

John C. Mellema Sr. Inc.
5409 East Drive
Baltimore MD 21227
LAND SURVEYORS
Phone- 410-247-7488

April 11 , 2017

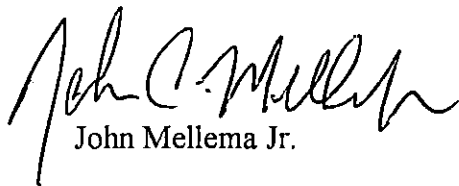
Arnold Jablon
111 W. Chesapeake Ave.
Towson MD

Dear Mr. Jablon,

I am writing to you on behalf of my client, Ed Reimer , for his property at 12 Egges Lane In Catonsville , 21228. He has advised me that he would like to file a notice of dismissal on his Special Hearing for a 2 dwelling unit at 12 Egges Lane . The special hearing number is #2017-251-SPH.

Should you require any additional information , I can be reached by phone at (410) 247 7488 and by e-mail at jcmlls@verizon.net .

Sincerely ,



John Mellema Jr.



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 12 EGGES LANE CATONSVILLE 21228 which is presently zoned B.L.CCC
Deed References: 38660 / 1 10 Digit Tax Account # 0116001820
Property Owner(s) Printed Name(s) 12 EGGES LANE LLC

(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 a non-conforming used for 2-unit apartments in the B.L.CCC zoned,
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☐ a **Variance** from Section(s)

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

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

LARRY SCHMIDT
Name- Type or Print

Signature

600 WASHINGTON AVE STE 200 TOWSON MD
Mailing Address City State

21204 / 410-821-0070 / LSCHMIDT@SGSLAW.COM
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

12 EGGES LANE LLC / (ED REIMER)
Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

6535 OVERCART LANE COLUMBIA MD
Mailing Address City State

21045 / 410-274-5863 / ED.REIMER@YAHOO.COM
Zip Code Telephone # Email Address

Representative to be contacted:

John Mellema JR.
Name - Type or Print

Signature

5409 EAST DRIVE ARBUTHUS MD
Mailing Address City State

21227 / 410-247-7488
Zip Code Telephone # Email Address

CASE NUMBER 2017-0251-SP4 Filing Date 3/21/17 Do Not Schedule Dates: Reviewer JR

JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DRIVE BALTO. MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507
MARCH 1, 2017

ZONING DESCRIPTION
#12 EGGES LANE
BALTIMORE COUNTY, MARYLAND
TAX MAP 101 GRID 08 PARCEL 1974

AT A DISTANCE OF

BEGINNING FOR THE SAME ON THE EAST SIDE OF EGGES LANE 161 FEET SOUTHEAST
~~OF THE INTERSECTION OF THE CENTERLINE OF EGGES LANE AND~~ THE CENTERLINE OF
MELROSE AVENUE, THENCE BINDING ON THE EAST SIDE OF EGGES LANE
SOUTHEASTERLY 58.3 FEET, THENCE LEAVING THE EAST SIDE OF EGGES LANE AND
RUNNING NORTHEASTERLY 110.39 FEET, THENCE NORTHWESTERLY 19.70 FEET, THENCE
SOUTHWESTERLY 116.90 FEET TO THE PLACE OF BEGINNING CONTAINING 4307 SQUARE
FEET OF LAND MORE OR LESS.

BEING ALL OF THAT PARCEL OF LAND DESCRIBED IN A DEED DATED FEBRUARY 1, 2017
BY AND BETWEEN EDWARD WATT AND LISA WATT PARTIES OF THE FIRST PART AND
LISA WATT AND 12 EGGES LANE LLC PARTIES OF THE SECOND PART RECORDED IN
BALTIMORE COUNTY MARYLAND IN DEED LIBER 38660 FOLIO 1.



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

Nº 150384

Date: 3/21/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	26	0000		615					75.00

Total: 75.00

Rec From: 12 EGGES LN, LLC (REFINER)

For: PAYMENT FOR SPECIAL HANDLING
CODE # 2-17-1251-3A4

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DATE
3/21/2017 3/21/2017 10:50:27 5
REG 0505 0211 IN LRB
RECEIPT N 071-908 3/21/2017 -#14
Dept 5 528 ZONING VERIFICATION
CR NO. 150384
Receipt Tot \$75.00
\$75.00 CR 4.00 CR
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 18, 2017 Issue - Jeffersonian

Please forward billing to:
Ed Reimer
6535 Overheart Lane
Columbia, MD 21045

410-274-5863

NOTICE OF ZONING HEARING

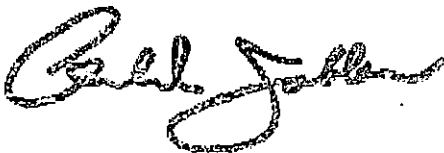
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0251-SPH

12 Egges Lane
E/s Egges Lane, 161 ft. +/- of centerline of Melrose Avenue
1st Election District – 1st Councilmanic District
Legal Owners: Ed Reimer

Special Hearing to determine whether or not the Administrative Law Judge should approve a non-conforming use for 2-unit apartments in the BL-CCC zone.

