

Stamp: 83-128-SPHA #121

Stamp: 83-128-SPHA #121

**PETITION FOR SPECIAL HEARING 83-128-SPHA**  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a revised site plan for Tradewinds Marina.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do 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 Petition.

Contract Purchaser: (Type or Print Name) \_\_\_\_\_ Signature \_\_\_\_\_ Address \_\_\_\_\_ City and State \_\_\_\_\_

Legal Owner(s): (Type or Print Name) VINCENT TROVATO Signature \_\_\_\_\_ Address RT. 1 - BOX 176 EASTON, MD 21601 City and State \_\_\_\_\_

Atorney for Petitioner: (Type or Print Name) JAMES R. BROWN, III Signature \_\_\_\_\_ Address 8501 LaSalle Rd., Towson, Md. 21204 City and State \_\_\_\_\_

Atorney's Telephone No.: 296-2000

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of November, 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of December, 1982, at 10:00 o'clock A.M.

*[Signature]*  
Zoning Commissioner of Baltimore County.

ZCO-No. 1 (over)

**PETITION FOR ZONING VARIANCE**  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2.c.(2). To allow parking spaces to be crushed stone in lieu of the required durable and dustless surface (macadam, tar and chip, etc.)

AS TO SECTION 409.2.c.(2) - In view of the fact that a septic system exists on the property, black-top would not be in conformity with health regulations.

AS TO SECTION 417.3 AND 417.4 - Marina has been operating for a number of years with absolutely no parking problems of any nature. For the most part during the winter the marina is shut down; therefore, there are no parking problems.

AS TO SECTIONS 417.3 AND 417.4 TO ALLOW EXISTING PIER AND PILINGS WHICH HAVE BEEN IN PLACE FOR AT LEAST 8 OR 9 YEARS. Costs to remove would create an economic hardship and practical difficulty as it is now winter and water will probably freeze.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: (Type or Print Name) \_\_\_\_\_ Signature \_\_\_\_\_ Address \_\_\_\_\_ City and State \_\_\_\_\_

Legal Owner(s): (Type or Print Name) VINCENT TROVATO Signature \_\_\_\_\_ Address RT. 1 - BOX 176 EASTON, MD 21601 City and State \_\_\_\_\_

Atorney for Petitioner: (Type or Print Name) JAMES R. BROWN, III Signature \_\_\_\_\_ Address 8501 LaSalle Rd., Towson, Md. 21204 City and State \_\_\_\_\_

Atorney's Telephone No: 296-2030

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of November, 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of December, 1982, at 10:00 o'clock A.M.

*[Signature]*  
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

February 16, 1984

James R. Brown, III, Esquire  
8501 LaSalle Road  
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variances  
S/S of Park Rd., 223' E of Edwards Lane  
15th Election District  
Vincent Trovato, et ux - Petitioners  
NO. 83-128-SPHA (Item No. 121)

Dear Mr. Brown:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,  
*[Signature]*  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMJ/mc  
Attachments  
cc: Robert J. Romadka, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221  
People's Counsel

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCES  
S/S of Park Rd., 223' E of Edwards Lane - 15th Election District  
Vincent Trovato, et ux - Petitioners  
NO. 83-128-SPHA (Item No. 121)

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts that:

- The petitioners herein seek to revise the site plan for the Tradewinds Marina and variances to permit parking spaces to be paved with crushed stone in lieu of the required durable and dustless surface (macadam, tar and chip, etc.); 115 parking spaces in lieu of the required 140 spaces; and construction, including mooring piles, within zero feet of the divisional lines in lieu of the required 10 feet.
- Testimony indicated that a representative of the Army Corps of Engineers reviewed the permit file (Petitioner's Exhibit 6) which included a letter dated May 5, 1972, which stated:  
"...Upon your acceptance of the terms and conditions, you are authorized to proceed with the construction indicated therein. Your particular attention is invited to conditions (b) and (r) of the form... (b) That the structures or work authorized herein shall be in accordance with the plans and drawings attached hereto..."  
The attached drawing (also included in Petitioner's Exhibit 6) indicated the 10 foot setback on both north and south sides and showed the north pier to be 50 feet from the divisional line and the south pier to be 10 feet from the divisional line. In addition, on the south side, the loading ramp and mooring piles did not encroach on the 10 foot setback. Further, a letter dated June 6, 1980, (Petitioner's Exhibit 7) stated:  
"An inspection of the marina by a representative of this office in early May indicated that the pier did exceed the length authorized by the Department of the Army permit..."
- The petitioner testified as to his purchase, improvements, extensions, and that the current plan (Petitioner's Exhibit 5) was the only plan drawn from a surveyor's measurements. Other plans submitted to the County and for permits were drawn from the plat of purchase. Various construction was done without obtaining permits. Tar and chip paving was never installed as required by the approved plan dated February 17, 1977, which

is contained in building permit file No. 109-77 (Petitioner's Exhibit 1).

4. The protestants testified as to the extensions and expansions of piers and pilings, lack of screening required by the approved plan, drainage and overflow parking problems, and boats having to cross division lines to get into the creek.

and, thus, the present public hearing is required.

Without reviewing the testimony and evidence further in detail, in the opinion of the Deputy Zoning Commissioner, the petitioners have submitted inaccurate plans to Baltimore County; have failed, at times, to obtain necessary permits; have failed to comply with the approved plan; and have brought upon themselves a large portion of the difficulties and hardships they now face. Nevertheless, the petitioners have proven certain difficulties and hardships and propose some changes from the 1977 approved plan that are within the spirit and intent of the Baltimore County Zoning Regulations and will not adversely affect the health, safety, and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of February, 1984, that to revise the site plan for the Tradewinds Marina, as restricted below, should be approved and, as such, the Petition for Special Hearing is GRANTED.

IT IS FURTHER ORDERED that the Petition for Variances to permit the parking spaces to be paved with crushed stone and to allow 115 parking spaces in lieu of the required 133 spaces is GRANTED, subject, however, to the following:

- A registered engineer, after taking into consideration the adjacent north and south shoreline properties, shall certify that divisional lines have been established in accordance with Section 417.3 of the Baltimore County Zoning Regulations (BCZR). These lines shall be indicated on the site plan.
- Compliance with Section 417.4 of the BCZR.
- A maximum of 7% slips shall be provided.

(2)

4. All internal roadways and aisles shall be paved with a durable, dustless surface, i.e., minimum standard of tar and chip. All roads shall be indicated on the site plan.

5. Compliance with the comments submitted by the Health Department, dated February 11, 1982, and the Department of Permits and Licenses, dated January 27, 1982.

6. The proposed bumper strip shall be installed along the southern property line.

7. The privacy fence along the northern property line shall be no higher than 42 inches from the front of the dwelling on Lot 2 to the water.

8. All parking/winter boat storage, including that located on the east side of the sales building, shall be screened from adjacent residential properties by evergreen screening a minimum of 5 feet high.

9. All necessary permits shall be obtained prior to any construction.

10. A revised site plan, incorporating the applicable restrictions set forth above, shall be submitted for approval by the Office of Planning and Zoning.

IT IS FURTHER ORDERED that to permit construction, including mooring piles, within zero feet of the divisional lines in lieu of the required 10 feet is hereby DENIED.

*[Signature]*  
Deputy Zoning Commissioner of Baltimore County

TOWSON OFFICE  
HUDKINS ASSOCIATES, INC.  
Engineers, Surveyors and  
Landscape Architects  
800 East Joppa Road  
Room 21, Shell Building  
Towson, Maryland 21204  
Phone: 625-9888  
December 15, 1981

DESCRIPTION FOR TRADE WINDS YACHT SALES:

Beginning for the same the two following courses and distances from the intersection formed by the east side of Edwards Lane with the south side of Park Road (1) North 54 degrees 27 minutes 50 seconds East 20.83 feet (2) North 79 degrees 30 minutes 40 seconds West 203.00 feet thence being all of lot 2 as shown on the "Amended Lots 1 & 2, Plat of Lot 3 of the Plat of Property of Philip Edwards" recorded among the plat records of Baltimore County in E.H.K. Jr. 47 folio 2. Containing 2.644 Acres of land more or less.

