

IN RE: PETITION FOR VARIANCE

W/side of Zion Road; 293' N of
c/line of Clyde Avenue
13th Election District
1st Council District
(2420 Zion Road)

Vernon and Susan Gnacyk
Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2012-0130-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Variance filed by the owners of the above-described property, Vernon and Susan Gnacyk. The Petitioners are requesting Variance relief from Section III "A" Residence Zone A.13(a) 1953 Regs. of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (shed) with a one foot setback in lieu of the required 2 feet. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners Exhibit 1.

Appearing at the public hearing in support of the variance request was Petitioner Vernon Gnacyk. Derik and Darlene Hahn, Petitioners' immediate neighbors, attended the hearing and (at least initially) objected to the variance request. The file reveals that the Petition was properly advertised and the site was properly posted as required by the B.C.Z.R.

This matter came to the OAH as a result of a complaint registered with the Code Enforcement Division of the Department of Permits, Approvals and Inspections¹. A Code Inspections and Enforcement Correction Notice was issued to Petitioners on September 23, 2011, for failure to obtain the required permits for a shed and for an illegal down spout discharge from the

¹ Case No: CO-0101484

ORDER RECEIVED FOR FILING

Date 1-6-12

By OW

shed. Hence, Petitioners filed the instant Petition.

Testimony and evidence offered revealed that the subject property is improved by a dwelling (38' x 40'), porch, garage and shed. The lot contains approximately 5,000 square feet and is zoned DR 5.5. Mr. Gnacyk stated that the shed was constructed in the summer of 2009, and that it is approximately 15' x 15'. The Petitioner stated he was unaware of the need for a permit before construction of the shed.

The Zoning Advisory Committee (ZAC) comments were received and are made a part of the record of this case. There were no adverse comments received from any of the County reviewing agencies. As noted at the outset, Petitioners' neighbors originally opposed the request for variance relief, but during the course of the hearing Ms. Hahn indicated she no longer objected to the Petition. Apparently, there has been a long-standing feud between these neighbors, which is an all too frequent scenario in this day and age. As I suggested at the hearing, this was a noble gesture on the part of Ms. Hahn, and in exchange Petitioners have agreed to allow the Hahns (or contractors on their behalf) to enter upon their property for the purpose of making repairs to the 6' tall fence shown in the photos (Exhibit 2), which separates these properties.

Considering all of the testimony and evidence presented, I am persuaded to grant the requested 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. As noted by Petitioners, their lot (like many in the neighborhood) is very small, and the houses and accessory structures were originally constructed close to the boundary lines.

I further find that the granting of the relief as set forth herein can be accomplished without injury to the public health, safety, and general welfare. The shed has been in its present location for over two years, and does not intrude upon or interfere with neighboring properties. Therefore, in all

ORDER RECEIVED FOR FILING

Date 1-6-12

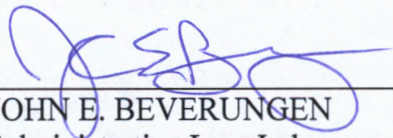
By [Signature]

manner and form, I find that variance relief can be granted in accordance with the requirements of Section 307 of the B.C.Z.R. as articulated in *Cromwell v. Ward*, 102 Md. App. 691 (1995).

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

THEREFORE, IT IS ORDERED, this 6 day of January, 2012 by this Administrative Law Judge that Petitioners' Variance request from Section III "A" Residence Zone A.13(a) 1953 Regs. of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (shed) with a one foot setback in lieu of the required 2 feet, be and is hereby GRANTED.

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


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 1-6-12

By DLW



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

January 6, 2012

Vernon Gnacyk
Susan Gnacyk
2420 Zion Road
Baltimore, Maryland 21227

RE: Petition for Variance
Case No.: 2012-0130-A
Property: 2420 Zion Road

Dear Mr. and Mrs. Gnacyk:

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 Office of Administrative Hearings at 887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Mr. and Mrs. Derik Hahn, 2418 Zion Road, Baltimore, MD 21227
James Kemp, Code Inspector, Division of Code Inspections & Enforcement, PAI



TAX. ACCOUNT 1316900090

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 2420 ZION RD.
which is presently zoned D.R.55

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) SECTION III "A" RESIDENCE ZONE A.13.(a) 1959 REGS (BCZC)

TO PERMIT AN ACCESSORY STRUCTURE (SHED) WITH A 1-FOOT SETBACK IN LIEU OF THE REQUIRED 2-FEET.

