

IN RE: PETITION FOR ADMIN. VARIANCE

(142 Edgewood Avenue)

1st Election District

1st Council District

Jonathan A. & Jane R. Panitz

Petitioners

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BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0285-A

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Jonathan A. and Jane R. Panitz ("Petitioners"). The Petitioners are requesting variance relief from § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure/storage shed to be located within the side yard in lieu of the required rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 28, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 5-17-17

By pw

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed accessory structure and/or its usage, I will impose conditions that the accessory structure shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and shall not be used for commercial purposes.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 17th day of **May, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure/storage shed to be located within the side yard in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Petitioners or subsequent owners shall not convert the accessory structure into a dwelling unit or apartment. The accessory structure shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The accessory structure shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 5-17-17

By DS

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:dlw

ORDER RECEIVED FOR FILING

Date 5-17-17

By dlw



KEVIN KAMENETZ
County Executive

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

May 17, 2017

Jonathan A. & Jane R. Panitz
142 Edgewood Avenue
Baltimore, MD 21228

RE: Petition for Administrative Variance
Case No. 2017-0285-A
Property: 142 Edgewood Avenue

Dear Petitioners:

Enclosed please find a copy of the Order 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 the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Michael B. Green, 608 Bosley Avenue, Towson, MD 21204



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 142 Edgewood Avenue Catonsville MD 21228 Currently zoned DR2
 Deed Reference 0024113 1 00414 10 Digit Tax Account # 0123000633
 Owner(s) Printed Name(s) Jonathan Paritz and Jane Paritz

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 of the Baltimore County Zoning Regulations
To permit an accessory structure / storage shed to be located within the side yard of the property with dimensions of 16 feet wide by 24 feet deep by 12 feet 11 inches high
IN LIEU OF THE REQUIRED REAR YARD
 of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Jonathan Paritz, Jane Paritz
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] [Signature]
 Signature #1 Signature #2
142 Edgewood Ave Catonsville MD
 Mailing Address City State
21228 4434542947 jonatanavram@a
 Zip Code Telephone # Email Address hotmail.com

Representative to be contacted:

Michael B. Green
 Name – Type or Print
[Signature]
 Signature
608 Basley Ave Towson MD
 Mailing Address City State
21204 410-821-7373 mbg@terp@.com
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Michael B. Green
 Name- Type or Print
[Signature]
 Signature
608 Basley Ave Towson MD
 Mailing Address City State
21204 410-821-7373 mbg@terp@.com
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0285-A Filing Date 4/21/17 Estimated Posting Date 4/30/17 Reviewer JCM

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 142 Edgewood Avenue Catonsville mo 21228
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

The above address property has no flat back yard that is accessible and where a shed can be placed. Behind the house are woods and a steep ravine. The area the shed is to be placed is the only flat ground that is accessible. See attached photographs. The shed will be used for storage of a lot of equipment and tools I use regularly, and have no place for. The property is unique in the way it is laid out, and strict compliance with the BC ZR would result in a practical difficulty and/or unreasonable hardship if the variance is not granted.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

[Signature]
Signature of Owner (Affiant)

Jonathan Panitz
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Jane Panitz
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of April, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jonathan Panitz

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

My Commission Expires

[Signature]
EISA M. WALTER
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES NOV. 3, 2019

REV. 5/5/2016

**ZONING DESCRIPTION
OF
142 EDGEWOOD AVENUE**

**That property located at southern terminus of
Edgewood Ave, 540 feet +/- South of the nearest
improved street, Edmonson Avenue.**

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

NO 153043

Date: 4/21/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		6150				75.-

Total: 75.-

Rec From: JONATHAN PANITZ

For: 2017-0285-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
4/21/2017 4/21/2017 09:55:01 2
REG WSO2 WALKIN JEE
>>RECEIPT # 007471 4/21/2017 OFLH
Dept 5 528 ZONING VERIFICATION
CR NO. 153043
Recpt Tot \$75.00
\$75.00 CK \$0.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/28/2017

Case Number: 2017-0285

Petitioner / Developer: JONATHAN PANITZ

Date of Hearing (Closing): MAY 15, 2017

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

The sign(s) were posted on: APRIL 28, 2017



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 285 -A Address 142 EDGEWOOD AVE

Contact Person: J. MERRY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/21/17 Posting Date: 4/30/17 Closing Date: 5/15/17

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2017- 0285 -A Address 142 EDGEWOOD AVE

Petitioner's Name JONATHAN RANITZ Telephone _____

Posting Date: 4/30/17 Closing Date: 5/15/17

Wording for Sign: To Permit A SHED TO BE LOCATED IN THE
SIDEYARD IN LIEU OF THE REQUIRE REARYARD.