*[Signature]*  
Malcolm E. Hudkins  
Registered Surveyor #5093

DATE February 16, 1984  
BY Mary Compagnone (Clerk)

ORDER RECEIVED FOR FILING  
DATE February 16, 1984  
BY Mary Compagnone (Clerk)

DATE February 16, 1984  
BY Mary Compagnone (Clerk)

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit

PETITION FOR SPECIAL HEARING AND VARIANCES

15th Election District

ZONING: Petition for Special Hearing and Variance
LOCATION: South side of Park Road, 223 ft. East of Edwards Lane.
DATE & TIME: Thursday, December 2, 1982 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a revised site plan for Tradewinds Marina; and Variance to allow parking spaces to be crushed stone in lieu of the required durable and dustless surface (macadam, tar and chip, etc.), to allow 115 parking spaces in lieu of the required 140 parking spaces and to allow construction, including mooring piles, within 0' of the divisional lines in lieu of the required 10'

The Zoning Regulation to be excepted as follows:
Section 409.2.c.(2) - required surfacing for parking area
Section 409.2.b - required parking for retail sales and marina
Sections 417.3 and 417.4 - required setback for construction beyond mean low tide

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Vincent Trovato, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, December 2, 1982 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 11/17/82
Posted for: Petition for Special Hearing & Variance
Petitioner: Vincent Trovato, et ux
Location of property: 223' East of Edwards Lane, South Side of Park Road
Location of Sign: Along intersection of Park & Edwards Lane
Remarks:
Posted by: Vincent Trovato Date of return: 11/19/82
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 11, 1982
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 2nd day of December, 1982, the said publication appearing on the 11th day of November, 1982.

THE JEFFERSONIAN
L. J. ... Manager

Cost of Advertisement, \$

RE: PETITION FOR SPECIAL HEARING BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
5/5 of Park Rd., 223'
E of Edwards Lane, 15th District OF BALTIMORE COUNTY

VINCENT TROVATO, et ux, Petitioners Case No. 83-128-SPHA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel
John W. Hession, III People's Counsel for Baltimore County
Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 8th day of November, 1982, a copy of the foregoing Order was mailed to James R. Brown, III, Esquire, 8501 LaSalle Road, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III

The Times

Middle River, Md., Nov 11 1982

This is to Certify, That the annexed Notice was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of two successive weeks before the 11th day of November, 1982.
Spencer ... Publisher.

Vertical strip of text containing legal notices and administrative information, including references to zoning regulations and public hearings.



WILLIAM E. HAMMOND ZONING COMMISSIONER

November 17, 1982

James R. Brown, III, Esquire
8501 LaSalle Road
Towson, Maryland 21204

Re: Petition for Special Hearing and Variance
5/5 Park Rd., 223' E of Edwards Lane
Vincent Trovato, et ux - Petitioner
Case #83-128-SPHA

Dear Mr. Brown:

This is to advise you that \$73.28 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

Signature of William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Baltimore County, Maryland Office of Finance Revenue Division Miscellaneous Cash Receipt form #113067, dated 11/19/82, for \$73.28.

James R. Brown, III, Esquire
8501 LaSalle Road
Towson, Maryland 21204

November 3, 1982

NOTICE OF HEARING

Re: Petition for Special Hearing and Variance
5/5 Park Rd., 223' E of Edwards Lane
Vincent Trovato, et ux - Petitioner
Case #83-128-SPHA Item #121

TIME: 10:00 A.M.

DATE: Thursday, December 2, 1982

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Robert J. Romadka, Esq.
809 Eastern Boulevard
Essex, Maryland 21221

Baltimore County, Maryland Office of Finance Revenue Division Miscellaneous Cash Receipt form #113003, dated 11/19/82, for \$35.00.

NG COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 16 day of Dec 1982

Filing Fee \$ 25 Received:  Check

Cash

Other

#121

*William E. Hammond*  
William E. Hammond, Zoning Commissioner

Petitioner Trovento Submitted by J. Brown

Petitioner's Attorney Brown Reviewed by SPH

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

February 3, 1983

James R. Brown, III, Esquire  
8501 LaSalle Road  
Towson, Maryland 21204

Re: Petition for Special Hearing & Variances  
S/S Park Road, 223 ft. E of Edwards Lane  
Vincent Trovato, et ux - Petitioners  
Case No. 83-128-SPHA

Dear Mr. Brown:

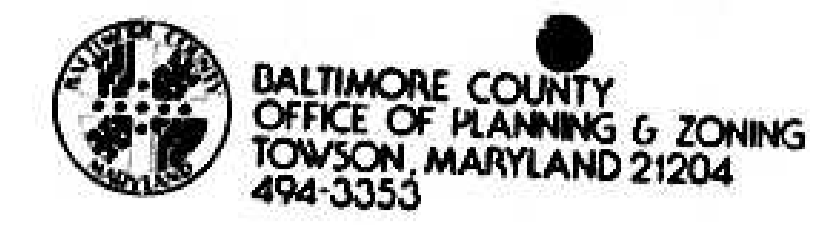
This is to advise that the continued hearing on the above entitled matter has been set for February 16, 1983 at 9:30 A.M., in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

If there are any questions, please advise.

Very truly yours,  
*William E. Hammond*  
William E. Hammond  
Zoning Commissioner

WEH:aj

cc: Robert J. Romadka, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221



ARNOLD JABLON  
ZONING COMMISSIONER

March 16, 1984

Robert J. Romadka, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221

Re: Petitions for Special Hearing and Variances  
S/S of Park Rd., 223' E of Edwards Lane  
Vincent Trovato, et ux - Petitioners  
Case No. 83-128-SPHA

Dear Mr. Romadka:

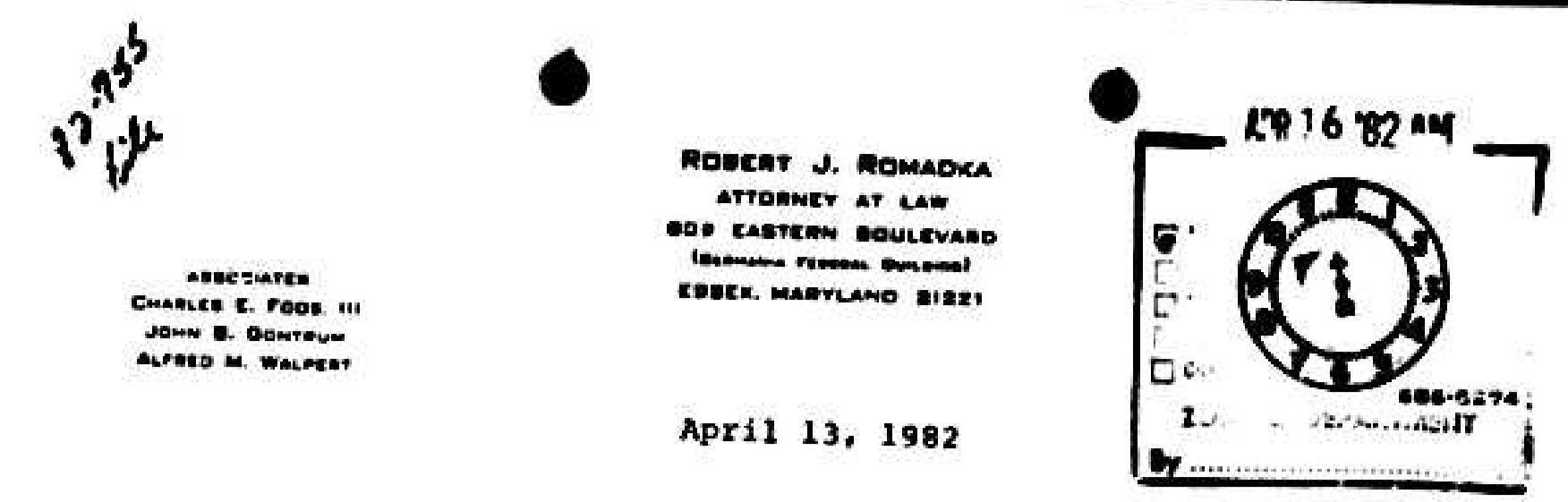
Please be advised that an appeal has been filed by Vincent Trovato, petitioner, from the decision rendered by the Deputy Zoning Commissioner of Baltimore County, in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,  
*Arnold Jablon*  
Arnold Jablon  
Zoning Commissioner

AJ:aj

cc: Phyllis Cole Friedman, Esquire  
People's Counsel for Baltimore County



ROBERT J. ROMADKA  
ATTORNEY AT LAW  
809 EASTERN BOULEVARD  
BALTIMORE, MARYLAND 21221

April 13, 1982

Mr. William Hammond, Zoning Commissioner  
Baltimore County Office of Planning & Zoning  
Baltimore County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Tradewind Yacht Sales  
Edwards Lane

Dear Mr. Hammond:

As attorney for Mr. and Mrs. Roger D. Meekins, owners of property adjoining the above captioned case, would you please notify this office when said Petition for Zoning Variance to amend site plan will be set down for a hearing.

