

MEMORANDUM

DATE: September 24, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0403-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 23, 2019. 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.'

/dlw

c: Case File
✓ Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(3460 Sollers Point Road)
12th Election District *
7th Council District *
Michael S. Norris *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0403-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Michael S. Norris (“Petitioner”). The Petitioner is requesting Variance relief pursuant to § 400 of the Baltimore County Zoning Regulations (“BCZR”) to permit a proposed accessory structure (pool) to be located in the front and 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 Petitioner’s 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 received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 4, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). 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 8-23-19

By DW

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 § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the BCC and BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 23rd day of **August, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400 of the Baltimore County Zoning Regulations ("BCZR") to permit a proposed accessory structure (pool) to be located in the front and side yard in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

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 8-23-19

By 190



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 3460 Solles Point Rd Currently zoned DRS15
Deed Reference 29037 1018 10 Digit Tax Account # 1219034030
Owner(s) Printed Name(s) Michael Norris

(SELECT THE HEARING(S) BY MARKING **X** 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:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 4001.3CZ22 - To permit a proposed accessory structure (pool) to be located in the front and side yard in lieu of the required rear yard.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **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):

Michael Norris
Name #1 – Type or Print Name #2 – Type or Print
MM Norris
Signature #1 Signature #2
3460 Solles Point Rd MD
Mailing Address City State
21222 443-989-5637 Mike_Norris510@hotmail.com
Zip Code Telephone # Email Address

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

Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print
Signature
Mailing Address City State
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 8 day of August, 2019 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 2019-0407-A Filing Date 7/23/19 Estimated Posting Date 8/4/19 Reviewer gh

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: 3460 Sellers Point Rd Pundalk MD 21222
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)

I am on a corner lot and do not have a back yard.

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

mm m
Signature of Owner (Affiant)

Michael Morris
Name- Print or Type

Signature of Owner (Affiant)

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 23 day of July, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: MICHAEL S MORRIS

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

05-05-2023

My Commission Expires

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: 3466 Sellers Point Rd Dundalk MD 21222
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)

I am on a corner lot and I do not have a back yard.

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

Michael Morris
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Michael Morris
Name- Print or Type

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 23 day of JULY, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michael S Morris

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

AS WITNESS my hand and Notaries Seal

Thomas S. Duen
Notary Public
05-05-2023
My Commission Expires



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 3460 Sollers Point RD Currently zoned PR 515
Deed Reference 29037-1018 10 Digit Tax Account # 1219034030
Owner(s) Printed Name(s) Michael Norris

(SELECT THE HEARING(S) BY MARKING **X** 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:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 BCZA - To permit a proposed accessory structure (Pool) to be located in the front and side yard in lieu of the required rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **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):

Michael Norris

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]

Signature #1

Signature #2

3460 Sollers Point RD

Mailing Address

City

State

21222

Zip Code

443-789-5637

Telephone #

mike-norris@hotmail.com

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

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 8-23-19 day of August, 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.

By [Signature]

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0403-A

Filing Date 7/23/19

Estimated Posting Date 8/4/19

Reviewer gr

ZONING PROPERTY DESCRIPTION FOR 3460 SOLLERS POINT RD

Beginning at a point on west side of Sollers point rd which is 30 feet wide at a distance of 16 feet north of the centerline of the nearest improved intersecting street Yorkway which is 33 feet wide.

Being Lot #31, Block 4 as recorded in Baltimore County Plat Book #6B, Folio #592, containing 5,562 sqft. Located in the 12th election district and 7th Council District.

2019-0403-A

RE-CERTIFICATION OF POSTING

RE: Case No. 2019-0403- A

Petitioner: Michael Norris

Closing Date: 8/19/19

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

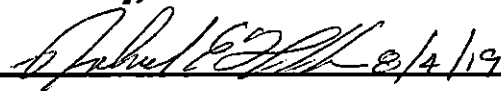
3460 Sollers Point Road – (front) – 1 of 2

3460 Sollers Point Road – (Yorkway side) – 2 of 3

3460 Sollers Point Road – (Blow up of sign wording) – 3 of 3

_____ on 8/4/19

Sincerely,

 8/4/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certification of Posting

Case No 2019-0403-A



3460 Sollers Point Road (front) 1 of 3

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2019-0403-A



3460 Sollers Point Road (Yorkway side) 2 of 3

Richard E. Hoffman

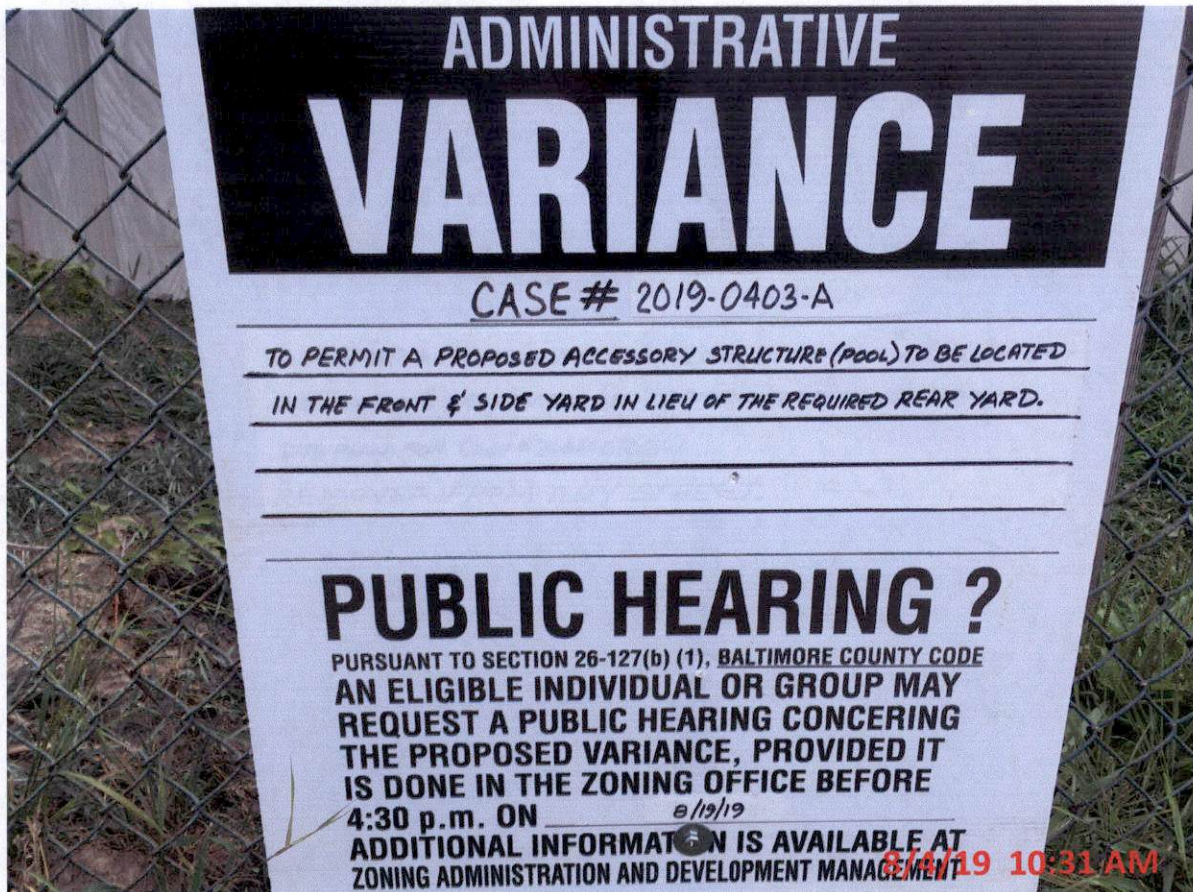
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2019-0403-A



