



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

October 29, 2012

Ronald H. and Nellie I. Pugh
21 Right Aileron Street
Baltimore, Maryland 21220

RE: Petition for Variance
Case No.: 2013-0046-A
Property: 21 Right Aileron Street

Dear Mr. and Mrs. Pugh:

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 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Bob Driscoll, President, Aero Acres Civic Improvement Association, 14 Blister Street,
Middle River, MD 21220

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
21 Right Aileron Street; N/S of Aileron Street,		
SE 60' to the c/line of Blister Street	*	OF ADMINSTRATIVE
15 th Election & 6 th Councilmanic Districts		
Legal Owner(s): Ronald Howard & Nellie Pugh*		HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2013-046-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

SEP 05 2012

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 5th day of September, 2012, a copy of the foregoing Entry of Appearance was mailed to Ronald Howard & Nellie Pugh, 21 Right Aileron Street, Baltimore, MD 21220, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

IN RE: PETITION FOR VARIANCE
(21 Right Aileron Street)
6th Councilman District
15th Election District
Ronald H. and Nellie I. Pugh
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2013-0046-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by the legal owners, Ronald H. and Nellie I. Pugh. The Petitioners are requesting Variance relief from §§ 416A.1.C, 1B01.1.18.b, and 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an existing radio operator antenna with an 8' property line setback in lieu of the required 20', and to be located in the side yard in lieu of the required rear yard. 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 for this case was Ronald H. Pugh, property owner, and Bob Driscoll, President of the Aero Acres Civic Improvement Association. There were no Protestants in attendance at the hearing. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

This matter is currently the subject of a violation case (Case No. CO-114806). It should be noted that the fact that a code violation is issued is generally not considered in a zoning case. Zoning enforcement is conducted by the Department of Permits, Approvals, and Inspections, which has the authority to issue Correction Notices and Citations and to impose fines and other

ORDER RECEIVED FOR FILING

Date 10-29-12

By RSW

penalties for violation of law. On the other hand, the role of the Administrative Law Judge in this matter is to decide the discreet legal issue of whether the Petitioner is entitled to the requested zoning relief.

The Zoning Advisory Committee (ZAC) comments were received and made a part of the file. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

Testimony and evidence revealed that the subject property is 4,560 square feet and is zoned DR 5.5. The Petitioner had the radio tower in its present location for nearly 30 years (since 1984). A complaint was filed by an individual who does not live in the immediate neighborhood, and the Petitioner explained that the complainant held a grudge against him because on an earlier occasion the Petitioner assisted the Police in an investigation leading to the arrest of that individual.

Based upon the testimony and evidence presented, I will grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test. As the site plan shows, the lot is approximately 1/10th of an acre, and there is no room in the rear yard to install a tower. In addition, Mr. Driscoll said the neighborhood fully supports the Petitioners, and a petition was submitted (Exhibit 2) with signatures of adjoining and nearby residents supporting the petition.

If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty and/or hardship, since they would need to dismantle the tower. 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

ORDER RECEIVED FOR FILING

Date 10-29-12

By [Signature]

as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of opposition from the community and the lack of negative comments from Baltimore County reviewing agencies.

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

THEREFORE, IT IS ORDERED, this 29th day of October, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 416A.1.C, 1B01.1.18.b, and 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an existing radio operator antenna with an 8' property line setback in lieu of the required 20', and to be located in the side yard in lieu of the required rear yard, be and is hereby GRANTED.

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

JEB:dlw



JOHNE. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 10-29-12

By 1507



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 21 RIGHT AILERON ST which is presently zoned RESIDENTIAL

Deed References: 06798/00091 10 Digit Tax Account # 1506920390

Property Owner(s) Printed Name(s) Ronald Howard Pugh NELLIE PUGH

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a Variance from Section(s) 426A.1.C, 1B01.1.18.b, 400.1 To permit an existing radio operator antenna with a 8 foot property line set back in lieu of the required 20 feet, and to be located in the side yard in lieu of the required rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

21 RIGHT AILERON ST BALTIMORE MD.

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2013-0046-A

Filing Date 8/24/12

Do Not Schedule Dates:

Reviewer GK

personal representatives/successors assigns ----- fee simple, all -----

---that----- lot -----of ground situate in Baltimore County, State of Maryland,---

and described as follows, that is to say:

BEING known and designated as Lot No. 136 as shown on the Plat of Aero Acres, Section 1, which Plat is dated August 1, 1946, and recorded among the Land Records of Baltimore County in Plat Book C.H.K. No. 13, folio 139. The improvements thereon being known as No. 21 Right Aileron Street.

