

IN RE: PETITION FOR VARIANCE

(1914 Van Buren Road)

12th Election District

4th Council District

Michael O'Neal, Sr.

Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0216-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 owner of the subject property. The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §400.1 to permit an existing shed (accessory structure) with a side yard setback of 6 in. in lieu of the minimum setback of 2.5 ft. The subject property and requested relief is more fully depicted on the site plan that was marked as Petitioner's Exhibit 1.

Owner Michael O'Neal, Sr. appeared in support of the petition. A neighbor (Julie Dembeck) attended the hearing and opposed the request. 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 Bureau of Development Plans Review (DPR) indicating that agency does not support a setback that is less than the minimum 2 ½ feet, because it requires that the owner trespass onto the neighbor's property for maintenance. In fact, Ms. Dembeck alleged that someone trespassed into her yard to complete the construction of the Petitioner's shed.

This matter is currently the subject of a violation case (Case No. 69087), and a copy of the Code Enforcement file was made part of the zoning hearing file.

The subject property is approximately 4,136 square feet and is zoned DR 5.5. The property

ORDER RECEIVED FOR FILING

Date 6/24/15

By Sen

is improved with a single family dwelling, and Petitioner has lived at the location for 18+ years. Petitioner constructed a shed which is positioned alongside the fence and property line separating the subject property from 1912 Van Buren, owned by Ms. Dembeck. A complaint was filed with the Bureau of Code Enforcement, and Petitioner was informed that variance relief is required to maintain the shed in its current location.

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).

In this case, no evidence was presented to establish that Petitioner's property is unique, and based on the photos (Exhibit 2) and site plan (Exhibit 1) it would appear as if the lot and dwelling are of a similar size and scale to those in the immediate vicinity. In addition, while Petitioner testified he prefers not to move the shed 2 ½ feet from the boundary--he indicated it may complicate matters in the future if he decides to construct a deck off of the second story of his home--it would not rise to the level of a hardship for him to do so.

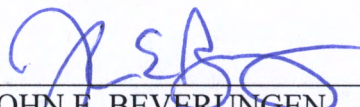
THEREFORE, IT IS ORDERED, this 2nd day of June, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §400.1 to permit an existing shed (accessory structure) with a side yard setback of 6 in. in lieu of the minimum setback of 2.5 ft., be and is hereby DENIED.

ORDER RECEIVED FOR FILING

Date 6/2/15
By Sen

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

JEB: sln



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 6/2/15

By sln



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 1914 VAN BUREN RD.

which is presently zoned DRS-5

Deed References: 12680 / 00268

10 Digit Tax Account # 1 308000160

Property Owner(s) Printed Name(s) MICHAEL LEON O'NEAL JR.

(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) 400.1 BCZR To permit an existing shed (accessory structure) with a side yard set back of 6 inches in lieu of the minimum set back of 2 1/2 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)

SEE ATTACHED

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):

MICHAEL L. O'NEAL JR.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1914 VAN BUREN RD.

BALTIMORE

M.D.

Mailing Address

City

State

21222

443 462 9735

MIKE O'NEAL JR. @msn.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 2015-0216-A

Filing Date 4/1/15

Do Not Schedule Dates: _____

Reviewer GK

PROPERTY DESCRIPTION

Zoning Property Description for **1914 Van Buren Rd. Dundalk MD. 21222**

*Beginning at a point on the Northwest side of Van Buren Rd. which is a 40' of right-of-way wide at the distance of 380' (+/-) southeast of the center line of Sollers point Rd. which is 60' of right-of-way.

SUBDIVISION LOT-LOT IS PART OF RECORD PLAT

*Being Lot #15, block 7, in the subdivision of Willow Spring Park in Baltimore County Plat book #12, Folio# 58, containing 4136 sq. ft. Located in the 12th Election District and the 7th Council District.

2015-0216-A

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

No.

120041

Date:

4/1/15

PAID RECEIPT

Rev Sub
 Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	800	000		0150				75.00

Total:

75.00

Rec

From:

For:

Village

174 Van Buren Rd

Cell # 2115 - 1016-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

MEMORANDUM

DATE: July 6, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0216-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 2, 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

John E. Beverungen

From: John E. Beverungen
Sent: Tuesday, June 16, 2015 3:45 PM
To: 'mike060278@msn.com'; Rodney A Larrick
Cc: Sherry Nuffer (snuffer@baltimorecountymd.gov)
Subject: Case No. 2015-0216-A (1914 Van Buren Rd.)

Mr. O'Neal,

As you know, the Order denying variance relief in which to relocate the shed. As such, assuming the structure in compliance with the Zoning Reg

I have copied the County inspector (Rodney Larrick) Enforcement Case No. is 69087.

John Beverungen
ALJ

mike 060278
@msn.com

a 60 day "grace period" August 3, 2015 to relocate

his file. The Code

Office of Administrative Hearings for Baltimore County
105 West Chesapeake Avenue Suite 103
Towson, Maryland 21204

In the Matter of

Civil Citation No. 1500002

Michael Oneal, Jr.
1914 Van Buren Road
Baltimore, MD 21222

1914 Van Buren Road

Respondent

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FINAL ORDER OF THE ADMINISTRATIVE LAW JUDGE

This matter came before the Administrative Law Judge on February 3, 2015 for a Hearing on a citation for violations under the Baltimore County Code 2003 Article 35, sections 35-2-301; 35-2-304: Permits required; Penalty for action without permit on residential property.

On January 13, 2015, pursuant to BCC § 3-6-205, Inspector Rodney Larrick issued a Code Enforcement & Inspections Citation. The citation was sent to the Respondent by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$2,000.00 (One thousand dollars).

The following persons appeared for the Hearing and testified: Michael Oneal, Respondent, and Rodney Larrick, Baltimore County Code Enforcement Officer.

Evidence was presented that upon a citizen complaint, an inspection of the subject property on 1/5/15 revealed the presence of a shed on the subject property, in violation of the setback requirements for the site. A search of County records noted that no valid building permit had been granted for the shed's construction. The Inspector testified that the Respondent had filed for a permit, but was informed that he needed to obtain a variance of the setback requirements. He did not file for a variance and never received the permit. A Correction Notice was issued on 1/6/15. A re-inspection on 1/13/15 noted no change in the situation, and a Citation was issued, mailed and posted. The Respondent testified that he had encountered difficulties in gathering the necessary documents to request a variance.

Having heard the testimony and evidence presented at the Hearing:

2015-0216-A

IT IS ORDERED by the Administrative Law Judge that a civil penalty be imposed in the amount of \$2,000.00 (One thousand dollars).

IT IS FURTHER ORDERED that \$1,750.00 of the \$2,000.00 civil penalty be suspended, with an immediate \$250.00 fine imposed at this time.

IT IS FURTHER ORDERED that the remaining \$1,750.00 civil penalty will be imposed if a variance is not obtained or the subject property is not otherwise brought into compliance by April 6, 2015.

IT IS FURTHER ORDERED that if the subject property is brought into compliance pursuant to this Order, the remaining \$1,750.00 civil penalty will be imposed if there is a subsequent finding against the Respondent for the same violation.

IT IS FURTHER ORDERED that if not paid within thirty days of billing, the civil penalty AND any expenses incurred by Baltimore County, as authorized above, shall be imposed and placed as a lien upon the property.

ORDERED this ___11___ day of February 2015

Signed: _____



Lawrence M. Stahl
Managing Administrative Law Judge

NOTICE: Pursuant to §3-6-301(a) of the Baltimore County Code, the Respondent or Baltimore County may appeal this order to the Baltimore County Board of Appeals within fifteen (15) days from the date of this order; any such appeal requires the filing of a petition setting forth the grounds for appeal, payment of a filing fee of \$225.00 and the posting of security in the amount of the penalty assessed.

My home is located on a corner lot with a road running perpendicular to each other on two sides of my rectangular shaped lot. The corner opposite from the road/alley intersections is adjacent to two separate lots with fences owned by other people. My home does not have a basement or attic which leaves me with few options to increase storage capabilities. My entire lot is less than 4200 sqft. Which leaves me limited options to locate my shed. I am asking to be allowed to locate my shed in the desired location as it seems to be the most functional spot as it will line up directly with my drive way. In the event that I have large items to put in my shed I will be able to walk them down my drive way. I have taken note and photos of multiple properties with in my sub division which have sheds and other structures located against the fence line less than 30". In the event that I am granted variance to install my shed in the desired location, it will not look out of place with other properties in my sub division.