Hearing: Monday, May 8, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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

20BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 5, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For April 03, 2017
Item No. 2017-0244, 0245, 0249, 0251, 0254 and 0255

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

DAK:CEN

cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC04032017.doc



Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor
Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 3/27/17

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0251-SPH

*Special Hearing
12 Egges Lane LLC, Ed Reimer
12 Egges Lane.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

Maryland Department of Transportation
State Highway Administration

320 West Warren Road, Hunt Valley, MD 21030

410.229.2300 | TTY 800.735.2258 | roads.maryland.gov

My telephone number/toll-free number is 866.998.0367

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAR 30 2017

OFFICE OF
ADMINISTRATIVE HEARINGS

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: March 30, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0251-SPH
Address 12 Egges Lane
(12 Egges Lane, LLC Property)

Zoning Advisory Committee Meeting of **April 3, 2017**.

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

Reviewer: Steve Ford

Date: 3-30-2017

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 4/17/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-251

INFORMATION:

Property Address: 12 Egges Lane
Petitioner: 12 Egges Lane, LLC (Ed Reimer)
Zoning: BL-CCC
Requested Action: Special Hearing

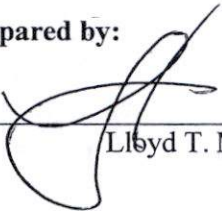
The Department of Planning has reviewed the petition for a special hearing to approve a non-conforming two-unit dwelling.

A site visit was conducted on April 5, 2017.

The Department has no objection to granting the petitioned zoning relief conditioned on the petitioners establishing the legal non-conforming use through the public hearing.

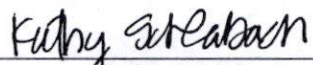
For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz
Larry Schmidt
Office of the Administrative Hearings
People's Counsel for Baltimore County

RECEIVED
RECEIVED
MAY 01 2017

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 4/17/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-251



INFORMATION:

Property Address: 12 Egges Lane
Petitioner: 12 Egges Lane, LLC (Ed Reimer)
Zoning: BL-CCC
Requested Action: Special Hearing

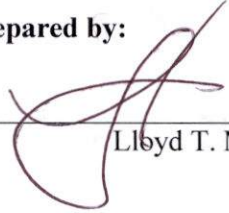
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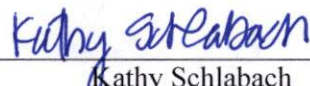
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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz
Larry Schmidt
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: March 30, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0251-SPH
Address 12 Egges Lane
(12 Egges Lane, LLC Property)

Zoning Advisory Committee Meeting of **April 3, 2017**.

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

Reviewer: Steve Ford Date: 3-30-2017



KEVIN KAMENETZ
County Executive

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

April 11, 2017

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: 2017-0251-SPH

12 Egges Lane

E/s Egges Lane, 161 ft. +/- of centerline of Melrose Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Ed Reimer

Special Hearing to determine whether or not the Administrative Law Judge should approve a non-conforming use for 2-unit apartments in the BL-CCC zone.

Hearing: Monday, May 8, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Larry Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204
Ed Reimer, 6535 Overheart Lane, Columbia 21045

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 18, 2017 .**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2017-02515PH

Property Address: 12 EGGER LANE CATONSVILLE, MD. 21228

Property Description: _____

Legal Owners (Petitioners): 12 EGGER LANE LLC (ED REIMER)

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: ED REIMER

Company/Firm (if applicable): 12 EGGER LANE LLC

Address: 6535 OVERHEART LANE

COLUMBIA MD 21045

Telephone Number: 410-274-5663

Revised 7/9/2015

RE: PETITION FOR SPECIAL HEARING
12 Egges Lane; E/S Egges Lane, 161' of
c/line of Melrose Avenue
1st Election & 1st Councilmanic Districts
Legal Owner(s): 12 Egges Lane, LLC
by Ed Reimer

Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2017-251-SPH

* * * * *

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.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of March, 2017, a copy of the foregoing Entry of Appearance was mailed to John Mellema, Jr, 5409 East Drive, Arbutus, Maryland 21227 and Lawrence Schmidt, Esquire, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: April 13, 2000

