

IN RE: **PETITION FOR VARIANCE**

NE/S of Kingsbury Road; 344'

SE of the c/l of Glen Drive

(1319 Kingsbury Road)

4th Election District

2nd Council District

Benjamins Zonis

Petitioner

*

BEFORE THE

*

ZONING COMMISSIONER

*

OF

*

BALTIMORE COUNTY

*

Case No. 2010-0032-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, Benjamins Zonis. The Petitioner seeks relief from Section 504 (Comprehensive Manual of Development Policies [CM.D.P.] Section V.B.5.a) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing addition to have a window to tract boundary setback of 33 feet in lieu of the required 35 feet, and to amend the Final Development Plan of Timberscape to Gwynns Falls, Lot 23 only. 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 was Benjamins Zonis, owner of the subject property. There were no Protestants or other interested persons present.

This matter came before me as the result of anonymous complaints registered with the Code Enforcement Division of the Department of Permits and Development Management. Petitioner was cited for constructing an addition and enclosing the area underneath a deck without the required permits, in addition to operating a commercial business, commercial vehicles parked in the driveway and on the street, untagged vehicles on the property, and trash and debris on the property including a refrigerator and other appliances. A resolution of the addition/enclosure portion of the violation cases (Case Nos. CO0063177, 08-0218, 07-6284 and 0071334) are

10.15.09
Bj

pending the outcome of this variance request. It should be noted that the fact that a code violation is issued is generally not considered in a zoning case. Zoning enforcement is conducted by the Department of Permits and Development Management, which has the authority to issue Correction Notices and Citations, and to impose fines and other penalties for violation of law. On the other hand, the role of this office in this matter is to decide the discreet legal issue of whether the Petitioner is entitled to the requested variance relief pertaining to the subject property.

Testimony and evidence offered revealed that the subject property is rectangular in shape and is located on the northeast side of Kingsbury Road, approximately 344 feet southeast of the centerline of Glen Drive in the Owings Mills area of the County. As noted the Petitioner was issued several citations for various code violations. The violation which resulted in the subject hearing is Petitioner's failure to obtain the required permit to construct an 18 foot x 16 foot addition with a roof top deck to the rear of an existing deck at the rear of the dwelling. The issue before me is a variance to permit an existing addition to have a window to tract boundary setback of 33 feet in lieu of the required 35 feet and to amend the Final Development Plan of Timberscape to Gwynns Falls, Lot 23 only.

Petitioner's testimony revealed that the existing dwelling was constructed in 1990 and the Petitioner purchased the property in 2005. The subject dwelling was in need of updating and the existing deck was in bad condition. Petitioner enclosed the area underneath the deck and extended the deck to its current dimensions of 30 feet x 18 feet. Petitioner remarked that he is no long parking commercial vehicles on his property. Petitioner also commented that the appliances that were stored on the side of the dwelling were also removed.

After due consideration of the testimony and evidence presented, I am persuaded that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. for relief to be granted and that strict compliance with the regulations would result in a practical difficulty and unreasonable hardship for the Petitioner. Thus, I am persuaded that relief can be granted. Finally, I find that this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

10-15-09
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There were no adverse Zoning Advisory Committee comments received from any of the County reviewing agencies. As noted, the variances are of a technical nature and will not adversely impact adjacent properties.

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 should be granted.

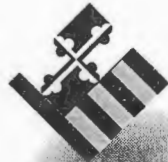
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of October, 2009 that the Petition for Variance seeking relief from Section 504 (C.M.D.P. Section V.B.5.a) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing addition to have a window to tract boundary setback of 33 feet in lieu of the required 35 feet, and to amend the Final Development Plan of Timberscape to Gwynns Falls, Lot 23 only be and is hereby GRANTED.

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


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

RECEIVED FOR FILE
10-15-09
P3



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 15, 2009

Benjamins Zonis
1319 Kingsbury Road
Owings Mills MD 21117

RE: PETITION FOR VARIANCE
(1319 Kingsbury Road)
Benjamins Zonis – Petitioner
Case No. 2010-0032-A

Dear Mr. Zonis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

Enclosure

c: People's Counsel; Office of Planning; Code Enforcement, DPDM; File



TAX. ACCT # 1900008413

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 1319 Kingsbury Rd
which is presently zoned DR 3.5

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) 504 BCZR (CMDP Sec V.B. 5. a) - to

permit an existing addition to have a window to tract boundary setback of 33 feet in lieu of the required 35; and to amend the final development plan of Timberscape at Gwynns Falls, lot 23 only

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 discussed 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 _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

Name - Type or Print Benjamins Zonis

Signature _____

Name - Type or Print BENJAMINS ZONIS

Signature _____

Address 1319 Kingsbury Rd Telephone No. 443-962-8398

City Owings Mills MD State _____ Zip Code 21117

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 2010-0032-A

REV 9/15/98

Reviewed By [Signature]

Date 7/29/09

Zoning description for:

1319 Kingsbury Road

Owings Mills, MD 21117

Beginning at a point on the North side of Kingsbury Road, which is 60' Row wide at the distance of 344' East of the centerline of the nearest improved intersecting street Glen Drive, which is 50' wide. Being Lot #23, the subdivision of Re-subdivision of Timberscape@Gwynns Falls "Plat 1," as recorded in Baltimore County Plat Book# 56, Folio# 83, containing 7,200'. Also known as 1319 Kingsbury Road and located in the 4th Election District, Baltimore

2nd County Councilmanic District.

Item #0032

**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: # 2010-0032-A

1319 Kingsbury Road
N/east side of Kingsbury
Road, 344 feet s/east of the
centerline of Glen Drive
4th Election District
2nd Councilmanic District
Legal Owner(s): Benjamin
Zonis

Variance: to permit an existing addition to have a window to tract boundary setback of 33 feet in lieu of the required 35, and to amend the final development plan of Timberscape to Gwynns Falls, Lot 23 only.

Hearing: Monday, September 28, 2009 at 10:00 a.m. in Room 104, Jefferson Building, 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.

9/209 Sept. 10 213204

CERTIFICATE OF PUBLICATION

_____ 9/10 _____, 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 9/10 _____, 2009.

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

S. Wilkinson

LEGAL ADVERTISING

**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: # 2011-0032-A

10240 Liberty Road
N/side of Liberty Road, 540
feet +/- s/east of the
centerline of Herrera Court
1st Election District

4th Councilmanic District
Legal Owner(s): Baltimore
Christian Faith Center, Inc.

Variance: to permit a pro-
posed church with side
yard setbacks as close as
20 feet in lieu of the re-
quired 50.

Hearing: Tuesday, Sep-
tember 28, 2010 at 10:00
a.m. in Room 104, Jeffer-
son Building, 105 West
Chesapeake Avenue,
Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

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

JT/9/679 Sept. 14 254126

CERTIFICATE OF PUBLICATION

9/16/ 2010

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 9/14/ 2010.

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

J. Wilkinson

LEGAL ADVERTISING

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

No. **4325A**

Date: **7/21/14**

PAID RECEIPT

RECEIVED BY: **ACTUAL** THE **08/1**
DATE: **7/21/14** TIME: **10:50-PM** 2
BY: **100-100** FOR: **100-100**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount

Total: _____

Rec From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

William D. Gulick, Jr.
Baltimore County Approved Sign Poster
Notary Public
2944 Edgewood Avenue
Baltimore, MD 21234
410-530-6293

LETTER OF TRANSMITTAL

TO: Baltimore County, PDM
Zoning Office

DATE: September 11, 2009
JOB NO.: 2009-030
RE: Case No. 2010-0032-A
1319 Kingsbury Road

ATTENTION: Ms. Kristen Matthews

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover the following items:

☐ Copy of letter ☐ Prints ☒ Documents ☐ Other ☐

No. of Copies	Date	Description
1	Sep. 11, 2009	Certificate of Posting
2	Sep. 11, 2009	Site Photos

TRANSMITTALS are as checked below:

☐ For approval ☒ For your use ☐ As requested ☐ For review & comment

☐ Other ☐

REMARKS:

SIGNED:

WILLIAM D. GULICK, JR.

cc:





CERTIFICATE OF POSTING

Department of Permits & Development Management
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

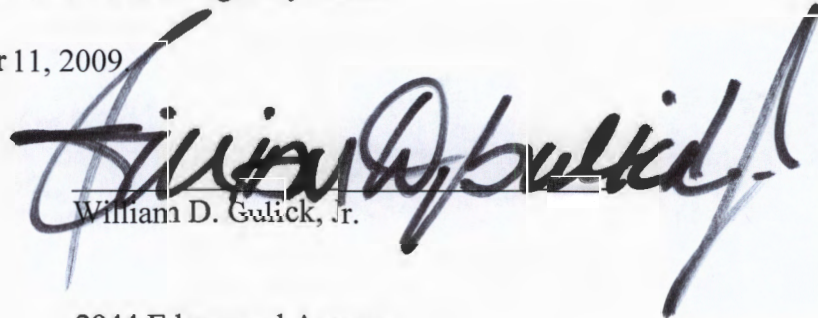
Date: Sep. 11, 2009

Attention: Ms. Kristen Matthews

Re: Case Number: 2010-0032-A
Petitioner/Developer: Benjamin Zonis
Date of Hearing/Closing: September 28, 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: 1319 Kingsbury Road.