I will therefore await your further reply in this matter.

Very truly yours,

*Robert J. Romadka*  
Robert J. Romadka

RJR/maw  
cc. Mr. and Mrs. Roger D. Meekins

James R. Brown, III  
Charles F. Brown  
BROWN & BROWN, CHARTERED  
ATTORNEYS AT LAW  
8501 LA SALLE ROAD  
TOWSON, MARYLAND 21286  
June 29, 1982

William E. Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Re: Alleged Zoning Violations  
Vincent P. Trovato - Your file: 81-289-V

Dear Mr. Hammond:

As you know, I represent Mr. and Mrs. Vincent P. Trovato and the hearing for the alleged violations in the above matter was scheduled for December 16, 1982, but has been postponed to allow my clients to prepare a new site plan and file same with the County.

This site plan has been filed with the County but we have not been notified of any hearing on the revised site plan.

Could you please check into the status of this matter and advise.

Very truly yours,  
James R. Brown, III

50  
MAR 30 1982  
COUNTY DEPARTMENT

12-2786

Walk 3-7-82

11 26 1982

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCES  
S/S of Park Rd., 223'  
E of Edwards Lane, 15th District

VINCENT TROVATO, et ux  
Petitioners

BAaltimore County  
Case No. 83-128-SPHA

SUBPOENA DUCES TECUM

Mr. Clerk:  
Please issue a Subpoena Duces Tecum commanding the following:

C. Richard Moore  
Assistant Traffic Engineer  
County Office Building  
Tower Rd 21204

to testify for Vincent P. Trovato, Petitioner, before the Zoning Commissioner, Room 106, County Office Bldg., 111 W. Chesapeake Ave., of Baltimore County/in the above entitled cause, and make the writ returnable on Thursday, December 2, 1982 at 11:00 A.M., and to have and produce with him the following writings and documents: All maps, plats, drawings, photographs, studies, tests, files, records, books, letters and correspondence pertaining to the property known as 619-A Edwards Lane off Bowleys Quarters Road, Middle River, Baltimore County, Maryland.

SUMMONED COST \$ 5.00  
11/26/82

JAMES R. BROWN, III  
8501 LaSalle Rd.  
Towson, Md. 21204  
Attorney for Petitioner  
296-2000

SHERIFF  
CHARLES H. HICKEY, JR.  
OF BALTIMORE COUNTY

Mr. Sheriff:  
Please issue Subpoena Duces Tecum in accordance with the above.

BROWN & BROWN, CHARTERED  
ATTORNEYS AT LAW  
8501 LA SALLE ROAD  
TOWSON, MARYLAND 21286

12-2786

Walk 3-7-82

11 26 1982

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCES  
S/S of Park Rd., 223'  
E of Edwards Lane, 15th District

VINCENT TROVATO, et ux  
Petitioners

BAaltimore County  
Case No. 83-128-SPHA

SUBPOENA DUCES TECUM

Mr. Clerk:  
Please issue a Subpoena Duces Tecum commanding the following:

E. Ian Forest  
Director Environmental Services of Balto. County  
County Office Building  
Towson, Md 21204

to testify for Vincent P. Trovato, Petitioner, before the Zoning Commissioner, Room 106, County Office Bldg., 111 W. Chesapeake Ave., of Baltimore County/in the above entitled cause, and make the writ returnable on Thursday, December 2, 1982 at 11:00 A.M., and to have and produce with him the following writings and documents: All maps, plats, drawings, photographs, studies, tests, files, records, books, letters and correspondence pertaining to the property known as 619-A Edwards Lane off Bowleys Quarters Road, Middle River, Baltimore County, Maryland.

SUMMONED COST \$ 5.00  
11/26/82

JAMES R. BROWN, III  
8501 LaSalle Rd.  
Towson, Md. 21204  
Attorney for Petitioner

SHERIFF  
CHARLES H. HICKEY, JR.  
OF BALTIMORE COUNTY

Mr. Sheriff:  
Please issue Subpoena Duces Tecum in accordance with the above.

BROWN & BROWN, CHARTERED  
ATTORNEYS AT LAW  
8501 LA SALLE ROAD  
TOWSON, MARYLAND 21286

12-2787

Walk 3-7-82

11 26 1982

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCES  
S/S of Park Rd., 223'  
E of Edwards Lane, 15th District

VINCENT TROVATO, et ux  
Petitioners

BAaltimore County  
Case No. 83-128-SPHA

SUBPOENA DUCES TECUM

Mr. Clerk:  
Please issue a Subpoena Duces Tecum commanding the following:

Custodian of Photogrammetric Maps  
c/o Baltimore County Department of Public Works  
Bureau of Engineering  
County Office Building  
Towson, Md 21204

to testify for the Petitioner, Vincent P. Trovato, before the Zoning Commissioner of Baltimore County, Room 106, County Office Bldg., 111 W. Chesapeake Avenue Towson, Md. in the above entitled cause, and make the writ returnable on Thursday, December 2, 1982 at 11:00 A.M., and to have and produce with him the following writings and documents: All maps, plats, drawings, photographs and more specifically photogrammetric maps of the property known as 619-A Edwards Lane off Bowleys Quarters Road, Middle River, Baltimore County, Maryland.

SUMMONED COST \$ 5.00  
11/26/82

JAMES R. BROWN, III  
8501 LaSalle Rd.  
Towson, Md. 21204  
Attorney for Petitioner  
296-2000

SHERIFF  
CHARLES H. HICKEY, JR.  
OF BALTIMORE COUNTY

Mr. Sheriff:  
Please issue Subpoena Duces Tecum in accordance with the above.

BROWN & BROWN, CHARTERED  
ATTORNEYS AT LAW  
8501 LA SALLE ROAD  
TOWSON, MARYLAND 21286

83-218

NOV 2 1982 AM

Re: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCES  
S/A of Park Rd., 223'  
E of Edwards Lane, 15th District

OF  
BALTIMORE COUNTY  
Case No. 83-128-SPHA

Subpoena Duces Tecum

Mr. Clerk:  
Please issue a Subpoena Duces Tecum commanding the following:

Nick Commodari  
Office of Zoning and Planning  
County Office Building  
Towson, Md 21204

to testify for Vincent P. Trovato, Petitioner, before the Zoning Commissioner  
Rm. 106, County Office Bldg., 111 W. Chesapeake Ave.,  
of Baltimore County/in the above entitled cause, and make the writ returnable on  
Thursday, December 2, 1982 at 11:00 A.M. and to have and produce with him the  
following writings and documents: File No. 78-259-V (C-78-468) and File No.  
78-161-V (C-78-325) and File No. 107-77 Commercial Permits, Baltimore County,  
known as 619-A Edwards Lane,  
together with any and all site plans approved for the Tradewinds property /  
approved by Baltimore County Planning and Zoning.

COST \$ 5.00  
11/26/82

JAMES R. BROWN, III  
8501 LaSalle Rd.  
Towson, Md. 21204  
Attorney for Petitioner

Mr. Sheriff:  
Please issue Subpoena Duces Tecum in accordance with the above.

W. E. Hammond  
Zoning Commissioner of  
Baltimore County

BROWN & BROWN,  
CHARTERED  
ATTORNEYS AT LAW  
8501 LA SALLE ROAD  
TOWSON, MARYLAND 21284  
296-2001

NOV 2 1982 AM

Re: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCES  
S/S of Park Rd., 223'  
E of Edwards Lane, 15th District

OF  
BALTIMORE COUNTY  
Case No. 83-128-SPHA

Subpoena Duces Tecum

Mr. Clerk:  
Please issue a Subpoena Duces Tecum commanding the following:

Malcolm Hudkins  
Hudkins & Associates, Inc.  
200 E. Joppa Rd.  
Towson, Md. 21204

to testify for Vincent P. Trovato, Petitioner, before the Zoning Commissioner  
Rm. 106, County Office Bldg., 111 W. Chesapeake Ave.,  
of Baltimore County/in the above entitled cause, and make the writ returnable  
on Thursday, December 2, 1982 at 11:00 A.M., and to have and produce with him  
the following writings and documents: All maps, plats, drawings, photographs,  
studies, tests, files, records, books, letters and correspondence pertaining  
to the property known as 619-A Edwards Lane off Bowleys Quarters Road, Middle  
River, Baltimore County, Maryland.