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

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 2017-0251-SPH
Legal Owner/Petitioner: 12 Eggs Lane LLC, Ed Reiner
Contract Purchaser: H
Property Address: 12 Eggs Ln.
Location Description: centerline of Melrose Ave 161'

VIOLATION INFORMATION: Case No. CB1600109 Apt 1
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	ADDRESS
------	---------

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

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

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

RSW/
C: Code Enforcement Officer

ZAC AGENDA

Case Number: 2017-0251-SPH

Primary Use: Commercial

Reviewer: JRF

Type: SPECIAL HEARING

Legal Owner: 12 Egges Lane LLC, Ed Reimer

Contract Purchaser:

Critical Area: NO **Flood Plain:** NO **Historic:** NO **Election Dist:** 1st

Councilmanic Dist: 1st

Property Address: 12 Egges Ln

Location: E/S of Egges Lane, 161 ft. +/- of the centerline of Melrose Avenue

Existing Zoning: BL-CCC

Area: 4,307 sq. ft.

Proposed Zoning: SPECIAL HEARING To determine whether or not the Administrative Law Judge should approve a non-conforming use for 2-unit apartments in the BL-CCC zone.

Attorney: Lawrence E Schmidt, 600 Washington Avenue, Suite 200, Towson MD 21204

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1600109

<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>
CB1600109	James Garland		03/09/2016	Monitor	04/14/2016	

Complaint Description: RE: CRH 1600066 for License non compliance

My apartment has hazardous life threatening conditions that do not meet "Warrant of Habitability"

My kitchen ceiling is leaking sewage and human waste, I can see the 2nd floor tenants toilet and bathtub from my kitchen ceiling with wire and cables hanging down with flaking paint and crumbling asbestos tile floor from 2nd floor apartment ; The fire wall between 12 Egges lane catonsville, MD 21228 and 10 Egees lane Catonsville, MD 21228 is another apartment building and there is NO FIRE WALL the wall is layers of cardboard and I can actually see into 10 Egges Lane through there wooden slats wall. The fire egress from the living space in the lower level of apartment #1 my apartment is a wooden lift up cellar door and a bolted wooden door. Lead pait inside apartment MDE Case # 1600066 MDE Case # 16-30-20794 has not been treated removed or abated.

Property

12 EGGES LN
APT 1
CATONSVILLE, MD 21228
Tax Id: 0116001820

Owner

WATT LISA WATT EDWARD
7953 BRIGHTLIGHT PL
ELLCOTT CITY, MD 210437958

Complainant

Kathleen Armstrong
12 Egges Lane
Catonsville MD, 21228
410-428-0516
karmstrong1975@yahoo.com

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
James Garland	03/15/2016	Initial Inspection	Correction Notice Issued	Correction Notice Issued	
James Garland	04/08/2016	Re-Inspection	Monitor	Monitor	
James Garland	06/13/2016	Re-Inspection	Extension Granted	Extension Granted	
James Garland	10/18/2016	Re-Inspection	Monitor	Monitor	
James Garland		Re-Inspection	Scheduled		
James Garland		Re-Inspection	Scheduled		

Lien Information - No Lien

3/27/17 Permits still required for REAR addition
(Bathroom) & repairs to Front Porch



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1600109

Comments Detail

3/15/2016: 3/11/16 Met with Mrs. Armstrong & Pete Roros at site. Verified 1st floor joists are not structurally sound. Fire separation is not to code basement demising wall, entrance door and coiling adjoining 2nd floor tenant. Loose electrical wire and secured lighting. Gas furnace not vented properly. Permits required to enclose rear porch for new bathroom and reconstruct front porch.

3/14/16 Met with Cathy (Rental Registration) Glenn & Don Brand - agreed to proceed with Correction Notice and deem this unit unsafe for human occupancy.

3/15/16 Issued Correction Notice - permits required within 5 days, corrections to be made within 30 days. Post site and mailed copy. R/C 4/15/16 ***JG/lk

4/11/2016: Spoke with owner - states repairs will be made once tenant is removed. Tenant is scheduled to vacate by end of April - Request of 30 days granted to make required repairs. R/C 6/6/16 ***JG/lk

6/13/2016: Grant another extension per owner's request. R/C 7/5/16 ***JG/lk

10/18/2016: Spoke with Mr. Watts, states all interior violations are complete, still needs to obtain permits for bathroom & porch. Agreed to allow another 30 days. R/C 11/21/16 ***JG/lk

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

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

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CB1600109 Property No. 0116001820 Zoning: _____
Name(s): Lisa Watt
Edward Watt
Address: 7953 Bright Light Pl
Ellicott City MD 21043-7958
Violation Location: 12 Eggs Lane Apt. 1 21228

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNT LAWS:

2003 Baltimore County Code Title 5 Livability code Article 35
SEC. 35-5-103 Inspection of the premises was made on 3/11/16 at the
request of the tenant. Sec. 35-5-104 Structural repairs required
Sec. 35-5-209 Floor joists structurally unsafe, loose electrical wire and
unsecured lighting, gas furnace not vented properly. Sec. 35-5-213
All required doors, walls, floors, ceilings must be maintained to meet
the required fire resistance rating. Sec. 35-5-202 This unit has been
deemed unsafe and unfit for human occupancy.
2003 Baltimore County Code Article 35 Title II Subtitle 3 Sec. 35-2-30
Our records indicate that Elec, plumb, building permits are required within 5 day
to enclose rear porch for bathroom and reconstruct front porch

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

ON OR BEFORE: 4/15/2016 DATE ISSUED: 3/15/2016

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: [Signature] PRINT NAME: HAIRIES Garland

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

James R Garland

From: James R Garland
Sent: Monday, June 13, 2016 8:00 AM
To: 'Watt, Ted'
Subject: RE: Extension Request - 12 Egges Ln. Apt 1

Good Morning

I checked our case file system and apparently this location has some outstanding Code Enforcement issues. I would suggest that you contact Code Enforcement @ 410-887-3351 and speak to your case worker. As far as my case is concerned, I can grant you another extension. I will put this case on for a recheck date of July 5th.

From: Watt, Ted [mailto:Ted.Watt@sbdinc.com]
Sent: Wednesday, June 08, 2016 2:45 PM
To: James R Garland <jgarland@baltimorecountymd.gov>
Subject: RE: Extension Request - 12 Egges Ln. Apt 1

Mr. Garland,

I am writing to provide an update on the required improvements.

1. Adding 5/8" sheet rock on basement steps and walls – This work has begun and should be complete next week.
2. Adding 5/8" sheet rock to kitchen ceiling and properly securing electrical wiring – Wiring secured and sheet rock will be completed next week.
3. Entry door – Will be complete next 2 weeks.
4. Venting gas water heater – Switching to electric. Wiring in place and water heater installation will be completed once the basement sheet rock is complete – ETA 2 weeks
5. Porch Permit and corrections – we have negotiated with the contractor to return our money (see attached). I tried to apply for the permit but the "Open Enforcement Actions" are holding it up. Would you be able to help clear us to get the porch permit? – ETA TBD

Thank you,
Ted Watt

From: James R Garland [mailto:jgarland@baltimorecountymd.gov]
Sent: Tuesday, April 12, 2016 3:06 PM
To: Watt, Ted <Ted.Watt@sbdinc.com>
Subject: RE: Extension Request - 12 Egges Ln. Apt 1

Mr. Watt

I have updated my file for a recheck date of 6/6/16. Please give me a call prior to this so we can review what code requirements are necessary.

Thanks: Jim Garland

From: Watt, Ted [mailto:Ted.Watt@sbdinc.com]
Sent: Monday, April 11, 2016 5:42 PM
To: James R Garland <jgarland@baltimorecountymd.gov>
Cc: Lisa Watt <watttl@msn.com>
Subject: Extension Request - 12 Egges Ln. Apt 1

Dear Mr. Garland,

My wife and I would like to request an extension for the repairs to 12 Egges Lane Apt 1, Catonsville, MD 21228. We have a signed agreement with Ms. Kathleen Armstrong stating she will vacate the premise on or before April 30, 2016. One condition was that we not make repairs until she leaves (section 9). I have provided a copy of the agreement. Would it be possible to extend the date for 60 days to ensure all items are resolved? We have no intention to rent the property until each and every issue is fixed. By mid-June, we expect to have all corrections made to the apartment provided Ms. Armstrong vacates as scheduled.