The sign (s) were posted on: September 11, 2009.

A large, stylized handwritten signature in blue ink, which appears to read "William D. Galick, Jr.", is written over a horizontal line.

William D. Galick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

SEE ATTACHED SITE PHOTOS



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

August 26, 2009

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: 2010-0032-A

1319 Kingsbury Road

N/east side of Kingsbury Road, 344 feet s/east of the centerline of Glen Drive

4th Election District – 2nd Councilmanic District

Legal Owners: Benjamin Zonis

Variance to permit an existing addition to have a window to tract boundary setback of 33 feet in lieu of the required 35, and to amend the final development plan of Timberscape to Gwynns Falls, Lot 23 only.

Hearing: Monday, September 28, 2009 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Benjamin Zonis, 1319 Kingsbury Road, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., SEPTEMBER 12, 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
Thursday, September 10, 2009 Issue - Jeffersonian

Please forward billing to:
Benjamin Zonis
1319 Kingsbury Road
Owings Mills, MD 21117

443-962-8398

NOTICE OF ZONING HEARING

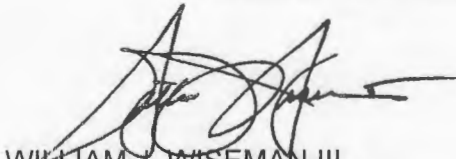
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0032-A

1319 Kingsbury Road
N/east side of Kingsbury Road, 344 feet s/east of the centerline of Glen Drive
4th Election District – 2nd Councilmanic District
Legal Owners: Benjamin Zonis

Variance to permit an existing addition to have a window to tract boundary setback of 33 feet in lieu of the required 35, and to amend the final development plan of Timberscape to Gwynns Falls, Lot 23 only.

Hearing: Monday, September 28, 2009 at 10:00 a.m. in Room 104, Jefferson Building,
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.

**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/neighborhood 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: 2010-0032-A

Petitioner: BENJAMINS ZONIS

Address or Location: 1319 Kingsbury RD, Owings Mills MD 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: BENJAMINS ZONIS

Address: 1319 Kingsbury RD
Owings Mills MD 21117

Telephone Number: 443-962-8398 or 443-850-6948



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 24, 2009

Benjamins Zonis
1319 Kingsbury Rd.
Owings Mill, Md. 21117

Dear: Benjamins Zonis

RE: Case Number 2010-0032-A, 1319 Kingsbury Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 29, 2009. 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

BW 9/28
10 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 18, 2009

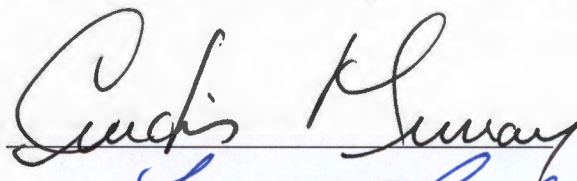
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-032- Variance**

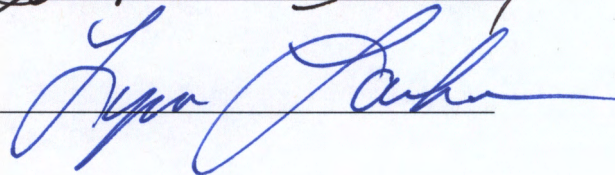
The Office of Planning has reviewed the above referenced case(s) and does not oppose the requested minor setback variance.

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

Prepared By:



Division Chief:
CM/LL



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AUG 19 2009

ZONING COMMISSIONER

BW
9-28-09**BALTIMORE COUNTY, MARYLAND****Inter-Office Correspondence****RECEIVED****SEP 10 2009****ZONING COMMISSIONER**

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 10, 2009
SUBJECT: Zoning Item # 10-032-A
Address 1319 Kingsbury Road
(Zonis Property)

Zoning Advisory Committee Meeting of August 10, 2009

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

Reviewer: JWL

Date: 9/10/09



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

August 21, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 10, 2009

Item Numbers 0325, 0328, 0032, 0034, 0036, 0037, 0038, 0040

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 13, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For August 10, 2009
Item Nos. 2009-0326, 2010-032, 034, 036, 037,
038, 039 and 040

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-08132009 (2) -NO COMMENTS.doc

RE: PETITION FOR VARIANCE * BEFORE THE
1319 Kingsbury Road; NE/S Kingsbury Road * ZONING COMMISSIONER
344' SE c/line of Glen Drive *
4th Election & 2nd Councilmanic Districts *
Legal Owner(s): Benjamins Zonis * FOR
Petitioner(s) * BALTIMORE COUNTY
* 10-032-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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

AUG 13 2009

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of August, 2009, a copy of the foregoing Entry of Appearance was mailed to Benjamins Zonis, 1319 Kingsbury Road, Owings Mills, MD 21117, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

2010-
0032-A

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: August 25, 2009

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

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

SUBJECT: Item No.: 2010-0032-A
Legal Owner/Petitioner Zonis, Benjamins
Contract Purchaser: n/a
Property Address: 1319 Kingsbury Rd.
Location Description: 344' SE Glen Dr.

VIIOLATION INFORMATION: Case No. 2010-0032-A
Defendants: Zonis, Benjamins

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
James Garland	Balto. Co. Bldg. Insp. M.S. 1009

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 |
| ☐ | 10. | Citation and Proof of Service (if applicable) |
| X | 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



Permits & Development Management Complaint Report

Report Criteria:
Complaint Record ID: CO0063177

<u>Record ID</u>	<u>AS/400 Case</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received By</u>	<u>Received Date</u>	<u>Status</u>	<u>Hearing Date</u>	<u>ADC Grid</u>
CO0063177		Jim Garland	08/28/2009	Nichollette Shelton	06/22/2009	Open - Normal	09/01/2009	16F10

Complaint Description: BUILDING STRUCTURE W/O PERMIT

<u>Facility:</u> FA0071334 PDM 1900008415 1319 KINGSBURY RD OWINGS MILLS, MD 21117	<u>Owner :</u> ZONIS BENJAMINS 1319 KINGSBURY RD OWINGS MILLS MD 21117	<u>Complainant:</u> JEANIE JUDD WORK: 4433921795
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Daily Activity Details - No Data

Violation Details - No Data

Comment Details

Type	Date	Comments
BUILDING INSPECTIONS	06/25/2009	INSPECTION 6/23/09 BRIEF REVIEW: HAVE RECEIVED NUMEROUS COMPLAINTS, OPERATING COMMERCIAL BUSINESS, COMMERCIAL VEHICLES, UNTAGGED VEHICLES, TRASH, ADDITION/CONSTRUCTION REQUIRING PERMITS. NEIGHBORS WISH TO REMAIN ANONYMOUS, AFRAID OF RETALIZATION. June 25, 2009 09:15 AM - NSHELTON ON SITE INSP. OBSERVED SEVERAL POSTS. POSSIBLY FENCE TO BE ERECTED. SPOKE W/TENANT STATES WILL OBTAIN PERMIT. 6/24/09 CHECKED GIS SYSTEM. VERIFIED IN 2005 THERE WAS NO ADDITION TO REAR ONLY A 18'X14' DECK. ISSUED CORR. NOTICE TO OBTAIN PERMIT TO ENCLOSE AREA UNDER EXISTING DECK & CONSTRUCT A NEW 18'X16' ENCLOSED ADDITION W/DECK TOP TO REAR EXISTING DECK. CALLED COMPLAINANT W/RESULTS. P/U 7/13/09 J.GARLAND/NS***
BUILDING INSPECTIONS	07/14/2009	INSPECTION 7/14/09 July 14, 2009 08:41 AM - NSHELTON MADE SEVERAL ATTEMPTS TO CONTACT MR.ZONIS BY PHONE. NO RESPONSE. NO PERMIT FILED FOR. SET FOR HEARING 9/1/09. CALLED COMPLAINANT W/RESULTS. P/U 8/31/09. J.GARLAND/NS***
BUILDING INSPECTIONS	08/21/2009	INSPECTION 8/20/09 August 21, 2009 08:49 AM - NSHELTON SPOKE W/MR.ZONIS. REQUESTING A POSTPONEMENT TO THE HEARING. I EXPLAINED HE MUST STOP OPERATING HIS CONSTRUCTION BUSINESS FROM HIS HOUSE. MR.ZONIS STATES ITS ONLY A HANDYMAN BUSINESS & HE HAS FILED FOR A VARIANCE. THE ADDITION IS BUILT BEYOND THE REQUIRED SETBACK. COPY OF FILE SENT TO ZONING COMMISSIONER. P/U 8/28/09 J.GARLAND/NS***

Lien Information - None



Permits & Development Management Complaint Report

Report Criteria:
Complaint Record ID: CO0033149

Record ID	AS/400 Case	Assigned To	Assigned Date	Received By	Received Date	Status	Hearing Date	ADC Grid
CO0033149	07-6284	Claude Profili	01/09/2008	Constance Palmer	05/11/2007	Closed		16F10

Complaint Description: COMM VEHS IN DRIVEWAY
MAP 16D10 *****REOPEN, NO PERMIT FOR ADDITION ON HOUSE, MATERIALS ALL OVER FRONT LAWN.

