

IN RE: **PETITION FOR VARIANCE**
NW of Wilson Avenue, 210' SW
Washington Blvd. & Wilson Avenue
(1723 Wilson Avenue)
13th Election District
1st Council District

Amos Allen Albright
Petitioner

BEFORE THE

ZONING COMMISSIONER

OF

ZONING COMMISSIONER

Case No. 2008-0556-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, Amos Allen Albright. The Petitioner requests variance relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 20 feet in lieu of the maximum allowed 15 feet. In addition, Petitioner seeks approval, pursuant to Section 431.B.1, 2 and 3 of the regulations¹ to park a non-commercial vehicle on a residential lot that weighs in excess of 10,000 pounds. 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 Amos Albright, property owner, and Jackie Cooper, President of J.C. Construction, Inc., the contractor employed to construct the subject two-story garage/storage building. It is also to be noted that 27 neighbors in the area signed a letter of support indicating they had no objection to the height of the garage. This document was submitted into evidence as Petitioner's Exhibit 2.

The garage and Mr. Albright's "rollback" truck under dispute in this case have generated

¹ Relief from B.C.Z.R. Section 431 has historically come before this Commission by means of a Petition for Special Hearing. B.C.Z.R. Section 307.1 provides for Variance relief from the off-street parking regulations but has little to do with gross vehicle weight regulations.

RECEIVED FOR FILING
Date 8-18-08
By [signature]

public interest. Appearing as Protestants in the matter were Helen Anderson, an adjacent neighbor, her son, Joe Anderson, and Theresa Lowry, with Maryland Citizens for the Environment. Ms. Anderson indicated at the outset that this situation has caused other homeowners residing on Wilson Avenue to voice strong opposition to the Petitioner's requests. She presented as Protestants' Exhibit 4, a letter from the Greater Bloomfield Community Association, evidencing the Association's objection to the variance request. Paul Hohne, Code Enforcement Inspection Officer III, with the Bureau of Code Enforcement, appeared and produced pertinent documents relative to his department's violation case.

Testimony and evidence offered disclosed that the subject property is a rectangular shaped parcel located on the north side of Wilson Avenue just west of Washington Boulevard in Halethorpe. The property is also known as Lot 20 of the residential subdivision known as Bloomfield Park and is 50' wide x 130' deep containing a gross area of 6,500 square feet, or 0.149 acres, more or less, zoned D.R.5.5. The property is improved with a one-story, single-family dwelling and a 24' x 28' garage, which is the subject of the instant request. Access to the property is by way of a macadam driveway (impervious surface) located on the west side of the lot. Amos Albright's family has owned the property for many years and in 2001, the Petitioner took title.

Subsequently, in the spring of 2008, the Petitioner decided to construct a garage. In this regard, Mr. Albright obtained a permit to raze an existing shed (Permit No. B-692278) and build a 1,344 square foot garage (Permit No. B-692284) at the rear portion of his property. He wanted the structure of sufficient size to accommodate two (2) vehicles, tools and equipment, collectibles and other personal property, as his home has no basement for storage. The permit obtained, while indicating a desire for a two-story garage/storage building, provided for a height

RECEIVED FOR FILING
Date 8-18-08
By [signature]

of 14 feet. Little did the Petitioner or his contractor realize that the proposed accessory structure would become complicated by Section 400.3 of the B.C.Z.R., which limits the height of such buildings to 15 feet.

The Petitioner's nightmare began in April 2008 when the Department of Permits and Development Management received inquiries questioning the structure's compatibility and excessive height and the storage of a flatbed truck and junk cars. Code Enforcement Officers Harmon and Garland visited the site on several occasions and issued a "Stop Work Order" informing the Petitioner that he would have to bring the building into compliance with the permit issued and remove the truck and vehicles. The Petitioner has paid substantial sums of money for the construction of the garage, and Mr. Albright estimates several thousand dollars would have to be expended if he would be required to lower the roof structure and indicated the garage would no longer be functional for storage, one of its intended purposes, and may ultimately result in a flat roof structure.

The Petitioner now comes before me seeking relief as set forth above to allow completion of the structure with a height of 20 feet. Additionally, and for security reasons, he desires to park in the side yard of his property the 1992 3500 Series Chevrolet rollback truck that is shown in photographs received as Petitioner's Exhibit 3. He purchased the truck two (2) years ago and while it weighs in excess of 10,000 pounds, it is not used commercially and displays no advertising lettering. He produced photographs (Petitioner's Exhibit 4) evidencing multiple commercial vehicles that are parked in the immediate area as he describes this as a hard working blue-collar community. He believes he is being unfairly singled out in this regard as his truck is much smaller than many of the dump trucks, campers and box trucks that have been parking in the area for years. Mr. Albright and his contractor, Mr. Cooper, testified at length as to the

By _____
Date 8-18-08
RECEIVED FOR FILING

practical difficulty and unreasonable hardship he has endured since receiving the "Stop Work Order", which has left him in an untenable position. Despite the placement of window treatments on the front and side facades to make the structure look more residential in character, this has done little to appease the Andersons and community leaders.

As noted above, several residents from the locale appeared in opposition to the request. They presented multiple photographs (collectively Protestants' Exhibits 1 through 3) and testified that they found the truck with the attendant demolition derby vehicles and garage offensive and out of rhythm with other structures and uses in the area. They believe that the Petitioner should keep his vehicles at his commercial business located at 5790 Washington Boulevard and be required to lower the height of the garage in accordance with the regulations. Ms. Anderson, also a long-time resident of the community, lives beside the subject property, and testified that she believes the Petitioner to be the author of his own misfortune since he assembled the second story and roof trusses in violation of the building permit issued. She and her son as well as Ms. Lowry indicated their objection to the request. Ms. Anderson produced the subdivision plat of Bloomfield Park prepared by E.V. Cooman & Co. in 1942, a portion of which was received as Protestants' Exhibit 5. This plat demonstrated that nearly every homeowner has a similarly sized rectangular shaped lot. Since the construction of the garage and surrounding it with the placement of a macadam impervious surface, her property has sustained erosion damage from water runoff.

To a certain extent, I am sympathetic to Albright's plight. However, variance relief can be granted only if the requirements contained in Section 307 of the B.C.Z.R. are met. This Section states that the Zoning Commissioner may grant variances;

RECEIVED FOR FILING
Date 8-18-08
By [Signature]

... only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the zoning regulations of Baltimore County would result in practical difficulty or unreasonable hardship.

Variances are not favored under the law and presumed to be in conflict with the regulations. As stated in *Cromwell v. Ward*, 102 Md. App. 691, 703 (1995):

The general rule is that the authority to grant a variance should be exercised sparingly and only under exceptional circumstances.

After due consideration of all of the testimony and evidence presented, I find that the Petitioner's property is substantially similar to other properties as to size, shape and topography. As such, it does not meet the requirements for a finding of uniqueness as set forth in *Cromwell*. I cannot decide this case based on "extenuating circumstances." Having determined that no uniqueness exists as to the Petitioner's property, I must therefore deny the height variance requested by the Petitioner.

Turning next to the request to park a non-commercial vehicle on this property, I shall deny this request as well. An adverse Zoning Advisory Committee (ZAC) comment in this regard was submitted by the Office of Planning referring the undersigned to Section 101 (Definitional Section) of the B.C.Z.R. Commercial vehicle is defined as "any vehicle with a gross vehicle weight *or* gross combination weight over 10,000 pounds *or* any vehicle, regardless of weight, which: (1) is used for the transportation of materials, products, freight, other vehicles *or* equipment in furtherance of any commercial activity . . .". This definition is clearly written in the disjunctive meaning that the word "or" separates and divides the two or more alternative terms from one other. The Petitioner's truck by virtue of its weight – in excess of 10,000 pounds – and its use in the transportation of other vehicles – is sufficient to bring it within the spirit and intent of the B.C.Z.R. commercial vehicle definition.

ORIGINAL FILED FOR FILING
Date 8-18-08
By [signature]

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 denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of August 2008 that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a detached accessory structure (garage) with a height of 20 feet in lieu of the maximum allowed 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and

IT IS FURTHER ORDERED that the Petitioner for Variance seeking approval to park a non-commercial vehicle in excess of 10,000 pounds on a residential lot, be and is hereby DENIED; and

IT IS FURTHER ORDERED that the Petitioner shall have one hundred and twenty (120) days from the date of this Order to lower the height of the garage so as to be in compliance with Section 400.3 of the Zoning Regulations. That is to say that the height of the accessory building shall not exceed 15 feet.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code (B.C.C.).


WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

RECEIVED FOR FILING
Date 8-16-08
By [signature]



TAX. ACCOUNT # 113011350120

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1723 Wilson Avenue ^{Halethorpe MD 21227}

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) 100.3 TO ALLOW AN ACCESSORY STRUCTURE

garage taller than 14 feet WITH A HEIGHT OF 20 FEET
IN LIEU OF THE REQUIRED

AND COMMERCIAL TOW TRUCK OVER 10,000 POUNDS. 15 FEET

AND 431-B. TO ALLOW PARKING OF A NON COMMERCIAL VEHICLE ON A
RESIDENTIAL LOT IN EXCESS OF 10,000 POUNDS

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

small house, no basement or second story, need storage
garage needed to store antique cars. room.

tow truck needed to be kept at house to transport
antique cars.

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

Case No. 2008-00554-A

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

REV 9/15/98

Date

8-18-08

Reviewed By

CM

Date

8/2/09

By

[Signature]

Amos A. Albright
1723 Wilson Avenue
Halethorpe, Md 21227

Zoning description for 1723 Wilson Avenue Halethorpe, Md 21227. Beginning at a point on the North West side of Wilson Avenue area which is 40 feet wide at the distance of 210 feet South Westerly of the centerline of the nearest improved intersecting street Washington Boulevard which is 48 feet wide. Being lot number 20 in the subdivision of Bloomfield Park as recorded in Baltimore County Plat Book number 006 Folio number 0167 containing 6500 square feet. Also known as 1723 Wilson Avenue Halethorpe, Md 21227 and located in the 13 Election district, 1 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: 2008-0556
Petitioner: Amos Albright
Address or Location: 1723 Wilson Ave 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amos Albright
Address: 1723 Wilson Avenue
Baltimore, MD 21227
Telephone Number: (443) 992-8085

Revised 2/20/98 - SCJ

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. _____

Date: _____

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount

Total: _____

Rec

From: AL AL/10

For: 1722 Wm - 1-01 01727 V

2008-1556

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

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: # 2008-0556-A

1723 Wilson Avenue

N/west of Wilson Avenue, 210 feet s/west of Washington Blvd., and Wilson Avenue.

13th Election District

1st Councilmanic District

Legal Owner(s): Amos Allen Albright

Variance: to allow an accessory structure with a height of 20 feet in lieu of the required 15 feet. To allow parking of a vehicle on a residential lot in excess of 10,100 pounds.

Hearing: Thursday, August 7, 2008 at 10:00 a.m. in Jefferson Building, 1st Floor, 105 West Chesapeake 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) 887-4386.

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

JT 7/648 July 22 178848

CERTIFICATE OF PUBLICATION

7/23/2008

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 7/22/2008.

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

S. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 2008-0556-A

Petitioner/Developer: Amos

ALLEN ALBRIGHT

Date of Hearing/Closing: AUG 7, 2008

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:

1723 WILSON AVE

The sign(s) were posted on

7-23-08

(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

7-23-08
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

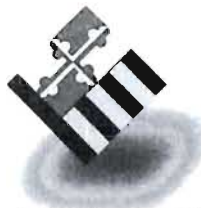
Dundalk, Maryland 21222

(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

June 18, 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: 2008-0556-A

1723 Wilson Avenue

N/west of Wilson Avenue, 210 feet s/west of Washington Blvd., and Wilson Avenue

13th Election District – 1st Councilmanic District

Legal Owners: Amos Allen Albright

Variance to allow an accessory structure with a height of 20 feet in lieu of the required 15 feet.
To allow parking of a vehicle on a residential lot in excess of 10,100 pounds.

Hearing: Thursday, August 7, 2008 at 10:00 a.m. in Jefferson Building, 1st Floor,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Amos Albright, 1723 Wilson Avenue, Halethorpe 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JULY 23, 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, July 22, 2008 Issue - Jeffersonian

Please forward billing to:
Amos Albright
1723 Wilson Avenue
Halethorpe, MD 21227

443-992-8085

NOTICE OF ZONING HEARING

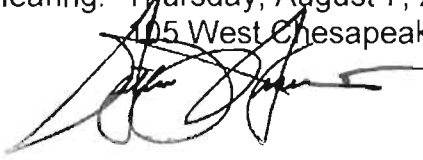
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2008-0556-A

1723 Wilson Avenue
N/west of Wilson Avenue, 210 feet s/west of Washington Blvd., and Wilson Avenue
13th Election District – 1st Councilmanic District
Legal Owners: Amos Allen Albright

Variance to allow an accessory structure with a height of 20 feet in lieu of the required 15 feet.
To allow parking of a vehicle on a residential lot in excess of 10,100 pounds.

Hearing: Thursday, August 7, 2008 at 10:00 a.m. in Jefferson Building, 1st Floor,
105 West Chesapeake 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.



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

July 30, 2008

Amos Allen Albright
1723 Wilson Ave.
Halethorpe, MD 21227

Dear: Amos Allen Albright

RE: Case Number 2008-0556-A, Address: 1723 Wilson Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 07, 2008. 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:lnw

Enclosures

c: People's Counsel



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

June 16, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 09, 2008

Item Number: 0527A, 0549A, 0550A, 0551SPH, 0552SPHA, 0553X, 0554A, 0555A,
0556A, 0557SPH

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
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

8/7
BW 10am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 9, 2008

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

SUBJECT: 1723 Wilson Avenue

INFORMATION:

Item Number: 8-556

Petitioner: Amos A. Albright

Zoning: DR 5.5

Requested Action: Variance

RECEIVED
JUL 14 2008

BY:.....

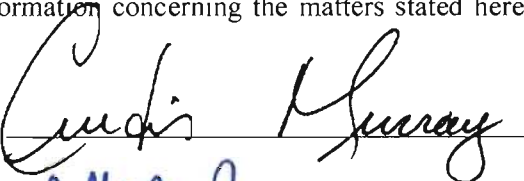
SUMMARY OF RECOMMENDATIONS:

If this lot is 50 feet wide, the dimensions shown on the petitioner's plat for the front of the dwelling and/or the side yards can't be correct (15' + 28' + 12' equals 55 feet).

If the petitioner has a vehicle that exceeds 10,000 pounds gross vehicle weight or gross combination weight, it is considered to be a commercial vehicle under the BCZR (see the first sentence in the definition of COMMERCIAL VEHICLE in Section 101). Section 431.A of the BCZR prohibits a vehicle exceeding this weight to be parked on a residential lot for a period exceeding the time essential to the immediate use of the vehicle. The Office of Planning opposes the requested variances for the petitioner's vehicle.

The subject accessory structure has been erected and is essentially a 2-car garage. It appears that a large storage area has been provided above one of the parking bays. The garage doors face the eastern, side property line. The distance between the garage doorways and the fence located along the side property line does not provide sufficient area to easily maneuver motor vehicles into and out of the garage.

For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Reviewed by: 

Division Chief: 
AFK/LL: CM

BW 8/7
10am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 9, 2008

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

SUBJECT: 1723 Wilson Avenue

INFORMATION:

Item Number: 8-556 (*revised comment*)

Petitioner: Amos A. Albright

Zoning: DR 5.5

Requested Action: Variance

RECEIVED
JUL 24 2008

BY:.....

SUMMARY OF RECOMMENDATIONS:

If this lot is 50 feet wide, the dimensions shown on the petitioner's plat for the front of the dwelling and/or the side yards can't be correct (15' + 28' + 12' equals 55 feet).

If the petitioner has a vehicle that exceeds 10,000 pounds gross vehicle weight or gross combination weight, it is considered to be a commercial vehicle under the BCZR (see the first sentence in the definition of COMMERCIAL VEHICLE in Section 101). Section 431.A of the BCZR prohibits a vehicle exceeding this weight to be parked on a residential lot for a period exceeding the time essential to the immediate use of the vehicle. The Office of Planning opposes the requested variances for the petitioner's vehicle.

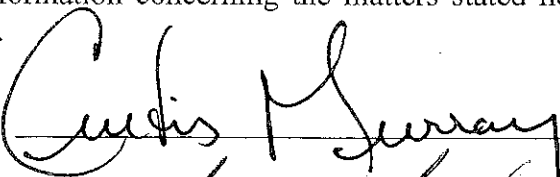
The subject accessory structure has been erected and is essentially a 2-car garage. It appears that a large storage area has been provided above one of the parking bays. The garage doors face the eastern, side property line. The distance between the garage doorways and the fence located along the side property line does not provide sufficient area to easily maneuver motor vehicles into and out of the garage. Consider relocating the garage doors to an area where maneuvering can be achieved. Furthermore, the Garage shall not contain the following:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

Despite the aforementioned, if the petitioner is able to demonstrate a hardship or practical difficulty, resulting in the Zoning Commissioner granting the variance, the Office of Planning has no objection with the exception of the two above listed bulleted items.