3460 Sollers Point Road (blow up of wording) 3 of 3

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0403 -A Address 3460 Sollers Point Rd
Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/23/19 Posting Date: 8/4/19 Closing Date: 8/19/19

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2019- 0403 -A Address 3460 Sollers Point Road 21222
Petitioner's Name Michael Morris Telephone 443-889-5637
Posting Date: 8/4/19 Closing Date: 8/19/19
Wording for Sign: To Permit a proposed accessory structure (pool)
to be located in the front^{side} yard in lieu of the
required rear yard

Revised 6/30/2019

**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: 2019-0403-A
Property Address: 3460 Sollers Point RD
Property Description: _____

Legal Owners (Petitioners): Michael Morris
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michael Morris
Company/Firm (if applicable): _____
Address: 3460 Sollers Point RD
Dundalk, MD 21222

Telephone Number: 443-889-5637

Revised 7/9/2015

**CASHIER'S
VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

September 20, 2019

Michael Norris
3460 Sollers Point Road
Dundalk MD 21222

RE: Case Number: 2019-0403-A

Dear: Michael Norris

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on July 23, 2019.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over the "Very truly yours," text.

W. Carl Richards, Jr.
Supervisor, Zoning Review

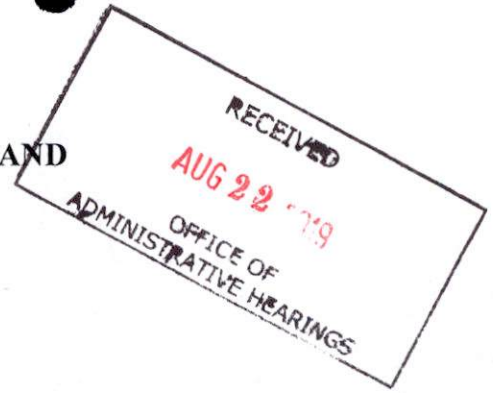
WCR:mcn

C: People's Counsel

8-19-19

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: August 22, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0403-A
Address 3460 Sollers Point Road
(Norris Property)

*Rec'd
from
Sherry
9-6-19*

Zoning Advisory Committee Meeting of **August 2, 2019**.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within an Intensely Developed Area (IDA) and is subject to Critical Area requirements. The applicant is proposing to permit an accessory structure in the front and side yard instead of the rear yard. The site plan shows a proposed pool. This is not a waterfront lot. The proposed pool must meet all IDA requirements, including payment of an offset fee for any new impervious surfaces on site and replacement of any trees removed. If the offset fee is paid and any trees removed are replaced, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is not waterfront. If the offset fee for new impervious surface is paid and any trees removed are replaced, then that will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

If the IDA requirements can be met, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 12 Account Number - 1219034030			
Owner Information					
Owner Name:		NORRIS MICHAEL S		Use: RESIDENTIAL	
Mailing Address:		3460 SOLLERS POINT RD BALTIMORE MD 21222-6052		Principal Residence: YES Deed Reference: 729037/ 00018	
Location & Structure Information					
Premises Address:		3460 SOLLERS POINT RD 0-0000		Legal Description: 3460 SOLLERS POINT RD DUNDALK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0103	0023	0573		0000	
					Block:
					4
					Lot:
					31
Assessment Year:		Plat No:		6B	
2018		Plat Ref:		0014/ 0008	
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1948		1,238 SF		5,582 SF	
Property Land Area		County Use			
5,582 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	NO	STANDARD UNIT	SIDING	1 full	1 Attached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-In Assessments	
		As of		As of	
		01/01/2018		07/01/2018	
Land:	49,500	49,500			
Improvements	79,000	85,200			
Total:	128,500	134,700		130,567	
Preferential Land:	0			132,633	
Transfer Information					
Seller: SKELTON JAMES L		Date: 01/04/2010		Price: \$159,900	
Type: ARMS LENGTH IMPROVED		Deed1: /29037/ 00018		Deed2:	
Seller: SKELTON JAMES L		Date: 09/01/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /20623/ 00592		Deed2:	
Seller: SKELTON JAMES L		Date: 03/27/2003		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /17739/ 00132		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
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: Approved 02/02/2010					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

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.

