

IN RE: **PETITION FOR VARIANCE**

N/S Pulaski Highway, 420' W of
Chesaco Avenue
(7930 Pulaski Highway)
15th Election District
7th Council District

Bernard O. Jeffers
Petitioner

*

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*

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BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 2009-0145-A

* * * * *

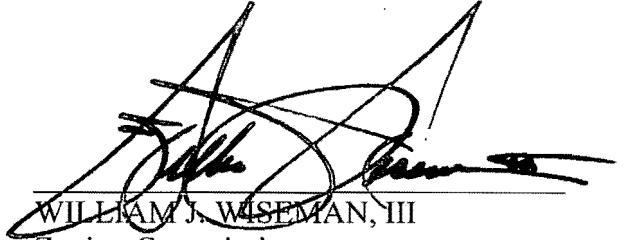
ORDER OF DISMISSAL

This matter came before this Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Bernard O. Jeffers. The Petitioner sought variance relief from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback (east side) of 14 feet in lieu of the required 30 feet for a proposed addition.

The matter was scheduled for a public hearing on Thursday, February 5, 2009. Preliminary to the start of the hearing, prior Case No. 01-132-A was discussed and reviewed along with the accompanying site plan in that case with Charles Merritt of Merritt Development Consultants, Inc.; Clarence Buchanan, builder, d/b/a Admiral Remodeling; Jeffrey Hill, the Petitioner's general manager; Gary Hucik, Building Inspector, Department of Permits and Development Management; W. Carl Richards, Jr., Supervisor, and Leonard Wasilewski, Zoning Technician, with the Zoning Review Office. It was resolved through discussion that the previous relief granted in Case No. 01-132-A approved an east side yard setback of 12 feet from the side yard property line. The Order issued in that case renders the subject case MOOT.

RECEIVED FOR FILING
Date 2-9-09
By [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this
6th day of February 2009 that the Petition for Variance filed in the above
captioned matter be and the same is hereby DISMISSED without prejudice.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

- c: Mr. Bernard O. Jeffers, 7930 Pulaski Highway, Baltimore, MD 21237
Mr. Charles Merritt, Merritt Development Consultants, Inc., 2418 East Joppa Road,
Baltimore, MD 21234
Mr. Clarence Buchanan, 12941 Cunningham Cove Road, Baltimore, MD 21220
Mr. Jeffrey Hill, 219 Greenbank Road, Baltimore, MD 21220
Mr. Gary Hucik, Code Inspection/Enforcement Officer, Division of Code
Inspections & Enforcement, DPDM
Messrs. W. Carl Richards, Jr., & Len Wisniewski, Zoning Review Office, DPDM
People's Counsel; Case File

ORDER RECEIVED FOR FILING

Date 2-6-09

By 123



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7930 Pulaski Highway

which is presently zoned ML, BR-AS

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) 238.2

To Permit a proposed addition with a 14 foot side yard setback in lieu of the Required 30 feet.

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

To be stated at hearing

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

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

I/We do solemnly declare and affirm, under the penalties of 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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Bernard O. Jeffers

Name - Type or Print

Signature

Name - Type or Print

Signature

7930 Pulaski Highway

410-574-6800

Address

Telephone No.

Baltimore, MD 21237

City

State

Zip Code

Representative to be Contacted:

MDC, Inc. C/O William A. Brocato

Name

2416 E. Joppa Road

410-663-5525

Address

Telephone No.

Baltimore, MD 21234

City

State

Zip Code

OFFICE USE ONLY

Case No. 2009-0145-A

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

11/17/08

REV 9/15/98

ORDER RECEIVED FOR FILING

Date

2-6-09

By

[Signature]