2015-0216-A

CASE NO. 2015-0216-A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

4/13/15

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

C

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

FIRE DEPARTMENT

4/28/15

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

N/C

4/13/15

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. 69807)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 5/5/15

SIGN POSTING

Date: _____ by _____

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 - 12 Account Number - 1208000160			
Owner Information					
Owner Name:	ONEAL MICHAEL L JR		Use:	RESIDENTIAL	
Mailing Address:	1914 VAN BUREN RD BALTIMORE MD 21222-3040		Principal Residence:	YES	
			Deed Reference:	/12680/ 00268	
Location & Structure Information					
Premises Address:		1914 VAN BUREN RD 0-0000		Legal Description: 1914 VAN BUREN RD WILLOW SPRING PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0103	0010	0530		0000	7
					15
					2015
					Assessment Year:
					Plat No:
					Plat Ref:
					0012/0058
Special Tax Areas:			Town:		
			Ad Valorem:		
			Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1941	2,128 SF		4,136 SF	04	
Stories	Basement	Type	Exterior SIDING	Full/Half Bath	Garage
2	NO	STANDARD UNIT		2 full	
					Last Major Renovation
					2010
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	48,100	48,100			
Improvements	72,300	77,500			
Total:	120,400	125,600	120,400	122,133	
Preferential Land:	0			0	
Transfer Information					
Seller: RADTKE FRED		Date: 02/24/1998		Price: \$72,000	
Type: ARMS LENGTH IMPROVED		Deed1: /12680/ 00268		Deed2:	
Seller: SECRETARY OF HOUSING AND		Date: 09/18/1996		Price: \$44,000	
Type: ARMS LENGTH IMPROVED		Deed1: /11803/ 00578		Deed2:	
Seller: HASSAN JAMES E, JR		Date: 02/20/1996		Price: \$50,450	
Type: NON-ARMS LENGTH OTHER		Deed1: /11439/ 00376		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/>)District: **12** Account Number: **1208000160**

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://lmsweb05.mdp.state.md.us/website/mosp/>

Loading... Please Wait. Loading... Please Wait.

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KEVIN KAMENETZ
County Executive

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

May 21, 2015

Michael L O' Neal Jr.
1914 Van Buren Road
Baltimore MD 21222

RE: Case Number: 2015-0216 X, Address: 4 Country Mill Court

Dear Mr. O'Neal:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April , 2015. 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: jaw

Enclosures

c: People's Counsel

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Maryland Department of Transportation

Pete K. Rahn, Secretary
Melinda Peters, Administrator

Date: 4/13/15

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

RE: Baltimore County
Item No. 2015-0216-A
Variance
Michael O'Neal Sr.
1914 Van Buren Road

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. 2015-0216-A.

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,

A handwritten signature in dark ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____

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

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

5-26

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 28, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 1914 Van Buren Road

APR 29 2015

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 15-216

Petitioner: Michael L. O'Neal, Sr.

Zoning: DR 5.5

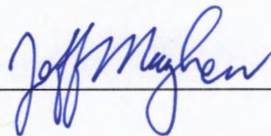
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for a Variance to allow an existing accessory structure with a property line setback of 0.5 feet in lieu of the required 2.5 feet and has no comment.

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

Deputy Director:
AVA/JM



c: Dennis Wertz

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 April 13, 2015
Item No. 2015-0216

DATE: April 13, 2015

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

We do not support a setback that is less than the minimum 2.5' because it requires that the owner trespass onto the neighbor's property for maintenance.

* * * * *

DAK: CEN
cc:file

ZAC-ITEM NO 15-0216-04132015.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: April 28, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1914 Van Buren Road

INFORMATION:

Item Number: 15-216

Petitioner: Michael L. O'Neal, Sr.

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for a Variance to allow an existing accessory structure with a property line setback of 0.5 feet in lieu of the required 2.5 feet and has no comment.

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

Deputy Director:
AVA/JM

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

c: Dennis Wertz



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 3251031

Sold To:

Michael O'Neal Jr - CU00440189
1914 Van Buren Rd
Dundalk, MD 21222

Bill To:

Michael O'Neal Jr - CU00440189
1914 Van Buren Rd
Dundalk, MD 21222

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

May 05, 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: # 2015-0216-A

1914 Van Buren Road
NW/s Van Buren Road, SE to centerline of Sollers Point Road
12th Election District - 4th Councilmanic District
Legal Owner(s) Michael O'Neal, Jr.

Variance: to permit an existing shed (accessory structure) with a side yard setback of 6 inches in lieu of the minimum setback of 2 1/2 ft.

Hearing: Tuesday, May 26, 2015 at 2:30 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.

JT 5/601 May 5

3251031

CERTIFICATE OF POSTING

2015-0216-A

RE: Case No.: _____

Petitioner/Developer: _____

Michael O'Neal, Jr.

May 26, 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: _____

1914 Van Buren Rd

May 6, 2015

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



Sincerely,

May 6, 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)

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/neighbor 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: 205-0216-A

Petitioner: MICHAEL LEON O'NEAL JR.

Address or Location: 1914 VAN BUREN RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL LEON O'NEAL JR.

Address: 1914 VAN BUREN RD.

BALTO. MD 21222

Telephone Number: 443 462 9735



KEVIN KAMENETZ
County Executive

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

April 9, 2015

NOTICE OF ZONING HEARING

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1914 Van Buren Road
NW/s Van Buren Road, SE to centerline of Sollers Point Road
12th Election District – 4th Councilmanic District
Legal Owners: Michael O'Neal, Jr.

Variance to permit an existing shed (accessory structure) with a side yard setback of 6 inches in lieu of the minimum setback of 2 ½ ft.

Hearing: Tuesday, May 26, 2015 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Michael O'Neal, Jr., 1914 Van Buren Road, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 6, 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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 5, 2015 Issue - Jeffersonian

Please forward billing to:
Michael O'Neal, Jr.
1914 Van Buren Road
Baltimore, MD 21222

443-462-9735

NOTICE OF ZONING HEARING

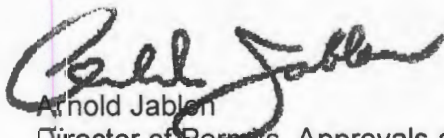
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1914 Van Buren Road
NW/s Van Buren Road, SE to centerline of Sollers Point Road
12th Election District – 4th Councilmanic District
Legal Owners: Michael O'Neal, Jr.

Variance to permit an existing shed (accessory structure) with a side yard setback of 6 inches in lieu of the minimum setback of 2 ½ ft.

Hearing: Tuesday, May 26, 2015 at 2:30 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.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
1914 Van Buren Road; NW/S Van Buren Road, *
SE 380' to c/line of Sollers Point Road * OF ADMINISTRATIVE
12th Election & 4th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Michael O'Neal Sr. * BALTIMORE COUNTY
Petitioner(s) *
* 2015-216-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 10 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 10th day of April, 2015, a copy of the foregoing Entry of Appearance was mailed to Michael O'Neal, 1914 Van Ruben Road, Baltimore, Maryland 21222, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case CB 15 0002

205-0216-A

1914 Van Buren

Notes to file

Application for permit made on 9/4/14
owner notified that variance will be
required for zero setback

Shed was none the less constructed
on property line with no regard to
adjacent property and so close to fence
that siding could not be completed
(see pictures) Edge of roof overhangs
property line No response from owner
until date of hearing

R Larrick

UPDATE / MESSAGE FORM

DATE: 4/1/15

INSPECTOR: Larrick

CASE: CB 15 00002

ADDRESS: 1914 Van Buren

COMMENTS: Owner was in on 4/1/15

finished variance paper work

will check property for posted sign LF

R/c 4/13/15 R Larrick

Entered into Envision _____

UPDATE / MESSAGE FORM

DATE: 3/23/15

INSPECTOR: Larrick

CASE: ^{CB} 1500002

ADDRESS: 1914 Jan Buren

COMMENTS: Owner called - zoning needs
additional information - owner states that
he will ^{have} requested information to zoning late
the week of ~~28~~ 3/23 or early the week of
3/30 R/C 3/30/15 R Larrick LK

