

IN RE: PETITION FOR VARIANCE

SW side of Overbrook Road; 117 feet
NW of the c/l of Academy Lane
1st Election District
1st Councilmanic District
(414 Overbrook Road)

Terese Reamer
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* CASE NO. 2011-0010-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, Terese Reamer. Petitioner is requesting Variance relief from Sections 1B02.3.A.5, 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing open projection (deck) with an existing attached addition (garage) with rear yard setbacks of 28 feet and 9 feet, respectively, in lieu of the minimum required 37.5 feet and 50 feet, respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the variance request was Petitioner Terese Reamer. There were no Protestants or other interested persons in attendance.

A Code Inspector observed the property on June 7, 2010 and issued a Stop Work Order for the construction of a new screened-in rear porch and partial new deck being built without the required permits.¹ Thereafter, Petitioner filed for the instant variance relief.

Testimony and evidence offered revealed that the subject property is rectangular shaped and consists of approximately 2,575 square feet or 0.0591 acre, more or less, zoned D.R.10.5.

¹ CO-0079073. A copy of the Code Enforcement Citation was marked and accepted into evidence as Petitioner's Exhibit 2.

ORDER RECEIVED FOR FILING

Date 10.6.10

By PJ

The property is located on the southwest side of Overbrook Road, north of Frederick Road and south of Baltimore National Pike (U.S. 40), in the Catonsville area of Baltimore County. The property is situated in the "Westbrook" community of row homes. Petitioner's home is an end-of-group row home that is part of a cluster of six homes. In addition to Petitioner's home, the property is also improved with a one-story garage that fronts to an alley running behind the rear yards of the adjacent homes. Like a number of homes in the community, Petitioner desired to construct an open projection deck with a screened-in "gazebo-like" structure on the deck area between the home and the garage. Petitioner constructed the deck and began construction on the covered portion when a complaint caused the County to issue the aforementioned Stop Work Order. A photograph of the unfinished roof of the structure was marked and accepted into evidence as Petitioner's Exhibit 4. Additional pictures of a nearby home with a deck similar to the one constructed by Petitioner were marked and accepted into evidence as Petitioner's Exhibits 5A through 5C.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

After considering all of the testimony and evidence presented at the hearing, I am persuaded to grant the variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Obviously, the small size of Petitioner's lot limits the degree to which improvements can be placed thereon; however, in addition, Petitioner testified that there is a significant difference in elevation from her property to properties located further down to the southeast. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship upon Petitioner.

ORDER RECEIVED FOR FILING

Date 10.6.10 2

By Bo

Petitioner pointed out that a number of other homes in the neighborhood have similar improvements because the location between the rear of the home and the garage is a somewhat "empty" area that would otherwise go unused, and is a natural and logical area of transition from the home to the garage located at the rear of the property. In this instance, it would be inappropriate to not allow Petitioner to avail herself of the same opportunity to improve her property as others in the neighborhood already have.

Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. Photographs that were marked and accepted into evidence as Petitioner's Exhibits 6A through 6G depict Petitioner's property from various angles and show a well maintained home and one-story garage, as well as the deck and gazebo-like structure that appears to be in keeping with other deck improvements in the community. In my judgment, the deck and covered area will allow Petitioner to utilize the outdoor area of her home with friends and family, without adversely impacting the surrounding areas of the neighborhood.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 6th day of October, 2010 by this Deputy Zoning Commissioner that Petitioner's Variance request from Sections 1B02.3.A.5, 1B02.3.B and 301.1.A of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing open projection (deck) with an existing attached addition (garage) with rear yard setbacks of 28 feet and 9 feet, respectively, in lieu of the minimum required 37.5 feet and 50 feet, respectively be and is hereby **GRANTED**.

ORDER RECEIVED FOR FILING

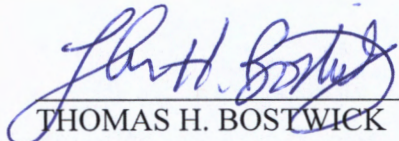
Date 10.6.10 3

By BS

The relief granted herein shall be subject to the following:

1. Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 10.6.10

By PB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 6, 2010

TERESE REAMER
414 OVERBROOK ROAD
CATONSVILLE MD 21228

Re: Petition for Variance
Case No. 2011-0010-A
Property: 414 Overbrook Road

Dear Ms. Reamer:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

Enclosure



TAX. ACCO# 0104201110

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 414 Overbrook Rd
which is presently zoned DR 10.5 (formerly R6)

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) 1B02.3A.5, 1B02.3B., 301.1A. (BCZR)

To permit an existing open projection (deck) with an existing attached addition (garage) with rear yard setbacks of 28-feet and 9-feet, respectively, in lieu of the minimum required 37.5-feet and 50-feet, respectively.

