

IN RE: PETITION FOR VARIANCE
S/S Shore Road, 40' W of c/line of
Maple Road
(8029-A Shore Road)
15th Election District
7th Council District

Raymond K. O'Connor, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
* Case No. 2011-0022-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 owners of the subject property, Raymond K. O'Connor and his wife, Joyce M. O'Connor. The Petitioners seek variance relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (freestanding carport) to be located in the front yard with a side yard setback of 0.2 feet (2.4 inches) in lieu of the required rear yard and 2.5 feet, respectively. The subject property and relief requested are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were Petitioner Raymond O'Connor and David Billingsley of Central Drafting & Design, Inc., the consultant who prepared the site plan and assisted the Petitioners in this matter. Although there were no Protestants or other interested persons present, it is to be noted that the Petition was filed as a result of a violation issued by the Department of Permits and Development Management, Code Inspection and Review Division (Case No. CO-0079042), as to the placement/location of the accessory structure.

ORDER RECEIVED FOR FILING

Date

By

10-4-10

103

Testimony and evidence offered revealed that the subject property is a rectangularly shaped lot located on the south side of Shore Road and west of Maple Road in the Pennwood Terrace subdivision in Sparrows Point. Like many of the lots in this subdivision, the property consists of 5,500 square feet (0.126 acres), more or less, zoned D.R.5.5, and is improved with a one-story dwelling built in 1987. In addition to the dwelling, the property features a covered porch, an existing three (3) vehicle carport (14' wide x 110'-8½" deep) attached to the side of the house (currently used as a patio) and two (2) sheds in the rear yard. A concrete-paved parking pad (approximately 11' wide x 10' deep) leading to the subject freestanding metal carport (11' wide x 18'-2" wide) is located in the front portion of the property (northeast corner of the lot) and accessed from Shore Road.

Petitioners submitted a receipt indicating that the carport in question was purchased and constructed on May 10, 2006. The receipt was marked and accepted into evidence as Petitioners' Exhibit 8. According to Mr. O'Connor, his wife suffers from a pulmonary disease and the carport makes it much easier for Mrs. O'Connor to access the home, particularly in times where there is rain or harsh weather. Until the recent issuance of a code citation, the carport existed in its current location for several years without incident.

As noted, the subject of the variance request relates to the placement/location of a freestanding carport. B.C.Z.R. Section 400.1 pertains to accessory structure locations and states:

"Accessory buildings in residence zones, other than farm buildings (Section 404) shall be located only in the rear yard and shall occupy not more than 40% thereof. On corner lots they shall be located only in the third of the lot farthest removed from any street and shall occupy not more than 50% of such third. In no case shall they be located less than 2 1/2 feet from any side or rear lot lines, except that two private garages may be built with a common party wall straddling a side interior property line if all other requirements are met. The limitations imposed by this section shall not apply to a structure which is attached to the

ORDER RECEIVED FOR FILING

Date 10-4-10

By 003

principal building by a covered passageway or which has one wall or part of one wall in common with it. Such structure shall be considered part of the principal building and shall be subject to the yard requirements for such a building."

The Zoning Advisory Comments (ZAC) comments were received and are contained within the case file. An adverse comment was received from the Office of Planning, dated August 12, 2010, following an inspection of the property by John R. Alexander, Community Planner, who indicated:

"... This existing prefabricated 2 car addition fills the remaining driveway, adds too much additional mass to the site, the materials do not match the house, and is generally incompatible with the site and surrounding community.

The Office of Planning recommends denial of the request."

The Petitioners now come before me indicating that it would create real hardship and practical difficulty if they are required to tear the carport down, especially in light of the fact that it has apparently existed in this location for five (5) years without any complaint. Specifically, Mr. Billingsley presented photographs of several lots in the Pennwood Terrace subdivision that contained similar structures to the carport at issue in this case. See Petitioners' Exhibits 6, 8 and 9. Petitioners also obtained a signed letter from three (3) neighbors indicating that they do not oppose the requested relief. See Petitioners' Exhibit 7. Raymond O'Connor questions why he is being singled out given the immaculate way he and his wife maintain the property. Certainly, the photographs submitted support his contention and show many carport structures erected over time in disregard of the zoning regulations.

Perhaps a decade ago, this evidence of hardship would be all the O'Connor family would have needed to show in order to be granted the variance they request. However, the Court of Special Appeals in the case of *Cromwell v. Ward*, 102 Md. 691 (1995) redefined the test for variance, requiring that before a Petitioner even gets to the question of hardship and practical

ORDER RECEIVED FOR FILING

Date

10-4-10

By

103

difficulty, there must be a finding that the property is unique when compared to other properties in the neighborhood. The legal standard now requires a finding that the property has some special circumstances or conditions existing that are peculiar to the land or the structure which is the subject of the variance request. This finding must be made before any consideration of hardship or difficulty is made and if the property is not found to be unique, no variance can be granted. Equally important, the Court wanted to correct the practice of many jurisdictions finding hardship and difficulty first which would then be used to show the property was unique, reasoning that the unusual situation on the property was different from that found on surrounding properties.