BEING the same lot of ground which by Deed dated June 3, 1960, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3709, folio 130, which was granted and conveyed from David Wilkins, Jr. and Johanna Wilkins, his wife, to the herein named Grantors.

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION
23 10-2-84
DATE

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE

10/1/84
DATE

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: 2013-0046-A
Petitioner: Ronald Pugh
Address or Location: 21 Right Aileron St

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ronald Pugh
Address: 21 Right Aileron St
Baltimore MD 21220

Telephone Number: 410-391-6991

PLEASE PRESS HARD!!!!

CERTIFICATE OF POSTING

RE: Case No 2012-0046-A

Petitioner/Developer RONALD C.
NELLIE PUGH

Date Of Hearing/Closing: 10/22/12

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 certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 21 RIGHT AILERON ST.

This sign(s) were posted on October 2, 2012

Month, Day, Year

Sincerely,

Martin Ogle 10/2/12
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411



KEVIN KAMENETZ
County Executive

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

September 11, 2012

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: 2013-0046-A

21 Right Aileron Street

N/side of Aileron Street, S/e 60 ft. +/- to the centerline of Blister Street

15th Election District – 6th Councilmanic District

Legal Owners: Ronald & Nellie Pugh

Variance to permit an existing radio operator antenna with a 8 foot property line setback in lieu of the required 20 feet, and to be located in the side yard in lieu of the required rear yard.

Hearing: Monday, October 22, 2012 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Ronald & Nellie Pugh, 21 Right Aileron Street, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 2, 2012.**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 2, 2012 Issue - Jeffersonian

Please forward billing to:
Ronald Pugh
21 Right Aileron Street
Baltimore, MD 21220

410-391-6991

NOTICE OF ZONING HEARING

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N/side of Aileron Street, S/e 60 ft. +/- to the centerline of Blister Street
15th Election District – 6th Councilmanic District
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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.

ZONING NOTICE

CASE # 2013-0046-A

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

Room 205, JEFFERSON BUILDING 105

PLACE: WEST CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: MONDAY OCTOBER 22, 2012
AT 11:00 A.M.

REQUEST: VARIANCE TO PERMIT AN EXISTING RADIO
OPERATOR ANTENNA WITH A 8 FOOT PROPERTY LINE
SETBACK IN LIEU OF THE REQUIRED 20 FEET, AND
TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE
REQUIRED REAR YARD.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 410-326-3201

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

Malety 10/2/12

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: #2013-0046-A

21 Right Aileron Street

N/side of Aileron Street, S/e 60 ft. +/- to the centerline of Blister Street

15th Election District - 6th Councilmanic District

Legal Owner(s): Ronald & Nellie Pugh

Variance: to permit an existing radio operator antenna with a 8 foot property line setback in lieu of the required 20 feet, and to be located in the side yard in lieu of the required rear yard.

Hearing: Monday, October 22, 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 10/601 October 2

879049



501 N. Calvert Street, Baltimore, MD 21278

October 4, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on October 2, 2012.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson



KEVIN KAMENETZ
County Executive

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

October 17, 2012

Ronald Howard & Nellie Isabel Pugh
21 Right Aileron Street
Baltimore MD 21220

RE: Case Number: 2013-0046 A, Address: 21 Right Aileron Street

Dear Mr. & Ms. Pugh:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 24, 2012. 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: jaf

Enclosures

c: People's Counsel

Debra Wiley - ZAC Comments - Distribution Mtg.of 9/3

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 9/4/2012 2:03 PM
Subject: ZAC Comments - Distribution Mtg.of 9/3

Good Afternoon,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2013-0045-A - 2211 Pine Valley Drive
Administrative Variance - Closing Date: 9/17

2013-0046-A - 21 Right Aileron Street
No hearing date in data base as of 9/4

2013-0047-SPHA - 10015 Pulaski Highway
No hearing date in data base as of 9/4

Thank you.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov



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

State Highway
Administration

Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9-6-12

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

RE: Baltimore County
Item No 2013-0046-A
Variance
Ronald Howard & Nelie Isabel
Pugh
21 Right Aileron Street

Dear Ms. Lewis:

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. 2013-0046-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).