COST \$ 5.00  
11/26/82

JAMES R. BROWN, III  
8501 LaSalle Rd.  
Towson, Md. 21204  
Attorney for Petitioner

Mr. Sheriff:  
Please issue Subpoena Duces Tecum in accordance with the above.

W. E. Hammond  
Zoning Commissioner of  
Baltimore County

BROWN & BROWN,  
CHARTERED  
ATTORNEYS AT LAW  
8501 LA SALLE ROAD  
TOWSON, MARYLAND 21284  
296-2001

NOV 5 1982 AM

P-008

PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCES  
S/A of Park Rd., 223'  
E of Edwards Lane, 15th District

OF  
BALTIMORE COUNTY  
Case No. 83-128-SPHA

Subpoena Duces Tecum

Mr. Clerk:  
Please issue a Subpoena Duces Tecum commanding the following:

Chief of Operations Division  
U. S. Army Corp. of Engineers  
Candler Building, Rm. 5304  
Baltimore, Md. 21202

to testify for the Defendant, Vincent P. Trovato, before the Zoning Commissioner of Baltimore County in the above-entitled cause, and make the writ returnable on Wednesday, February 2, 1983, at 9:30 A.M. at Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Md. and to have and produce with him the following writings and documents: All reports, maps, plats, permits, letters, correspondence, authorizations and all other documents of any nature, including but not limited to, reports of inspection relating to the property known as 619-A Edwards Lane, Armstrong Creek, Middle River, Md., Baltimore County, owned by Vincent P. Trovato and Patsy A. Trovato, his wife, trading as Tradewinds Marina.

JAMES R. BROWN, III  
8501 LaSalle Road  
Towson, Md. 21204  
Attorney for the Defendant

Mr. Sheriff:  
Please issue Subpoena Duces Tecum in accordance with the above.

W. E. Hammond  
Zoning Commissioner of  
Baltimore County

BROWN & BROWN,  
CHARTERED  
ATTORNEYS AT LAW  
8501 LA SALLE ROAD  
TOWSON, MARYLAND 21284  
296-2001

83-218  
83-218

Brown & Brown, Chartered  
Attorneys at Law  
8501 LaSalle Road  
Towson, Maryland 21284

February 7, 1983

AREA CODE 410  
296-2000

William E. Hammond  
Zoning Commissioner  
Baltimore County, County Office Building  
Office of Planning & Zoning  
Towson, Md. 21204

Re: Petition for Special Hearing & Variance  
S/S Park Road, 223 Ft. E of Edwards Lane  
Vincent Trovato, et ux - Petitioners  
Case No. 83-128 SPHA

Dear Mr. Hammond:

Thank you for your letter of February 3rd instant and in reply thereto, I would just like to advise the Court that I have a hearing at 1 o'clock in Annapolis, Maryland and would like to leave at approximately 12 o'clock on that date, i.e., February 16, 1983. It would appear that we could go from 9:30 a.m. to 12 noon.

I received notification just late Friday afternoon that I had to be in Annapolis at 1:00 p.m. on that date.

Sincerely yours,  
James R. Brown, III

JRBIII:kc

James R. Brown, III, Esquire  
8501 LaSalle Road  
Towson, Md. 21204

Hudkins Associates, Inc.  
200 E. Joppa Road  
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

You Petition has been received and accepted for filing this day  
November 19 82.

W. E. Hammond  
Zoning Commissioner

Petitioner Vincent Trovato, et ux  
Petitioner's Attorney James R. Brown, Esq. Reviewed by:  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

William E. Hammond  
Zoning Commissioner

Norman E. Gerber  
Director of Planning and Zoning

Date: November 15, 1982

SUBJECT: Zoning Petition No. 83-128-SPHA  
Vincent Trovato, et ux

There are no comprehensive planning factors required for this petition.

Norman E. Gerber  
Director of Planning and Zoning

NEG:JGH:dme

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 22, 1982

CITY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21284

Nicholas B. Commodari  
Chairman

James R. Brown, III, Esquire  
8501 LaSalle Road  
Towson, Maryland 21204

RE: Item No. 121 - Case No. 83-128-SPHA  
Petitioner - Vincent Trovato, et ux  
Variance & Special Hearing Petitions

Dear Mr. Brown:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your clients' proposal to "legalize" certain aspects; i.e., parking, paving, and setbacks from property lines of the existing facility, this combination hearing is required. This property was also the subject of a previous zoning violation hearing (Case 81-249-V) in which a final order is being withheld pending the outcome of this hearing.

For further information on the comments from the Department of Permits and Licenses, and Health Department, you may contact Mr. Charles Burnham and Mr. Rob Powell at 294-3987 and 494-2762, respectively.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,  
Nicholas B. Commodari  
NICHOLAS B. COMMODARI, Chairman  
Zoning Plans Advisory Committee

NBC:bsc  
Enclosures  
cc: Hudkins Associates, Inc.  
Towson, Md. 21204

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E. DIRECTOR  
February 2, 1983

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #121 (1981-1982)  
Property Owner: Vincent & Patricia Trovato  
S/S Park Road 223.83' E. of Edwards Lane  
Acres: 2.644 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lots 1 thru 5, plat of "Subdivision of Herman Guido Property - Part of Lot 4 - Property of Philip Edwards 9/50", recorded E.H.K., Jr. 42, Folio 127; and, Lots 1 and 2 "Subdivision plat of Lot 3 of the Plat of Property of Philip Edwards, Plat Book W.P.C. 8-50", recorded O.T.C. 34, Folio 57.

The latter recorded plat has been resubdivided as "Amended Lots 1 & 2 Plat of Lot 3 of the Plat of Property of Philip Edwards 34-5".

Highways:

Edwards Lane, an existing public road is proposed to be further improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Park and Armstrong Roads, as indicated, when improved in the future as County roads will be as 30-foot closed section roadways on 40-foot rights-of-way. Fillet areas for sight distance will be required at all road intersections.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #121 (1981-1982)  
Property Owner: Vincent & Patricia Trovato  
Page 2  
February 2, 1982

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This entire property is below elevation 10 (Baltimore County Datum).

The property to be developed is located adjacent to tidewater. The petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential and commercial development.

Water and Sanitary Sewer:

There are public 8-inch water mains in Edwards Lane and Park Road, and there is a 4-inch public water main in Armstrong Road. Public sanitary sewerage is not available to serve this property, which is utilizing private onsite facilities (not indicated). This property is within the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-17a, as amended, indicate "Existing Service" and "Immediate Priority", respectively.

Very truly yours,

*Robert A. Morton*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RE: EAM: PWR:as

cc: Jack Wimbley

I-NE & Z-NW Key Sheet  
12 & 13 NE 40 & 41 Pos. Sheets  
NE 3 & 4 J & K Topo  
91 Tax Map

BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204  
DONALD I. ROOP, M.D., MPH  
DEPUTY STATE & COUNTY HEALTH OFFICER

February 11, 1982

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 121, Zoning Advisory Committee Meeting of January 5, 1982, are as follows:

Property Owner: Vincent & Patricia Trovato  
Location: S/S Park Road 223.83' E. of Edwards Lane  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit parking spaces to be crushed stone in lieu of the required durable and dust-less surface, to allow 101 parking spaces in lieu of the required 133 parking spaces and to allow construction, including mooring piles, within 0' of the divisional lines in lieu of the required 10'.

Acres: 2.644  
District: 15th

Crushed stone may be utilized for present parking accommodations to boat slips provided reasonable precautions are taken to prevent particulate matter from becoming airborne. Such reasonable precautions for this area are to include but not be limited to:

1. Provide sufficient size crushed stone to be applied to such parking areas which will preclude excessive fines from becoming airborne, and
2. Crushed stone on road and parking be replenished, cleaned and/or applied with appropriate dust suppressants as required.

Very truly yours,

*Ian J. Forrest*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF/als

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
823-7310

February 24, 1982

PAUL H. REINCKE  
CHIEF

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Vincent and Patricia Trovato

Location: S/S Park Road, 223.83' E. of Edwards Lane

Item No.: 121

Zoning Agenda: Meeting of January 5, 1982

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.