After due consideration of the testimony and evidence presented, I am persuaded to deny the requested relief. While Mr. Billingsley's effort to demonstrate hardship and practical difficulty is admirable, the evidence before me gives no indication that the regulations impact the O'Connor property in any way different from the other lots in the neighborhood. The lot is as plain and rectangular as one could find. The lot is indistinguishable from others in the neighborhood. I find no special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. As noted above and much to the Petitioners' dismay, I may not use the finding that strict compliance with the zoning regulations would result in practical difficulty or unreasonable hardship to indicate uniqueness. Additionally, any construction in a front yard mandates close scrutiny since the impact of building in this area will be greater than the same structure in the rear. Accordingly, I am persuaded to agree with Mr. Alexander from the Office of Planning that granting the requested variances would adversely impact the neighborhood. For all of these reasons, the relief requested must be denied. However, I will give the O'Connor's three (3) months from the date of this Order to remove the

ORDER RECEIVED FOR FILING

Date 10-4-10

By 103

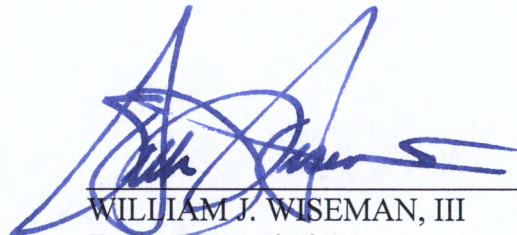
freestanding metal carport.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of October 2010 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (freestanding carport) to be located in the front yard with a side yard setback of 0.2 feet (2.4 inches) in lieu of the required rear yard and 2.5 feet, respectively, in accordance with Petitioners' Exhibit 1, be and is hereby DENIED; and

IT IS FURTHER ORDERED that the Petitioners shall have ninety (90) days from the date of this Order to remove the freestanding metal carport from the front yard of the subject property.

Any appeal of this decision shall be entered within thirty (30) days of the date hereof.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING

Date 10-4-10

By 103



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 4, 2010

Raymond K. O'Connor
Joyce M. O'Connor
8029-A Shore Road
Baltimore, Maryland 21219

RE: **PETITION FOR VARIANCE**
S/S Shore Road, 40' W of c/line of Maple Road
(8029-A Shore Road)
15th Election District - 7th Council District
Raymond K. O'Connor, et ux - Petitioners
Case No. 2011-0022-A

Dear Mr. and Mrs. O'Connor:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: David Billingsley, Central Drafting & Design, Inc., 601 Charwood Court,
Edgewood, MD 21040
Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100,
Annapolis, MD 21401
People's Counsel; Bureau of Code Enforcement, DPDM; Office of Planning; DEPRM



Petition for Variance

to the **Zoning Commissioner of Baltimore County** for the property
located at 8029-A SHORE ROAD
which is presently zoned DR 5.5

Deed Reference: 23521 / 055 Tax Account # 1502653511

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)

SEE ATTACHED

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

Telephone No.

City

State

Zip Code

Legal Owner(s):

RAYMOND K. O'CONNOR

Name - Type or Print

Signature

JOYCE M. O'CONNOR

Name - Type or Print

Signature

8029-A SHORE ROAD

(410) 802-6070

Address

Telephone No.

BALTIMORE

MD.

21219

City

State

Zip Code

Representative to be Contacted:

DAVID BILLINGSLEY

Name

601 CHARWOOD COURT (410) 679-8719

Address

Telephone No.

EDGEWOOD

MD.

21040

City

State

Zip Code

Case No. 2011-0022-A

Office Use Only

ORDER RECEIVED FOR FILING

REV 8/20/07

Date 10-4-10

By [Signature]

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by [Signature]

Date 7/15/10

**400.1 TO PERMIT AN ACCESSORY STRUCTURE (FREE STANDING
CARPORT) TO BE LOCATED IN THE FRONT YARD WITH A SIDE YARD
SETBACK OF 0.2 FEET IN LIEU OF THE REQUIRED REAR YARD AND 2.5
FEET RESPECTIVELY.**

2011-0022-A

ZONING DESCRIPTION

8029-A SHORE ROAD

Beginning at a point on the south side of Shore Road (30 feet wide) distant 40 feet, more or less, from it's intersection with the center of Maple Road (30 feet wide), thence being all of Lots 172 and 173 as shown on the plat entitled Pennwood Terrace recorded among the Baltimore County plat records in Plat Book 7 Folio 95.

Containing 5,500 square feet or 0.126 acre of land, more or less.

Being known as 8029-A Shore Road. Located in the 15TH Election District, 7TH Councilmanic District of Baltimore County, Md.

2011-0022-A

**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: 2011-0022-A
Petitioner: RAYMOND K. O'CONNOR
Address or Location: 8029-A SHORE ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: RAYMOND K. O'CONNOR
Address: 8029-A SHORE ROAD
BALTO., MD 21219
Telephone Number: (410) 801-6070

No. 53377

Date: 7/15/10

PAID RECEIPT

BUSINESS ACTUAL FINE DOW
7/15/2019 7/15/2019 09:57:37

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 07-15-2010 BY 60322 UCBAW

3. 550 MISCELLANEOUS - 1M

083577
Recpt. list 465.00

\$122.99 01
Baltimore County, Maryland

[illegible]

Total:

Rec

From:

For:

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: # 2011-0022-A

8029-A Shore Road

S/side of Shore Road, 40 feet west of the centerline of Maple Road

15th Election District — 7th Councilmanic District

Legal Owner(s): Raymond & Joyce O'Connor

Variance: To permit an accessory structure (freestanding carport) to be located in the front yard with a side yard setback of 0.2 feet in lieu of the required rear yard and 2.5 feet respectively.

Hearing: Friday, September 17, 2010 at 9:00 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.