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

10/22 11am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

SEP 25 2012

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: September 25, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0046-A
Address 21 Right Aileron Street
(Pugh Property)

Zoning Advisory Committee Meeting of September 3, 2012.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For September 17, 2012
Item Nos. 2013-0045, 0046, and 0047.

DATE: September 13, 2012

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-09172012-NO COMMENTS.doc

M E M O R A N D U M

DATE: December 3, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0046-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 28, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

Debra Wiley - Re: 2013-0046-A (Ronald and Nellie Pugh - 21 Right Aileron St.)

From: rbdriscoll <rbdriscoll@verizon.net>
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Date: 10/29/2012 1:02 PM
Subject: Re: 2013-0046-A (Ronald and Nellie Pugh - 21 Right Aileron St.)

Robert Driscoll
41 Blister St
Middle River Md. 21220

On 10/29/2012 8:25 AM, Debra Wiley wrote:

Good Morning,

Please submit your mailing address in order to receive a copy of the above-referenced Opinion and Order.

Thanks in advance.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

10-22 11am

CASE NO. 2013- 0046-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-13</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>Nc</u>
<u>9-25</u>	DEPS (if not received, date e-mail sent _____)	<u>Nc</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-6</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 10-4-12 Jeffersonian

SIGN POSTING Date: 10-2-12 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

GIS
file 09082
ZONED: DR S.5

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.2A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier:

District - 15 Account Number - 1506820390

Owner Information

<u>Owner Name:</u>	PUGH RONALD HOWARD PUGH NELLIE ISABEL	<u>Use:</u>	RESIDENTIAL
<u>Mailing Address:</u>	21 RIGHT AILERON BALTIMORE MD 21220-4628	<u>Principal Residence:</u>	YES
		<u>Deed Reference:</u>	1) /06798/ 00091 2)

Location & Structure Information

Premises Address
21 RIGHT AILERON ST
0-0000

Legal Description

AERO ACRES

<u>Map</u>	<u>Grid</u>	<u>Parcel</u>	<u>Sub District</u>	<u>Subdivision</u>	<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Assessment Area</u>	<u>Plat No:</u>
0090	0016	0564		0000	1		136	3	<u>Plat Ref:</u> 0013/ 0139

Town NONE
Ad Valorem
Tax Class

Special Tax Areas

<u>Primary Structure Built</u>	<u>Enclosed Area</u>	<u>Property Land Area</u>	<u>County Use</u>
1941	875 SF	4,608 SF	04

<u>Stories</u>	<u>Basement</u>	<u>Type</u>	<u>Exterior</u>
1.000000	YES	STANDARD UNIT SIDING	

Value Information

	<u>Base Value</u>	<u>Value</u>	<u>Phase-in Assessments</u>	
		As Of 01/01/2012	As Of 07/01/2011	As Of 07/01/2012
<u>Land</u>	52,600	52,600		
<u>Improvements:</u>	102,000	57,800		
<u>Total:</u>	154,600	110,400	154,600	110,400
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u>	FUNK THOMAS A	<u>Date:</u>	10/02/1984	<u>Price:</u>	\$47,900
<u>Type:</u>	ARMS LENGTH IMPROVED	<u>Deed1:</u>	/06798/ 00091	<u>Deed2:</u>	
<u>Seller:</u>		<u>Date:</u>		<u>Price:</u>	
<u>Type:</u>		<u>Deed1:</u>		<u>Deed2:</u>	
<u>Seller:</u>		<u>Date:</u>		<u>Price:</u>	
<u>Type:</u>		<u>Deed1:</u>		<u>Deed2:</u>	

Exemption Information

<u>Partial Exempt Assessments</u>	<u>Class</u>	07/01/2011	07/01/2012
<u>County</u>	000	0.00	
<u>State</u>	000	0.00	
<u>Municipal</u>	000	0.00	0.00

<u>Tax Exempt:</u>		<u>Special Tax Recapture:</u>	
<u>Exempt Class:</u>			NONE

Homestead Application Information

<u>Homestead Application Status:</u>	No Application
--------------------------------------	----------------

Case No.: 2013-6046-A

Exhibit Sheet

Petitioner/Developer

Protestant

19W 12-3-12
19W 10-29-12

No. 1	Site Plan	
No. 2	Neighborhood Petition	
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)

