

IN RE: PETITION FOR VARIANCE
N side Chesapeake Road, 315 feet
SE of Patapsco Road
15th Election District
6th Councilmanic District
(7346 Chesapeake Road)

Steven Gerald and Mary Alice Snyder
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-270-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, Steven Gerald and Mary Alice Snyder. Petitioners are requesting variance relief from Section 400 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (carport) in the front yard of an existing single-family dwelling in lieu of the rear yard, and a front yard setback of zero feet in lieu of the required 2.5 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 was Petitioner Steven Gerald Snyder. There were no Protestants or other interested persons in attendance at the hearing.

It should be noted that this matter stems from an investigation by the Code Enforcement Division of the Department of Permits and Development Management (Violation Case No. 07-11567), relative to the recent erection of the accessory structure (carport) without a building permit. Although Petitioner's decision to construct the carport without first verifying that the proper zoning requirements had been met is certainly not the preferred logistical method, it shall

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3-21-08
P3-

not be considered or held against Petitioner in deciding this matter, nor shall the possible time and expense to Petitioner of removing the structure be considered as a mitigating factor. Zoning enforcement is conducted by the Department of Permits and Development Management, which has the authority to impose fines and other penalties for violation of law. The sole issue to be decided in this case is whether Petitioner is legally entitled to the variance relief sought. As such, this case shall be decided on its own merits and based on factors unique to this area and circumstances.

Testimony and evidence offered revealed that the subject property is a rectangular-shaped parcel containing approximately 10,000 square feet or 0.229 acre, more or less, and zoned D.R.5.5. The property is located in the Oliver Beach subdivision on the north side of Chesapeake Road in the Middle River area of Baltimore County. It is improved with Petitioners' existing single-family, rancher-style dwelling. The property is also improved with a concrete parking pad approximately 22 feet wide by 20 feet deep which is wide enough to park two vehicles side-by-side.

According to tax records, the home was constructed in 1941 and Petitioners purchased the property in 2001. Petitioner indicated that several telephone lines traverse directly above the parking pad and often have a large number of birds sitting atop the lines. In order to protect his vehicles from bird droppings, as well as generally from the elements, Petitioner purchased the carport and had it erected by a company specializing in carport sales and installation. The carport measures 22 feet wide by 20 feet deep and exactly fits the size of Petitioners' existing concrete parking pad. Petitioners seek variance relief to permit the carport in the front yard. In addition, because the parking pad abuts the public street (Chesapeake Road) and because the

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3-21-08
P3

carport is placed on the parking pad, Petitioners seek variance relief to permit a zero foot front yard setback in lieu of the required 2.5 feet.

Petitioner offered photographs of the subject property which were marked and accepted into evidence as Petitioners' Exhibits 2A through 2F which show the appearance and location of the carport, and to show that the carport could not practically be placed at any other location. When questioned as to why he erected the carport without first checking the building permit or zoning requirements, Petitioner indicated he was not familiar with the requirements and was unaware this type of structure necessitated a building permit or zoning review.

The ZAC comment received from the Department of Environmental Protection and Resource Management dated January 17, 2008 and indicates that the property must comply with the Chesapeake Bay Critical Area Regulations. There were no other comments received.

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. As shown on the site plan, Petitioners' property is one of only a few lots in the vicinity that is a 50 foot wide lot. Most of the nearby lots are "double lots," either with one dwelling on a lot or with two dwellings on a lot that has been split in half so the properties are more square shaped and the rear-most property having a thin panhandle driveway. As a result, Petitioners' dwelling is relatively thin -- only about 24 feet wide -- with still not enough room on each side for a driveway to reach the rear of the property, such that the carport could be placed in the rear yard rather than the front yard in order to comply with the zoning regulations in this case. Hence, I find that the imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district.

ORDER RESERVED FOR FILING

3-21-08
[Signature]

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Petitioners have shown there is no other practical location for the proposed carport and has demonstrated a necessity for the carport in order to protect the family's vehicles from bird droppings and the weather. Finally, although the undersigned generally does not prefer the look that a carport conveys, there being no opposition from neighbors nor the Office of Planning, 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. I am concerned, however, with the length of the carport, and how it may tend to overcrowd the front yard right up to the adjacent public road. As such, I will grant the requested relief with the condition that Petitioners reduce the length of the carport.

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 21st day of March, 2008 by this Deputy Zoning Commissioner, that Petitioners' variance request from Section 400 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (carport) in the front yard of an existing single-family dwelling in lieu of the rear yard be, and the same is hereby, GRANTED; and

IT IS FURTHER ORDERED that, due to the condition being imposed to reduce the depth of the carport, Petitioners' variance request to permit a front yard setback of zero feet in lieu of the required 2.5 feet be, and the same is hereby, DISMISSED as MOOT.

The relief granted herein is subject to the following:

ORDER RECEIVED FOR FILING
3-21-08
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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. Development of the 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). In addition, the property is within a Limited Development Area (LDA) and must meet LDA requirements, including 15% afforestation and impervious surface limits of 31.25%.
3. Based on the photographs of the detached accessory structure (carport) accepted into evidence, the carport roof appears to rest on six aluminum rafters, which in turn sit on six aluminum poles on each side of the carport anchored into the concrete pad. This visually separates the carport framing into five "sections." As a condition of the relief granted herein, and in order to address the visual aesthetics of the locale, Petitioner shall reduce the depth of the carport closest to the public street by removing the last pole on each side of the carport closest to the end of the driveway, and by removing the carport roof from the last "section" of the carport closest to the end of the driveway. Failure of Petitioner to comply with this condition within sixty (60) days of the date of this Order shall invalidate the relief granted herein, and could subject Petitioner to further sanctions from the Code Enforcement Office.
4. In order to have the carport blend in with the dwelling to the extent possible, Petitioner shall affix siding to the gable roof ends of the carport to match the color and texture of the existing siding on the dwelling within sixty (60) days.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz


3-21-08
pm



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7346 Chesapeake Rd.