09/026 September 2

252850

CERTIFICATE OF PUBLICATION

9/21, 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 9/21, 2010.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No 2011-0022-A

Petitioner/Developer DAVE
BILLINGSLEY

Date Of Hearing/Closing: 9/17/10

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

Attention:

Ladies and Gentlemen

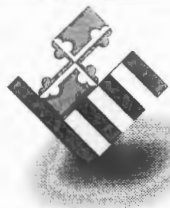
This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 8029-A SHORE RD

This sign(s) were posted on September 2, 2010
Month, Day, Year
Sincerely,

Martin Ogle 9/2/10
Signature of Sign Poster and Date
Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411



Martin Ogle 9/2/10



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
August 23, 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: 2011-0022-A

8029-A Shore Road

S/side of Shore Road, 40 feet west of the centerline of Maple Road

15th Election District – 7th Councilmanic District

Legal Owners: Raymond & Joyce O'Connor

Variance to permit an accessory structure (freestanding carport) to be located in the front yard with a side yard setback of 0.2 feet in lieu of the required rear yard and 2.5 feet respectively.

Hearing: Friday, September 17, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco
Director

TK:kl

C: David Billingsley, 601 Charwood Court, Edgewood 21040
Mr. & Mrs. O'Connor, 8029-A Shore Road, Baltimore 21219

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURS., SEPTEMBER 2, 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
Thursday, September 2, 2010 Issue - Jeffersonian

Please forward billing to:
Raymond O'Connor
8029-A Shore Road
Baltimore, MD 21219

410-802-6070

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: 2011-0022-A

8029-A Shore Road

S/side of Shore Road, 40 feet west of the centerline of Maple Road

15th Election District – 7th Councilmanic District

Legal Owners: Raymond & Joyce O'Connor

Variance to permit an accessory structure (freestanding carport) to be located in the front yard with a side yard setback of 0.2 feet in lieu of the required rear yard and 2.5 feet respectively.

Hearing: Friday, September 17, 2010 at 9:00 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 9, 2010

Raymond & Joyce O'Conner
8029 Shore Rd.
Baltimore, MD 21219

Dear: Raymond & Joyce O'Conner

RE: Case Number 2011-0022-A, 8029 Shore 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 15, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
David Billingsley; 601 Charwood Ct.; Edgewood, MD 21040

BW - 9/17 9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 12, 2010

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

RECEIVED

SUBJECT: 8029 A Shore Road

AUG 17 2010

INFORMATION:

Item Number: 11-022

ZONING COMMISSIONER

Petitioner: Raymond K. O'Connor

Zoning: DR 5.5

Requested Action: Variance

To permit an accessory structure (free standing commercial carport) to be in the front yard in lieu of the rear yard and 2 ft. from the property line in lieu of 2.5 ft.

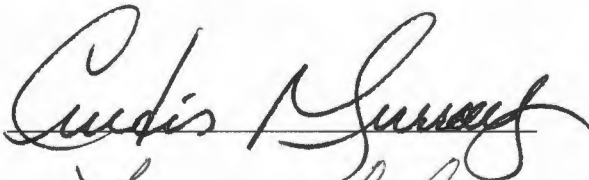
SUMMARY OF RECOMMENDATIONS:

The property already has a 3-vehicle carport attached to the side of the residence that appears to be used as a patio. The small lot also has 2 sheds in the rear, one of which is garage sized. This existing prefabricated 2 car addition fills the remaining driveway, adds too much additional mass to the site, the materials do not match the house, and is generally incompatible with the site and surrounding community.

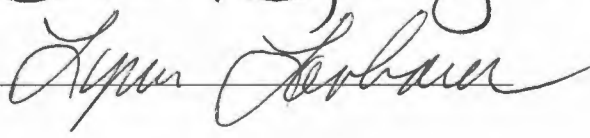
The Office of Planning recommends denial of the request.

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

Prepared by:



Division Chief:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 07 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: September 7, 2010

SUBJECT: Zoning Item # 11-022-A
Address 8029 A Shore Road
(O'Connor Property)

Zoning Advisory Committee Meeting of July 26, 2010

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

This lot is located within a Limited Development Area (LDA) of the Chesapeake Bay Critical Area (CBCA). Lot coverage is limited to 25% of the lot size or 1,375 square feet and may be increased by 500 square feet to 1,875 square feet if mitigation is provided. A 15% forest cover requirement also applies. All other CBCA requirements must be satisfied prior to building permit approval.

Reviewer: Adriene Metzbower

Date: August 24, 2010

BW
9-17-10
9Am



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 27, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 9, 2010

Item No.: **Administrative Variance: 2011-0021A – 0025A, and 2011-0027A**

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 5, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For August 9, 2010
Item Nos. 2011- 021, 022, 023, 025
And 027

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-08092010 -NO COMMENTS.doc



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: AUGUST 2, 2010

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

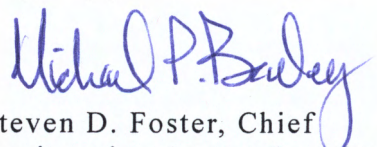
RE: Baltimore County
Item No. 2011-0022-A
8029A SHORE ROAD
O'CONNOR PROPERTY
VARIANCE -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2011-0022-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,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

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

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

RE: PETITION FOR VARIANCE * BEFORE THE
8029A Shore Road; S/S Shore Road, 40' W * ZONING COMMISSIONER
of c/line of Maple Road *
15th Election & 7th Councilmanic Districts *
Legal Owners: Raymond & Joyce O'Connor * FOR
Petitioner(s) * BALTIMORE COUNTY
* 2011-022-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 David Billingsley, Central Drafting & Design, Inc, 601 Charwood Court, Edgewood, MD 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case Number: 2011-0022-A

Primary Use: Residential

Reviewer: LW

Type: VARIANCE

Legal Owner: Raymond & Joyce O'Connor

Contract Purchaser:

Critical Area: YES **Flood Plain:** NO **Historic:** NO **Election Dist:** 15th

Councilmanic Dist: 7th

Property Address: 8029 A Shore Rd

Location: South side of Shore Road; 40 feet west of the centerline of Maple Road.