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

I, Susan, am a Baltimore County Special Ed Teacher. I use the shed to store all my teaching materials and props that I need to engage my students with. I have purchased all these materials with my own money. And if I have to remove the shed I will have no storage space and have to dispose of these items. Which will be a loss to all my Special Ed Students. Being that the lots in the neighborhood are small, I have photos of numerous houses that have sheds close to the property line or right on the line. As well as houses just feet away from each other.

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):

Vernon Gnacyk
Name - Type or Print _____

Signature _____

Susan Gnacyk
Name - Type or Print _____

Signature _____

2420 Zion Rd
Address _____ Telephone No. _____

Balto md 21227
City _____ State _____ Zip Code _____

Representative to be Contacted:

Susan Gnacyk
Name _____

2420 Zion Rd
Address _____ Telephone No. _____

Balto md 21227
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By DT Date 11/14/11

Case No. 2012-0130-A

Legal Description of Property

Beginning on the West Side of Zion Road with a width of 50' at the distance of 293 feet north of the centerline of Clyde Ave, which has a 50' right of way. Being Lot No# 151, in the subdivision of Higland. Book GLB19, Folio 13. Also known as 2420 Zion Road. In the 13th Election Council, district 1. Containing 5,000 square feet +_.

2012-0130-A

CERTIFICATE OF POSTING
CERTIFICATE OF POSTING

RE:CASE NO: 2012-0130-A

PETITIONER/DEVELOPER VERNON

SUSAN GNACYK

DATE OF HEARING/CLOSING: _____

1/3/12

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 CERITFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S)REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT 2420 ZION RD

THIS SIGN(S)WERE POSTED ON

December 18, 2011
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 12/18/11
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

Richard D. 12/18/11

12/18/2011



TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 20, 2011 Issue - Jeffersonian

Please forward billing to:
Vernon Gnacyk
2420 Zion Road
Baltimore, MD 21227

410-242-1309

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0130-A

2420 Zion Road

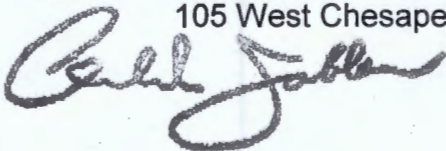
W/side of Zion Road, 293 feet n/of centerline of Clyde Avenue

13th Election District – 1st Councilmanic District

Legal Owners: Vernon & Susan Gnacyk

Variance to permit an accessory structure (shed) with a 1-foot setback in lieu of the required 2 feet.

Hearing: Tuesday, January 3, 2012 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections
December 9, 2011

NOTICE OF ZONING HEARING

The Administrative Law Judges 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:

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105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Gnacyk, 2420 Zion Road, Baltimore 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 19, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2012-0130-A

Petitioner: GNACYK

Address or Location: 2420 ZION RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. VERNON GNACYK

Address: 2420 ZION RD.

BALTO. MD 21227

Telephone Number: 410-242-1309

**NOTICE OF ZONING
HEARING**

The Administrative Law Judges 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: # 2012-0130-A

2420 Zion Road
W/side of Zion Road, 293 feet n/of centerline of Clyde Avenue

13th Election District
1st Councilmanic District
Legal Owner(s): Vernon & Susan Gnacyk

Variance: to permit an accessory structure (shed) with a 1-foot setback in lieu of the required 2 feet

Hearing: Tuesday, January 3, 2012 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR
OF PERMITS, APPROVALS
AND INSPECTIONS FOR
BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

JT 12/691 Dec. 20 293165

JB 1/3/12 *Filed 12/29/11 mn*
CERTIFICATE OF PUBLICATION

12/22/2011

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 12/20/2011.