2019-0403-A

Permits, Approvals, and Inspections
Code Inspections & Enforcement
County Office Building, Rm. 213
111 West Chesapeake Ave
Towson, Maryland 21204
www.baltimorecountymd.gov/Agencies/permits/



Code Enforcement 410-887-3351
Electrical Inspection 410-887-3960
Plumbing Inspection 410-887-3620
Building Inspection 410-887-3953

CODE ENFORCEMENT CORRECTION NOTICE

*violation
corrected*

NORRIS MICHAEL S
3460 SOLLERS POINT RD
BALTIMORE, MD 21222-6052

CASE NUMBER	PROP.TAX ID
CC1905627	12-19-034030
VIOLATION ADDRESS	
3460 Sollers Point Rd Dundalk, MD 21222	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY CODES AND/OR REGULATIONS:

County Codes/Regulations	Inspector's Comments
B.C.C. 13-7-310(a): Remove all trash & debris from property B.C.C. 13-7-401; 13-7-402; 13-7-403: Cut & remove all tall grass and weeds to three (3) inches in height Other Violation(s)	Remove pallet, siding on ground old pool items Cut and maintain all tall grass and weeds at a height of 3 inches inside and outside of fence BCC 35-5-302(b)(3) Exterior Structures; Repair or replace all damaged or missing gutters and downspouts

Failure to comply with this correction notice, may result in a **\$200.00** fine/penalty per day, per violation pursuant to BCC: 1-2-217; 32-3-602 and/or the County sending a contractor to correct the violation(s) at your expense. Call the inspector for more information and details.

COMPLIANCE DATE: 05/30/2019	INSPECTOR ID: 50
	ISSUED DATE: 05/16/2019

IMPORTANT INFORMATION TO THE PERSON'S CHARGED

1. It is important that you read this document carefully, as it charges you with the commission of a crime.
2. If you fail to correct the violations noted by the date dictated, a citation may be issued, and a trial scheduled at which you may be penalized by a fine, imprisonment, or both.
3. If the County is required to bring your property into compliance, all costs and fines shall become a lien and shall be collectible in the manner provided for collection of real estate taxes; or may be collected in the same manner as any civil money judgment or debt collected.
4. A lawyer can give important assistance to you:
 - (a) on how to correct the violation(s) in order to avoid trial or
 - (b) at trial, if you failed to correct the violation(s) noted. Assistance may be provided to determine whether there are any defenses to the charges against you or any circumstances helpful to you that should be brought to the trial. A lawyer can help you by developing and presenting information, which could effect how you correct the violation(s).
5. A conviction for each violation will subject you to potential fines of \$200, \$500, \$1000 per day per violation, depending on the violation, or 90 days in jail, or both Baltimore County Code section 1-2-217 and 32-3-602.
6. It is your responsibility to obtain any required permit(s) to correct the cited violation(s). All repairs must be in accordance with applicable laws, Code of Baltimore County Regulations, and standards.
7. Upon correction of these violation(s), contact the inspector for re-inspection. If you have any questions contact the inspector promptly.

2019-0403-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/Comments/No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>8-4-19</u> by <u>Hoffman</u>	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
<i>Forward in back of file</i>		
Comments, if any: <u>Missing sign cert. 8-21-19 Sent email to fence + Day 8-21</u>		

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 12 Account Number - 1219034030			
Owner Information					
Owner Name:		NORRIS MICHAEL S		Use:	RESIDENTIAL
Mailing Address:		3460 SOLLERS POINT RD BALTIMORE MD 21222-6052		Principal Residence:	YES
				Deed Reference:	/29037/ 00018
Location & Structure Information					
Premises Address:		3460 SOLLERS POINT RD 0-0000		Legal Description:	3460 SOLLERS POINT RD DUNDALK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0103	0023	0573		0000	
					Block:
					4
					Lot:
					31
					Assessment Year:
					2018
					Plat No:
					6B
					Plat Ref:
					0014/ 0008
Special Tax Areas:		Town:			
		NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1948		1,238 SF		5,562 SF	
				Property Land Area	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	NO	STANDARD UNIT	SIDING	1 full	1 Attached
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2018	07/01/2019	07/01/2020
Land:		49,500	49,500		
Improvements		79,000	85,200		
Total:		128,500	134,700	132,633	134,700
Preferential Land:		0			0
Transfer Information					
Seller: SKELTON JAMES L		Date: 01/04/2010		Price: \$159,900	
Type: ARMS LENGTH IMPROVED		Deed1: /29037/ 00018		Deed2:	
Seller: SKELTON JAMES L		Date: 09/01/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /20623/ 00592		Deed2:	
Seller: SKELTON JAMES L		Date: 03/27/2003		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /17739/ 00132		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2019	07/01/2020	
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:   02/02/2010

