



KEVIN KAMENETZ
County Executive

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

June 5, 2013

John & Beate Reynolds
3462 Logan View Drive
Baltimore, Maryland 21222

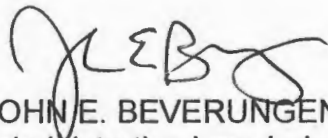
RE: Petitions for Variance
Case No.: 2013-0226-A
Property: 3462 Logan View Drive

Dear Mr. and Mrs. Reynolds:

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:sln
Enclosure

c: Henry and Wendy Tiburzi, 1217 Waterview Way, Baltimore, Maryland 21221
Mr. & Mrs. Delacruz, 3460 Logan View Drive, Baltimore, Maryland 21222

IN RE: PETITION FOR VARIANCE

(3462 Logan View Drive)

12th Election District

7th Councilman District

John & Beate Reynolds

Legal Owners

Petitioners

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2013-0226-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by John & Beate Reynolds, the legal owners of the subject property. The Petitioners are requesting Variance relief from Section 1B01.2.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing addition with a side yard setback of 1 ft. in lieu of the required 10 ft.

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 requests was John & Beate Reynolds and Henry and Wendy Tiburzi. Mr. and Mrs. DelaCruz, the adjoining neighbors, attended the hearing and opposed the relief. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

The only substantive Zoning Advisory Committee (ZAC) comment was received from Department of Planning (DOP), which indicated it "was concerned about the Petitioners' Variance request."

This property is the subject of violation case # CO012447 for building an addition on the side of the house without permits.

ORDER RECEIVED FOR FILING

Date 6/5/13

By den

Testimony and evidence revealed that the subject property is approximately 5,000 square feet and is zoned DR 5.5. Mr. and Mrs. Reynolds stated that they wanted to complete the addition to give themselves some additional living space for their retirement years. They both indicated they were unaware a building permit (or variance relief) was needed before construction of the addition. Mr. and Mrs. DelaCruz, who resides at 3460 Logan View Drive, object to the petition, and they both expressed concern with the addition (which is now essentially complete) being just 1' from the property boundary. They stated that the contractor who built the addition stood in their yard to complete the construction, and they questioned why the Petitioners did not construct the addition off the rear of the home rather than on the side facing their home.

Based upon the testimony and evidence presented, I will deny the Petition for variance. 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 failed to satisfy this test. There was no testimony or evidence of any kind tending to show that the property is "unique," and I am therefore obliged to deny the Petition.

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

THEREFORE, IT IS ORDERED, this 5th day of June, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") to permit an existing addition with a side yard setback of 1 ft. in lieu of the required 10 ft., be and is hereby DENIED.

ORDER RECEIVED FOR FILING

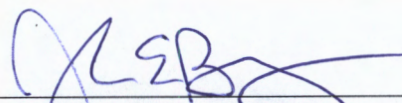
Date

6/5/13

2 By

Sen

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:slh

ORDER RECEIVED FOR FILING

Date 6/5/13
By slh



PETITION FOR ZONING HEARING(S)

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

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

Address 3462 LOGAN VIEW DRIVE which is presently zoned DR 5.5
Deed References: 1229400363 10 Digit Tax Account # 1202023760
Property Owner(s) Printed Name(s) John Beate Reynolds

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ a Variance from Sections: 1B01.2.3.B

To permit an existing addition with a side yard setback of 1 foot in lieu of the required 10 feet.

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) I am requesting this variance for insurance purposes. More importantly, for my husband, we are retired teachers and my husband's health is failing. My husband John, needs his living space to be on one level. He is no longer able to climb steps or walk any distance.

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

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):

John Reynolds, Beate Reynolds
Name #1 - Type or Print Name #2 - Type or Print

John Reynolds, Beate Reynolds
Signature #1 Signature #2

3462 LOGAN VIEW DRIVE
Mailing Address City State

21222, 443.553.5990
Zip Code Telephone # Email Address

Representative to be contacted:

HENRY TIBURZI
Name - Type or Print

Henry Tiburzi
Signature

1217 WATER VIEW WAY
Mailing Address City State

21221, 410.908.3931
Zip Code Telephone # Email Address

CASE NUMBER 2013-0226-A

Filing Date 4/5/2013

Do Not Schedule Dates:

Reviewer TR

2013-0226-A

ZONING PROPERTY DESCRIPTION FOR 3462 LOGAN VIEW DRIVE

Beginning at a point on the west side of Logan View Drive which is 45 ft. wide at the distance of 530 ft. south of the centerline of the nearest improved intersecting street, Court Way which is 50 ft. wide.

Being Lot #32, Block 1 in the subdivision of Dundalk Plat No 6 C as recorded in Baltimore County Plat Book #14, Folio #114, containing 5000 sq. ft. Located in the 12th Election District and 7th Council District

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: 2013-0226-A

Petitioner: John and Beate Reynolds

Address or Location: 3462 Logan View Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: John Reynolds

Address: 3462 Logan View DR
Baltimore Md 21222

Telephone Number: 443 503-5990

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

No. **96132**

Date: **4/5/13**

PAID RECEIPT

BUSINESS SYSTEM TIME DAY
 4/05/2013 4:05:20 PM 2

REG 0002 WALTON JOHN JEE
 RECEIPT N 000561 4/05/2013 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub-Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						75.00

Dept 5 528 200000 VERIFICATION
 LR NO. 096132

Receipt for \$75.00
 1.00 00 \$100.00 00
 \$25.00 00
 Baltimore County, Maryland

Total: **75.00**

Rec From: **Henry Tibuzzi**

For: **2013-0226-A**

2013-0226-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

Letter of Transmittal

William D. Gulick, Jr.

