

ADDRESS: ACTUAL TIME: 11/14/2007 11:14:07 11:16:37

RECEIPT # 451996-11/14/2007 0711

Dept. 5 520 THING VERIFICATION

007631

Recpt 1st 165.00

1.00 165.00

Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708



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

December 11, 2007

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: 08-226-A

7819 Wendover Avenue
E/side of Wendover Avenue, 482 feet +/- north from centerline of Taylor Avenue
9th Election District – 5th Councilmanic District
Legal Owners: James Iversen

Variance to permit an existing accessory structure (free standing deck) with a side and rear setback of zero feet in lieu of the required 2.5 feet.

Hearing: Thursday, January 17, 2008 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Timothy Kotroco", is written over the printed name and title.

Timothy Kotroco
Director

TK:klm

C: James Iversen, 7819 Wendover Avenue, Towson 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JANUARY 2, 2008**
- (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, January 1, 2008 Issue - Jeffersonian

Please forward billing to:
James Iversen
7819 Wendover Avenue
Baltimore, MD 21234

410-887-4927

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: 08-226-A

7819 Wendover Avenue

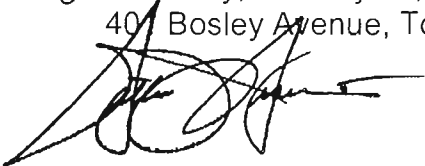
E/side of Wendover Avenue, 482 feet +/- north from centerline of Taylor Avenue

9th Election District – 5th Councilmanic District

Legal Owners: James Iversen

Variance to permit an existing accessory structure (free standing deck) with a side and rear setback of zero feet in lieu of the required 2.5 feet.

Hearing: Thursday, January 17, 2008 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 08-226-A

Petitioner: JAMES IVerson

Address or Location: 7819 WENDOVER Ave. BALTO. Md. 21234

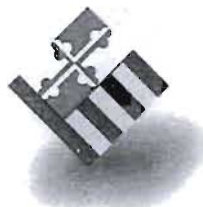
PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: Same

Telephone Number: 410-882-4927

Revised 7/11/05 - SCJ



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

January 9, 2008

James A. Iverson
7819 Wendover Avenue
Baltimore, MD 21234

Dear Mr. Iverson:

RE: Case Number: 08-226-A, 7819 Wendover Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 14, 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,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel



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: Nov. 26, 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. 8-226-A
7819 WENDOVER AVENUE
IVERSON 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. 8-226-A.

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,

Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



Baltimore County
Fire Department

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

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 26, 2007

Item Number: 217,218,219,220,222,224,225,226,227,228,229,232

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

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

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

cc: File



Printed with Soybean Ink
on Recycled Paper

Visit the County's Website at www.baltimorecountyonline.info

BW 1/17
10am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 5, 2007

RECEIVED
DEC 10 2007

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

BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-226**

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 Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:

Carol P. Gussary

Division Chief:

Pat Keller

CM/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 28, 2007

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 3, 2007
Item Nos. 08-219, 220, 225, 226, 227, 228,
229, 230, 232, 233, and 234

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-11282007.doc

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: December 6, 2007

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

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

SUBJECT: Item No.: 226
Legal Owner/Petitioner Iversen, James
Contract Purchaser: N/A
Property Address: 7819 Wendover Rd
Location Description: E/side Wendover Ave, 482' +/- N/from
Centerline of Taylor Ave

VIOLATION INFORMATION: Case No. 07-10769
Defendants: Iversen, James

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

NAME	ADDRESS
Tom Finnerty	443-384-2306

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)
- ☐ 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/gh
C: Code Enforcement Officer

RE: PETITION FOR VARIANCE * BEFORE THE
7819 Wendover Avenue; E/S Wendover Avenue *
482' N c/line Taylor Avenue * ZONING COMMISSIONER
9th Election & 5th Councilmanic Districts *
Legal Owner(s): James A. Iversen * FOR
Petitioner(s) * BALTIMORE COUNTY
* 08-226-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 29th day of November, 2007, a copy of the foregoing Entry of Appearance was mailed to, James Iversen, 7819 Wendover Avenue, Baltimore, MD 21234, Petitioner(s).