Entered into Envision _____

UPDATE / MESSAGE FORM

DATE: 3-18-15

INSPECTOR: Larrick

CASE: 1500002

ADDRESS: 1914 Van Buren

COMMENTS: Owner has meeting to file
for variance on 3/23/15 R/c 3/24/15
B Larrick LK

Entered into Envision_____

UPDATE / MESSAGE FORM

DATE: 3/9/15

INSPECTOR: harrick

CASE: 1500002

ADDRESS: 1914 Van Buren Rd

COMMENTS: Owner called. he is going to file
for variance - has paperwork at this time
R/c 3/18/15 R Harrick LK

March 23 rd

Entered into Envision_____

UPDATE / MESSAGE FORM

DATE: 2/4/15

INSPECTOR: Larrick

CASE: CB 1500002

ADDRESS: 1914 Van Buren

COMMENTS: Hearing held on 2/3/15

Judge has given owner 60 Days to bring
property into compliance RIC 3/4/15 ^{LK}

Entered into Envision _____

UPDATE / MESSAGE FORM

DATE: 1/13/15

INSPECTOR: Larrick

CASE: 15 00002

ADDRESS: 1914 Vern Buren

1-13-15
COMMENTS: NO response from owner

Hearing set for 2-3-15

Property posted and copy sent

R/L 2/2/15 R Lorricks

9 1-13-15 - LEFT MESSAGE FOR COMPLIANT

HEARING DATE & TIME. L BERRY (JF)

Entered into Envision LK



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1500002

<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>
CB1500002			01/05/2015	Inspection Scheduled		

Complaint Description: Garage built Permit B856741 - Cancelled - variance required - no variance applied for.

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
1914 VAN BUREN RD DUNDALK, MD 21222-3040 Tax Id: 1208000160	ONEAL MICHAEL L JR 1914 VAN BUREN RD BALTIMORE, MD 21222-3040	Julie 410-282-0843

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
		Initial Inspection	Scheduled		

Lien Information - No Lien

Comments Detail - No Comments

1/5/15 Visited site - 12x20 Shed constructed in rear yard
with zero setback on rear and RH side. Correction notice
written to obtain permit and variance RLC 1/12/15 LK
R Lannick



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1500002

<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>
CB1500002	Rodney Larrick		01/05/2015	Citation Issued	02/02/2015	02/03/2015

Complaint Description: Garage built Permit B856741 - Cancelled - variance required - no variance applied for.

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
1914 VAN BUREN RD DUNDALK, MD 21222-3040 Tax Id: 1208000160	ONEAL MICHAEL L JR 1914 VAN BUREN RD BALTIMORE, MD 21222-3040	Julie 410-282-0843

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
Rodney Larrick	01/05/2015	Initial Inspection	Correction Notice Issued	Correction Notice Issued	
Rodney Larrick	01/13/2015	Re-Inspection	Citation Issued	Citation Issued	
Rodney Larrick		Pre Hearing Inspection	Scheduled		

Lien Information - No Lien

Comments Detail

1/6/2015: Visited site 12'x20' shed constructed in rear yard with zero setback on rear and righthand side. Correction Notice written to obtain permit and variance. R/C 1/12/15 ***RL/lk
1/13/2015: No response from owner. Hearing set for 2/3/15 property posted and copy mailed. R/C 2/2/15 ***RL/lk
1/13/15 Left a message for complainant regarding hearing date and time. ***GB/JR

CC ENFORCEMENT REPORT

ROONEY

DATE: 1/2/15 INTAKE BY: GB CASE#: 1500002 INSPEC: RL

COMPLAINT 1914
LOCATION: 1914 VAN BUREN RD

ZIP CODE: _____ DIST: 12

COMPLAINT
NAME: JULEY PHONE#:(H) 410-282-0843 (W) _____

ADDRESS: 1912 VAN BUREN RD ZIP CODE: _____

PROBLEM: GARAGE BUILT PERMIT B956741 - ~~NO~~ PERMIT CANCELED VARIANCE REQ - NO VARIANCE APPLIED FOR.

IS THIS A RENTAL UNIT? YES _____ NO _____

IF YES, IS THIS SECTION 8? YES _____ NO _____

OWNER/TENANT INFORMATION _____

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION: _____

EINSPECTION: _____

EINSPECTION: _____

EINSPECTION: _____

DATE: 01/05/2015

STANDARD ASSESSMENT INQUIRY (1)

TIME: 06:51:14

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
12 08 000160	12	3-0	04-00	H	NO		12/03/14
ONEAL MICHAEL L JR				DESC-1..			

DESC-2.. WILLOW SPRING PARK

1914 VAN BUREN RD

PREMISE. 01914 VAN BUREN

RD

00000-0000

BALTIMORE

MD 21222-3040 FORMER OWNER: RADTKE FRED

----- FCV -----			----- PHASED IN -----			
	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	48,100	48,100		FCV	ASSESS	ASSESS
IMPV:	72,300	72,300	TOTAL..	120,400	120,400	120,400
TOTL:	120,400	120,400	PREF...	0	0	0
PREF:	0	0	CURT...	120,400	120,400	120,400
CURT:	120,400	120,400	EXEMPT.		0	0
DATE:	01/12	01/12				

----	TAXABLE BASIS	----	FM DATE
	ASSESS:	120,400	11/05/14
	ASSESS:	120,400	
	ASSESS:	0	

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

ME: 12:34:28 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 09/04/2014
FE: 01/02/2015 GENERAL PERMIT APPLICATION DATA KLL 16:17:23

RMIT #: B856741 PROPERTY ADDRESS
CEIPT #: A700160 1914 VAN BUREN RD
VTROL #: MR SUBDIV: WILLOW SPRING PARK
EF #: B856741 TAX ACCOUNT #: 1208000160 DISTRICT/PRECINCT 12 01
OWNERS INFORMATION (LAST, FIRST)
E: 85.00 NAME: ONEAL MICHAEL JR
ID: 85.00 ADDR: 1914 VAN BUREN RD MD 21222-3040
ID BY: APPL

DATES APPLICANT INFORMATION

PLIED: 09/04/2014 NAME: ONEAL MICHAEL JR
SUED: COMPANY:
JCEL: 09/04/2014 ADDR1: 1914 VAN BUREN RD
JAL INSPECT: ADDR2: BALTIMORE MD 21222-3040
SPECTOR: 12R PHONE #: 443-462-9735 LICENSE #:
ES: EDW CANCELED-VARIANCE IS REQUIRED PRIOR TO ISSUANCE.

PASSWORD :

PER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
? - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 12:35:48 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 09/04/2014
DATE: 01/02/2015 BUILDING DETAIL 1 EDW 13:16:46

DRC#

PERMIT #3856741 PLANS: CONST 00 PLOT 2 PLAT 0 DATA 0 EL 2 PL 2

TENANT

BUILDING CODE: CONTR: ONEAL MICHAEL JR

MPRV 1 ENGR:

SE 01 SELLR:

FOUNDATION BASE WORK: CONSTRUCT STORAGE SHED 12X20=240SF WITH ONE-
HOUR FIRE RATED WALL PER RESIDENTIAL BUILDING
ONSTRUC FUEL SEWAGE WATER CODE R302, IN REAR YARD OF SFD. EAVE HEIGHT
2 1E 1E MUST NOT EXCEED 10 FEET. HEIGHT OF SHED MUST
CENTRAL AIR NOT EXCEED 15 FEET. ACCESSORY STRUCTURE LETTER
ESTIMATED COST IS ATTACHED.