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) 400 BCZR TO ALLOW A DETACHED

ACCESSORY STRUCTURE IN THE FRONT YARD OF EX SFD IN LIEU OF THE REAR YARD AND A FRONT YARD SETBACK OF 0 FEET IN LIEU OF THE REQUIRED 7 1/2 FEET SETBACK

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Parking Pad in front of house has numerous telephone wires overhead. Bird droppings are frequent and numerous. Carport would provide protection from damaging waste. Narrow driveway and small garage do not permit carport location alongside or behind house.

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):

Steven Gerald Snyder

Name - Type or Print
Signature

Mary Alice Snyder

Name - Type or Print
Signature

7346 Chesapeake Rd 410-344-0669

Address Telephone No.

Middle River MD 21220

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING 1/14 - 1/18/08

Case No. 08-370-11

ZONING DESCRIPTION
#7346 CHESAPEAKE ROAD

BEGINNING at a point on the north side of Chesapeake Road which is 30 feet wide at the distance of 315 feet southeast of the centerline of Patapsco Road which is 30 feet wide. Being Lot #224, in the subdivision of Oliver Beach as recorded in the Baltimore County Plat Book #12, folio #56, containing 0.229 acre, more or less. Also known as #7346 Chesapeake Road and located in the 15th Election District, 6th Councilmanic District.

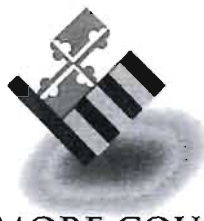
A circular professional seal for Michael V. Moskunas, a Professional Surveyor in the State of Maryland. The seal includes the text "STATE OF MARYLAND", "MICHAEL VINCE MOSKUNAS", "PROFESSIONAL SURVEYOR", and "REG. NO. 21175". A handwritten signature, "Michael V. Moskunas", is written across the seal.

Michael V. Moskunas
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road
Suite 101
Towson MD 21286
410.828.9060

File: 7346 Chesapeake.doc\'07 zoning

270



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

February 12, 2008

Steven Gerald Snyder
Mary Alice Snyder
7346 Chesapeake Road
Middle River, MD 21220

Dear Mr. and Mrs. Snyder:

RE: Case Number: 08-270-A, 7346 Chesapeake Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 18, 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



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

December 28, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 17, 2007

Item Number: 257,259,260,265,266,267,268,269,270,271,272,273,274

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.

. 1The 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: JANUARY 3, 2008

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

RE: Baltimore County
Item No. 8-270-A
7346 CHESAPEAKE ROAD
SNYDER 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. 8-270-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,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.515.0300

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: February 25, 2008

TO: Kristen Matthews
Department of Permits & Development Management

FROM: Patti Zook, Legal Secretary to
Tomas Bostwick, Deputy Zoning Commissioner

SUBJECT: Cases To Be Rescheduled Due to Inclement Weather
Case Nos. 08-264-A, 08-270-A and 08-277-A

The above-referenced cases need to be rescheduled because of inclement weather on Friday, February 22, 2008. You were kind enough to pick the files up this morning.

Please place a copy of this memorandum in each case file

Thanks for your help.

TB 2/22

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 27, 2007

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

RECEIVED
JAN 08 2008

BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-270-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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:

Carol's Murray

Division Chief:

Hyun Lim

CM/LL

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
JAN 18 2008

BY:-----

TO: Timothy M. Kotroco

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

DATE: January 17, 2008

SUBJECT: Zoning Item # 08-270-A
Address 7346 Chesapeake Road
(Snyder Property)

Zoning Advisory Committee Meeting of December 17, 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).

X 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:

The property is within a Limited Development Area (LDA) and must meet LDA requirements, including 15% afforestation and impervious surface limits of 31.25%.

Reviewer: Regina Esslinger

Date: 1/15/08

RE: PETITION FOR VARIANCE
7346 Chesapeake Road; N/S Chesapeake
Road, 315' SE of Patapsco Road
15th Election & 6th Councilmanic Districts
Legal Owner(s): Steven & Mary Snyder
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 08-270-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 2nd day of January, 2008, a copy of the foregoing Entry of Appearance was mailed to, Steven & Mary Snyder, 7346 Chesapeake Road, Middle River, MD 21220, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

JAN 02 2008

Per.....

CASE NAME _____
CASE NUMBER 08-270-A
DATE 3/20/08

[illegible]

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

VIOLATION CASE DOCUMENTS

VIOLATION CASE: 07-11567

7346 CHESAPEAKE ROAD

ZONING CASE: 08-270-A
7346 CHESAPEAKE ROAD

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: January 15, 2008

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

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

SUBJECT: Item No.: 270
Legal Owner/Petitioner: Steven Gerald and Mary Alice Snyder
Contract Purchaser:
Property Address: 7346 Chesapeake Road
Location Description: North side of Chesapeake Road, 315 feet southeast of Patapsco Road

VIOLATION INFORMATION: **Case No.: 07-11567**
Defendants: Steven Gerald and Mary Alice Snyder

Please be advised that the aforementioned petition is the subject of an active violation case.