MERRITT DEVELOPMENT CONSULTANTS, INC

~~~~~Engineering~~~~~Land Planning~~~~~Surveying~~~~~

---

2416 E Joppa Road  
Baltimore, MD 21234  
Phone: 410-663-5525  
Fax: 410-663-4315  
merrittdc@comcast.net

## Zoning Description for 7930 Pulaski Highway

Beginning at a point on the North side of Pulaski Highway which is 150 feet wide at the distance of 380 feet South of the centerline of the nearest improved intersecting street Chesaco Avenue which is 50 feet wide. As recorded in Baltimore County deed Liber 18529, Folio 466, containing 3.85 acres  $\pm$ . Also known as 7930 Pulaski Highway and located in the 15 Election District, 7 Councilmanic District.



2009-0145-A

## EXHIBIT A

## LEGAL DESCRIPTION

BEGINNING for the same at a point along the northwesterly right of way line of Pulaski Highway, U.S. Route 40 (150 feet wide), said point being located at the beginning of the first line of that same parcel of land as describe din a conveyance from Helen G. Seymour, et al, unto Peter L. Mangione, by a Deed dated July 7, 1971 and recorded among the Land Records of Baltimore County, Maryland in Liber OTG No. 5227, folio 888, etc., thence running with and binding on said first line, along said northwesterly right of way line of Pulaski Highway as follows, with all bearings being referred to the aforesaid conveyance;

South 58 degrees 57 minutes 37 seconds West 200.84 feet to a point, thence leaving Pulaski Highway and running with and binding on the second line in said conveyance, North 36 degrees 17 minutes 47 seconds West 154.64 feet to a point located at the end of the fifteenth line of that same parcel of land as described in a conveyance from Peter L. Mangione and Nicholas B. Mangione, unto Michael G. Murphy, Sr. by a Deed dated September 30, 1985 and recorded among the Land Records in Liber EHK, Jr. No. 7005, folio 121, etc., thence running with and binding reversely on said fifteenth line, viz: North 36 degrees 17 minutes 47 seconds West 300.31 feet to a point to intersect the eleventh line of the aforementioned conveyance in Liber OTG No. 5227, folio 888, etc., said point being distant North 04 degrees 39 minutes 30 seconds West 38.96 feet from the beginning of said eleventh line, thence running with and binding on a portion of said eleventh line; and continuing along the twelfth line therein, along the easterly side of a stream known as Red House Run, the two following courses and distances, respectively, North 04 degrees 39 minutes 30 seconds West 96.49 feet to a point, thence, North 01 degrees 00 minutes 00 seconds West 51.29 feet to a point, thence leaving said Red House Run and running with and binding on the thirteenth through the twenty-second lines of said conveyance the ten following courses and distances, North 59 degrees 48 minutes 44 seconds East 254.00 feet to a point, thence South 30 degrees 11 minutes 16 seconds East 100.00 feet to a point, thence North 59 degrees 48 minutes 44 seconds East 7.62 feet to a point, thence South 48 degrees 00 minutes 49 seconds East 50.00 feet to a point, thence South 59 degrees 48 minutes 44 seconds West 9.22 feet to a point, thence South 48 degrees 00 minutes 40 seconds East 172.66 feet to a point, thence south 53 degrees 42 minutes 13 seconds West 65.80 feet to a point, thence South 36 degrees 17 minutes 47 seconds East 80.00 feet to a point, thence South 53 degrees 42 minutes 13 seconds West 100.00 feet to a point, thence South 36 degrees 17 minutes 47 seconds East 173.02 feet to the point of beginning. The improvements thereon being known as No. 7930 Pulaski Highway.

TOGETHER WITH the use in common with others of an Easement for Ingress and Egress from Pulaski Highway to the herein described property, as described in a conveyance from Peter L. Mangione and Nicholas B. Mangione unto Michael G. Murphy, Sr. by a Deed dated September 30, 1985 and recorded among said Land Records in Liber EHK, Jr. No. 7005, folio 121, etc.