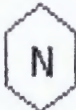
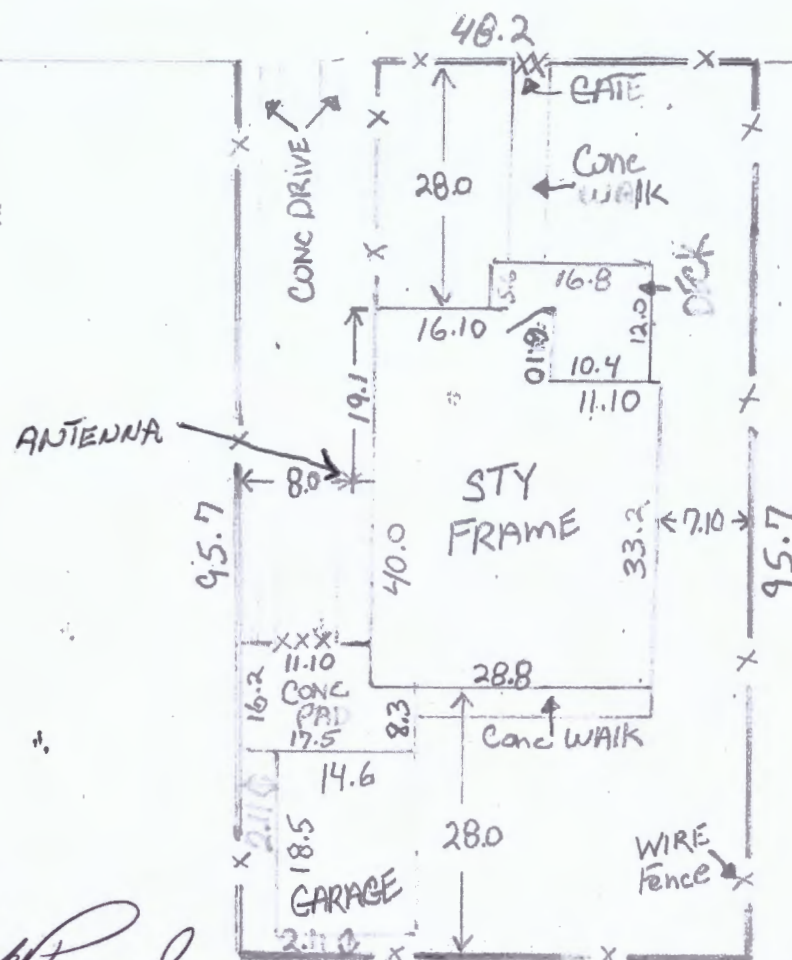
ADDRESS 21 R. Aileron St OWNER(S) NAME(S) Ron & Nell Pugh

SUBDIVISION NAME Aero Acres LOT # 136 BLOCK # _____ SECTION # 7

PLAT BOOK # 13 FOLIO # 139 10 DIGIT TAX # 1506820390 DEED REF. # 00298100091

C.H.K.

RIGHT AILERON Street



PLAN DRAWN BY Ron & Nell Pugh

DATE _____

SCALE: 1 INCH = 20 FEET

48.2

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 090B2

SITE ZONED DR. S.5

ELECTION DISTRICT 15th

COUNCIL DISTRICT 6th

LOT AREA ACREAGE _____

OR SQUARE FEET 4560

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? N/C

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

No

VIOLATION CASE INFO:

114806

EX. 1

2013-0046-A

Aero



Acres

Civic Improvement Association

To Whom it may concern:

Aug. 24th 2012

I am writing you today in the matter of the zoning code violation issued to Mr. Ron Pugh. Of Right Aileron Dr. It has come to my attention that Mr. Pugh's antenna has been in the same position for many years, And if not for a minor neighbor to neighbor disagreement this would have never come to light. Mr. Pugh witnessed a minor disagreement between two of his neighbors, and when ask by police what he had seen, he simply spoke the truth. This put him in the crosshairs of a person that thought he had wrong them. At this point this violation was reported. I have spoken to many of the residents in the area about this matter, and none have any problem at all with the antenna. Mr. Pugh is active in the community. He helps with our community clean-up, and also with our Citizens on patrol program and also our Adopt-A-Road program among other things he does to make our community a better place to live. All in all he is a good neighbor. I ask that Mr. Pugh be granted a variance in matter of his antenna

Very Respectfully Yours
Bob Driscoll Pres. A.A.C.I.A.