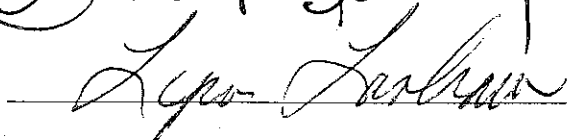
For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Reviewed by:



Division Chief:

AFK/LL: CM



Item # 556



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: 6-20-2008

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

RE: Baltimore County
Item No 2008-0556-A
1723 WILSON AVE
AUBRIGHT 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. 2008-0556-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,

FOR¹ 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



RE: PETITION FOR VARIANCE * BEFORE THE
1723 Wilson Avenue; NW of Wilson Avenue, *
210' SW Washington Blvd & Wilson Ave * ZONING COMMISSIONER
13th Election & 1st Councilmanic Districts *
Legal Owner(s): Amos Allen Albright * FOR
Petitioner(s) * BALTIMORE COUNTY
* 08-556-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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

JUN 17 2008

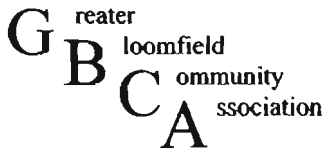
Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of June, 2008, a copy of the foregoing Entry of Appearance was mailed to Amos Albright, 1723 Wilson Avenue, Halethorpe, MD 21227, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



BW
8/7
10 AM

July 28, 2008

Donald Rasco
Deputy Director
Permits and Development, Baltimore County
105 W. Chesapeake Avenue
Towson, MD 21204

*Re: 1723 Wilson Avenue, Halethorpe, MD 21227
Amos Allen Albright (owner)
Hearing scheduled for August 7, 2008 10 a.m.
105 W. Chesapeake Avenue, Towson
File #: 2008-0556-A*

Dear Mr. Rasco:

Please accept this letter as confirmation that the Greater Bloomfield Community Association, Inc., in reference to the above noted zoning case, strongly objects to what is now perceived to be an attempt to circumvent important DR5.5 zoning laws currently in place. We feel that our small community - founded around 1853, quiet and unassuming, is at risk if our delicate infrastructure balance is not strongly protected. Please know that we look to the laws that are on the books referring to our current zoning status of DR5.5. We look to protection from possible adverse commercial or other uses in conflict with the DR5.5 rules of zoning law that may disturb this delicate balance.

We are aware that citizens have the *right to request a variance*. There is, however, a very high level of concern regarding the two story building approximately 24-28 feet high that was so quickly raised after securing a permit for a garage no more than 14 feet high. It would seem that disregard of the height originally agreed upon by Inspector Garland has in fact presented a problem that did not originally exist and therefore we question the validity of a variance request for a problem specifically made by the owner. The history of this location includes a number of wrecked vehicles often parked on the property (sometimes loaded on a roll-up vehicle) which obviously are in need of extensive repair. We are not in the habit of reacting to "rumor" regarding some sort of race-car repair shop plans, but simply reacting to what has now been done that clearly does not follow zoning law set in place to protect home owners and their monetary investment.

Address: 3510 Georgetown Road, Halethorpe, MD 21227 (410) 242-7055

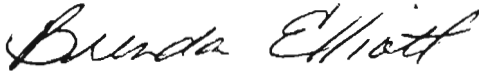
Donald Rasco
Deputy Director
Permits and Development, Baltimore County
Re: 1723 Wilson Avenue, Halethorpe, MD 21227
File #: 2008-0556

July 28, 2008
Page 2

And so, we beg that adherence to the basic zoning law that applies to our DR5.5 community be applied, and that any request of circumvention via variances be closely scrutinized to avoid a precedent-setting decision not favorable to the peace and tranquility of our DR5.5 status and delicate infra structure currently in place.

Thank you very much for the attention given these grave concerns.

Sincerely yours,



Brenda Elliott, Acting President
Board of Directors
The Greater Bloomfield Community Association, Inc.

Cc: ✓ Dennis Wertz, Office of Planning
Councilman S.J. Samuel Moxley

Case No.: 2008-0556-A 1723 Wilson Ave

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site PLAN	Photo graphs of Existing Conditions 1 page
No. 2	Residents who do not oppose	Measurements of Structure 2 pages
No. 3	Photo's of Perimeter 1992 truck	Erosion Photo's 3 pages
No. 4	Photo's of others in Area within 2 streets of subject property	Greater Bloomfield Community Association - over 1000
No. 5		Portion of Plat - 8/27/42 from E. J. Coonan & Co.
No. 6		
No. 7	<u>County Exhibit</u>	
No. 8	Violation Case INFORMATION (Case No. 08-3696)	
No. 9		
No. 10		
No. 11		
No. 12		

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

BALTIMORE COUNTY

EXHIBIT NO. /

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: June 18, 2008

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

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

SUBJECT: Item No.: 2008-0556-a
Legal Owner/Petitioner Albright, Amos
Contract Purchaser: N/A
Property Address: 1723 Wilson Ave.
Location Description: NW/ Wilson Ave, 210' SW/Washington Blvd & Wilson Ave.

VIOLATION INFORMATION: Case No. 08-3696
Defendants: Albright, Amos

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
1. Lorna Rudnikas	1727 Hall Ave, Halethorpe, Md. 21227
2. Jim Garland	Balto. Co. Bldg. Insp. M.S. 1009 111 W. Chesapeake Ave, Towson, Md. 21204

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:

- ☐ 1. Complaint letter/memo/email/fax (if applicable)
- ☒ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☒ 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
- ☒ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt (if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☒ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/jg
C: Code Enforcement Officer

Case, Entry/Update

Format : CASREC

Mode : CHANGE

File : PDLV0001

Dt Rec: 4252008 Intake: AJW/CP Act: PREV/JG Case #: 08-3696

Insp: GARLAND, J. Insp Grp: ENF Insp Area: 17 Tax Acct: 1301350120

Address: 1723 WILSON AVE Apt #: Zip: 21227

Owner: AMOS ALBRIGHT

Problem Descript.: PREVIOUS CASE/CP, BUILDING GARAGE W/O PERMIT
05/05/08 RE-OPEN-***BLDG. GAR. TALLER THEN 14', TOO CLOSE TO PROP LINE B692284-
DOESN'T AGREE W/PERMIT (SHEILA MCCREA- 410-247-0028)

Complainant Name (Last): LOWERY (First): THERESA

Complainant Addr:

Complainant City: State: Zip:

Complainant Phone (H): 4102472325 (W): 4439928085

Date of Reinspection: 7012008 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: 08-3696 4/29/08 ON SITE INSP. PERMIT B692284 ISSUED 4/21/08. NO CAUSE FOR ACTION. ANON. COMPLAINANT. OK. CLOSE CASE. J.GARLAND/NS***

5/6/08 RE-OPEN CASE. ON SITE INSP VERIFIED BLDG EXCEEDS SCOPE OF ISSUED BLD PERMIT. B692284 APPROX 21' HIGH. ISSUED STOP WORK & FINE FOR NON-COMPLIANCE. CORR. MUST BE MADE W/IN 10 DAYS. CALLED COMPLAINANT & COUNCILMAN MOXLEY'S OFFICE W/RESULTS. P/U 5/16/08 J.GARLAND/NS***

5/8/08 2ND COMPLAINANT CALLED & SPOKE W/MS.MCCREA. EXPLAINED STOP WORK HAS BEEN ISSUED & THEY HAVE 10 DAYS TO BRING THE BUILDING IN COMPLIANCE W/PERMIT. P/U 5/16/08 J.GARLAND/NS*** 5/19/08 SPOKE W/MR.ALBRIGHT. STATES HE HAS THE PAPERWORK REQUIRED TO FILE FOR VARIANCE & WILL MAKE APPOINTMENT W/ZONING TO FILE A.S.A.P. P/U 5/29/08 J.GARLAND/NS***

05/20/08 MR ALBRIGHT RESCHEDULED TO SUBMIT ZONING PAPERS ON TUES. 05/27/08. J.GARLAND/KH.***

05/27/08 3RD COMPL.-LORNA RUDNITOKS, 410-247-9639/CELL # 443-534-8814- PRES. HOME ASSOC. CONCERNED ABOUT USE & HEIGHT OF BLDG.-EXPLAINED MR. ALBRIGHT IS FILING VAR. NEED TO KEEP CONTACT W/HER. ALSO SPOKE TO MR ALBRIGHT-HE DID NOT HAVE ALL
*****SEE NEXT PAGE*****

F3=Exit

F9=Insert

F5=Refresh

F10=Entry

F6=Select format

F11=Change

Case Entry/Update

Format : CASREC

Mode : CHANGE

File : PDLV0001

Notes 2: REQ'D PAPER WORK FOR FILING. RESCHEDULE W/ZONING ON 06/02/08. P/U 06/02/08. J.GARLAND/KH.***

6/2/08 SPOKE W/MR.ALBRIGHT. STATES PAPER WORK FILED WILL BE NOTIFIED OF POSTING & HEARING DATE. ALSO, TOLD MR.ALBRIGHT O.K. FOR HIM TO PAPER-IN-ROOF. CALLED MS. RUDNITOKIS W/RESULTS. P/U 7/1/08 J.GARLAND/NS***

F3=Exit

F9=Insert

F5=Refresh

F10=Entry

F6=Select format

F11=Change

CODE ENFORCEMENT REPORT

DATE: 5.5.08 INTAKE BY: Jme CASE #: 08-1970 INSPEC: 08-3696

COMPLAINT LOCATION: 1723 WILSON AVE

ZIP CODE: 410 DIST: 13th

COMPLAINANT NAME: Theresa Lowery PHONE #: (H) 247-2325 (W)

ADDRESS: ZIP CODE:

PROBLEM: GARAGE HEIGHT DOES NOT COMPLY WITH PERMIT.