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 PRESENTED 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 _____ Date 10-6-10 Telephone No. 835

City _____ By _____ State _____ Zip Code _____

Legal Owner(s):

Name - Type or Print Terese Reamer

Signature Terese Reamer

Name - Type or Print _____

Signature _____

Address 414 Overbrook Rd Telephone No. 443-416-

City Catonsville, MD State _____ Zip Code 21228

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D.T. Date 7/7/10

Case No. 2011-0010-A

Zoning Description for 414 OVERBROOK ROAD, 21228

Beginning at a point on the southwest side of Overbrook Road having a 50-foot right-of-way and 117-feet northeast of the centerline of Academy Lane (formally known as Nunnery Lane) having a 50-foot right-of-way. Being Lot #36 in the Subdivision known as "Westbrook" as recorded in Baltimore County Plat Book #12, Folio #36 containing 2,575 square feet. Also known as 414 Overbrook Road and located in the 1st Election District and 1st Councilmanic District.

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2011-0010-A

Petitioner: REAMER

Address or Location: 414 OVERBROOK RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MS. TERESE REAMER

Address: 414 OVERBROOK RD.

CATONSVILLE, MD 21228

Telephone Number: 443-416-6962

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

No. 56894

Date: 7/7/10

PAID RECEIPT

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					65.00

Total: 65.00

Rec From: TERESE REAMER

For: 2011 - 0010 - A
414 OVERSPOOK RD
D. THOMPSON

DISTRIBUTION

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

**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: # 2011-0010-A
414 Overbrook Road
S/west side of Overbrook Road, 117 feet n/east of the centerline of Academy Lane
1st Election District
1st Councilmanic District
Legal Owner(s):

Terese Reamer
Variance: to permit an existing open projection (deck) with an existing attached addition (garage) with rear yard setbacks of 28 feet and 9 feet, respectively, in lieu of the minimum required 37.5 feet and 50 feet respectively.

Hearing: Wednesday, September 8, 2010 at 11:00 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.

JT/8/890 Aug 24 251881

CERTIFICATE OF PUBLICATION

8/26/, 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 8/24/, 2010.

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



LEGAL ADVERTISING

Certificate of Posting

RE: Case NO. 2011-0010-A

Petitioner/Developer _____

Theresa Reamer

Date of Hearing/Closing 9/8/10

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

Attention:

This letter is to certify, under penalties of perjury, that the necessary sign as required by law, was posted conspicuously on the property located at _____

414 Overbrook Rd.

The sign(s) were posted on 8/24/10
(Month, Day, Year)

Sincerely,

 8/24/10
(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

See Attached
Photograph

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

Certificate of Posting
Photograph Attachment

Re: 2011-0010-A

Petitioner/Developer: _____

Theresa Reamer

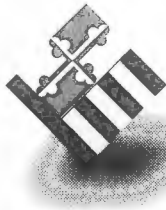
Date of Hearing/Closing: 9/8/10



414 Overbrook Rd.

Posting Date: 8/24/10

Theresa Reamer
(Signature and date of sign poster)



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

August 9, 2010

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: 2011-0010-A

414 Overbrook Road

S/west side of Overbrook Road, 117 feet n/east of the centerline of Academy Lane

1st Election District – 1st Councilmanic District

Legal Owners: Terese Reamer

Variance to permit an existing open projection (deck) with an existing attached addition (garage) with rear yard setbacks of 28 feet and 9 feet, respectively, in lieu of the minimum required 37.5 feet and 50 feet respectively.