RECEIVED

JAN 04 2012

OFFICE OF ADMINISTRATIVE HEARINGS

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

S. Wilkinson

LEGAL ADVERTISING

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

No. **76043**

Date: 11/14/11

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount	Dep
001	806	0000		4150						75.00	

Total: 75.00

Rec From: SUSAN GNACK

For: 2012-0130-A
2420 ZION RD

D THOMPSON

DISTRIBUTION

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

PAID RECEIPT

BUSINESS NO. 0000 TYPE 000
 11/15/2011 11/14/2011 11/14/11 2
 REC NO. 00000000000000000000
 RECEIPT # 000000 11/14/2011 0000
 \$ 500.000000 VERIFICATION
 PL 07/04/11
 Receipt for \$75.00
 \$75.00 11/14/11
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**



PO BOX 1377
BALTIMORE, MD 21203-1377

Advertising: 410-332-6132 or 410-332-6157
Billing: 410-332-6337

Sue

Ellen Cindy

ACCOUNT NO 65834
REF # 40008

INVOICE NO 293165
INVOICE DATE 12/21/11

VERNON GNACYK
2420 ZION ROAD
HALETHORPE, MD 21227

Columbia Flier
Howard County Times
Laurel Leader
Arbutus Times
Catonsville Times
Owings Mill Times
Towson Times
Northeast Booster/Reporter
Baltimore Messenger
Jeffersonian
North County News
The Aegis
The Record
APG News
The Baltimore Sun

#2012--0130-A 2420 Zion Road

START DATE	STOP DATE	DESCRIPTION	TIMES	AGATE LINES	Amount
12/20/2011	12/22/2011	NOTICE OF ZONING HEARING The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will	1	65	75.40

Ellen Harris
410 332 6157

P.O. NO: JT 12/691

TOTAL AMOUNT DUE 75.40

RETURN THIS PORTION WITH REMITTANCE.

Invoice Date: 12/21/11
Phone Number: 410-242-1309
Account #: 65834
Invoice #: 293165
Ref #: 40008

Make Check Payable To:
Patuxent Publishing Company

Please charge my credit card

VERNON GNACYK
2420 ZION ROAD

HALETHORPE, MD 21227

Credit Card Number

EXPIRATION

Signature

TOTAL DUE:

75.40

Amount Paid



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

December 23, 2011

Vernon & Susan Gnacyk
2420 Zion Road
Baltimore, MD 21227

RE: Case Number 2012-0130-A, 2420 Zion Road

Dear Mr. & Mrs. Gnacyk,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 14, 2011. 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:mcn

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: November 28, 2011

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

SUBJECT: Zoning Advisory Committee Meeting
For December 5, 2011
Item Nos. 2012-126, 127, 128, 129, 130, 132, 133
And 134

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-12052011 -NO COMMENTS.doc

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



Beverley K. Swaim-Staley, Secretary
Darrell B. Mobley, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11-22-11

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

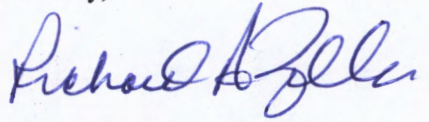
RE: Baltimore County
Item No. 2012-0130-A
Variance
Vernon & Susan Gnacyk
2420 Zion Road

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. 2012-0130-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,


for Steven D. Foster, Chief
Access Management Division

SDF/rz

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.roads.maryland.gov

RE: PETITION FOR VARIANCE
2420 Zion Road; W/S of Zion Road, 293' N
of c/line of Clyde Avenue
13th Election & 1st Councilmanic Districts
Legal Owner(s): Vernon & Susan Gnacyk
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2012-130-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.

RECEIVED

NOV 29 2011

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of November, 2011, a copy of the foregoing Entry of Appearance was mailed to Susan Gnacyk, 2420 Zion Road, Baltimore, MD 21227, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: November 28, 2011

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

FROM: Glenn Berry, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 2012-0130-A
Legal Owner/Petitioner: Vernon and Susan Gnacyk
Contract Purchaser: N/A
Property Address: 2420 Zion Road
Location Description: W/S of Zion Road, 293 ft. N of centerline of Clyde Ave.