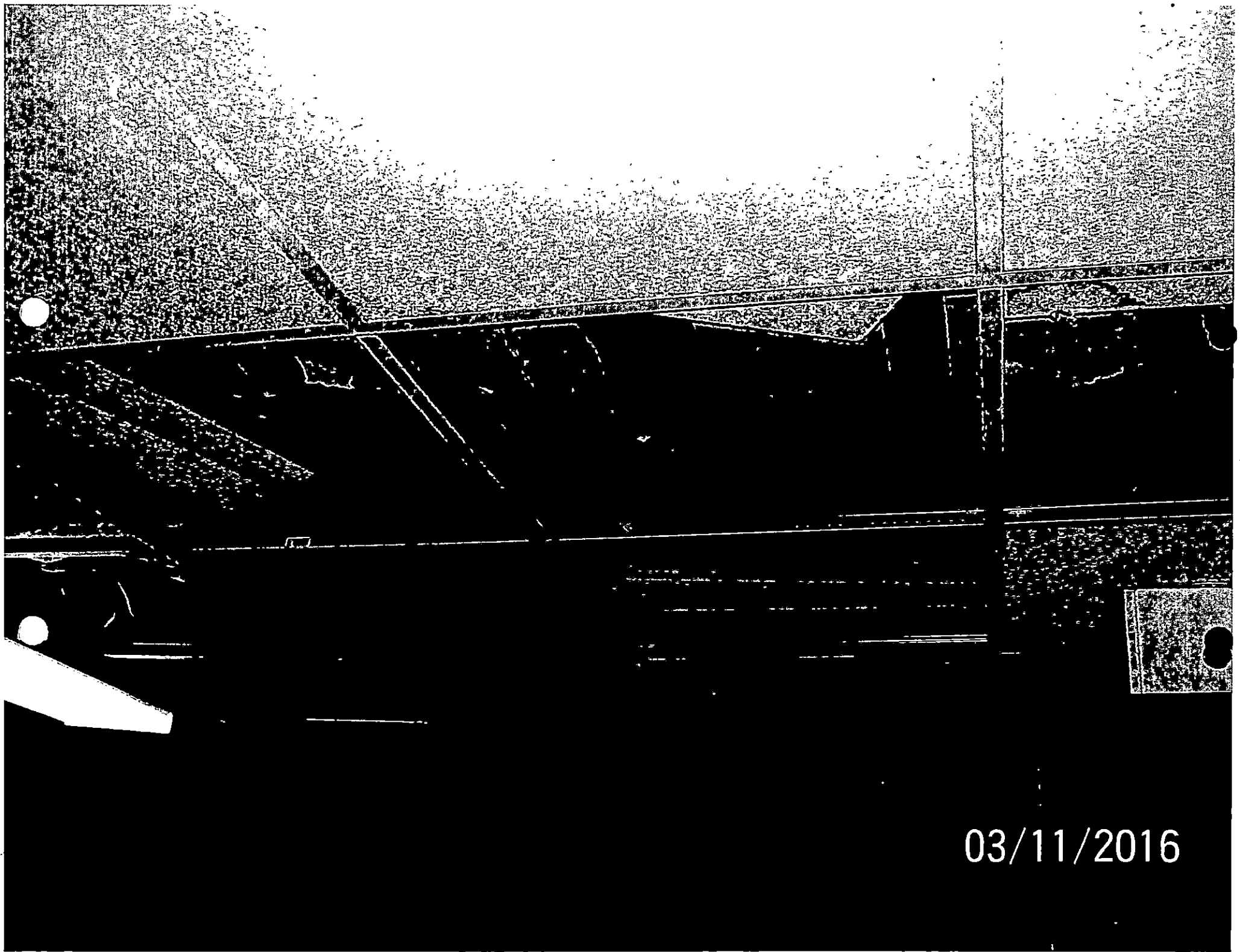
Thank you,
Ted Watt



CONNECT WITH BALTIMORE COUNTY



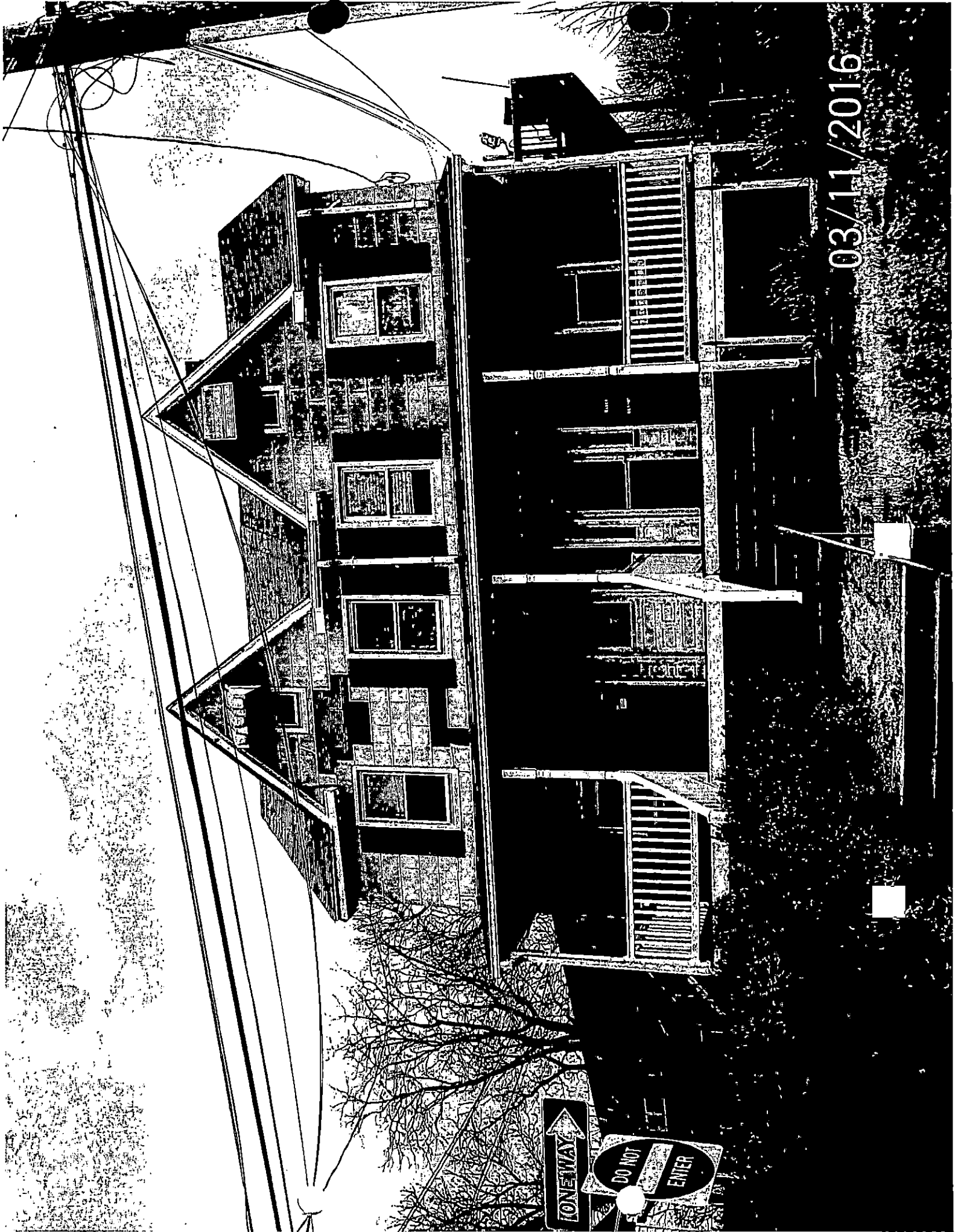
www.baltimorecountymd.gov



03/11/2016