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:

Complaint Intake Form
State Tax Assessment printout
Correction Notice/Code Violation Notice
Photographs
Citation
Other: correspondences

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: Dennis Rioux

Case No: 0711567Address: 07346 CHESAPEAKE RD 21220Insp Area: 015 Dist: 000 Date Rcv: 9/13/2007 Grp: ENF Intk: CF/LMHInspec: RIOUX Inspec2: Date Inspec: 1/20/2008Close: 0/00/0000 Activity: Delete: Problem: CARPORT BUILT IN FRONT OF HOUSE NO PERMIT ON FILE

MAP 38G11

, 39B2CL Name: ANONCL Address: 00000CL Home Phone: CL Work Phone: Tax Acct. 1513065550Owner: STEVEN & MARY A SNYDER

Enter=Continue F12=Cancel

DATE: 01/15/2008

STANDARD ASSESSMENT INQUIRY (1)

TIME: 15:00:35

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 13 065550	15	3-0	04-00	H	NO		01/02/08
SNYDER STEVEN				DESC-1.. IMPS			
SNYDER MARY A				DESC-2.. OLIVER BEACH			
7346 CHESAPEAKE RD				PREMISE. 07346		CHESAPEAKE	RD

00000-0000

BALTIMORE

MD 21220-1161 FORMER OWNER: SLIGH LEONARD R

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

	PRIOR	PROPOSED		CURR	CURR	PRIOR
				FCV	ASSESS	ASSESS
LAND:	41,500	74,500				
IMPV:	67,830	81,560	TOTAL..	156,060	156,060	140,482
TOTL:	109,330	156,060	PREF...	0	0	0
PREF:	0	0	CURT...	156,060	156,060	140,482
CURT:	109,330	156,060	EXEMPT.		0	0
DATE:	09/02	06/05				

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

ASSESS: 156,060 08/23/07

ASSESS: 140,482

ASSESS: 0

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



CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE

CASE NUMBER 07-11567	PROPERTY TAX ID 15-13-065550	DATE ISSUED 10/8/07
NAME(S): Steven & Mary A Snyder		
MAILING ADDRESS 7346 Chesapeake Rd		
CITY Baltimore	STATE MD	ZIP CODE 21220
VIOLATION ADDRESS same		
CITY BALTIMORE	STATE MARYLAND	ZIP CODE

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:

see north side
200.00 a day fine, remove
illegal structure or apply for variance

☐ 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: **11/6/07**

INSPECTOR NAME: **DR. ROY**

PRINT NAME (Rev 9/05)

AGENCY



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 CITATION
SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

Citation/Case No. 07-11567	Property No. 15-13-065530	Zoning: DR 5.5
Name(s): Steven Snyder, Mary A. Snyder		
Address: 7346 Chesapeake Rd Balt MD 21220		
Violation Location: same as above		
Violation Dates: Oct 4, 2007 Through Nov 7, 2007		

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

BCZR 101.102.1 (BOL.1A), 400
Illegal accessory structure placed
failure to remove or relocate
accessory structure

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:

\$7,000.00

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

Date: **Dec 19, 2007**
Time: **9:00 AM**

Citation must be served by:

Date: **N/A**

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: **DENNIS RICHY**

Date: **11-7-07** Inspector's Signature: **Dennis Richy**

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name: _____ Citation/Case No.: **07-11567**

Address: _____

Date

Defendant's Signature

AGENCY

Pennis

1/1

57 11567 has an appt. to
review paper work for a hearing on
11/20/07 9 AM.