VIIOLATION INFORMATION: Case No. CO0101484
Defendants: Vernon and Susan Gnacyk

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

Darlene Hahn

2418 Zion Road
Baltimore, Maryland 21227

Could not locate phone # to call 12/30 D. Wiley-DAM

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

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

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

AGB/rw

C: Code Enforcement Officer



Department of Permits, Approvals & Inspections Complaint Report

Report Criteria:
Complaint Record ID: CO0101484

<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>
CO0101484		Jim Garland	09/21/2011		Pat Cassidy	09/21/2011	Open - Normal		42F8

Complaint Description: NEIGHBOR DUMPING RAINSPOUT ON HER PROPERTY

<u>Facility:</u>	<u>Owner:</u>	<u>Complainant:</u>
FA0260855 PDM 1316900090 2420 ZION RD HALETHORPE, MD 21227	GNACYK VERNON GNACYK SUSAN 2420 ZION RD BALTIMORE MD 21227	DARLENE HAHN HOME: 4433269225 WORK: 4105361003

Daily Activity Details

<u>Serial Number</u>	<u>Inspector</u>	<u>Activity Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>
DA0128827	Jake Kemp	11/23/2011	REINSPECTION	FACT FINDING	MONITOR

Inspector Notes: 11/23/11 VARIANCE APPLIED FOR 2012-0130-A. P/U 12/20/11 J.KEMP/NS***

Violation Details

<u>Violation Record ID:</u> IV0066051	<u>Comply By:</u> 12/20/2011	<u>Complied On:</u>	<u>Status:</u> NOT IN COMPLIANCE
<u>Program Category/Section Source:</u> Building Inspection/IBC		<u>Violation Description</u> IBC Violation	
<u>Correction Text:</u>			
<u>Violation Text:</u>			
<u>Violation Comment:</u>			

<u>Serial Number</u>	<u>Inspector</u>	<u>Activity Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>
DA0126514	Jake Kemp	11/02/2011	REINSPECTION	FACT FINDING	MONITOR

Inspector Notes: 11/2/11 SPOKE W/MRS.GNACYK. WILL BE COMING IN TOMORROW TO APPLY FOR ZONING VARIANCE. P/U 11/16/11 J.KEMP/NS***

Violation Details - No Data

<u>Serial Number</u>	<u>Inspector</u>	<u>Activity Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>
DA0121713	Jake Kemp	09/21/2011	INITIAL INSPECTION	NOT IN COMPLIANCE	CORRECTION NOTICE ISSUED

Inspector Notes: 9/21/11 MET WITH COMPLAINANT. NEIGHBOR HAS BUILT A SHED WITHIN LAST 3 YRS. APPROX. 12X15, W/IN 12" OF PROPERTY LINE AND IS DIRECTING DOWNSPOUT VIA ELBOW AT EVE OVER FENCE.

9/22/11 NO PERMIT ON FILE. CORR. NOTICE POSTED AND MAILED ON 9/23/11. P/U 10/5/11 J.KEMP/NS***

Violation Details

<u>Violation Record ID:</u> IV0063114	<u>Comply By:</u> 12/20/2011	<u>Complied On:</u>	<u>Status:</u> NOT IN COMPLIANCE
<u>Program Category/Section Source:</u> Building Inspection/IBC		<u>Violation Description</u> IBC Violation	
<u>Correction Text:</u>			
<u>Violation Text:</u>			
<u>Violation Comment:</u>			

Comment Details - No Comments

DATE: 09/20/2011

STANDARD ASSESSMENT INQUIRY (1)

TIME: 09:13:35

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
13 16 900090	13	1-0	04-00	H	NO		09/13/11
GNACYK VERNON				DESC-1..			
GNACYK SUSAN				DESC-2.. HIGHLAND			
2420 ZION RD				PREMISE. 02420 ZION		RD	

00000-0000

BALTIMORE

MD 21227-3032 FORMER OWNER: BRISTOW RENEE

----- FCV -----		----- PHASED IN -----				
	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	70,000	70,000		FCV	ASSESS	ASSESS
IMPV:	136,580	116,500	TOTAL..	186,500	186,500	186,500
TOTL:	206,580	186,500	PREF...	0	0	0
PREF:	0	0	CURT...	186,500	186,500	186,500
CURT:	206,580	186,500	EXEMPT.		0	0
DATE:	07/09	07/09				