03/1 /2016

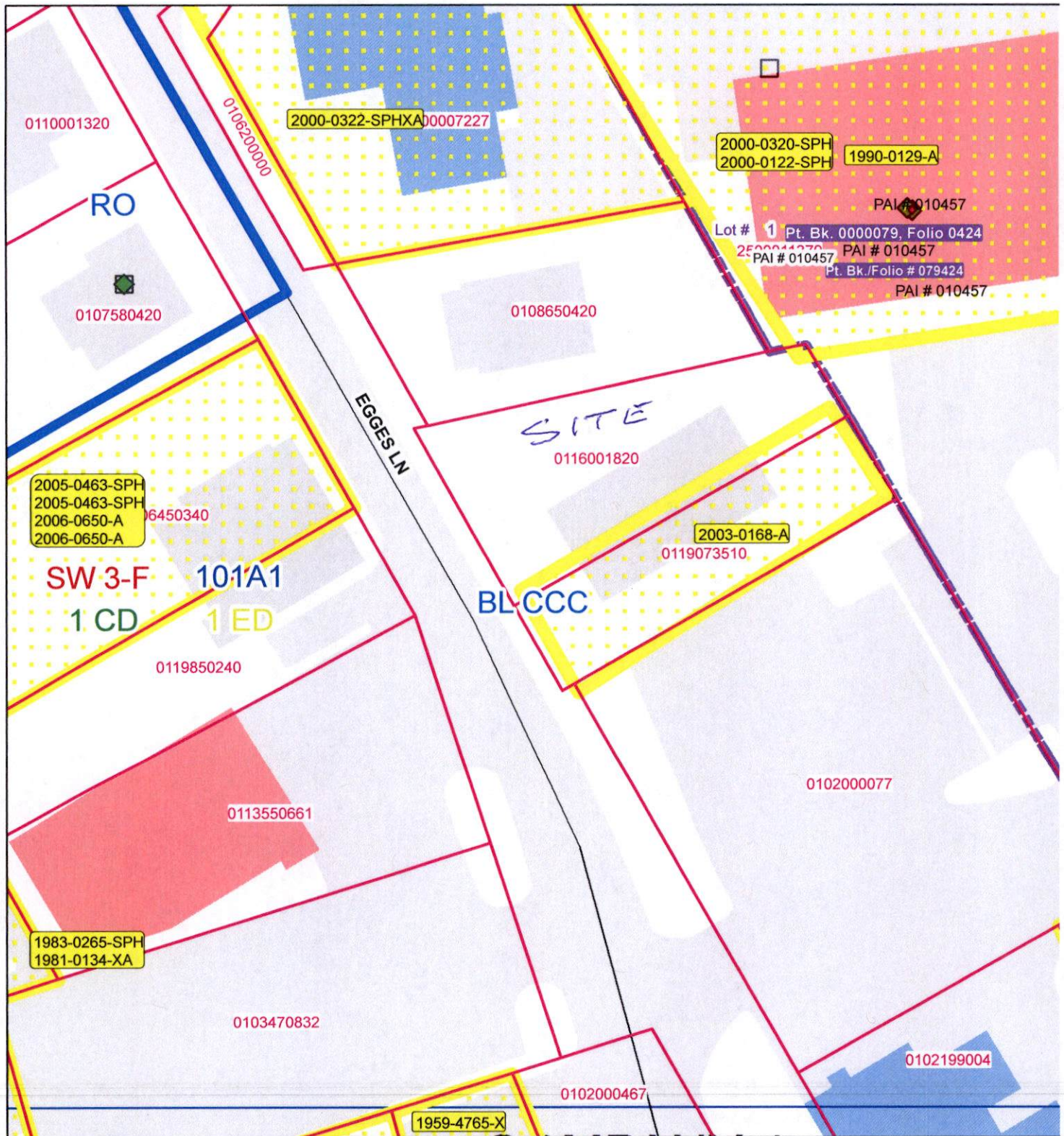


03/11/2016

ONEWAY

DO NOT ENTER

12 Egges Lane



Publication Date: 3/21/2017



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