Hearing: Wednesday, September 8, 2010 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:kl

C: Terese Reamer, 414 Overbrook Road, Catonsville 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 24, 2010.**
- (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, August 24, 2010 Issue - Jeffersonian

Please forward billing to:
Terese Reamer
414 Overbrook Road
Catonsville, MD 21228

443-416-6962

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: 2011-0010-A

414 Overbrook Road

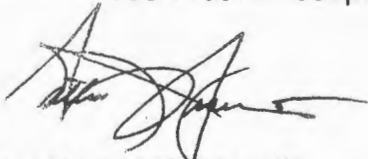
S/west side of Overbrook Road, 117 feet n/east of the centerline of Academy Lane

1st Election District – 1st Councilmanic District

Legal Owners: Terese Reamer

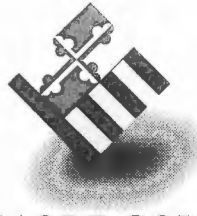
Variance to permit an existing open projection (deck) with an existing attached addition (garage) with rear yard setbacks of 28 feet and 9 feet, respectively, in lieu of the minimum required 37.5 feet and 50 feet respectively.

Hearing: Wednesday, September 8, 2010 at 11:00 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.



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

September 2, 2010

Terese Reamer
414 Overbrook Rd.
Catonsville, MD 21228

Dear: Terese Reamer

RE: Case Number 2011-0010-A, 414 Overbrook 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 07, 2010. 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

TB- 9/8 - 11am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 3, 2010

RECEIVED

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

AUG 11 2010

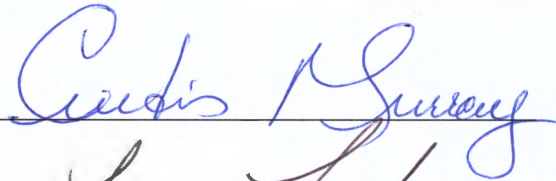
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-010- Variance**

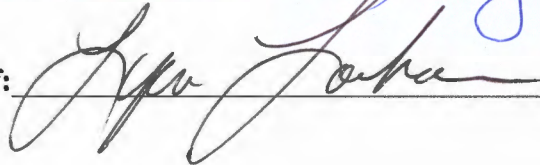
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:
CM/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 30, 2010

FROM: Dennis A. Kennedy, Supervisor *DK*
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For August 2, 2010
Item Nos. 2010-363, 2011- 008, 009, 010,
011, 012, 013, 014, 015, 018, 019 and 020

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-08022010 -NO COMMENTS.doc

TB- 9/8 - 11am - 109

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 23 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: August 20, 2010
SUBJECT: Zoning Item # 11-010-A
Address 414 Overbrook Road
(Reamer Property)

Zoning Advisory Committee Meeting of July 19, 2010

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

Reviewer: JWL Date: 8/19/10

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



MARYLAND DEPARTMENT OF TRANSPORTATION

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Date: JULY 26, 2010

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

RE: Baltimore County
Item No. 2011-0010-A
414 OVERBROOK RD
TERESE REAMER
VARIANCE -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2011-0010-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,


For¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 20, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 2, 2010

Item No.: **Variance:** 2010-0363A, 2011-0008A - 0010A,
2011-0012A - 0014A, and 2011- 0017A.

Administrative Variance: 2011- 0011A, 2011- 0016A, and
2011- 0019A - 0020A.

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable and required to be corrected or incorporated into the final plans for the above listed properties.

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

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop: 1102

cc: File

RE: PETITION FOR VARIANCE * BEFORE THE
414 Overbrook Road; SW/S Overbrook Road, * ZONING COMMISSIONER
117' NE c/line of Academy Lane *
1st Election & 1st Councilmanic Districts *
Legal Owner(s): Terese Reamer * FOR
Petitioner(s) * BALTIMORE COUNTY
* 2011-010-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

JUL 27 2010

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of July, 2010, a copy of the foregoing Entry of Appearance was mailed to Terese Reamer, 414 Overbrook Road, Catonsville, MD 21228, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>7-30-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
<u>8-20-10</u>	DEPRM (if not received, date e-mail sent _____)	<u>nc</u>
<u>7-20-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>8-3-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>nc</u>
<u>7-26-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. <u>CO-0079073</u>)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>8-24-10</u>	
SIGN POSTING	Date: <u>8-24-10 Hoffman</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

CASE NAME _____
CASE NUMBER _____
DATE _____

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

Case No.: 2011-0010-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2	citation	
No. 3	aerial photograph	
No. 4	photo of pergola roof	
No. 5 A-C	photos of nearby property and their deck	
No. 6	photos of subject property and improvements	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Baltimore County
Department of Permits and
Development Management

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

OFFICE HOURS: 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. 0079073 Property No. 010420110 Zoning:

Name(s): KEARL TERESA

Address: 414 OVERBROOK RD. BALTO, MD 21208

Violation Location: 414 OVERBROOK RD

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

- INC 2006 SEC 105, 109, 114
- ① OBTAIN BUILDING PERMIT FOR NEW SCREEN-IN REAR PORCH AND PARTIAL NEW DECK. WORK IS ALMOST COMPLETED.
 - ② CALL FOR INSPECTIONS WHEN PERMIT IS ISSUED.