RECEIVED

NOV 29 2007

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CODE ENFORCEMENT REPORT

69

DATE: 9.18.07 INTAKE BY: Stilton CASE #: 07-10769 INSPEC: _____

COMPLAINT LOCATION: 7819 Wendover Ave

ZIP CODE: 21234 DIST: 9

COMPLAINANT NAME: Tom Finnerty PHONE #: (H) ⁴⁴³384-2306 (W) _____

ADDRESS: _____ ZIP CODE: 21234

PROBLEM: Built deck w/o permit. Close to neighbors property line

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

TAX ACCOUNT #: 09 02 471070 ZONING: _____

INSPECTION: Inspected on 9/20/07 Notice issued owner was serve at site. Owner has ~~obtain~~ to file for a variance to obtain an ~~app~~ approved permit. Recheck 10/4/07

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

DATE: '09/19/2007

STANDARD ASSESSMENT INQUIRY (.

TIME: 10:44:01

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
09 02 471670	09	2-0	04-00	H	NO		04/18/07

IVERSEN JAMES A

DESC-1.. IMPSPT LT 537,538,539

DESC-2.. PARKVILLE HEIGHTS

7819 WENDOVER RD

PREMISE. 07819 WENDOVER

AVE

00000-0000

BALTIMORE

MD 21234-5417 FORMER OWNER: ENSOR WILLIAM W, JR

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

	PRIOR	PROPOSED		CURR	CURR	PRIOR
				FCV	ASSESS	ASSESS
LAND:	29,500	47,500				
IMPV:	70,590	91,010	TOTAL..	138,510	138,510	125,702
TOTL:	100,090	138,510	PREF...	0	0	0
PREF:	0	0	CURT...	138,510	138,510	125,702
CURT:	100,090	138,510	EXEMPT.		0	0
DATE:	09/01	09/04				

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

ASSESS: 138,510 08/19/06

ASSESS: 125,702

ASSESS: 0

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



Baltimore County
Department of Permits and
Development Management

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

Building Inspection:

410-887-3953

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No.	Property No.	Zoning
07-10769	0902471670	DR

Name(s): James A Iversen

Address: 7819 Wendover RD Pk. H. MD 21234

Violation Location: 7819 Wendover RD 21234

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BCBC 114 Stop all work until
permit is obtained for new deck
construction.

BCC 35-2-303, 304, IRC R105

~~REPEATED~~ ~~VIOLATION~~

Failure to comply will
result in fines of \$200⁰⁰ a day

Contact inspector as soon
as notice is received

Posted on Site.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before:	9/27/07	Date Issued:	9/20/07
---------------	---------	--------------	---------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200-\$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: Gary Huck

INSPECTOR:

[Signature]

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

On or Before:	9/21/07	Date Issued:	9/20/07
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INSPECTOR:

AGENCY

JANUARY 22 2008

WILLIAM J. WISEMAN III
ZONING COMMISSIONER

BUS
1/17
10 AM

RE: CASE NUMBER 08-226-A
1819 WENDOVER AVE.
PARKVILLE MD 21234

RECEIVED
JAN 24 2008

BY:.....

DEAR MR. WISEMAN,

AS PER YOUR REQUEST FROM HEARING ON JANUARY 17th 2008 FOR VARIANCE OF FREE STANDING DECK. PLEASE FIND ENCLOSED LETTER FROM MY NEIGHBOR BEHIND MY RESIDENCE DATED JANUARY 22nd 2008.

AS I STATED TO YOU AT THE HEARING SHE HAS NO OBJECTIONS TO THE DECK.

THANK YOU IN ADVANCE FOR YOUR CONSIDERATION IN THIS MATTER.

SINCERELY,

James A. Quensen

Jan. 22, 2008

Dear Mr. Wiseman,

I am writing in regards to the deck on the property of 7819 Wendover Ave, I am the owner of the residence directly behind. I have ~~a very~~ no problems with the deck in question.