Revised 7/6/16

**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: 2017-0285-A
Property Address: 142 Edgewood Ave, Catonsville MD 21228
Property Description: THAT PROPERTY LOCATED AT THE
SOUTHERN TERMINUS OF EDGEWOOD AVE, 540 FT ± OF
EDMONSON AVE.
Legal Owners (Petitioners): JONATHAN PAWITZ, JANE PAWITZ
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JONATHAN PAWITZ
Company/Firm (if applicable): _____
Address: 142 Edgewood Ave
CATONSVILLE MD 21228
Telephone Number: 443 457 2947

1. The first part of the paper is devoted to

the study of the properties of the

function $f(x)$ defined by

the integral
$$f(x) = \int_0^x \frac{1}{1+t^2} dt$$

for $x \in \mathbb{R}$.



KEVIN KAMENETZ
County Executive

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

May 16, 2017

Jonathan & Jane Panitz
142 Edgewood Avenue
Catonsville MD 21228

RE: Case Number: 2017-0285 A, Address: 142 Edgewood Avenue

Dear Mr. & Ms. Panitz:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 21, 2017. 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
Michael Green, Esquire, 608 Bosley Avenue, Towson MD 21204

Date: 4/26/17

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

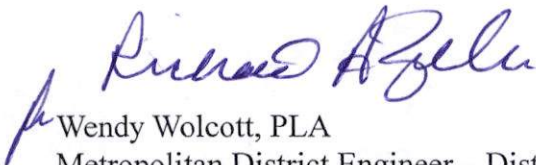
Dear Ms. Lewis:

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.

2017-0285-A
Administrative Variance
Jonathan & Jane Pruitt
142 Edgewood Avenue

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 8, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For May 8, 2017
Item No. 2017-0270, 0278, 0280, 0282, 0283, 0285 and 0286

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\ZAC05082017.doc

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: April 28, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0285-A
Address 142 Edgewood Avenue
(Panitz Property)

Zoning Advisory Committee Meeting of **May 1, 2017**.

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

Reviewer: Steve Ford Date: 4-28-2017

M E M O R A N D U M

DATE: June 19, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0285-A - Appeal Period Expired

