



KEVIN KAMENETZ
County Executive

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

February 6, 2015

Ralph and Colleen Baugher
41 Left Wing Drive
Baltimore, Maryland 21220

RE: Petition for Variance
Property: 41 Left Wing Drive
Case No. 2015-0136-A

Dear Mr. and Mrs. Baugher:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Timothy Kidd, Inspector,
Department of Permits, Approvals & Inspections

IN RE: PETITION FOR VARIANCE
(41 Left Wing Drive)
15th Election District
6th Council District
Ralph & Colleen Baugher
Legal Owners
Petitioners

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2015-0136-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owners of the subject property. The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §1B02.3.C.1: to permit an existing attached garage with a side yard setback of 3 ft. in lieu of the minimum 10 ft. side yard setback. The subject property and requested relief is more fully depicted on the site plan that was marked as Petitioners' Exhibit 1.

Ralph and Colleen Baugher appeared in support of the requests. There were no Protestants or interested citizens in attendance at the hearing. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency did not oppose the request provided the exterior of the garage matches the exterior of the single family dwelling.

The subject property is approximately 5,000 square feet and is zoned DR 5.5. The Petitioners obtained in September, 2013 a building permit to construct a carport attached to their home, in the same location as the garage (which is under construction). Petitioners decided they wanted an enclosed garage, but were unaware they needed a new building permit before doing so, since the prior permit was for a carport "open on 3 sides." After they received a code enforcement

ORDER RECEIVED FOR FILING

Date 2/6/15
By Sen

correction notice, the Petitioners were instructed to apply for variance relief.

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. The Petitioners must contend with existing site conditions and the property is therefore unique. If the B.C.Z.R. were strictly interpreted, Petitioners would experience a practical difficulty, given they would be required to dismantle the garage. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 6th day of February, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") § 1B02.3.C.1: to permit an existing attached garage with a side yard setback of 3 ft. in lieu of the minimum 10 ft. side yard setback, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

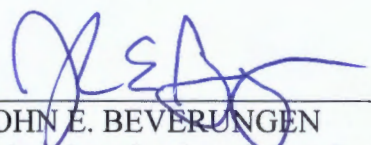
1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. The exterior materials on the garage addition must match the exterior of the existing single family dwelling.

ORDER RECEIVED FOR FILING

Date 2/6/15

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: sln

ORDER RECEIVED FOR FILING

Date 2/6/15

By sen



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 41 LEFT WING DRIVE 21220 which is presently zoned DR55
Deed References: 19754/0543 10 Digit Tax Account # 1523002210
Property Owner(s) Printed Name(s) RALPH BAUGHEN SR COLLEEN BAUGHEN

(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 Section(s) 1802.3.C.1 ^{PERMIT} To an existing attached garage with a side yard set back of 3 feet in lieu of the minimum 10 feet side yard set back.

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)

TO BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above 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):

RALPH BAUGHEN SR COLLEEN BAUGHEN
Name #1 Type or Print Name #2 Type or Print

Ralph Baughen Sr. Colleen Baughen
Signature #1 Signature #2

41 LEFT WING DR BALTO MD
Mailing Address City State

21220 410 574-4664 COLLEENBAUGHEN@aol.com
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 2015-036-A Filing Date 2/29/15

Do Not Schedule Dates: _____

Reviewer GJA

REV. 10/4/11

Zoning Property Description for
41 Left Wing Drive

Beginning on the southeast side of Left Wing Drive which is 20 feet wide at the distance of 110 feet southwest of the centerline of the nearest improved intersecting street Left Aileron Drive which is 20 feet wide.

Being Lot 220, Section #1 in the subdivision of Aero Acres as recorded in Baltimore County Plat Book #13, Folio #139 containing 5000 square feet. Located in Election District 15 and Council District 6.

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: 2015-0136-A
Petitioner: COLLEEN BAUGHER
Address or Location: 41 LEFT WING DR

PLEASE FORWARD ADVERTISING BILL TO:

Name: COLLEEN BAUGHER
Address: 41 LEFT WING DR
BALTO., MD 21220
Telephone Number: (410) 574-4654

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 15, 2015 Issue - Jeffersonian

Please forward billing to:
Colleen Baugher
41 Left Wing Drive
Baltimore, MD 21220

410-574-4654

NOTICE OF ZONING HEARING

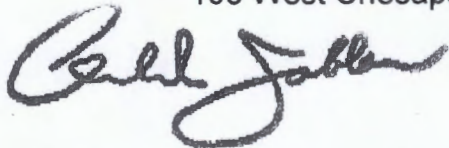
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0136-A

41 Left Wing Drive
SE/s Left Wing Drive, 110 ft. SW of centerline of Aileron Drive
15th Election District – 6th Councilmanic District
Legal Owners: Ralph & Colleen Baugher

Variance to permit an existing attached garage with a side yard setback of 3 ft. in lieu of the minimum 10 ft. side yard setback.