XI, 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl J. Kelly*  
Planning Group  
Special Inspection Division

Noted and Approved: *George M. Sargent*  
Fire Prevention Bureau

/mb

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

January 27, 1982

110 LAUREL JR.  
DIRECTOR

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #121 Zoning Advisory Committee Meeting, January 5, 1982 are as follows:

Property Owner: Vincent and Patricia Trovato  
Location: S/S Park Road 223.83' E. of Edwards Lane  
Existing Zoning: D.R. 5.5  
Proposed Zoning:

Acres: 2.644  
District: 15th

The items checked below are applicable: Applicable

- X A. All structures shall conform to the Baltimore County Building Code, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- X B. A building or other miscellaneous permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/\_\_\_\_\_
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- X I. Comments - In areas where new construction has occurred since April 16, 1975 a smooth surface compatible with wheel chair use to the structures accessible areas is and has been required. See Section .05 of State Handicapped Code 05.01.07.05.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #127 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

*Charles E. Sumner*  
Charles E. Sumner, Chief  
Plans Review

CEH/rjg

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 8, 1982

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: January 5, 1982

RE: Item No: 117, 118, 119, 120, 121, 122  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Des: Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*Ma. Nick Petrovich*  
Ma. Nick Petrovich, Assistant  
Department of Planning

WNP/dp

County Board of Appeals of Baltimore County  
Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3180

August 20, 1985

J. Michael Lawlor, Esquire  
1212 Blaustein Building  
One North Charles Street  
Baltimore, MD 21201

Re: Case No. 83-119-SPHA  
Vincent Trovato, et al

Dear Mr. Lawlor:

Enclosed herewith is a copy of the Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

*Edith T. Eisenhart*  
Edith T. Eisenhart, Adm. Secretary

Enclosure

cc: Vincent Trovato, et al  
Robert J. Romacka, Esquire  
Betty O. Palmer  
Phyllis Cole Friedman  
Norman E. Gerber  
James G. Hoswell  
Arnold Jablon  
Jean M. H. Jung  
James E. Dyer

IN THE MATTER OF \* IN THE  
THE PETITION OF \* COUNTY BOARD OF APPEALS  
VINCENT TROVATO, et al \* OF  
S/S Park Rd., 223' E of \*  
Edwards Lane \* BALTIMORE COUNTY  
15th District \*  
Variance-Parking Spaces \*  
SH-Revised site plan \* CASE NO.: 83-128-SPHA

ORDER

This matter, having come on for hearing on Tuesday, July 9th, 1985, the petitioners, having been present with counsel, the Protestants, having been present with counsel, and People's Council, having been present, it is this 20th day of August, 1985, by the County Board of Appeals of Baltimore County,

ORDERED, ADJUDGED and DECREED, as follows:

1. That this Board finds as a fact that the subject property, a marina, being located adjacent to a navigable waterway, creates special problems with reference to the County requirement for black top and/or tar and chip paving. This Board finds that black top and/or tar and chip paving, if it were made a requirement, would, in fact, increase the run-off from the subject property into the waterway and, further, said materials, if required, would increase the possibility of pollutants being discharged into said navigable waterway. For this reason, it is the finding of this Board that all interior roadways and/or parking areas can be covered with crushed rock in lieu of tar and chip and/or paving.

-2-

This Board further adopts the recommendations of the County Health Department as a requirement that said crushed rock be treated with water and/or calcium chloride or any other approved substance to minimize dust and other air born pollutants.

2. This Board adopts the recommendations of the Zoning Commissioner, Mrs. Jung, with regard to the parking variance request of the Petitioners.

3. This Board hereby adopts and approves the revised site plan entered into evidence by the Petitioners and further explained by the "Memorandum of Agreement" executed by the Petitioners and Protestants dated the 17th day of January, 1985. Said Memorandum of Agreement is hereby incorporated into this Order by reference.

APPROVED AS TO FORM AND CONTENT:

*John B. Contrum*  
JOHN B. CONTRUM, ESQUIRE  
Attorney for Protestants

*William T. Hackett*  
William T. Hackett, Chairman

*J. Michael Lawlor*  
J. MICHAEL LAWLOR, ESQUIRE  
Attorney for Petitioners

*Lawrence E. Schmidt*  
Lawrence E. Schmidt

*Patricia Phipps*  
Patricia Phipps

Case No. 83-128-SPHA S/S of Park Rd., 223' E of Edwards Lane  
Item No. 121 Vincent Trovato, et ux - Petitioners  
Date: March 5, 1984 15th Election District

Var. for pkg. spaces to be crushed stone; to allow 115 spaces in lieu of 140; to allow construction within 0' of division lines in lieu of req. 10' and SH-for a revised site plan

- 1. Copy of Petition (Signed by Petitioner)
- 2. Copy of Description of Property
- 3. Copy of Certificate of Posting (1 sign)
- 4. Copy of Certificates of Publication
- 5. Copy of Zoning Advisory Committee Comments
- 6. Copy of Comments from the Director of Planning
- 7. Planning Board Comments and Accompanying Map
- 9. Copy of Order of Zoning/Deputy Zoning Commissioner, 2/16/84; SH-GRANTED; Var. for pkg. GRANTED; Construction within 0 ft. of div. lines is DENIED.
- 10. Copy of Plat of Property
- 11. 200' Scale Location Plan
- 12. 1000' Scale Location Plan
- 13. Memorandum in Support of Petition
- 14. Letter(s) from Protestants
- 15. Letter(s) from Petitioner(s)
- 16. Protestants' Exhibits 1 to 4 (with No. 3 missing)
- 17. Petitioner's Exhibits 1 to 8
- 18. Letter of Appeal, 3/5/84 by Vincent Trovato, Petitioner.

James R. Brown, III  
6501 LaSalle Rd., (21204)  
Atty. for Petitioner

Vincent Trovato, et ux  
Rt. 1 Box 170  
Towson, Maryland 21201  
Petitioner

Robert J. Romadka, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221  
Atty. for Protestants

Phyllis Cole Friedman, Esquire  
Norman E. Gerber  
James Hoswell  
Jean M. H. Jung  
James E. Dyer  
A. Jablon  
People's Counsel  
Request Notification

Betty O. Palmer  
New Tradewinds  
412 Armstrong Rd.  
Baltimore, Md. 21220  
Property Owner

MILLER ROSENTHAL & KAUFMAN, P.A.  
ATTORNEYS AT LAW  
1212 PLAZA IN WASHINGTON  
ONE NORTH CHARLES STREET  
BALTIMORE, MARYLAND 21201  
(301) 782-1878

J. MICHAEL LAWLOR  
RESIDENCE (301) 933-5488

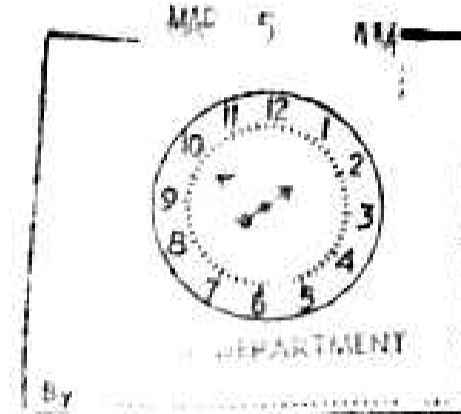
N-11,700  
E-CO, 15

Baltimore County Office of Planning & Zoning  
Towson, Maryland 21204

Ref. # 83-128-SPHA.

Dear Mr. Trovato,

As per our phone conversation of March 1, 1984, we wish to appeal various petition with all its restrictions, as the above mentioned case. The restrictions being parking, paving, and the amount of that to permit construction, including parking piers, within zero feet of the division lines in lieu of the required 10 feet. Enclosed is my check for \$2000.



Sincerely,

*[Signature]*  
Vincent Trovato  
Rt. 1 Box 170  
Towson, MD. 21201

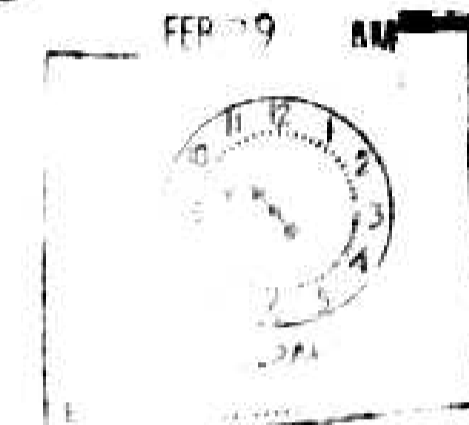
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 126895  
DATE 3/5/84 ACCOUNT R-01-615-000  
AMOUNT \$200.00  
RECEIVED Vincent Trovato  
FROM Appeal fee on Case #83-128-SPHA  
FOR  
6 051\*\*\*\*\*800010 0062A  
VALIDATION OR SIGNATURE OF CASHIER

Feb 27, 1984

Zoning Commission  
County Office Building  
Towson, Md. 21204

I, Vincent P. Trovato, 271 Bayview Eastern, Md. 21601 do hereby appeal the decision of the Zoning Board of Baltimore County, Md. dated Feb 16, 1984 in Case # 83-128-SPHA (letter this).