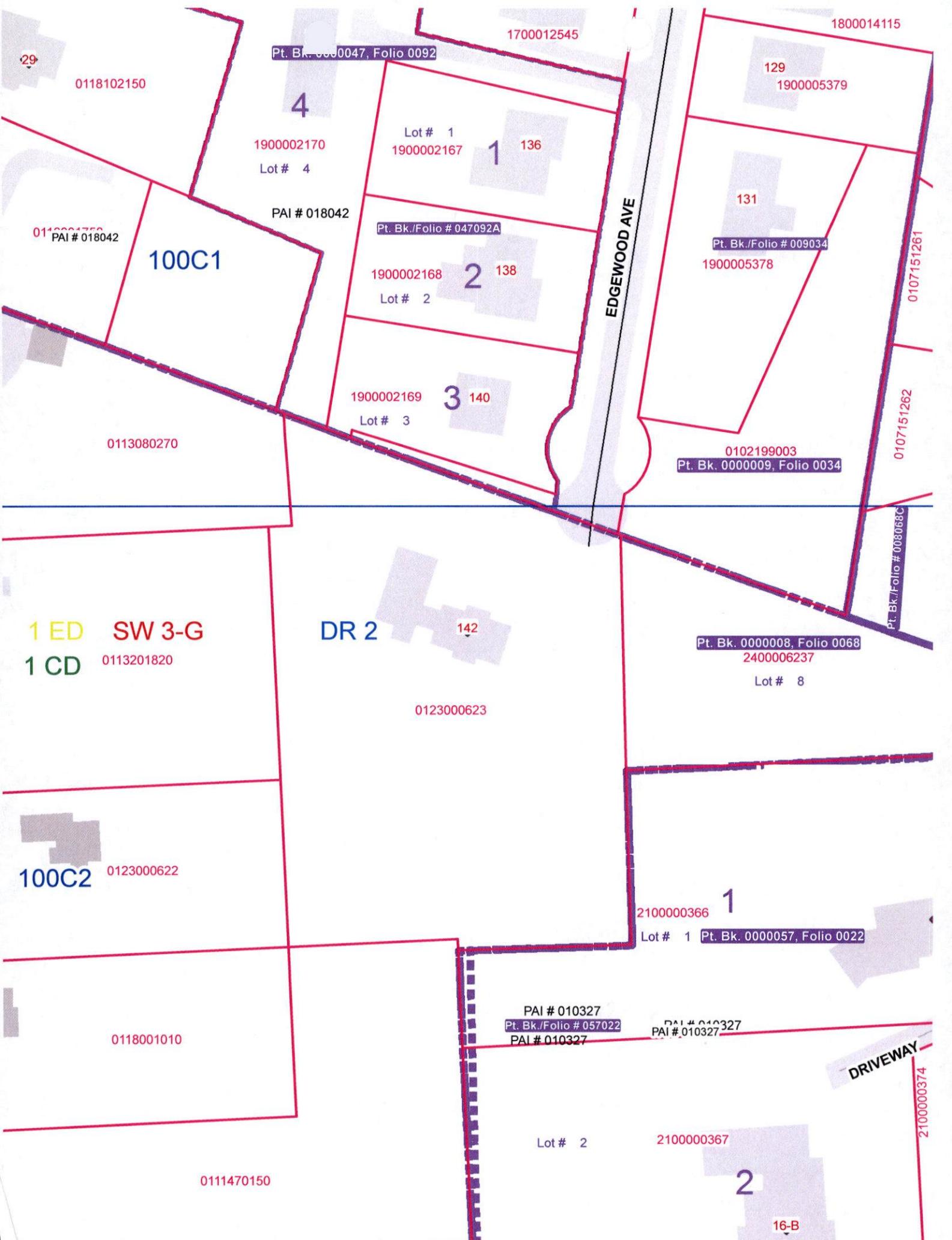
The appeal period for the above-referenced case expired on June 16, 2017. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 01 Account Number - 0123000623							
Owner Information									
Owner Name:		PANITZ JONATHAN A PANITZ JANE R				Use:		RESIDENTIAL	
Mailing Address:		142 EDGEWOOD AV BALTIMORE MD 21228-4342				Principal Residence:		YES	
						Deed Reference:		/24113/ 00414	
Location & Structure Information									
Premises Address:		142 EDGEWOOD AVE 0-0000				Legal Description:		1.35 AC ESR 142 EDGEWOOD AVE 730 S EDMONDSON AV	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0100	0012	1207		0000				2016	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1985		1,648 SF		792 SF		1.3900 AC		04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
1	YES	STANDARD UNIT		SIDING	2 full/ 1 half	1 Attached			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2016		07/01/2016		07/01/2017	
Land:		116,800		116,800					
Improvements		212,000		325,900					
Total:		328,800		442,700		366,767		404,733	
Preferential Land:		0						0	
Transfer Information									
Seller: BROWN DANIEL P				Date: 06/30/2006		Price: \$600,000			
Type: ARMS LENGTH IMPROVED				Deed1: /24113/ 00414		Deed2:			
Seller: FORTY WEST BUILD ERS INC				Date: 05/03/1982		Price: \$35,000			
Type: ARMS LENGTH IMPROVED				Deed1: /06390/ 00712		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017			
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					