0 10 20 40 60 80 Feet

1 inch = 40 feet

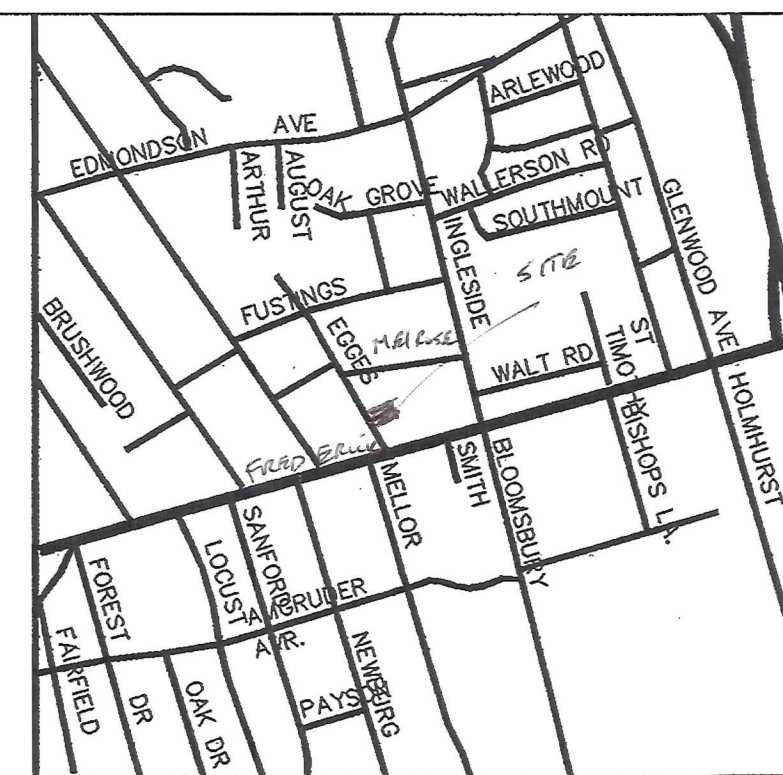
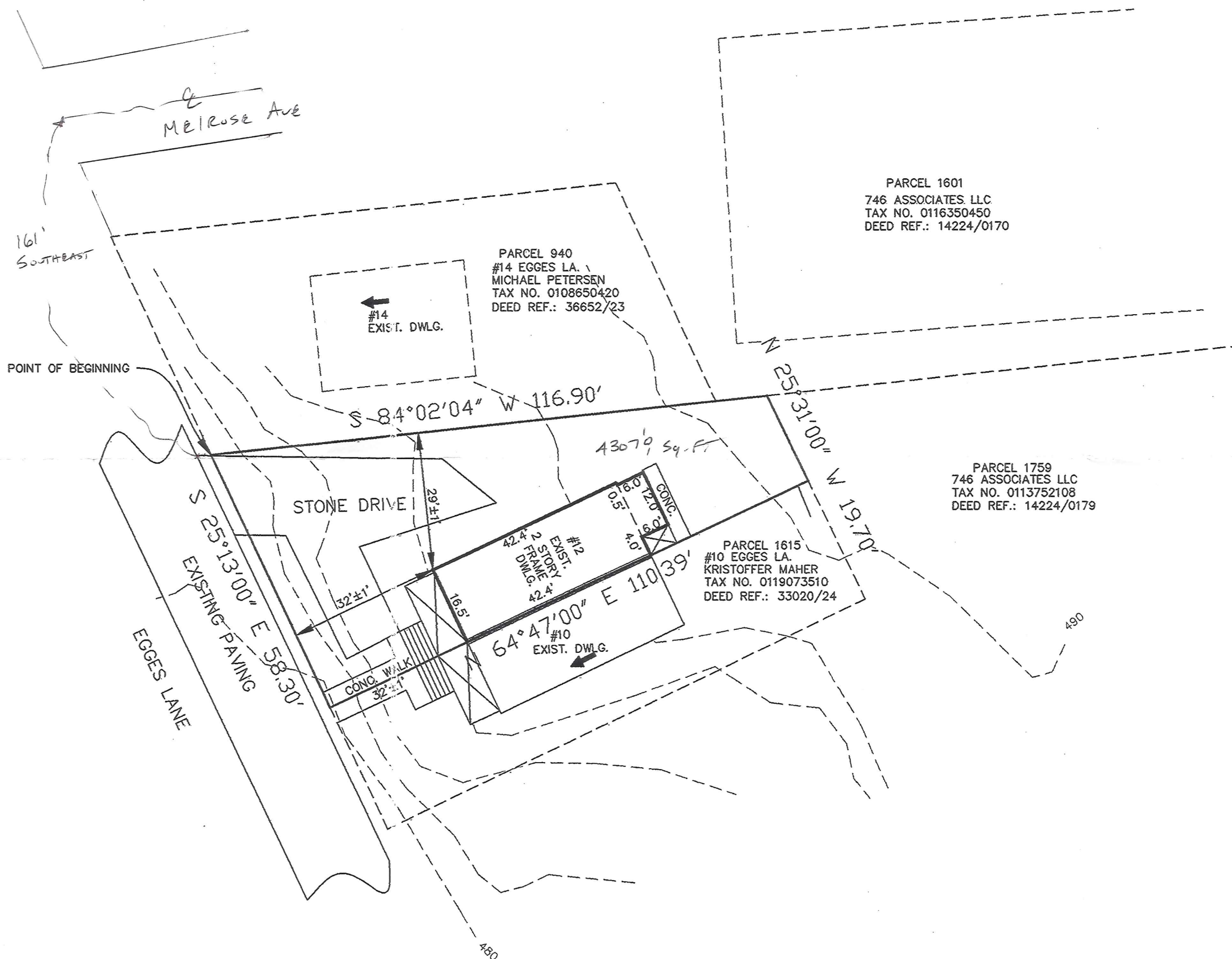
PLAT TO ACCOMPANY PETITION FOR ZONING