Hearing: Thursday, February 5, 2015 at 1:30 p.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
January 5, 2015

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

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2015-0136-A

41 Left Wing Drive
SE/s Left Wing Drive, 110 ft. SW of centerline of Aileron Drive
15th Election District – 6th Councilmanic District
Legal Owners: Ralph & Colleen Baugher

Variance to permit an existing attached garage with a side yard setback of 3 ft. in lieu of the minimum 10 ft. side yard setback.

Hearing: Thursday, February 5, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Baugher, 41 Left Wing Drive, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JANUARY 16, 2015.**
- (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.



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 2962239

Sold To:

Colleen Baugher - CU00405594
41 Left Wing Dr
Middle River, MD 21220

Bill To:

Colleen Baugher - CU00405594
41 Left Wing Dr
Middle River, MD 21220

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jan 15, 2015

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2015-0136-A
41 Left Wing Drive
SE/4 Left Wing Drive, 110 ft. SW of centerline of Aileron Drive
15th Election District - 6th Councilmanic District
Legal Owner(s) Ralph & Colleen Baugher

Variance: to permit an existing attached garage with a side yard setback of 3ft. in lieu of the minimum 10 ft. side yard setback.

Hearing: Thursday, February 5, 2015 at 1:30 p.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.

1/225 January 15 2962239

CERTIFICATE OF POSTING

2015-0136-A

RE: Case No.: _____

Petitioner/Developer: _____

Ralph & Colleen Baugher

February 5, 2015

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

41 Left Wing Drive

January 16, 2015

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 January 16, 2015
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
41 Left Wing Drive; SE/S Left Wing Drive,	*	OF ADMINSTRATIVE
110' SW of c/line of Aileron Drive	*	HEARINGS FOR
15 th Election & 6 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Ralph and Colleen Baugher	*	2015-136-A
Petitioner(s)		

* * * * *

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

JAN 14 2015

.....

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 14th day of January, 2015, a copy of the foregoing Entry of Appearance was mailed to Ralph & Colleen Baugher, 41 Left Wing Drive, Baltimore, MD 21220, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: March 10, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0136-A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 9, 2015. 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

Sherry Nuffer

From: Sherry Nuffer
Sent: Thursday, February 05, 2015 3:59 PM
To: Timothy W Kidd
Subject: 2015-0136-A / Citation No.: CB1400594
Attachments: 20150205153635196.pdf

Attached is a copy of the Order rendered in the above mentioned case.

Thank you,

Sherry

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE:

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

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

SUBJECT: Item No.: 2015-0136-A
Legal Owner/Petitioner: Ralph & Colleen Baugher
Contract Purchaser:
Property Address: 41 LEFT WING DR
Location Description: SE/5 OF LEFT WING DR, 110 FT SW OF THE
CENTERLINE OF AILERON DR
VIOLATION INFORMATION: Case No. CB 1400594
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 ADDRESS E-mail -
T.Kidd@BaltimoreCounty.gov MD

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/
C: Code Enforcement Officer



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1400594

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CB1400594	Timothy Kidd		07/23/2014	Correction in Progress	01/22/2015	

Complaint Description: was told by inspectors, structure was supposed to be detached from house. now structure is attached to house. structure keeps growing vertically over 13'. need to know what original plans call for

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
41 LEFT WING DR MIDDLE RIVER, MD 212204642 Tax Id: 1523002210	BAUGHER COLLEEN BAUGHER RALPH SR 41 LEFT WING DR BALTIMORE, MD 212204642	ken

Inspection Details

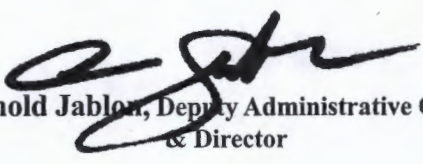
<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
Timothy Kidd	10/02/2014	Initial Inspection	Stop Work Order Issued	Stop Work Order Issued	
Timothy Kidd	10/27/2014	Re-Inspection	Research	Research	
Timothy Kidd	12/09/2014	Re-Inspection	Citation Issued	Citation Issued	
Timothy Kidd	12/29/2014	Pre Hearing Inspection	Correction in Progress	Correction in Progress	