29

0118102150

Pt. Bk. 0000047, Folio 0092

4

1900002170
Lot # 4

PAI # 018042

0118001750
PAI # 018042

100C1

0113080270

1 ED SW 3-G
1 CD 0113201820

DR 2

142

0123000623

100C2 0123000622

0118001010

0111470150

1700012545

Lot # 1
1900002167

136

Pt. Bk./Folio # 047092A

1900002168
Lot # 2

138

1900002169
Lot # 3

140

EDGEWOOD AVE

129
1900005379

1800014115

131

Pt. Bk./Folio # 009034
1900005378

0102199003
Pt. Bk. 0000009, Folio 0034

Pt. Bk. 0000008, Folio 0068
2400006237
Lot # 8

0107151261

0107151262

Pt. Bk./Folio # 008068C

2100000366
Lot # 1

1

Pt. Bk. 0000057, Folio 0022

PAI # 010327
Pt. Bk./Folio # 057022
PAI # 010327

PAI # 010327
PAI # 010327

Lot # 2

2100000367

2

16-B

DRIVEWAY

2100000374

16x24 Aspen

16 x 24 shed shown with optional windows, gable window, shutters and garage door with driftwood shingles.



Building shown with optional garage door, windows, gable window, shutters and flowerboxes..



[« Previous](#) | [Next »](#)

(Image 3 of 8)

silh.jpg?description=%3Cp%3Ewide+fronted
in.+double+doors%3Cp%3Eft.+tall+side+walls+and-
ft.+1+see



(http://http://www.fairchildsemi.com/gd/hys/bases.ppt
u=http%3A%2F%2Fwww.fairchildsemi.com/gd/hys/bases.ppt
shedshedshedyearslabor+warranty%3Dvistavistavistaprimeengineered+sic
16x246%2F46%2F70448E5F6B98924F11-000



- **Do-it-Yourself – Item #:** N/A | **Installed Item #:** 293163
- **Wall Frame:** 2x4 framing provides greater strength and durability
- **Door opening:** 64-in.
- **Side wall height:** 8-ft.
- **Peak height:** 12-ft. 11-in.
- **Floor decking:** Includes complete floor
- **Door hardware:** Premium, 3 point locking handle. Features full length continuous hinges and 100% galvanized fasteners to prevent door sagging
- **Threshold:** Aluminum threshold included to protect your entryway
- **Siding:** LP® siding – treated wood siding resists termites and decay. Comes primed and ready to paint
- **Limited Material Warranty:** 15-year limited material warranty
- **Labor Warranty:** 10-year
- **Common Size (w x d x h):** 16-ft. x 24-ft. x 12-ft. 11-in.
- **Actual Foundation Size (w x d):** 16-ft. x 24-ft.

- **Trim: 4 qt. | Siding: 5 gal. Required (sold separately)**

HEARTLAND

1000 Ternes Drive, Monroe, MI 48182
Phone (800) 577-9663
Fax (734) 242-6960

Home (<http://heartlandind.com/>)

Blog
(<http://heartlandind.com/category/blog/>)

Leave a Review
(<http://heartlandind.com/leave-a-review/>)

Testimonials
(<http://heartlandind.com/testimonials/>)

FAQ's / Help
(<http://heartlandind.com/faqs-help/>)

Videos
(<http://heartlandind.com/videos/>)

Become an Installer
(<http://heartlandind.com/become-an-installer/>)

Warranty Registration
(<http://heartlandind.com/warranty-registration/>)

All Storage Sheds
(<http://heartlandind.com/product-category/storage-sheds/>)

Greenhouse Shed
(<http://heartlandind.com/product-category/storage-sheds/greenhouse-sheds/>)

Gazebos & Pergolas
(<http://heartlandind.com/product-category/gazebos-pergolas/>)

Wood Swing Sets
(<http://heartlandind.com/product-category/wood-swing-sets/>)

Display Model Clearance
(<http://heartlandind.com/display-model-clearance/>)



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SAVE YOUR QUOTE

Home Page (http://heartlandind.com) / Save your quote

You are now logged in as Jonathan

PERSONAL DETAILS

FIRST NAME * (REQUIRED)

Jonathan

LAST NAME * (REQUIRED)

Panitz

EMAIL ADDRESS * (REQUIRED)

yonatanavram@hotmail.com

Store: BALTIMORE, MD
Address: 5900 BALTIMORE NATIONAL PIKE, BALTIMORE, MD 21228-2918

ADDITIONAL INFORMATION

ORDER NOTES

Notes about your order, e.g. special notes for delivery.

