

IN THE MATTER OF
THE APPLICATION OF
CLARENCE A. COX
FOR ZONING VARIANCES ON PROPERTY
LOCATED ON THE SOUTHWEST CORNER OF
MACE AND IDA AVENUES (908 & 910
MACE AVENUE AND 343 IDA AVENUE)
15th ELECTION DISTRICT
5th COUNCILMANIC DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
CASE NO. 87-508-A

OPINION

This case comes before this Board on appeal from a decision of the Zoning Commissioner dated June 25, 1987, in which the requested setback variances were denied. As shown on Petitioner's Exhibit No. 1, the following variances are requested: On lot #1, a side yard setback of 9 feet in lieu of the required 15 feet; on lot #2, a variance to permit a 4-foot setback in lieu of the required 30 feet; and on lot #3, a variance to allow a minimum lot width of 56 feet in lieu of the required 80 feet, a minimum side yard setback of 12 feet in lieu of the required 15 feet, and the sum of the side yards of 27 feet in lieu of the required 35 feet. The main purpose of the petition is to legitimize existing non-conforming uses, allow a re-subdivision of the subject site from four lots to three lots all meeting current standards, and to allow the conversion of an existing garage to a residential dwelling. This case was heard this day in its entirety.

Clarence Cox, the property owner, testified that he purchased the parcel in the summer of 1985 from a Mr. William Button who had owned the property since 1940. He testified that over the years there had been no change in the building configuration of the lot, and that the two residences thereon had always been two-family residences. It was his testimony that the property was in a run-down condition and that he renovated both properties. He testified that permits for this remodeling for both properties were obtained from Baltimore

Case No. 87-508-A
Clarence A. Cox

County with the designation of two-family residences on the permits, and submitted copies of the permits as exhibits. He further testified that, if the variances are granted, he would remodel the garage and change it into a one-bedroom residence.

William Baritis, a residential professional engineer, testified that he prepared the site plan for Clarence Cox, showed a development plat of the area, and testified as to the accuracy of the site plan.

Ms. Amelia Biagioli, a resident at 910 Mace Avenue, one of the properties in question, next testified and was a most persuasive witness. She testified that she had lived at either 343 Ida Avenue or 910 Mace Avenue, both of the residences on the subject site, since prior to 1959. It was her testimony that since 1959 these two buildings have always been occupied as two-family residences. In her testimony, she confirmed Mr. Cox's alleged renovation of the property, and his efforts to clean up the brushy, wooded area adjacent to it. It was her testimony that she was living at 343 Ida Avenue while Mr. Cox renovated 910 Mace Avenue and that upon completion of those renovations she relocated to 910 Mace Avenue so Mr. Cox could renovate 343 Ida Avenue. Photographs showing this renovation were introduced into evidence.

Mr. George Lambros, building contractor, testified that he did the renovation work for Mr. Cox, that he obtained remodeling permits for same, that the permits indicated two-family residences, that the permits were posted on site properly, and that each building contained two electrical meters, two addresses, and were in his estimation two-family dwellings.

Mr. Bernard Semon, a real estate appraiser, did an appraisal of the properties and a comparison as to the effects of the proposed use and renovation of the garage upon neighboring land values. It was his opinion that this would

Case No. 87-508-A
Clarence A. Cox

create no detriment to homes in the area. This concluded petitioner's case.

Protestants presented Anthony Capecci, who lives at 344 Ida Avenue, directly across the street from 343 Ida Avenue. He described the neighborhood as being all single-home residences with various styles of architecture and no other multiple family dwellings in this area. He was opposed to the multiple family use and felt that it could only be a detriment to the enjoyment of his home.

Ms. Mary Schickner, who lives at 348 Ida Avenue, across the street, testified that she was not sure that the homes had always been two-family homes, and that she was objecting to the conversion of the garage to an additional residence.

Gregory Lukas, 346 Ida Avenue, testified in opposition to the granting of the variances, noting no other two-family homes in the area and the fear that it would be a detriment to his residence. He also testified that there was no evidence that two families lived in 343 Ida Avenue.

Mr. James G. Hoswell, planner for Baltimore County, testified in support of the Planning Director's comments entered as People's Counsel Exhibit No. 6 and was opposed to the granting of the variances. This concluded testimony in this case.

The Board is of the opinion that the variances necessary to subdivide the property into three lots and to convert the garage into an additional residence do not comply with the Baltimore County Zoning Regulations (B.C.Z.R.) and will be denied. When Mr. Cox purchased the property in 1985, he did so with full knowledge that the two existing residences were being used as two-family residences and that the garage was just that, a garage. In order to grant the variance to permit the garage to be renovated into a residence, practical difficulty or hardship must be evidenced. It is the opinion of this

Case No. 87-508-A
Clarence A. Cox

Board that the requested variance for the garage is not requested because of hardship but for business interests. Therefore, any claimed hardship is self-imposed. Baltimore County Zoning Regulations permit the garage to be 4 feet from the property line and therefore no variance is required.

The Board is, however, convinced that for many, many years, from the testimony of Mrs. Biagioli, the two existing residences have been in two-family use, and are therefore a legitimate non-conforming use. Since they are already in existence and since they are already a non-conforming use, the Board will grant the variance on lot #1 of 9 feet in lieu of the required 15 feet, and the variance on lot #3 for 12 feet in lieu of the required 15 feet and will deny all other requested variances.

ORDER

It is therefore this 14th day of January, 1988, by the County Board of Appeals of Baltimore County ORDERED that the two existing buildings known as 910 Mace Avenue and 343 Ida Avenue be affirmed as a non-conforming use, and the variances to permit the side yard setback of 9 feet on 910 Mace Avenue and a side yard setback of 12 feet on the Ida Avenue property known as 343 Ida Avenue be and the same are GRANTED.

IT IS FURTHER ORDERED that all other requested variances be DENIED.

Case No. 87-508-A
Clarence A. Cox

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Henry H. Lewis

Patricia Phipps
Patricia Phipps

IN THE MATTER OF
THE APPLICATION OF
CLARENCE A. COX
FOR ZONING VARIANCES ON PROPERTY
LOCATED ON THE SOUTHWEST CORNER OF
MACE AND IDA AVENUES (908 & 910
MACE AVENUE AND 343 IDA AVENUE)
15th ELECTION DISTRICT
5th COUNCILMANIC DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
CASE NO. 87-508-A

RULING ON MOTION

The board is in receipt of People's Counsel's Motion dated February 2, 1988 to reconsider its ruling on nonconforming use in Case No. 87-508-A, Clarence A. Cox.