Existing Zoning: D.R.-5.5

Area: 0.126 Acre

Proposed Zoning: VARIANCE To permit an accessory structure (freestanding carport) to be located in the front yard with a side yard setback of 0.2 feet in lieu of the required rear yard and 2.5 feet respectively.

Attorney:

Miscellaneous:

BW
9-17 9am
Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1d)

[Go Back](#)
[View Map](#)
[New Search](#)
Account Identifier: District - 15 **Account Number -** 1502653511

Owner Information

Owner Name:	OCONNOR RAYMOND K OCONNOR JOYCE M	Use:	RESIDENTIAL
Mailing Address:	8029A SHORE RD BALTIMORE MD 21219-2311	Principal Residence:	YES
		Deed Reference:	1) /23521/ 55 2)

Location & Structure Information

Premises Address	Legal Description
8029 A SHORE RD	LTS 172,173 8029 A SHORE RD PENNWOOD TERRACE

Map Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
111	24	145		1		172	3	Plat Ref:	7/ 92

Special Tax Areas	Town
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1987	1,056 SF	5,500.00 SF	04
Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2010	07/01/2011
Land	47,500	71,500		
Improvements:	100,980	86,600		
Total:	148,480	158,100	154,892	158,100
Preferential Land:	0	0	0	0

Transfer Information

Seller: SHIFFLETT GARLAND N	Date: 03/14/2006	Price: \$180,000
Type: IMPROVED ARMS-LENGTH	Deed1: /23521/ 55	Deed2:
Seller: BIRMINGHAM MICHAEL J	Date: 10/09/1987	Price: \$72,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7695/ 93	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:
Special Tax Recapture:
 * NONE *

D.R. 5.5

BW 9-17 9AM

CASE NO. 2011- 0022-ACHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>8-5</u>	DEVELOPMENT PLANS REVIEW	<u>None</u>
<u>9-7</u>	DEPRM (if not received, date e-mail sent _____)	<u>Comments</u>
<u>7-27</u>	FIRE DEPARTMENT	<u>None</u>
<u>8-17</u>	PLANNING (if not received, date e-mail sent _____)	<u>Denial</u>
<u>8-2</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. <u>CO-0079042</u>)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>9-2-10</u>	
SIGN POSTING	Date: <u>9-2-10</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Convert length units (meters, feet, inches, cm, mm, etc) - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Forward Stop Home Search Favorites Links BCGweb BCnet

Address http://cookaz.com/convert_length.aspx Go

Do you like this page?
[Click here to send it to a friend!](#)

Length conversions

You can use this calculator to convert metric length units to U.S. units and vice versa. You can convert meters to feet, meters to inches, centimeters to inches, millimeters (millimeters) to inches, feet to meters, inches to meters, inches to centimeters, inches to millimeters etc.

Using the length conversion calculator:
Enter the unit to convert, select the source and destination units and click the Convert button.

Length calculator

Convert Feet (ft.)

To

Convert

0.2 Feet (ft.) = 2.4 Inches (in)

Conversion tables

[Useful length conversions](#)
[Convert inches to centimeters \(inches to cm\)](#)
[Convert inches to feet \(inches to ft\)](#)
[Convert inches to millimeters \(inches to mm\)](#)

Popular

- [Panna](#)
- [Authen](#)
- [Peri Pe](#)
- [Fettucc and m](#)
- [Basic T](#)
- [Non al](#)
- [Tiramis](#)
- [Chicke](#)
- [and tec](#)
- [Beef st](#)
- [rump s](#)
- [Carne](#)
- [Pickled](#)
- [Chicke](#)

Done Internet

start 2011-... Novell ... Conve... Micros... 11:33 AM

2011-0022-A
9-17-10

IN RE: PETITION FOR VARIANCE
SE/Corner Jonathan's Court and
Falls Road
(1-A Jonathan's Court)
8th Election District
3rd Council District

Anthony Gaspari, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-153-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 owners of the subject property, Anthony Gaspari and his wife, Marsha Gaspari. The Petitioners seek variance relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (shed) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on the site plan and photographs submitted, which were accepted into evidence and marked as Petitioner's Exhibits 1 and 2A through 2S, respectively.

Appearing at the requisite public hearing in support of the request were Dr. Anthony Gaspari and his wife, Marsha Gaspari, property owners. Appearing as interested citizens/Protestants were Louise Hahn, adjacent property owner, and Sanjay Kumar, who resides across the street.

Testimony and evidence offered revealed that the subject property is a pie-shaped parcel located with frontage on both Jonathan's Court and Falls Road in the subdivision known as Jonathan's Delight in Hunt Valley. The property contains a gross area of 1.24 acres, more or less, zoned R.C.4, and is improved with a single-family dwelling and an accessory shed. It is this shed which is the subject of the instant request. In this regard, the Petition was filed as the result of an anonymous complaint registered with the Code Enforcement Division of the Department of Permits and Development Management relative to the location of the subject shed. As shown on

IN RE: PETITION FOR VARIANCE
N/S Spring Avenue, 590' N of the c/l
Karl Avenue
(1414A Spring Avenue)
14th Election District
7th Council District