YOUR CUSTOMIZED QUOTE

PRODUCT	
Vista 16ft. x 24ft. × 1	\$11,224
Installation Options:: Vista 16x24 × 1	
Installation Options: Professionally Installed	Option subtotal: \$6,499
Shingle Color:: Driftwood Shingles × 1	Option subtotal:
Add Paint:: Paint 16x24 × 1	Option subtotal: \$1,632
Big Buildings Options:: 8ft. x 7ft. Sectional Garage Door × 1	Option subtotal: \$899
Big Buildings Options:: Steel Service Door × 1	Option subtotal: \$349
Big Buildings Options:: Wood Ramp - 8ft. x 5ft. × 1	Option subtotal: \$225
Big Buildings Options:: Large Skylight × 1	Option subtotal: \$95
Big Buildings Options:: 16x24 Premium Treated Floor Upgrade × 1	Option subtotal: \$579
Window/Shutters/Flowerboxes:: 16" x 24" Small Window × 4	
Installation Options: Professionally Installed	Option subtotal: \$520
Shelves/Workbenches:: Shelf 12ft. x 12in. × 2	Option subtotal: \$110
Shelves/Workbenches:: Workbench 12ft. x 24in. × 1	Option subtotal: \$70
Ventilation/ Ramps and More:: 8" x 16" Wall Vents (Pair) × 1	Option subtotal: \$16
Ventilation/ Ramps and More:: 5-ft. Treated Wood Ramp × 1	Option subtotal: \$160

Ventilation/ Ramps and More::

Venting Skylight × 1

Option subtotal: \$70

Installation Options: Professionally
Installed**QUOTE TOTAL****\$11,224**[PRINT OR EMAIL YOUR QUOTE](#)

HEARTLAND INDUSTRIES



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Fax (734) 242-6960

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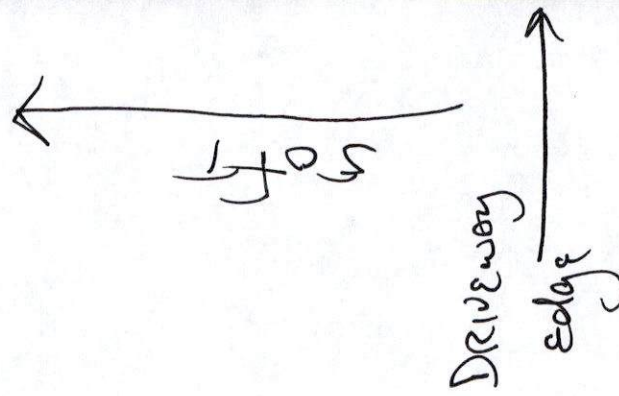
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Distance from
Driveway edge to
Property line = 50 ft













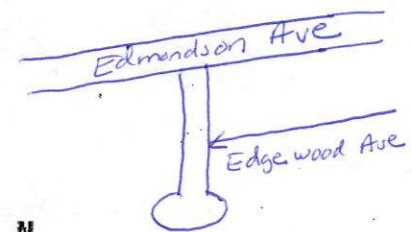
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 142 Edgewood Ave Catonsville, 21228 OWNER(S) NAME(S) Jonathan Panitz + Jane Panitz