Lien Information - No Lien

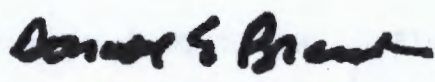
Comments Detail

10/28/2014: Owner has a scheduled appointment with Zoning 10/31/14. Will follow up 11/18/14 ***TK/lk
12/30/2014: Will cancel Hearing, 1/7/15, Owner has applied for Variance #2015-0136A will be a couple of weeks before date is set. R/C 1/22/15 ***TK/lk
12/9/2014: Set hearing for 1/7/15. Will post and mail citation. R/C 12/29/14 ***TK/lk
10/2/2014: Posting address with Stop Work Order and also mailing. R/C 10/16/14 ***TK/lk

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS


Arnold Jablon, Deputy Administrative Officer
& Director




Donald E. Brand, Building Engineer

BUILDING PERMIT

PERMIT #: B827210 CONTROL #: MR DIST: 15 PREC: .01
DATE ISSUED: 09/20/2013 TAX ACCOUNT #: 1523002210 CLASS: 04

PLANS: CONST 00 PLOT 2 R PLAT 0 DATA 0 ELEC NO PLUM NO
LOCATION: 41 LEFT WING DR
SUBDIVISION: AERO ACRES

OWNERS INFORMATION

NAME: BAUGHER, RALPH SR AND COLLEEN
ADDR: 41 LEFT WING DR21220

TENANT:

CONTR: OWNER

ENGNR:

SELLR:

WORK: CONSTRUCT ONE STORY ADD'N (CARPORT)
12'X39'X10.6'=468SF ATTACHED TO SIDE OF
EXISTING SFD. T/B USED AS CARPORT. OPEN ON 3
SIDES.

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD AND ADD'N

EXISTING USE: SFD

TYPE OF IMPRV: ADDITION

USE: ONE FAMILY

FOUNDATION:

SEWAGE: PUBLIC EXIST

BASEMENT:

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 5000SF

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: NC/4

SIDE STR SETB:

REAR SETB: NC

*Now wanting
to turn into Garage.*

15R INSPECTOR COPY

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204

UPDATE / MESSAGE FORM

VAR #
2015-0136A

DATE: 12-9-14

INSPECTOR: T. Kidd

CASE: 1400594

ADDRESS: 41 Left wing DR

COMMENTS: will set. for hearing 1.7.15

R/c 12-29-14 T. Kidd. will mail a post. notice
LK

12-29-14 will cancel hearing (1.7.15)
Owner has applied for variance
#2015-0136A - will be couple of weeks
before date is set. R/c 1.22.15.

Entered into Envision LK

DATE: 12/08/2014 STANDARD ASSESSMENT INQUIRY (1)
TIME: 14:59:27

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 23 002210	15	3-0	04-00	H	NO		12/03/14
BAUGHER COLLEEN				DESC-1..			
BAUGHER RALPH SR				DESC-2.. AERO ACRES			
41 LEFT WING DR				PREMISE. 00041 LEFT WING		DR	
							00000-0000

BALTIMORE MD 21220-4642 FORMER OWNER: WILLIFORD BARBARA A

FCV			PHASED IN			
	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	53,000	53,000		FCV	ASSESS	ASSESS
IMPV:	70,200	70,200	TOTAL..	123,200	123,200	123,200
TOTL:	123,200	123,200	PREF...	0	0	0
PREF:	0	0	CURT...	123,200	123,200	123,200
CURT:	123,200	123,200	EXEMPT.		0	0
DATE:	01/12	01/12				

TAXABLE BASIS		FM DATE
ASSESS:	123,200	11/05/14
ASSESS:	123,200	
ASSESS:	0	

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

DATE: 12/08/2014 STANDARD ASSESSMENT INQUIRY (3)
TIME: 14:59:46

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 23 002210	15	3-0	04-00	H	NO		12/03/14

-----STATE-----	GEO CODE	N/A	LAND-USE
REC CREATE DATE.. 12/03/14	82	NO	R
DELETE CODE.....			
DATE DELETED.....			
LAST FM DATE..... 11/05/14			
LAST FM TYPE.....			
PREV FM DATE.....			
PREV FM TYPE.....			

----- COUNTY -----
LAST LOAD DATE... 12/03/14
PRIOR LOAD DATE.. 10/16/14

STATE TAXABLE ASSESS
ASSESS: 123,200
ASSESS: 123,200
ASSESS: 0

ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF

RA1001B

DATE: 10/01/2014

STANDARD ASSESSMENT INQUIRY (1)

TIME: 14:22:05

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
15 23 002210	15	3-0	04-00	H	NO		08/07/14

BAUGHER COLLEEN

DESC-1..