Consultant to Land Development and Industry

Commercial and Residential

2944 Edgewood Avenue

Baltimore, MD 21234

Phone - 410-530-6293

E-mail - wdgjr@comcast.net

To: Balto. Co. PAI, Zoning office, Attn.: Ms. Kristen Lewis

We Are Sending You: ☒ Attached ☐ Under separate cover the following items:

☐ Copy of Letter ☒ Prints ☒ Documents ☐ Other

No. of Copies Date Description

1	May 10, 2013	Certificate Of Posting
2	May 10, 2013	Site Photos

Transmittals are as checked below:

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

Project: 2013-0226-A

Remarks: 3462 Logan View Drive

Signed: _____

William D. Gulick, Jr.

Project Manager

Certificate of Posting

Department of Permits, Approval, and Inspections
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Date: May 10, 2013

Attention: Ms. Kristen Lewis

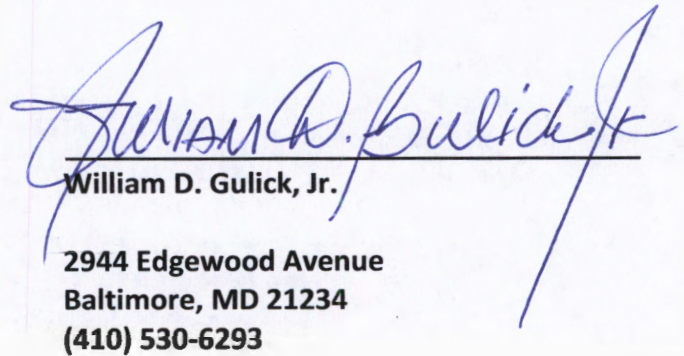
Re: Case Number: 2013-0226-A

Petitioner/Developer: John & Beate Reynolds

Date of Hearing/Closing: May 31, 2013

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 3462 Logan View Drive

The sign(s) were posted on: May 10, 2013



William D. Gulick, Jr.
2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

ZONING NOTICE

CASE # 2013-0226-A

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

JEFFERSON BUILDING, ROOM 205
105 WEST CHESAPEAKE AVENUE
PLACE: TOWSON, MD 21204

DATE AND TIME: FRIDAY MAY 31, 2013 AT 11:00 AM

REQUEST: VARIANCE TO PERMIT
AN EXISTING ADDITION WITH A SIDE
YARD SETBACK OF 1 FOOT IN LIEU
OF THE REQUIRED 10 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391 (410)

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



LOGAN VIEW
DRIVE

47



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

May 9, 2013

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 May 9, 2013

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

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: #2013-0226-A

3462 Logan View Drive

W/s Logan View Drive, 530 ft. +/- S/of centerline of Court Way

12th Election District - 7th Councilmanic District

Legal Owner(s): John & Beate Reynolds

Variance: to permit an existing addition with a side yard setback of 1 foot in lieu of the required 10 feet.

Hearing: Friday, May 31, 2013 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.
05/137 May 9 920444



KEVIN KAMENETZ
County Executive

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

April 23, 2013

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: 2013-0226-A

3462 Logan View Drive

W/s Logan View Drive, 530 ft. +/- S/of centerline of Court Way

12th Election District – 7th Councilmanic District

Legal Owners: John & Beate Reynolds

Variance to permit an existing addition with a side yard setback of 1 foot in lieu of the required 10 feet.

Hearing: Friday, May 31, 2013 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Reynolds, 3462 Logan View Drive, 21222
Henry Tiburzi, 1217 Waterview Way, 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 11, 2013.**
- (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
Thursday, May 9, 2013 Issue - Jeffersonian

Please forward billing to:
John Reynolds
3462 Logan View Drive
Baltimore, MD 21222

443-503-5990

NOTICE OF ZONING HEARING

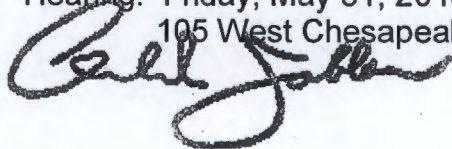
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W/s Logan View Drive, 530 ft. +/- S/of centerline of Court Way
12th Election District – 7th Councilmanic District
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- 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.

MEMORANDUM

DATE: July 10, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0226-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 5, 2013. 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

RE: PETITION FOR VARIANCE
3462 Logan View Drive; W/S Logan View
Drive, 530' S of c/line Court Way
12th Election & 7th Councilmanic Districts
Legal Owner(s): John & Beate Reynolds
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2013-226-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

APR 19 2013

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 19th day of April, 2013, a copy of the foregoing Entry of Appearance was mailed to Henry Tiburzi, 1217 Water view Way, Essex, Maryland 21221, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2013-0226-A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

4/19/13

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

N/C

5/22/13

DEPS
(if not received, date e-mail sent _____)

N/C

FIRE DEPARTMENT

5/2/13

PLANNING
(if not received, date e-mail sent _____)

C

4/16/13

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. CO 012447)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

5/9/13

SIGN POSTING

Date:

5/10/13

by Gulick

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

2013-0226

ZONING VARIANCE CASES

N J. Garland

No B. Peters

N L. Mayer

N J. Kemp

3462 Loganview
Yes T. Kidd

No R. Rohlf's

N R. Larrick

N H. Rowe

Please check over the following zoning hearings to let me know if there are any outstanding violations. Please put the address of the violation in the space next to your name.