Facility: FA0071334 PDM 1900008415 1319 KINGSBURY RD OWINGS MILLS, MD 21117	Owner : ZONIS BENJAMINS 1319 KINGSBURY RD OWINGS MILLS MD 21117	Complainant: WEB COMPL ANONYMOUS
--	---	--

Daily Activity Details - No Data

Violation Details - No Data

Comment Details

Type	Date	Comments
AS/400 PROBLEM 1-4	09/13/2008	AS/400: ****05/14/07 - NO CVS. ONE BOX TRUCK IS 10,000 POUNDS AS PER THE REGISTRATION, NOT OVER. MET OWNER AT SITE. NO PHOTOS, CAMERA IN OFFICE NO VIOLATION, CLOSE /LS**** *****REOPEN, 6/27/07***** ***6/28/07, ADDITIONAL ONTO REAR OF HOUSE, NO PERMIT, SOME MATERIAL AT FRONT AND SIDE OF HOUSE, NOTICE POSTED AND MAILED TO CEASE CONSTRUCTION UNTIL PERMIT IS OBTAINED AND TO REMOVE DEBRIS, P/U 7/5/07, ANON COMPL, LDS/CG*** ***7/5/07, RECEIVED A CALL FROM RESIDENT, MR. ZONIS (443-850-6948), HE STATES HE HAS CLEANED UP DEBRIS, THE BACK DECK AREA WHICH LOOKS LIKE AN ADDITION WAS THERE WHEN HE BOUGHT THE HOUSE, HE IS DOING INSIDE IMPROVEMENTS ONLY, LDS/CG*** ***07/19/07 - TO BLDG INSP. TO CHECK FOR PERMIT AND INSPECTION GF/LS**** 10/15/07 OBSERVED ADDITION AT REAR OF LOCATION. UNABLE TO DETERMINE WHEN BUILT. OCCUPANCY DATE FOR HOUSE 1/2/90 B063179. NO BUILDING IN PROGRESS, HOWEVER EXISTING ROOF DECK & STAIRS ARE MISSING HANDRAILS/GUARDRAILS. NOTICE ISSUED. UNK. WHITE MALE AT SITE STATED OWNER NOT AT HOME. ACCEPTED NOTICE ALSO COPY MAILED. P/U 11/16/07 C.PROFILI/NS*** *****SEE NEXT PAGE***** 11/16/07 NO APPARENT CHANGE AT SITE. NO CALL FROM OWNER. CITATION TO BE ISSUED. P/U 01/09/07. C.PROFILI/KH.*** **11/21/07 ON DOCKET FOR 1/9/08 CP/JF**. 12/26/07 OBSERVED HANDRAIL/GUARDRAILS INSTALLED. CASE TO BE DISMISSED. CALLED OWNER & LEFT DETAILED MSG. AT STATUS ON MACHINE. CLOSE. C.PROFILI/KH.*** **1/2/08 DISMISSED /JF**.
AS/400 OWNER INFO	09/13/2008	Owner Information: BENJAMINS ZONIS

Information - None

ZAC AGENDA

Case Number: 2010-0032-A

Primary Use: Residential

Reviewer: DD

Type: VARIANCE

Legal Owner: Benjamins Zonis

Contract Purchaser:

Critical Area: NO **Flood Plain:** NO **Historic:** NO **Election Dist:** 4th

Councilmanic Dist: 2nd

Property Address: 1319 Kingsbury Rd

Location: North east side of Kingsbury Road; 344 feet south east of the centerline of Glen Drive.

Existing Zoning: DR-3.5

Area: 7,200 Square Feet

Proposed Zoning: VARIANCE To permit an existing addition to have a window to tract boundary setback of 33 feet in lieu of the required 35; and to amend the final development plan of Timberscape to Gwynns Falls, lot 23 only

Attorney:

Miscellaneous:

*Garland
Co 0063177
FA0071334*

Case Number: 2010-0034-SPHXA

Primary Use: Commercial

Reviewer: DT

Type: SPECIAL EXCEPTION SPECIAL HEARING VARIANCE

Legal Owner: Mt. Olive Methodist Church & Randallstown Nonprofit Housing Corporation

Contract Purchaser:

Critical Area: NO **Flood Plain:** NO **Historic:** NO **Election Dist:** 2nd

Councilmanic Dist: 4th

Property Address: 5105- 5115; 5121 Old Court Rd

Location: East side Old Court Road; 55 +/- feet south of the centerline of Church Lane.

Existing Zoning: DR-5.5 & BR

Area: 23.6725 Acres

Proposed Zoning: SPECIAL EXCEPTION To permit a cemetery in a DR-5.5 zone, in accordance with section 1B02.1., BCZR, and and for such other and further relief as may be deemed necessary by the zoning commissioner for Baltimore County.

SPECIAL HEARING An amendment to the approved site plan in zoning case no. 06-019-SPHX, and for such other and further relief as may be deemed necessary by the zoning commissioner for Baltimore County.

VARIANCE To permit a residential transition area setback to a stormwater management structure of 45 feet in lieu of 75 feet required and from section 1B01.1.B.1.e (3), BCZR, to permit a residential transition area buffer to a stormwater management structure of 0 feet in lieu of 50 feet required, and for such other and further relief as may be deemed necessary by the zoning commissioner for Baltimore County.

Attorney: Jeffrey Scherr, Esq,

Miscellaneous:

DATE: 08/21/2009

STANDARD ASSESSMENT INQUIRY (1)

TIME: 15:17:45

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
19 00 008415	04	1-0	04-00	H	NO		06/03/09

ZONIS BENJAMINS

DESC-1.. IMPS.1652 AC

DESC-2.. TIMBERSCAPE

1319 KINGSBURY RD

PREMISE. 01319 KINGSBURY

RD

00000-0000

OWINGS MILLS

MD 21117-1344 FORMER OWNER: KATZ LAURENCE D

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

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	52,190	112,190		FCV	ASSESS	ASSESS
IMPV:	129,660	203,310	TOTAL..	315,500	315,500	270,950
TOTL:	181,850	315,500	PREF...	0	0	0
PREF:	0	0	CURT...	315,500	315,500	270,950
CURT:	181,850	315,500	EXEMPT.		0	0
DATE:	08/03	05/06				

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

ASSESS: 315,500 08/23/08

ASSESS: 270,950

ASSESS: 0

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

DATE: 08/21/2009

STANDARD ASSESSMENT INQUIRY (2)

TIME: 15:17:51

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
19 00 008415	04	1-0	04-00	H	NO		06/03/09
LOT....	23	BOOK....	0056	MAP.....	0049	LOT WIDTH.....	60.00
BLOCK..		FOLIO...	0083	GRID....	0020	LOT DEPTH.....	100.00
SECTION..				PARCEL..	0186	LAND AREA..	7199.000 S
PLAT..	1					YEAR BUILT.....	90

-----TRANSFER DATA-----

NUMBER..... 316728
 DATE..... 06/29/05
 PURCHASE PRICE..... 267,000
 GROUND RENT..... 0
 DEED REF LIBER..... 22134
 DEED REF FOLIO..... 0001
 CONVEYED IND..... 1
 TOT-PART TRAN IND..... T
 GRANTOR ACCT NO.. 19-00-008415

-----EXEMPT DATA-----

STATUS.....
 CLASS CODE..... 000
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT.... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----

CRITICAL	NEW CONST	CARD	CODE	SQ. FEET
AREAS CODE	YEAR	NO		
		06319		1030

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 08/21/2009

STANDARD ASSESSMENT INQUIRY (3)

TIME: 15:17:56

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
19 00 008415	04	1-0	04-00	H	NO		06/03/09

-----STATE-----

REC CREATE DATE.. 10/23/92

GEO CODE N/A LAND-USE

80 NO R

DELETE CODE..... T

DATE DELETED.....

LAST FM DATE..... 08/23/08

LAST FM TYPE..... Z

PREV FM DATE.....

PREV FM TYPE.....