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS CASH RECEIPT**

No. **31452**

Date: **11/17/08**

| Fund | Dept | Unit | Sub Unit | Rev     | Sub  | Dept | Obj | BS Acct | Amount |
|------|------|------|----------|---------|------|------|-----|---------|--------|
|      |      |      |          | Source/ | Rev/ |      |     |         |        |
| 001  | 806  | 000  |          | 6150    |      |      |     |         | 375.00 |
|      |      |      |          |         |      |      |     |         |        |
|      |      |      |          |         |      |      |     |         |        |
|      |      |      |          |         |      |      |     |         |        |
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|      |      |      |          |         |      |      |     |         |        |
|      |      |      |          |         |      |      |     |         |        |

Total: **375.00**

Rec  
From:

*H. H. Development & Construction*

For:

*7930 Sublet*

*2009 - 0145-A*

*21137*

**DISTRIBUTION**

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASH RECEIPT**

**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: # 2009-0145-A**

7930 Pulaski Highway  
N/side of Pulaski Highway, 380  
feet +/- south of the centerline  
of Chesaco Avenue  
15th Election District  
7th Councilmanic District  
Legal Owner(s): Bernard  
Jeffers

**Variance:** to permit a proposed addition with a 14 foot side yard setback in lieu of the required 30 feet.

**Hearing:** Thursday, February 5, 2009 at 2:00 p.m. in Room 106, County Office Building, 111 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 1/7/08 Jan. 20 192508

## CERTIFICATE OF PUBLICATION

1/22/2009

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/20/2009.

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

*S. Wilkins*

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Date: 1/26/09

RE: Case Number: 2009-0145-A

Petitioner / Developer: BERNARD JEFFERS

Date of Hearing / Closing: FEB 5, 2009

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 7930 PULASKI HIGHWAY

The sign(s) were posted on 1/20/09  
(Month, Day, Year)

Charles E. Merritt  
(Signature of Sign Poster)

Charles E. Merritt  
9831 Magleth Road  
Baltimore, MD 21234  
410-665-5562



# ZONING NOTICE

CASE # 2009-0145-A

**A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD**

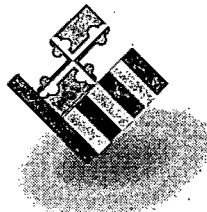
PLACE: ROOM 106 COUNTY OFFICE  
BUILDING - 111 W. CHESAPEAKE  
AVE TOWSON MD 21204  
DATE AND TIME THURSDAY FEBRUARY 5,  
2009 AT 2:00 PM.

REQUEST: TO PERMIT A PROPOSED  
ADDITION WITH A 14 FEET SIDEYARD  
SETBACK IN LIEU OF THE REQUIRED  
30 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
County Executive

December 22, 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: 2009-0145-A**

7930 Pulaski Highway

N/side of Pulaski Highway, 380 feet +/- south of the centerline of Chesaco Avenue

15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Bernard Jeffers

Variance to permit a proposed addition with a 14 feet side yard setback in lieu of the required 30 feet.

Hearing: Thursday, February 5, 2009 at 2:00 p.m. in Room 106, County Office Building,  
111 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

C: Bernard Jeffers, 7930 Pulaski Highway, Baltimore 21237  
William Brocato, MDC, Inc., 2416 E. Joppa Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., JANUARY 21, 2009.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, January 20, 2009 Issue - Jeffersonian

Please forward billing to:  
Bernard Jeffers  
7930 Pulaski Highway  
Baltimore, MD 21237

410-574-6800

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## NOTICE OF ZONING HEARING