I need copies of everything in the file, or corrections notices (if there is no file), to send to the Zoning Commissioner, along with the form filled out (found on my desk).

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE:

4/17/2014

TO:

W. Carl Richards, Jr.
Zoning Review Supervisor

FROM:

Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT:

Item No.: 2013-0226-A

Legal Owner/Petitioner: John & Bente Reynolds

Contract Purchaser:

Property Address: 3462 Loganview Dr

Location Description: W/S OF Logan View Dr, 530 FT +/- S of the
centerline of Court Way

VIOLATION INFORMATION:

Case No. 201

Defendants:

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

Tim Kidd
± 3953

ADDRESS

Mail Stop
1009

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

- ☒ 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(s) if applicable
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the
Billing Notice/Property Lien Sheet (if applicable).

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

RSW/

C: Code Enforcement Officer

CODE ENFORCEMENT REI

FH0170441

DATE: 3/22/13 INTAKE BY: GB CASE #: 000125691 INSPEC: _____

COMPLAINT
LOCATION: 3462 LOGANVIEW DR.

ZIP CODE: 21222 DIST: _____

COMPLAINANT
NAME: ANONY LETTER PHONE #: (H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: ADD BEING BUILT - NO PERMITS

IS THIS A RENTAL UNIT? YES _____ NO _____
IF YES, IS THIS SECTION 8? YES _____ NO _____
OWNER/TENANT
INFORMATION: _____

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION:

REINSPECTION:

REINSPECTION:

REINSPECTION:

March 22, 2013

To whom it may concern:

There is an addition being built at 3462 Loganview Dr. Baltimore MD 21222. They are working without a permit and by the looks of it everything is out of code. I would like to remain anonymous to avoid any issues that may arise from being a snitch.

Thank you,

Annoyed Resident

DATE: 04/17/2013

STANDARD ASSESSMENT INQUIRY (1)

TIME: 07:50:21

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
12 02 023760	12	3-0	04-00	H	NO		04/03/13

REYNOLDS JOHN

DESC-1..

REYNOLDS BEATE

DESC-2.. DUNDALK

3462 LOGANVIEW DR

PREMISE. 03462 LOGANVIEW

DR

00000-0000

BALTIMORE

MD 21222-5951 FORMER OWNER: SELBY STEPHEN G

----- FCV -----		----- PHASED IN -----				
	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	49,000	49,000		FCV	ASSESS	ASSESS
IMPV:	157,800	99,700	TOTAL..	148,700	148,700	148,700
TOTL:	206,800	148,700	PREF...	0	0	0
PREF:	0	0	CURT...	148,700	148,700	148,700
CURT:	206,800	148,700	EXEMPT.		0	0
DATE:	09/08	09/08				

---- TAXABLE BASIS ----		FM DATE
ASSESS:	148,700	09/15/12
ASSESS:	148,700	
ASSESS:	0	

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



Baltimore County
Department of Permits and
Development Management

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

12th
DIST.

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

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. 0125691	Property No. 1202023760	Zoning:
------------------------------	----------------------------	---------

Name(s): Reynolds JOAN
Reynolds Beate

Address: 3462 Loganview DR. Dundalk MD
21222

Violation
Location: same

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Baltimore County Code 2003
Building Regulations Article 35
Subtitle 3 building Permits
Section 35.2.301/304 Penalty For
Action without Permits.

Secure All Necessary
Permits For Rear/Side
Addition To House. Must
Have All Required Inspections.
If Any Questions Please call
#410-887-3953.

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

ON OR BEFORE:	DATE ISSUED:
---------------	--------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name

INSPECTOR:

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: 4/5/13	DATE ISSUED: 3/27/13
----------------------	----------------------

INSPECTOR: Tim Kidd Tim Kidd



Department of Permits, Approvals & Inspections Complaint Report

Report Criteria:

Employee(s): EE0000000 to EE9999999

Scheduled Date(s): 4/5/2013 to 4/5/2013

PE Range: BI01 to bi06

Record ID	AS/400 Case	Assigned To	Assigned Date	Scheduled Time	Received By	Received Date	Status	Hearing Date	ADC Grid
CO0125691		Tim Kidd	03/22/2013		Glenn Berry	03/22/2013	Open - Normal		44G8

Complaint Description: ADDITION BEING BUILT - NO PERMITS.**Facility:**FA0170441
PDM 1202023760
3462 LOGANVIEW DR
DUNDALK, MD, 21222**Owner :**REYNOLDS JOHN REYNOLDS BEATE
3462 LOGANVIEW DR
BALTIMORE MD 21222**Complainant:**

ANONYMOUS EMAIL

Daily Activity Details

Serial Number	Inspector	Activity Date	Service	Result	Action
DA0178095	Tim Kidd	03/27/2013	INITIAL INSPECTION	NOT IN COMPLIANCE	CORRECTION NOTICE ISSUED

Inspector Notes: 3/27/13 Visited site to find nearly finished addition to side of house. Will post site and mail correction notices. Also had spoke with owner to inform of process to secure permits. R/C 4/5/13 TK/lk

Violation Details

Violation Record ID: IV0088362	Comply By: 04/05/2013	Complied On:	Status: NOT IN COMPLIANCE
Program Category/Section Source: Building Inspection/IBC		Violation Description	IBC Violation
Correction Text:			
Violation Text:			
Violation Comment:			