I am requesting an appeal date and a certificate of receipt of this appeal.



Thank you  
*[Signature]*  
Vincent P. Trovato  
Rt. 1 Box 170  
Eastern Md 21201  
1-220-7441



County Board of Appeals of Baltimore County

Room 200 Court House (Hearing Room #218)  
Towson, Maryland 21204  
(301) 494-3180  
May 2, 1984

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 83-128-SPHA VINCENT TROVATO, ET UX  
S/S of Park Rd., 223' E of Edwards Lane  
15th District  
Variance-Parking spaces  
SH-Revised site plan

ASSIGNED FOR: TUESDAY, JULY 17, 1984, at 10 a.m.

cc: James R. Brown, III - Counsel for Petitioner  
Vincent Trovato, et ux - Petitioners  
Robert J. Romadka, Esq. - Counsel for Protestants, Mr. & Mrs. Meekins  
Betty O. Palmer - Property Owner  
Phyllis C. Friedman - People's Counsel  
N. E. Gerber  
J. Hoswell  
J. Jung  
J. Dyer  
A. Jablon

June Holmen, Secy.



County Board of Appeals of Baltimore County

Room 200 Court House (Hearing Room #218)  
Towson, Maryland 21204  
(301) 494-3180

November 16, 1984

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 83-128-SPHA VINCENT TROVATO, ET UX  
S/S Park Rd., 223' E of Edwards Lane  
15th District  
Variance-Parking spaces  
SH-Revised site plan

ASSIGNED FOR: THURSDAY, JANUARY 17, 1985, at 10 a.m.

cc: Vincent Trovato, et ux - Petitioner  
Robert J. Romadka, Esq. - Counsel for Protestants, Mr. & Mrs. Meekins  
Betty O. Palmer - Property owner  
Phyllis C. Friedman - People's Counsel  
N. E. Gerber  
James Hoswell  
J. Jung  
Arnold Jablon

June Holmen, Secy.



County Board of Appeals of Baltimore County

Room 200 Court House (Hearing Room #218)  
Towson, Maryland 21204  
(301) 494-3180

April 9, 1985

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 83-128-SPHA VINCENT TROVATO, ET UX  
S/S Park Rd., 223' E of Edwards Lane  
15th District  
Variance-Parking spaces  
SH-Revised site plan

ASSIGNED FOR: TUESDAY, JULY 9, 1985, at 10 a.m.

CC: Vincent Trovato, et ux - Petitioner  
Robert J. Romadka, Esq. - Attorney for Protestants, Mr. & Mrs. Meekins  
Betty O. Palmer - Property Owner  
J. Michael Lawlor, Esq. - Counsel for Petitioner  
Phyllis C. Friedman - People's Counsel  
Norman Gerber  
James Hoswell  
Jean Jung  
Arnold Jablon

June Holmen, Secretary

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15 Date of Posting: 3/24/84  
Posted for: Appeal for Grand Appeal  
Petitioner: Vincent Trovato et ux  
Location of property: 910 Oak Rd., 223' E of Edwards Lane  
Location of Sign: Along intersection of Oak Rd. and S/S of Park Rd.  
Remarks: SH-128-SPHA  
Posted by: June Holmen Date of return: 3/29/84  
Number of Signs: 1



County Board of Appeals of Baltimore County

Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3180

July 5, 1984

NOTICE OF POSTPONEMENT

CASE NO. 83-128-SPHA VINCENT TROVATO, ET UX  
S/S PARK RD. 223' E. EDWARDS LANE  
15th DISTRICT

Scheduled for hearing on Tuesday, July 17, 1984 at 10 a.m. has been POSTPONED at the request of Petitioner (new attorney entering case). Will be rescheduled at a later date.

cc: Vincent Trovato, et ux  
Robert J. Romadka, Esq.  
Betty O. Palmer  
Phyllis C. Friedman  
N. E. Gerber  
A. Jablon  
J. Jung  
J. Dyer

Edith T. Eisenhart, Adm. Secretary



5/2/84 - Following were notified of hearing set for Tues. July 17, 1984, at 10 a.m.:

James Brown  
Vincent Trovato  
Robt. R-madka  
Betty Palmer  
P. Friedman  
N. Gerber  
J. Maxwell  
J. Jung  
J. Dyer  
A. Joblon

*Responded 7-5-84  
By my son in state  
engaging new attorney*

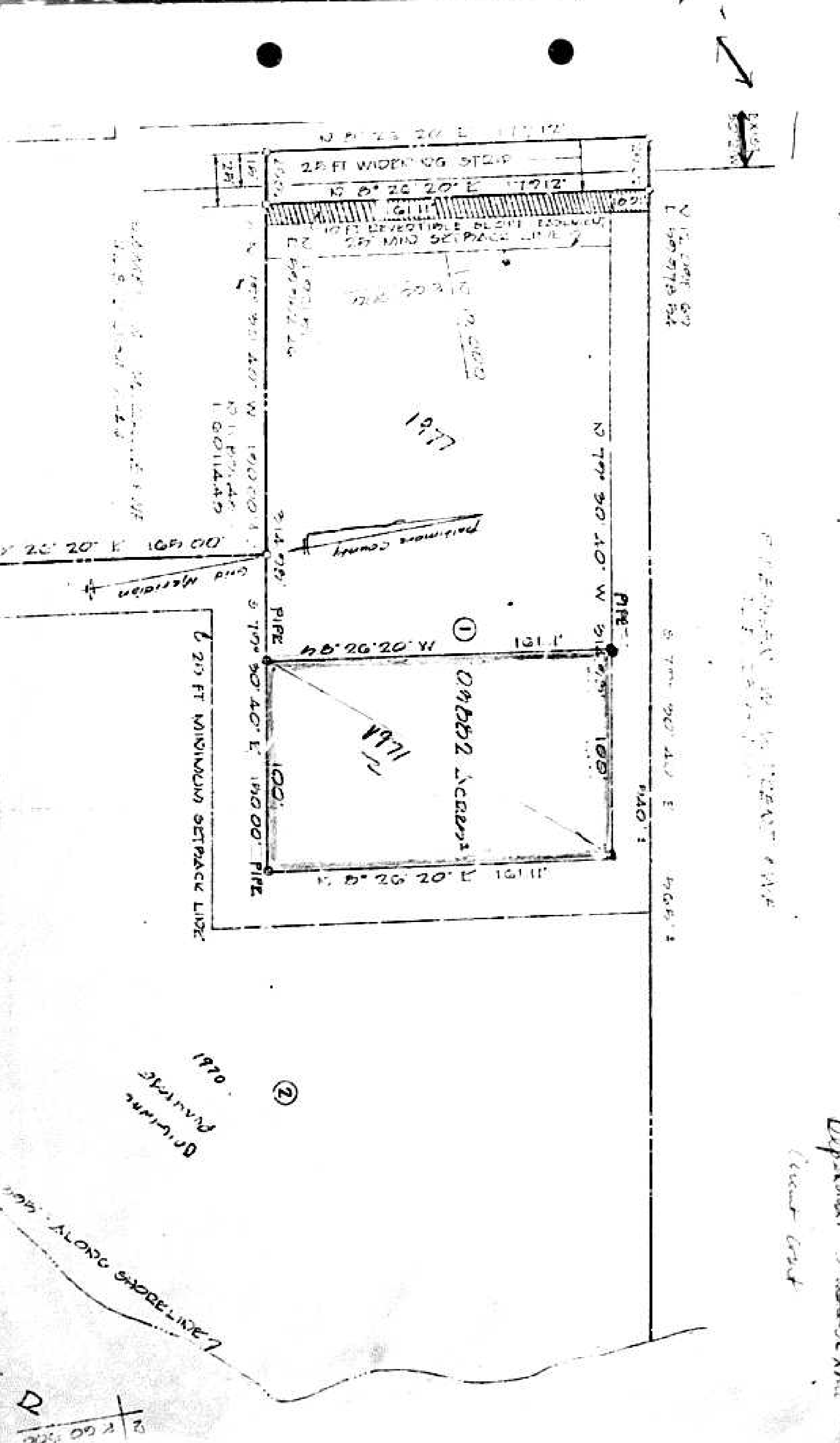
11/16/84 - Above notified of hearing set for Thursday, Jan. 17, 1985, at 10 a.m.