----- COUNTY -----

LAST LOAD DATE... 06/03/09

PRIOR LOAD DATE.. 03/03/09

STATE TAXABLE ASSESS

ASSESS: 315,500

ASSESS: 270,950

ASSESS: 0

ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF

PDM Enforce - Web-Code Enforcement Complaint

From: <webform@baltimorecountymd.gov>
To: <pdm enforce@baltimorecountymd.gov>
Date: 05/09/07 6:03:52 PM
Subject: Web-Code Enforcement Complaint

Complaint Location: 1319 Kingsbury Road

Complaint Location Zip Code: ~~21217~~ 21117

Description of Problem: Commercial Vehicles in the Driveway and On the Street

Email:

Name:

Address:

Zip Code:

Home Phone Number:

Work Phone Number:

Additional Information:

Dist. 4

5/11/07

07-6284

Case Entry/Update

Format : CASREC

Mode : CHANGE

File : PDLV0001

Dt Rec: 5112007 Intake: CP Act: _____ Case #: 07-6284

Insp: STREET Insp Grp: ENF Insp Area: 17 Tax Acct: 1900008415

Address: 1319 KINGSBURY RD Apt #: _____ Zip: 21117

Owner: BENJAMINS ZONIS

Problem Descript.: COMM VEHS IN DRIVEWAY

*****REOPEN, NO PERMIT FOR ADDITION ON HOUSE, MATERIALS ALL OVER FRONT LAWN.

MAP 16D10

Complainant Name (Last): ANONYMOUS (First): WEB COMPL

Complainant Addr: _____

Complainant City: _____ State: __ Zip: _____

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

Date of Reinspection: 7192007 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: ****05/14/07 - NO CVS. ONE BOX TRUCK IS 10,000 POUNDS AS PER THE
REGISTRATION, NOT OVER. MET OWNER AT SITE. NO PHOTOS, CAMERA IN OFFICE NO
VIOLATION, CLOSE /LS****

*****REOPEN, 6/27/07*****
***6/28/07, ADDITIONAL ONTO REAR OF HOUSE, NO PERMIT, SOME MATERIAL AT FRONT
AND SIDE OF HOUSE, NOTICE POSTED AND MAILED TO CEASE CONSTRUCTION UNTIL PERMIT
IS OBTAINED AND TO REMOVE DEBRIS, P/U 7/5/07, ANON COMPL, LDS/CG***
***7/5/07, RECEIVED A CALL FROM RESIDENT, MR. ZONIS (443-850-6948), HE STATES
HE HAS CLEANED UP DEBRIS, THE BACK DECK AREA WHICH LOOKS LIKE AN ADDITION WAS
THERE WHEN HE BOUGHT THE HOUSE, HE IS DOING INSIDE IMPROVEMENTS ONLY, LDS/CG***
****07/19/07 - TO BLDG INSP. TO CHECK FOR PERMIT AND INSPECTION GF/LS****

F3=Exit

F9=Insert

F5=Refresh

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Case Entry/Update

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Notes: ****05/14/07 - NO CVS. ONE BOX TRUCK IS 10,000 POUNDS AS PER THE
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F3=Exit

F9=Insert

F5=Refresh

F10=Entry

F6=Select format

F11=Change

CODE ENFORCEMENT REPORT

REOPEN

DATE: 6/27/07 INTAKE BY: MK CASE #: 67-62841 INSPEC: _____

COMPLAINT

LOCATION: 1319 Kingsbury Rd443-850-6948 - Mr. ZonisZIP CODE: 21117 DIST: 4

COMPLAINANT

NAME: Anon Letter PHONE #: (H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: no permit for addition; materials all over front lawn

IS THIS A RENTAL UNIT? YES _____ NO _____

IF YES, IS THIS SECTION 8? YES _____ NO _____

OWNER/TENANT

INFORMATION: _____

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION:

The people who live at 1319 Kingsbury Road Owings Mills Maryland are building an addition to their house they have no permit and they do not speak English. They throw the materials all over the front lawn and it is a big mess. They also park a very large white truck on the street blocking my view and I can't see to get out of the driveway. Please look into this matter and make them clean up this mess. It really brings down the neighborhood. I would appreciate anything you can do to correct this situation. I would like this to be confidential.

Thank you

PHOTOGRAPHIC RECORD

Citation/Case No.: 07-6284

Date of Photographs: 6/28/07



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

Schott
Enforcement Officer



CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE

CASE NUMBER 07-6284	PROPERTY TAX ID 1900008415	DATE ISSUED 6/28/07
NAME(S): B Zonis Benjamins		
MAILING ADDRESS 1319 Kingsbury Rd.		
CITY Baltimore	STATE MD	ZIP CODE 21117
VIOLATION ADDRESS Same		
CITY BALTIMORE	STATE MARYLAND	ZIP CODE

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

RESIDENTIAL ZONE CLASSIFICATION

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

NON-RESIDENTIAL CLASSIFICATION

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

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

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

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

Violation of commercial site plan and/or zoning order

BALTIMORE COUNTY CODE (B.C.C.)

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

OWNER OCCUPIED HOUSING (B.C.C.)

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

INVESTMENT PROPERTY (B.C.C.)

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

OTHER VIOLATIONS OR REMARKS: **Cease all building until a permit is obtained. Potential \$1000 fine. Remove debris from front & side yard.**

☒ NOTICE POSTED AND MAILED

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

COMPLIANCE DATE: **7/5/07** INSPECTOR NAME: **Schoff**
PRINT NAME (Rev 9/05)
AGENCY

Enforce - Web-Code Enforcement Complaint

m: <webform@baltimorecountymd.gov>
: <pdmenforce@baltimorecountymd.gov>
ate: 01/03/08 5:55 PM
subject: Web-Code Enforcement Complaint

Complaint Location: 1319 Kingsbury Road, Owings Mills, MD 21117

Complaint Location Zip Code: 21117

Description of Problem: Large refrigerator and other large appliances laying on the side of this house. Every week they have some type of bulk trash on the side of the house.

Email:

Name:

Address:

Zip Code:

Home Phone Number:

Work Phone Number:

Additional Information:

PHONE DUTY INTAKE SHEET**Friday, January 04, 2008**INTAKE LH CASE # 08-0218 AREA 4 INSPECTOR: _____PROBLEM KITCHEN APPLIANCES ON SIDE OF HOUSEVIOL. LOCATION 1319 KINGSBURY RD VIOL. ZIP 21117COMPLAINANT NAME EMAIL

COMP. ADDRESS _____ COMPL. ZIP _____

COMPL. PHONE _____ COMPL. WORK #: _____ EXT _____

OWNERS INFO/ NOTES**PREVIOUS CASE NUMBERS:**

DATE: 01/04/2008 STANDARD A
TIME: 09:16:57
PROPERTY NO. DIST GROUP CLASS OC
19 00 008415 04 1-0 04-00 H
ZONIS BENJAMINS D
1319 KINGSBURY RD P
OWINGS MILLS MD 21117-1344

07-6284☐ NCF☐ REOPEN

PHOTOGRAPHIC RECORD

ation/Case No. 08-0218

te of Photographs: 1/08/08

1319 Kingsbury Rd



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

Dave Kirby

Enforcement Officer

10 June 2008

Address of Vehicle: 1319 Kingsbury Road

Location of Vehicle: Owings Mills, Maryland 21117

Make of Vehicle: VW 4 Dr

Model of Vehicle: Jetta

Color of Vehicle: Black

Other Information: This vehicle was seen sitting across the front yard on 9 June 2008 @ 11:30 AM. The front of this vehicle will show some damages on the left front and on the right front. How long this vehicle has been sitting here is unknown. It further shows no front license plate and no rear license plate. This vehicle was seen from the sidewalk and Kingsbury Road.

CODE ENFORCEMENT REPORT

DATE: 6/12/08 INTAKE BY: CJ CASE NO: 08-0218
INSPEC: _____ DIST: _____ AREA: 4

REOPEN

COMPLAINANT NAME: Anon - letter
ADDRESS: _____
ZIP CODE: _____
PHONE NO (H) _____ (W) _____

COMPLAINT LOCATION: 1319 Kingsbury Rd. 21117

PROBLEM: Untagged / inoperable black 4Dr VW Jetta
in front yard

TAX ACCOUNT NO: 19-00-608415

OWNER INFORMATION: Benjamin's Zonis

PREVIOUS CASE ☒ REOPEN
08' CASE



CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE

CASE NUMBER 08-0218	PROPERTY TAX ID 1900008415	DATE ISSUED 1108108
NAME(S): BENJAMINS ZONIS		
MAILING ADDRESS 1319 KINGSBURY ROAD		
CITY BALTIMORE	STATE MD	ZIP CODE 21117
VIOLATION ADDRESS SAME		
CITY BALTIMORE	STATE MARYLAND	ZIP CODE

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

RESIDENTIAL ZONE CLASSIFICATION

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

NON-RESIDENTIAL CLASSIFICATION

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| | Violation of commercial site plan and/or zoning order |

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

OWNER OCCUPIED HOUSING (B.C.C.)

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

INVESTMENT PROPERTY (B.C.C.)

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

OTHER VIOLATIONS OR REMARKS:

Remove APPLIANCES AND ORDER JUNK & DEBRIS ON SIDE OF HOUSE.