IS THIS A RENTAL UNIT? YES NO
IF YES, IS THIS SECTION 8? YES NO

OWNER/TENANT INFORMATION: Contractor: Jackie Cooper 410-354-1800

TAX ACCOUNT #: 1301350120 ZONING:

INSPECTION: 5.6.08 - on site Insp. Verified Bldg. exceeds scope of issued Bldg. Permit B692284 - Approx 21' high - issued stop Work & Fine for non-compliance - Corr.

REINSPECTION: must be made w/in 10 days - Called Complainant & Councilman Moxley Office w/ results
R.C. 5.16.08 08-13013

REINSPECTION: J. J. J. J. up

REINSPECTION:



Baltimore County
Department of Permits and
Development Management

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

13th

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. 08-3696	Property No. 1301350120	Zoning:
-------------------------------------	-----------------------------------	---------

Name(s): Contractor: Jackie Cooper 1718 Wilson Ave 410-354-1800

Address: Owner AMOS Albright 1723 Wilson Ave
--

Violation Location: 1723 Wilson Ave

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

I.R.C. 2006
SEC. 105.1 / 109.1

Work exceeds scope of issued
Bldg. Permit - Non-Compliance
14' Max height -
Approx 21' - Investigation -
Fee Charged
\$ 1,000.00 must be
paid - Bldg & Permits must
be in compliance within
10 days -

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

On or Before: 5-16-08	Date Issued: 5-6-08
---------------------------------	-------------------------------

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 JAMES CAZLAND

INSPECTOR:

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: 5-16-08	Date Issued: 5-6-08
---------------------------------	-------------------------------

INSPECTOR:

AGENCY

Entered KTH

CODE ENFORCEMENT REI

DATE: 5/5/08 INTAKE BY: Hopkins, K CASE #: 08-3696 INSPEC:

COMPLAINT LOCATION: 1723 Wilson Ave

ZIP CODE: DIST: 13

COMPLAINANT NAME: Sheila McCrea PHONE #: (H) 410 247 0028 (W)

ADDRESS: ZIP CODE:

Re-open PROBLEM: Bldg. gar - taller than 17', close to prop line
B692284 - doesn't agree w/ permit

IS THIS A RENTAL UNIT? YES NO

IF YES, IS THIS SECTION 8? YES NO

OWNER/TENANT

INFORMATION:

TAX ACCOUNT #: ZONING:

INSPECTION: 5.8.08 - 2nd complaint - Called & spoke w/ Ms. McCrea - explained stop work has been issued & they have 10 days to bring the building

REINSPECTION: in compliance w/ Permit - R.C. site on 5.16.08

REINSPECTION:

REINSPECTION:

Case Entry/Update

Format : CASRE

Mode : CHANGE

File : PDLV0001

Dt Rec: 4252008 Intake: AJW/CP Act: PREV/JG Case #: 08-3696
Insp: GARLAND, J. Insp Grp: ENF Insp Area: 17 Tax Acct: 1301350120
Address: 1723 WILSON AVE Apt #: Zip: 21227
Owner: AMOS ALBRIGHT

Problem Descript.: PREVIOUS CASE/CP, BUILDING GARAGE W/O PERMIT
05/05/08 RE-OPEN--***BLDG. GAR. TALLER THEN 14', TOO CLOSE TO PROP LINE B692284-
DOESN'T AGREE W/PERMIT (SHEILA MCCREA- 410-247-0028)

Complainant Name (Last): ANONYMOUS (First):
Complainant Addr:
Complainant City: State: Zip:
Complainant Phone (H): (W):
Date of Reinspection: 5052008 Date Closed: Delete Code (P):

F3=Exit
F9=Insert

F5=Refresh
F10=Entry

F6=Select format
F11=Change

4-29-08

*Bldg. constructed - Non-compliance
with Permit-*

Case Entry/Update

Format : CASRE

Mode . . . : CHANGE

File . . . : PDLV0001

Notes: 08-3696 4/29/08 ON SITE INSP. PERMIT B692284 ISSUED 4/21/08. NO CAUSE FOR ACTION. ANON. COMPLAINANT. OK. CLOSE CASE. J.GARLAND/NS***

F3=Exit

F9=Insert

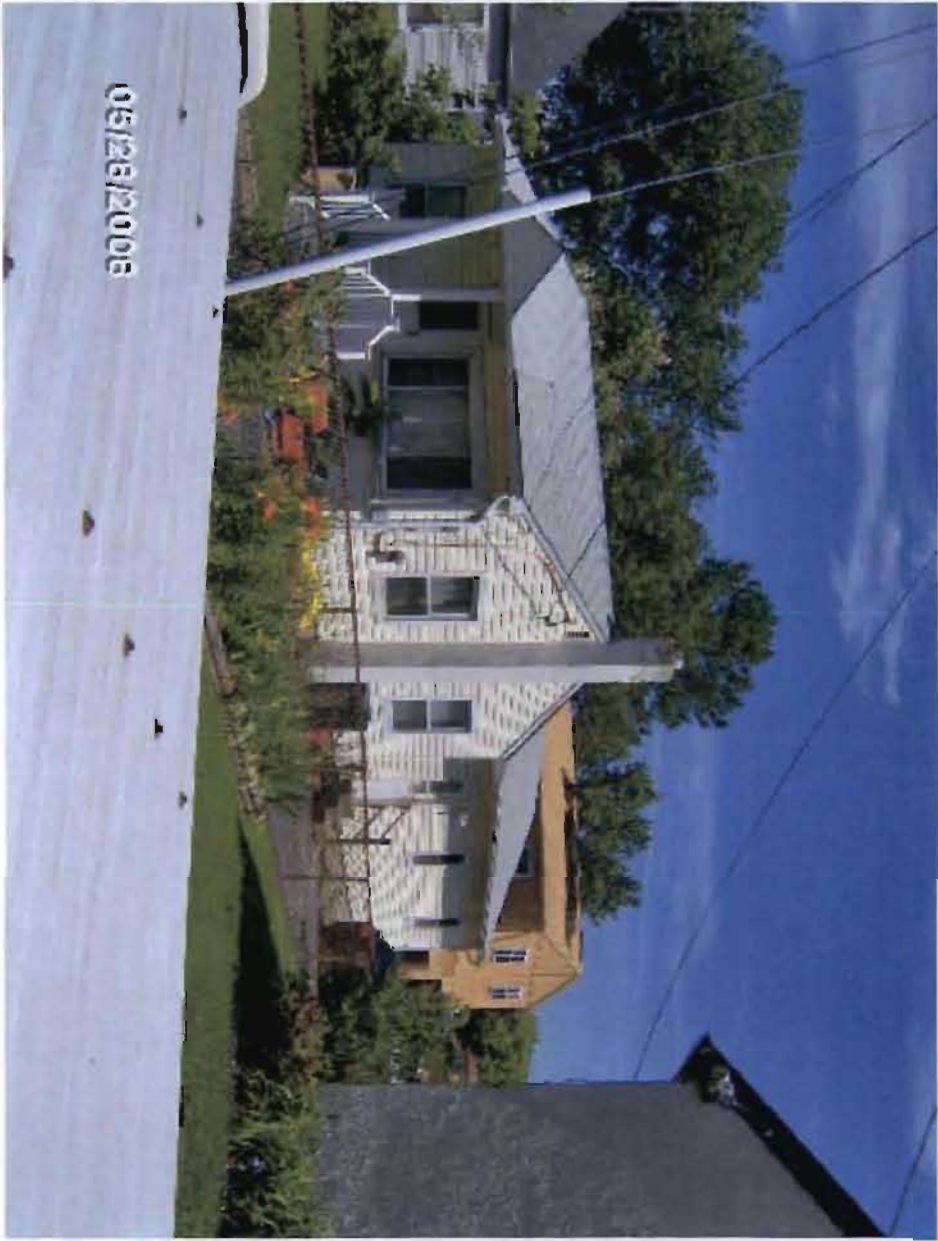
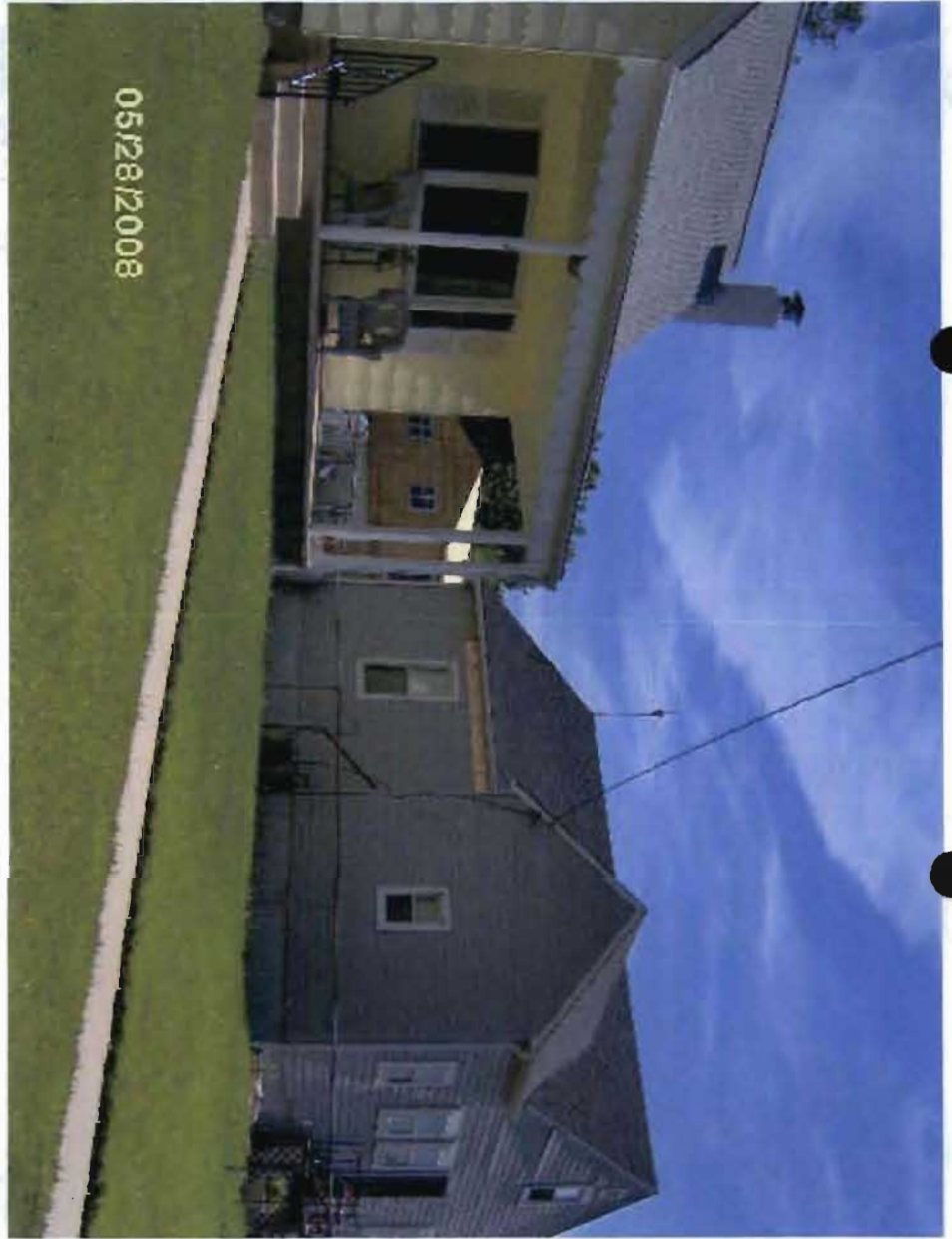
F5=Refresh