BAUGHER RALPH SR

DESC-2.. AERO ACRES

41 LEFT WING DR

PREMISE. 00041 LEFT WING

DR

00000-0000

BALTIMORE

MD 21220-4642

FORMER OWNER: WILLIFORD BARBARA A

----- FCV -----

----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
				FCV	ASSESS	ASSESS
LAND:	53,000	53,000				
IMPV:	136,300	70,200	TOTAL..	123,200	123,200	123,200
TOTL:	189,300	123,200	PREF...	0	0	0
PREF:	0	0	CURT...	123,200	123,200	123,200
CURT:	189,300	123,200	EXEMPT.		0	0
DATE:	01/12	01/12				

---- TAXABLE BASIS ----

FM DATE

ASSESS: 123,200

05/22/14

ASSESS: 123,200

ASSESS: 0

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

MA + a

01/001



BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CB 1400594 Property No. 1523002210 Zoning: _____

Name(s): BAUGHER Colleen

BAUGHER RALPH SR.

Address: 41 LEFT WING DR Baltimore MD 21220
-4642

Violation Location: Same As Above

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

INTERNATIONAL Residential code

SECTION R-106 CONSTRUCTION DOCUMENTS

R 106.4 Amended CONSTRUCTION DOCUMENTS

STOP WORK

STRUCTURE DOES NOT MATCH DESCRIPTION OF

PERMIT (SIZE/USE/SETBACKS) MUST STOP ALL WORK

UNTIL PERMIT IS REVISED ALONG WITH A PRELIMINARY

INSPECTION OF STRUCTURE BEFORE CONTINUING WORK

(BUILDING PERMIT B 827210 WAS EXPIRED AS OF 9/20/14)

PLEASE CALL IF ANY QUESTIONS 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 \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR
90 DAYS IN JAIL, OR BOTH.

INSPECTOR: _____ PRINT NAME: _____

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: 10/16/14 DATE ISSUED: 10.2.14

INSPECTOR: Tim Kidd PRINT NAME: Tim Kidd

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR



15th DIST

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION

Citation Case No. 400594 Facility No. _____ Property No. 1523002210 Zoning: _____

Name(s): Baughen Colleen

Baughen Ralph SR

Address: 41 Left Wing DR Baltimore MD

21220 - 4642

Violation Location: Same as above

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Baltimore County Building Code

Baltimore County Council bill 40-12

Part 121.3 (Failure to comply with an order issued

by the Building Official.)

Failure to Secure Permit

For change of use and setbacks.

Must obtain new permit

to state use, size and setbacks or

remove structure.

if any questions please call 410-887-3953

Pursuant to the Baltimore County Code, as a result of the violation(s) cited herein a civil penalty has been assessed in the amount indicated.

\$ 600.00

A quasi-judicial hearing has been pre-scheduled in the Jefferson Building, Room 205, 105 W. Chesapeake Avenue, Towson, MD 21204

DATE: JANUARY 17, 2015 TIME: 9:00 A.M.

IF A VIOLATOR DOES NOT APPEAR AT THE CODE ENFORCEMENT HEARING, THE CITATION AND ANY CIVIL PENALTY ARE DEEMED A NON-APPEALABLE FINAL ORDER OF THE CODE OFFICIAL OR THE DIRECTOR.

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true and correct to the best of my knowledge, information, and belief.

Inspector Printed Name: Tim Kidd

Inspector Signature: Tim Kidd

Date: 12 10 2014

COPIES: PINK-AGENCY, YELLOW-VIOLATION SITE, GOLD-DEFENDANT, WHITE-INSPECTOR

PAI BI 11

REVISED 8/13



9/30/14 F.K.



9.30.14 JK

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

1/9/15

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

N/C

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

FIRE DEPARTMENT

1/20/15

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

no obj w/ comment

1/5/15

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. CB 1400594)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

1/15/15

SIGN POSTING

Date:

1/16/15

by SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Account Identifier:				District - 15 Account Number - 1523002210							
Owner Information											
Owner Name:		BAUGHER COLLEEN BAUGHER RALPH SR					Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		41 LEFT WING DR BALTIMORE MD 21220-4642					Deed Reference:		/19754/ 00543		
Location & Structure Information											
Premises Address:				41 LEFT WING DR 0-0000		Legal Description: 41 LEFT WING DR AERO ACRES					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	0013/0139
0090	0016	0564		0000	1		220	2015			
Special Tax Areas:					Town: Ad Valorem: Tax Class:			NONE			
Primary Structure Built 1941		Above Grade Enclosed Area 1,140 SF			Finished Basement Area		Property Land Area 5,000 SF		County Use 04		
Stories 1	Basement NO	Type STANDARD UNIT		Exterior SIDING	Full/Half Bath 1 full		Garage	Last Major Renovation			
Value Information											
				Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2014			
Land:				53,000		53,000		As of 07/01/2015			
Improvements				70,200		76,800					
Total:				123,200		129,800		123,200		125,400	
Preferential Land:				0						0	
Transfer Information											
Seller: WILLIFORD BARBARA A Type: NON-ARMS LENGTH OTHER				Date: 03/17/2004 Deed1: /19754/ 00543				Price: \$104,900 Deed2:			
Seller: WILLIFORD PATRICIA Type: ARMS LENGTH IMPROVED				Date: 04/30/1992 Deed1: /09161/ 00510				Price: \$26,211 Deed2:			
Seller: Type:				Date: Deed1:				Price: Deed2:			
Exemption Information											
Partial Exempt Assessments:		Class		07/01/2014				07/01/2015			
County:		000		0.00							
State:		000		0.00							
Municipal:		000		0.00 0.00				0.00 0.00			
Tax Exempt:						Special Tax Recapture:					
Exempt Class:						NONE					
Homestead Application Information											
Homestead Application Status: No Application											

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)

District: 15 Account Number: 1523002210



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 (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



[\(http://imsweb05.mdp.state.md.us/website/mosp/\)](http://imsweb05.mdp.state.md.us/website/mosp/)

Loading... Please Wait.
-->



KEVIN KAMENETZ
County Executive

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

January 27, 2015

Ralph & Colleen Baugher
41 Left Wing Drive
Baltimore MD 21220

RE: Case Number: 2015-0136 A, Address: 41 Left Wing Drive

Dear Mr. & Ms. Baugher:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 29, 2014. 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 1/5/15

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

RE: Baltimore County
Item No 2015-0136A
Variance
Ralph & Colleen Baugher
41 Left Wing 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. 2015-0136A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 20, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 41 Left Wing Drive

INFORMATION:

Item Number: 15-136

Petitioner: Ralph and Colleen Baughers

Zoning: DR 5.5

Requested Action: Variance

RECEIVED

JAN 22 2015

OFFICE OF ADMINISTRATIVE HEARINGS

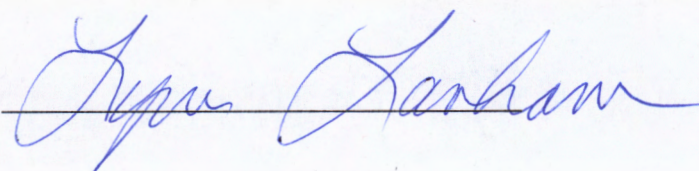
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner is requesting a variance from Section 1B01.2.C.1 to permit an existing addition with attached garage (partially constructed) with a side yard setback of 3 feet in lieu of the minimum 10 feet side yard setback.

The Department of Planning has no objection to the request provided the exterior materials on the addition match that of the existing dwelling and that the work be completed in a reasonable time frame.

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

Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For January 12, 2015
Item No. 2015-0136, 0138 and 0139