Kenneth E. Canterbury, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-330-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 owners of the subject property, Kenneth E. Canterbury, and his wife, Gloria A. Canterbury. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) to be located in the side yard in lieu of the required rear yard. 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 Kenneth Canterbury, property owner. Also appearing was Robert Infussi, a Zoning Consultant who assisted the Petitioners in the application process. Donald Vasold, adjacent property owner, and Joe Ruscito, Jr. and Fred Leiss, Jr. appeared as interested citizens/Protestants in the matter.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the north side of Spring Avenue, just south of Karl Avenue in Rosedale. The property is a panhandle lot, approximately 75 feet wide by 125 feet deep, and is located to the rear of the property known as 1414 Spring Avenue. The subject lot contains a gross area of .0274 acres (11,935 sq.ft.), more or less, zoned D.R.5.5, and is improved with a single-family dwelling and an accessory shed, which is the subject of the variance request. In this regard, the Petition was filed as the result of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management relative to the location of the shed. As shown on the

IN RE: **PETITION FOR VARIANCE**
S/S Ballygar Road, 312' W of c/line
Killbride Road
(4719 Ballygar Road)
11th Election District
5th Council District

Richard J. Gittings, et al
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 08-001-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 owners of the subject property, Katherine A. Gittings, her husband, Richard J. Gittings and Deborah MacMillan. The Petitioners seek variance relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (shed) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on the site plan and photographs submitted, which were accepted into evidence and marked as Petitioner's Exhibits 1 and 2A through 2K, respectively.

Appearing at the requisite public hearing in support of the request were Richard and Katherine Gittings, property owners. Appearing as interested citizens/Protestants were Susan Gordon, who resides across from the Petitioners on the north side of Ballygar, and Charles Schweiger and John L. Gordon, who reside in the community.

Testimony and evidence offered revealed that the subject property is a pie-shaped parcel located with frontage on Ballygar Road just north of Ebenezer Road in the subdivision known as Silvergate Village in Perry Hall. The property contains a gross area of 6,675 square feet, more or less, zoned D.R.3.5, and is improved with a single-family dwelling (split-foyer with attached rear deck) and an accessory shed. It is this shed which is the subject of the instant

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

CO-0079042
8029 A Shore Road

201P-0072 A

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: August 2, 2010

TO: W. Carl Richards, Jr.

FROM: Meghan Ferguson, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No: 2011-0022-A
Legal Owner/Petitioner: Raymond & Joyce O'Connor
Property Address: 8029 A Shore Rd
Location Description: South side of Shore Rd; 40 feet west of the
centerline of Maple Road.

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: **Jerry Chen**

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:

Case No: CO-79042
Correction Notices
Citation
Photographs

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Kaitlyn Heinbach in Room 213 in order that the appropriate action may be taken relative to the violation case.

MF/kh
C: Jerry Chen; Code Enforcement Officer



Permits & Development Management Complaint Report

Report Criteria:

Employee(s): EE0000015 to EE0000015

Scheduled Date(s): 6/3/2010 to 6/6/2010

PE Range: EN01 to EN04

<u>Record ID</u>	<u>AS/400 Case</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Scheduled Time</u>	<u>Received By</u>	<u>Received Date</u>	<u>Status</u>	<u>Hearing Date</u>	<u>ADC Grid</u>
CO0079042		Jerry Chen	06/04/2010		Kathy O'Donnell	06/04/2010	Open - Normal		45J12

Complaint Description: ACCESSORY STRUCTURE, CARPORT NOT PROPERLY PLACED

Facility:FA0130380
PDM 1502653511
8029 A SHORE RD
SPARROWS POINT, MD, 21219**Owner :**OCONNOR RAYMOND K OCONNOR JOYCE M
8029A SHORE RD
BALTIMORE MD 21219**Complainant:**

ANON FAX

443-242-7044

443-242-7044

Daily Activity Details - No Data

Violation Details - No Data

Comment Details - No Comments

Lien Information - None

Mileage:



CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE

CASE NUMBER 79042	PROPERTY TAX ID 1502653511	DATE ISSUED 6/7/10
NAME(S): Raymond K. O'Connor Joyce M. O'Connor		
MAILING ADDRESS 8029 A. Shore RD		
CITY Baltimore, MD	STATE MD	ZIP CODE 21219
VIOLATION ADDRESS Same as above		
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: <u>Illegal Class II trucking facility</u> |
| ☐ 431: Remove commercial vehicle(s) | ☒ 400: <u>Illegal accessory structure placement.</u> |
| ☐ 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:

Remove metal carport structure from front driveway
Non permitted accessory structure in front property.

☒ 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: 7.7.10

INSPECTOR NAME: Chen, Jerry

PRINT NAME (Rev 9/05)
AGENCY

Comments [FA0130380 - PDM 1502653511]

Page	Type	Comment	Fac	Comment Type
0		ACCESSORY STRUCTURE, CARPORT FAC		
0		6/7/10, SPOKE TO OWNER AT SITE. MFA		
0		7/8/10, CALL FROM ENGINEER FOR V FAC		
0				