Sincerely,

Jennifer Bethke
7820 Birmingham Ave
Parkville, MO 21234
410-661-7960

MAP 081A1
SCALE: 1"=200'



CASE NAME _____
CASE NUMBER 08-226-1A
DATE 1-17-08

[illegible]

Case No.: 08-226-A 7819 Wendover Ave

Exhibit Sheet

Petitioner/Developer

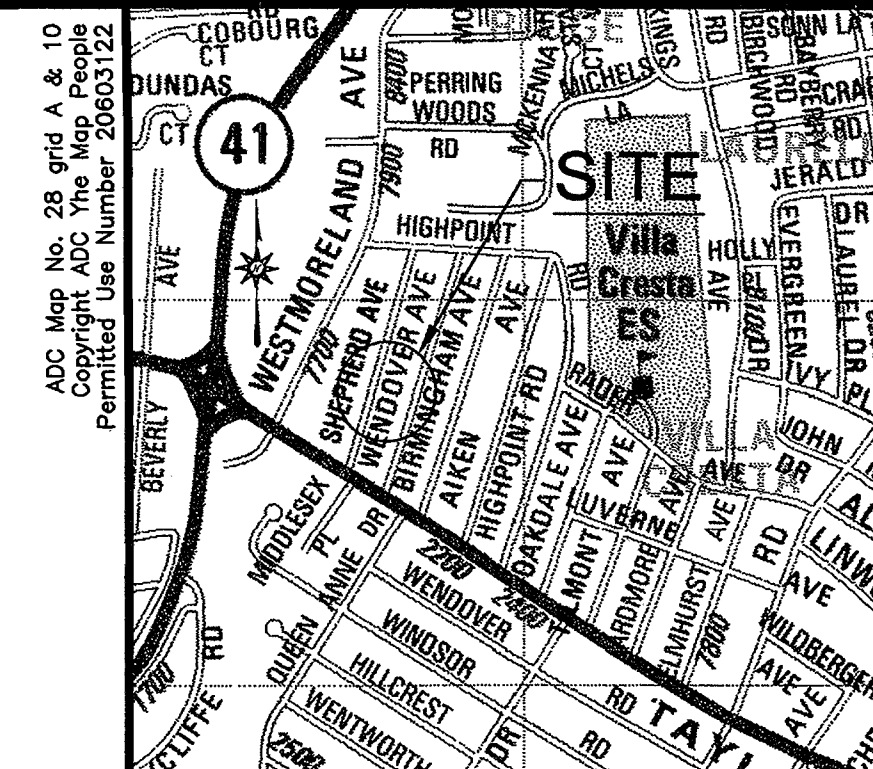
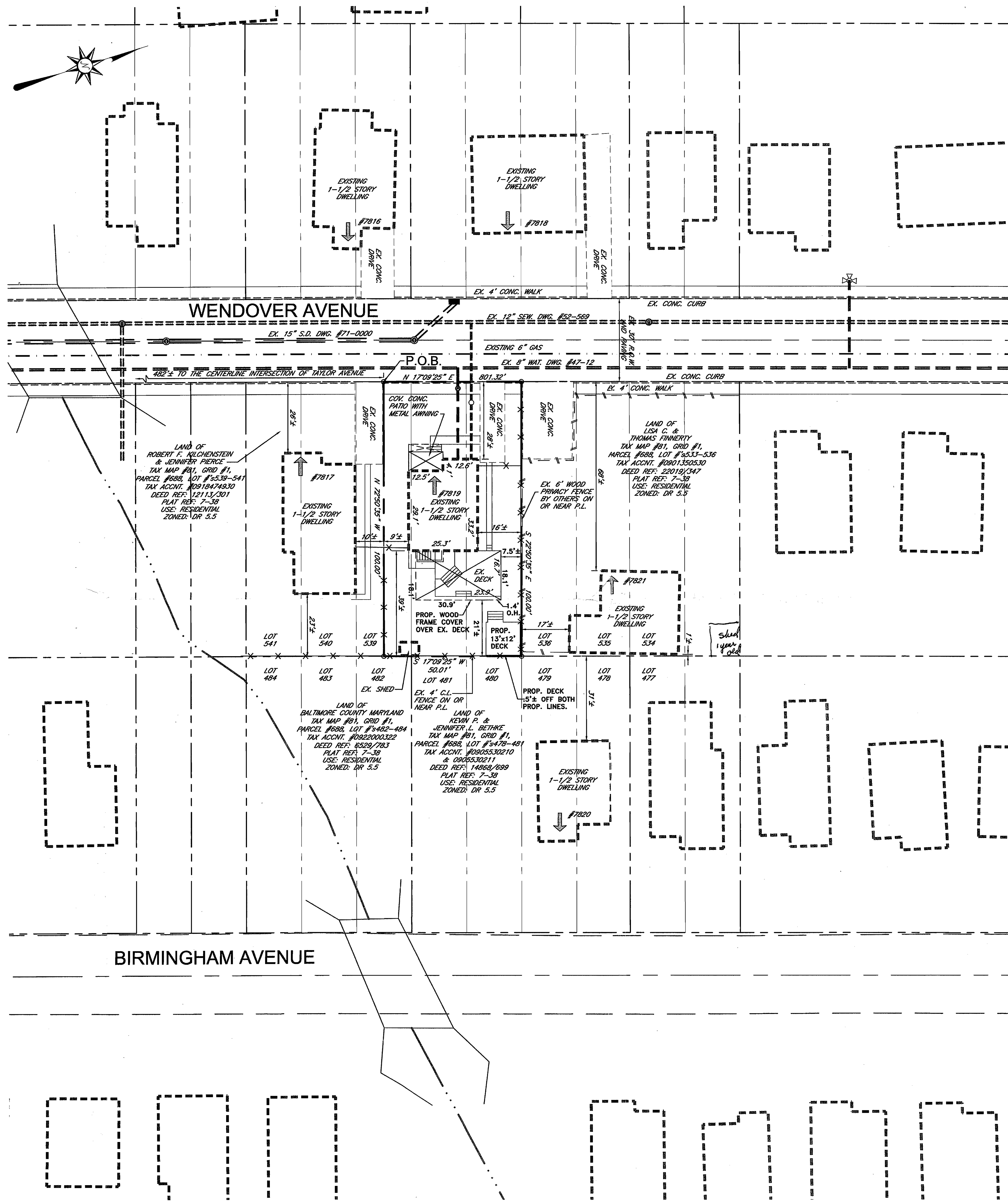
Protestant