DATE: January 9, 2015

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

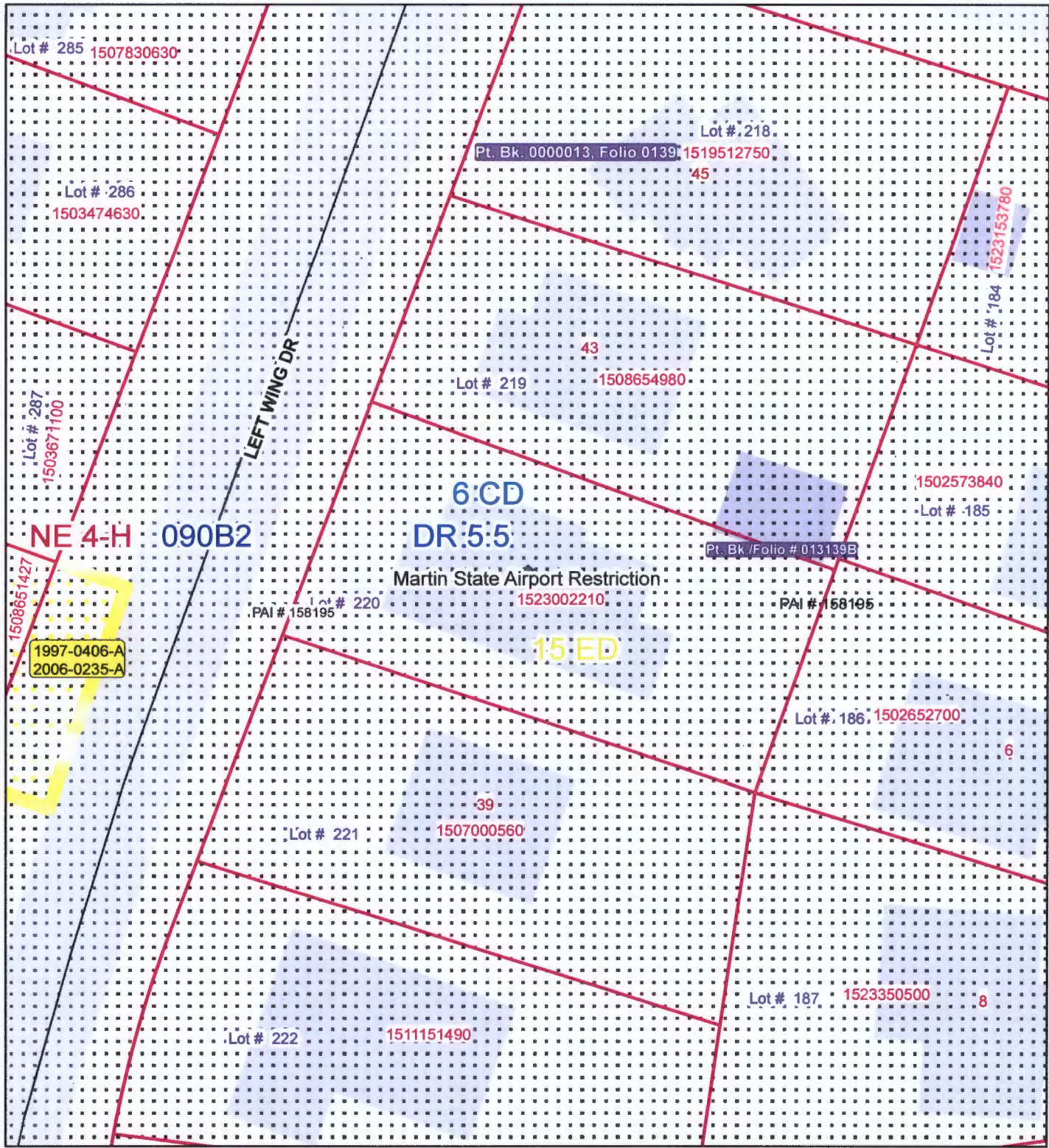
DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC01122015 -.doc

ADJACENT HOUSING FOR CLOSURE
39 LEFT WING DRIVE



41 Left Wing Drive



Publication Date: 12/12/2014



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



0 5 10 20 30 40
Feet

1 inch = 30 feet



ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)
ADDRESS 41 LEFTWING DR 21220 OWNER(S) NAME(S) RAEWA SLY COURTNEY BAUGHN
SUBDIVISION NAME AERO ACRES LOT # 220 BLOCK # _____ SECTION # 1
PLAT BOOK # 13 FOLIO # 139 10 DIGIT TAX # 1523002210 DEED REF. # 1975410543

SITE VICINITY MAP

Gold

LEFT WING PR

Left Alameda

8/15

N

[illegible]