----	TAXABLE BASIS	----	FM DATE
	ASSESS:	186,500	
	ASSESS:	186,500	
	ASSESS:	0	

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



Baltimore County
Department of Permits and
Development Management

Code Inspection 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
Any? Call Me 7:30-8:00 AM or 2:30-3:15 PM

Citation Case No. 101484	Property No. 0260855	Zoning: 21222-3032
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Name(s): Gracyk, Vernon
Gracyk, Susan

Address: 2420 Zion Rd Baltimore, Md. 21222
3032

Violation Location: Same

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Baltimore County Code 2003 Building Regulations -

Article 35 Subtitle 3. Building Permits

Sec. 35-2-304 "Penalty for Action without
a permit"; IBC 105.1 "Permits required"

BCCB 47-10 sect 126.1 "Downspout discharge"

A Shed Approx. 15x15' has been built
without a permit. Please, Obtain a permit
or remove shed. Also the down spout
discharges for the shed and garage
are within 8' of the property line.

Please, relocate so the water discharges
8' back from adjoining properties.

Subject to \$1,000.00 Fine plus \$200.00/Day
fine if not brought into compliance.

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

ON OR BEFORE: 10/5/11	DATE ISSUED: 9/23/11
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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: Jim Kemp

INSPECTOR: [Signature]

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:	DATE ISSUED:
---------------	--------------

INSPECTOR: _____

December 30, 2011

To Whom It May Concern,

Today we received a call at three o'clock telling us that a fax had not been received showing that a sign was put in our yard for the zoning issue. We have been calling the company that issued the sign for the past hour and a half. They have three different numbers as you will see on the following copy of the bill. No one is answering so we have left several messages explaining the urgency of doing what they should have already done. In case the necessary information is not faxed by the sign company, I am hoping that the copy of the bill will be enough. I also tried calling your office at approximately 4:15 to explain the situation, but was only able to leave a message.

Thank you for your time, assistance, and understanding.

Sincerely,
Susan and Vernon Gnacyk

1/3 Left v.m. for
Pet. - 9:30 AM
Advised this may be
some confusion as
trademark refers to
newspaper advertise-
ment. We
need sign
posting
proof.

PLEASE PRINT CLEARLY

CASE NAME 2420 Zion Rd.
CASE NUMBER 2012-130-A
DATE 1-3-12

CITIZEN'S SIGN-IN SHEET

[illegible]

1307290371 Lot # 136

130800030 Lot # 155

1302955030 Lot # 137

1302201573 Lot # 154

1313007190 Lot # 138
2417

1311000310 Lot # 153
2416

1325450100 Lot # 22
2417

1320000250 Lot # 23

1303001470 Lot # 139

1319640360 Lot # 152
2418

1311890070 Lot # 24

PDM # 130017

1 CD

109B1 DR 5.5

13 ED 2421

1313551420 Lot # 140

SW 5-B

Pt. Bk./Folio # 019013

2420

Lot # 151

19890096

1316900090

ZION RD

1309650020 Lot # 25
2423

1304350200 Lot # 141
2423

Lot # 150
2422
Pt. Bk. 19, Folio 13
1312000580

1323350800 Lot # 26

1320660250 Lot # 142
2425

1301350180 Lot # 149

Lot # 27
1304500900

1319071430 Lot # 143

1307470320 Lot # 148
2426

1320660200 Lot # 28

20040478

Case No.:

2012-130-A

Exhibit Sheet

DW 11/6/12
2/8/12
PO

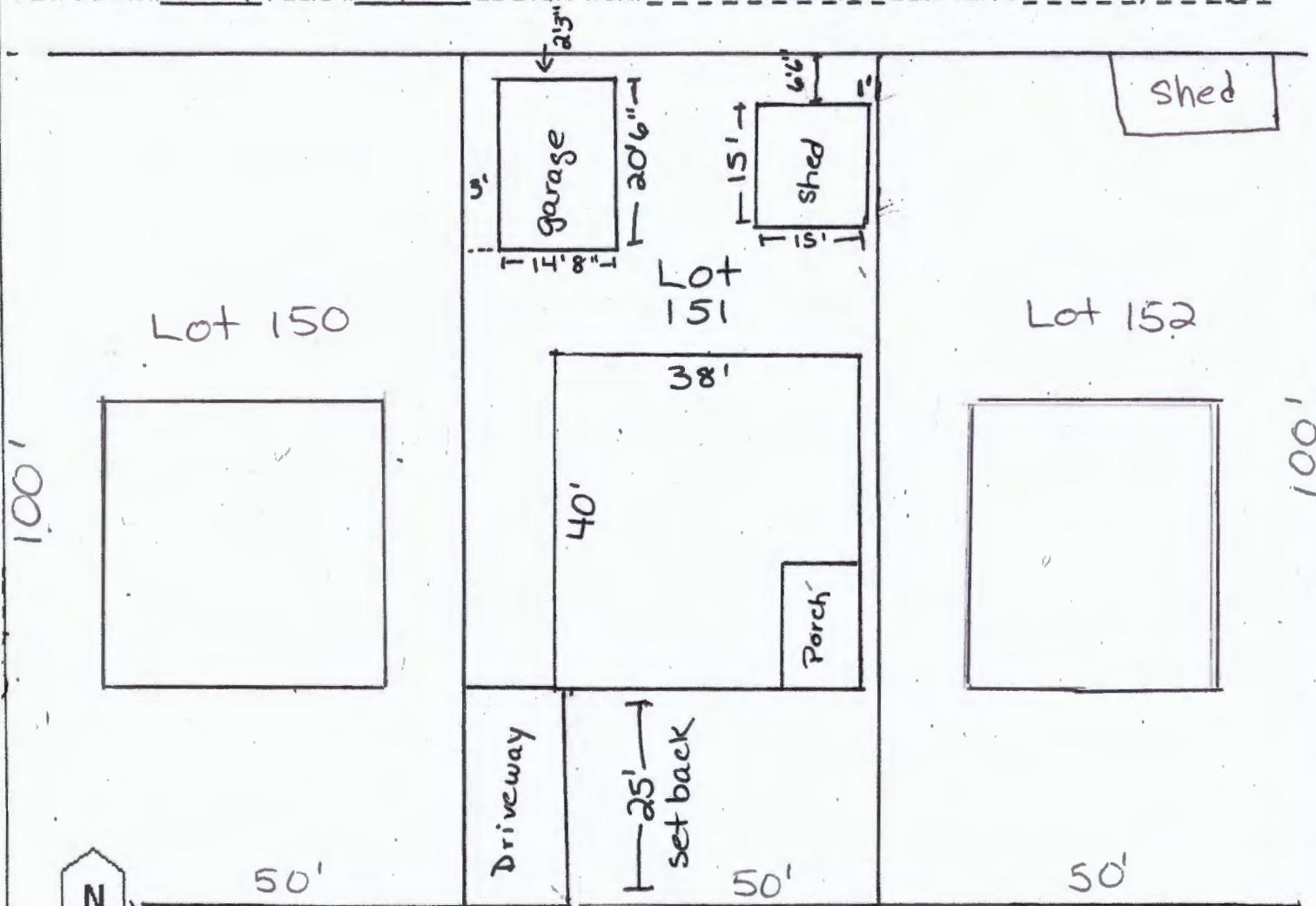
Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Color Photos	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 2420 Zion Rd 21227 OWNER(S) NAME(S) Veron & Susan Gnacyk
 SUBDIVISION NAME Highland LOT # 151 BLOCK # _____ SECTION # _____
 PLAT BOOK # G1B19 FOLIO # 13 10 DIGIT TAX # 1316900090 DEED REF. # 29486/00332

Clyde Ave



PLAN DRAWN BY Susan Gnacyk 2420 Zion Rd DATE 11-1-11 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



ZONING MAP# 109B1
 SITE ZONED DR S.5
 ELECTION DISTRICT 13
 COUNCIL DISTRICT 1
 LOT AREA ACREAGE 5,000 SF
 OR SQUARE FEET _____
 HISTORIC? no
 IN CBCA? no
 IN FLOOD PLAIN? no
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

101484

Pet: #1