000.00 PROPOSED USE: SFD & SHED

MEMBERSHIP: 1 EXISTING USE: SFD

RESIDENTIAL CAT: 1

FF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

FAMILY BEDROOMS: PASSWORD:

TER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

Cancelled 9/4/14
Variance required

TIME: 06:51:24

AUTOMATED PERMIT TRACKING SYSTEM

LAST UPDATE 09/04/2014

DATE: 02/03/2015

BUILDING DETAIL 2

EDW

13:16:46

PERMIT #: B856741R

BUILDING SIZE

LOT SIZE AND SETBACKS

FLOOR: 240

SIZE: 4136SF

WIDTH: 12

FRONT STREET:

GARBAGE DISP:

DEPTH: 20

SIDE STREET:

POWDER ROOMS:

HEIGHT: 14

FRONT SETB: NC

BATHROOMS:

STORIES: 1

SIDE SETB: 35'/0'

KITCHENS:

SIDE STR SETB:

REAR SETB: 0'

LOT NOS: 15

CORNER LOT: Y

ZONING INFORMATION

ASSESSMENTS

DISTRICT:

BLOCK:

LAND: 0048100.00

PETITION:

SECTION:

IMPROVEMENTS: 0072300.00

DATE:

LIBER:

TOTAL ASS.:

MAP:

FOLIO:

CLASS: 04

PLANNING INFORMATION

MSTR PLAN AREA:

SUBSEWER:

CRIT AREA:

PASSWORD:

ENTER - NEXT DETAIL

PF2 - APPROVALS

PF7 - PREV. SCREEN

PF9 - SAVE

PF1 - GENERAL PERMIT

PF3 - INSPECTIONS

PF8 - NEXT SCREEN

CLEAR - MENU



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CC1410486

<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>
CC1410486	Stuart Kelly		09/03/2014	In Compliance	09/18/2014	

Complaint Description: BUILDING A GARAGE WITHOUT A PERMIT

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
1914 VAN BUREN RD DUNDALK, MD 21222-3040 Tax Id: 1208000160	ONEAL MICHAEL L JR 1914 VAN BUREN RD BALTIMORE, MD 21222-3040	JULIE DEMBECK 1912 VAN BUREN

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
Stuart Kelly	09/04/2014	Initial Inspection	Correction Notice Issued	Correction Notice Issued	
Stuart Kelly	11/25/2014	Re-Inspection	In Compliance	In Compliance	11/25/2014

Lien Information - No Lien

Comments Detail

11/25/2014: Case closed permit obtained B856741
9/4/2014: Posted correction notice to obtain building permit for new fence and garage, compliance date 9/18/14
10/22/2014: Waiting the out come of variance
9/22/2014: Spoke with owner is going to file for variance 1 month extension grated. Popup 10/22/14 to check for permits or variance
9/4/2014: Obtain permit for garage, and new fence



1908

Lot # 10 1219032380

Lot # 5 1202085245

1907

Lot # 4 1204035120

1910
1212000420

Lot # 11

1909
Lot # 3 1215037030

Lot # 11
12080002

1911

Lot # 2 1219009190

1216001040

Lot # 12

1913

Lot # 1 1213014270

Pt. Bk./Folio # 012058B

1219065320

Lot # 13

DR 5.5

Lot # 14

1220030150

1912

4820G8
12 ED

Lot # 15

1208000160

1914

B734417

12080

VAN BUREN RD

B748626 B737570

1911

Lot # 2 1211067120

1219028605

DR 1

NOT LOCATED

1202023053

1913

Lot # 1 1213058000

Pt. Bk./Folio # 013005
1207029340

Lot # 26

1216016300

Lot # 25

1211035120

Lot # 27

1206020

Lot # 1

Office of Administrative Hearings for Baltimore County
105 West Chesapeake Avenue Suite 103
Towson, Maryland 21204

In the Matter of

Civil Citation No. 1500002

Michael Oneal, Jr.
1914 Van Buren Road
Baltimore, MD 21222

1914 Van Buren Road

Respondent

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FINAL ORDER OF THE ADMINISTRATIVE LAW JUDGE

This matter came before the Administrative Law Judge on February 3, 2015 for a Hearing on a citation for violations under the Baltimore County Code 2003 Article 35, sections 35-2-301; 35-2-304: Permits required; Penalty for action without permit on residential property.

On January 13, 2015, pursuant to BCC § 3-6-205, Inspector Rodney Larrick issued a Code Enforcement & Inspections Citation. The citation was sent to the Respondent by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$2,000.00 (One thousand dollars).

The following persons appeared for the Hearing and testified: Michael Oneal, Respondent, and Rodney Larrick, Baltimore County Code Enforcement Officer.

Evidence was presented that upon a citizen complaint, an inspection of the subject property on 1/5/15 revealed the presence of a shed on the subject property, in violation of the setback requirements for the site. A search of County records noted that no valid building permit had been granted for the shed's construction. The Inspector testified that the Respondent had filed for a permit, but was informed that he needed to obtain a variance of the setback requirements. He did not file for a variance and never received the permit. A Correction Notice was issued on 1/6/15. A re-inspection on 1/13/15 noted no change in the situation, and a Citation was issued, mailed and posted. The Respondent testified that he had encountered difficulties in gathering the necessary documents to request a variance.

Having heard the testimony and evidence presented at the Hearing:

1914 Van Buren Road

Page 2

IT IS ORDERED by the Administrative Law Judge that a civil penalty be imposed in the amount of \$2,000.00 (One thousand dollars).

IT IS FURTHER ORDERED that \$1,750.00 of the \$2,000.00 civil penalty be suspended, with an immediate \$250.00 fine imposed at this time.

IT IS FURTHER ORDERED that the remaining \$1,750.00 civil penalty will be imposed if a variance is not obtained or the subject property is not otherwise brought into compliance by April 6, 2015.

IT IS FURTHER ORDERED that if the subject property is brought into compliance pursuant to this Order, the remaining \$1,750.00 civil penalty will be imposed if there is a subsequent finding against the Respondent for the same violation.

IT IS FURTHER ORDERED that if not paid within thirty days of billing, the civil penalty AND any expenses incurred by Baltimore County, as authorized above, shall be imposed and placed as a lien upon the property.

ORDERED this ___11___ day of February 2015

Signed: 

Lawrence M. Stahl
Managing Administrative Law Judge

NOTICE: Pursuant to §3-6-301(a) of the Baltimore County Code, the Respondent or Baltimore County may appeal this order to the Baltimore County Board of Appeals within fifteen (15) days from the date of this order; any such appeal requires the filing of a petition setting forth the grounds for appeal, payment of a filing fee of \$225.00 and the posting of security in the amount of the penalty assessed.

LMS/sma

Part of Building Inspected:

Approved () Disapproved ()

REMARKS:

Baltimore County
Department of Permits,
Approvals And Inspections

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Inspections and Enforcement
City Office Building
West Chesapeake Avenue
Towson, MD 21204

Building Inspection: 410-887-3620
Structural Inspection: 410-887-3960

DATE

BUILDING INSPECTOR

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION

Citation Case No. CB 1500002 Facility No. _____ Property No. 1208 000 160 Zoning: _____

Name(s): Oneal Michael L Jr

Address: 1914 Van Buren Rd
Baltimore MD 21222

Violation Location: Same

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Baltimore County Code 2003 Article 35
35-2-301 Permits required
35-2-304 Penalty for action with out permit

Failure to obtain permit for shed in rear yard

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.
\$ 2,000

A quasi-judicial hearing has been pre-scheduled in the Jefferson Building, Room 205, 105 W. Chesapeake Avenue, Towson, MD 21204
DATE: 2 / 3 / 15 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: Rodney Larrick
Inspector Signature: Rodney Larrick

Date: 1 / 13 / 15

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



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 CITATION

Citation Case No. CB 1500002 Facility No. _____ Property No. 1208000160 Zoning: _____

Name(s): O'neal Michael L Jr

Address: 1914 Van Buren Rd
Baltimore MD 21222

Violation Location: Same

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Baltimore County Code 2003 Article 35

35-2-301 Permits required

35-2-304 Penalty for action without permit

Failure to obtain permit for shed in rear yard

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.

\$ 2,000 -

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DATE: 2 / 3 / 15

TIME: 9:00 A.M.

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Inspector Printed Name: Rodney Larrick

Inspector Signature: Rodney Larrick

Date: 1 / 13 / 15

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



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 CITATION

Citation Case No. CB 1500002 Facility No. _____ Property No. 1208000160 Zoning: _____

Name(s): Oneal Michael h Jr

Address: 1914 Van Buren Rd

Baltimore MD 21222

Violation Location: Same

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Baltimore County Code 2003 Article 35

35-2-301 Permits required

35-2-304 Penalty for action with out permit

Failure to obtain permit for shed in rear yard

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.

\$ 2,000-

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

DATE: 2 / 3 / 15 TIME: 9:00 A.M.