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application**Date:**

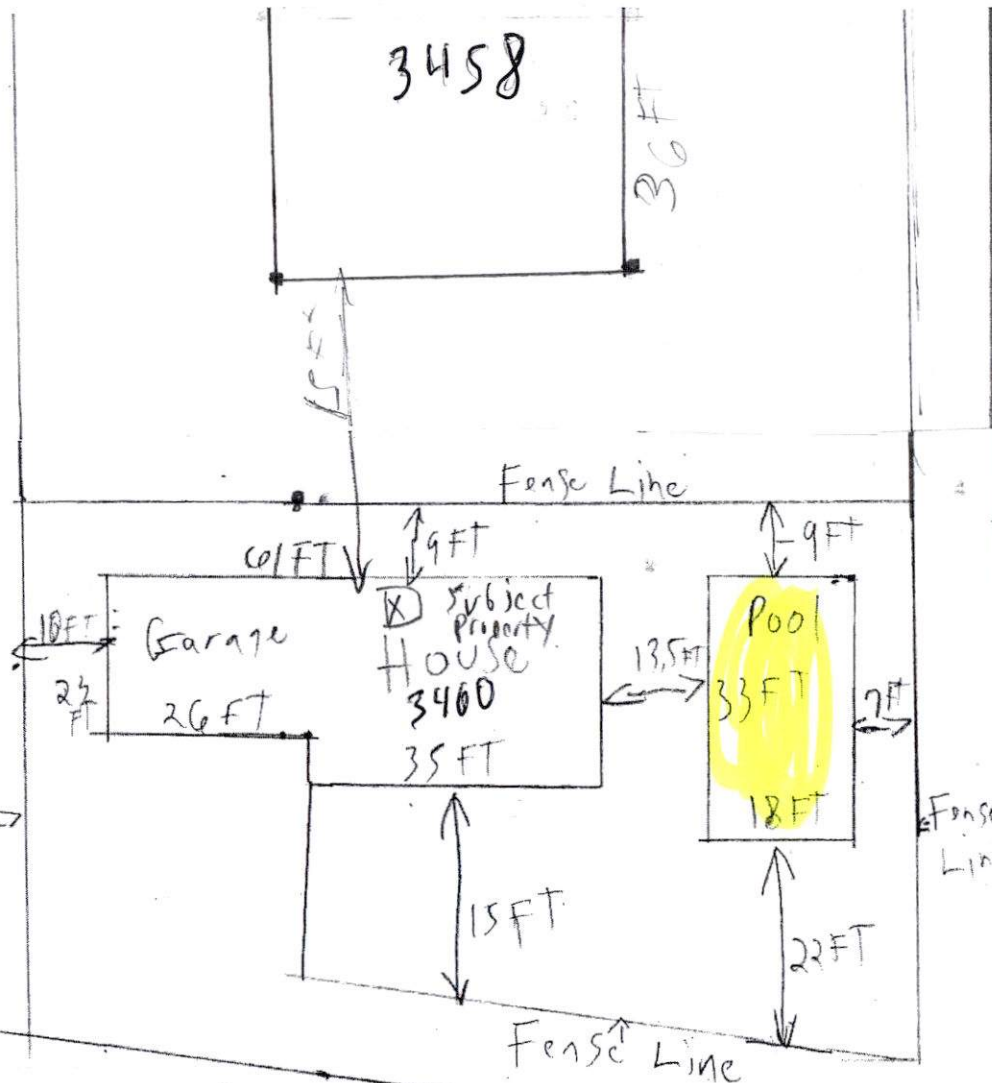
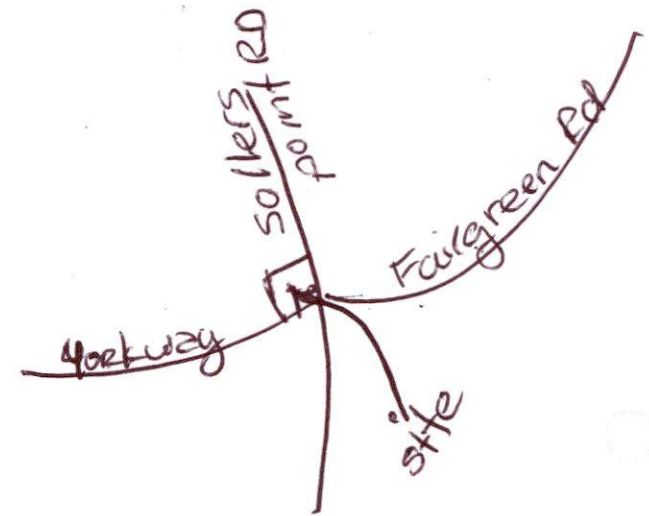
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 31160 Sollers Point Rd OWNER(S) NAME(S) Michael Morris

SUBDIVISION NAME 0000 LOT # 31 BLOCK # 41 SECTION # _____

PLAT BOOK # 4B FOLIO # 592 10 DIGIT TAX # 121902403 DEED REF. # 29037100012

SITE VICINITY MAP



N
↑ MAP IS NOT TO SCALE
ZONING MAP# 0103 11001
SITE ZONED DRS.5
ELECTION DISTRICT 12
COUNCIL DISTRICT 7
LOT AREA ACREAGE 1
OR SQUARE FEET 5562
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? _____
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
NO

Pet. Encl. 1

Sollers Point Rd.