Dorothea Allen
23 RIGHT AILERON

Vernon L. Lindsay

Donald W. Wynn

Richard Thrush

413 Blister

25 Right Aileron St
Jean Currence
1314 Fuselage Ave

Linda Wiathowski
1310 Fuselage Ave

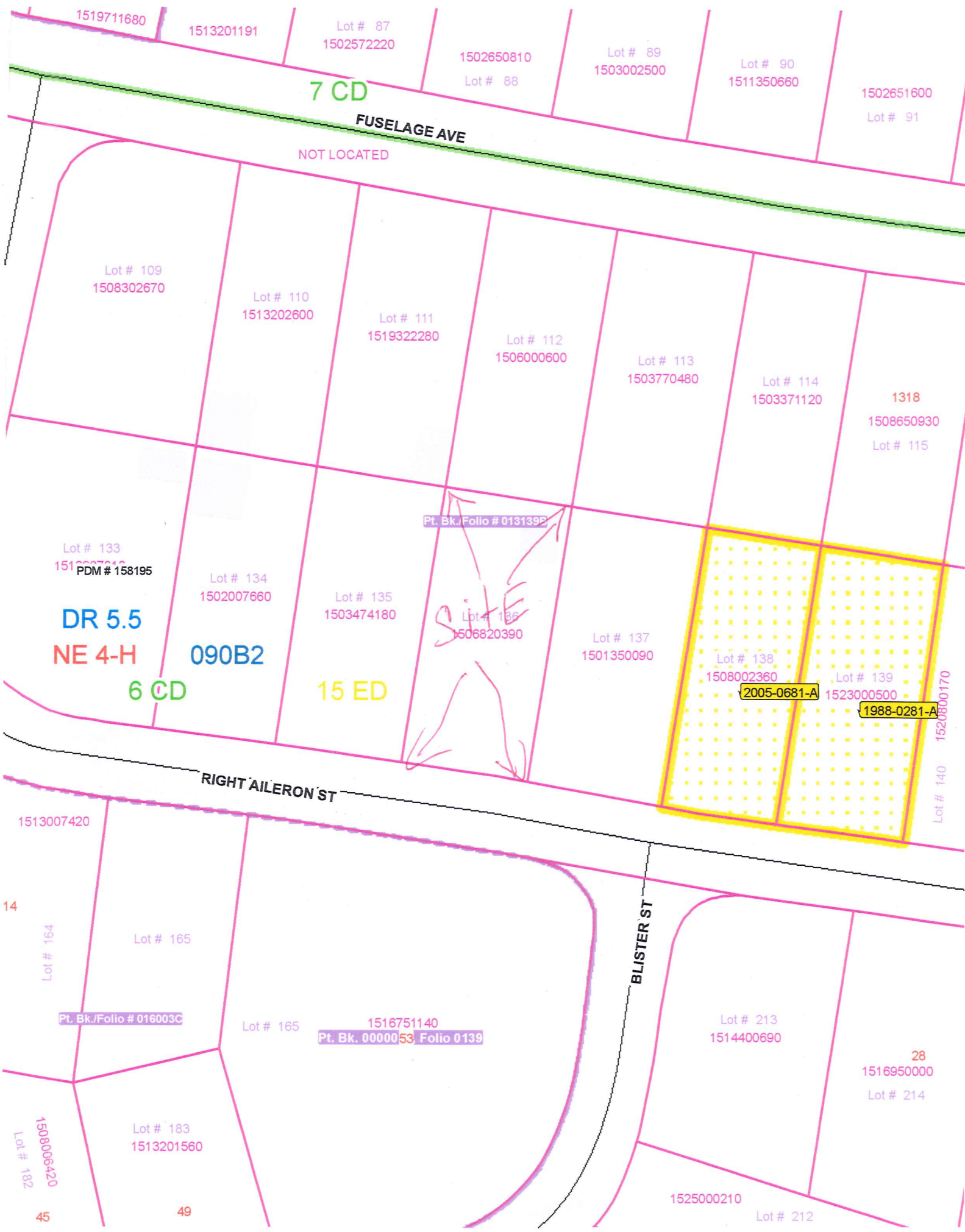
Wright Tech. 14 Right Aileron St

Middle River, Maryland

Bob Driscoll

May Talmadge
James Dean Allen

EX-2



1519711680

1513201191

Lot # 87
1502572220

1502650810
Lot # 88

Lot # 89
1503002500

Lot # 90
1511350660

1502651600
Lot # 91

7 CD

FUSELAGE AVE

NOT LOCATED

Lot # 109
1508302670

Lot # 110
1513202600

Lot # 111
1519322280

Lot # 112
1506000600

Lot # 113
1503770480

Lot # 114
1503371120

1318
1508650930
Lot # 115

Lot # 133
1513337215
PDM # 158195

Lot # 134
1502007660

Lot # 135
1503474180

Pt. Bk. Folio # 013139B

Lot # 136
1506820390

Lot # 137