ADMINISTRATIVE VARIANCE



SPECIAL HEARING



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

COUNCILMANIC DISTRICT: 1
ELECTION DISTRICT: 1
ZONING: B.L. CCC
1"=200' SCALE MAP: 101A1

LOT SIZE - 0.10 ACRES/4307 SQ. FT.±

	YES	NO
PUBLIC SEWER	☒	☐
PUBLIC WATER	☒	☐
CHESAPEAKE BAY CRITICAL AREA	☐	☒

NOTE: NO PRIOR ZONING CASES EXISTS FOR THIS PROPERTY

DEED REFERENCE: 38660/1

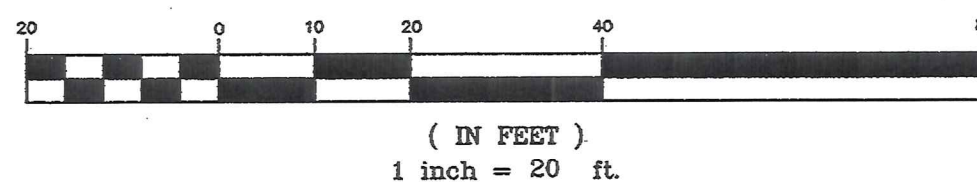
OWNER: 12 EGGES LANE LLC
6535 OVERHEART LANE
COLUMBIA MD. 21045
PHONE: 410-274-5863

TAX NO. 0116001820
DATE: MARCH, 2016
SCALE: 1"=20'



PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO., MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507

GRAPHIC SCALE



PLAT TO ACCOMPANY SPECIAL HEARING
#12 EGGES LANE
TAX MAP 0101 GRID 0008 PARCEL 1974
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=20' DATE: MARCH, 2017
DEED REF.: 38660/1