1/17/85 - Per. W. T. Hackett - Pursuant to an agreement worked out between the attorneys representing all parties a continuance in this case was granted. Petitioner is to engage a registered engineer and prepare a site plan that complies with all the points discussed between these attorneys and other interested parties. When the engineer gives the Petitioner a firm date that this revised site plan will be completed and the attorneys have been given time to get the approval of all interested parties and all County authorities on the validity of the revised site plan, the Board is to be notified and a date set for the Board to receive the revised site plan.

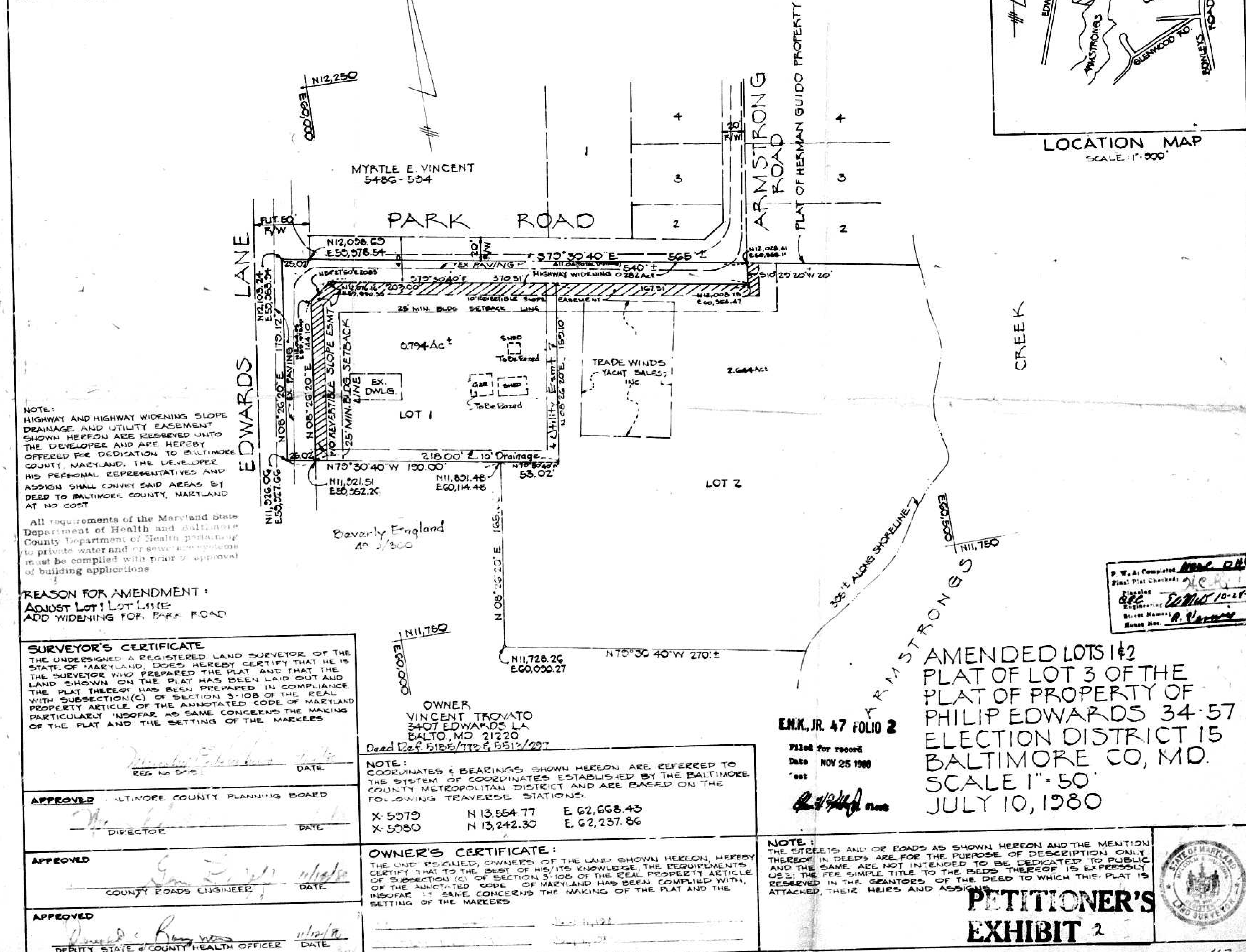
HPS

4/9/85 - Above notified of hearing set for Tues. July 9, 1985, at 10 a.m.

7/9/85 - per WTH - Mr. Gordon and Mr. Lawlor will submit a draft of the Opinion and Order in this case because of incorporating some things in the Memorandum Opinion entered as Petitioner's Exhibit #1



- NOTES:**
- EX. ZONING - DK. 5.5
  - GROSS AREA - 3.720 AC ±
  - HIGHWAY WIDENING - 0.282 AC ±
  - NET AREA - 3.438 AC ±
  - NO. OF LOTS ALLOWED - 3.720 ÷ 5.5 = 20
  - NO. OF LOTS SHOWN - 2
  - NO PLUMBING ALLOWED IN SHEDS



**NOTE:**  
HIGHWAY AND HIGHWAY WIDENING SLOPE DRAINAGE AND UTILITY EASEMENT SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

All requirements of the Maryland State Department of Health and Baltimore County Department of Health pertaining to private water and/or sewerage systems must be complied with prior to approval of building applications.

**REASON FOR AMENDMENT:**  
ADJUST LOT 1 LOT LINE  
ADD WIDENING FOR PARK ROAD

**SURVEYOR'S CERTIFICATE**  
THE UNDERSIGNED A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THE PLAT AND THAT THE LAND SHOWN ON THE PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

REG. NO. 5755 DATE 11/25/80

**APPROVED** BALTIMORE COUNTY PLANNING BOARD  
DATE 11/25/80

**APPROVED** COUNTY ROADS ENGINEER  
DATE 11/25/80

**APPROVED** DEPUTY STATE & COUNTY HEALTH OFFICER  
DATE 11/25/80

**OWNER**  
VINCENT TROVATO  
3407 EDWARDS LA.  
BALTO, MD. 21220  
Dead Ref. 5125/722 & 5512/727

**NOTE:**  
COORDINATES & BEARINGS SHOWN HEREON ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

|        |             |             |
|--------|-------------|-------------|
| X 5979 | N 13,554.77 | E 62,668.43 |
| X 5980 | N 13,242.30 | E 62,237.86 |

**OWNER'S CERTIFICATE:**  
THE UNDERSIGNED, OWNERS OF THE LAND SHOWN HEREON, HEREBY CERTIFY THAT TO THE BEST OF HIS/ITS KNOWLEDGE THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

**AMENDED LOTS 1 & 2**  
PLAT OF LOT 3 OF THE  
PLAT OF PROPERTY OF  
PHILIP EDWARDS 34-57  
ELECTION DISTRICT 15  
BALTIMORE CO, MD.  
SCALE 1" = 50'  
JULY 10, 1980

ENK, JR. 47 FOLIO 2  
Filed for record  
Date NOV 25 1980  
est

**NOTE:**  
THE STREETS AND OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEING THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

**PETITIONER'S EXHIBIT 2**

AFTER 5 DAYS RETURN TO  
Trovato  
Rt 1 Box 170  
Easton, Md. 21601  
ZIP CODE

RETURN RECEIPT REQUESTED

**CERTIFIED**  
P 564 566 779  
MAIL

Sm. William T. Hackett  
Zoning Board of Appeals, Balto. County  
Towson, Md. 21204