Comment Details - No Comments**Lien Information - None**

Mileage:

VAK. case # 2013.0226A

4.8.13. owners Have Applied for VAK. case.
2013-0226A.
R/c. 6.4.13 G.K. ddk

5/31 11am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: May 2, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 3462 Loganview Drive

RECEIVED

INFORMATION:

MAY 10 2013

Item Number: 13-226

Petitioner: John and Beate Reynolds

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: DR 5.5

Requested Action: Variance

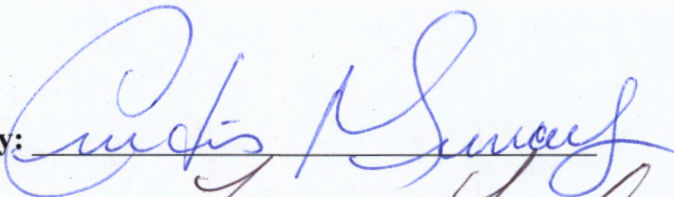
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning is concerned about the petitioner's variance request and that the construction occurred without previous property line setback relief. The Department of Planning normally requests 10-foot minimum side yard setbacks.

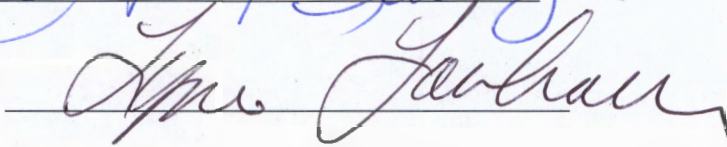
Should relief be granted, a 10-foot maintenance and utility easement be established between the two properties most impacted (3462 and 3460 Loganview Drive) should be considered.

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

Prepared By:



Division Chief:
AVA/LL:cjm



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: April 22, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0226-A
Address 3462 Logan View Drive
(Reynolds Property)

Zoning Advisory Committee Meeting of April 15, 2013.

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

Reviewer: Jeff Livingston – Development Coordination

RECEIVED

APR 22 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 19, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For April 22, 2013
Item Nos. 2013- 0222, 0223, 0225, 0226, 0227, 0228 and 0231

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

DAK:CEN
Cc: file



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4-16-13

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

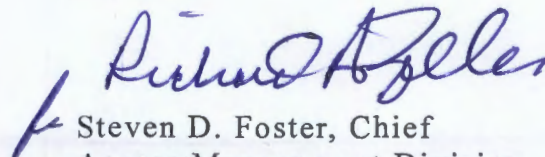
RE: Baltimore County
Item No 2013-0226-A
Variance
John & Beate Reynolds
3462 Logan View Drive

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. 2013-0226-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



KEVIN KAMENETZ
County Executive

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

May 22, 2013

John & Beate Reynolds
3462 Logan View Drive
Baltimore MD 21222

RE: Case Number: 2013-0226 A, Address: 3462 Logan View Drive

Dear Mr. & Ms. Reynolds:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 5, 2013. 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.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Henry Tiburzi, 1217 Water View Way, Baltimore MD 21221



KEVIN KAMENETZ
County Executive

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

June 27, 2013

John & Beate Reynolds
3462 Logan View Drive
Baltimore, Maryland 21222

RE: Petitions for Variance
Case No.: 2013-0226-A
Property: 3462 Logan View Drive

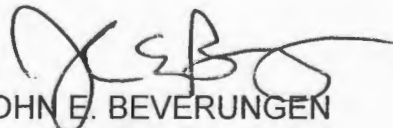
Dear Mr. and Mrs. Reynolds:

I am in receipt of your letter dated June 19, 2013 in regard to the captioned matter, wherein variance relief was denied.

Although I am sympathetic to your plight, I am not at liberty to rescind the ruling in the June 5, 2013 Order. Your recourse at this juncture would be to file an appeal with the Baltimore County Board of Appeals, which reviews all appeals from Orders issued by this office.

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:slh

Date: - 3/22/2013 10:42 AM

Subject: Complaint

To whom it may concern,

I am writing you to inform you of an addition on a home against code ans without a permit. The address is 3462 loganview dr baltimore, md 21222. I would prefer to remain anonymous. Thank you for your time in getting this matter resolved. If possible may I recieve a confirmation email stating that someone has recieved this information.

Thank you,

A concerned community member

From my Android phone on T-Mobile. The first nationwide 4G network.

NS 5-31-13(1)
Denial 6-5-13 (order)

CASE# 2013-0226-A

June 19, 2013

To Whom It May Concern:

I am writing to request a variance for the addition currently located at 3462 Loganview Drive, Dundalk Maryland 21222. My husband and I are both retired school teachers. We live in a small cape cod with three bedrooms. A small addition was added 8 years ago to the back of the house. Since the previous addition, my son and his family (his wife and four children) are living in the main house. My son is attending law school and needs our support so he can continue in school. My husband and I are living in the small addition on the back of the house. We wanted to add the current addition to allow us more room and support my husband's health needs. He is a diabetic on insulin and has coronary heart disease. Between the diabetes and heart condition he has difficulty with walking too far, is easily tired and does have some balance problems. Previous to my son and his family moving back to our house, our bedroom was on the second floor which is not acceptable at this time. If you would like a letter from our family physician we can have his doctor write a note with his diagnoses.

My husband and I just want to be able to retire in a small, comfortable area and enjoy our time together and support our son as much as possible. Please allow us to keep our addition and complete the interior of the addition. The addition is completely sided and finished on the outside.

Thank you for your consideration.