Quack

PHOTOGRAPHIC RECORD

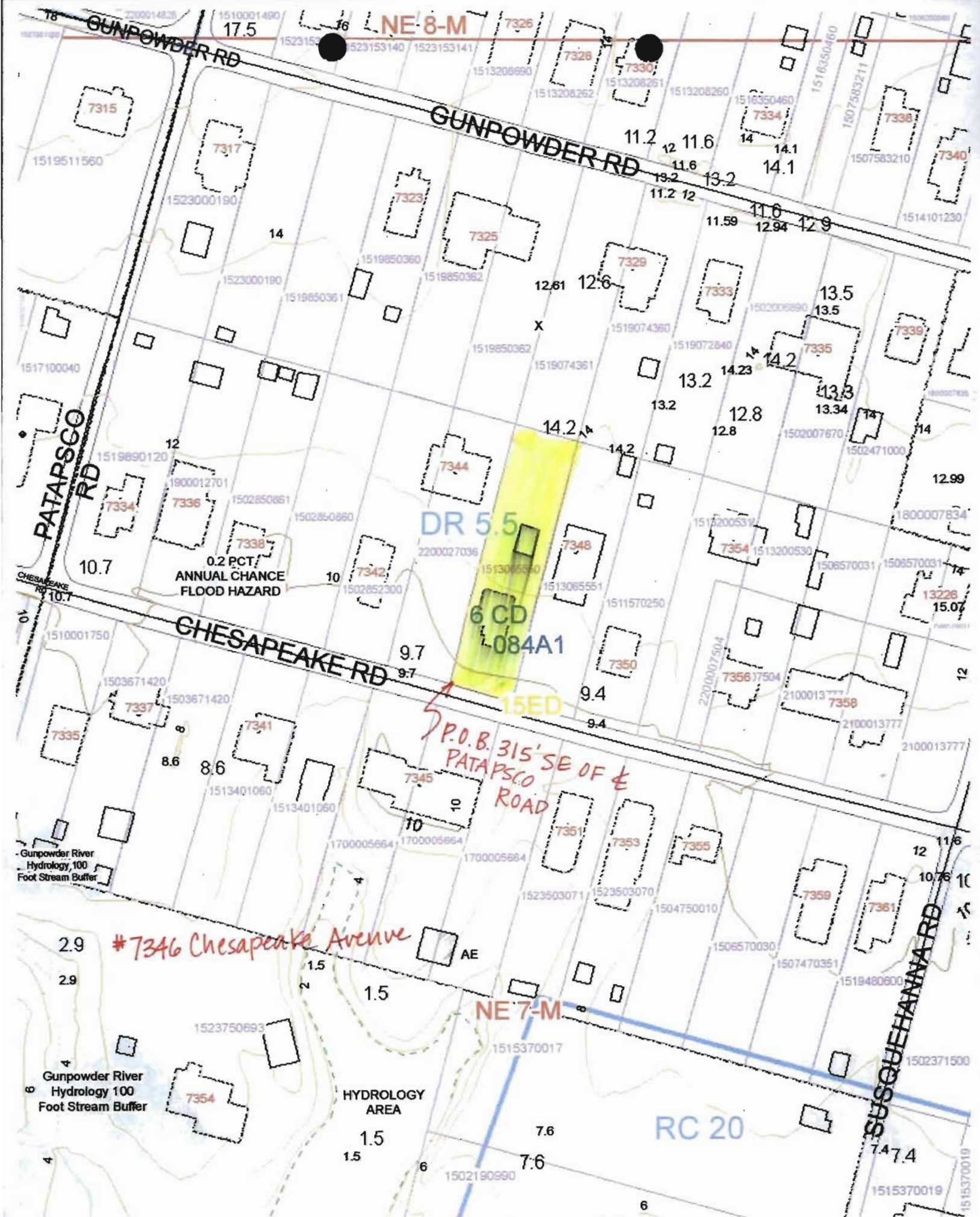
Citation/Case No.: 02-11567

Date of Photographs: 10-4-07

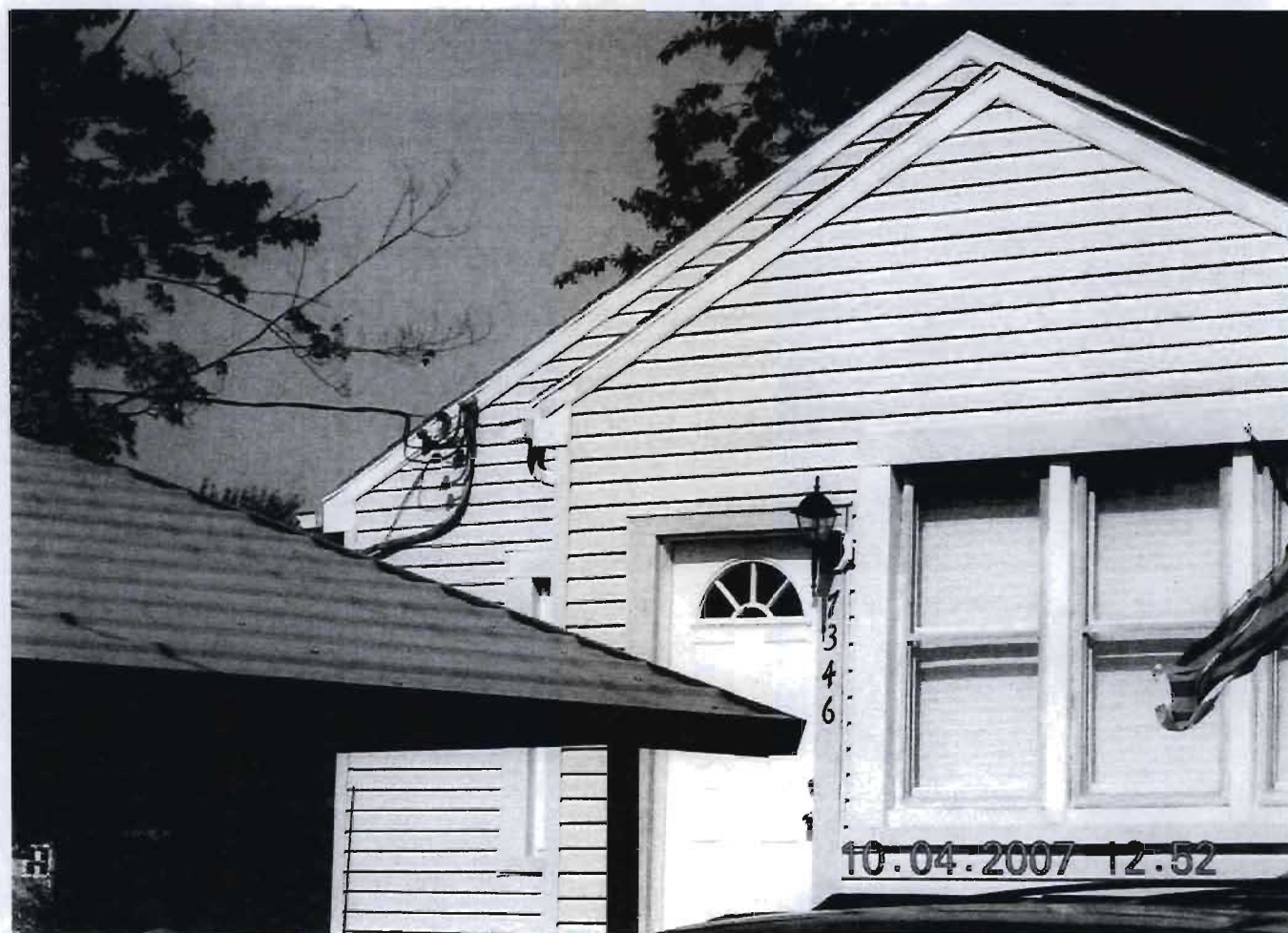
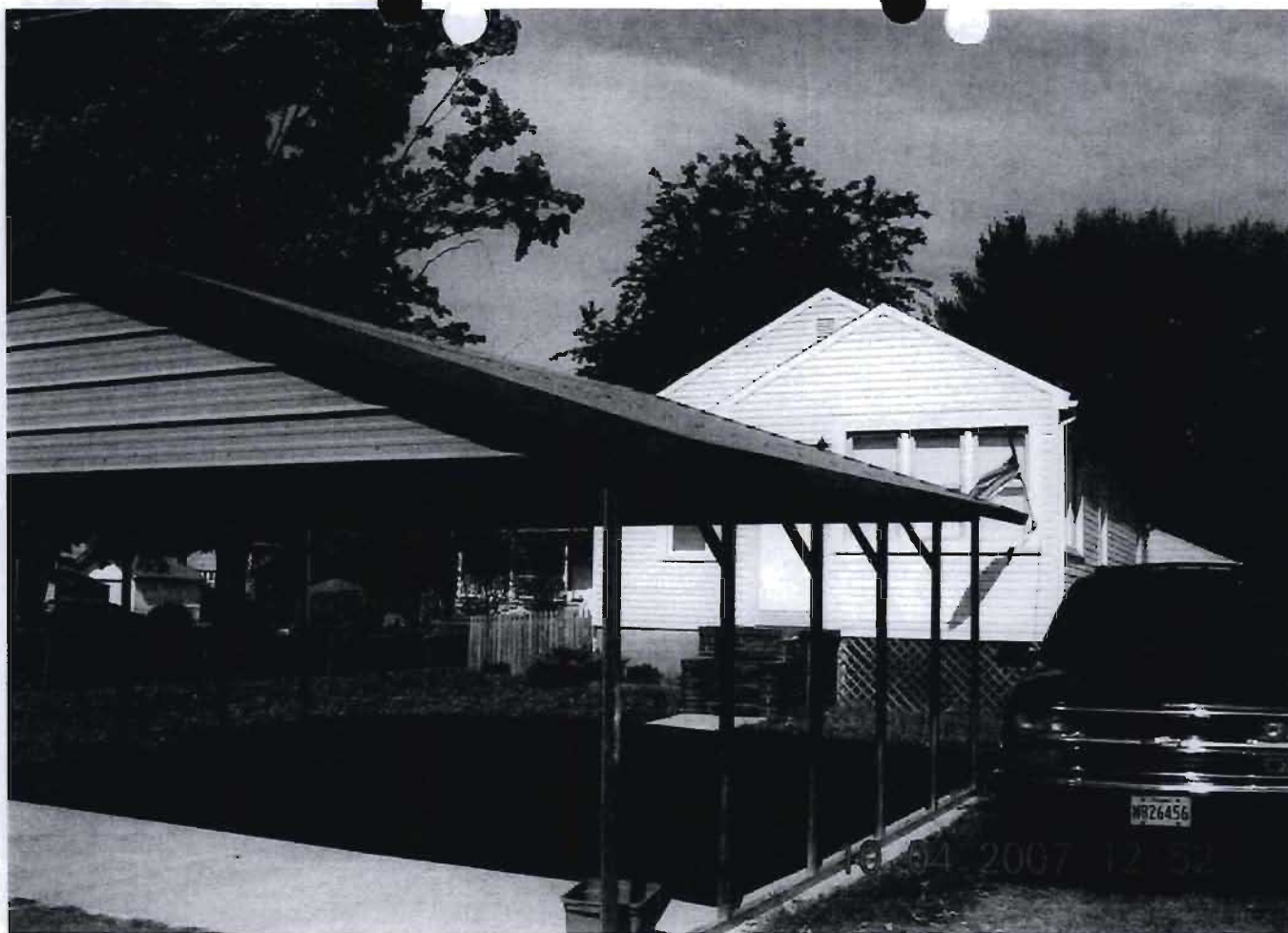
I HEREBY CERTIFY that I took the 4 photographs set out above, and that these photographs
(number of photos)
fairly and accurately depict the condition of the property that is the subject of the above-referenced
citation/case number on the date set out above.