Yorkway

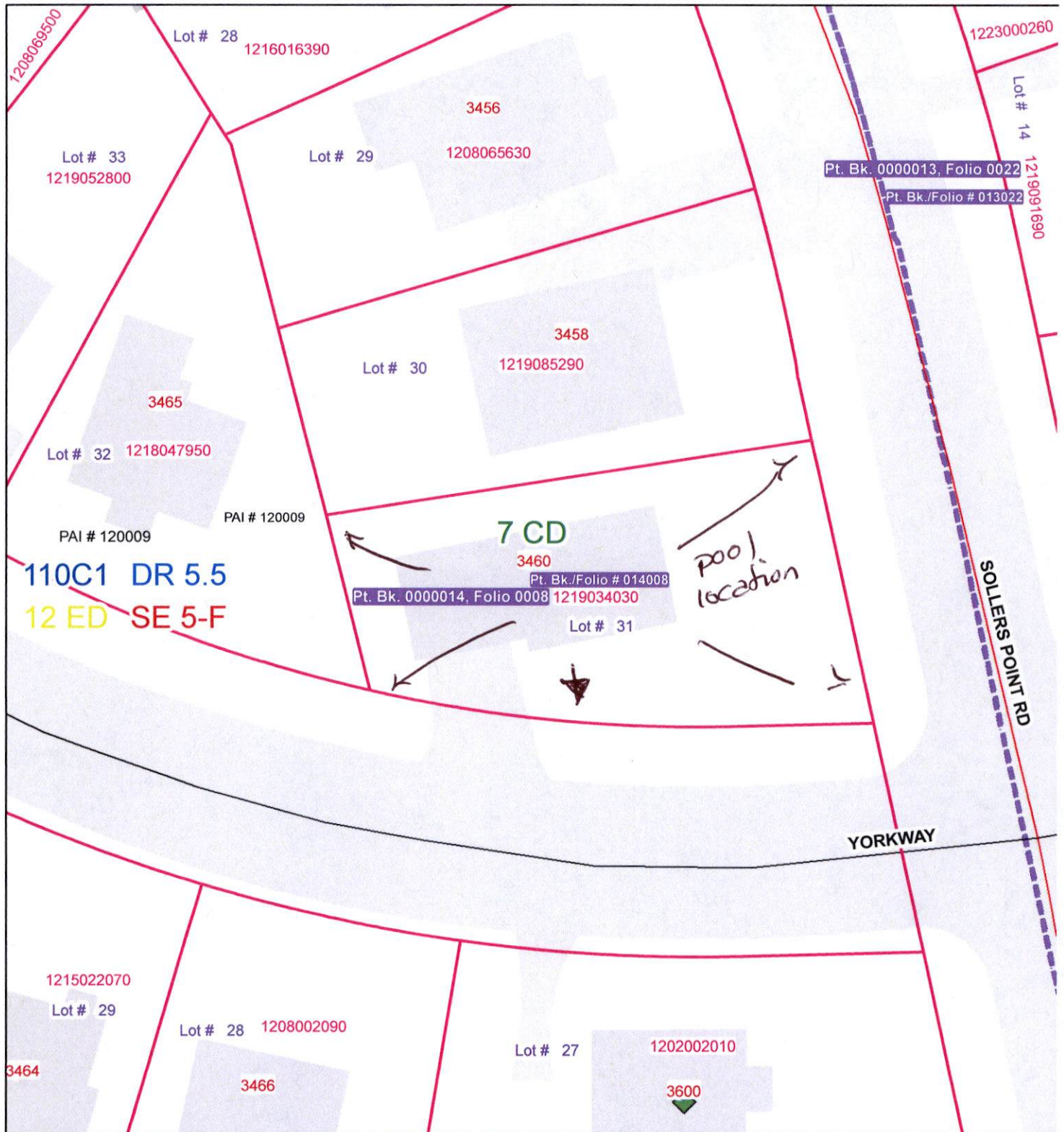


PLAN DRAWN BY Michael Morris DATE 06-06-19 SCALE: 1 INCH = 20 FEET

2019-04-28-A

Violation case ID: 1905627

3460 Sollers Point Road



Publication Date: 7/23/2019



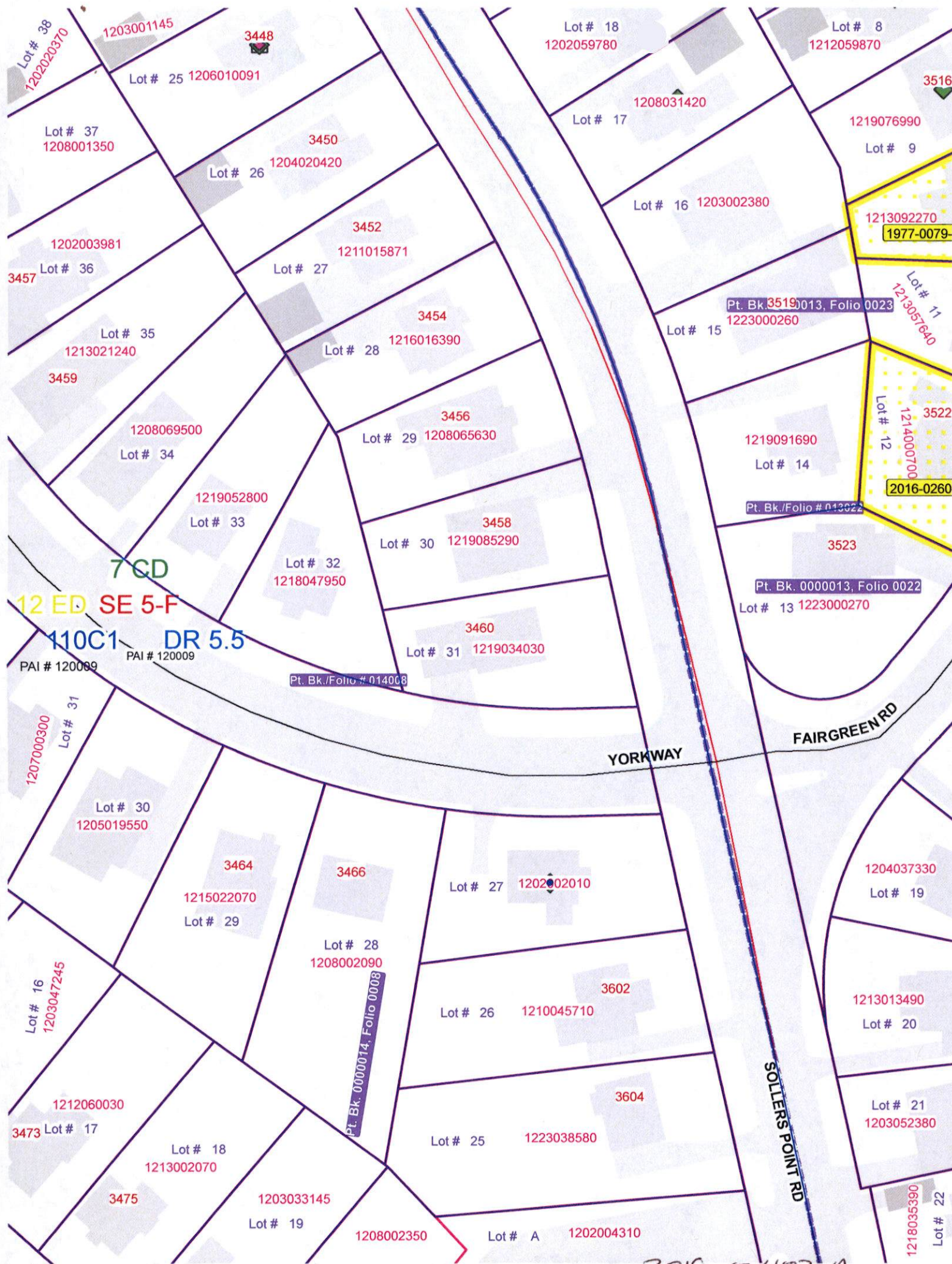
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40 Feet