Sincerely,

Bentley Lupton
John Lupton

RECEIVED

JUN 26 2013

OFFICE OF ADMINISTRATIVE HEARINGS

CA # 2013-0226-A



SETON MEDICAL GROUP

DR. WILLIAMS AND ASSOCIATES

KENNETH H. WILLIAMS, MD, FACP
J. WILLIAM COOK, IV, MD, FACP
VINCENZO GRIPPO, MD
THOMAS GHIORZI, MD
GEORGE A. DURST, MD

GREGORY LEVICKAS, MD
NANA CEASAR, MD, FACP
RODETTA C. MORRIS, MD
SAUNDRA GORALSKI, CRNP
TRICIA ANGULO-BARTLETT, CRNP

June 20, 2013

JOHN REYNOLDS
3462 LOGANVIEW DR
DUNDALK, MD 21222

Mr. John Reynolds has been a patient of mine for many years. He is and has been under my care for his *Diabetes* and *Coronary atherosclerosis*. He is treated with prescription strength medications and follow up visits with me in my office. If you should have any questions and or concerns, please feel free to call my office at (410) 342-0333.

Sincerely,

Dr. Kenneth H. Williams MD

RECEIVED

JUN 26 2013

OFFICE OF ADMINISTRATIVE HEARINGS

CASE NAME _____
CASE NUMBER _____
DATE _____

5-31-13

[illegible]

CASE NAME 2013-226A
CASE NUMBER _____
DATE 5-31-13

[illegible]

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.1A)
BALTIMORE COUNTY

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

Account Identifier:

District - 12 Account Number - 1202023760

Owner Information

<u>Owner Name:</u>	REYNOLDS JOHN REYNOLDS BEATE	<u>Use:</u>	RESIDENTIAL
<u>Mailing Address:</u>	3462 LOGANVIEW DR BALTIMORE MD 21222-5951	<u>Principal Residence:</u>	YES
		<u>Deed Reference:</u>	1) /12294/ 00363 2)

Location & Structure Information

Premises Address
3462 LOGANVIEW DR
0-0000

Legal Description
3462 LOGANVIEW DR
DUNDALK

<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>	
0110	0005	0036		0000		1	32	3		6C
									<u>Plat Ref:</u>	0014/ 0114

Special Tax Areas

<u>Town</u>	NONE
<u>Ad Valorem</u>	
<u>Tax Class</u>	

<u>Primary Structure Built</u>	<u>Enclosed Area</u>	<u>Property Land Area</u>	<u>County Use</u>
1950	1,785 SF	5,000 SF	04

<u>Stories</u>	<u>Basement</u>	<u>Type</u>	<u>Exterior</u>
1.500000	NO	STANDARD UNIT SIDING	

Value Information

	<u>Base Value</u>	<u>Value</u>	<u>Phase-in Assessments</u>	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
<u>Land</u>	49,000	49,000		
<u>Improvements:</u>	157,800	99,700		
<u>Total:</u>	206,800	148,700	148,700	148,700
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u>	SELBY STEPHEN G	<u>Date:</u>	07/24/1997	<u>Price:</u>	\$90,000
<u>Type:</u>	ARMS LENGTH IMPROVED	<u>Deed1:</u>	/12294/ 00363	<u>Deed2:</u>	
<u>Seller:</u>	HOWARD EDDIE ELMER	<u>Date:</u>	05/23/1990	<u>Price:</u>	\$79,400
<u>Type:</u>	ARMS LENGTH IMPROVED	<u>Deed1:</u>	/08487/ 00564	<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>	07/01/2012	07/01/2013
<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