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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: Rodney Larrick

Inspector Signature: Rodney Larrick

Date: 1 / 13 / 15

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



1/6/15
RL





1/6/15
RL



OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953



12TH
Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CB/500002 Property No. 1208 000 160 Zoning: _____
Name(s): Oneal Michael L Jr
Address: 1914 Van Buren Rd
Baltimore MD 21222
Violation Location: _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Baltimore County Code 2003 Article 35
35-2-301 Permits Required
35-2-304 Penalty for action without permit

Secure permit for shed in rear yard
① Apply for permit and variance
② Install gutters and downspout to prevent
roof drainage onto adjacent property #1912

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

ON OR BEFORE: 1-12-15 DATE ISSUED: 1-5-15

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: Rodney Larrick PRINT NAME: Rodney Larrick

STOP WORK NOTICE

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

ON OR BEFORE: _____ DATE ISSUED: _____

INSPECTOR: _____ PRINT NAME: _____

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

Real Property Data Search (w1)

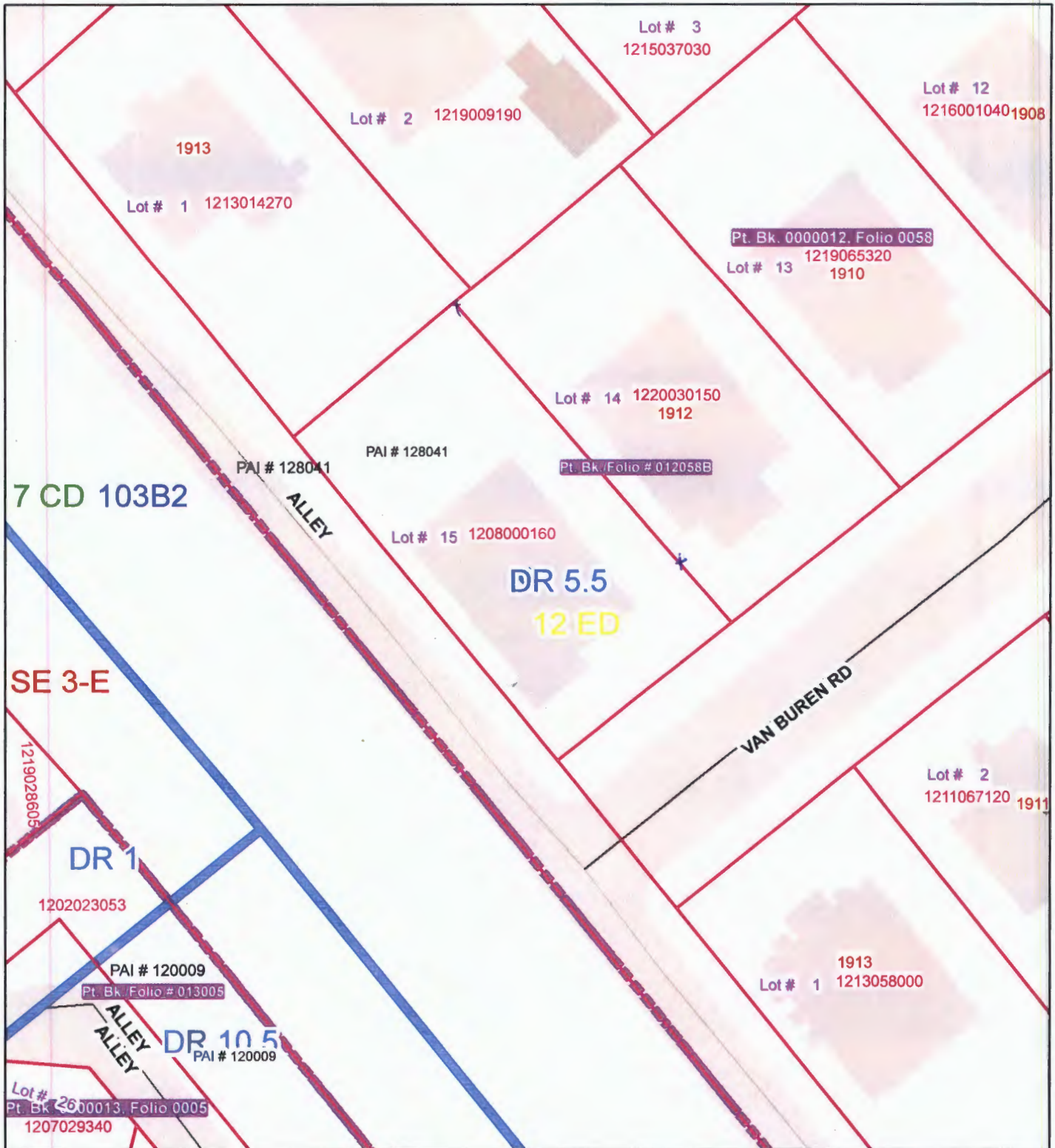
Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 12 Account Number - 1208000160			
Owner Information					
Owner Name:		ONEAL MICHAEL L JR		Use:	RESIDENTIAL
Mailing Address:		1914 VAN BUREN RD BALTIMORE MD 21222-3040		Principal Residence:	YES
				Deed Reference:	/12680/ 00268
Location & Structure Information					
Premises Address:		1914 VAN BUREN RD 0-0000		Legal Description: 1914 VAN BUREN RD WILLOW SPRING PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0103	0010	0530		0000	7 15
					Assessment Year: 2015
					Plat No: 0012/ Plat Ref: 0058
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1941	2,128 SF		4,136 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	NO	STANDARD UNIT	SIDING	2 full	2010
Value Information					
Base Value		Value As of 01/01/2015	Phase-In Assessments As of 07/01/2014 As of 07/01/2015		
Land: 48,100		48,100			
Improvements 72,300		77,500			
Total: 120,400		125,600	120,400	122,133	
Preferential Land: 0				0	
Transfer Information					
Seller: RADTKE FRED		Date: 02/24/1998		Price: \$72,000	
Type: ARMS LENGTH IMPROVED		Deed1: /12680/ 00268		Deed2:	
Seller: SECRETARY OF HOUSING AND		Date: 09/18/1996		Price: \$44,000	
Type: ARMS LENGTH IMPROVED		Deed1: /11803/ 00578		Deed2:	
Seller: HASSAN JAMES E, JR		Date: 02/20/1996		Price: \$50,450	
Type: NON-ARMS LENGTH OTHER		Deed1: /11439/ 00376		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					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