SUBDIVISION NAME N/A LOT # — BLOCK # — SECTION # —

PI AT BOOK # — FOLIO # — 10 DIGIT TAX # 012300 0623 DEED REF. # 24113100414

SITE VICINITY MAP



N
↑
MAP IS NOT TO SCALE

ZONING MAP# 100 C2

SITE ZONED OR 2

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE 1.39

OR SQUARE FEET _____

HISTORIC? no

IN CBCA? no

IN FLOOD PLAIN? no

UTILITIES? MARK WITH X

WATER IS: PUBLIC ☒ PRIVATE _____

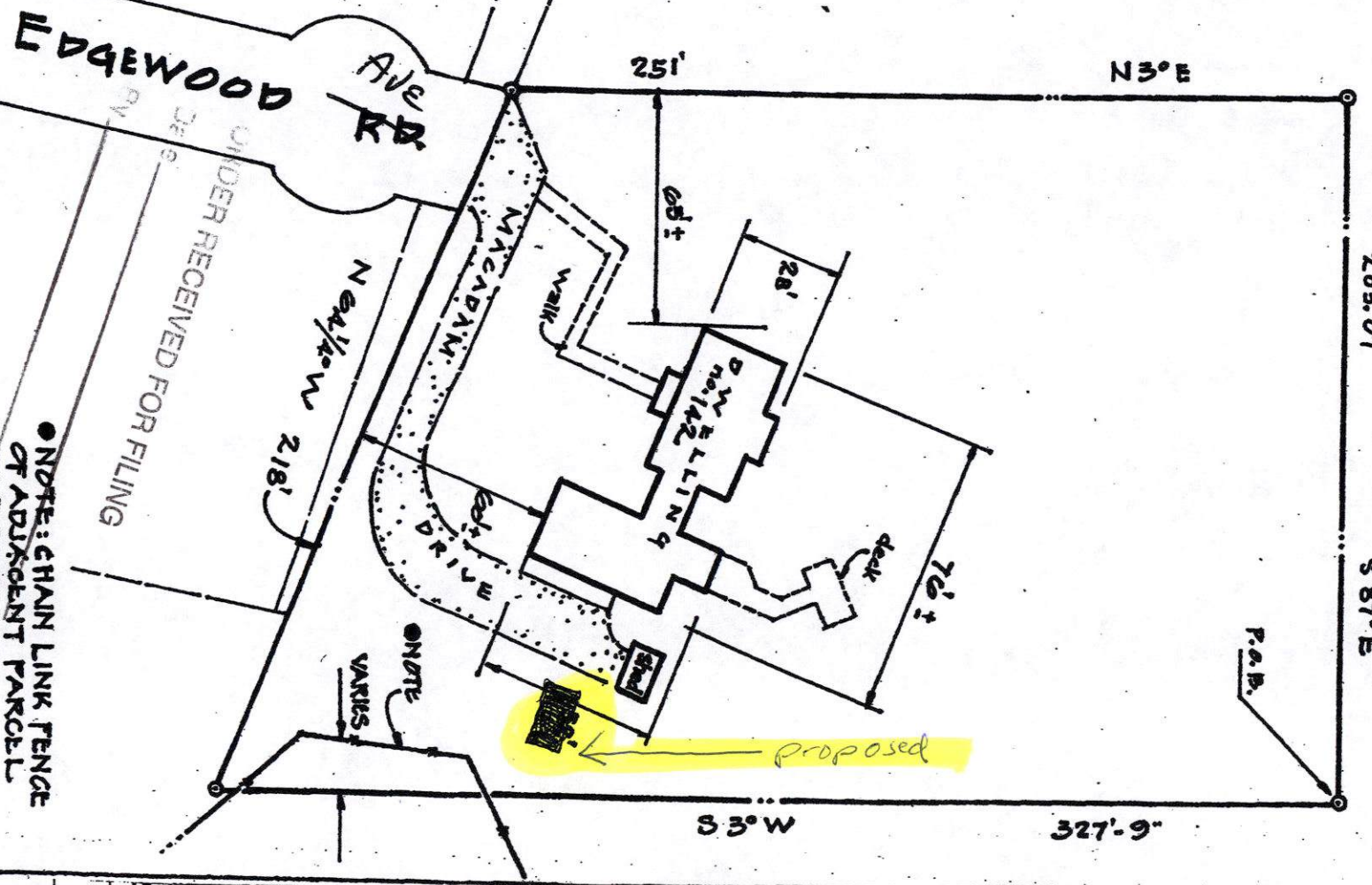
SEWER IS: PUBLIC ☒ PRIVATE _____

PRIOR HEARING? no

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY Freedom Surveying DATE 4/24/17 SCALE: 1 INCH = 50 FEET

Per. Exh. 1