F10=Entry

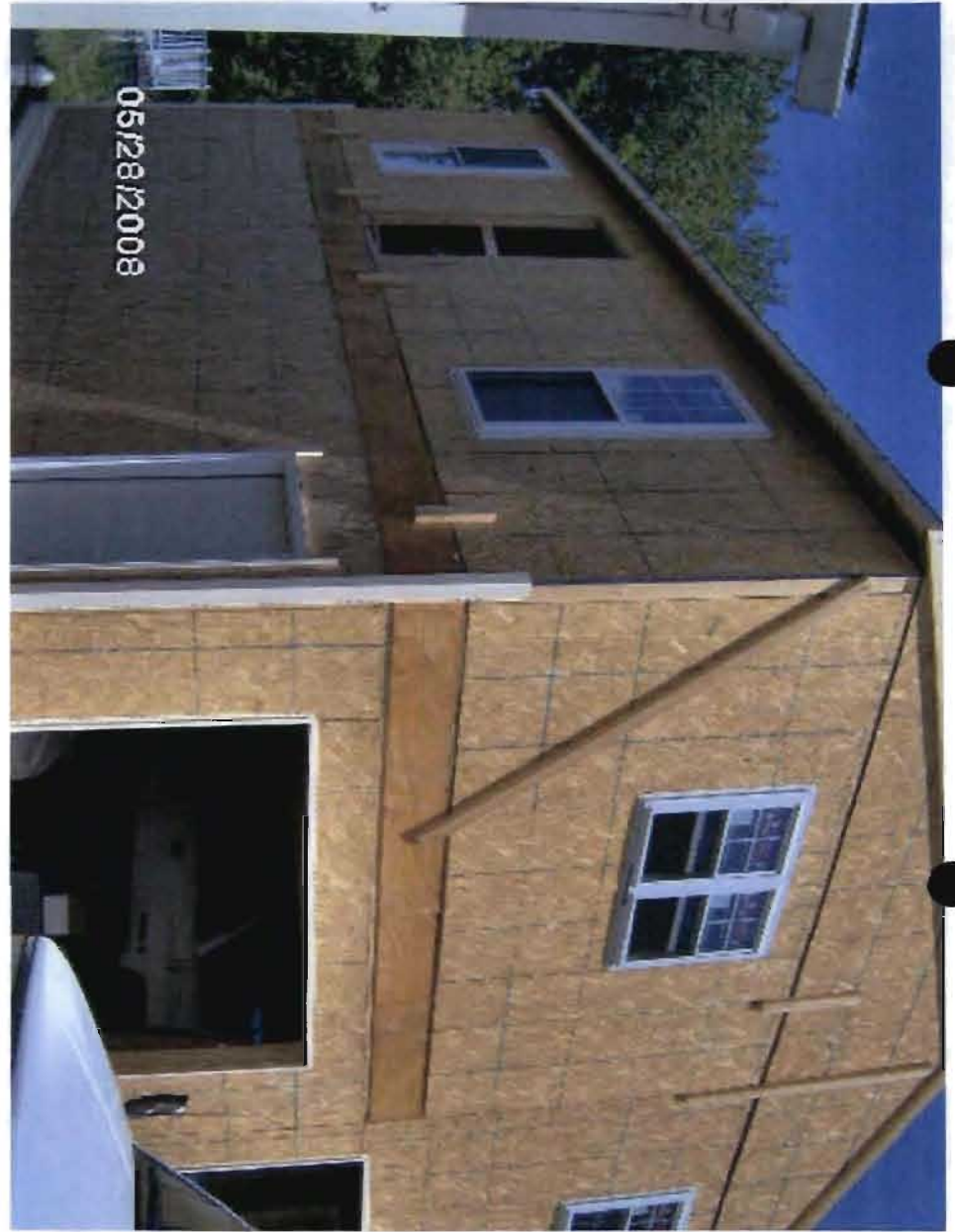
F6=Select format

F11=Change

Pictures Taken
6-11-08



Pictures Taken
6.11.08



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

Timothy M. Kotroco

TIMOTHY M. KOTROCO, Director



Donald E. Brand

DONALD E. BRAND, Buildings Engineer

BUILDING PERMIT

PERMIT #: B692284 CONTROL #: MR DIST: 13 PREC: 01
DATE ISSUED: 04/21/2008 TAX ACCOUNT #: 1301350120 CLASS: 04

PLANS: CONST PLOT 2 R PLAT DATA ELEC YES PLUM NO
LOCATION: 1723 WILSON AVE
SUBDIVISION: BLOOMFIELD PARK

OWNERS INFORMATION

NAME: ALBRIGHT, AMOS ALLEN
ADDR: 1723 WILSON AVE

TENANT:

CONTR: J.C.CONSTRUCTION INC

ENGNR:

SELLR:

WORK: CONSTRUCT A TWO STORY GARAGE/STORAGE BLDG ON
REAR OF PROPERTY. ACCESSORY STRUCTURE LETTER
ATTACHED. SEE B692278 FOR RAZING OF SHED.
28'X24'X14'=1,344SF

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD & NEW GARAGE/STORAGE BLDG

EXISTING USE: SFD & SHED TO BE RAZED B692278RA

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION

USE: GARAGE

FOUNDATION: SLAB

BASEMENT: NONE

SEWAGE: PUBLIC EXIST

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 6500SF

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: 5'/7'