1 inch = 30 feet

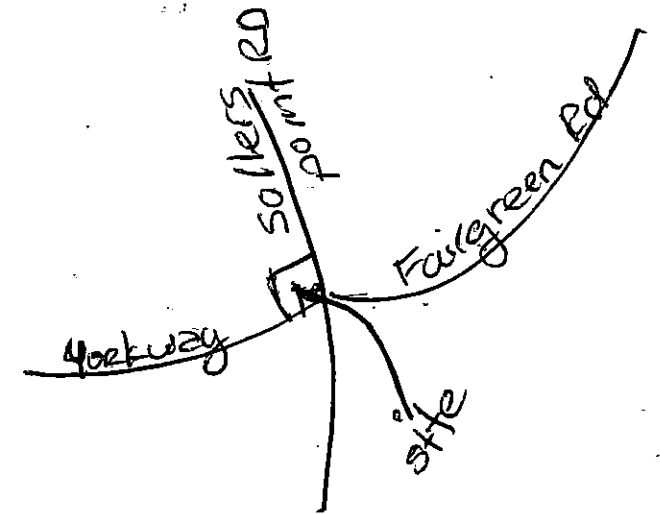
2019-0403-A



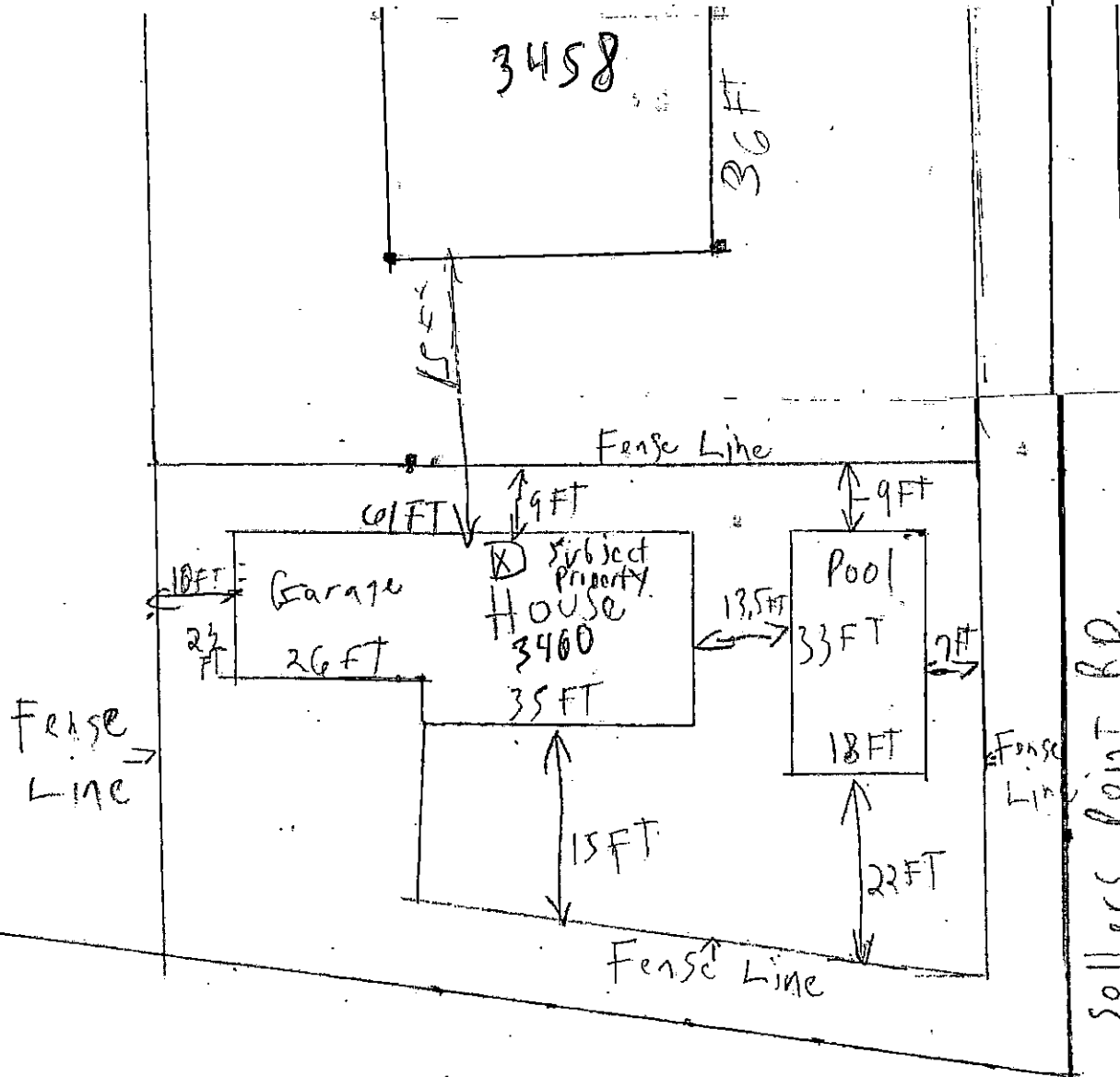
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☐ (MARK TYPE REQUESTED WITH X)

ADDRESS 31160 Sollers Point Rd OWNER(S) NAME(S) Michael Morris
 SUBDIVISION NAME 0000 LOT # 31 BLOCK # 41 SECTION #
 PLAT BOOK # 43 FOLIO # 392 10 DIGIT TAX # 121902402 DEED REF. # 29037/00012

SITE VICINITY MAP



2019-0403-A



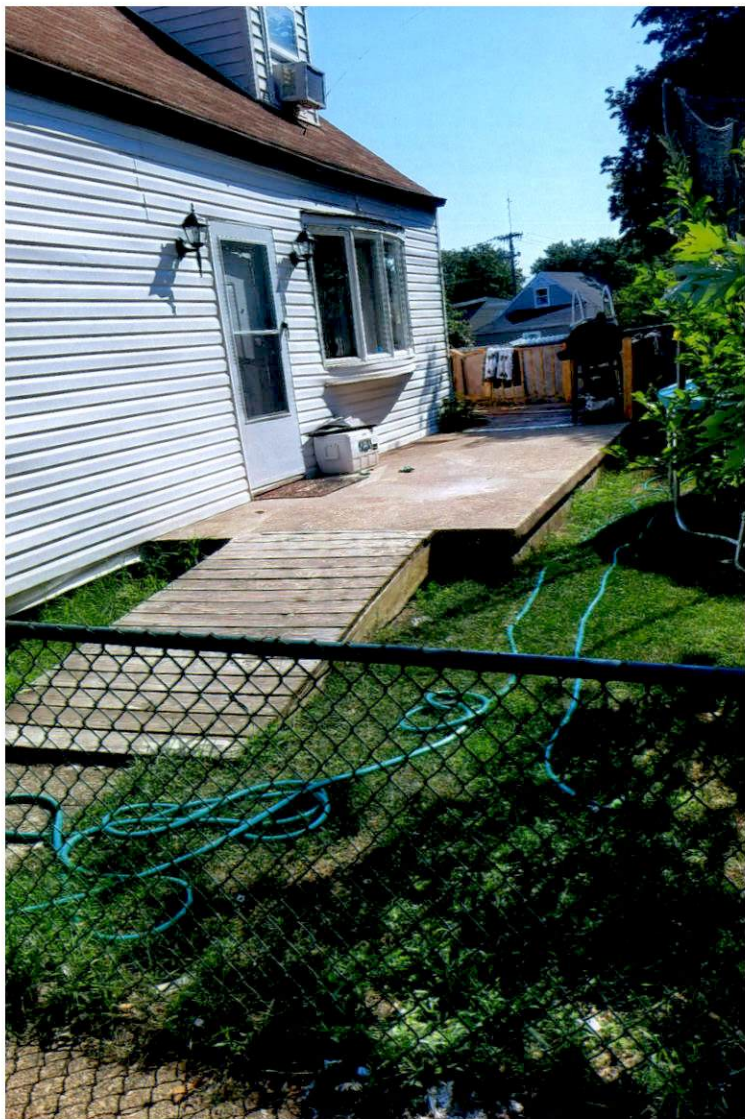
N
 MAP IS NOT TO SCALE
 ZONING MAP # 0403 11001
 SITE ZONED DR S.1
 ELECTION DISTRICT 12
 COUNCIL DISTRICT 7
 LOT AREA ACREAGE 1
 OR SQUARE FEET 5562
 HISTORIC? No
 IN CBQA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC ☒ PRIVATE ☐
 SEWER IS: PUBLIC ☒ PRIVATE ☐
 PRIOR HEARING? ☐
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
NO