☒ NOTICE POSTED AND MAILED

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

COMPLIANCE DATE: 1.22.08

INSPECTOR NAME: DAVID W. KELBY

PRINT NAME (Rev 9/05)

AGENCY

Complaint

Owner Name and Address

Benjamin Zonis

Facility Name and Address

1319 Kingsbury

21117

ZIP

Facility ID

04

Case #

08-0218

Reopen

Site Location

Account ID

19 00 008 415

OWNER ADDRESS IF DIFFERENT THAN VIOLATION ADDRESS

Disposition

Emp #

Date

Time

Status

Received By

CW

Program/Element

Assigned To

Lien Disposition Code

Complaint

Complainant

Officer Denker

Complaint Mode

Address

1747 Marriott Blvd Fl 2nd

Last Activity

Reopen

City, St, Zip

Balto

21222

Complaint Description

Comm Vehicle parked in driveway

Country

md

Work Phone

() - Ext Fax () -

Home Phone

() - 7361 Ext

Email Address

ContactInformationLocationFinancialReferral Dates / AgenciesGISUser-Defined FieldsDaily ActivitiesViolationsInvoices

STATUS

C- CLOSED

CE - OPEN EMERGENCY

ON- OPEN NORMAL

COMPLAINT MODE

CC - COUNTY COUNCIL

E - EMAIL

EX - EXECUTIVE OFFICE

F - FAX

M - MAIL

PH - PHONE

PU - PICK UP

SW - SWEEP

W - WALK IN

PROGRAM ELEMENT

EN01



CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE

CASE NUMBER 08-0218	PROPERTY TAX ID 1900008415	DATE ISSUED 6/13/08
NAME(S) BENJAMINS ZONIS		
MAILING ADDRESS 1319 Kingsbury Road		
CITY OWINGS MILLS	STATE MD	ZIP CODE 21117
VIOLATION ADDRESS SAME		
CITY BALTIMORE	STATE MARYLAND	ZIP CODE

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

RESIDENTIAL ZONE CLASSIFICATION

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

NON-RESIDENTIAL CLASSIFICATION

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

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

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

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

BALTIMORE COUNTY CODE (B.C.C)

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

OWNER OCCUPIED HOUSING (B.C.C)

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

INVESTMENT PROPERTY (B.C.C)

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

OTHER VIOLATIONS OR REMARKS:

VW JETTA In front yard must be
tagged & operable or removed.

☒ NOTICE POSTED AND MAILED

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

COMPLIANCE DATE:

7.07.08

INSPECTOR NAME:

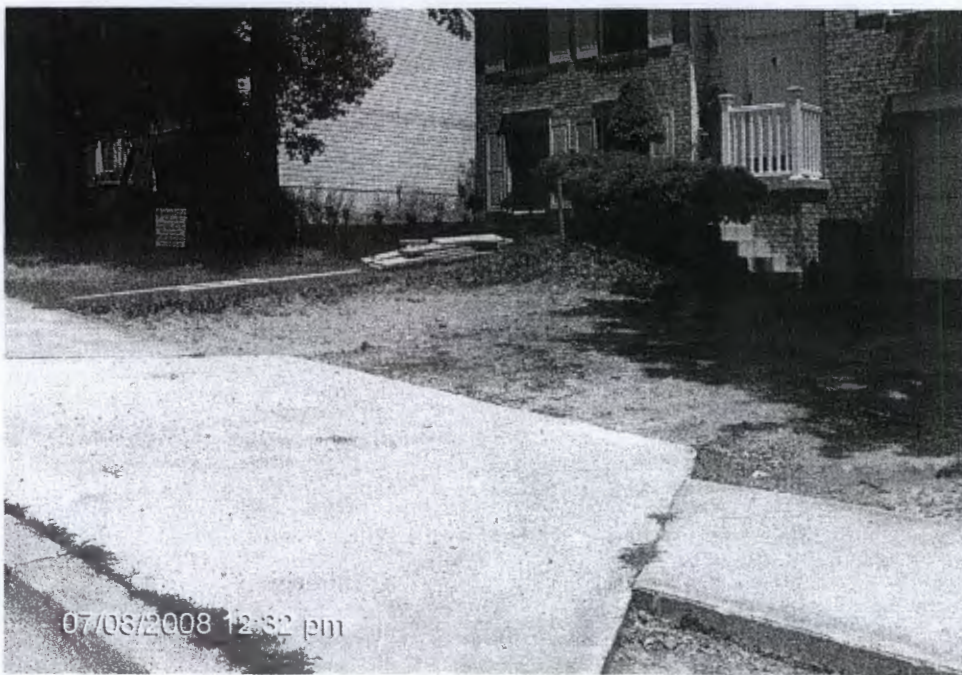
DAVID W. KIRBY
PRINT NAME (Rev 9/05)

AGENCY

PHOTOGRAPHIC RECORD

ation/Case No. 08-0218

te of Photographs: 7/08/08 1319 Kingsbury Rd



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

Dave Kirby

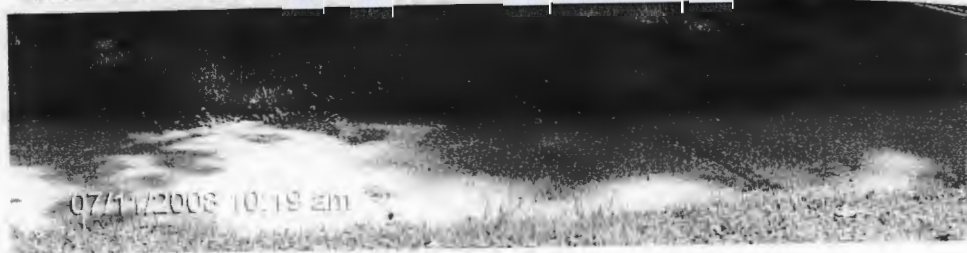
Enforcement Officer

PHOTOGRAPHIC RECORD

ation/Case No. 08-0218

te of Photographs: 7/11/08

1319 KINGSBURY RD



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

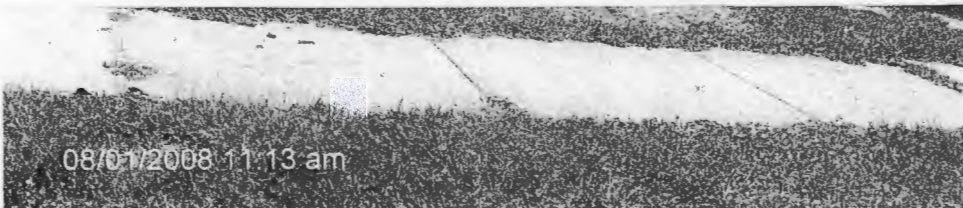
Dave Kirby
Enforcement Officer

PHOTOGRAPHIC RECORD

ion/Case No.: 08-0218

of Photographs: 8/01/08

1319 Kingsbury Rd



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

Dave Kirby
Enforcement Officer

PHOTOGRAPHIC RECORD

ation/Case No. 08-0218

e of Photographs: 9/03/08 1319 Kirtland Blvd. PD



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

Dave Kirby
Enforcement Officer

PHOTOGRAPHIC RECORD

ation/Case No.:

CO 0041011 / 08-0218

te of Photographs:

9/22/08

1319 KIRKSBURY RD



9/22/08 11:14 AM

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

Dave Kirby

Enforcement Officer



Baltimore County
Department of Permits and
Development Management

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. 0071334	Property No. 1900008415	Zoning:
------------------------------	----------------------------	---------

Name(s): Benjamins Zonis

Address: 1319 Kingsbury Rd. 21117

Violation Location: 1319 Kingsbury Rd.

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

I.R.C. 2006

SEC. 105.1

Must File For permit to

construct 18' x 16' Addition

to REAR OF Existing deck.