1914 Van Buren Road



Publication Date: 3/23/2015



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

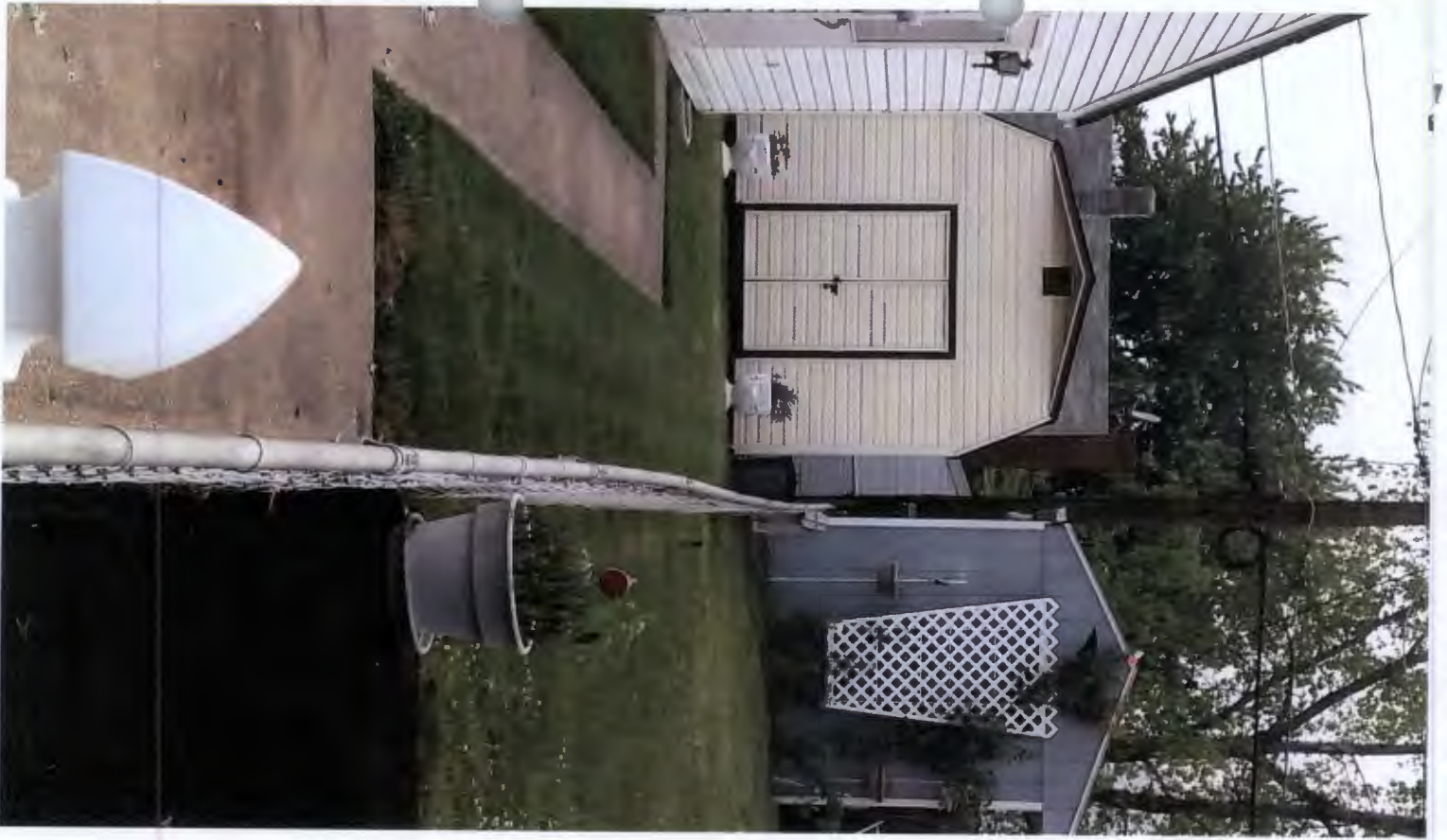


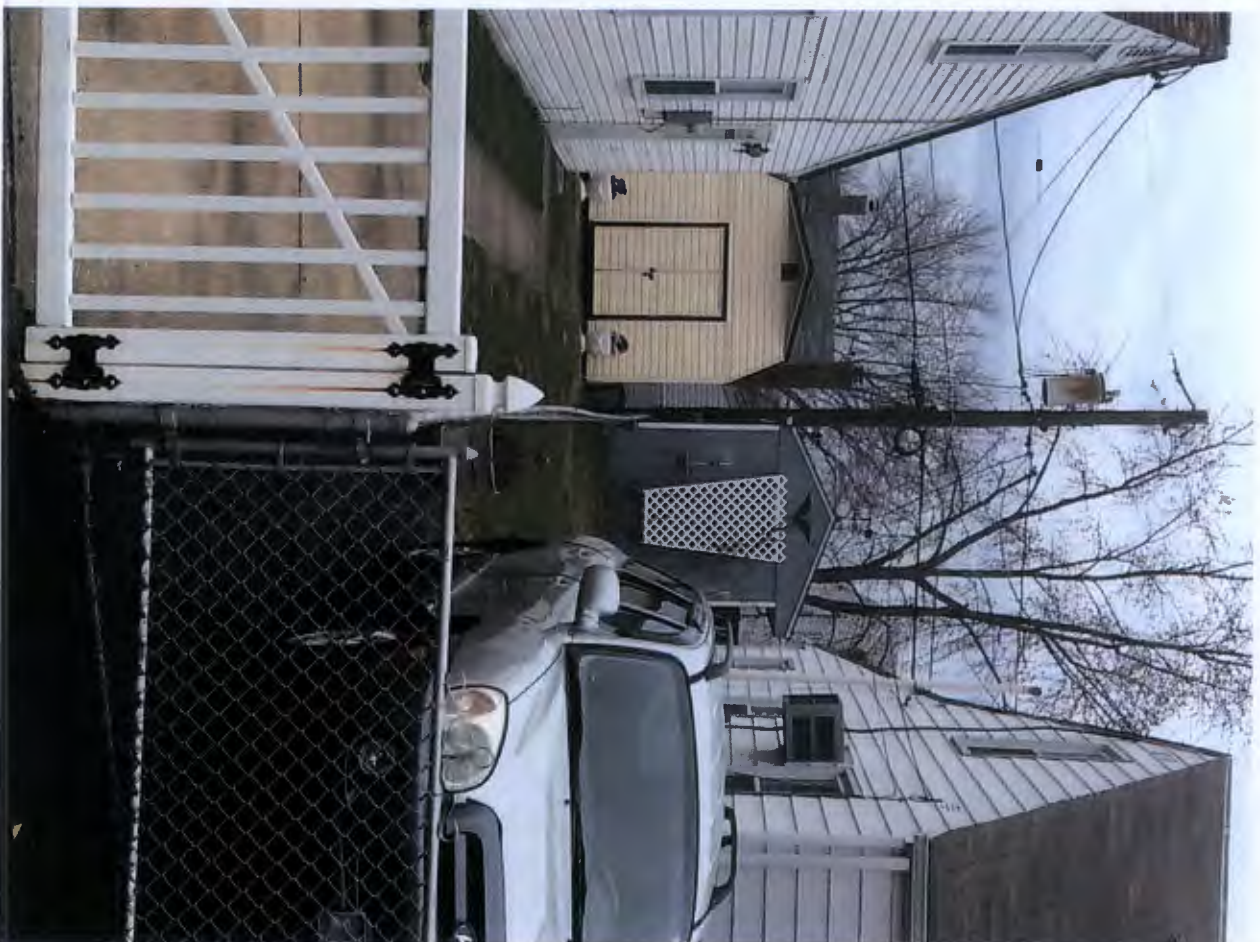
0 5 10 20 30 40
Feet

1 inch = 30 feet

2015-0216-A

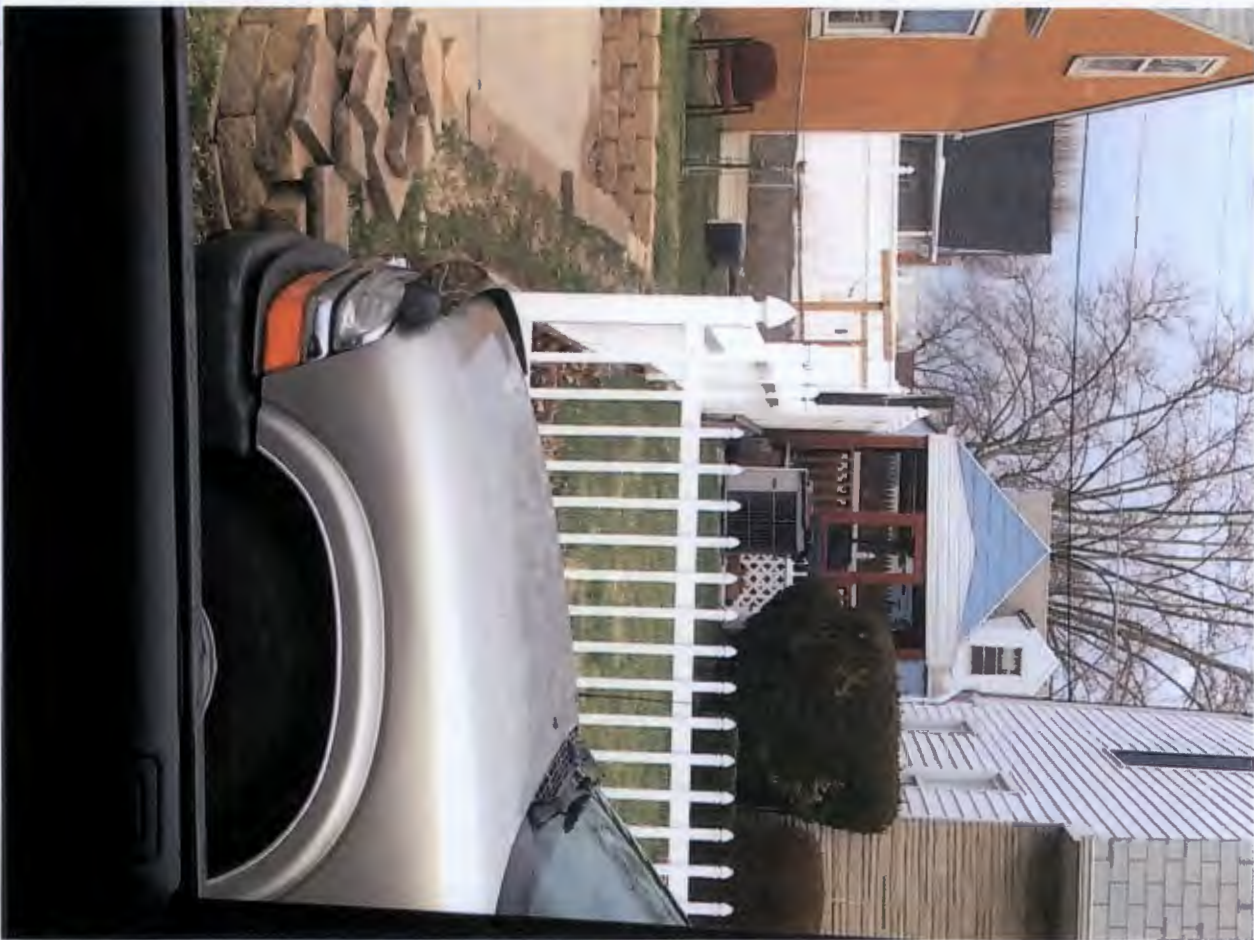
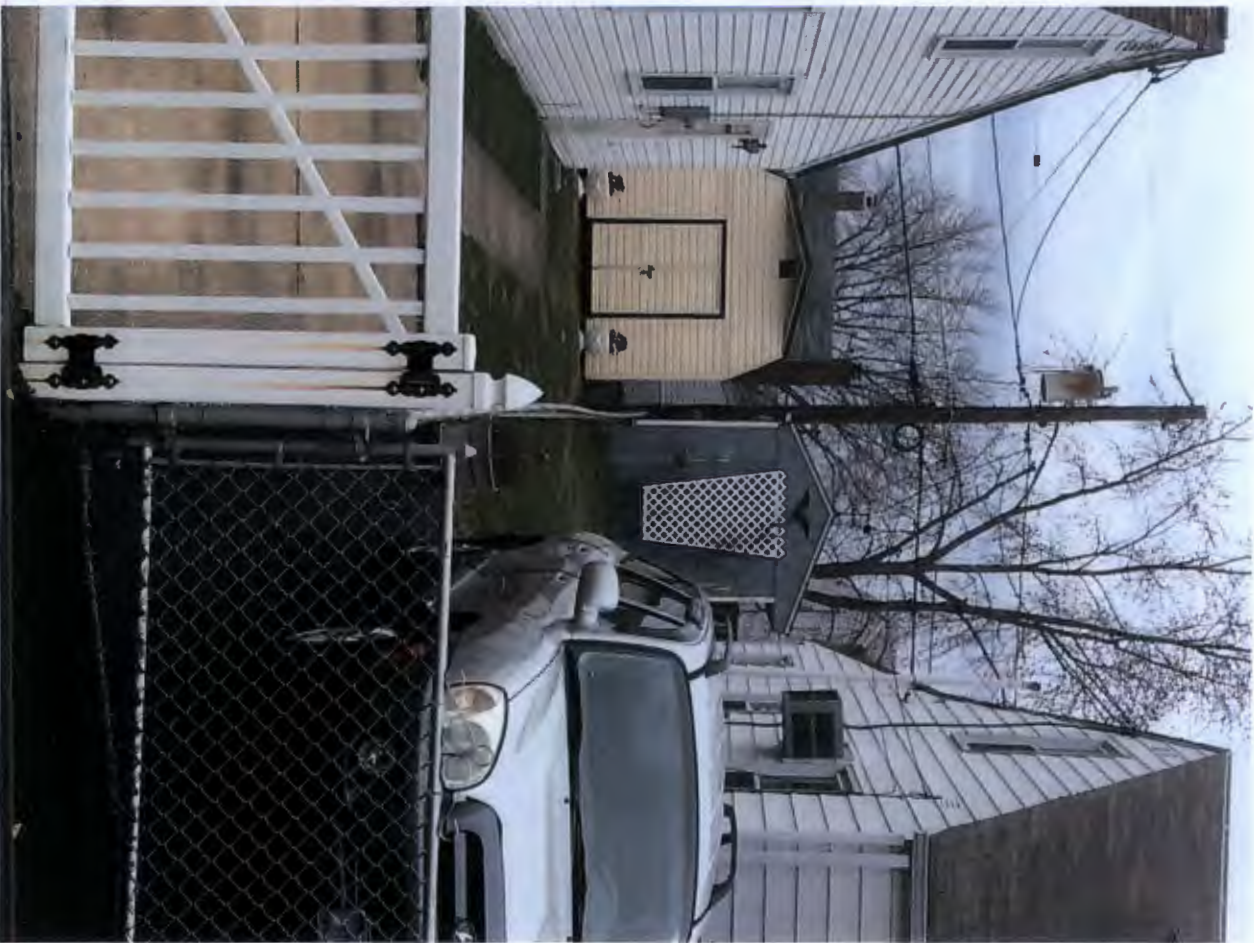