Violation case ID# 1905627

PLAN DRAWN BY Michael Morris DATE 06-06-19 SCALE: 1 INCH = 20 FEET



Back



Houisc

Front



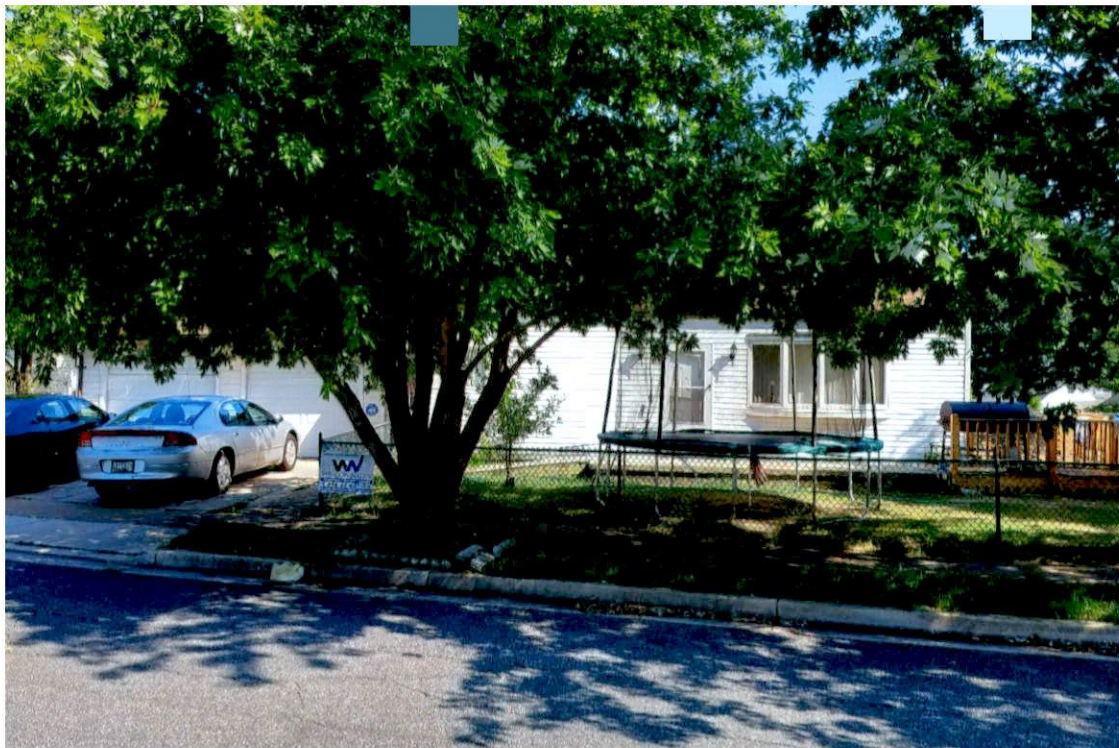
corner of Vorkwa
and Solles point



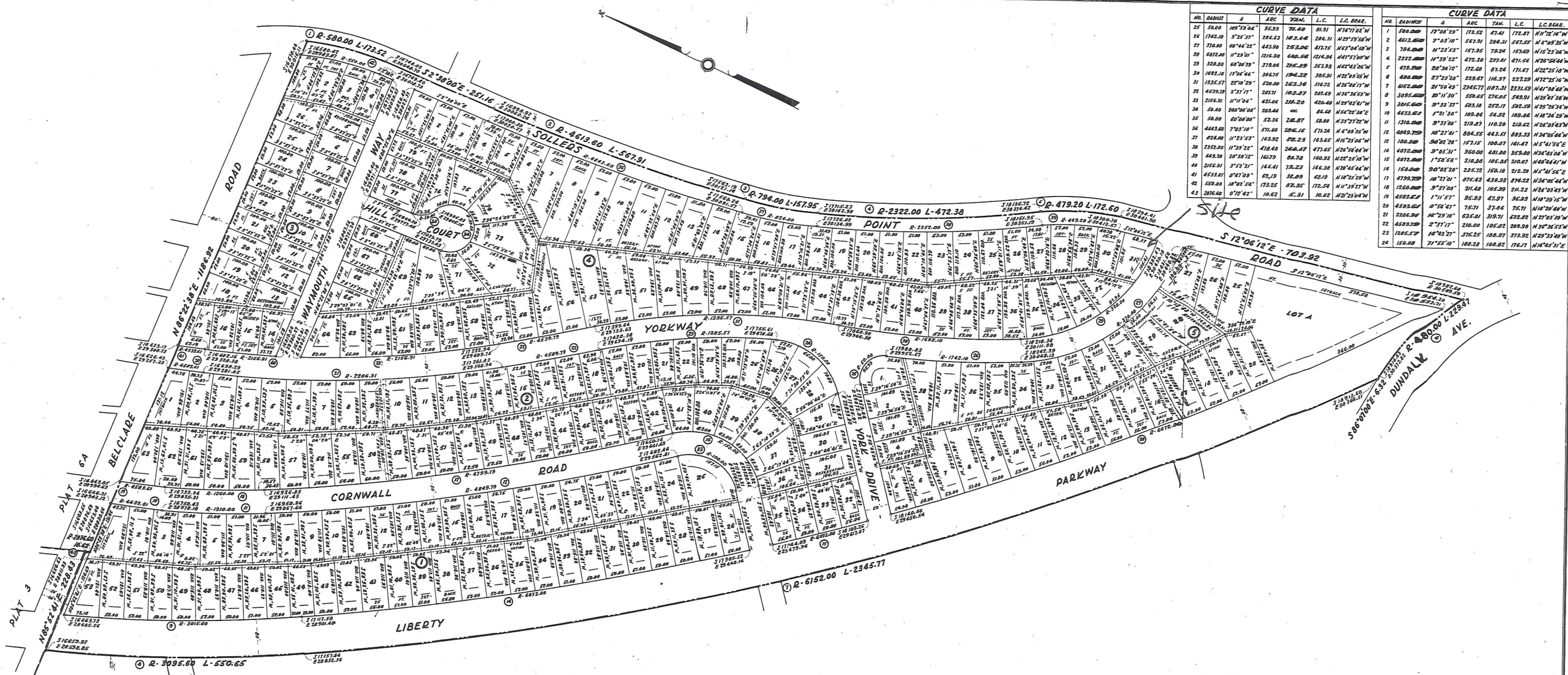
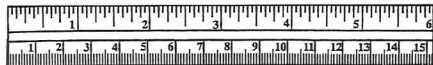
House Side