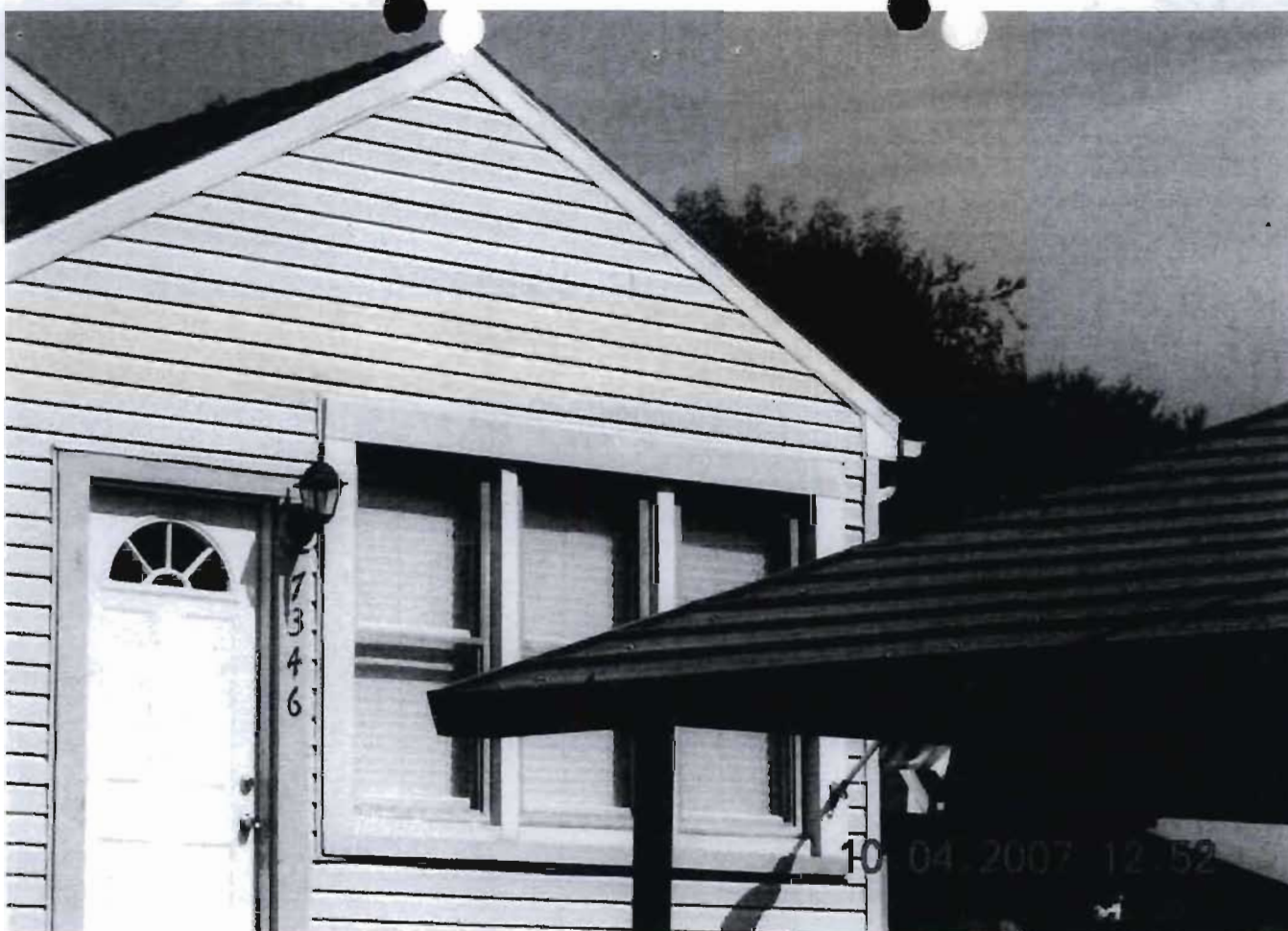
D. Rioux

Enforcement Officer



270





PHOTOGRAPHIC RECORD

Citation/Case No.: 07-11567

Date of Photographs: 11-7-02



I HEREBY CERTIFY that I took the 2 (number of photos) photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

D Rioux
Enforcement Officer

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **08756**

Date: **12-18-07**

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			10150				65.00

Total: **65.00**

Rec

From:

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE TIME DAY

12/19/2007 12:18/2007 10:39:34 9

NO 405 BALANCE DATE (16)

>>RECEIPT N 437405 12/18/2007 DEFN

Dept: 5 520 ZONING VERIFICATION

008756

Receipt tot 65.00

65.00 CF 6.00 EA

Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 08-270-A

Petitioner/Developer: STEVEN

MARY SNYDER

Date of Hearing/Closing: 2-22-08

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

ATTN: Kristea 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:

7346 CHESAPEAKE RD

The sign(s) were posted on 2-7-08
(Month, Day, Year)

Sincerely,

Robert Black 2-10-08
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

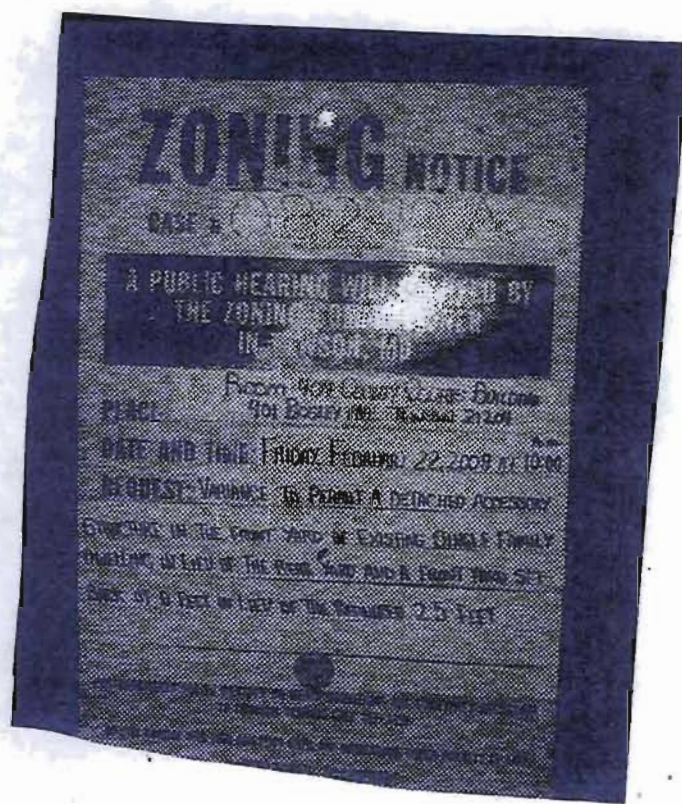
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**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: CB-270-A
Petitioner: Steven Snyder
Address or Location: 7346 Chesapeake Road Middle River, MD
21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: Steven G. Snyder
Address: 7346 Chesapeake Road
Middle River, MD 21220
Telephone Number: 410-344-0669 @ 410 530 3474



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

January 2, 2008
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: 08-270-A

7346 Chesapeake Road
N/side of Chesapeake Road, 315 feet s/east of Patapsco Road
15th Election District – 6th Councilmanic District
Legal Owners: Steven & Mary Snyder

Variance to permit a detached accessory structure in the front yard of existing single family dwelling in lieu of the rear yard and a front yard setback of 0 feet in lieu of the required 2.5 feet.