Also to Enclose AREA beneath

Existing deck-

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

On or Before: 7/13/09	Date Issued: 6/24/09
--------------------------	-------------------------

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 GARLAND

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:	Date Issued:
---------------	--------------

INSPECTOR:

AGENCY

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



Enforcement 410-887-3351
Building Inspection 410-887-3953
Electrical Inspection 410-887-3960
Plumbing Inspection 410-887-3620
Signs/Fences 410-887-3806

CODE ENFORCEMENT & INSPECTIONS CITATION

CASE NUMBER 0063177	PROPERTY TAX ID 1900008415	ZONE 2nd R
NAME(S): Benjamins Zonis		
MAILING ADDRESS: 1319 Kingsbury Rd.		
CITY Owings Mills	STATE MD	ZIP CODE 21117
VIOLATION ADDRESS: 1319 Kingsbury Rd.		
CITY Owings Mills	STATE MARYLAND	ZIP CODE 21117
VIOLATION DATES: 6/24/09 - 9/1/09		

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

I.R.C. 2006
SEC. 105.1

**Failure to obtain permit
to construct 18'x16' Addition
with a roof top deck to
REAR of existing deck
in REAR of dwelling**

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:

\$ **14,000.00**

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

DATE: **9/1/2009**

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: **JAMES GARLAND**

INSPECTOR SIGNATURE:

[Signature]
PRINT NAME

Date: **7/14/2009**

AGENCY



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3d)

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

Account Identifier: District - 04 Account Number - 1900008415

Owner Information

Owner Name: ZONIS BENJAMINS **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 1319 KINGSBURY RD **Deed Reference:** 1) /22134/ 1
OWINGS MILLS MD 21117-1344 2)

Location & Structure Information

Premises Address **Legal Description**
1319 KINGSBURY RD .1652 AC
1319 KINGSBURY RD NE
TIMBERSCAPE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
49	20	186					23	1	1	56/ 83

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1990	1,030 SF	7,199.00 SF	04

Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	SIDING

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	112,190	112,190		
Improvements:	203,310	203,310		
Total:	315,500	315,500	315,500	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: KATZ LAURENCE D	Date: 06/29/2005	Price: \$267,000
Type: IMPROVED ARMS-LENGTH	Deed1: /22134/ 1	Deed2:
Seller: WEST ROBERT LENNOX	Date: 11/15/1993	Price: \$125,900
Type: IMPROVED ARMS-LENGTH	Deed1: /10140/ 126	Deed2:
Seller: RYAN OPERATIONS G P	Date: 01/19/1990	Price: \$123,150
Type: IMPROVED ARMS-LENGTH	Deed1: / 8380/ 197	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO

Exempt Class:

Special Tax Recapture:

* NONE *



08/19/2009



HANDYMAN ON CALL, LLC
ALL TYPES OF GENERAL
HOME REPAIRS,
REMODELING
AND IMPROVEMENT
www.handymanoncall.com 410.650.1234
Call: 443.850.6948

41371M5

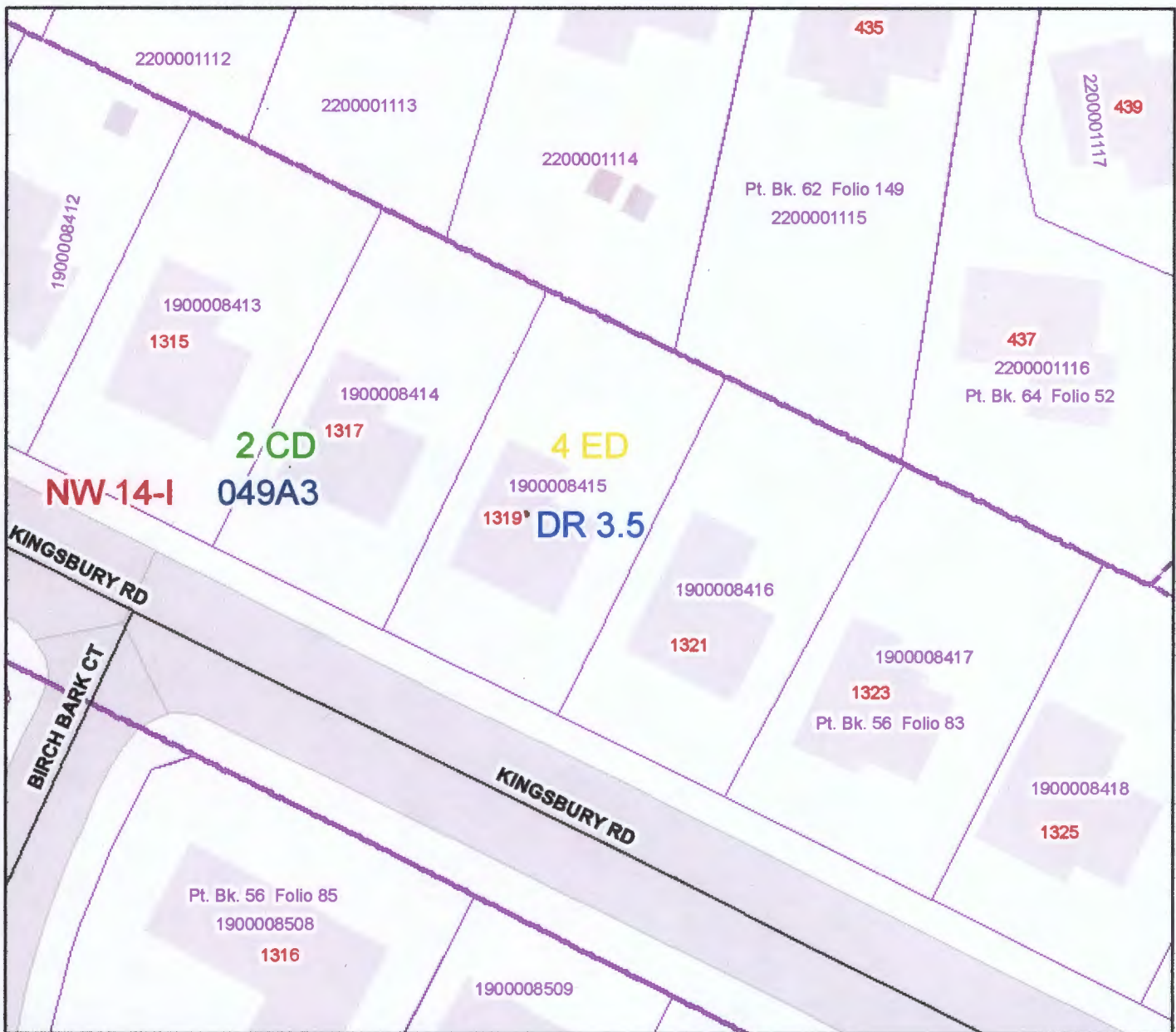
08/19/2009







1319 Kingsbury Road



DQ Map Notes



Publication Date: July 29, 2009
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



50 0 50
Feet
1 inch equals 50 feet

Item # 0032

NOTES:

THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT, AND DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.

THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.

ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.

THE TENTATIVE PLAN WAS APPROVED ON JAN 8, 1982.

COORDINATES

N	North	West	N	North	West
1	50331.68	50335.58	22	55214.78	50256.45
2	50335.58	50178.28	23	55214.78	50256.45
3	50335.58	50020.98	24	55214.78	50256.45
4	50335.58	49863.68	25	55214.78	50256.45
5	50335.58	49706.38	26	55214.78	50256.45
6	50335.58	49549.08	27	55214.78	50256.45
7	50335.58	49391.78	28	55214.78	50256.45
8	50335.58	49234.48	29	55214.78	50256.45
9	50335.58	49077.18	30	55214.78	50256.45
10	50335.58	48919.88	31	55214.78	50256.45
11	50335.58	48762.58	32	55214.78	50256.45
12	50335.58	48605.28	33	55214.78	50256.45
13	50335.58	48447.98	34	55214.78	50256.45
14	50335.58	48290.68	35	55214.78	50256.45
15	50335.58	48133.38	36	55214.78	50256.45
16	50335.58	47976.08	37	55214.78	50256.45
17	50335.58	47818.78	38	55214.78	50256.45
18	50335.58	47661.48	39	55214.78	50256.45
19	50335.58	47504.18	40	55214.78	50256.45
20	50335.58	47346.88	41	55214.78	50256.45
21	50335.58	47189.58	42	55214.78	50256.45
22	50335.58	47032.28	43	55214.78	50256.45
23	50335.58	46874.98	44	55214.78	50256.45
24	50335.58	46717.68	45	55214.78	50256.45
25	50335.58	46560.38	46	55214.78	50256.45
26	50335.58	46403.08	47	55214.78	50256.45
27	50335.58	46245.78	48	55214.78	50256.45
28	50335.58	46088.48	49	55214.78	50256.45
29	50335.58	45931.18	50	55214.78	50256.45
30	50335.58	45773.88	51	55214.78	50256.45
31	50335.58	45616.58	52	55214.78	50256.45
32	50335.58	45459.28	53	55214.78	50256.45
33	50335.58	45301.98	54	55214.78	50256.45
34	50335.58	45144.68	55	55214.78	50256.45
35	50335.58	44987.38	56	55214.78	50256.45
36	50335.58	44830.08	57	55214.78	50256.45
37	50335.58	44672.78	58	55214.78	50256.45
38	50335.58	44515.48	59	55214.78	50256.45
39	50335.58	44358.18	60	55214.78	50256.45
40	50335.58	44200.88	61	55214.78	50256.45
41	50335.58	44043.58	62	55214.78	50256.45
42	50335.58	43886.28	63	55214.78	50256.45
43	50335.58	43728.98	64	55214.78	50256.45
44	50335.58	43571.68	65	55214.78	50256.45
45	50335.58	43414.38	66	55214.78	50256.45
46	50335.58	43257.08	67	55214.78	50256.45
47	50335.58	43100.78	68	55214.78	50256.45
48	50335.58	42943.48	69	55214.78	50256.45
49	50335.58	42786.18	70	55214.78	50256.45
50	50335.58	42628.88	71	55214.78	50256.45
51	50335.58	42471.58	72	55214.78	50256.45
52	50335.58	42314.28	73	55214.78	50256.45
53	50335.58	42156.98	74	55214.78	50256.45
54	50335.58	42000.00	75	55214.78	50256.45

CURVE DATA

From-To	Δ	R	L	T	Chord
1-2	41°33'51"	253.00'	163.61'	570.1'	532.022' E 18°33'
13-14	0°42'05"	153.00'	2.35'	1.20'	562.433' E 2.35'
61-62	41°33'51"	195.00'	141.75'	74.18'	N 52°02'27" W 156.68'
63-64	9°25'07"	165.00'	31.99'	16.00'	555°54'11" E 31.90'
65-66	13°33'45"	253.00'	141.08'	74.27'	N 27°03'33" W 160.13'

RE-SUBDIVISION NOTE

THE SOLE REASON FOR THIS RE-SUBDIVISION IS TO INCLUDE MISCELLANEOUS DRAINAGE AND UTILITY EASEMENTS AS REQUIRED.