1501350090

Lot # 138
1508002360

Lot # 139
1523000500

2005-0681-A

1988-0281-A

Lot # 140
1520800170

DR 5.5
NE 4-H

090B2

6 CD

15 ED

RIGHT AILERON ST

1513007420

Lot # 165

Pt. Bk. Folio # 016003C

Lot # 165

1516751140
Pt. Bk. 0000053 Folio 0139

Lot # 183
1513201560

Lot # 213
1514400690

28
1516950000
Lot # 214

1525000210

Lot # 212

2013-0046-A

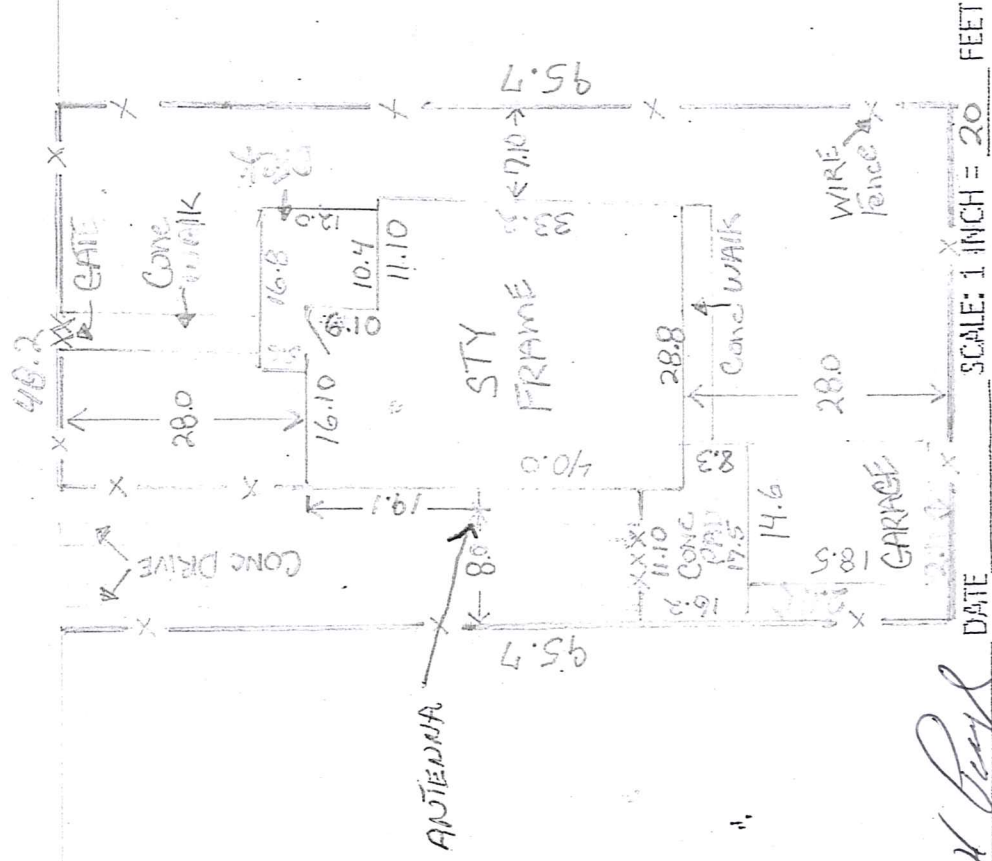
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☐ (MARK TYPE REQUESTED WITH X)

ADDRESS 21 R. Aileen St

SUBDIVISION NAME Alcoa Acres LOT # 136 BLOCK # _____ SECTION # 7

PLAT BOOK # 13 FOLIO # 139 10 DIGIT TAX # 1506 S 2C390 DEED REF. # 00798 / 00091
C.H.K. 92

RIGHT ALLERON Sket.



PLAN DRAWN BY *James H. Taylor* DATE

SCALE: 1 INCH = 20 FEET

48.2

VIOLATION CASE INFO:

114806

2013-0246-A