SIDE STR SETB:

REAR SETB: 5'

13R INSPECTOR COPY

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

DATE: 05/05/2008

STANDARD ASSESSMENT INQUIRY (1)

TIME: 08:38:30

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
13 01 350120	13	1-0	04-00	H	NO		05/02/08

ALBRIGHT AMOS ALLEN

DESC-1.. IMPS

DESC-2.. BLOOMFIELD PARK

1723 WILSON AVE

PREMISE. 01723 WILSON

AVE

00000-0000

BALTIMORE

MD 21227-1631 FORMER OWNER: ALBRIGHT JESSE E

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

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	30,500	72,500		FCV	ASSESS	ASSESS
IMPV:	31,340	49,440	TOTAL..	101,906	101,906	81,873
TOTL:	61,840	121,940	PREF...	0	0	0
PREF:	0	0	CURT...	101,906	101,906	81,873
CURT:	61,840	121,940	EXEMPT.		0	0
DATE:	07/03	08/06				

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

ASSESS: 101,906 08/23/07

ASSESS: 81,873

ASSESS: 0

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

Case No: 08-4245

Address: 01723 WILSON AVE 21227

Insp Area: 013 Dist: 000 Date Rcv: 5/07/2008 Grp: ENF Intk: LMH

Inspec: HARMON Inspec2: Date Inspec: 5/19/2008

Close: 5/22/2008 Activity: PREV Delete: _

Problem: FLATBED TRUCK ON PROPERTY, ALSO 2 JUNKED CARS

CL Name: ANON

CL Address: 00000

CL Home Phone: CL Work Phone: Tax Acct. 1301350120

Owner: AMOS ALLEN ALBRIGHT 443-992-8085

Enter=Continue F12=Cancel

Case No: 08-4245

Notes: "5/19/08 REASSIGNED TO RH.(GF)."*****

*** 5/22/08 OBSERVED NO VIOLATION AT THIS TIME. ADVISE MS. ALBRIGHT[COMPL.]
TO TAKE PICTURES, WOULD REOPEN CASE. COMPL. UPDATED. CASE CLOSED RH/***

Enter=Continue F12=Cancel

Case No: 06-8979

Address: 01723 WILSON AVE 21227

Insp Area: 013 Dist: 000 Date Rcv: 10/18/2006 Grp: ENF Intk: JG/CP

Inspec: GLORIOSO Inspec2: Date Inspec: 11/02/2006

Close: 10/24/2006 Activity: Delete: X

Problem: U/V'S

MAP 42D6

CL Name: LOWERY THERESA

CL Address: 02517 HAMMONDS FERRY RD

BALTIMORE MD 21227

CL Home Phone: 410-247-2325 CL Work Phone: Tax Acct. 1301350120

Owner: AMOS ALLEN ALBRIGHT, 443 992-8085

Enter=Continue F12=Cancel

Case No: 06-8979

Notes: ***10/11/06, OBSERVED 2 DAMAGED VEHS, SPOKE TO OWNER, THESE VEHS WERE I
NDEMOLITION DERBY, ON THEIR WAY TO JUNK YARD, WILL GO BACK NEXT WEEK (10/16/06)
TO INSPECT, JG/CP***

***10/18/06, ONE U/V GONE, STILL REMAINING ARE U/V (DAMAGED) & BULL BACK TOW
TRUCK, CORRECTION NOTICE ISSUED, INFORMED COMPL, P/U 11/2/06, JG/CP***

***10/24/06, EVERYTHING CHECKS OUT, PROP IN COMPLIANCE, UPDATED COMPL, CLOSE,
JG/CP***

Enter=Continue F12=Cancel

Case No: 03-5627

Address: 01723 WILSON AVE 21227

Insp Area: 009 Dist: 000 Date Rcv: 7/16/2003 Grp: ENF Intk: MSK

Inspec: Inspec2: Date Inspec: 7/28/2003

Close: 0/00/0000 Activity: Delete: X

Problem: TGW;

CL Name: ANON

CL Address: 00000

CL Home Phone: CL Work Phone: Tax Acct. 1301350120

Owner:

Enter=Continue

F12=Cancel

Case No: 03-5627Notes: 7/21/03 ISSUED NOTICE FOR TGW, POSTED. PROP. P/U ON 7/28/03 (J.C/SS)******7/31/03 SENT TO BID. TRUCK W/TRAILER PRESENT, NO ANSWER AT DOOR. (GF) TO P
/U (J.C/SS)*** "10/20/03 PAID GW3012 81.52 " "***11/3/03 LIEN, INV#239350, GW 3012, MOBIL FEE \$81.52 ./ (S.S)

Enter=Continue F12=Cancel

CASE NAME Albright
CASE NUMBER 2008 - 0551-A
DATE 8-7-08

[illegible]

CASE NAME Albright
CASE NUMBER 2008-0556-A
DATE 8-7-08

[illegible]

PLEASE PRINT CLEARLY

CASE NAME Albright
CASE NUMBER 2008-0556-A
DATE 8-7-08

COUNTY REPRESENTATIVE'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

Paul Hahn

111 W Chesapeake Ave

Towson Md 21204





Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 13 Account Number - 1301350120

Owner Information

Owner Name:	ALBRIGHT AMOS ALLEN	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	1723 WILSON AVE BALTIMORE MD 21227-1631	Deed Reference:	1) /14679/ 139 2) /14679/ 136

Location & Structure Information

Premises Address	Legal Description
1723 WILSON AVE	1723 WILSON AVE BLOOMFIELD PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
102	20	135					20	1	Plat Ref: 6/ 167

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1955	596 SF	6,500.00 SF	04
Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	30,500	72,500		
Improvements:	31,080	49,020		
Total:	61,580	121,520	81,560	101,540
Preferential Land:	0	0	0	0

Transfer Information

Seller: ALBRIGHT JESSE E	Date: 01/18/2001	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /14679/ 139	Deed2: /14679/ 136
Seller: ALBRIGHT JESSE E	Date: 09/06/2000	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /14679/ 139	Deed2: /14679/ 136
Seller: ALLBRIGHT JESSE	Date: 09/19/1973	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 1771/ 502	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

Case No.: 2008-0556-A 1723 Wilson Ave

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site PLAN	Photo graphs of Existing Conditions 1 page
No. 2	Residents who do not oppose	Measurements of Structure 2 pages
No. 3	Photo's of Petitioner's 1992 truck	Erosion Photo's 3 pages
No. 4	Photo's of others in area within 2 streets of subject property	Greater Bloomfield Community Association - over 1000
No. 5		Portion of Plat - 8/27/42 from E. J. Coonan & Co.
No. 6		
No. 7		
No. 8		County Exhibit
No. 9		Violation Case INFORMATION (Case No. 08-3696)
No. 10		
No. 11		
No. 12		



PROTESTANT' S

EXHIBIT NO. 1



CAN parked in GARAGE



TOW TRUCK with CAN AND
CAN ON TOW BAR



MAY-9-08





Parked Friday MAY-16th & SAT MAY-17
until Wed. MAY-21st-08



















GRADE

8 FEET

12" FLOOR

8 FEET

4 FEET

21 FEET TTL

PROTESTANT'S
EXHIBIT NO. 2



PROTESTANT' S
EXHIBIT NO. 3











July 28, 2008

Donald Rasco
Deputy Director
Permits and Development, Baltimore County
105 W. Chesapeake Avenue
Towson, MD 21204

RECEIVED
AUG 06 2008

BY:

Re: 1723 Wilson Avenue, Halethorpe, MD 21227
Amos Allen Albright (owner)
Hearing scheduled for August 7, 2008 10 a.m.
105 W. Chesapeake Avenue, Towson
File #: 2008-0556-A

Dear Mr. Rasco:

Please accept this letter as confirmation that the Greater Bloomfield Community Association, Inc., in reference to the above noted zoning case, strongly objects to what is now perceived to be an attempt to circumvent important DR5.5 zoning laws currently in place. We feel that our small community - founded around 1853, quiet and unassuming, is at risk if our delicate infrastructure balance is not strongly protected. Please know that we look to the laws that are on the books referring to our current zoning status of DR5.5. We look to protection from possible adverse commercial or other uses in conflict with the DR5.5 rules of zoning law that may disturb this delicate balance.

We are aware that citizens have the *right to request a variance*. There is, however, a very high level of concern regarding the two story building approximately 24-28 feet high that was so quickly raised after securing a permit for a garage no more than 14 feet high. It would seem that disregard of the height originally agreed upon by Inspector Garland has in fact presented a problem that did not originally exist and therefore we question the validity of a variance request for a problem specifically made by the owner. The history of this location includes a number of wrecked vehicles often parked on the property (sometimes loaded on a roll-up vehicle) which obviously are in need of extensive repair. We are not in the habit of reacting to "rumor" regarding some sort of race-car repair shop plans, but simply reacting to what has now been done that clearly does not follow zoning law set in place to protect home owners and their monetary investment.