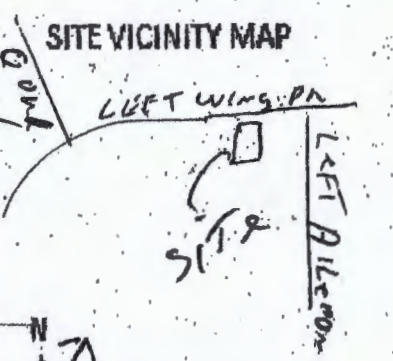
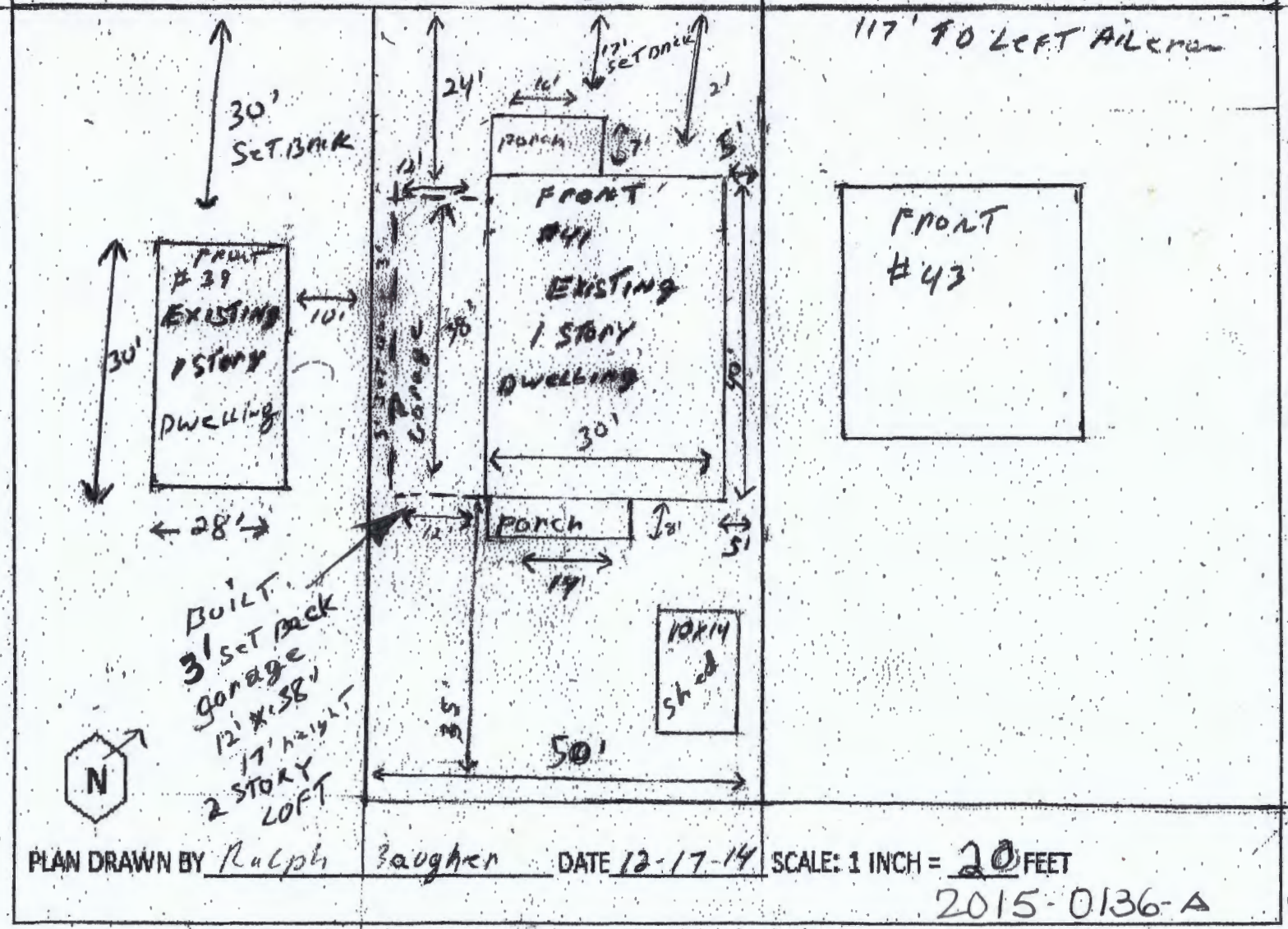
PLAN DRAWN BY Ralph Baughen DATE 12-17-14 SCALE: 1 INCH = 20 FEET
2015-0136-A

VIOLATION CASE INFO:
No

ORIGINAL

ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)
ADDRESS 41 LEFT WING DR 21220 OWNER(S) NAME(S) RALPH S. BAUGHEN
SUBDIVISION NAME AERO ACRES LOT # 220 BLOCK # SECTION # 1
PLAT BOOK # 13 FOLIO # 139 10 DIGIT TAX # 1523002210 DEED REF. # L975410543