No. 1	SITE PLAN	
No. 2	Photo of Deck	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER' S

EXHIBIT NO. 2



GENERAL NOTES:

- OWNER: JAMES A. IVERSEN
7819 WENDOVER AVENUE
BALTIMORE, MARYLAND 21234-5417
- SITE AREA:
5,000 Sq.Ft. or 0.115 Ac.±
- UTILITIES:
WATER: PUBLIC SEWER: PUBLIC
- THE SITE IS NOT LOCATED THE 100 YEAR FLOOD PLAIN.
- THE SITE DOES LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- DEED REF: 11621/412 & 11621/1408.
- TAX ACCOUNT: #0902471670.
- COUNCILMANIC DISTRICT: 5TH
- ZONING: DR 5.5
(PER 1"=200' ZONING MAP 081A1)
- TAX MAP #81 PARCEL #688, LOT #'s 539, 538 & P/O 537.
- PLAT REFERENCE: PARKVILLE HEIGHTS 7-38.
- NO PREVIOUS ZONING CASES ON FILE.
- THE EXISTING PROPERTY AND BUILDING ARE NOT HISTORIC.

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR THE

IVERSEN RESIDENCE
7819 WENDOVER AVENUE

9TH ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND	
REVISIONS	DRAWN BY: CND	DESIGNED BY: PCR	SCALE: 1" = 20'
	DATE: 10-27-07	JOB NO.: 07091	SHEET NO.: 1 OF 1

PETITIONER'S

EXHIBIT NO. 1