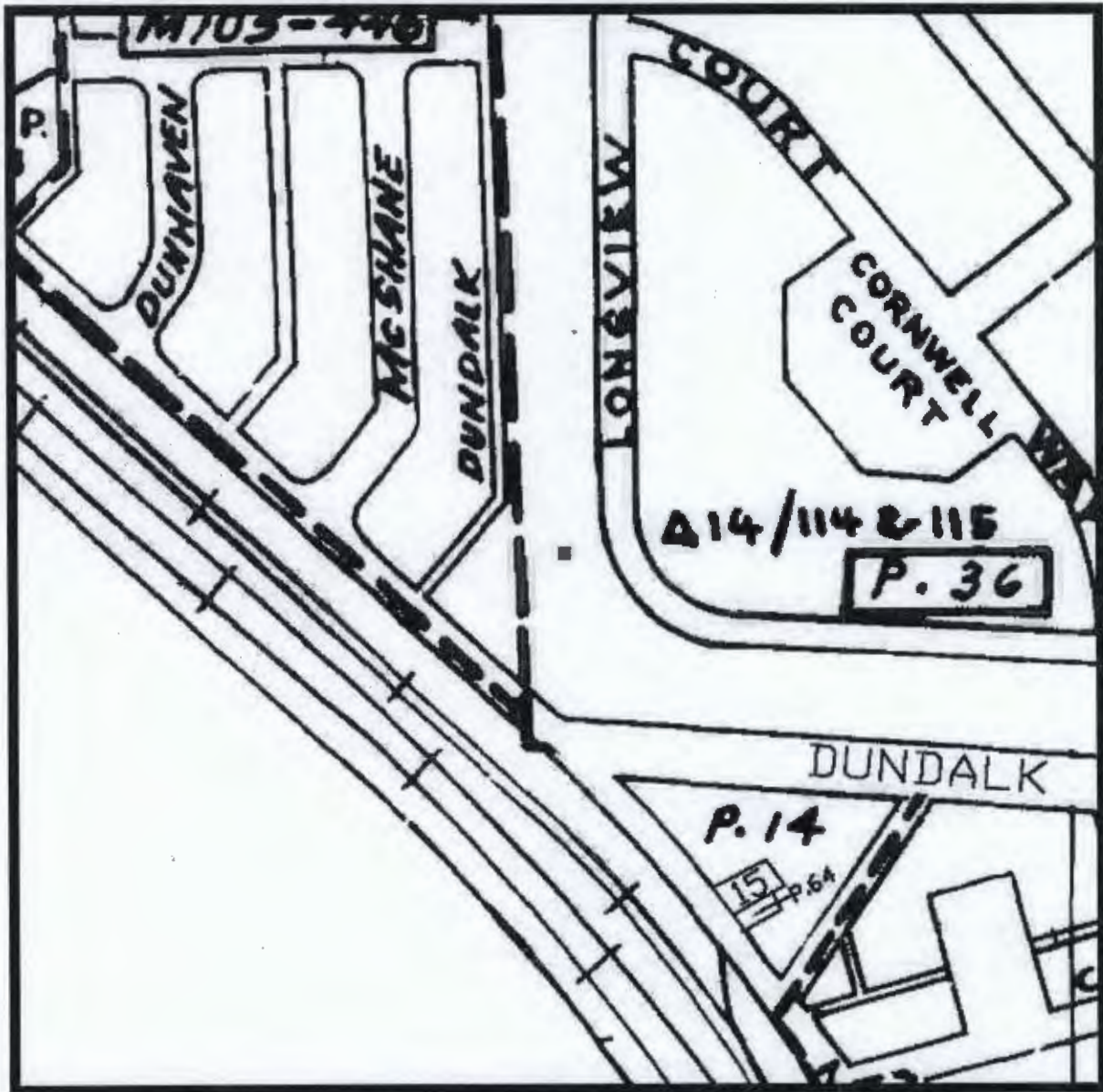
<u>Homestead Application Status:</u>	No Application
--------------------------------------	----------------



**Maryland Department of Assessments and
Taxation
BALTIMORE COUNTY
Real Property Data Search**

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[Search](#)

District - 12 Account Number - 1202023760



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Case No.: 2013-0226-A

Exhibit Sheet

Petitioner/Developer

Protestants

JB
5/31
11 AM

APN
6-5-13

19W
T-P-13

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		



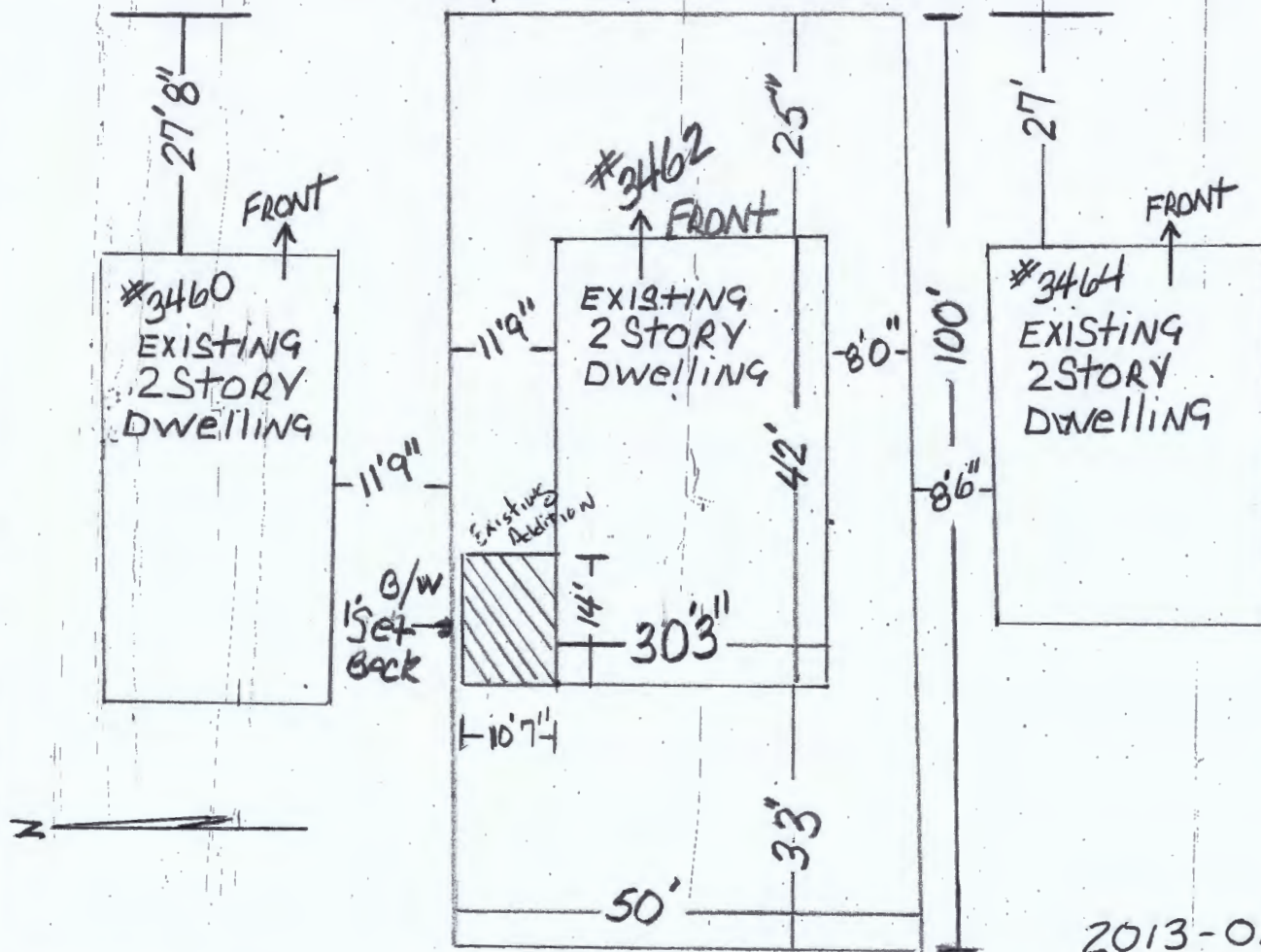
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 3462 Logan View DR OWNER(S) NAME(S) John & Beate Reynolds