Hearing: Friday, February 22, 2008 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Steven & Mary Snyder, 7346 Chesapeake Road, Middle River 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, FEBRUARY 7, 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
Thursday, February 7, 2008 Issue - Jeffersonian

Please forward billing to:

Steven Snyder
7346 Chesapeake Road
Middle River, MD 21220

410-344-0669

NOTICE OF ZONING HEARING

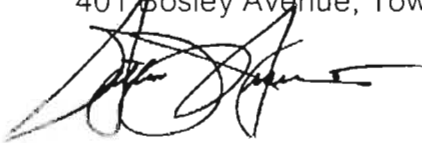
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WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

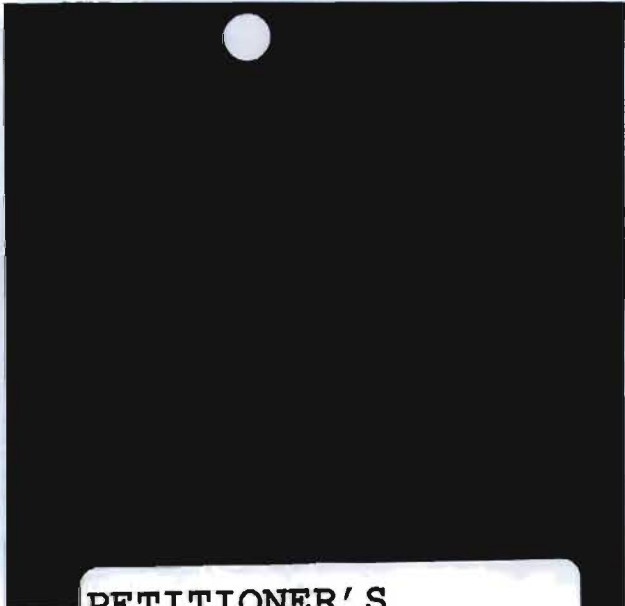
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13000 Olivenwood Rd