Patterson #2



















Case No.: 2015-0216-A

Exhibit Sheet

DW
7-6-15

Sen
6-2-15

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2	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)

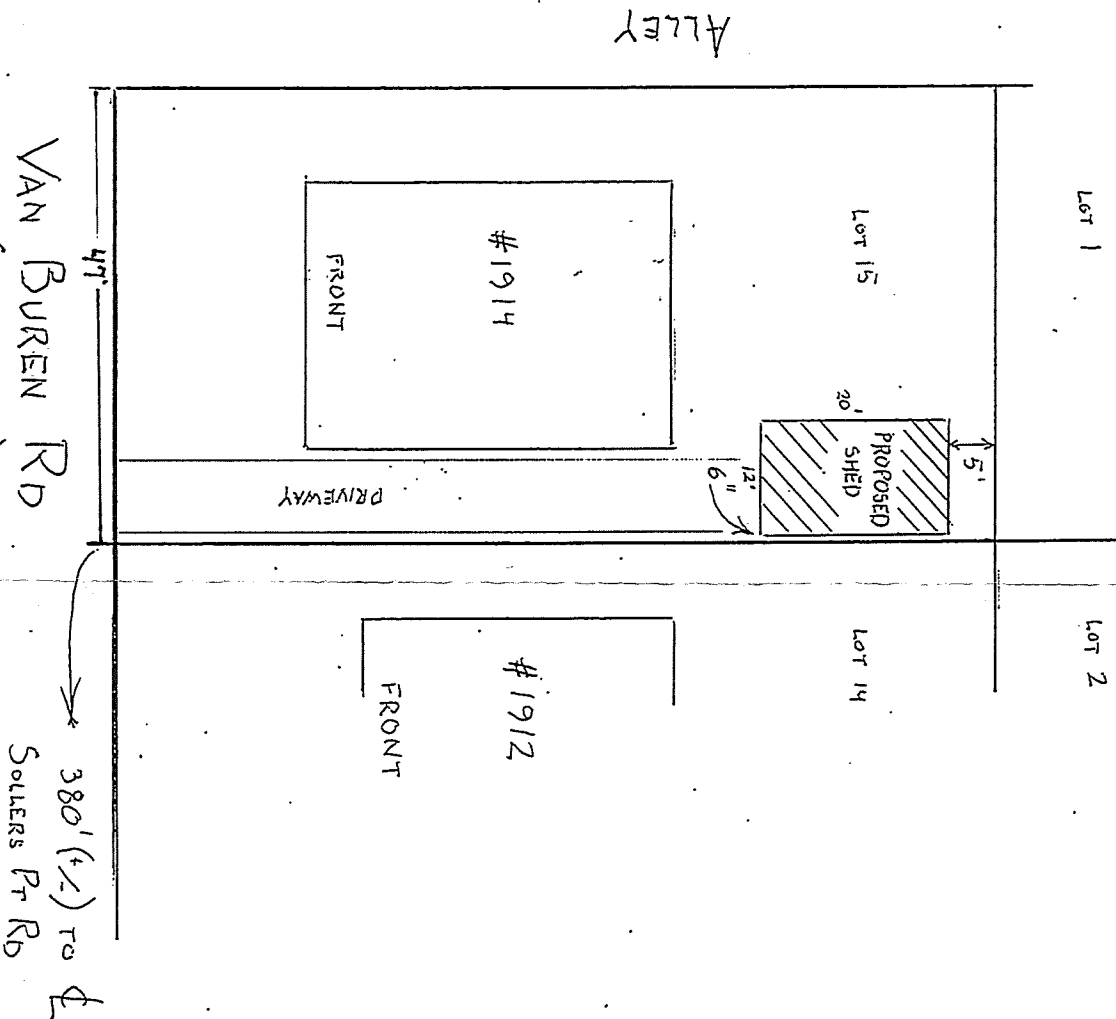
ADDRESS 1914 Van Buren Rd (OWNER'S NAME'S) Michael C. O'Neal Sr.