People's Counsel's Motion questions the ruling issued by this Board on the nonconforming use of two houses on the subject site. A reading of the Petition in the instant case states "to legitimize existing nonconforming uses." In review of the testimony and evidence presented during this hearing, the Board will note the extensive testimony from Ms. Amelia Biagioli. It was her testimony that she has resided in one or the other of the two houses in question uninterruptedly for almost thirty years and that at all times both houses had been used as two-apartment dwellings. Opportunity for cross-examination of Ms. Biagioli was afforded and her testimony accepted. It is obvious that these two buildings qualify as nonconforming uses and the Board finds that it is within its power having heard all the testimony to so rule. The question as to any case related to this property being litigated in the upper courts was never mentioned; therefore, this was not an issue before this Board.

ORDER

It is therefore this 23rd day of March, 1988 by the County Board of Appeals of Baltimore County ORDERED that People's Counsel's Motion to Reconsider Ruling on Nonconforming Use be and the same is DENIED.

Case No. 87-508-A
Clarence A. Cox

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Henry H. Lewis

Patricia Phipps
Patricia Phipps

IN THE MATTER OF
THE APPLICATION OF
CLARENCE A. COX
FOR ZONING VARIANCES ON PROPERTY
LOCATED ON THE SOUTHWEST CORNER OF
MACE AND IDA AVENUES (908 & 910
MACE AVENUE AND 343 IDA AVENUE)
15th ELECTION DISTRICT
5th COUNCILMANIC DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
CASE NO. 87-508-A

RULING ON MOTION

The Board is in receipt of a Motion to Revise Ruling of the Board of Appeals in Case No. 87-508-A, Clarence A. Cox, filed by John B. Contrum and Romacka, Contrum & Rennehan, attorneys for the Petitioner in this case.

The Board has carefully reconsidered all the testimony and evidence presented the day of the hearing, January 5, 1988, and has considered all the testimony and evidence presented in support of the requested variances and has considered all this evidence as applied to Section 307, Baltimore County Zoning Regulations. The Board can find nothing in this testimony or evidence that would justify any revision to the original Opinion and Order dated January 14, 1988.

ORDER

It is therefore this 23rd day of March, 1988 by the County Board of Appeals of Baltimore County ORDERED that the Motion to Revise Ruling of the Board of Appeals be and the same is DENIED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Henry H. Lewis

Patricia Phipps
Patricia Phipps

IN THE MATTER OF
THE APPLICATION OF
CLARENCE A. COX
FOR ZONING VARIANCES
ON PROPERTY LOCATED ON
THE SOUTHWEST CORNER OF
MACE AND IDA AVENUES
(908 & 910) MACE
AVENUE AND 343 IDA
AVENUE)
15th ELECTION DISTRICT
9th COUNCILMANIC DISTRICT

BEFORE THE COUNTY BOARD
OF APPEALS
OF BALTIMORE COUNTY
ZONING CASE NO-87-508-A

RESPONSE TO MOTION TO RECONSIDER
RULING ON NONCONFORMING USE

Clarence Cox, by his attorney John B. Contrum & ROMADKA,
CONTRUM & HENNEGAN moves that the Motion of People's Counsel
be denied and states the following:

1. That the Respondent filed a Petition for Variances
with the Zoning Commissioner and that the Petition was denied;
2. That the Respondent filed an appeal with the Board
of Appeals from the Order of the Zoning Commissioner denying
the Petition for Variance;
3. That the Board has authority to make factual
findings that a nonconforming use existed and that the Board's
could consider its factual finding that a nonconforming use
existed and rule on the variance;
4. That the Board heard sufficient evidence to
determine that a Variance on Lot #1 and Lot #3 should be
granted based upon sufficient evidence presented including
comments relating to nonconforming use;

1

LAW FIRM
ROMADKA,
CONTRUM,
HENNEGAN
& FOOS
ESSEX, MARYLAND

5. That the Advisory Power of the Board pursuant to
Rule 10 of the County Board of Appeals Rules includes as its
exclusive basis only fraud, mistake or irregularity; and
6. That fraud, mistake or irregularity were not
alleged and were not shown by clear and convincing evidence in
the Movant's Motion; and
7. Further, that a jurisdictional mistake as
contemplated by the Court of Appeals does not exist in the
instant case. See Bushen v. Baltmoy Home, Inc. 376 Md 382,
347 A2d 837 (1975)

WHEREFORE, the Respondent respectfully requests that the
Board deny the People's Counsel's Motion to Reconsider its
Ruling in Case No. 87-508-A.

John B. Contrum
John B. Contrum
ROMADKA, CONTRUM & HENNEGAN
609 Eastern Boulevard
Baltimore, Maryland 21224
686-8274

CERTIFICATE OF SERVICE

I HEREBY CERTIFY, that on this 10 day of February,
1988, a copy of the foregoing was mailed, postage prepaid, to
People's Counsel, Court House, Towson, Maryland 21204.

John B. Contrum
John B. Contrum

LAW FIRM
ROMADKA,
CONTRUM,
HENNEGAN
& FOOS
ESSEX, MARYLAND

RECEIVED
COUNTY BOARD OF APPEALS
FEB 10 P 2

IN THE MATTER OF
THE APPLICATION OF
CLARENCE A. COX
FOR ZONING VARIANCES ON PROPERTY
LOCATED ON THE SOUTHWEST CORNER OF
MACE AND IDA AVENUES (908 & 910)
MACE AVENUE AND 343 IDA AVENUE)
15th ELECTION DISTRICT
9th COUNCILMANIC DISTRICT

BEFORE THE COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
ZONING CASE NO. 87-508-A

PEOPLE'S COUNSEL'S MOTION TO RECONSIDER RULING
ON NONCONFORMING USE

People's Counsel for Baltimore County moves for reconsideration on
the following grounds:

1. There was no petition for special hearing on nonconforming
use status filed in the case, and Petitioner's counsel stated that non-
conforming use was not an issue.
2. The neighboring Protestants and parties were not prepared
to litigate the nonconforming use question, and had no notice of same.
3. The nonconforming use question is being litigated in a separate
Circuit Court for Baltimore County proceeding.
4. Therefore, the County Board of Appeals had no jurisdiction to
make a ruling on nonconforming use or to approve any nonconforming use for
apartments in the two existing dwellings.
5. Accordingly, the Board should amend its Order dated January 14,
1988 so that the requested variances are denied, and the approval of the
nonconforming use is eliminated for lack of jurisdiction.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

- 2 -

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 2 day of February, 1988, a copy of
the foregoing People's Counsel's Motion to Reconsider Ruling on Nonconforming
Use was mailed to John B. Contrum, Esquire, 809 Eastern Boulevard, Baltimore,
MD 21221; and Mr. Anthony V. Capecci, 344 Ida Avenue, Baltimore, MD 21221.