SUBDIVISION NAME DUNDALK LOT # 32 BLOCK # 1 SECTION # N/A

PLAT BOOK # 000014 FOLIO # 0114 10 DIGIT TAX # 1202023760 DEED REF. # 1229400363

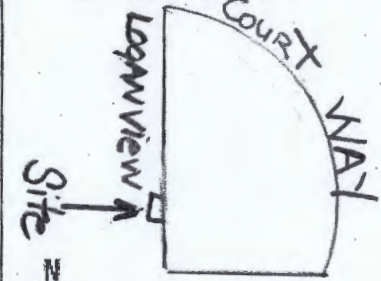
Logan View Drive



2013-0226-A

PLAN DRAWN BY John Reynolds DATE 3/29/13 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 110 B1

SITE ZONED DR 5.5

ELECTION DISTRICT 12th

COUNCIL DISTRICT 7th

LOT AREA ACREAGE

OR SQUARE FEET 5000 SF

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

PUBLIC X PRIVATE

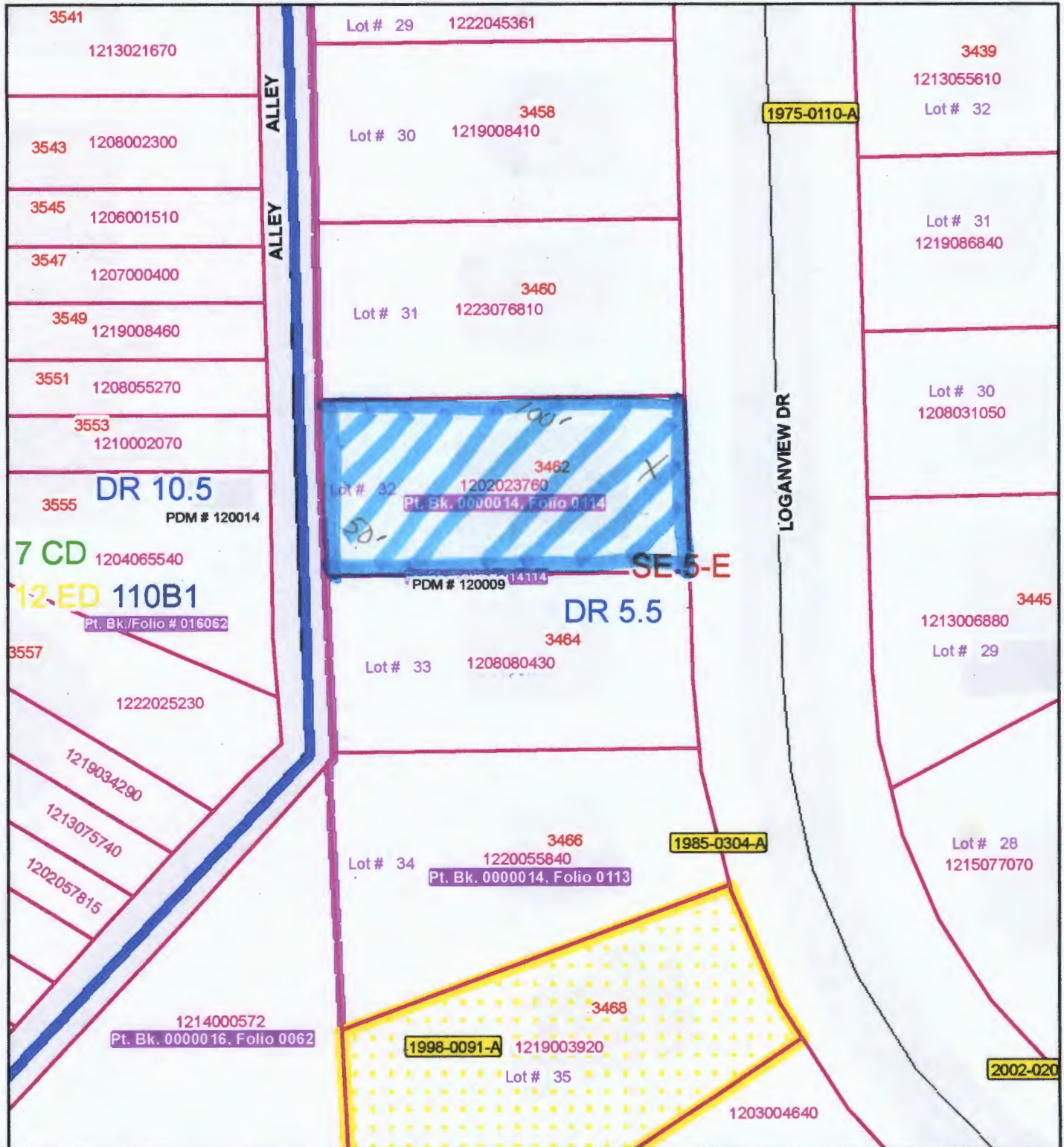
PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Petitioners' No. 1