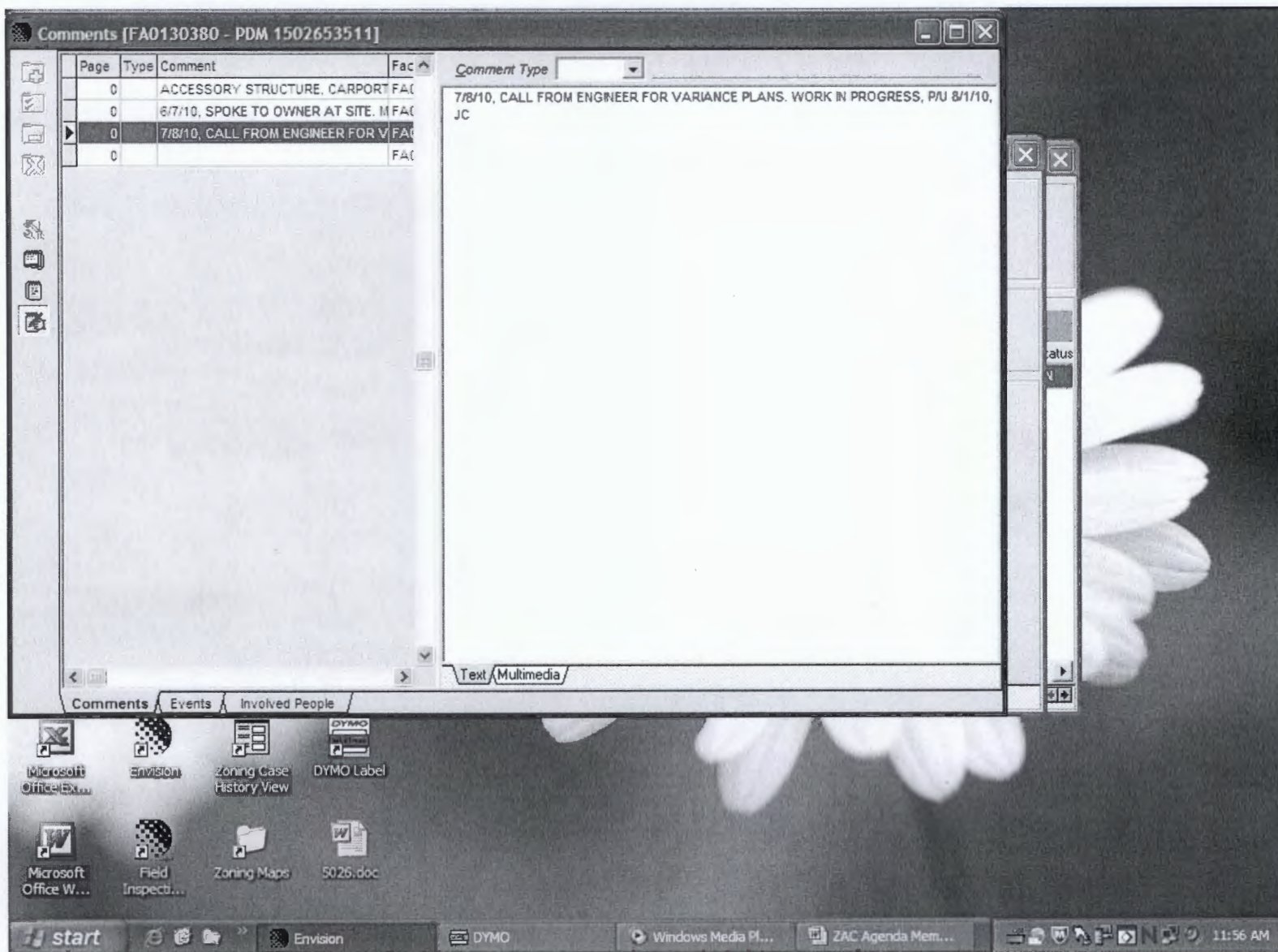
6/7/10, SPOKE TO OWNER AT SITE. METAL CARPORT ANCHORED INTO CONCRETE. INSTALLED 4 YEARS AGO. CARPORT IS IN VIOLATION OF ACCESSORY STRUCT IN FRONT YARD. NOTICE TO OWNER. ADVISED OWNERS TO SEEK PUBLIC HEARING IF APPLICABLE, P/U 7/7/10, JC

Text / Multimedia

Comments Events Involved People

Microsoft Office Ex... Envision Zoning Case History View DYMO Label Microsoft Office W... Field Inspect... Zoning Maps 5026.doc

start Envision DYMO Windows Media Pl... ZAC Agenda Mem... 11:56 AM



CASE NAME 8029-A SHORE RD.
CASE NUMBER 2011-6022-A
DATE 9/17/10

CASE NAME 8029-A SHORE RD.
CASE NUMBER 2011-6022-A
DATE 9/17/10

[illegible]

Case No.: 2011-0022-A 8029-A SHORE RD

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2	MDA $\frac{1}{2}$ tax atm	
No. 3	Deed of Record	
No. 4	Subdivision Plat	
No. 5	Aerial Photo	
No. 6	Photo's - Existing Conditions	Missing - Not in file.
No. 7	Neighbors Support that are adjacent owners	
No. 8	Construction Receipt 5/10/06	
No. 9	PHOTO'S OF OTHER STRUCTURES IN VIOLATION of BCZC section 400.1	
No. 10	More Photo's	
No. 11		
No. 12		

PETITIONER'S EXHIBITS

**8029-A SHORE ROAD
CASE NO. 2011-0022-A**

- 1. PLAT TO ACCOMPANY PETITION DATED JULY 6, 2010 (NO CHANGES)**
- 2. SDAT REAL PROPERTY DATA SEARCH**
- 3. DEED OF RECORD**
- 4. SUBDIVISION PLAT**
- 5. AERIAL PHOTO**
- 6. PHOTOS**
7. APPROVAL OF NEIGHBORS
8. RECEIPT OF CONSTRUCTION 5/10/06

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.3)
BALTIMORE COUNTY

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

Account Identifier:

District - 15 Account Number - 1502653511

Owner Information

Owner Name: OCONNOR RAYMOND K
OCONNOR JOYCE M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 8029A SHORE RD
BALTIMORE MD 21219-2311
Deed Reference: 1) /23521/ 55
2)

Location & Structure Information

Premises Address
8029 A SHORE RD
Legal Description
LTS 172,173
8029 A SHORE RD
PENNWOOD TERRACE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
111	24	145			1		172	3	2	
									Plat Ref:	7/92

Town
Special Tax Areas Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1987	1,056 SF	5,500.00 SF	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT SIDING	

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2010 As Of 07/01/2011	
Land	47,500	71,500		
Improvements:	100,980	86,600		
Total:	148,480	158,100	154,892	158,100
Preferential Land:	0	0	0	0

Transfer Information

Seller: SHIFFLETT GARLAND N	Date: 03/14/2006	Price: \$180,000
Type: IMPROVED ARMS-LENGTH	Deed1: /23521/ 55	Deed2:
Seller: BIRMINGHAM MICHAEL J	Date: 10/09/1987	Price: \$72,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7695/ 93	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

PETITIONER' S

EXHIBIT NO.

2

0023521 055

FILE NAME: O'CONNOR, RAYMOND
FILE NO. : 06-5771

TAX ID # 15-02-653511

THIS DEED, Made this 10th day of March, in the year Two Thousand and Six, by and between **JOHN MYERS, PERSONAL REPRESENTATIVE OF THE ESTATE OF DIANA R. SHIFFLETT**, of Baltimore County, in the State of Maryland, party of the first part, and **RAYMOND K. O'CONNOR, and JOYCE M. O'CONNOR**, his wife parties of the second part.

WITNESSETH, that in consideration of the sum of One Hundred Eighty Thousand Dollars and No Cents (\$180,000.00) and such other good and valuable consideration, the receipt of which is hereby acknowledged, the said **JOHN MYERS, PERSONAL REPRESENTATIVE OF THE ESTATE OF DIANA R. SHIFFLETT**, party of the first part, does hereby grant and convey unto the said **RAYMOND K. O'CONNOR, and JOYCE M. O'CONNOR**, his wife parties of the second part, as tenants by the entirety, their assigns, and unto the survivor of them, his or her personal representatives and assigns, in fee simple, all that lot of ground situate in the 15th Election District of Baltimore County, Maryland, and described as follows, that is to say:

PETITIONER'S

EXHIBIT NO. 3

Baltimore County - My Neighborhood



Copyright (C) 2010 Baltimore County, Maryland

PETITIONER'S

EXHIBIT NO. 5

PETITION FOR VARIANCE

We would like to keep and maintain our carport on our property.

"Please sign below"

DATE:	NAME:	ADDRESS:
9/16/10	George Long	8520 Maple Rd.
9/16/10	Angie Alley	8029 Shore Road
9/16/2010	Leonard Kotowski	8031 Shore Rd
9/16/2010	Olga Kotowski	8031 Shore Road
9-16-2010	Bruce P. Alley	8029 Shore Rd.

PETITIONER'S

EXHIBIT NO.

7



For Sales Outside Your State Contact Our Office

1003 PLANK ROAD
SOUTH HILL, VA 23970

Dealer _____

PHONE (434) 447-2693

Invoice _____

FAX (434) 447-2694

Date MAY 10, 2006

TOLL FREE 1-800-547-8480

NAME RAYMOND KELLY O'CONNORADDRESS 8029-A SIOUX RDCITY EDGEWATER STATE MO ZIP 21219PHONE (Day) 413-242-7044 (Evening) 410-802-1384 (Other) _____COLOR TAN TRIM BROWN

• Certified Buildings Available By Quote Only •

**Bent
Bow
Only**

CARPORT SIZES & PRICES	W L	W L	W L	W L	W L
☐ 12 X 21 \$ 795	☐ 12 X 26 \$ 995	☐ 12 X 31 \$1,195	☐ 12 X 36 \$1,395	☐ 12 X 41 \$1,590	
☐ 18 X 21 \$ 895	☐ 18 X 26 \$1,125	☐ 18 X 31 \$1,350	☐ 18 X 36 \$1,570	☐ 18 X 41 \$1,790	
☒ 20 X 21 \$1,095	☐ 20 X 26 \$1,370	☐ 20 X 31 \$1,650	☐ 20 X 36 \$1,920	☐ 20 X 41 \$2,190	
☐ 22 X 21 \$1,395	☐ 22 X 26 \$1,790	☐ 22 X 31 \$2,095	☐ 22 X 36 \$2,450	☐ 22 X 41 \$2,790	
☐ 24 X 21 \$1,595	☐ 24 X 26 \$1,995	☐ 24 X 31 \$2,395	☐ 24 X 36 \$2,795	☐ 24 X 41 \$3,190	

LEG HEIGHT	21' LONG	26' LONG	31' LONG	36' LONG	41' LONG
6 FEET	☐ STANDARD	☐ STANDARD	☐ STANDARD	☐ STANDARD	☐ STANDARD
7 FEET	☐ \$ 40.00	☐ \$ 50.00	☐ \$ 60.00	☐ \$ 70.00	☐ \$ 80.00
8 FEET	☐ \$ 80.00	☐ \$100.00	☐ \$120.00	☐ \$140.00	☐ \$160.00
9 FEET	☐ \$120.00	☐ \$150.00	☐ \$180.00	☐ \$210.00	☐ \$240.00
10 FEET	☐ \$160.00	☐ \$200.00	☐ \$240.00	☐ \$280.00	☐ \$320.00

NOTE: We recommend roof braces for 22' wide & up. 2' roof braces are \$10 and 4' braces are \$15 each

LEG HEIGHT	21' LONG	26' LONG	31' LONG	36' LONG	41' LONG
6 FEET	☐ \$300.00	☐ \$375.00	☐ \$450.00	☐ \$525.00	☐ \$600.00
7 FEET	☐ \$350.00	☐ \$440.00	☐ \$525.00	☐ \$615.00	☐ \$700.00
8 FEET	☐ \$375.00	☐ \$465.00	☐ \$550.00	☐ \$640.00	☐ \$725.00
9 FEET	☐ \$400.00	☐ \$500.00	☐ \$600.00	☐ \$700.00	☐ \$800.00
10 FEET	☐ \$525.00	☐ \$660.00	☐ \$790.00	☐ \$920.00	☐ \$1,050.00