Peter Max Zimmerman
Peter Max Zimmerman

RECEIVED
COUNTY BOARD OF APPEALS
FEB -2 A 11:38

IN RE: PETITION ZONING VARIANCES
SW/corner of Mace and Ida
Avenues (908 and 910 Mace
Avenue and 343 Ida Avenue) -
15th Election District

Clarence A. Cox,

Petitioner:

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-508-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit a side yard setback of
9 feet in lieu of the required 15 feet for Lot 1; a side yard setback of
4 feet in lieu of the required 30 feet for Lot 2; and a lot width of 56 feet
in lieu of the required 80 feet, a side yard setback of 12 feet in lieu of the
required 15 feet, and a sum of the side yard setbacks of 27 feet in lieu of
the required 35 feet for Lot 3, as more particularly described on petitioner's
Exhibit 1.

The Petitioner appeared and testified and was represented by Counsel.
William Bafitis, a registered engineer, testified on behalf of the Petitioner.
Anthony and Helen Capecci, residents of the community, as well as others
testified in opposition. Many adjacent property owners also attended the
hearing in opposition. See Protestants' Exhibit 2.

Testimony indicated that the subject property, zoned D.R.5.5 and contain-
ing approximately one acre, is located on the corner of Ida and Mace Avenues.
The property is presently improved with two dwellings, each with two apart-
ments, and a garage, all of which were constructed many years ago. The
property in fact consists of four lots, as shown on the plat of Lou-Har
Terrace, recorded in 1921, and identified as Lots 26 and 27 on Mace Avenue and
Lots 30 and 31 on Ida Avenue. One dwelling was constructed on Lot 27 and the
other on Lot 31.

The Petitioner proposes to convert the existing garage on Lot 27 into a
dwelling, and because there is a question about the existence of nonconforming
uses for the two existing two-family dwellings, the Petitioner also proposes
to legalize the existence of these dwellings. To do so, he proposes to
resubdivide the four lots into three lots and to configure the lot lines to
provide the three buildings with separate lots. The requested variances
are the result of that configuration.

The protestants argued that the variances should not be granted.

The Petitioner seeks relief from Sections 1802.3.C.1 and 402.1, pursuant
to Section 307, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning
regulation would cause practical difficulty to the petitioner and his prop-
erty. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for
an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would
unreasonably prevent the use of the property for a
permitted purpose or render conformance unneces-
sarily burdensome;
2. whether the grant would do substantial injustice
to applicant as well as other property owners in
the district or whether a lesser relaxation than
that applied for would give substantial relief;
and
3. whether relief can be granted in such fashion that
the spirit of the ordinance will be observed and
public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such
use as proposed would be contrary to the spirit of the BCZR and would result
in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is
clear that no practical difficulty or unreasonable hardship would result if

ORDER RECEIVED FOR FILING
Date June 25, 1987
By John B. Contrum

the instant variances were not granted. It has not been established that the
requirement from which the Petitioner seeks relief would unduly restrict the
use of the land due to the special conditions unique to this particular
parcel. In addition, the variances requested would be detrimental to the
public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hear-
ing on this Petition held, and for the reasons given above, the requested
variances should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County,
this 25th day of June, 1987, that the petition for Zoning Variances to
permit a side yard setback of 9 feet in lieu of the required 15 feet for
Lot 1; a side yard setback of 4 feet in lieu of the required 30 feet for
Lot 2; and a lot width of 56 feet in lieu of the required 80 feet, a side yard
setback of 12 feet in lieu of the required 15 feet, and a sum of the side yard
setbacks of 27 feet in lieu of the required 35 feet for Lot 3 be and is hereby
DENIED, from and after the date of this Order, subject to the following:

1. If the Petitioner should reconfigure the lot lines
to create two lots, each with an existing two-
family dwelling, a new Petition for Zoning Vari-
ance may be filed.

William N. Bafitis
Zoning Commissioner of
Baltimore County

AJ/SRL
cc: John B. Contrum, Esquire
Mr. & Mrs. Anthony Capecci
People's Counsel

ORDER RECEIVED FOR FILING
Date June 25, 1987
By John B. Contrum

- 3 -



Description of Clarence A. Cox Property and also known as
908 and 910 Mace Avenue and 343 Ida Avenue.

Beginning on the southwest corner of Mace Avenue, 50 feet
wide, and Ida Avenue 40 feet wide. Being Lots 26, 27, 30 and
31, in the subdivision of "Low-Har Terrace" recorded in
Baltimore County Plat Book No. 7 Folio 16.



William N. Bafitis
William N. Bafitis, P.E.
Md. Reg. No. 11641

VALIDATION OR SIGNATURE OF CASHIER

RECEIVED
JUL 9 1987

ZONING OFFICE

IN RE: PETITION ZONING VARIANCES
• REPORT THE
• ZONING COMMISSIONER
• BALTIMORE COUNTY
• CASE NO. 87-508-A

Clarence A. Cox
Petitioner

APPEAL

DEAR ZONING COMMISSIONER:

Please enter an appeal to the Board of Appeals for Baltimore County in the above referenced case on behalf of the Petitioner from your Order dated June 25, 1987.

John B. Contrum
Romadka, Contrum, Hennegan &
Foss
809 Eastern Boulevard
Essex, Maryland 21221
686-8274
Attorney for Petitioner.

33147

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

ESSEX, MARYLAND

DATE 7/16/87 ACCOUNT 801-615-0000 AMOUNT \$ 00.00
RECEIVED FROM Clarence A. Cox, 523 Eastern Boulevard, Baltimore, Maryland 21221
FOR DEPOSIT TO CLARENCE A. COX - PETITIONER
CLARENCE A. COX - PETITIONER
8145*****300018 81587
VALIDATION OF SIGNATURE OF CLARENCE A. COX

To: Arnold Jablon
Zoning Commissioner
From: Anthony V. Capecci
344 Ida Avenue
Re: Rezoning at 343 Ida Avenue
Case No.: 87-508A

The attached signatures represent neighbors who wish to register their objection to the rezoning of property at 343 Ida Avenue (Case No.: 87-508A). This area is zoned D.R.5.5 (single family dwellings) and we request that it remain D.R.5.5. To do otherwise is to establish the principle of spot zoning, to which we strongly object.

The people in this area have invested their hard earned savings in constructing some very beautiful homes, confident that they were protected under the zoning regulation in effect at the time of their construction. To allow a rezoning of this area will break faith with many of our citizens. Many will suffer depreciation of their property values while one individual stands to gain by this change. This is inequitable and unjust.

We therefore strenuously object to this rezoning and respectfully request that the application be denied.