SUBDIVISION NAME Willow Spring Park LOT # 15 BLOCK # 7 SECTION #

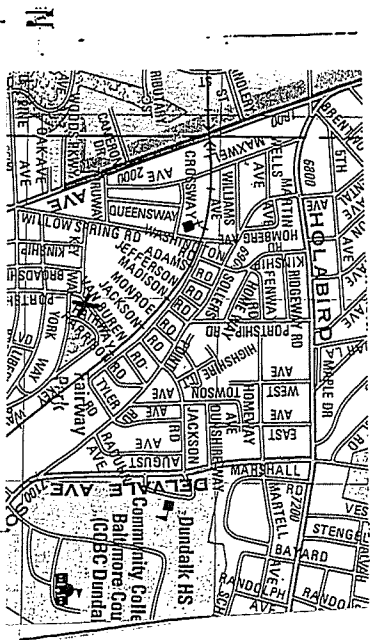
PLAT BOOK # 12 FOLIO # 58 ID DIGIT TAX # 1208000160 DEED REF. # 12680100268



PLAN DRAWN BY Michael O'Neal DATE 3-23-15 SCALE: 1 INCH = 20 FEET



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 103B2

SITE ZONED DR 5.5

ELECTION DISTRICT 12TH

COUNCIL DISTRICT 7TH

LOT AREA ACRES

OR SQUARE FEET 4,136

HISTORIC? No

IN CBQA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS: PUBLIC X PRIVATE

SEWER IS: PUBLIC X PRIVATE

PRIOR HEARING? Yes

IF SO GIVE CASE NUMBER

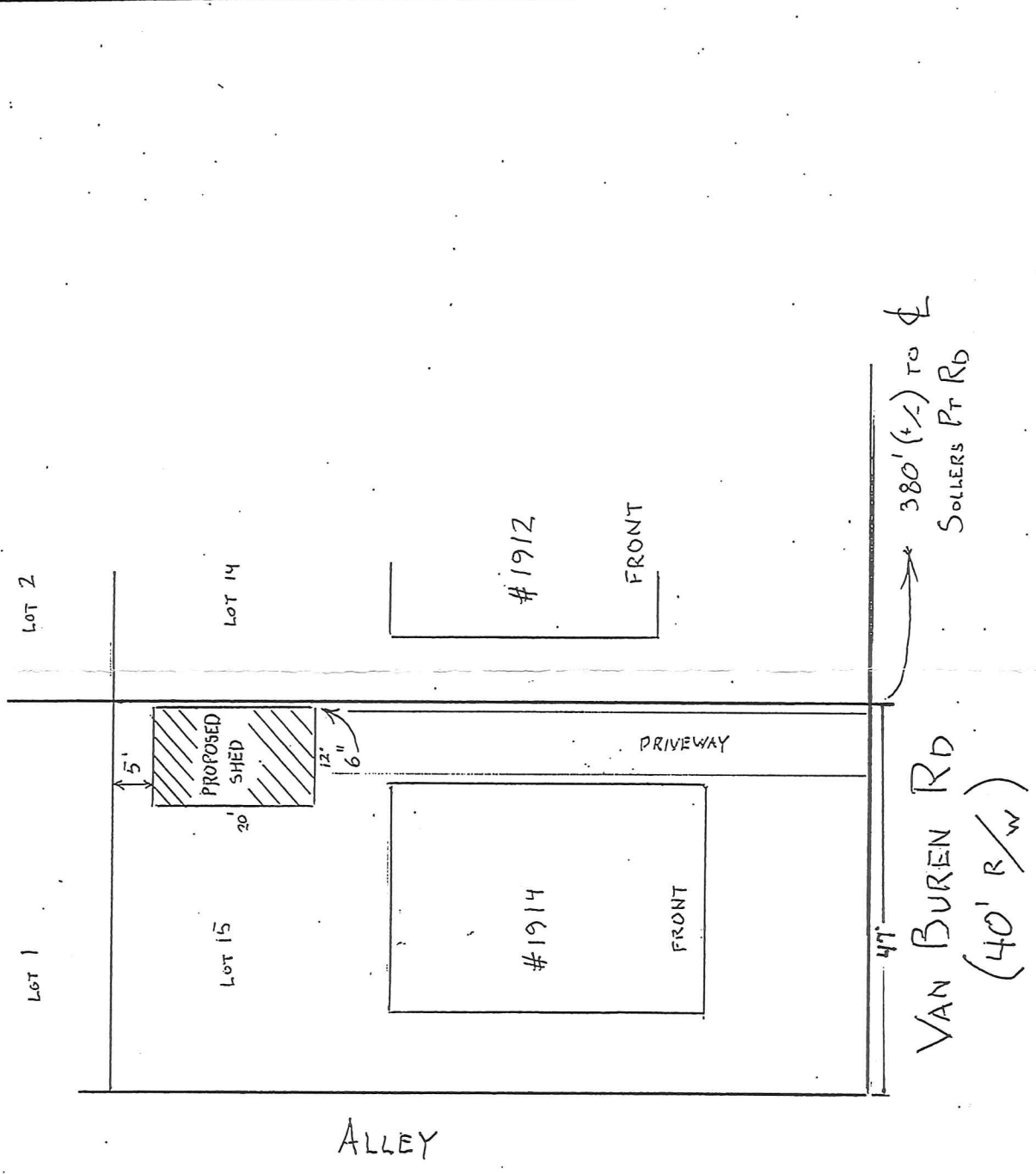
AND ORDER RESULT BELOW

ORDER IS Attached

VIOLATION CASE INFO:

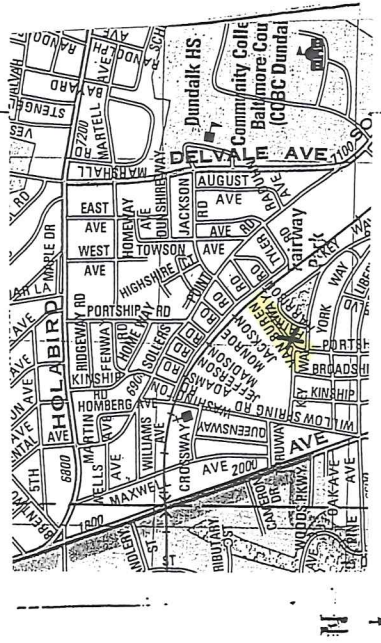
69807

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 1914 VAN BUREN RD OWNER(S) NAME(S) MICHAEL C. O'NEAL JR.
SUBDIVISION NAME WILLOW SPRING PARK LOT # 15 BLOCK # 7 SECTION # _____
PLAT BOOK # 12 FOLIO # 58 10 DIGIT TAX # 1208000160 DEED REF. # 12680100268



PLAN DRAWN BY MICHAEL O'NEAL DATE 3-23-15 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP# 103B2
SITE ZONED DR 5.5
ELECTION DISTRICT 12TH
COUNCIL DISTRICT 7TH
LOT AREA ACREAGE _____
OR SQUARE FEET 4136
HISTORIC? No
IN CBQA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS: _____
PUBLIC X PRIVATE _____
SEWER IS: _____
PUBLIC X PRIVATE _____
PRIOR HEARING? YES
IF SO GIVE CASE NUMBER _____
AND ORDER RESULT BELOW _____
ORDER IS ATTACHED _____

VIOLATION CASE INFO:
69807

Petitioner # 1

2015-0216-A