ANY QUESTIONS PLEASE CALL OFFICE H&I
7:30-8:00/3:00-3:30

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

ON OR BEFORE: DATE ISSUED:

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:

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 NO LATER THAN:

ON OR BEFORE: 6/18/10 DATE ISSUED: 6/17/10

INSPECTOR: Q. KANT K. 00

Rev. 7/09

DEFENDENT

CO 0079073

PETITIONER'S

EXHIBIT NO. 2



PETITIONER'S EXHIBIT 3







A

PETITIONER'S
EXHIBITS 6A-G





C



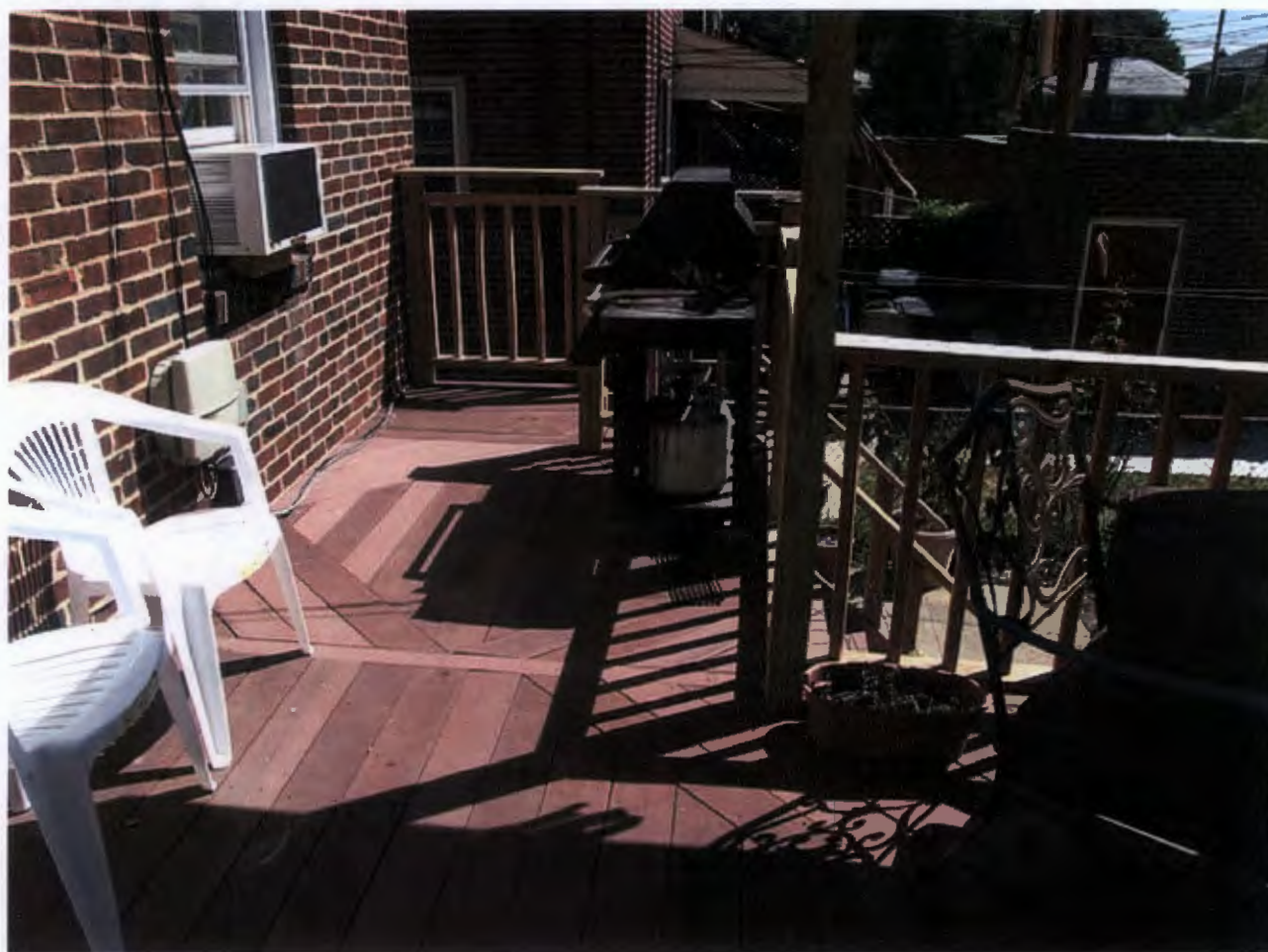
D



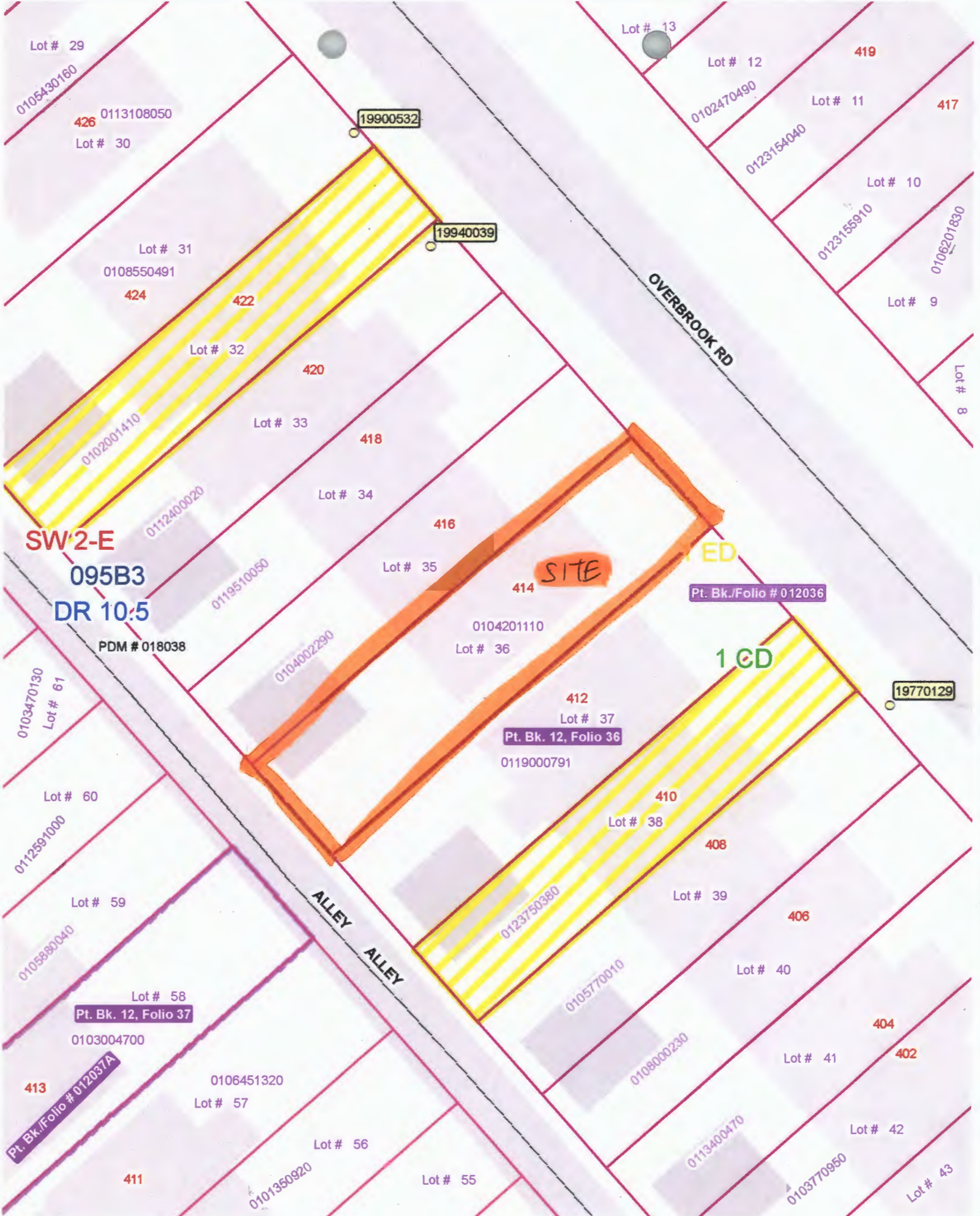
E



F



G



2011-0010-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

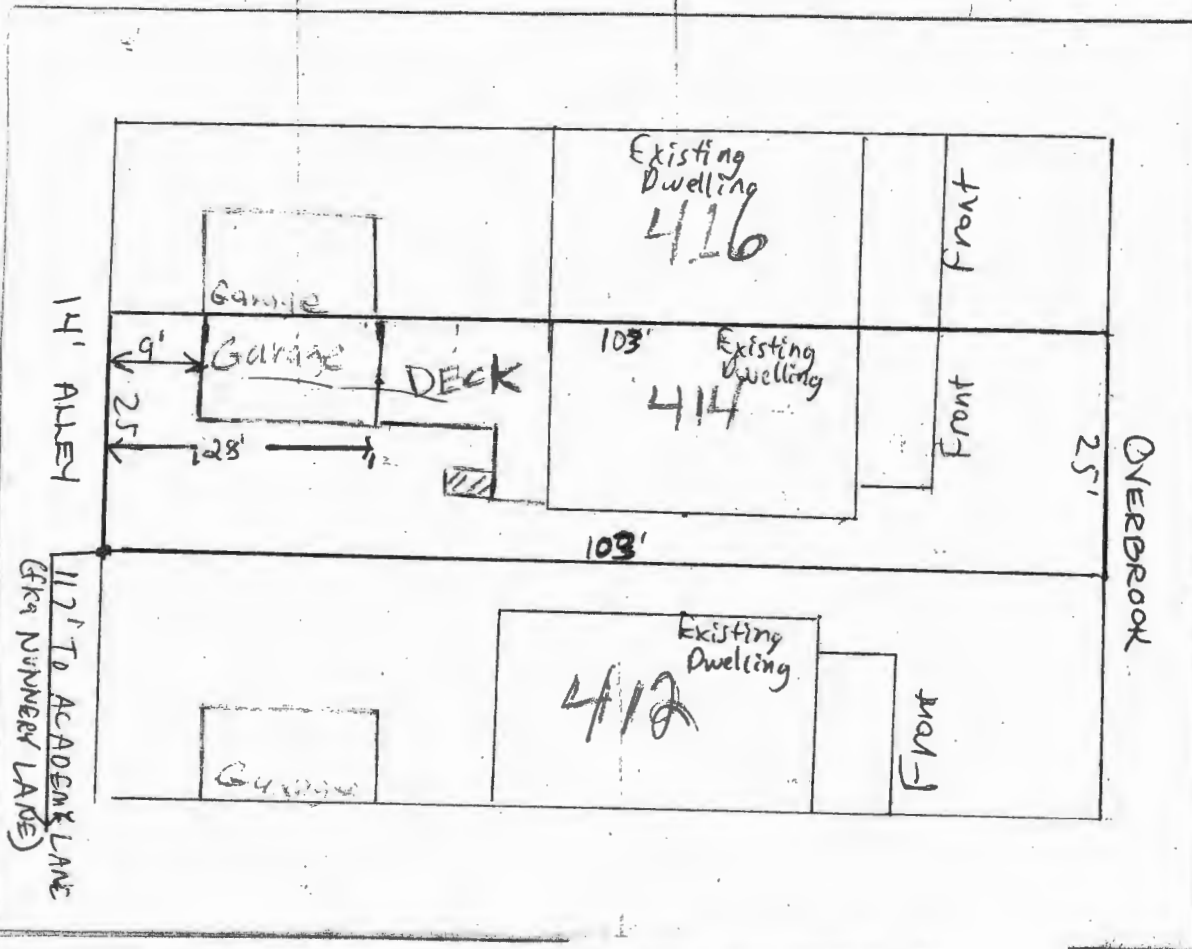
PROPERTY ADDRESS 414 Overbrook Road

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

SUBDIVISION NAME Westbrook

PLAT BOOK # 25 FOLIO # 36 LOT # 36 SECTION #

OWNER Terese Reamer



LOCATION INFORMATION

ELECTION DISTRICT 1st

COUNCILMANIC DISTRICT 1st

1" = 200' SCALE MAP # 095B3

ZONING DR 10.5 (Formerly RG)

LOT SIZE .0591 2575
ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ ☐

Violation Case # 0079073

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/ BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

D.T. 0010 2011-
0010-A

PETITIONER'S

EXHIBIT NO. 1



NORTH

PREPARED BY Terese Reamer

SCALE OF DRAWING: 1" = 20'