Address: 3510 Georgetown Road, Halethorpe, MD 21227 (410) 242-7055

PROTESTANT' S

EXHIBIT NO. 4

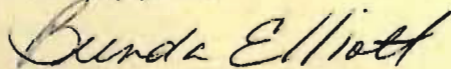
Donald Rasco
Deputy Director
Permits and Development, Baltimore County
Re: 1723 Wilson Avenue, Halethorpe, MD 21227
File #: 2008-0556

July 28, 2008
Page 2

And so, we beg that adherence to the basic zoning law that applies to our DR5.5 community be applied, and that any request of circumvention via variances be closely scrutinized to avoid a precedent-setting decision not favorable to the peace and tranquility of our DR5.5 status and delicate infra structure currently in place.

Thank you very much for the attention given these grave concerns.

Sincerely yours,



Brenda Elliott, Acting President
Board of Directors
The Greater Bloomfield Community Association, Inc.

Cc: Dennis Wertz, Office of Planning
Councilman S.J. Samuel Moxley

Case No.: 2008-0556-A 1723 Wilson Ave

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	Photographs of existing conditions 1 page
No. 2	Residents who do not oppose	Measurements of structure 2 pages
No. 3	Photos of previous 1992 truck	Erosion Photos 3 pages
No. 4	Photos of others in area within 2 streets of subject property	Greater Bloomfield Community Association - over which
No. 5		Portion of Plat - 8/27/42 from E. V. Gorman & Co.
No. 6		
No. 7		
No. 8		<u>County Exhibit</u> Violation Case Information (Case No. 08-3696)
No. 9		
No. 10		
No. 11		
No. 12		

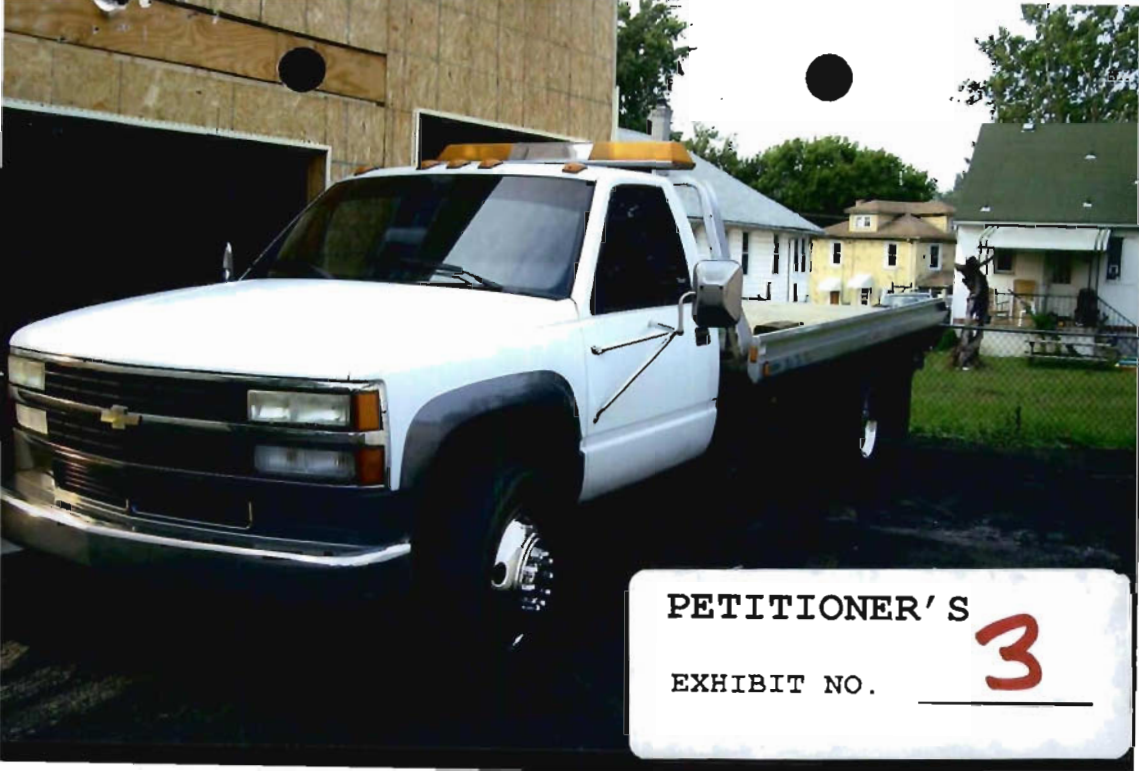
@ 1723 WILSON AVE. 21227

I HAVE NO OBJECTIONS TO THE HEIGHT OF THE 2-STORY GARAGE BEING BUILT AT THE ABOVE ADDRESS. THE GARAGE IS FOR PERSONAL USE ONLY. TO REPAIR AND STORE PERSONAL ANTIQUE VEHICLES. THE GARAGE WILL NOT BE USED FOR COMMERCIAL PURPOSES.

[illegible]

@ 1723 WILSON AVE. 21227

[illegible]



PETITIONER' S

EXHIBIT NO. _____

3





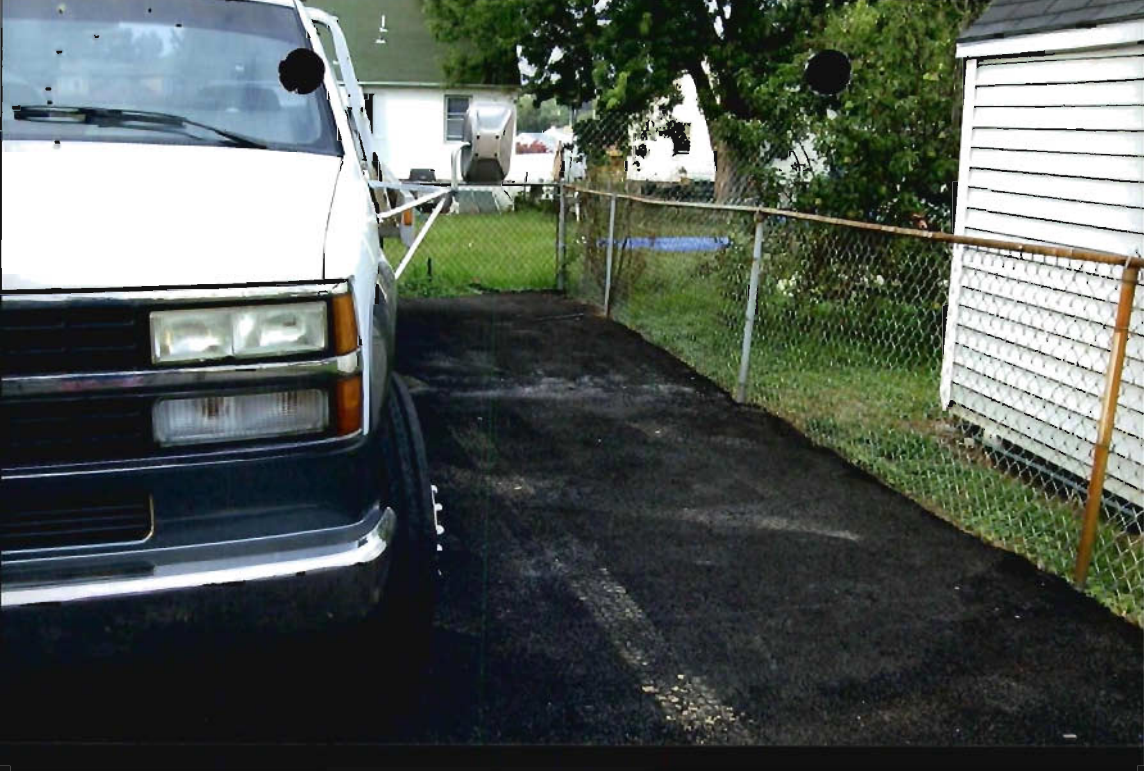
PETITIONER' S

EXHIBIT NO.

3

Not For Hire







PETITIONER' S

EXHIBIT NO.

4



Coachmen

Coachmen

BACK OFF!









AVE

Lat. 43° \$400,00

Mans-Pg Hughes
Latha M Hughes
3917 Foster Ave
Highland
Zone 21

WASHINGTON

PROTESTANT'S

EXHIBIT NO.