NOTES:

This plat may not be honored by Baltimore County for 10 years from the Tentative Approval Date. See Baltimore Co. Bill No. 56-82. (Section 22-6a)

Coordinates & Bearings shown hereon are based on the coordinate system established in the Baltimore County Metropolitan District, and are based on the following traverse stations:

LWB NO. 11757 N 52°06'50" W 51042.42'
LWB NO. 11758 N 55°24'47" W 51557.60'

Highway and Highway Widening Slope, Drainage & Utility Easements shown hereon are reserved until the developer hereby offers for dedication to Baltimore Co., Md. The developer, his personal representatives & assigns shall convey said areas by deed to Baltimore Co., Md. at no cost.

APPROVED: OFFICE OF PLANNING & ZONING

DIRECTOR DATE

APPROVED: BALTO. CO. HEALTH DEPARTMENT

DEPUTY STATE ANO COUNTY HEALTH OFFICER DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS

DIRECTOR DATE

SURVEYORS CERTIFICATE

I, ROBERT E. SPELLMAN, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT, AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION OF LAND AND KNOWN AS HOUSE BILL NO. 433, CHAPTER 1018 OF THE ACTS OF 1965 & SUBSEQUENT AMENDATORY ACTS.

Robert E. Spellman
PROFESSIONAL LAND SURVEYOR

APRIL 19/87
DATE

OWNERS CERTIFICATE

THE REQUIREMENTS OF SECTION 59 TO 82 ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND (PLAC, 1947) SUPPLEMENTAS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT, HAVE BEEN COMPLIED WITH:

David A. Jones V.P.
OWNER

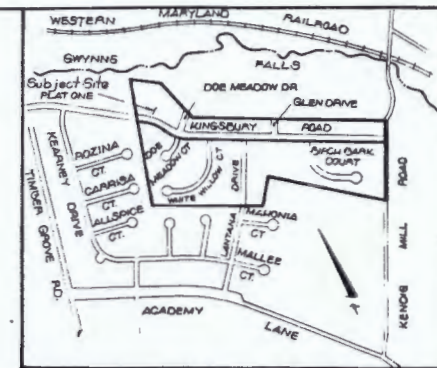
4/23/87
DATE

NOTE

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE PER SIMPLE TITLE TO THE DEEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

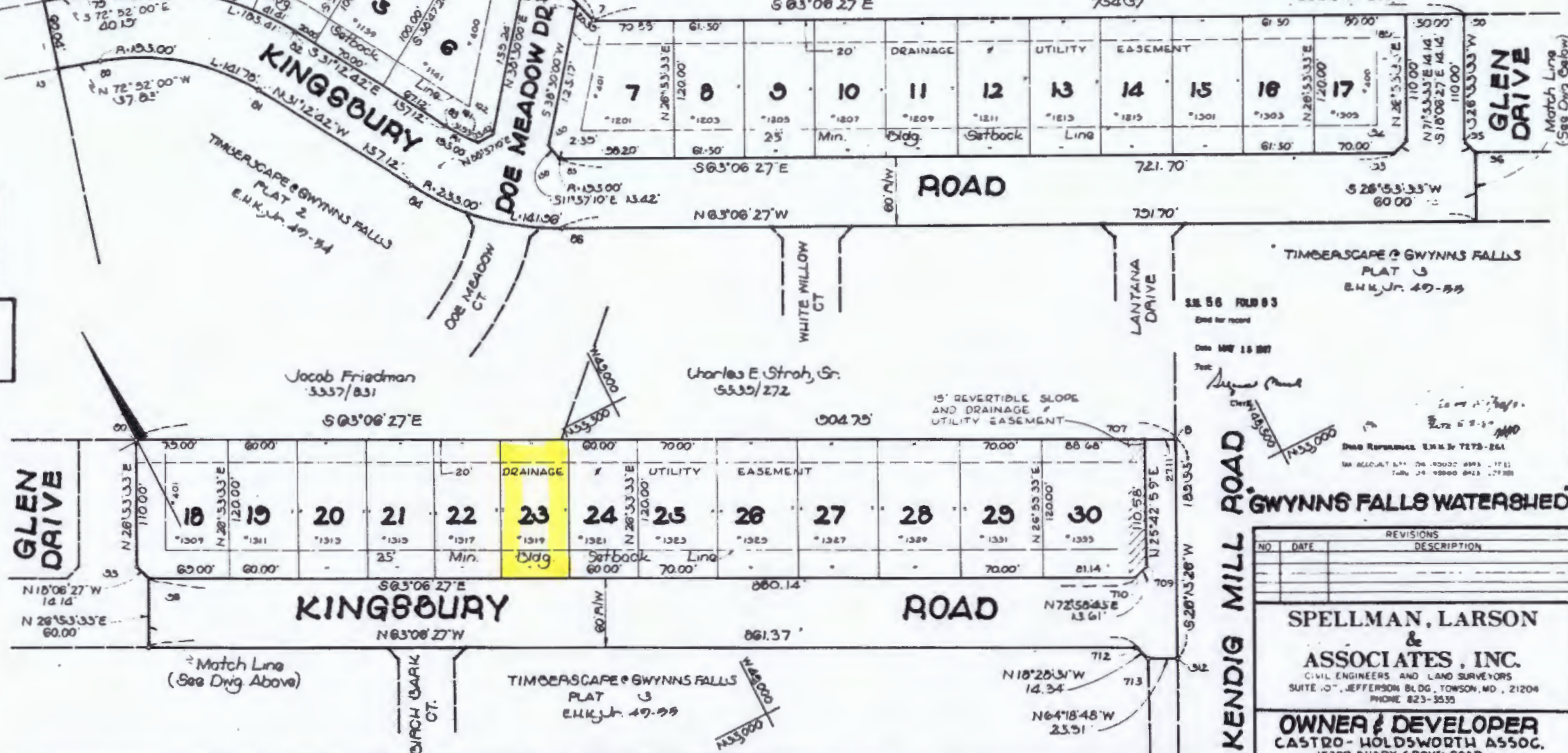
DENSITY NOTES

	OVERALL	PLAT 1
1. Gross Acreage	34.28 Acres	10.48 Acres
2. Existing Zoning	O.A. 3.5	O.A. 3.5
3. Highway Dedication	0.50 Acres	3.40 Acres
4. Kingsbury Rd.	2.98	2.98
5. Doe Meadow Dr.	0.10	0.10
6. Doe Meadow Ct.	0.34	-
7. Whip Willow Ct.	0.24	-
8. Lantana Drive	0.86	-
9. Glen Drive	0.14	0.14
10. Birch Bark Ct.	0.91	-
11. Kendig Mill Rd.	0.37	0.12
12. Storm Water Man. Area	2.20	1.58 Acres
13. Local Open Space Pkgd. (1.5% + 34.28)	1.03	0.31
14. Local Open Space Proposed	1.87	-
15. Net Acreage	23.71 Acres	5.50 Acres
16. NE of Lots Allowed (3.5 + 34.28)	117 Dwg Un.	30 Dwg Un.
17. NE of Lots Proposed	117 Dwg Un.	30 Dwg Un.
18. NE of Park Spaces Pkgd. (2 per Unit)	222 Spaces	87 Spaces
19. NE of Park Spaces Proposed	222 Spaces	87 Spaces
20. Public Water & Sewer Available to serve site	-	-



LOCATION MAP

Scale: 1"=500'



NO.	DATE	REVISIONS	DESCRIPTION
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SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 107, JEFFERSON BLDG. TOWSON, MD. 21204
PHONE: 823-3535

OWNER & DEVELOPER
CASTRO - HOLDSWORTH ASSOC.
15200 SHADY GROVE ROAD
ROCKVILLE, MD. 20850

TIMBERSCAPE @ GWYNNS FALLS
"PLAT 1"