NOTE: We recommend cornerbraces for leg heights 8' & up. 2' corner braces are \$10 and 4' are \$15 each

LEG HEIGHT	12' WIDE	18' WIDE	20' WIDE	22' WIDE	24' WIDE
6 FEET	☐ \$400.00	☐ \$475.00	☐ \$500.00	☐ \$600.00	☐ \$700.00
7 FEET	☐ \$400.00	☐ \$475.00	☐ \$500.00	☐ \$600.00	☐ \$700.00
8 FEET	☐ \$420.00	☐ \$500.00	☐ \$550.00	☐ \$625.00	☐ \$725.00
9 FEET	☐ \$475.00	☐ \$575.00	☐ \$600.00	☐ \$700.00	☐ \$800.00
10 FEET	☐ \$590.00	☐ \$690.00	☐ \$790.00	☐ \$890.00	☐ \$990.00

GABLE ONLY ☐ \$125.00 ☐ \$150.00 ☐ \$150.00 ☐ \$175.00 ☐ \$200.00

NOTE: SIMPLY DOUBLE PRICE TO CLOSE BOTH ENDS AND GABLE

GARAGE DOORS & WINDOW OPTIONS	5 X 6 \$250.00	9 X 7 \$375.00	10 X 7 \$425.00	Circle (do or don't) & initial
☐ 8 X 7 \$325.00	☐ 9 X 8 \$400.00	☐ 10 X 8 \$450.00	A. I (do, don't) want	
☐ 8 X 8 \$350.00	☐ 4' Walk-in--\$200.00	☐ 10 X 10 \$500.00	Mobile Home Anchors	<u>RO</u>
☐ 36' Walk-in-Door--\$175.00		☐ Windows 24 x 39...\$125.00	B. I (do, don't) want	<u>RO</u>
			Roof Braces	
			C. I (do, don't) want	<u>RO</u>
			Corner Braces	

2' BRACES ADD \$10 EACH AND 4' BRACES ADD \$15 EACH-- EXTRA BOW \$100 & UP.
ADD \$25 PER MOBILE HOME ANCHOR. ADD \$25 FOR ANCHORING TO CONCRETE

Things you Should Know...

We are not responsible for permits, covenant searches, restrictions, or acts of God (such as flooding, hail, lightning, snow, earthquakes, etc....). Please contact your local Inspector or Homeowner Association for information. Be at installation.

Lot must be level or unit will be installed "As Is"

PETITIONER'S

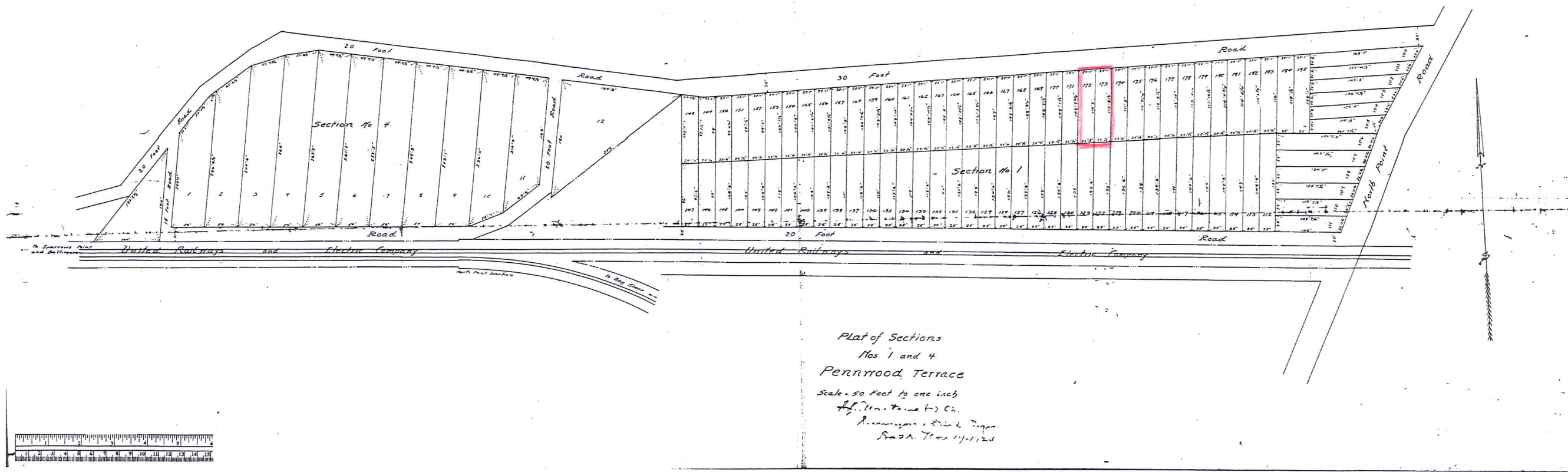
EXHIBIT NO. 8Subtotal 1,095Sales Tax 54.75TOTAL 1,149.750% Subtotal) Deposit PAIDBALANCE IN FULLX Raymond K. O'ConnorX Raymond K. O'Connor

I have read and completely understand the above information and give my approval for construction of the above.

I am satisfied with the quality and workmanship of my installed carport.

(N)





PETITIONER'S
EXHIBIT NO. 4

P.B. 7 F. 92
REC. DEC. 12, 1923