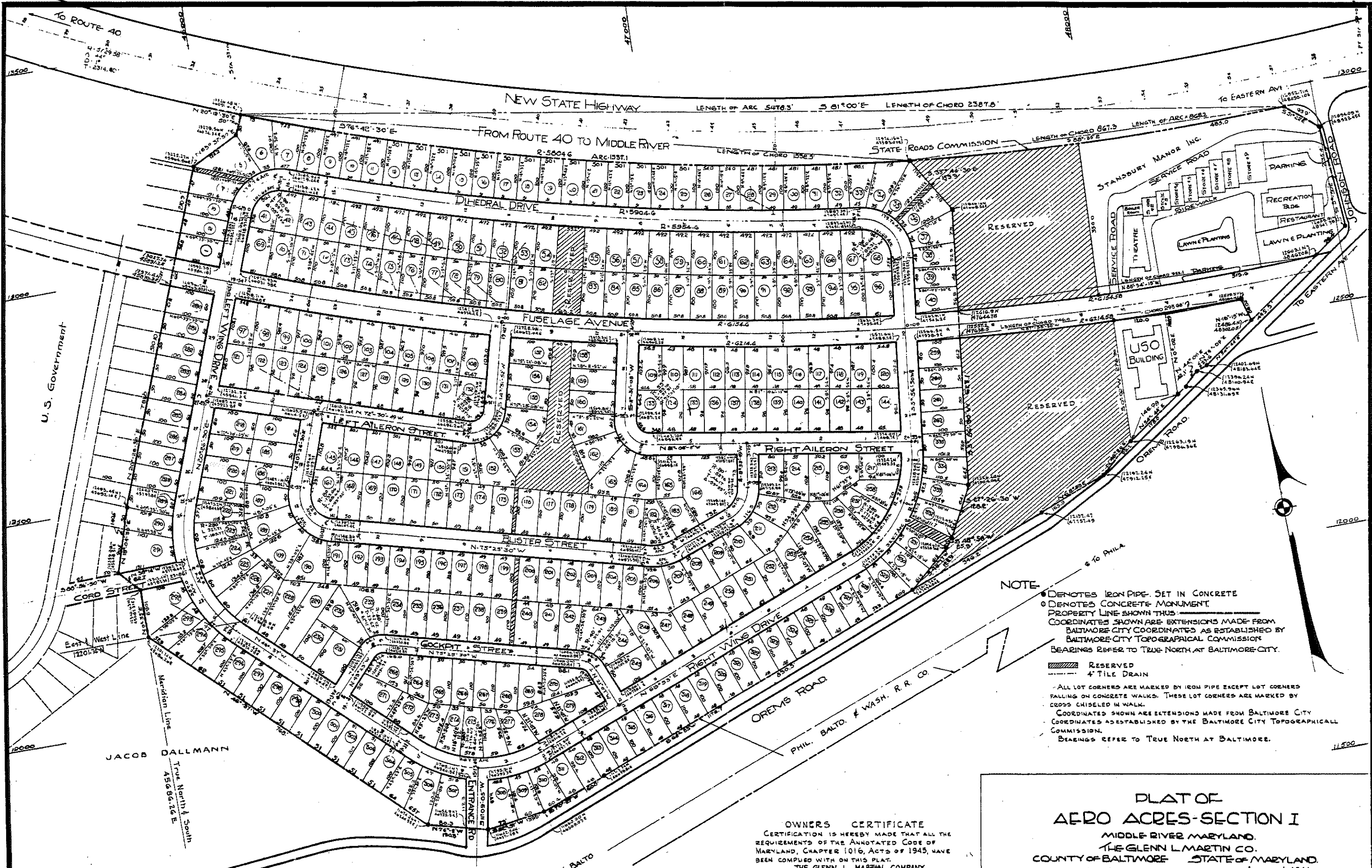
LEFT WING DRIVE 40 FT A/W



MAP IS NOT TO SCALE
ZONING MAP # 09082
SITE ZONED PR S.S
ELECTION DISTRICT 15TH
COUNCIL DISTRICT 6TH
LOT AREA ACREAGE
OR SQUARE FEET 5000 sq ft
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

NO

VIOLATION CASE INFO:
NO



NOTE:
● DENOTES IRON PIPE SET IN CONCRETE
○ DENOTES CONCRETE MONUMENT
PROPERTY LINE SHOWN THUS: ———
COORDINATES SHOWN ARE EXTENSIONS MADE FROM BALTIMORE CITY COORDINATES AS ESTABLISHED BY BALTIMORE CITY TOPOGRAPHICAL COMMISSION
BEARINGS REFER TO TRUE NORTH AT BALTIMORE CITY.
RESERVED
4" TILE DRAIN
ALL LOT CORNERS ARE MARKED BY IRON PIPE EXCEPT LOT CORNERS FALLING ON CONCRETE WALKS. THESE LOT CORNERS ARE MARKED BY CROSS CHISELED IN WALK.
COORDINATES SHOWN ARE EXTENSIONS MADE FROM BALTIMORE CITY COORDINATES AS ESTABLISHED BY THE BALTIMORE CITY TOPOGRAPHICAL COMMISSION.
BEARINGS REFER TO TRUE NORTH AT BALTIMORE CITY.

OWNERS CERTIFICATE
CERTIFICATION IS HEREBY MADE THAT ALL THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, CHAPTER 1016, ACTS OF 1945, HAVE BEEN COMPLIED WITH ON THIS PLAT.
THE GLENN L. MARTIN COMPANY
HARRY T. ROWLAND
VICE PRESIDENT

PLAT OF
AERO ACRES-SECTION I
MIDDLE RIVER MARYLAND.
THE GLENN L. MARTIN CO.
COUNTY OF BALTIMORE STATE OF MARYLAND.
SCALE 1"=100 FT. AUGUST 1, 1946
THOMAS D. CASSEY, CIVIL ENGINEER

Approved Aug 12, 1946
[Signature]