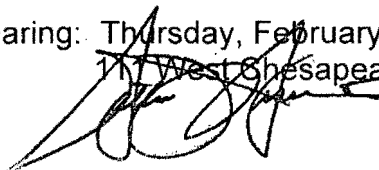
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WILLIAM J. WISEMAN III  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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**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.**

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**For Newspaper Advertising:**

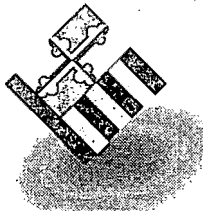
Item Number or Case Number: 2009-0145-A  
Petitioner: BERNARD O. JEFFERS  
Address or Location: 7930 PULASKI HIGHWAY BALTO., MD 21237

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: BERNARD O. JEFFERS  
Address: 7930 PULASKI HIGHWAY  
BALTIMORE, MD. 21237  
  
Telephone Number: 410-574-6800

Revised 2/20/98 - SCJ





**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

TIMOTHY M. KOTROCO, *Director*  
*Department of Permits and*  
*Development Management*  
January 29, 2009

Bernard O. Jeffers  
7930 Pulaski Highway  
Baltimore, MD 21237

Dear: Bernard O. Jeffers

RE: Case Number 2009-0145-A, 7930 Pulaski Highway

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 17, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel  
MDC, Inc.; 2416 E. Joppa Rd.; Baltimore, MD 21234

BW 2/5 2 pm

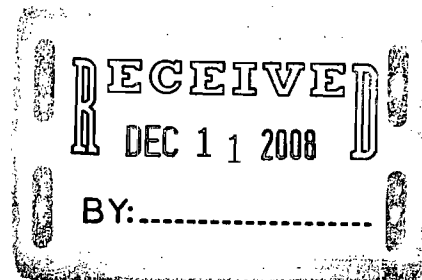
# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** December 9, 2008

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



**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 09-145- Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

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

**Prepared By:**

*Curtis Murray*

**Division Chief:**  
CM/LL

*John Alexander*



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: December 5, 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. 2009-0145-A  
US 40 (Pulaski Hwy) n/s  
7930 Pulaski Hwy  
Jeffers Property  
Plat to Accompany Zoning  
Variance

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on December 1st. A field inspection and internal review reveals that the existing entrance onto US 40 is consistent with current State Highway Administration requirements. Therefore, this office has no objection to Bernard Jeffers Property 7930 Pulaski Highway, Case Number 2009-0145-A approval.

Should you have any questions regarding this matter feel free to contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at ([m Bailey@sha.state.md.us](mailto:m Bailey@sha.state.md.us)). Thank you for your attention.

Very truly yours,

For Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA  
Mr. Michael Pasquariello, Utility Engineer, SHA

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](http://www.marylandroads.com)





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: December 5, 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. 2009-0145-A  
US 40 (Pulaski Hwy) n/s  
7930 Pulaski Hwy  
Jeffers Property  
Plat to Accompany Zoning  
Variance

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Very truly yours,

For Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA  
Mr. Michael Pasquariello, Utility Engineer, SHA

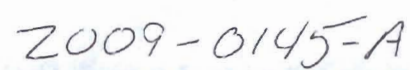
My telephone number/toll-free number is \_\_\_\_\_

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](http://www.marylandroads.com)









RE: PETITION FOR VARIANCE \* BEFORE THE  
7930 Pulaski Highway; N/S Pulaski Highway \*  
380' S c/line of Chesaco Avenue \* ZONING COMMISSIONER  
15<sup>th</sup> Election & 7<sup>th</sup> Councilmanic Districts \*  
Legal Owner(s): Bernard Jeffers \* FOR  
Petitioner(s) \* BALTIMORE COUNTY  
\* 09-145-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.

RECEIVED

DEC 09 2008

[.....]

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

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 9<sup>th</sup> day of December, 2008, a copy of the foregoing Entry of Appearance was mailed to Merritt Development Consultants, Inc, 2416 East Joppa Road, Baltimore, MD 21234, Representative for Petitioner(s).

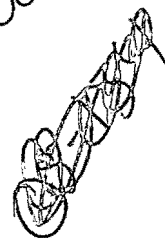
*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

2009-0145-A



BALTIMORE COUNTY MARYLAND  
INTER-OFFICE CORRESPONDENCE

DATE: December 2, 2008

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

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

SUBJECT: Item No.: 2009-0145-A  
Legal Owner/Petitioner: Bernard O. Jeffers  
Contract Purchaser: N/A  
Property Address: 7930 Pulaski Hwy.  
Location Description: N. side of Pulaski Hwy., 380' S. of Centerline of Chesaco Ave.

VIIOLATION INFORMATION: Case No. CO00040927 (08-0134)  
Defendants: Jeffers, Bernard

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                         |
|------------|---------------------------------|
| Gary Hucik | 111 W. Chesapeake Ave. Rm. G 21 |

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- X 1. Complaint letter/memo/email/fax (if applicable)
- X 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- X 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- X 8. Photographs including dates taken
- X 9. Correction Notice/Code Violation Notice
- X 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt (if applicable)
- X 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- X 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

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

RSW/gh  
C: Code Enforcement Officer

RSW/ :  
C: Code Enforcement Officer



# Permits & Development Management Complaint Report

Report Criteria:  
Complaint Record ID: CO0040927

| Record ID | AS/400 Case | Assigned To | Assigned Date | Received By         | Received Date | Status        | Hearing Date | ADC Grid |
|-----------|-------------|-------------|---------------|---------------------|---------------|---------------|--------------|----------|
| CO0040927 | 08-0134     | Gary Hucik  | 12/10/2008    | Nichollette Shelton | 03/28/2008    | Open - Normal |              | 36G8     |

Complaint Description: BUILDING W/O PERMITS

|                                                                                             |                                                                              |                                                             |
|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-------------------------------------------------------------|
| <b>Facility:</b><br>FA0127719<br>PDM 1900008147.<br>7930 PULASKI HWY<br>ROSEDALE, MD, 21237 | <b>Owner:</b><br>JEFFERS BERNARD O<br>7930 PULASKI HWY<br>BALTIMORE MD 21237 | <b>Complainant:</b><br>THOMAS WINDS<br><br>HOME: 4436045544 |
|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-------------------------------------------------------------|

Daily Activity Details - No Data

Violation Details - No Data

## Comment Details

| Type                    | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AS/400<br>PROBLEM 1-4   | AS/400: 03/31/08 SWO ISSUED. NOTICE FOR OWNER TO OBTAIN VALID BLDG. PERMIT. P/U 04/30/08. G.HUCIK/KH.***<br>4/30/08 SPOKE W/MANAGER. EXTEND FOR 1MONTH TO ALLOW DRC APPROVALS. P/U 5/30/08 G.HUCIK/NS***<br>05/30/08 NO DRC APPROVALS OR DISAPPROVALS AT THIS TIME. P/U 06/30/08. G.HUCIK/KH.*** 6/30/08 EXTENDING 1 WK TO ALLOW APPROVALS. P/U<br>7/8/08 G.HUCIK/NS*** 7/9/08 ISSUED A CITATION. HEARING DATE 8/12/08. P/U 8/7/08 G.HUCIK/NS*** **7/10/08 ON DOCKET FOR 8/12/08 /JF**<br>08/26/08 HEAR. WAS HELD. WAITING ON FINAL ORDER. P/U 09/03/08. G.HUCIK/KH.*** **8/25/08 FINAL ORDER SENT TO BERNARD JEFFERS /JF**<br>8/27/08 HEARING WAS HELD ON 8/12/08. FINAL WAS ISSUED STATING OWNER IS FINED \$1000. AND HAS TO APPLY FOR A VARIANCE ON PROPERTY. A<br>45DAY EXTENSION WILL BE GIVING TO ALLOW VARIANCE PROCEEDINGS TO BE FINALIZED. P/U 10/14/08 G.HUCIK/NS*** |
| BUILDING<br>INSPECTIONS | CITATION PAID 09/24/08<br><br>September 24, 2008 08:53 AM - KHOPKINS<br><br>09/24/08 CIVIL CITATION PAID (\$1000). CK. # 51465. INVOICE # 08032. KH.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| BUILDING<br>INSPECTIONS | INSPECTION 10/14/08<br><br>October 15, 2008 08:24 AM - KHOPKINS<br><br>10/14/08 - NO PERMIT ON FILE-EXTENDING TO ALLOW OWNER TO PROCEED W/VAR. PROCESS. P/U 11/14/08. G.HUCIK/KH.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| BUILDING<br>INSPECTIONS | INSPECTION 11/17/08<br><br>November 17, 2008 11:56 AM - KHOPKINS<br><br>11/17/08 EXTENDING CASE FOR AN ADDITIONAL 2 WK. TO HEAR ANY OUTCOME ON VAR. P/U 12/10/08. G.HUCIK/KH.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

Mileage:







Baltimore County  
Department of Permits and  
Development Management

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

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

Building Inspection: 410-887-3953

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 08-0134 Property No. 1900 008147 Zoning: Commercial

Name(s): Bernard O. Jeffers

Address: 7930 Pulaski Hwy Baltimore MD 21237

Violation Location: SAME AS above

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BCC - 1-2-2-1; 35-2-304 IBC 105  
BCC - 114.3 Stop all work on addition  
\$1000.00 fine

A valid building permit is required  
for addition on side of existing building

Posted on Site

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

On or Before: 4/30/08 Date Issued: 3/31/08

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: Gary Ducik

INSPECTOR: Gary Ducik

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: 3/31/08 Date Issued: 3/31/08

INSPECTOR: Gary Ducik

AGENCY



Entered by

CODE ENFORCEMENT REPORT

DATE: 3.28.08 INTAKE BY: Shelton CASE #: 08-0134 INSPEC: *JS*

COMPLAINT LOCATION: 7930 Pulaski Hwy - Cycle World

ZIP CODE: 21237 DIST: 15

COMPLAINANT NAME: Thomas Winds PHONE #: (H) 443 604 5544 (W)

ADDRESS: ZIP CODE:

PROBLEM: Building w/o Permit

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

TAX ACCOUNT #: 1900008147 ZONING:

INSPECTION: Inspected on 3/31/08 Gary Hunt  
Stop work notice issued / Notice for owner to obtain  
a valid building permit  
Recheck 4/30/08

REINSPECTION: RN

REINSPECTION:

REINSPECTION:

*JS*

DATE: 03/28/2008

STANDARD ASSESSMENT INQUIRY (1)

TIME: 14:12:57

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE  
 19 00 008147 15 3-0 06-00 N NO 02/15/08  
 JEFFERS BERNARD O

7930 PULASKI HWY

DESC-1.. IMPSPT195-196-200-201

DESC-2.. ROSEDALE TERRACE

PREMISE. 07930 PULASKI

HWY

BALTIMORE MD

21237-2714

BALTIMORE

MD 21237-2714 FORMER OWNER: JEFFERS BERNARD O

| FCV           |          |         | PHASED IN |          |          |
|---------------|----------|---------|-----------|----------|----------|
| PRIOR         | PROPOSED |         | CURR      | CURR     | PRIOR    |
|               |          |         | FCV       | ASSESS   | ASSESS   |
| LAND: 319,200 | 634,200  |         |           |          |          |
| IMPV: 623,700 | 637,700  | TOTAL.. | 1271,900  | 1271,900 | 1162,232 |
| TOTL: 942,900 | 1271,900 | PREF... | 0         | 0        | 0        |
| PREF: 0       | 0        | CURT... | 0         | 0        | 0        |
| CURT: 0       | 0        | EXEMPT. |           | 0        | 0        |
| DATE: 09/02   | 08/05    |         |           |          |          |

---- TAXABLE BASIS ---- FM DATE  
 ASSESS: 1271,900 02/13/08  
 ASSESS: 1162,232  
 ASSESS: 0

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

Permits and Development Management  
Code Inspections and Enforcement  
County Office Building, Room 213  
111 West Chesapeake Ave.  
Towson, Maryland 21204



Code Enforcement 410-887-3351  
Building Section 410-887-3953  
Electrical Section 410-887-3960  
Plumbing Inspection 410-887-3620  
Signs/Fences 410-887-3896

### CODE ENFORCEMENT & INSPECTIONS CITATION

|                                                       |                                      |                          |
|-------------------------------------------------------|--------------------------------------|--------------------------|
| CASE NUMBER<br><b>08-0134</b>                         | PROPERTY TAX ID<br><b>1900008147</b> | ZONE<br><b>1</b>         |
| NAME(S):<br><b>Bernard O Jeffers</b>                  |                                      |                          |
| MAILING ADDRESS:<br><b>7930 Pulaski Hwy Baltimore</b> |                                      |                          |
| CITY<br><b>Baltimore</b>                              | STATE<br><b>MD</b>                   | ZIP CODE<br><b>21237</b> |
| VIOLATION ADDRESS:<br><b>7930 Pulaski Hwy</b>         |                                      |                          |
| CITY<br><b>Baltimore</b>                              | STATE<br><b>MARYLAND</b>             | ZIP CODE<br><b>21237</b> |
| VIOLATION DATES:<br><b>3/31/08 Through 7/10/08</b>    |                                      |                          |

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

**BCE-1-2-217, 35-2-304, IRC 105**

**Failure to obtain a valid  
building permit for addition**

Pursuant to Section 1-2-217, Baltimore County Code, civil penalty has been assessed, as a result of the violation(s) cited herein, in the amount indicated:

\$ **24,000**

A quasi-judicial hearing has been pre-scheduled in room 116, 111 W. Chesapeake Ave, Towson, Maryland, 21204, for:

DATE: **8/12/08**

TIME: **9:00 A.M.** P.M.

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.

Inspector Printed Name: **Gary Hucik**

INSPECTOR SIGNATURE:

**Gary Hucik**

Date: **7/9/08**

PRINT NAME

VIOLATION SITE

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

In the Matter of  
Bernard O. Jeffers  
Respondent

Civil Citation No. 08-0134  
7930 Pulaski Highway

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

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on August 12, 2008, for a hearing on a citation for violations under the Baltimore County Code (BCC) section 35-2-304, failure to obtain valid building permit for addition on residential property known as 7930 Pulaski Highway, 21237.

On July 9, 2008, pursuant to §3-6-205, Baltimore County Code, Code Enforcement Officer, issued a code enforcement citation. The citation was sent to the Respondent by 1<sup>st</sup> class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$24,000.00 (twenty four thousand dollars).

The Respondent appeared for the Hearing and testified.

Gary Hucik, Code Enforcement Officer presented the case for Baltimore County.

Property owner is required to file for variance prior to permit application. The engineer of record stated that a petition for variance is to be filed immediately following instant Hearing. Case will be continued to allow variance proceedings to be finalized. However a structure was built with out the required permit. The civil penalty for such action is \$1,000.00 (one thousand dollars) pursuant to BCC section 35-2-304.

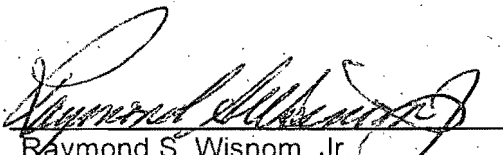
IT IS ORDERED by the Code Enforcement Hearing Officer this 25<sup>th</sup> day of August 2008 that a civil penalty be imposed in the amount of \$1,000.00 (one thousand dollars).

IT IS FURTHER ORDERED that the civil penalty shall be paid prior to issuance of building permit.

If the Respondent fails to correct the violations, then the property shall be required to be returned to its previous compliant condition.