5

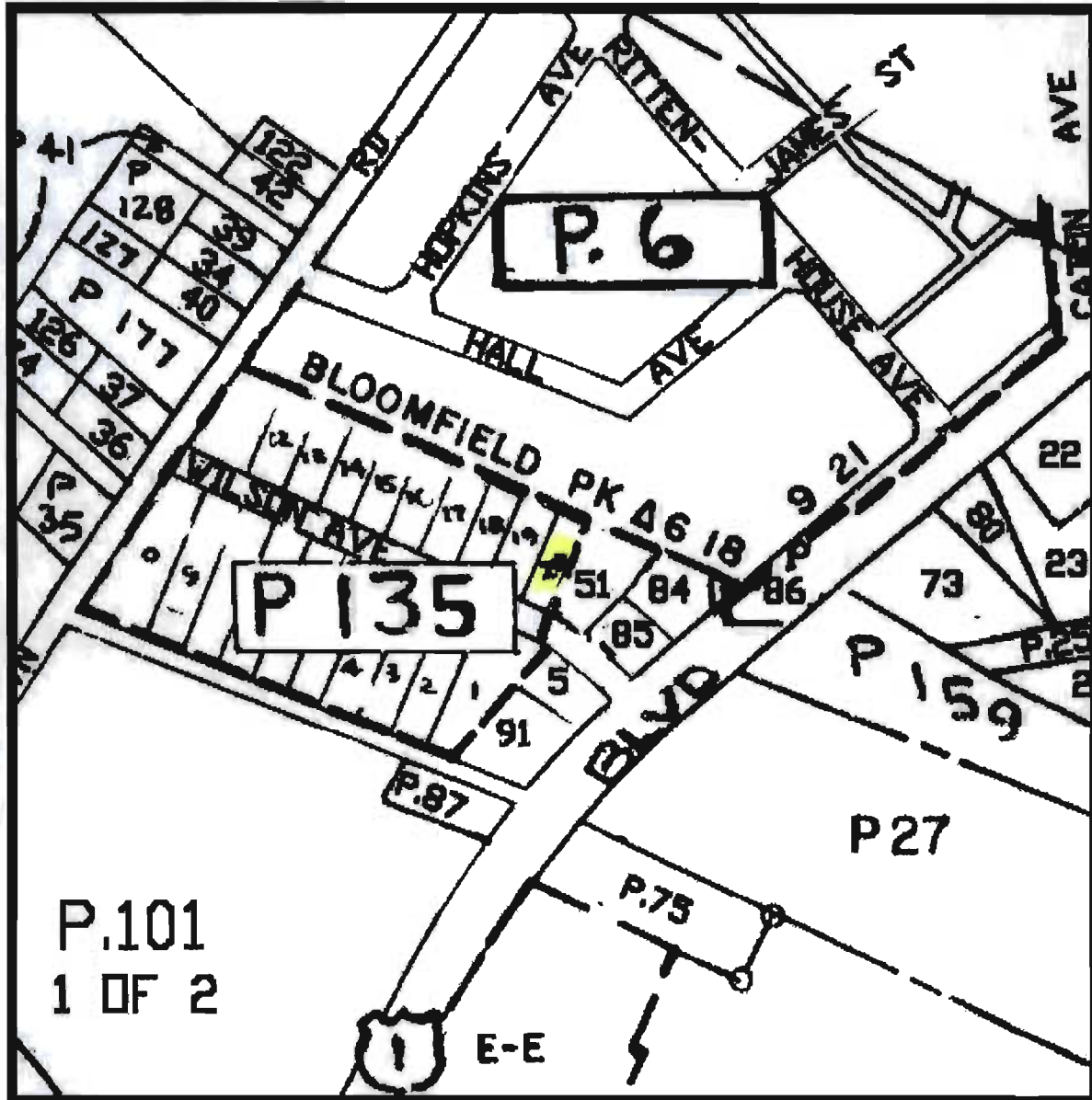
2008-0556-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 13 Account Number - 1301350120



Property maps provided courtesy of the Maryland Department of Planning ©2004.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web
 site at www.mdp.state.md.us/tax_mos.htm

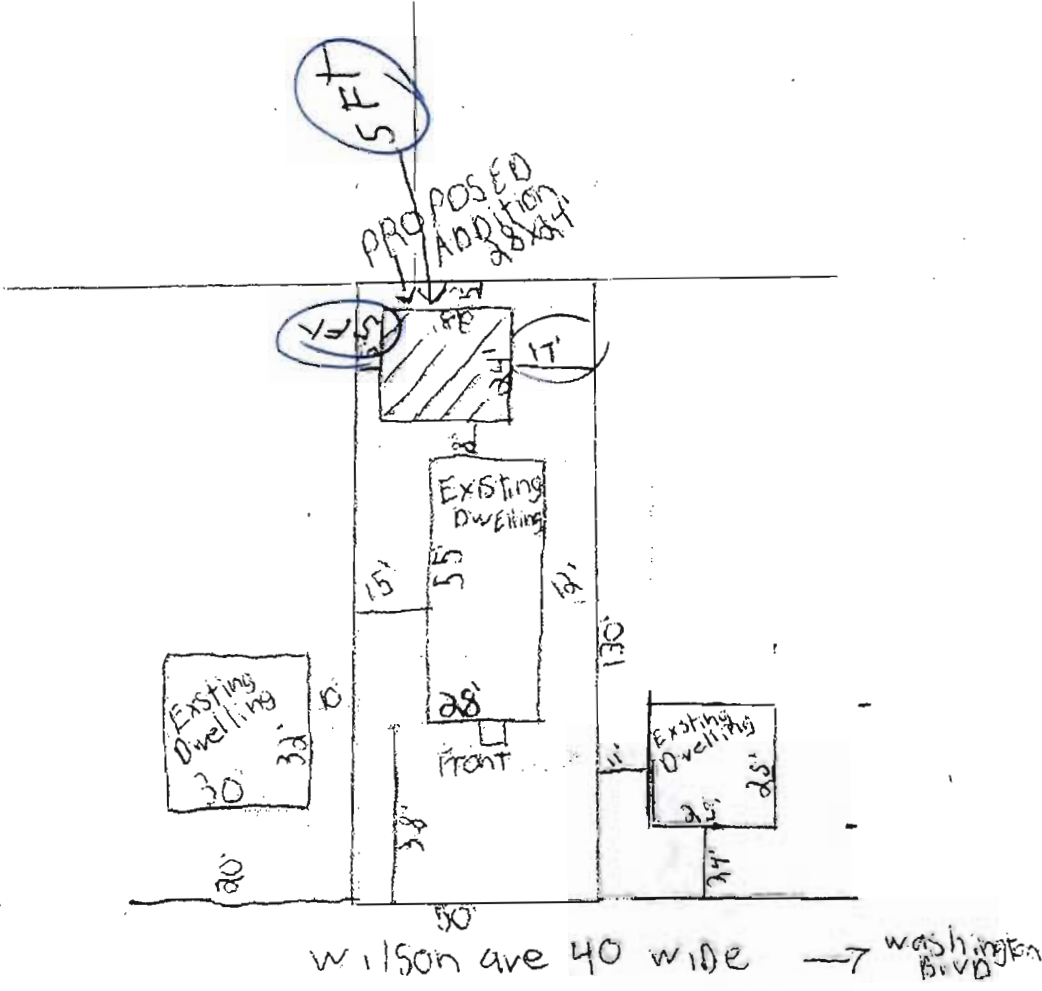
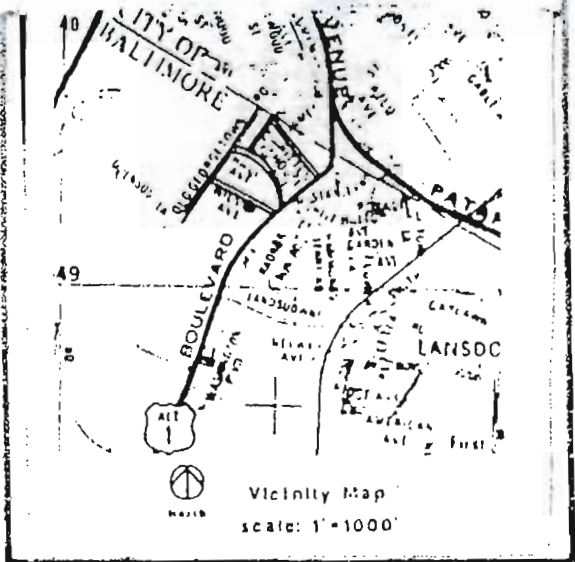




PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1723 Wilson Avenue
SUBDIVISION NAME Bloomfield
PLAT BOOK # 2167 LOT # 20 SECTION # 3
OWNER Amos Albright

SEE PAGES B B G OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION



LOCATION INFORMATION

ELECTION DISTRICT 13
COUNCILMANIC DISTRICT 1
1"=200' SCALE MAP # 102A3
ZONING DR 5.5
LOT SIZE .1492 ACRES 6500 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	<u>NONE</u>	

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
<u>CM</u>	<u>0534</u>	<u>2008-0536-A</u>

PETITIONER'S

EXHIBIT NO.