Pet No 3

**PARKING DATA (SPACE=9X10)**

1. SALES AREA 11320 57 SPACES REQUIRED (includes 1 Stg. Fr. Sales Area)  
 a. 57 SPACES PROVIDED.

2. BOAT SLIPS AT ONE SPACE PER SLIP 76 REQUIRED  
 a. 84 SPACES PROVIDED

3. DWLG'S @ ONE SPACE PER DWLG 2 REQUIRED  
 a. 2 SPACES PROVIDED

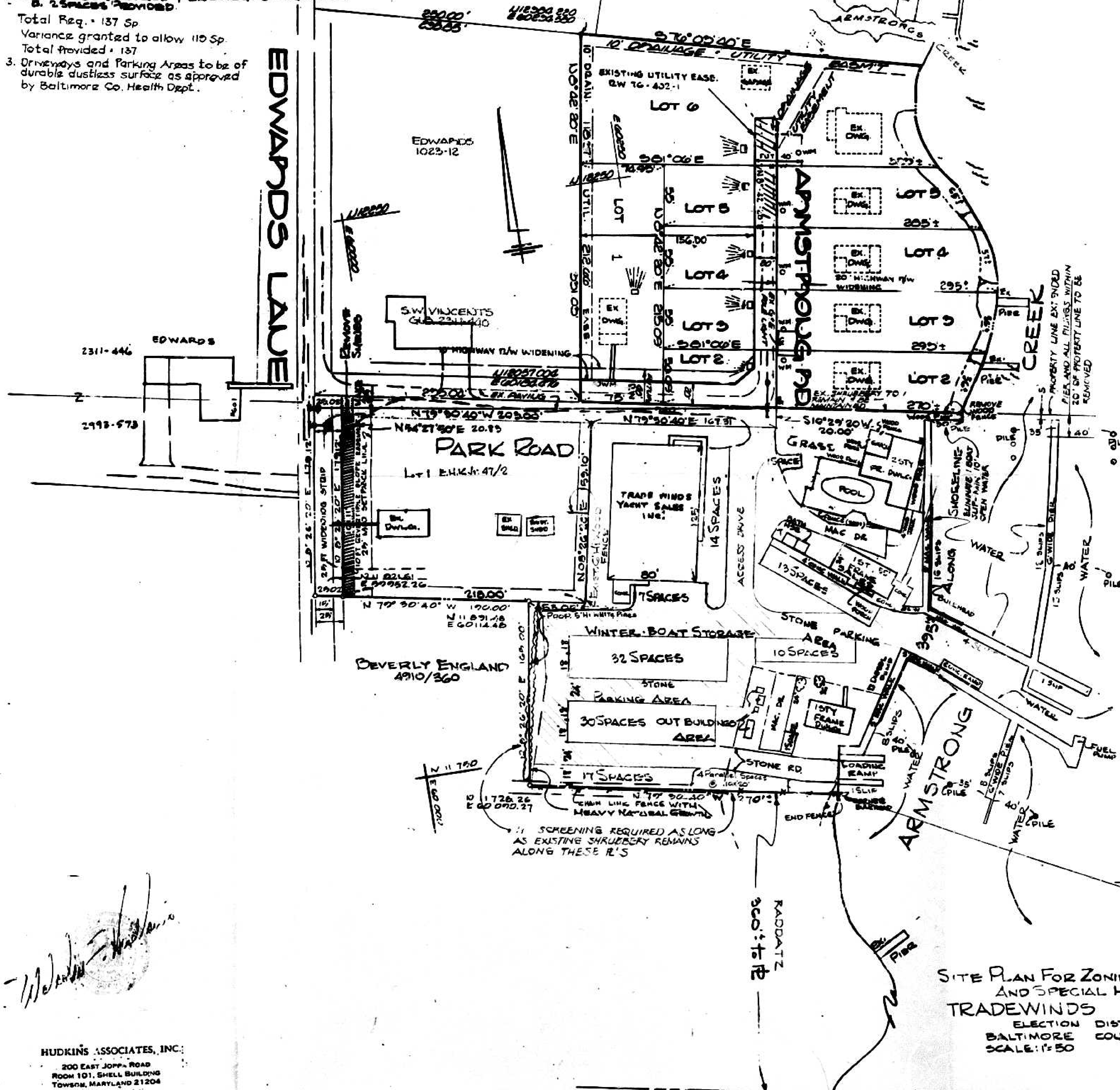
Total Req. = 137 Sp

Variance granted to allow 110 Sp

Total provided = 137

3. Driveways and Parking Areas to be of durable dustless surface as approved by Baltimore Co. Health Dept.

EDWARDS LAKE



417.5(c) No Construction, exists beyond the r/l boundary of the channel.

**SITE PLAN FOR ZONING VARIANCE AND SPECIAL HEARING TRADEWINDS MARINA**

ELECTION DISTRICT 15  
 BALTIMORE COUNTY MD  
 SCALE: 1"=50'

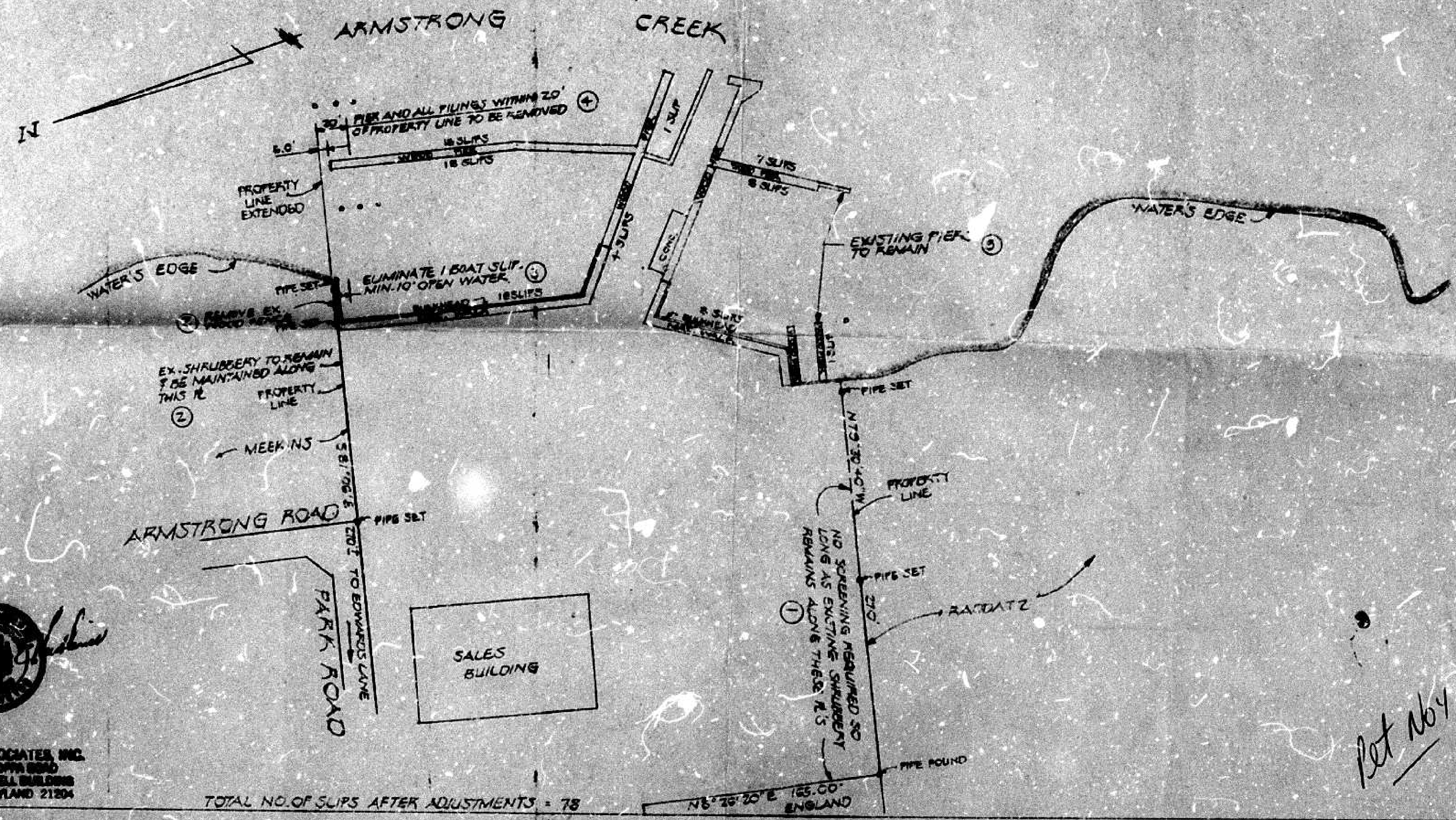
DEC 14, 1981  
 8/2/82  
 8/31/82  
 9/30/82  
 10/29/84  
 11/10/85

HUDKINS ASSOCIATES, INC.  
 200 EAST JOPP ROAD  
 ROOM 101, SHELL BUILDING  
 TOWSON, MARYLAND 21204



③ REFERS TO PARAGRAPHS IN MEMORANDUM OF AGREEMENT DATED JAN. 17, 1985

PLAT TO ACCOMPANY AGREEMENT  
 TRADEWINDS MARINA  
 ELECT. DIST. 15  
 BALTO. CO., MARYLAND  
 SCALE 1" = 50'  
 APRIL 26, 1985



TOTAL NO. OF SLIPS AFTER ADJUSTMENTS = 78



WIDENS ASSOCIATES, INC.  
 280 EAST JOPPA ROAD  
 ROOM 101, SHELL BUILDING  
 TYTON, MARYLAND 21204

*Ret No 4*