on

your way



Front



CURVE DATA						CURVE DATA							
NO.	RADIUS	Δ	ARC	TAN.	L.C.	L.C. BEAR.	NO.	RADIUS	Δ	ARC	TAN.	L.C.	L.C. BEAR.
25	50.00	109°59'44"	35.39	74.40	81.91	N74°17'02"W	1	500.00	17°06'29"	173.52	47.41	172.87	N77°12'16"W
26	1742.10	5°25'37"	286.63	183.64	286.31	N23°19'50"W	2	403.00	7°05'10"	567.91	284.31	567.65	N6°09'35"W
27	370.00	68°44'28"	443.90	253.06	417.75	N63°04'00"W	3	704.00	11°23'53"	157.95	79.24	157.59	N15°23'06"W
28	6072.00	11°29'01"	1216.98	640.54	1214.94	N67°17'00"W	4	2322.00	11°39'12"	472.30	237.01	471.56	N26°04'44"W
29	320.00	60°00'59"	378.04	215.89	351.93	N62°43'06"W	5	479.00	20°38'12"	172.60	87.24	171.61	N72°25'18"W
30	1692.10	13°06'44"	366.75	194.22	385.91	N52°59'50"W	6	406.00	27°23'26"	229.47	116.37	227.29	N22°25'16"W
31	1335.57	22°10'29"	430.00	263.36	516.74	N56°46'11"W	7	6152.00	21°50'49"	2345.77	1187.31	2331.63	N33°15'51"W
32	4639.79	2°37'17"	201.71	103.47	101.69	N58°55'59"W	8	3095.00	10°11'30"	550.65	276.65	502.91	N45°07'38"W
33	2156.91	11°11'06"	421.06	214.20	420.46	N59°42'41"W	9	3015.00	9°33'37"	530.18	252.17	528.09	N52°26'14"W
34	50.00	260°00'00"	50.00	0.00	0.00	N50°32'38"E	10	4633.00	1°21'30"	109.04	54.32	109.64	N10°36'29"W
35	50.00	60°00'00"	50.36	28.87	58.80	N53°07'22"E	11	1310.00	9°37'00"	219.07	110.20	219.42	N52°03'43"W
36	4643.60	7°03'10"	143.92	87.23	171.26	N60°00'36"E	12	4049.79	10°27'01"	884.55	443.51	889.33	N34°06'46"W
37	624.00	11°23'53"	143.92	286.16	163.65	N57°12'06"W	13	100.00	90°02'26"	157.15	100.00	141.47	N45°41'56"E
38	2322.00	11°39'12"	472.30	237.01	471.65	N26°04'04"W	14	6072.00	9°03'31"	360.00	481.00	355.00	N34°45'04"W
39	449.30	20°38'12"	167.30	78.02	160.92	N22°25'16"W	15	6072.00	1°58'56"	210.00	105.00	207.47	N88°44'41"W
40	2156.91	11°11'06"	421.06	214.20	144.38	N50°45'54"E	16	150.00	90°02'26"	235.72	150.00	112.26	N45°41'56"E
41	4533.00	6°47'09"	62.19	31.09	62.19	N52°59'50"W	17	4799.79	10°27'01"	875.43	438.33	874.22	N34°06'46"W
42	550.00	18°02'34"	173.25	87.25	172.54	N11°39'27"W	18	1200.00	9°37'00"	211.40	105.30	211.23	N54°03'43"W
43	2816.00	0°12'42"	10.62	5.31	10.62	N20°23'04"W	19	4503.60	1°11'57"	95.93	47.97	96.33	N10°36'15"W
							20	4503.60	0°56'47"	76.71	37.86	76.71	N16°45'31"E
							21	2206.90	16°29'10"	636.01	319.71	632.42	N27°03'39"W
							22	4503.60	2°37'17"	210.00	105.02	209.90	N36°36'53"W
							23	1285.57	16°43'27"	376.25	188.97	372.92	N29°33'46"W
							24	150.00	71°55'10"	108.28	108.62	107.17	N11°55'10"E

LEGEND
Roads, streets and reserved sections are shown on this plat for the purpose of description only and not for the purpose of dedication.
Plat outlines shown thus: _____
The boundaries of streets and other highways, of lots and other parcels of land are shown by a solid line, for example: _____
The location of various points are shown according to the system of coordinates established by the Topographical Survey Commission of Baltimore City, thus: _____
Block numbers shown thus: _____
Lot numbers shown thus: _____
House setbacks shown thus: _____
Reservations on lots shown thus: _____

Owners Certificate:
Certification is hereby made that all the requirements of the Annotated Code of Maryland Chapter 1016, Acts of 1945 have been complied with on this plat.
THE DUNDALK COMPANY
Paul J. Garry, Vice Pres.

HIGHWAYS DEPARTMENT OF BALTIMORE COUNTY.
STREET ALIGNMENT AND LOCATION
STREET GRADIES & STORM DRAINS
Approved: J. Paul Offutt, Engineer
Date: March 12, 1947.

PLAT NO. 6B OF DUNDALK
BEING A DEVELOPMENT OF
THE DUNDALK COMPANY
DUNDALK - BALTIMORE COUNTY - MD.
SCALE: 1 IN. = 80 FT. DECEMBER 1946

ATTEST: [Signature] [Signature]
[Signature] [Signature]
[Signature] [Signature]

2019-0403-A