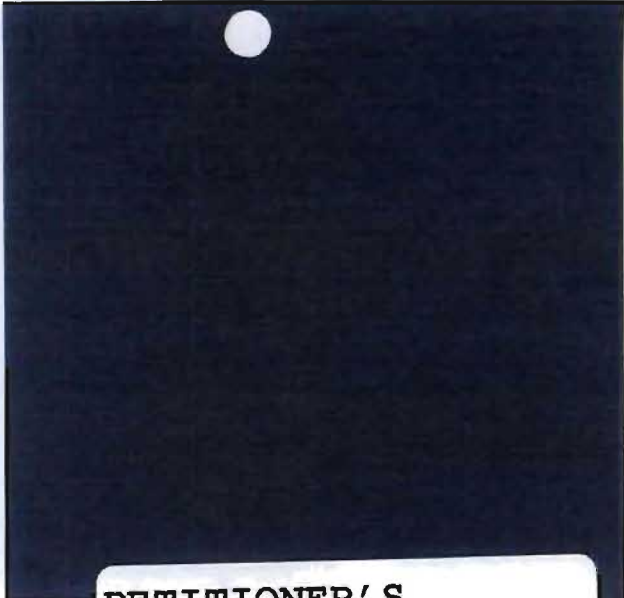


13000 Olivenwood Rd



PETITIONER'S

EXHIBIT NO. 30A

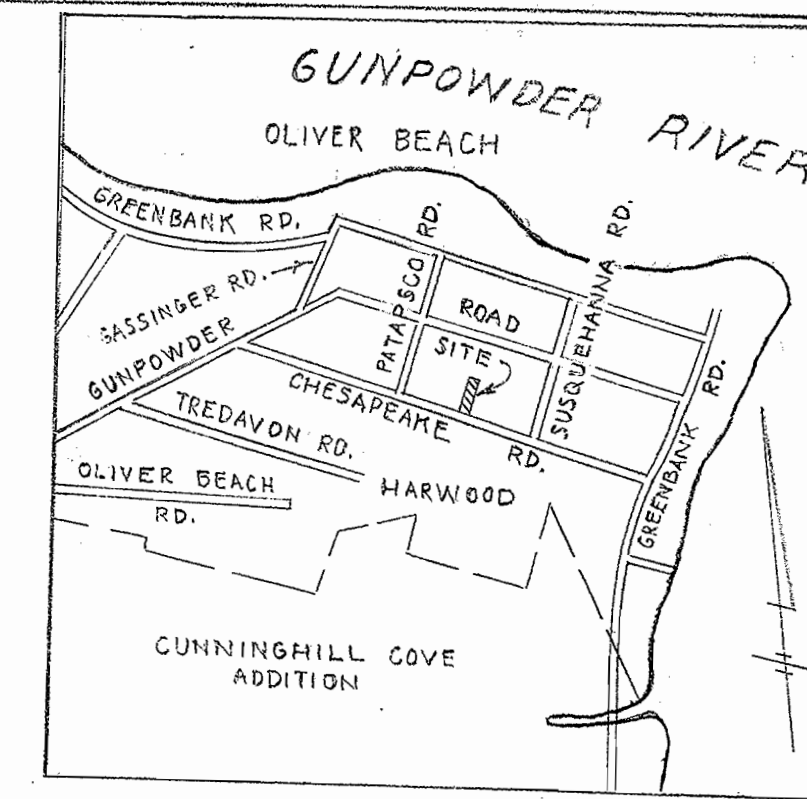


PETITIONER'S

EXHIBIT NO. 30B

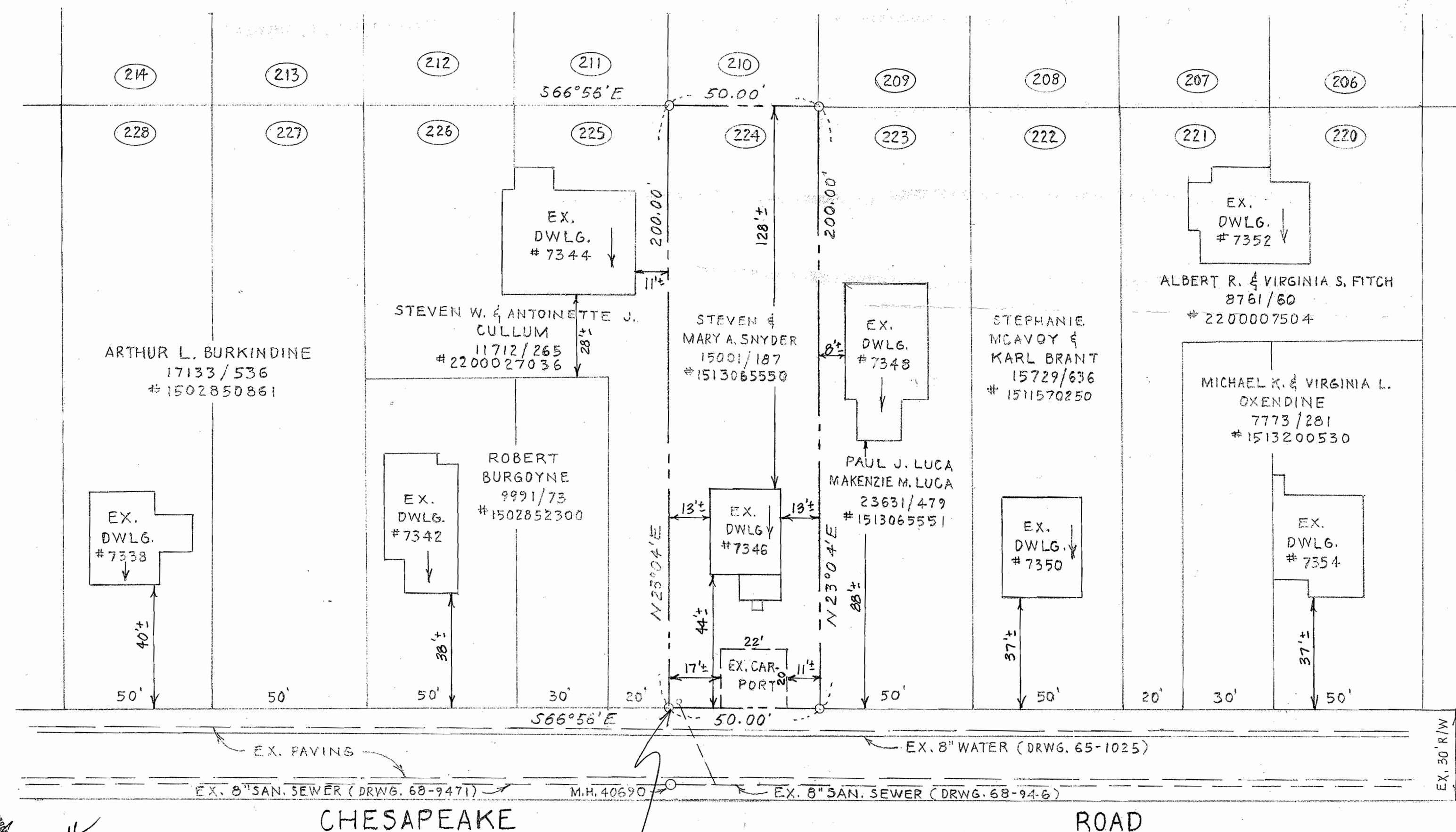
GENERAL NOTES

1. Lot Area: 10,000 S.F. or 0.229 Ac +/-
2. Existing Zoning: D.R.5.5 (084A1)
3. Existing Use: Single Family Dwelling
Proposed Use: Single Family Dwelling
4. Not Located in an Historic District
5. Not Located in The Chesapeake Bay Critical Area
6. Not Located in a 100 Year Flood Plain
Community Panel No. 240010 0455B Zone: "C"
7. Public Water and Sewer are available to this site
8. No Prior Zoning Hearing
9. A Violation Notice (No. 07-11567) was received October 4, 2007 for an Illegal Accessory Structure in the front yard.



VICINITY MAP

SCALE: 1"=1000'



PETITIONER'S

EXHIBIT NO. 1

PLAN TO ACCOMPANY
PETITION FOR VARIANCE
#7346 CHESAPEAKE ROAD
LOT 224
"OLIVER BEACH" 12/56
ELECTION DISTRICT NO. 15 C6
BALTIMORE COUNTY, MD
SCALE: 1" = 30'
DECEMBER 18, 2007
JOB NO. 9635

OWNER: STEVEN SNYDER (410.344.0669)
MARY SNYDER
7346 Chesapeake Avenue
Baltimore MD 21220
Tax Map: 84 Grid: 2 Parcel: 40
Tax Acct. No. 1513065550
Deed Ref.: 15001/187



site rite SURVEYING, INC.
200 E. JOPPA ROAD RM. 101
TOWSON, MARYLAND 21286
PHONE: 410-828-9060
FAX: 410-828-9066