IT IS FURTHER ORDERED that the inspector inspect the property to determine whether the violations have been corrected.

Signed:

  
Raymond S. Wisnom, Jr.  
Code Enforcement Hearing Officer

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

RSW/jaf

**Patricia Zook - Re: Case 2009-0145 - hearing is Thursday, February 5 - comments needed for Bill**

---

**From:** Dennis Kennedy  
**To:** Zook, Patricia  
**Date:** 2/2/2009 11:46 AM  
**Subject:** Re: Case 2009-0145 - hearing is Thursday, February 5 - comments needed for Bill

---

Patti:

Apparently, the zoning office lost two whole batches of our comments. The comments were sent to them in November and December. In any event, we had no comments on Items 143, 144, ~~145~~, 149, 150, 151, and 152.

Dennis Kennedy

>>> Patricia Zook 2/2/2009 11:15 AM >>>

Good morning -

We received the above-referenced case file on Friday afternoon and noticed that comments from your respective offices are missing. The hearing is scheduled for Thursday, February 5.

**CASE NUMBER: 2009-0145--A**

7930 Pulaski Hwy.  
Location: N side of Pulaski Highway, 380 feet S of the c/l of Chesaco Avenue.  
15th Election District, 7th Councilmanic District  
Legal Owner: Bernard O. Jeffers

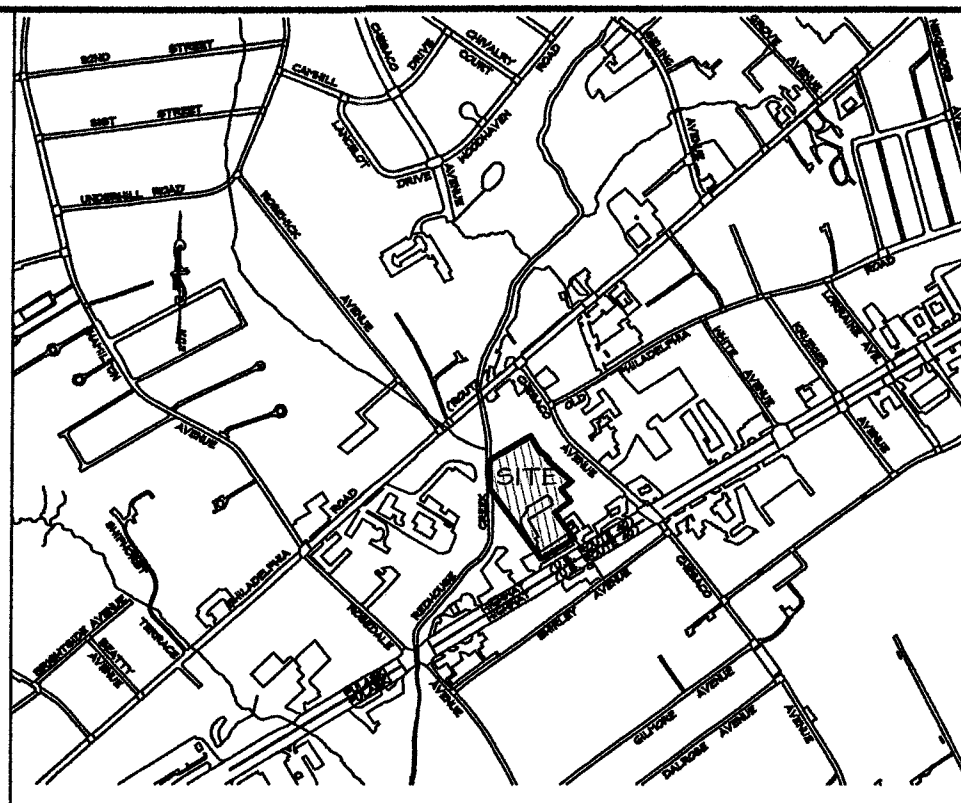
VARIANCE To permit a proposed addition with a 14 feet side yard setback in lieu of the required 30 feet.

Hearing: Thursday, 2/5/2009 at 2:00:00 PM County Office Building, 111 West Chesapeake Avenue, Room 106, Towson

Patti Zook  
Baltimore County  
Office of the Zoning Commissioner  
Jefferson Building, Suite 103  
105 West Chesapeake Avenue  
Towson MD 21204  
410-887-3868  
[pzook@baltimorecountymd.gov](mailto:pzook@baltimorecountymd.gov)







VICINITY MAP  
SCALE: 1"=100'

- GENERAL NOTES:** (Misses No. 7, 1986)
1. PRIOR ZONING CASE FOR THIS PROPERTY IS 83-306-A.
  2. ZONING MAP 1"=200' #084B3.
  3. SITE IS ZONED PL AND BR-AS.
  4. A PORTION OF THIS SITE IS LOCATED WITHIN A 100 YEAR FLOODPLAIN.
  5. NON-HISTORIC SITE.
  6. LOT SIZE IS 3.85 AC.± OR 167,706 SQ.FT.±.
  7. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
  8. BUILDING ADDITION UNDER CONSTRUCTION ON SITE UNDER PERMIT #B647478.
  9. DRC #0505081 WAS APPROVED ON MAY 20, 2008.

**PARKING REQUIRED:**  
5 SPACES PER 1000 S.F. SALES, PARTS & STORAGE  
3.3 SPACES PER 1000 S.F. REPAIR SHOP & OFFICE

**AREA BREAKDOWN:**  
13,295 S.F. SALES, PARTS & STORAGE  
8,591 S.F. REPAIR SHOP & OFFICE  
21,886 S.F. TOTAL

**SPACES REQUIRED:**  
(13,295 / 1000) x 3.0 = 46.5 SPACES  
(8,591 / 1000) x 3.3 = 28.4 SPACES  
74.9 SPACES SAY 95.0 SPACES

**PARKING PROVIDED:**  
95 SPACES  
4 HANDICAPPED SPACES  
99 SPACES TOTAL

2009-0145-A

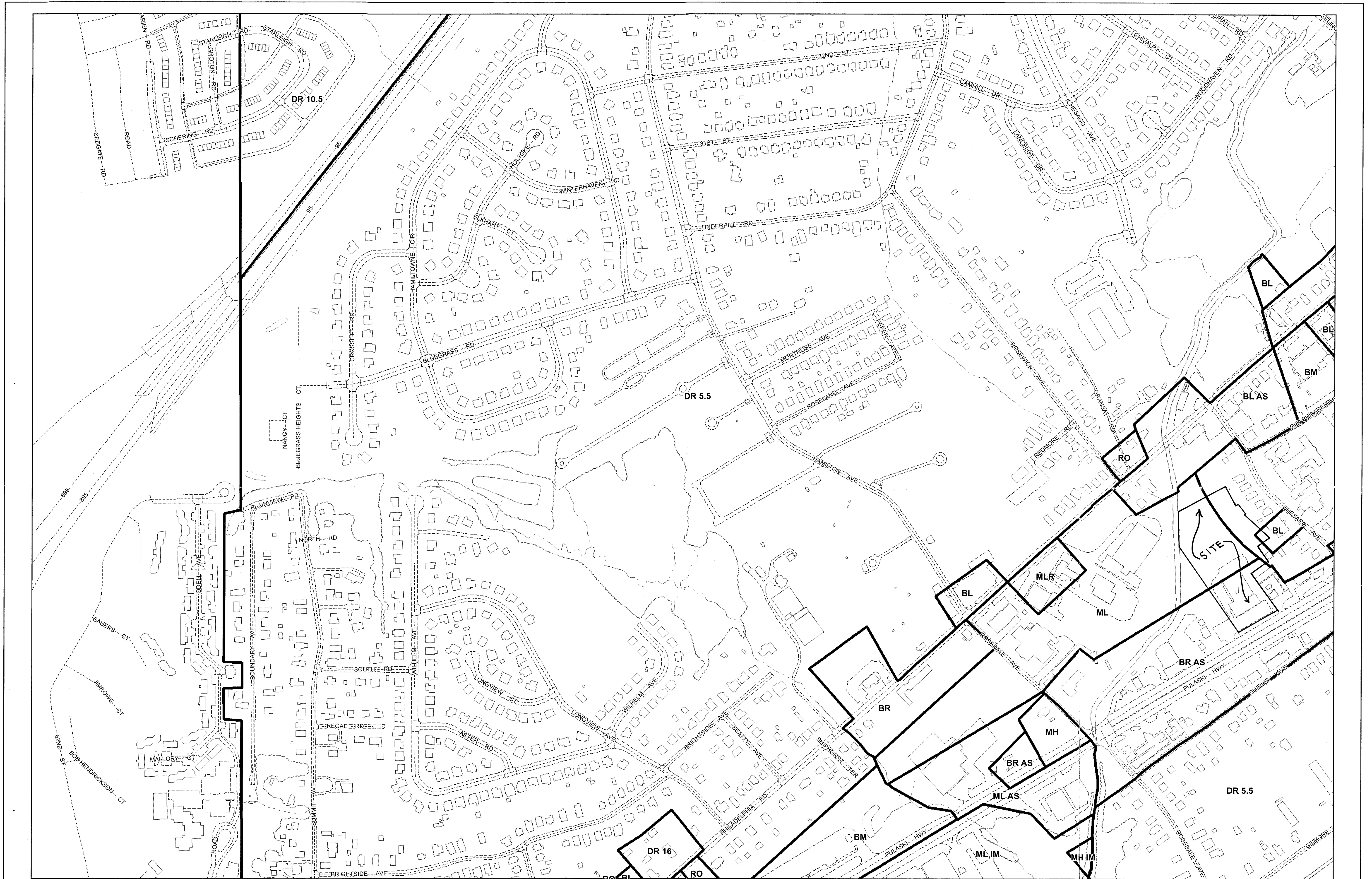
PLAT TO ACCOMPANY PETITION  
FOR ZONING VARIANCE  
7930 PULASKI HIGHWAY  
DISTRICT 15C7 BALTIMORE COUNTY, MD  
SCALE: 1"=30' AUGUST 19, 2008

MERRITT DEVELOPMENT  
CONSULTANTS, INC.  
2416 EAST JOPPA ROAD  
BALTIMORE, MARYLAND 21234  
PHONE: 410-663-5525 FAX: 410-663-4315



**OWNER**  
BERNARD O. JEFFERS  
7930 PULASKI HIGHWAY  
BALTIMORE, MD 21237  
TAX ACCT. #15-1900008147  
18254/466





Plan Sheet: 089B3

Note:  
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

### Legend

- Zoning
- Streams
- Vegetation
- Buildings
- Roads
- Rail Lines

## Baltimore County Office of Planning and Zoning Official Zoning Map

|       |       |       |       |
|-------|-------|-------|-------|
| 089B2 | 089C2 | 090A2 | 090B2 |
| 089B3 | 089C3 | 090A3 | 090B3 |
| 096B1 | 096C1 | 097A1 | 097B1 |

### Scale

1" = 200'

0 100 200 400  
Feet

1

7930 PULASKI HIGHWAY

2009-0145-A

Data Sources:  
Planimetric Data - Baltimore County  
OIT/GIS Services Unit  
1:2400, from 1995/96 photography  
Zoning - Baltimore County Office of Planning  
1:2400, 2004