4th Elect. Dist. - Baltimore Co., Maryland

SCALE: 1"=50' DATE: 4-29-87 DES. BY: A.W.P. DWN BY: M.J.D. SHT 1 OF 3

Item # 0032

individual

for a total of 25. (sideyards may be rev
Panhandle Lots-Min. front yd. setback=30

#0032

WINDOW RELATIONSHIP

FALLS

Shall be as follows:

25' window to street R/W line

15' window to sideyard R

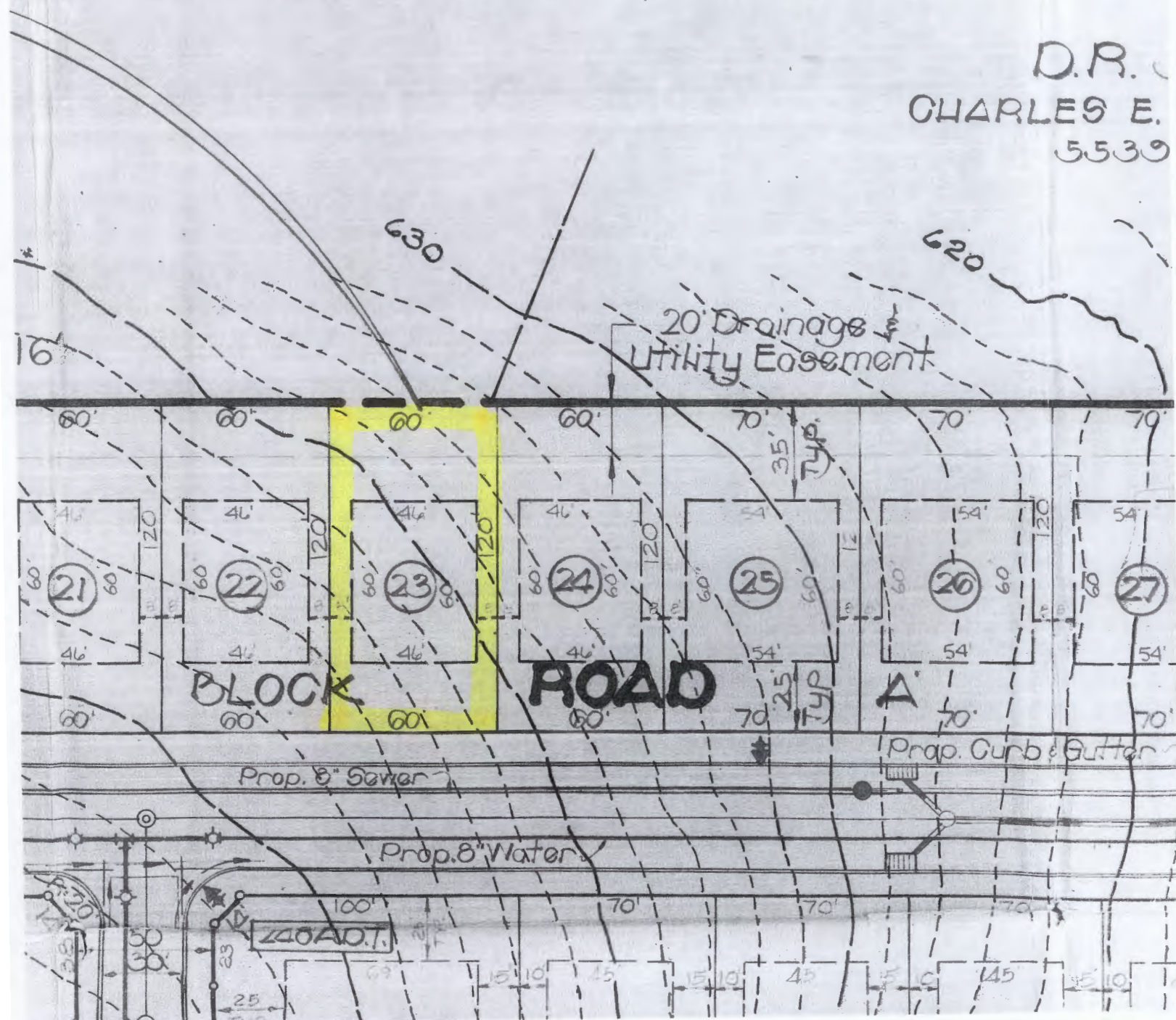
3.5' window to [redacted]

40' window to any other window

D.R.

CHARLES E.

5539



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

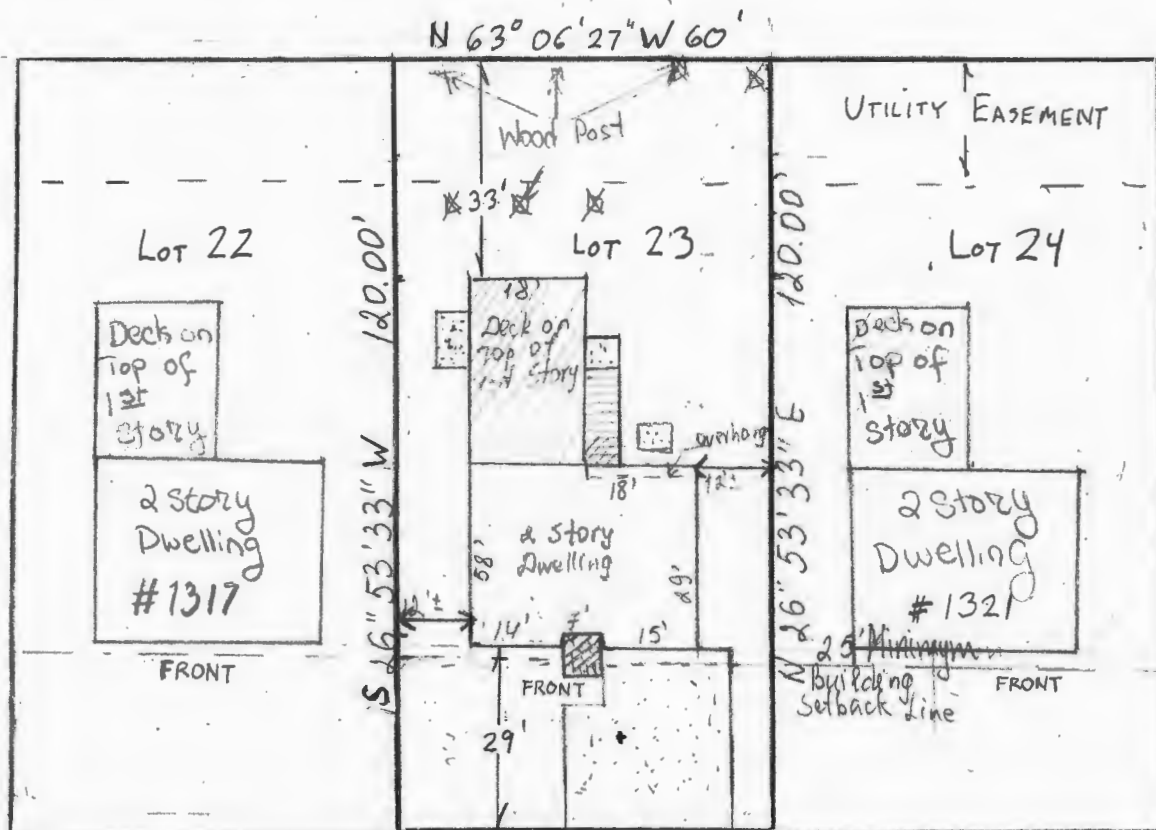
PROPERTY ADDRESS 319 Kingsbury rd

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Re-subdivision of Timberscape @ Gwynns Falls

PLAT BOOK # 56 FOLIO # 83 LOT # 23 SECTION #

OWNER Benjamins & Sons

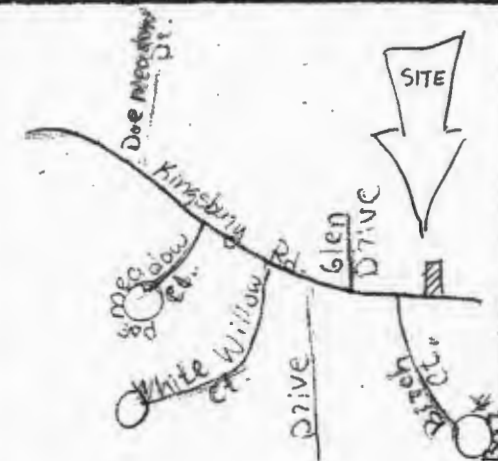


75' to ϕ
BIRCH BARK Ct

KINGSBURY RD (60' R/W

PREPARED BY Benjamins Tonis

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 4

COUNCILMANIC DISTRICT

1"=200' SCALE MAP # 049A3

ZONING D.R. 3.5

LOT SIZE 0.16 7,200
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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

ZONING OFFICE USE ONLY
REVIEWED BY: ITEM # CASE #

2010 -
0032 - A