Yours Very Truly,

Anthony V. Capecci
Anthony V. Capecci

STANLEY'S
EXHIBIT 3

Neighbors of Ida Ave. Area against rezoning
VARIANCE at 343 Ida Ave. (Case No. 87-508A)

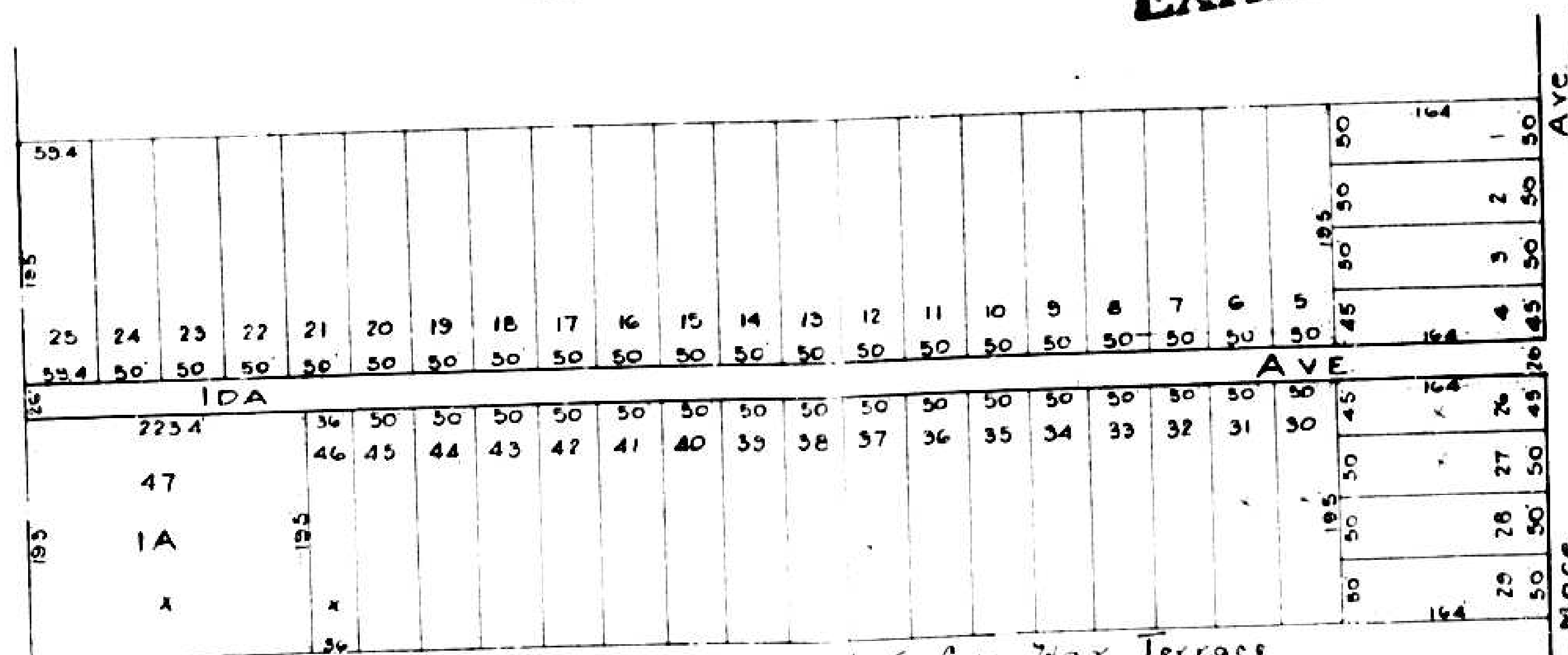
26. Richard R. Linstedt 320 Ida Ave. 21221
27. Jan. Krueger 324 Ida Ave. 21221
28. Mary M. Schuchman 348 Ida Ave. 21221
29. Kelly Brewer 350 Ida Ave. 21221
30. William R. 350 Ida Ave. 21221
31. Mary Kopp 336 Ida Ave. 21221
32. George & Brooke 338 Ida Ave. 21221
33. Louis J. Burke 338 Ida Ave. 21221
34. Edward J. Barry 341 Ida Ave. 21221
35. Mr. Barry 341 Ida Ave. 21221
36. Marie E. Hyslop 332 Ida Ave.
37. Martin E. Hyslop 326 Ida Ave.
38. Wallace R. Cushing 318 Ida Ave.
39. Dolores L. Cushing 318 Ida Ave.
40. Ronald R. Drauer 370 Ida Ave.
41. Elizabeth L. Drauer 316 Ida Ave.
42. Josephine Leonard 314 Ida Ave.
43. Robert Leonard 314 Ida Ave.
44. John N. Brown 312 Ida Ave.
45. Grace L. Brown 312 Ida Ave.
46. Thomas Mandaga 302 Ida Ave.
47. Carl W. Durbani 905 Hand Ave.
48. Helen Durbani 905 Hand Ave.
49. Mrs. Laurel Polanski 300 Ida Ave.
50. Dorothy Mandaga 904 Hand Ave.

Neighbors of Ida Ave. Area against rezoning
VARIANCES at 343 IDA AVE. (Case No. 87-508A)

1. Anthony V. Capecci 344 Ida Ave. 21221
2. Charles H. Schuchman 348 Ida Ave. 21221
3. Mary M. Schuchman 348 Ida Ave. 21221
4. Robert R. Schuchman 912 Mace Ave. 21221
5. Louis G. Barry 902 Mace Ave.
6. Ronald W. Barry 336 Ida Ave.
7. Helen M. Barry 344 Ida Ave. 21221
8. Nick Barry 337 Ida Ave. 21221
9. Mary Barry 922 Mace Ave.
10. Virginia Barry 342 Ida Ave.
11. John Barry 333 Ida Ave. 21221
12. Charles Barry 335 Ida Ave. 21221
13. Rayna Barry 339 Ida Ave. 21221
14. Brenda Barry 337 Ida Ave. 21221
15. Mable Barry 328 Ida Ave. 21221
16. John Barry 339 Ida Ave. 21221
17. Catherine Barry 334 Ida Ave. 21221
18. Anna Barry 912 Mace Ave. 21221
19. Carl Barry 333 Ida Ave. 21221
20. John Barry 339 Ida Ave. 21221
21. Marie Barry 340 Ida Ave. 21221
22. James E. Barry 321 Ida Ave. 21221
23. Anne Barry 333 Ida Ave. 21221
24. Charles Barry 320 Ida Ave. 21221
25. Evelyn Barry " " "

7-16
PLAT OF
LOU-HAR TERRACE

EXHIBIT 2



Scale 1"=100' May 4, 1921
E. V. Coonan & Co.
Surveyors & Civil Engs.
Balto., Md.

Plat of Lou-Har Terrace
Filed for record Sept 21st 1921
Test - [Signature]

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 8, 1987

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cdo

Chairman

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
DevelopmentJohn B. Contrum, Esquire
809 Eastern Boulevard
Towson, Maryland 21045RE: Item No. 372 - Case No. 87-508-X
Petitioner: Clarence A. Cox
Petition Zoning Variances

Dear Mr. Contrum:

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.

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,

James E. Dyer, Inc.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Mr. William M. Bafitis, P.E.
1249 Englebert Road
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW Corner Mace Ave. & Ida Ave. : OF BALTIMORE COUNTY
(908 & 910 Mace Ave. & 363 :
Ida Ave.), 15th District :
CLARENCE A. COX, Petitioner : Case No. 87-508-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day of May, 1987, a copy of the foregoing Entry of Appearance was mailed to John B. Contrum, Esquire, 809 Eastern Blvd., Essex, MD 21221, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550STEPHEN E. COLLINS
DIRECTOR

April 24, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 6(1985), 367, 369, 371, 372 and 373.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:11

4/22



County Board of Appeals of Baltimore County

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

January 14, 1988

John B. Contrum, Esquire
809 Eastern Boulevard
Baltimore, MD 21221

RE: Case No. 87-508-A
Clarence A. Cox

Dear Mr. Contrum:

Enclosed is a copy of the final Opinion and Order passed today by the County Board of Appeals regarding the subject case.

Sincerely,

Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Secretary

Encl.

cc: Mr. Clarence A. Cox
Mr. Anthony V. Capecci
Mr. William M. May, Jr.
Mrs. Marie L. Heck
Phyllis Cole Friedman, Esquire
P. David Fields
James G. Hoswell
J. Robert Haines
Ann M. Nastanowicz
James E. Dyer
Robyn Clark
Arnold Jablon, County Attorney

BALTIMORE COUNTY
FREE ZONING
TOWSON, MARYLAND 21204-2506
494-4300PAUL H. RENCKE
CHIEF

March 31, 1987

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Clarence A. Cox

Location: SW/C Mace Avenue and Ida Avenue

Item No.: 372

Zoning Agenda: Meeting of 3/31/87

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 150 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.
- (X) 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.
- 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and

Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb



County Board of Appeals of Baltimore County

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

October 15, 1987

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. 87-508-A

CLARENCE A. COX

SW/Cor. Mace and Ida Aves.

15th Election District

Variance-Setbacks

8/25/87 - Z.C. Order - DENIED

TUESDAY, JANUARY 5, 1988, at 10 a.m.

ASSIGNED FOR:

cc: Clarence A. Cox

Petitioner

John B. Contrum, Esq.

Counsel for Petitioner

Phyllis C. Friedman

People's Counsel

Anthony V. Capecci

William M. May, Jr.

Mrs. Marie L. Heck

Norman E. Gerber

Planning Office

James Hoswell

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J. Robert Haines

Zoning Office

Ann Nastanowicz

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James E. Dyer

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Margaret E. duBois

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June Holmen, Secretary

BALTIMORE COUNTY
DEPARTMENT OF PLANNING & ZONING
TOWSON, MARYLAND 21204TED JABLON, JR.
DIRECTOR

May 4, 1987

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 372 Zoning Advisory Committee Meeting are as follows:

Property Owner: Clarence A. Cox
Location: SW/C Mace Ave. & Ida Ave.
District: 15th

APPLICABLE ITEMS AND COMMENTS:

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 87-85, the Maryland Code for the Building and Code (B.C.D.C. 87-85) and other applicable Codes and Standards.

1. A building and other miscellaneous permits shall be required before the start of any construction.

2. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland architect or Engineer is not required on plans and technical data.

3. Commercial: Three sets of construction drawings needed and signed by a registered in Maryland architect or Engineer shall be required to file with a permit application. Supplemental seals are not acceptable.

4. All the Group except B-1 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Single Family Detached Buildings require a fire or party wall 3'-0" to an interior lot line. Any wall built as an interior lot line shall require a fire or party wall. See Table 101, Section 101.7, Section 102-2 and Table 102.2. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

5. The structure does not appear to comply with Table 105 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 105 and 106 and have your architect/engineer contact this department.

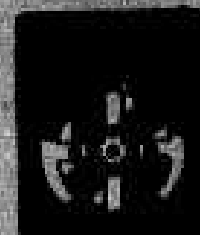
6. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

7. When filing for a proposed change of the Zoning Permit, an alternative permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of the Group are from B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, B-15, B-16, B-17, B-18, B-19, B-20, B-21, B-22, B-23, B-24, B-25, B-26, B-27, B-28, B-29, B-30, B-31, B-32, B-33, B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, B-47, B-48, B-49, B-50, B-51, B-52, B-53, B-54, B-55, B-56, B-57, B-58, B-59, B-60, B-61, B-62, B-63, B-64, B-65, B-66, B-67, B-68, B-69, B-70, B-71, B-72, B-73, B-74, B-75, B-76, B-77, B-78, B-79, B-80, B-81, B-82, B-83, B-84, B-85, B-86, B-87, B-88, B-89, B-90, B-91, B-92, B-93, B-94, B-95, B-96, B-97, B-98, B-99, B-100, B-101, B-102, B-103, B-104, B-105, B-106, B-107, B-108, B-109, B-110, B-111, B-112, B-113, B-114, B-115, B-116, B-117, B-118, B-119, B-120, B-121, B-122, B-123, B-124, B-125, B-126, B-127, B-128, B-129, B-130, B-131, B-132, B-133, B-134, B-135, B-136, B-137, B-138, B-139, B-140, B-141, B-142, B-143, B-144, B-145, B-146, B-147, B-148, B-149, B-150, B-151, B-152, B-153, 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B-1010, B-1011, B-1012, B-1013, B-1014, B-1015, B-1016, B-1017, B-1018, B-1019, B-1020, B-1021, B-1022, B-1023, B-1024, B-1025, B-1026, B-1027, B-1028, B-1029, B-1030, B-1031, B-1032, B-1033, B-1034, B-1035, B-1036, B-1037, B-1038, B-1039, B-1040, B-1041, B-1042, B-1043, B-1044, B

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
484-5000

Arnold Jablon
Zoning Commissioner

July 14, 1987



Baltimore County Board of Appeals
Old Courthouse, Room 2205
Towson, Maryland 21204

RE: Petition for Zoning Variance
SW/corner of Mace and Ida Avenues (908 and 910 Mace Ave. & 343 Ida Ave.)
Clarence A. Cox - Petitioner
Case No. 87-508-A

Dear Board:

Please be advised that on July 9, 1987 an appeal of the decision rendered in the above-referenced case was filed by John B. Gontrum, Esquire, attorney for the Petitioner.

Please notify all parties to the case of the appeal hearing date and time when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:bjs

cc: John B. Gontrum, Esquire
809 Eastern Boulevard, Baltimore, Md. 21221

Mr. Anthony V. Capecci
344 Ida Avenue, Baltimore, Md. 21221

Phyllis Cole Friedman, Esquire
People's Counsel for Baltimore County
Old Courthouse, Rm. 223, Towson, Maryland 21204

File

County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 484-3100

March 23, 1988

John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, MD 21221

Re: Case No. 87-508-A
Clarence A. Cox

Dear Mr. Gontrum:

Enclosed are copies of Rulings on Motions issued this date by the County Board of Appeals regarding the subject case.

Sincerely,

Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Secretary

Encl.

cc: Mr. Clarence A. Cox
Mr. Anthony V. Capecci
Mr. William M. May, Jr.
Mrs. Marie L. Heck
Phyllis Cole Friedman, Esquire
P. David Fields
James G. Hoswell
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
Docket Clerk
Arnold Jablon County Attorney

THE IDA AVENUE RESIDENTIAL CIVIC ASSOCIATION

TO: William T. Hackett, Chairman
County Board of Appeals
200 Court House
Towson, Maryland 21204

RE: Clarence Cox
887-508-A

Dear Mr. Hackett,

Enclosed for your file, the following documents on behalf of the Ida Avenue Residential Civic Association. We look forward to testifying in the above case.

Anthony V. Capecci
President,
Anthony V. Capecci
344 Ida Avenue
Baltimore, Maryland 21221

RECEIVED
COUNTY BOARD OF APPEALS
1987 OCT 23 A 11:36

PETITION FOR ZONING VARIANCES

15th Election District - 5th Councilmanic District

Case No. 87-508-A

LOCATION: Southwest Corner Mace Avenue and Ida Avenue (908 and 910 Mace Avenue and 343 Ida Avenue)

DATE AND TIME: Monday, June 22, 1987, at 10:45 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 Zoning Variances to permit a 4 foot setback in lieu of the required 30 feet on Lot No. 2, a minimum setback of 9 feet in lieu of the required 15 feet on Lot No. 1, a minimum lot width of 56 feet in lieu of the required 80 feet as to Lot 3, a minimum side yard setback of 12 feet in lieu of the required 15 feet, and a sum of the side yards of 27 feet in lieu of the required 35 feet

Being the property of Clarence A. Cox, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 484-3100

October 15, 1987

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. 87-508-A

CLARENCE A. COX

SW/cor. Mace and Ida Aves.

15th Election District

Variance-Setbacks

6/25/87 - Z.C. Order - DENIED

TUESDAY, JANUARY 5, 1988, at 10 a.m.

ASSIGNED FOR:

cc: Clarence A. Cox

John B. Gontrum, Esq.

Phyllis C. Friedman

Anthony V. Capecci

William M. May, Jr.

Mrs. Marie L. Heck

Norman E. Gerber

James Hoswell

J. Robert Haines

Ann Nastarowicz

James E. Dyer

Margaret E. duBois

Planning Office

Zoning Office

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June Holmer, Secretary

RECEIVED
OCT 20 1987

ZONING OFFICE

AFFIDAVIT

STATE OF MARYLAND
BALTIMORE COUNTY, SS:

TO WIT:

I hereby swear upon penalty of perjury that I am currently a duly elected member of the (Board of Directors) (Zoning Committee) of the Ida Avenue Residential Civic Association.

ATTEST:

Anthony V. Capecci
Secretary

Anthony V. Capecci
President

IDA AVENUE RESIDENTIAL CIVIC ASSOCIATION

DATE: February 3, 1988
 TO: Mr. Wa. T. Hackett, Chairman - County Board of Appeals
 FROM: Mr. Anthony V. Capecci - 344 Ida Ave. Balto. Md. 21221
 SUBJECT: Mr. Clarence Cox - Case # 87-508A

In representing the Ida Ave. Residential Civic Association I wish to wholeheartedly thank you for all of us on your decision to deny the Variance Appeal known as Case # 87-508A submitted by Clarence Cox before you on Jan. 5th, 1988.

While we were pleased with this decision we were equally disappointed on two matters.

- 1.) Our Association was not recognized by the Board of Appeals. This Association is representative of 47 homes lying within our boundaries. Over thirty people from this area attended the Appeal Hearing, signed their names to a paper which was presented in exhibit, yet our Association was not mentioned for the records in your opinion report.
- 2.) As to the partial variance granted (345 Ida Ave. and 908 Mace Ave.), it was stated in testimony on Jan. 5th, 1988, Mr. Cox was found in violation April 8th, 1987 on zoning law DR 5-5, in District Court of Baltimore, Co. Case # 1552-86 SP/T. He was fined \$400.00 and received 3 years probation. It was this violation that brought about the petition for variance which was denied on June 23rd, 1987 by Mr. Arnold Jablon. Because of this case pending we feel your decision on this property is not in consistency with the District Court ruling.

We do not wish to appear unappreciative as to your Variance denial decision but would like our day in Circuit court as to the Zoning Violation # 1552-86 SP/T.

Thank you for your support in resolving this matter.

Mr. Anthony V. Capecci
 Pres. of Ida Ave. Residential Civic Assoc.

J. ROBERT HAINES
 SENIOR COMMISSIONER FOR
 BALTIMORE COUNTY,
 a body corporate and politic
 Plaintiff
 vs.
 CLARENCE COX
 Defendant

IN THE
 CIRCUIT COURT
 FOR
 BALTIMORE COUNTY
 CASE NO. 87 CG 1905

NOTICE TO REVISE JUDGMENT

J. Robert Haines, Senior Commissioner for Baltimore County, by the undersigned attorneys, moves the Court, pursuant to Maryland Rule 2-534 and 2-535, to set aside judgment rendered by Judge William Nicholson on July 23, 1987, in the captioned case and order the case to be rescheduled for the presentation of evidence by the Plaintiff below, J. Robert Haines, and for reasons says:

1. On April 8, 1987, the case of Jablon v. Clarence Cox, was tried in District Court before Judge Gerard Wittstadt, Case No. 1552-86 SP/T, wherein the Defendant Cox was found guilty, fined \$400.00 (suspended), and placed on probation for three years.
2. The undersigned, having always been counsel of record for the then Zoning Commissioner, Arnold Jablon, was never served with a notice of appeal to the Circuit Court by counsel for Clarence Cox, nor was the Appellee, Arnold Jablon, ever served in proper person. The said notice of appeal was, apparently, filed by John Silbree, Esq., on behalf of Clarence Cox in violation of Maryland Rule 1-321, requiring service of pleadings and papers other than original pleadings upon the attorney representing one of the parties.

FILED AUG 6 1987

3. Subsequently, a Circuit Court notice was issued to "Arnold Jablon PP" (proper person) establishing a Circuit Court trial date for Thursday, July 23, 1987, at 9:30 A.M. The undersigned were not designated on this notice and no copies of the notice were received.

4. This irregularity deprived counsel for the Senior Commissioner of the opportunity to be present to defend the action on appeal resulting in a reversal of the District Court decision.

5. The then Senior Commissioner (now County Attorney for Baltimore County as of August 3, 1987), feels the evidence to be presented is meritorious; that the circumstances outlined above deprived him unfairly of this opportunity which constitutes an irregularity under Maryland Rules 2-534 and 2-535.

EDWARD F. SEIBERT
 Assistant County Attorney
 2nd Floor, Court House
 Towson, Maryland 21204
 494-4420

MEMORANDUM OF POINTS & AUTHORITIES:

Maryland Rules 2-534, 2-535, 1-321
Brooks v. McMillan, 42 Md. App. 270, 400 A.2d 436 (1979)

J. ROBERT HAINES
 SENIOR COMMISSIONER FOR
 BALTIMORE COUNTY,
 a body corporate and politic
 Plaintiff
 vs.
 CLARENCE COX
 Defendant

IN THE
 CIRCUIT COURT
 FOR
 BALTIMORE COUNTY
 CASE NO. 87 CG 1905

ORDER

Upon consideration of the foregoing Motion, it is this 17th day of September, 1987, by the Circuit Court of Baltimore County, ORDERED, that the judgment in the captioned matter be, and the same is hereby, set aside; the case to be re-set for hearing in due course, and all counsel of record to be notified of same.

True Copy Test
 SUZANNE MENCH, Clerk
 Per *Suzanne Mench*
 Deputy Clerk

SEP 21 1987
 OFFICE OF LAW

Baltimore County
 Office of Law
 Towson, Maryland 21204
 494-4420

Arnold Jablon
 County Attorney

October 7, 1987

Dennis F. Rasmussen
 County Executive

Mr. Anthony V. Capecci
 344 Ida Avenue
 Baltimore, Maryland 21221

Re: Haines v. Clarence Cox
 Case No. 87 CG 1905
 Zoning No. 87 156 CV

Dear Mr. Capecci:

Attached is a copy of a "corrected" notice of trial date of the captioned case from November 19, 1987 to December 15, 1987 in the Circuit Court.

I will be in touch.

Very truly yours,
 Edward F. Seibert
 Assistant County Attorney

EFS/bi
 Att.

Baltimore County
 Office of Law
 Towson, Maryland 21204
 494-4420

Arnold Jablon
 County Attorney

September 25, 1987

Mr. Anthony V. Capecci
 344 Ida Avenue
 Baltimore, Maryland 21221

Re: Haines v. Clarence Cox
 Case No. 87 CG 1905
 Zoning No. 87 156 CV

Dear Mr. Capecci:

Based upon my Motion to Revise Judgment filed in early August, the Court has granted the Motion and awarded us a new trial. We will now have our day in Court. I attach a copy of the Court's Order.

The hearing has been set for Thursday, November 19, 1987 at 9:30 A.M. in the Circuit Court for Baltimore County, County Courts Building, Towson, Maryland.

I will be in touch.

Very truly yours,
 Edward F. Seibert
 Assistant County Attorney

EFS:bj
 Att.
 cc: Gary Freund, Zoning

RETURN RECEIPT
 REQUESTED

Mr. Anthony V. Capecci
 344 Ida Avenue
 Baltimore, Maryland 21221

CERTIFIED
 MAIL
 P 311 732 001

Mr. William T. Hackett, Chairman
 County Board of Appeals
 600 Court House
 Towson, Maryland 21204

SEP 21 1987

CIRCUIT COURT FOR BALTIMORE COUNTY

Kathy Ruchon - 494-2660

Assignment - Jury - Motion

March Pennell

Assignment - Jury - Motion

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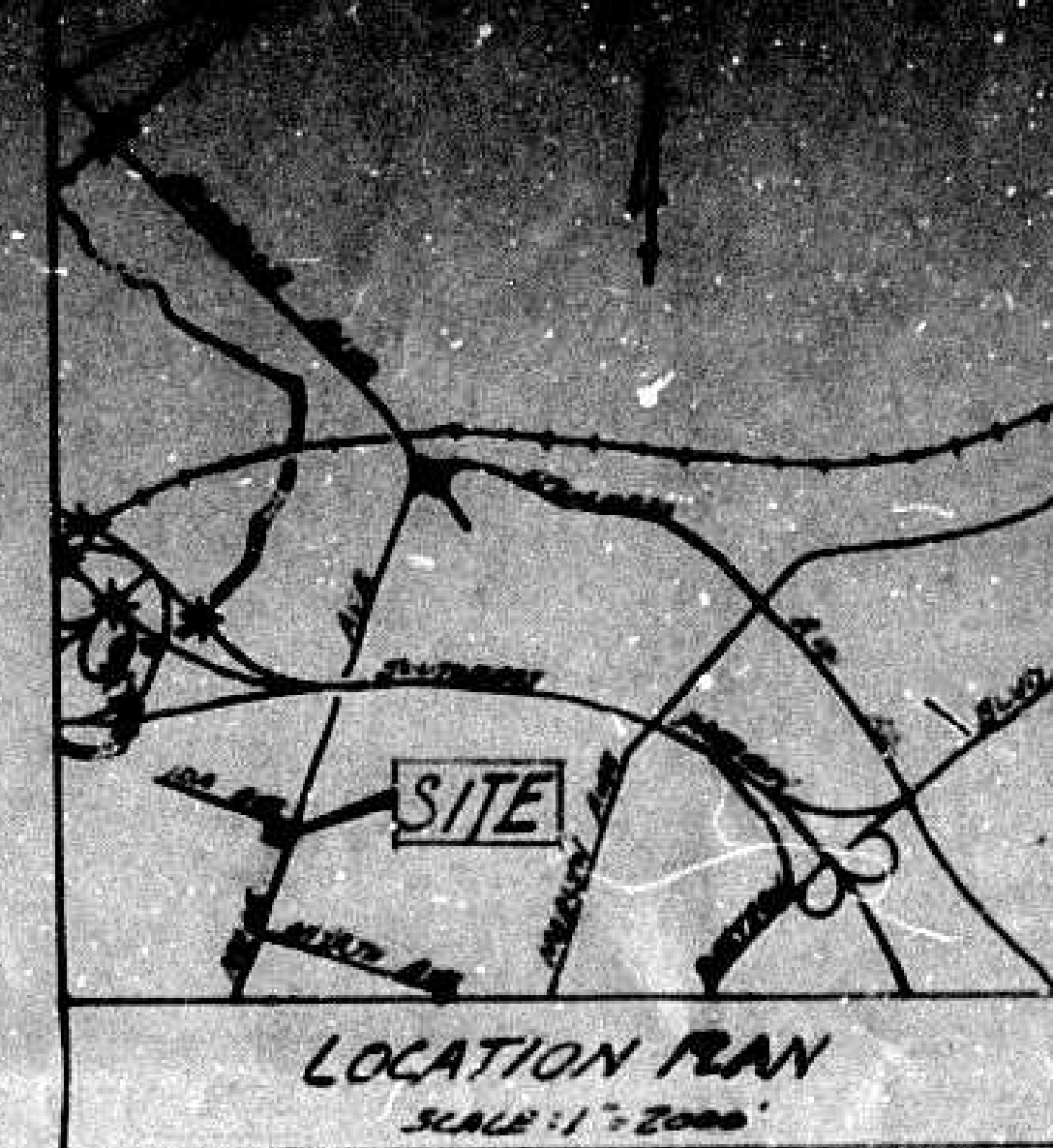
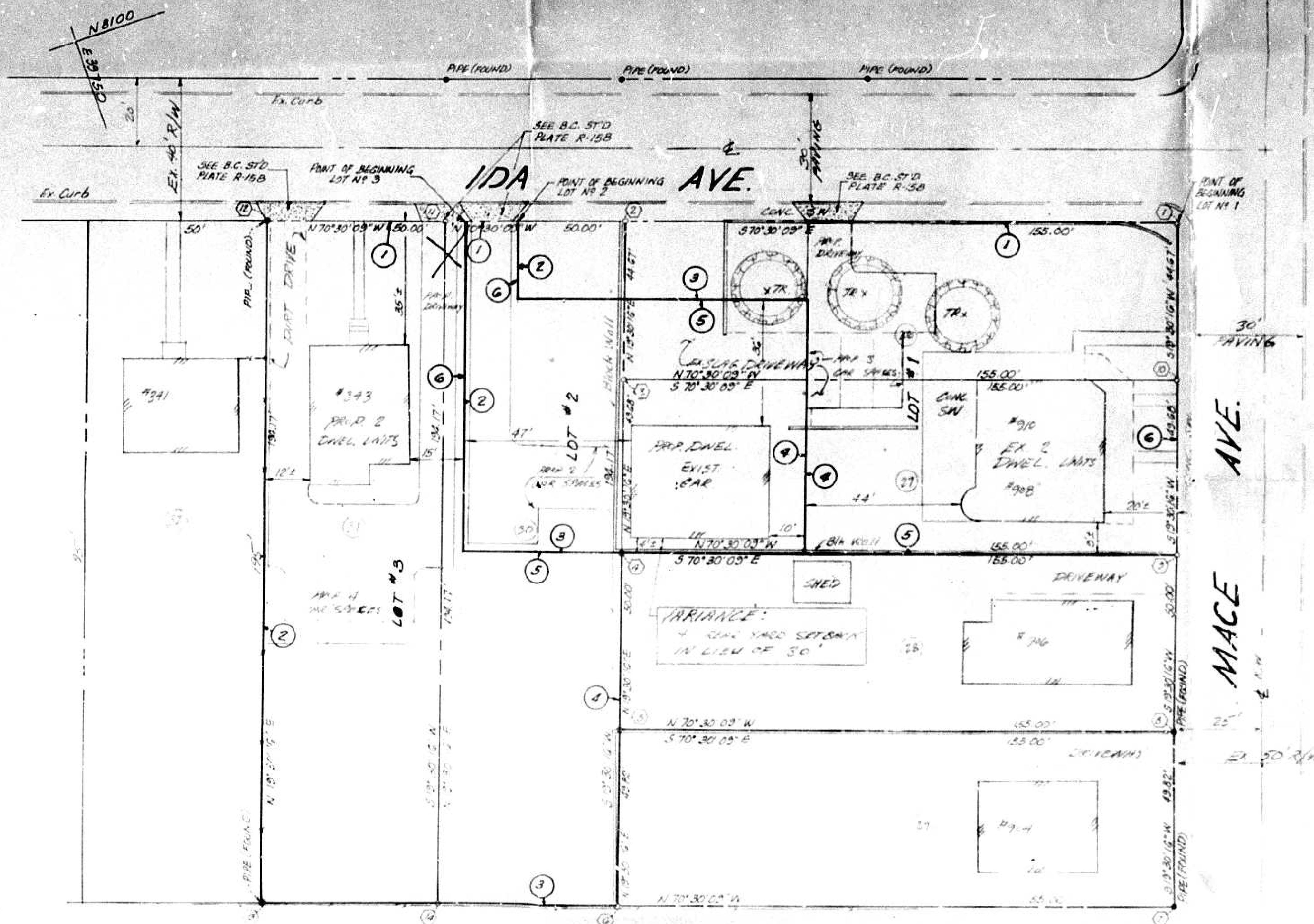
John E. Silbree, Esq.

POINT	NORTH	EAST
1	7849.061	40024.557
2	8000.704	39878.440
3	7858.084	39863.530
4	7811.820	39846.044
5	7824.729	39830.250
6	7817.769	39813.017
7	7766.035	39750.728
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9	7820.120	39793.056
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13	7851.145	39719.351
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DENSITY CALCULATION:

GROSS AREA = 0.94 AC
 NET AREA = 0.781 AC
 DENSITY UNITS ALLOWED:
 0.94 AC x 5.5 = 5.17 UNITS ALLOWED
 PROPOSED DENSITY UNITS = 5
 MIN. LOT SIZE: 7239 SF > 6000 SF MIN.

PARKING REQUIREMENTS:

REQUIRED PARKING: 1.75 x 5 UNITS = 8.75 SPACES
 PROVIDE PARKING: 9 SPACES (9.16 SPACES MIN.)

GENERAL NOTES:

1. OWNER: CUMMENCE A. COX
2. ELECTION DISTRICT: 15th, 2nd Ward, DC
3. SUBDIVISION: LOTS 26, 27, 30, 31
4. PLAT ENTITLED: 2004-004 TRAILER, NO. 7th
5. DEED REF: 7064 / 001
6. EXISTING UTILITIES IN I/DA AVE. SHOWN

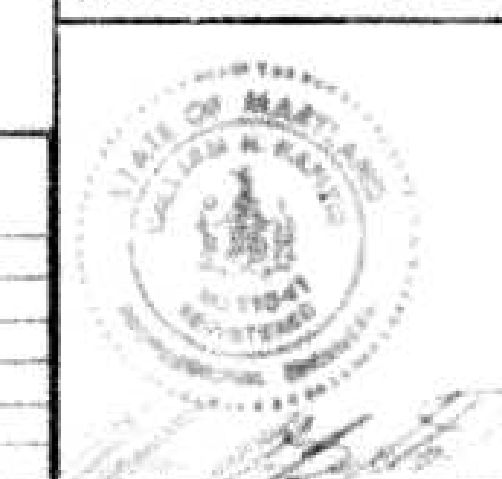
PETITIONER'S
 [Signature]
 87-508-A
 1 Sign
 OFFICE COPY 372

William N. Daffis, P.E.
 301-285-3212
 Daffis & Associates
 Civil Engineers / Land Planners / Surveyors
 3482 Dunhaven Rd., Baltimore, Md. 21222

PLAT TO ACCOMPANY
 RESUBDIVISION, CHANGE OF
 USE, AND VARIANCE

ELECTION DIST. 15 ZONED: DR5.5

DATE	REVISIONS



SCALE 1" = 20'-0"
JOB ORDER NO. 86007
DATE 3/10/81