3462 Loganview Drive



Publication Date: 3/27/2013

2013-0226-A



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet

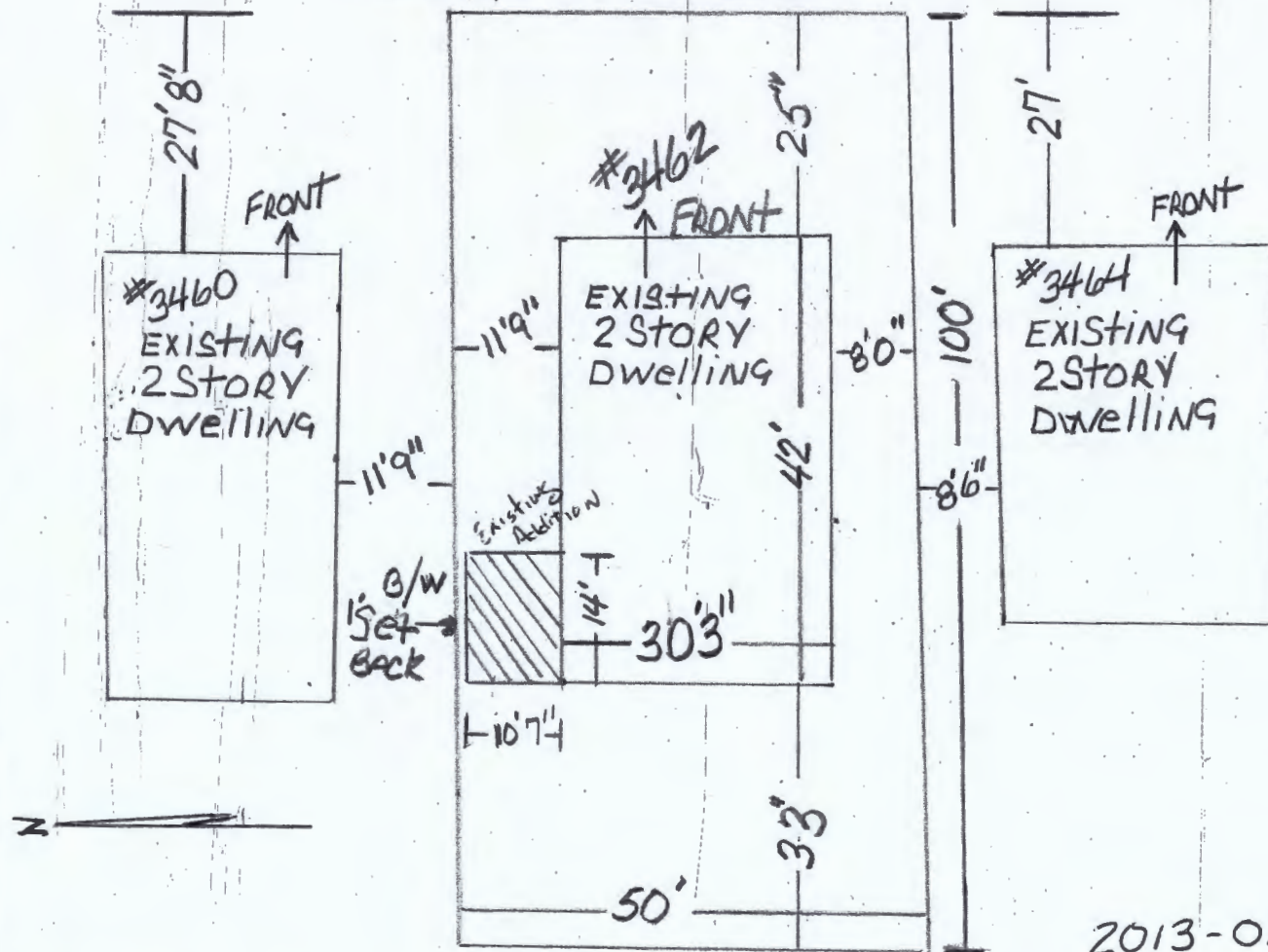
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 3462 Logan View DR OWNER(S) NAME(S) John & Beate Reynolds

SUBDIVISION NAME DUNDALK LOT # 32 BLOCK # 1 SECTION # N/A

PLAT BOOK # 000014 FOLIO # 0114 10 DIGIT TAX # 1202023760 DEED REF. # 12294100363

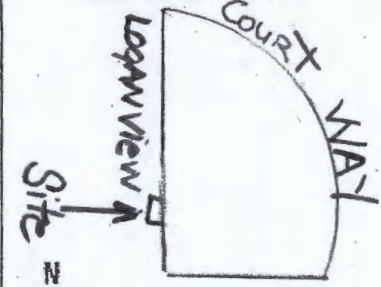
Logan View Drive



2013-0226-A

PLAN DRAWN BY John Reynolds DATE 3/29/13 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 110 B1

SITE ZONED DR 5.5

ELECTION DISTRICT 12th

COUNCIL DISTRICT 7th

LOT AREA ACREAGE _____

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WATER IS:

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PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:
